

Appendix B

Endeavour Spirited Living

Conservation Land System Biological Core Management Area Analysis



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Endeavour Spirited Living Specific Plan Parcels A and B

Conservation Land System Analysis For Biological Core Management Area (BCMA)

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I. Introduction

Envisage Living Communities (“Envisage”) is proposing to develop Endeavour Spirited Living, which is an active adult independent living project (The Endeavour Project) west of Craycroft Road and south of River Road, referred to hereafter as “Parcel A”. Parcel A includes four parcels (Pima County Assessor Parcel Numbers 109-26-003D, -004C, -004D and -003H) and encompasses approximately 28 acres, is currently within unincorporated Pima County (“County”) and is zoned County Suburban Ranch (“SR”). Approximately 20 acres of Parcel A will be rezoned to Specific Plan (“SP”) to support development of this unique Project. The remaining approximately 8 acres will be split from the rest of the Project to preserve the two existing single-family residences as buffers to the properties to the north.

An adjoining property, referred to hereafter as “Parcel B”, west of Parcel A, is also included in the Specific Plan rezoning application. Parcel B includes four parcels (Pima County Assessor Parcel Numbers 109-26-005L, -005H, -005M, and a portion of -1050) and encompasses approximately 13.43 acres, is currently within unincorporated Pima County (“County”) and is zoned County Suburban Ranch (“SR”) and CR-1. Parcel B is proposed as primarily single-family residential development with one 3.51-acre lot (Lot 1 on the Preliminary Development Plan) containing multiple existing single family “casitas” that are rental homes. (See Figures 1 and 2)

II. Pima County's Conservation Lands System

This analysis of existing and proposed impacts to the County's Conservation Land System ("CLS") Biological Core Management Areas (BCMA) for both Parcel A and Parcel B will address on-site impacts to CLS Biological Core Management Area (BCMA).

1. Existing Mapping – All CLS Categories

Approximately 8 acres of Parcel A is mapped CLS and is divided into two categories. Important Riparian Area (IRA) makes up approximately 3.70 acres and Biological Core Management (BCM) makes up approximately 4.38 acres.

Approximately 1.58 acres of Parcel B is mapped CLS and is divided into two categories. Important Riparian Area (IRA) makes up approximately 0.57 acres and Biological Core Management (BCM) makes up approximately 1.00 acres.

The County's existing staging area at Craycroft Road and the Rillito River Park is also designated IRA, with a small area of BCM. Much of this area includes the existing parking lot, pedestrian plaza and buildings. The IRA, up to the mapped BCM area on the east side of the IRA, is included in this analysis because of the proposed off-site impacts for the Project. The impacts come from a new access driveway through the existing staging area. The total area of IRA in the County staging area is 3.6 acres. The CLS area from the County's property (off-site CLS) and impacts to this area are included in mitigation plans for Parcel A because Parcel A requires access through this off-site area. The total amount of mapped IRA on-site and off-site for Parcel A is about 7.3 acres.

(Access to Parcel B comes from an existing roadway to the north of that parcel.)

2. Existing Disturbance- BCMA

The areas mapped BCMA for Parcel A include previous disturbance from the existing residence. The amount of existing disturbance in the BCMA is 3.70 acres or 100% of the existing mapped BCMA. A review of historical aerial photos from 1998 show that this disturbance occurred prior to the adoption of the CLS in 2001.

The areas mapped BCMA for Parcel B include previous disturbance from the existing residence to the west of Parcel B (and owner of Parcel B). The amount of existing disturbance in the BCMA is 1.00 acres or about 100% of the existing mapped BCMA. A review of historical aerial photos from 1998 show that this disturbance occurred prior to the adoption of the CLS in 2001.

3. Proposed Disturbance- BCMA

Despite the existing disturbed condition of the BCMA, the area is mapped under the CLS, therefore disturbance to the mapped area has been quantified and forms the basis for mitigation under the policies of the CLS. Some of the mapped areas will be revegetated to create areas of habitat. These areas are not counted as impacts to BCMA. Only those areas that are not going to be revegetated, but rather will include constructed elements as part of the project (such as buildings, vehicular areas, and recreational features) are factored in to CLS mitigation requirements.

2.82 acres of BCMA will be impacted on Parcel A.

There is no disturbance to BCMA on Parcel B.

The area mapped BCMA in the southern portion of Parcel B will be part of a new large single family residential lot. No development will occur in the BCMA on Parcel B, but revegetation and habitat restoration may occur in this area at the discretion of the property owner.

4. On-site Mitigation- BCMA

Strict compliance with the CLS policies for BCMA calls for mitigation of disturbed areas at a 4:1 ratio. Four acres of mitigation (either on-site or off-site) is called for every one acre of BCMA disturbed on site.

With 2.82 acres of BCMA disturbed on site, a total of 11.28 acres of mitigation would be needed for strict compliance.

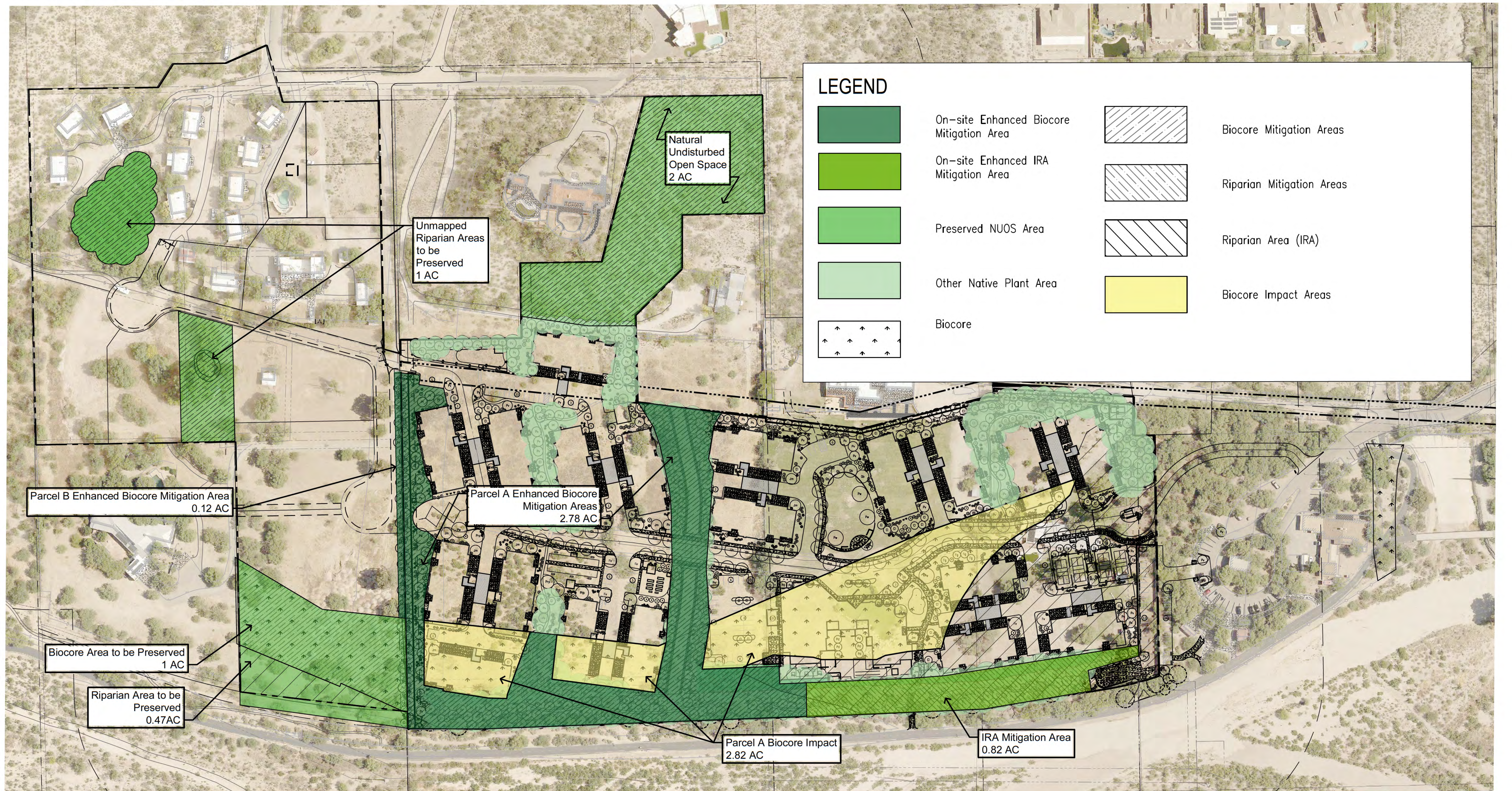
Parcel A, the Endeavour Project, will mitigate for new disturbance to the BCMA on-site through the planting of new riparian vegetation in several areas including along the southern edge of the Project along the existing river park, in the "bioswale" area through the middle of the project and in an area between Parcel A and B. The total amount of on-site revegetated mitigation areas will be 2.90 acres.

Additionally, areas of native vegetation that will be preserved as natural open space will contribute to the on-site BCMA mitigation. These areas include 2.09 acres of Arizona Sonoran Desert Upland including saguaros on the north part of Endeavour and two areas of vegetation totaling 1.0 acre that meet the criteria for "Hydro/Meso" habitat on Parcel B.

A third area of CLS which includes the entire area of the mapped CLS, both IRA and BCM on Parcel B is also included in the on-site mitigation calculations. This area is 1.47 acres.

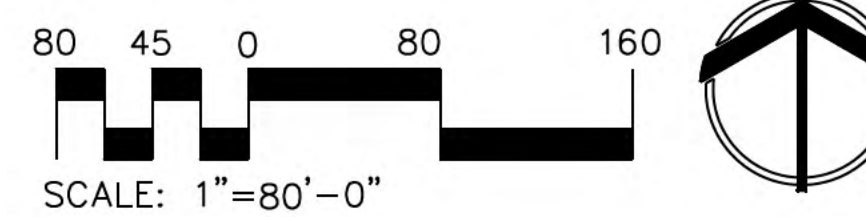
The total amount of on-site BCMA mitigation area for the project (both Parcels A and B) is 7.46 acres.

While this is 3.82 acres shy of full CLS compliance, there are other mitigation factors that are “qualitative” rather than “quantitative”. These include site plan changes made since the initial submittal to create or enhance wildlife habitat elements on site. Many of these are included as conditions to the Specific Plan. Additionally, certain recreational features, specifically the pickleball courts, were relocated away from wildlife movement corridors to reduce conflicts between active uses and wildlife areas. When taken as a whole, and considering the existing conditions of the site, the project will include many specific elements that meet the intent of the CLS to support wildlife habitat.



Biocore Calculations

Total Mapped Biocore Parcel A	4.38 AC
Total Mapped Biocore Parcel B	1.00 AC
Biocore Impacts Parcel A	2.82 AC
Biocore Impacts Parcel B	0.00 AC
Total Biocore Impacts	2.82 AC
Total Biocore Mitigation 4:1	11.28 AC
Enhanced Biocore Mitigation Provided on Parcel A	2.78 AC
Biocore Mitigation Provided as NQS area on Parcel A	2.09 AC
Total Parcel A Biocore Mitigation Area Provided	4.87 AC
Enhanced Biocore Mitigation Provided on Parcel B	0.12 AC
Preserved Biocore on Parcel B	1.00 AC
Biocore Mitigation Provided as Riparian Area on Parcel B	1.47 AC
Total Parcel B Biocore Mitigation Area Provided	2.59 AC
Balance	3.82



BIOCORE MITIGATION

Figure 1