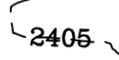


LEGEND

-  Rezoning Site
-  Existing Condition Topographic Contour (1' Interval)
-  Erosion Hazard Setback Limit (EHSL)
-  Approximate 100-Year Floodplain Limit
-  Mapped Riparian Habitat -- Xeroriparian "C"

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PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



GRS
 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 SOUTH SIDE HARDY RD, EAST OF THORNYDALE RD
 (Ownership Entities: Hardy-Thornydale I Associates, Fidelity National Title Trust #10760)
 REZONING: SR to CR-5

EXHIBIT I-C.4a-e
 ONSITE HYDROLOGY
 PAGE 15

D. BIOLOGICAL RESOURCES

1. Conservation Lands System

The entire site falls within the Maeveen Marie Behan Conservation Lands System (MMBCLS), being classified as CLS *Multiple Use Management Area* and *Special Species Management Area (SSMA)*. While not a CLS category, the site also has underlying *Xeroriparian "C"* regulated riparian habitat. Exhibit I-D.1.2 shows the limits of these areas within the property.

2. Critical Landscape Linkages

There are no Critical Landscape Linkages on or near this property.

3. Pima Pineapple Cactus

No portion of the site is designated as Priority Conservation Area (PCA) for the Pima Pineapple cactus.

4. Needle-Spined Pineapple Cactus

No portion of the site is designated as Priority Conservation Area (PCA) for the needle-spined pineapple cactus.

5. Cactus Ferruginous Pygmy Owl/Western Burrowing Owl

a. Cactus Ferruginous Pygmy Owl

The entire site is designated as part of Priority Conservation Area (PCA) #1 for the Cactus Ferruginous Pygmy Owl.

b. Western Burrowing Owl

No portion of the site is designated as Priority Conservation Area (PCA) for the Western Burrowing Owl.

6. Arizona Game & Fish Special-Status Species

An HDMS report from the Arizona Department of Game & Fish has been obtained for the subject property and is included in Appendix A of this Site Analysis. Seven (7) *Special Status Species* are listed in this report.

7. Saguaro and Ironwoods Inventory

Saguaro Cactus (*Carnegiea gigantea*) have been field surveyed and mapped on the subject rezoning site (See Exhibit I-D.3). A total of three hundred twenty-two (322) saguaros were found on the property. One hundred thirty-two (132) of these saguaros are six feet (6') tall or less, one hundred sixty-two (162) are greater than six feet up to eighteen feet (>6' to 18') tall, and twenty-eight (28) are greater than eighteen feet (>18') tall. Refer to Exhibit I-D.3.

The site was also surveyed for Ironwood trees. Three hundred two (302) Ironwoods were found. Refer to Exhibit I-D.3.

8. Open Space Acquisition Status

The property is designated on the 2015 Proposed Conservation Bond Program as a *Secondary Priority Habitat Conservation Parcel*. The property is currently eligible for acquisition under the 2004 Conservation Bond Program. No acquisition efforts are currently underway by Pima County.

9. Vegetation of Note for Scenic Value, Buffering, etc.

There are some significant areas on the site with vegetation of generally good quality and aesthetic value. These areas have been delineated on Exhibit I-D.3. Substantial portions of the property have been devoted (on the proposed PDP) to set-asides for screening and buffering the neighboring properties.

10. On-Site Vegetative Communities

Vegetation on the property is in generally good condition, with some minor destructive impacts attributable to incoming drainage from the upstream subdivision directly to the east. There has been significant vandalism to the saguaros on the site. The following three (3) vegetative zones have been mapped on the subject site (see Exhibit I-D.3,7-10).

Zone I: Riparian Vegetation - 2.4 AC (approximately 8% of the Site)

This zone represents the most densely vegetated portion of the site. This vegetation is in generally good condition. Many of the specimens are of large size for their particular species. The predominant species within this Zone are:

- Foothills Palo Verde – *Cercidium microphyllum*
- Blue Palo Verde – *Cercidium floridum*
- Mesquite – *Prosopis velutina*
- Whitethorn Acacia – *Acacia constricta*
- Catclaw Acacia – *Acacia greggii*
- Hackberry – *Celtis palida*
- Ironwood – *Olneya tesota* (limited population)
- Saguaro – *Carnegiea gigantea* (limited population)

**Zone II: Upland Vegetation & Ironwood/Saguaro Association - 26.7 Acres
(88.9% of the Site)**

The vegetation within this zone is also in generally good condition. The predominant species within the Zone are the following:

Foothills Palo Verde - *Cercidium microphyllum*

Ironwood - *Olneya tesota*

Blue Palo Verde - *Cercidium floridum*

Saguaro - *Carnegiea gigantea*

Barrel Cactus - *Ferrocactus spp.*

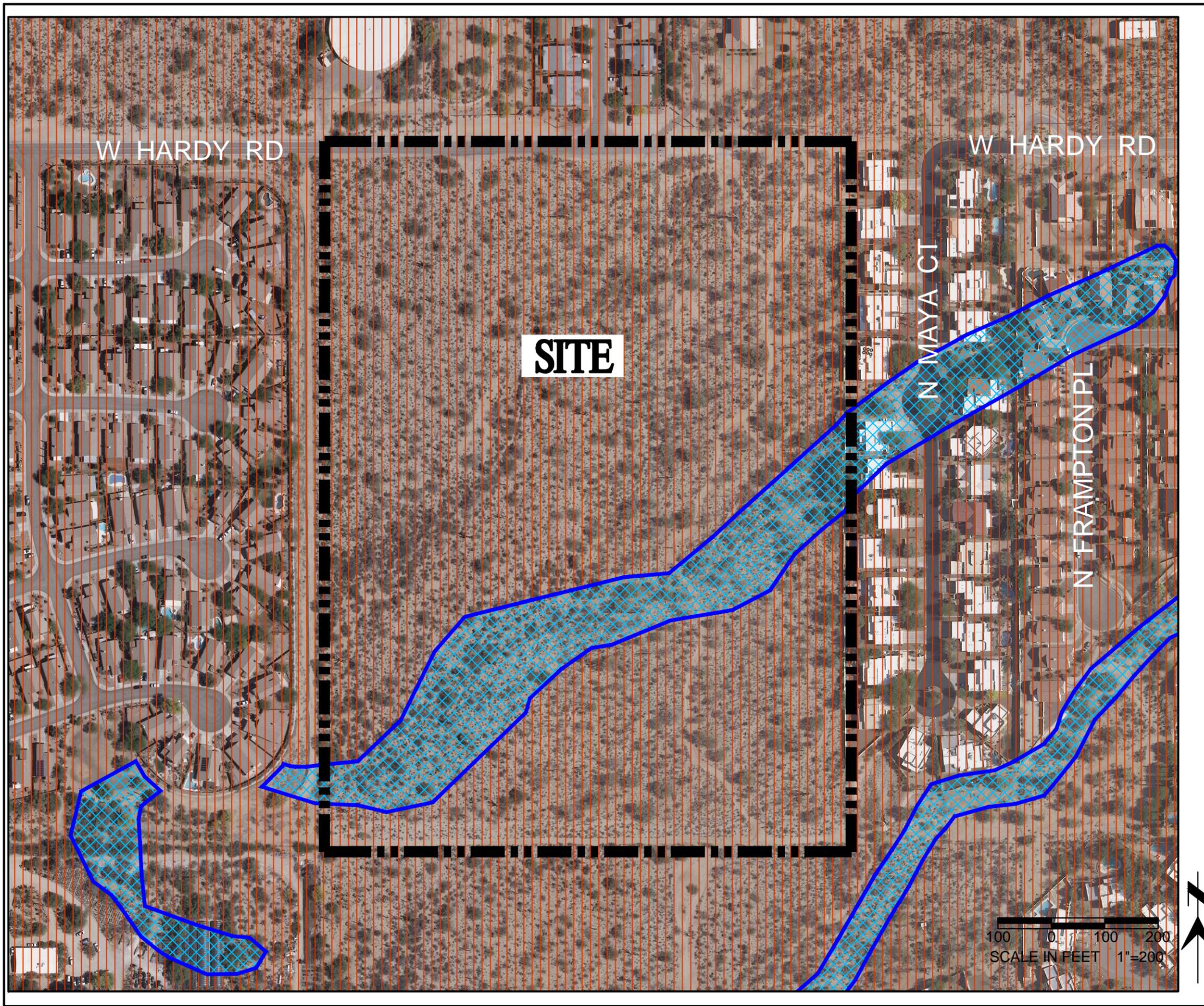
Prickly Pear - *Opuntia spp.*

Cholla - *Opuntia spp.*

ZONE III: Dense Upland Vegetation - 0.9 Acres (approximately 3.2% of Site)

This zone is similar to Zone II, with the exception of a particularly dense population of Christmas Cholla (*Opuntia spp.*). This species is generally invasive and has made access on foot difficult. Our inventory of this zone was limited because of this access issues.

Exhibits to Follow



LEGEND



Rezoning Site
 Entire site and surrounding area falls within
 Multiple Use Management Area (MUMA) and
 Special Species Management Area (SSMA)
 CLS Designation.
 (Approximately 29.8 AC prior to Dedications.)



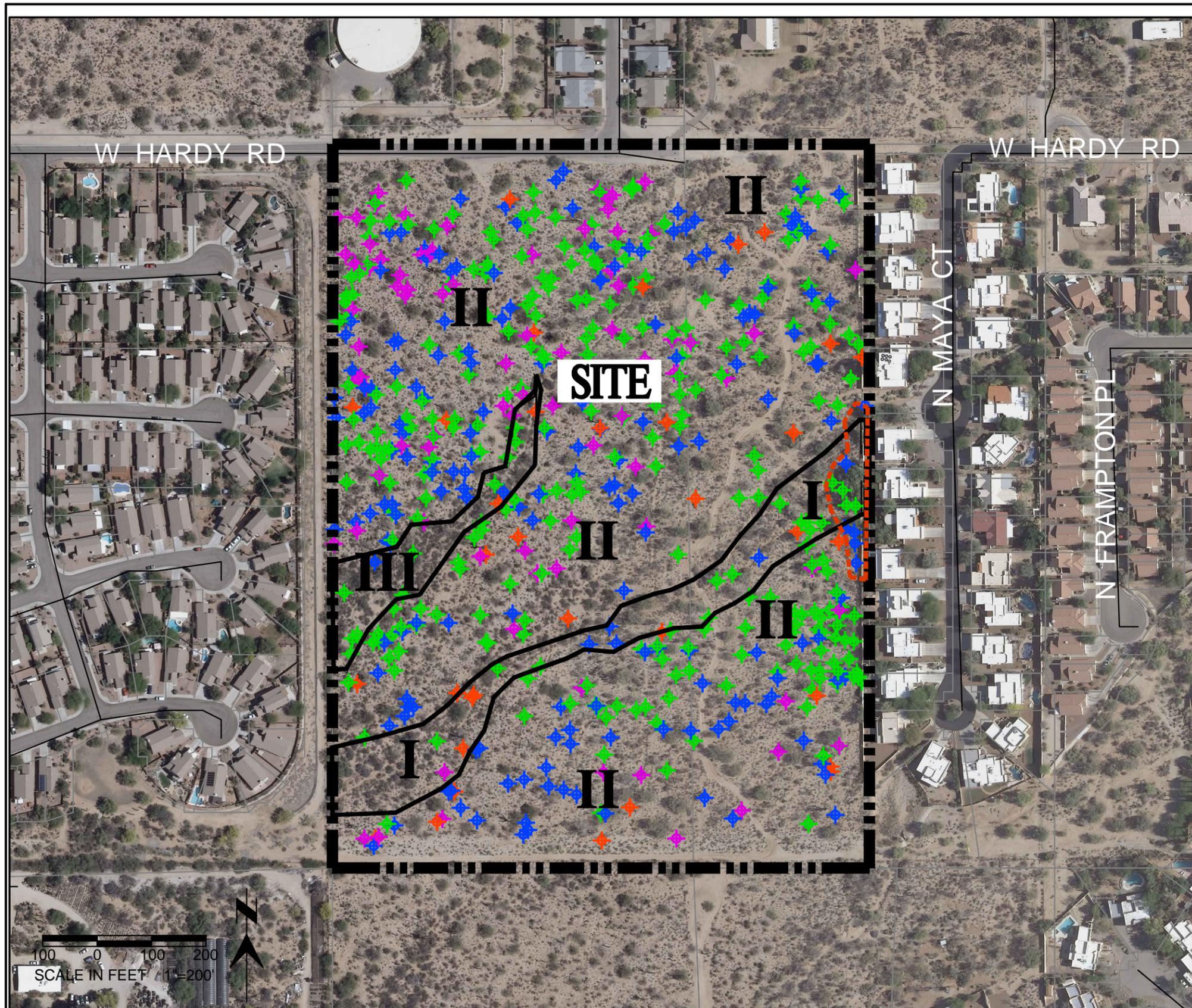
Multiple Use Management Area (MUMA) and
 Special Species Management Area (SSMA) with
 underlying Xeroriparian "C" Riparian Area
 Approx 3.7 AC



Multiple Use Management Area (MUMA)
 and Special Species Management Area (SSMA)
 Approx 26.1 AC

Entire Rezoning Site falls within
 MUMA and SSMA CLS Designation

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LEGEND

-  Rezoning Site
-  Riparian Vegetation
-  Upland Vegetation with Saguaro - Ironwood - Palo Verde Association
-  Dense Upland Vegetation
-  Saguaro $\leq 6'$ in height
-  Saguaro $>6' - 18'$ in height
-  Saguaro $>18'$ in height
-  Ironwood Tree
-  Vegetation of Special Note for Scenic Value or Buffering

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EXHIBIT I-D.3,7-10
 VEGETATIVE COMMUNITIES
 PAGE 20

E. VIEWSHEDS

1. Cluster Development Option

The proposed project will not be developed under the Cluster Development. As such, no criteria are required nor provided to determine areas of high, medium and low visibility.

2. Photographic Depiction

Ground level photographic mosaics have been provided at pertinent boundary locations surrounding the subject property. The photo location points are depicted on Exhibit I-E.2a. The photographic mosaics are depicted on Exhibits I-E.2b through I-E.2g. In general, the views across the site are unremarkable in the foreground and mid-ground ranges. The most notable and high-quality views are northward in the direction of the distant Tortolita Mountains, westward toward the distant Tucson Mountains, eastward in the direction of the distant Santa Catalina Mountains.

Exhibits Follow



LEGEND



Rezoning Site

Key to Photo Locations & Orientation

1. Looking southeast.
2. Looking southwest.
3. Looking west.
4. Looking east.
5. Looking northeast.
6. Looking northwest.
7. Looking west.
8. Looking east.
9. Looking north.
10. Looking south.
11. Looking north.
12. Looking south.



Radial Lines indicate Direction and Extent of Photo View; see subsequent exhibits for pictorial survey.

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Existing Concrete-Lined Drainage Channel within existing/adjacent Sunnyvale Subdivision.

Hardy Road
Pavement

PHOTO LOCATION 1: View from northwest corner of the project, looking southeast at the property.



Overhead
Utilities

PHOTO LOCATION 2: View from northeast corner of the project, looking southwest at the property.

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Hardy Road
Pavement

PHOTO LOCATION 3: View from north midpoint of the project, looking west down Hardy Road.



Hardy Road
Pavement

PHOTO LOCATION 4: View from north midpoint of the project, looking east down Hardy Road.

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Existing dirt road along Site's south boundary.

PHOTO LOCATION 5: View from southwest corner of the project, looking northeast at the property.



Existing/adjacent Maya Court Subdivision

Existing dirt road along Site's south boundary.

PHOTO LOCATION 6: View from southeast corner of the project, looking northwest at the property.

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Existing dirt road along Site's south boundary.

PHOTO LOCATION 7: View from south midpoint of the project, looking west.



Existing dirt road along Site's south boundary.

PHOTO LOCATION 8: View from south midpoint of the project, looking east.

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