

5. Special Status Species

The Arizona Game and Fish Department's online information tool was used to identify special status species and habitat information for the project vicinity. See inquiry results in *Exhibit I.D.5: Arizona Game and Fish Department On-Line Reference*. The Online Environmental Review Tool has identified 17 special status species, of which, two species are listed as either threatened or endangered. The Mexican Spotted Owl (*Strix occidentalis lucida*) is listed threatened and the Gila Chub (*Gila intermedia*) is listed endangered. Given the fact that the Gila Chub is a fish, its presence on-site is highly unlikely due to the absence of any flowing body of water. The Sabino Creek falls within the three-mile radius used by the survey tool and is, therefore, the most likely habitat for this species in the vicinity. Additionally, the site is too low in elevation to contain habitat elements for the Mexican Spotted Owl, which generally consist of trees such as oak and pine.



Exhibit I.D.5: Arizona Game and Fish Department Online Reference

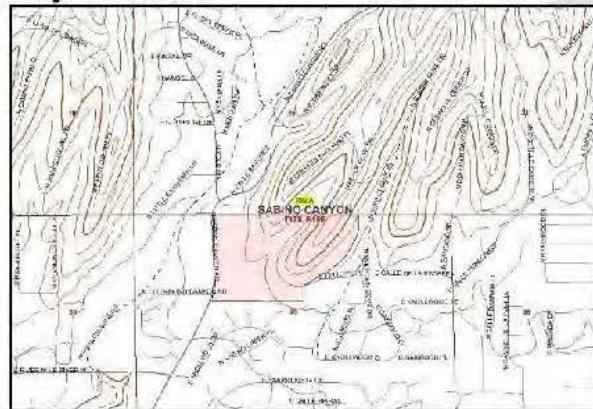
Arizona's On-line Environmental Review Tool

Search ID: 20140612023683

Project Name: LAC-01

Date: 6/12/2014 5:34:31 PM

Project Location



Project Name: LAC-01

Submitted By: Brian Underwood

On behalf of: CONSULTING

Project Search ID: 20140612023683

Date: 6/12/2014 5:34:24 PM

Project Category: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Project Coordinates (UTM Zone 12-NAD 83): 515678.532, 3571268.364 meter

Project Area: 69.182 acres

Project Perimeter: 2246.042 meter

County: PIMA

USGS 7.5 Minute Quadrangle ID: 1728

Quadrangle Name: SABINO CANYON

Project locality is currently being scoped

Location Accuracy Disclaimer

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

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

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

Name	Common Name	FWS	USFS	BLM	State
<i>Abutilon parvifolium</i>	Pima Indian Mallow	SC	S	S	SR
<i>Argia sedula</i>	Sabino Canyon Dancer	SC	S		
<i>Aspiceloscelis stictogramma</i>	Giant Spotted Whiptail	SC	S		
Bat Colony					
CH for <i>Cila intermedia</i>	Designated Critical Habitat for <i>Cila intermedia</i>				
<i>Cheronectes mexicana</i>	Mexican Long-tongued Bat	SC	S	S	WSC
<i>Gila intermedia</i>	Gila Chub	LE			WSC
<i>Cladidium brasiliense cectorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C*	S		WSC
<i>Lasiorus borealis</i>	Western Red Bat		S		WSC
<i>Lasiorus xanthinus</i>	Western Yellow Bat		S		WSC
<i>Manitol davisi</i>	Arizona Mariposa		S		
<i>Notholaena lemmonii</i>	Lemmon Cloak Fern	SC			
<i>Nyctinomops macrotis</i>	Big Free-tailed Bat	SC			
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR
<i>Strix occidentalis lucida</i>	Mexican Spotted Owl	—			WSC
<i>Turmanzia mcdougallii</i>	Tumamoc Globeberry		S	S	SR

Page 1 of 7 APPLICATION INITIALS: _____



6. Ironwoods and Saguars

a. Ironwoods

There are no Ironwoods (*Olneya tesota*) on-site.

b. Saguars

The inventory conducted by The Planning Center February to March 2009 noted a total of 318 Saguars (*Carnegiea gigantea*) within the survey boundary. (See *Exhibit I.D.4.A: Vegetation.*) *Table I.D.6* provides a summary of the saguaros inventoried on-site.

Table I.D.6: Native Plant Inventory Summary

Species	Total # of Plants Inventoried
<i>Carnegiea gigantea</i> ≤ 6'	148
<i>Carnegiea gigantea</i> > 6'	170

7. Habitat Protection/Community Open Space Priority Acquisition

This property has not been identified by Pima County as a Habitat Protection or Community Open Space priority acquisition property.

8. Important Vegetation

There are several large Italian Cypress trees, palm trees, pine trees and orange trees around the perimeter of the existing structures that provide shade for the convent. These trees are expected to remain in their current state as development proceeds. The areas of the densest native vegetation occur within the 100-year floodplain running north/south located east of the existing structures and following the east boundary of the Tucson Water Access Road. Areas within the 100-year floodplain will be left in their natural state with the exception of the road crossing in the southern portion of the property and pedestrian crossing. Vegetation along the southern boundary will remain largely intact and preserved in its existing condition to provide screening and buffering for the neighbors to the south. Photographs of on-site vegetation are presented in *Exhibit I.D.9.b: Riparian Area Photos*, and the locations from which the photos were taken are mapped in *Exhibit I.D.9.a: Key Map for Riparian Area Photos*.



Exhibit I.D.9.a: Key Map for Riparian Area Photos



Exhibit I.D.9.b: Riparian Area Photos



Riparian Area Photo #1 – Eastern end of currently mapped XC habitat. This is an example of upland vegetation at lower densities typical of hillside habitat.



Riparian Area Photo #2 – Close to midway point (east/west) of currently mapped XC habitat. Composition and density of plant material remains similar to upland habitat.



Riparian Area Photo #3 – Western half of currently mapped XC habitat. Little to no increase in plant density with moderate amount of dead and dying trees (see foreground), which is not indicative of xeroriparian habitat.





Riparian Area Photo #4 – Western end of currently mapped XC habitat. Note that area is virtually barren of understory vegetation and tree density is very sparse.

E. Soils

1. On-Site Soils Testing

On April 3, 2009, Conformatech completed a geotechnical evaluation of the project which determined that soils will not pose a constraint to the proposed development.

2. Soil Suitability for Septic Use

This project will utilize the public sewer system.

F. Viewsheds

1. Looking Onto and Across the Site from Areas Around the Site

The vistas in this area are of the Catalina Mountains to the north, the Rincon Mountains to the east, and the Tucson valley floor to the south and southwest. These views, as related to properties surrounding the project site are described below. Photographs are presented in *Exhibit I.F.2: Site Photos* and the locations from which the photos were taken are mapped in *Exhibit I.F.1: Photo Key Map*.

a. Views and Vistas from Adjacent Properties

The view available looking across the site from parcels adjacent to the property on the south is that of the Catalina Mountains. Minor views of the distant Rincon Mountains are available from parcels west of the project although they are predominately blocked by vegetation and topographical characteristics. Views of the Tucson valley floor are available from parcels north and east of the project which sit approximately 10 feet above the site.

b. Views and Vistas from Areas Beyond Adjacent Properties

The views across from Sabino Canyon Road, a designated Scenic Route, are that of the Catalina Mountains to the north. Properties further to the north and east are significantly higher in elevation in relation to the subject property. Their views are not expected to be impacted by this project. Properties further to the east and south have limited views of the Catalina Mountains. These views are not expected to be impacted by new development.



Exhibit I.F.1: Photo Key Map

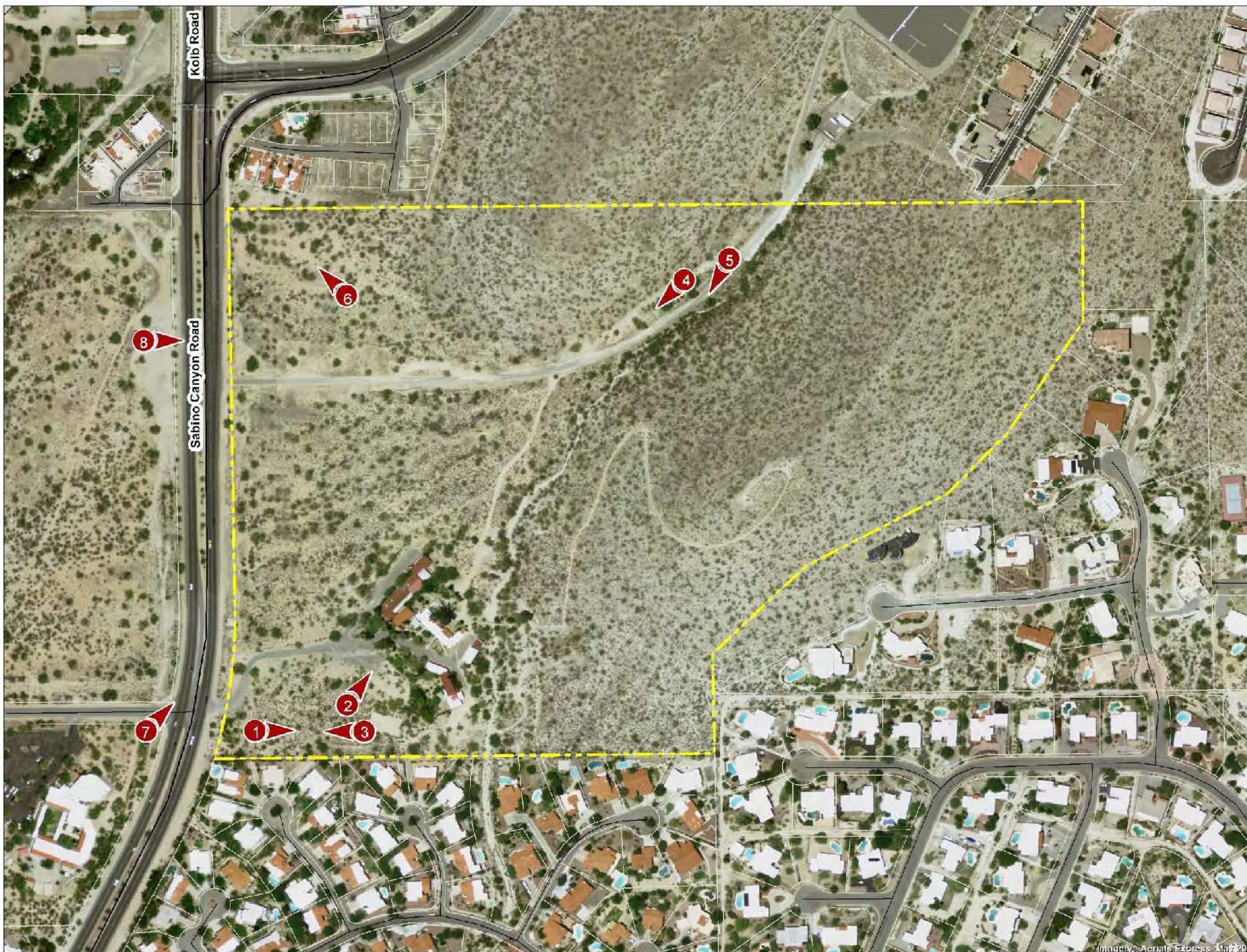


Exhibit I.F.2: Site Photos



Photo 1: A photo facing east from the southwest corner of the property showing the Rincon Mountains in the distance.



Photo 2: A photo taken from the parking lot facing east at the façade of the convent.



Photo 3: Looking west towards the Tucson valley floor from an area just west of the convent.



Photo 4: Looking west down the Tucson Water access road. The Tucson Mountains are in the distance.



Photo 5: A photo of the wash that transects the property.



Photo 6: A photo facing northwest towards the Beverly Terrace subdivision.



Exhibit I.F.2: Site Photos (continued)



Photo 7: A photo taken from the St. Alban's parking lot across Sabino Canyon Road towards the convent.



Photo 8: A photo taken from the Foothills Club subdivision, currently under construction, facing east across Sabino Canyon Road.

G. Transportation

1. Existing and Proposed Off-Site Streets

The project will be accessed via Sabino Canyon Road, a north/south, four-lane major route. Other major roadways in the vicinity include Cloud Road, Kolb Road, Snyder Road and River Road, all of which are designated Scenic by the Pima County Major Streets and Scenic Routes Plan. These roadways are mapped in *Exhibit I.G: Transportation*.

The following tables identify the rights-of-way information, roadway characteristics and average daily trips, as outlined in the Pima County Site Analysis Requirements Traffic section (a – g). The following information was gathered from site visits, the Pima County Department of Transportation (DOT), Pima County DOT Geographical Information Services, the 2040 Regional Transportation Plan and Pima Association of Governments (PAG).

Table I.G.1.a: Right-of-Way

Street	Existing ROW (feet)	Future ROW (feet)	ROW Standards	Continuous ROW
Sabino Canyon Road	150	150	Yes	Yes
Cloud Road	75-90	120	No	Yes
River Road	80-150	150	No	Yes
Snyder Road	150	150	Yes	Yes
Kolb Road	85	150	No	Yes
Sunrise Drive	155-175	150	Yes	Yes
Tanque Verde Road	160	150	Yes	Yes
Pantano Road	90-140	150	No	Yes
Grant Road	140-160	150	No	Yes
Bear Canyon Road	60-150	150	No	Yes

Table I.G.1.b: Roadway Characteristics

Street	Travel Lanes	Capacity	Speed Limit (mph)	Bus Routes	Scenic Route	Paved
Sabino Canyon Road	2-4	15,600-32,900	40	Yes (south of Cloud)	Yes	Yes
Cloud Road	2	15,600	35	Yes	Yes	Yes
River Road	2	15,600	35	No	Yes	Yes
Snyder Road	2	15,600	35	No	Yes	Yes



Sisters of the Immaculate Heart of Mary
Continuing Care Retirement Community

Kolb Road	2	15,600	35	No	Yes	Yes
Sunrise Drive	2	15,600	45	No	Yes	Yes
Tanque Verde Road	4-6	32,900-49,300	45	Yes	No	Yes
Pantano Road	4	32,900	40	Yes	No	Yes
Grant Road	6	49,300	40	Yes	No	Yes
Bear Canyon Road	2	15,600	40	No	Yes	Yes

Table I.G.1.c: Average Daily Traffic

Street Segment	ADT (Year, Source)
Sabino Canyon Road (River Road to Kolb Road)	25,293 (Pima County, 2013)
Cloud Road (Sabino Canyon to Larea Lane)	8,552 (Pima County, 2013)
River Road (Craycroft Road to Sabino Canyon Road)	29,442 (Pima County, 2014)
Snyder Road (Kolb Road to Sabino Canyon Road)	2,429 (Pima County, 2013)
Kolb Road (Sabino Canyon Road to Sunrise Drive)	24,013 (Pima County, 2014)
Sunrise Drive (Craycroft Road to Sabino Canyon Road)	26,359 (Pima County, 2013)
Tanque Verde Road (Sabino Canyon Road to Pantano Road)	52,000 (PAG, 2011)
Pantano Road (Pima Road to Wrightstown Road)	26,000 (PAG, 2010)
Grant Road (Wilmot Road to Tanque Verde Road)	53,000 (PAG, 2010)
Bear Canyon Road (Snyder Road to Tanque Verde Road)	11,000 (PAG, 2009)

Table I.G.1.d: Roadway Improvements

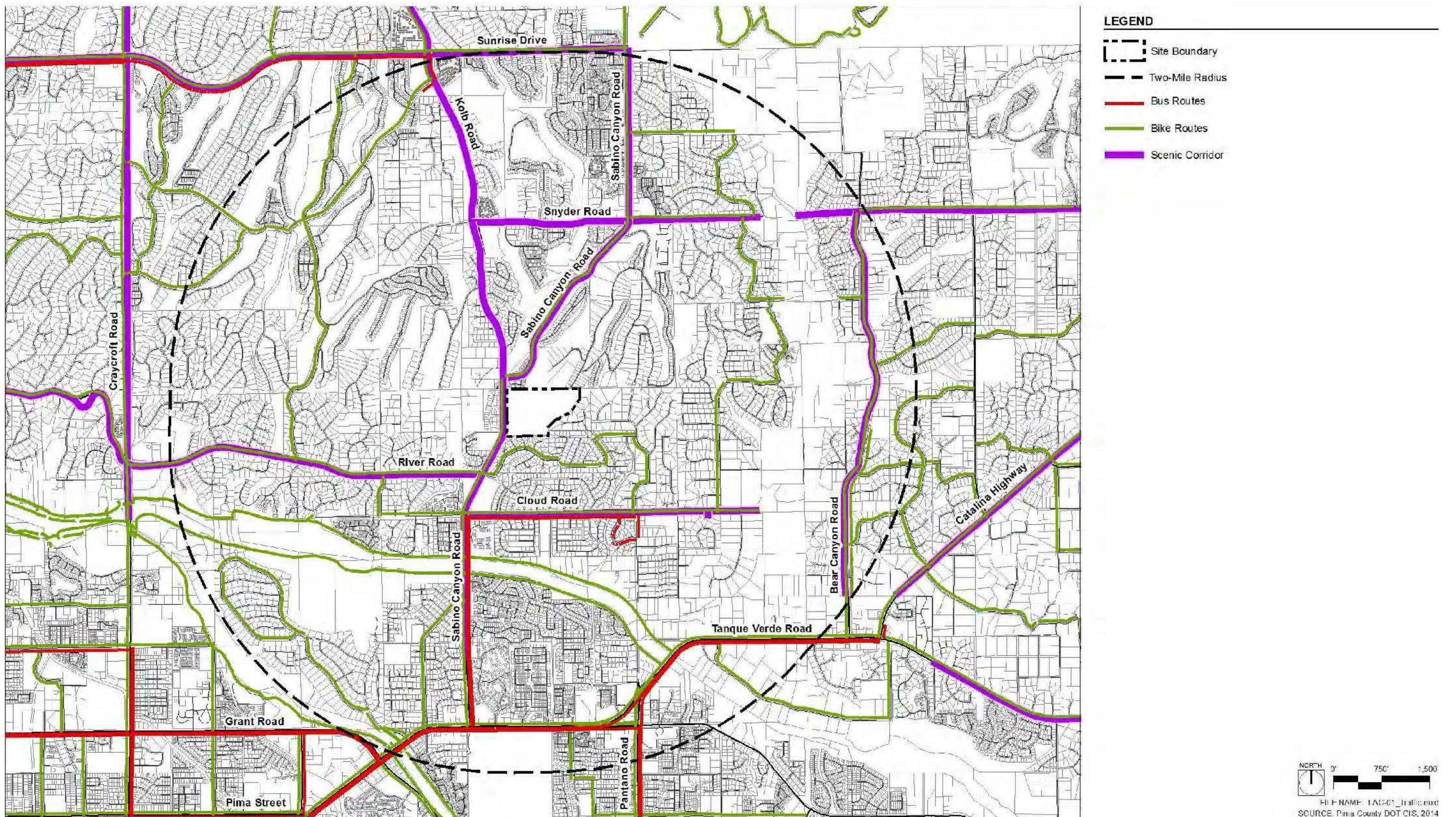
Street	Type of Improvement	Time Period	Sponsor
Kolb Road (Sabino Canyon Road to Sunrise)	Widen to three lanes	Early Period (2014-2020)	Pima County

Source: Pima Association of Governments 2040 RTP

Changes to Sabino Canyon Road and the intersection of Sabino Canyon Road and River/Knollwood are also scheduled as part of the Avilla Sabino West and Avilla Sabino East developments which include intersection improvements and turn lane modifications.



Exhibit I.G: Traffic



H. Sewers

1. Capacity Response Letter

According to a letter received from the Pima County Regional Wastewater Reclamation Department, included as *Exhibit I.H.1: Wastewater Letter*, the project area is tributary to the Ina Road Wastewater Reclamation Facility via the North Rillito Interceptor (NRI). Conveyance capacity in the NRI is available for this project in the 8-inch public sewer G-91-49.

2. Locations of Existing Public Sewers

As shown in *Exhibit I.H.2: Sewer System Map*, there is an existing manhole located along the southern property boundary and an 18" sewer line across Sabino Canyon Road to the west.



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Continuing Care Retirement Community

Exhibit I.H.1: Wastewater Letter



**Pima County
Regional Wastewater Reclamation Department**

Jackson Jenkins
Director

201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 724-8500

Website:
<http://www.pima.gov/www>

October 30, 2013

Brian Underwood
The Planning Center
110 S. Church Avenue, #6320
Tucson, AZ 85701

Sewerage Capacity Availability Response No. 13-212 Type I

**RE: Sisters of Immaculate Heart of Mary Specific Plan on Parcel # 114-30-002C.
Estimated Flow 63,873 gpd (ADWF).**

Greetings:

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

Capacity is currently available for this project in the 8-inch public sewer G-91-49, downstream from manhole 6311-22.

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

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

If further information is needed, please feel free to contact us at (520) 724-6642.

Respectfully,

A handwritten signature in black ink, appearing to read "Ben Fyock".

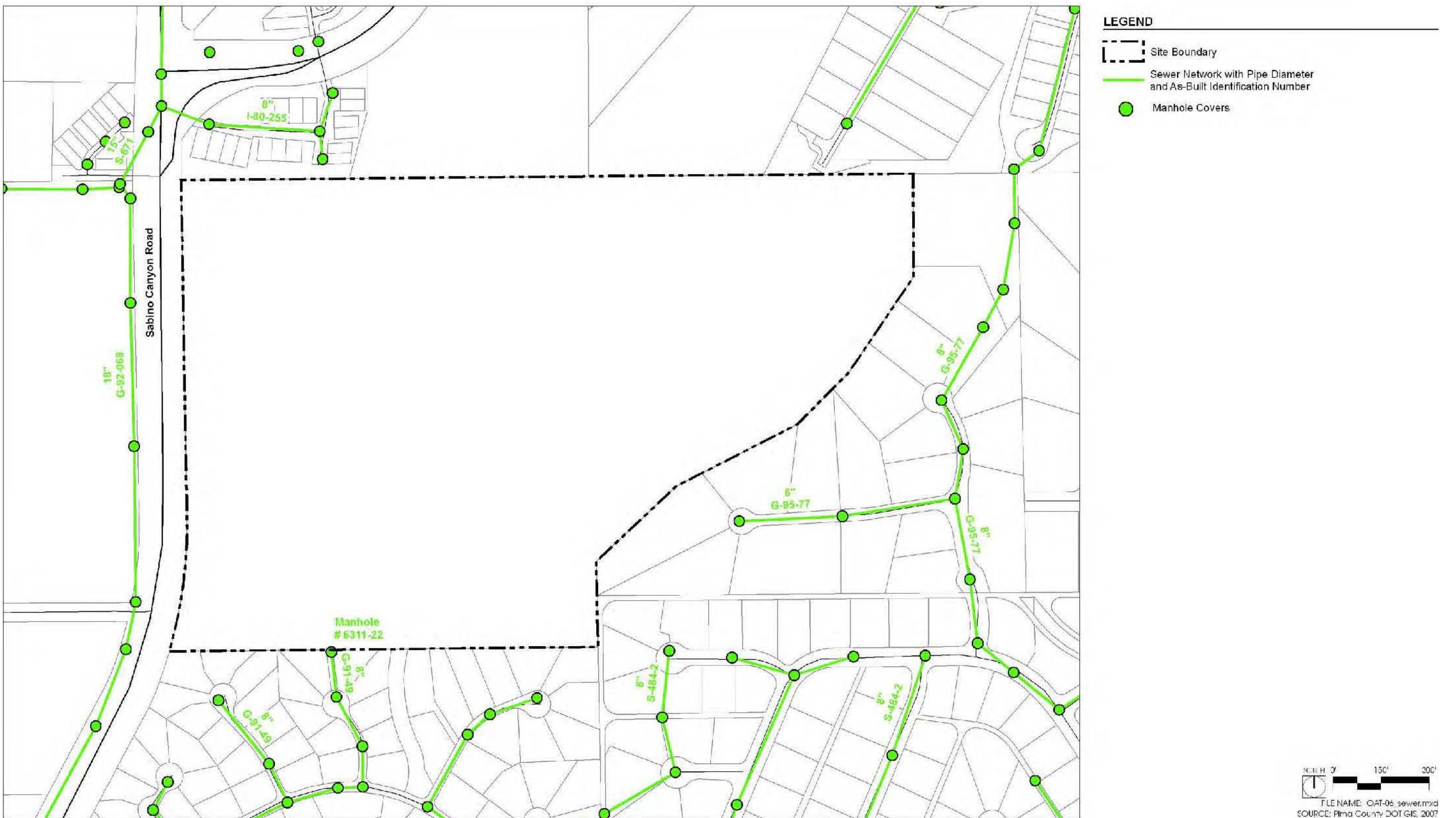
Ben Fyock, P.E.
PCRWRD Planning Section

BF:ks

c: T13, R15, Sec. 29



Exhibit I.H.2: Sewer System Map



I. Schools

Table I.I: School Characteristics describes the location and characteristics of the public schools in the vicinity of the project, all of which are located within Tucson Unified School District. The location of Fruchthandler Elementary School, the only school within one mile of the plan area, is mapped in *Exhibit I.I.1: Schools, Recreation and Trails*.

Table I.I: School Characteristics

School	Location	Enrollment	Capacity
Fruchthandler Elementary School	7470 East Cloud Road	380	450
Magee Middle School	8300 East Speedway Boulevard	652	1100
Sabino High School	5000 North Bowes Road	1033	1900

Source: Tucson Unified School District Enrollment Projections, 2013-2014

J. Recreation and Trails

1. Parks, Recreation Areas, Public Trails

There is one park located within one mile of the project site. Vista Del Rio Park encompasses approximately 1.3 acres and is located south of the plan area. The Sabino Canyon Recreation Area, a popular attraction for residents of Tucson and tourists, is located approximately three miles north of the plan area. Morris K. Udall Park is located two miles south.

The three trails within one mile of the project site are named and classified in Table I.J: Trail Classifications and depicted in *Exhibit I.I.1: Schools, Recreation and Trails*.

Table I.J: Trail Classifications

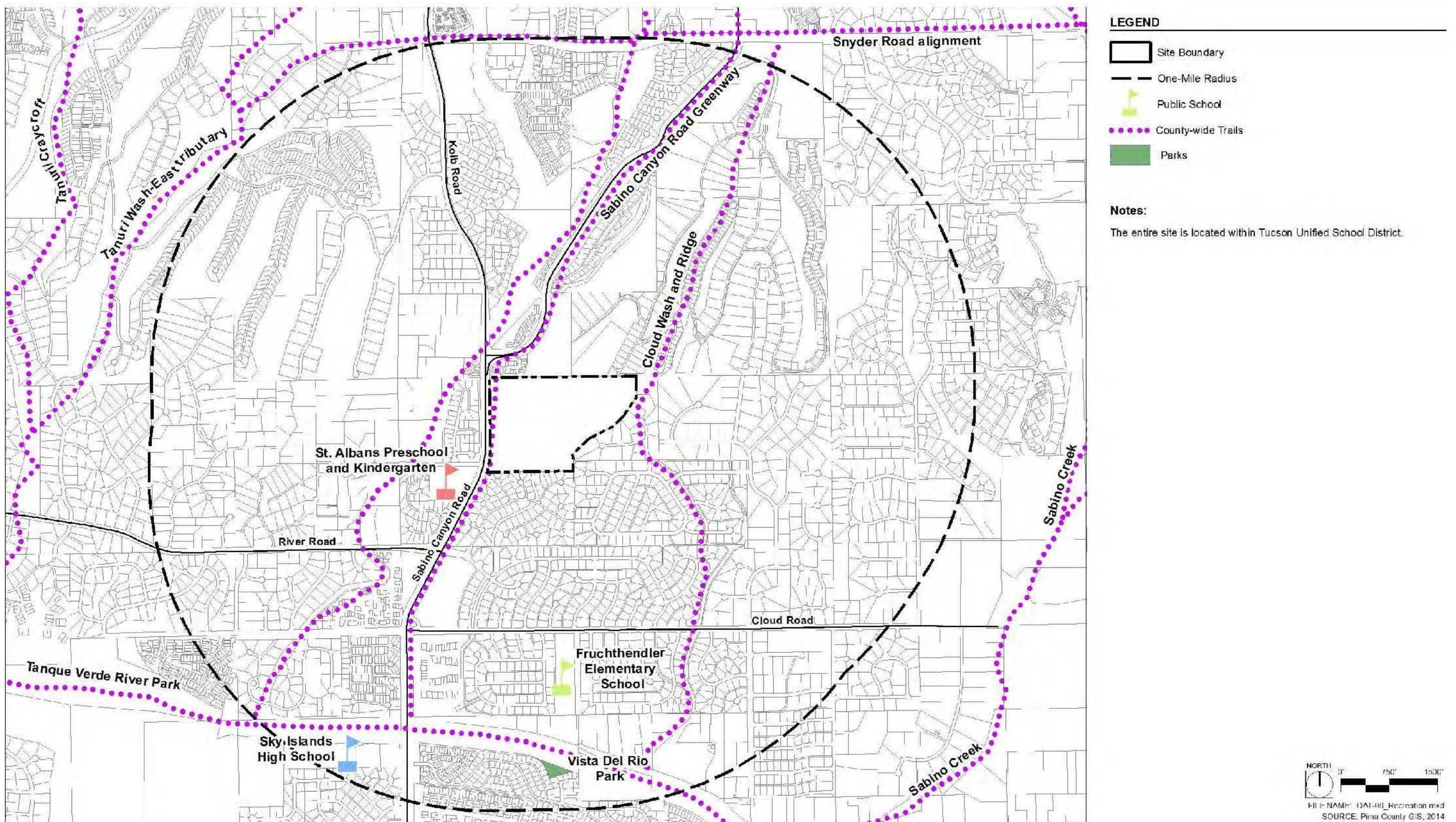
Trail Name	Trail Classification
Ventana Canyon Wash	Singletrack
Tanque Verde Wash Trail	River Park
Cloud Wash and Ridge	Singletrack

2. Proposed Trail Rights-of-Way

There are no trail rights-of-way proposed in the vicinity of the plan area.



Exhibit I.I.1: Schools, Recreation and Trails



K. Cultural Resources: Archaeological and Historic Sites

1. Arizona State Museum Letter

An archaeological records check, included as Exhibit I.K: Arizona State Museum Letter, revealed no records of inspection for the property. However, the developer did commission a field survey for the property.

Pursuant to *Arizona Revised Statutes §41-865 et seq.*, if any human remains or funerary objects are discovered during construction, all activity will stop within the areas that remains are discovered and Mr. John Madsen, ASM Associate Curator of Archaeology, will be contacted immediately at 520-621-4795.

2. Field Survey Results

A field survey performed by Professional Archaeological Services of Tucson (P.A.S.T.) on May 8, 2008, revealed no important prehistoric materials in the area of the project or within the surveyed portion of the project site itself. According to P.A.S.T., no further prehistoric studies are necessary. P.A.S.T. supports approving the following development request with respect to the prehistoric materials on the property.

According to Pima County Assessor's records, several of the existing church structures appear to exceed 50 years in age.



Exhibit I.K: Arizona State Museum Letter



Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH RESULTS

Letter Request Received: 2/11/2009

Search Completed: 2/25/2009

Requester Name and Title: Aaron Einfrank
Company: The Planning Center
Address: 110 S. Church, Suite 6320
City, State, Zip Code: Tucson 85701
Phone/Fax/or E-mail: 623-6146

Project Name and/or Number Project Description
Sisters of Immaculate Heart of Mary / Parcel 114-30-002C Continuing-care retirement comm. on 43 ac

Project Area Location: 3800,3820,&3900 N Sabino Cyn Rd/NEC Sabino Cyn & Cloud Rds, Pima Co, AZ

Legal Description: A portion of the N½, S29, T13S, R15E, G&SR B&M, Pima County, Arizona.

Search Results: A search of the archaeological site files and records retained at the Arizona State Museum (ASM) showed that the project area has never been inspected for cultural resources. No cultural resources are identified within the project area. Six cultural resources have been identified within a mile radius of the project area. Twenty-three archaeological inspections were completed within a mile of the parcel between 1979 and 2003. A color orthophotograph taken of the proposed project area in 2008, enclosed, depicts a relatively undisturbed ground surface containing a church structure and/or church residences, a couple of dirt roads or trails, a paved access road and paved parking, landscaping, and a church monument. Native vegetation grows on the parcel.

Sites in Project Area: Unknown; the project area has never been inspected for cultural resources.

Recommendations: Because Pima County has jurisdiction in this project area, the county will make its own recommendations using its own search results as well as the ASM's search results and/or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following address: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

Pursuant to *Arizona Revised Statutes § 41-865 et seq.*, if any human remains or funerary objects are discovered during your project work, all effort will stop within the area of the remains and Mr. John Madsen, ASM associate curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me at the letterhead address or the phone number or E-mail address as follows.

Sincerely,

A handwritten signature in black ink that reads 'Nancy Pearson'.

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096 Phone / FAX
nepearso@email.arizona.edu



L. Air Quality

Due to the non-industrial nature of this project, no information on air quality is provided.

M. Composite Map

The thorough site analysis presented in this section has determined that although the site is constrained by topography, the presence of xeroriparian communities, existing on-site land uses, utility easements, an adjacent scenic route and significant viewsheds. This information has been combined to form the composite map displayed as *Exhibit I.M: Composite Map*. Each constraint depicted on the Composite Map will be taken into account as the future development of this property is planned.



Exhibit I.M: Composite Map

