

G. RECREATION**1. Existing Recreational Facilities Onsite & within One Mile**

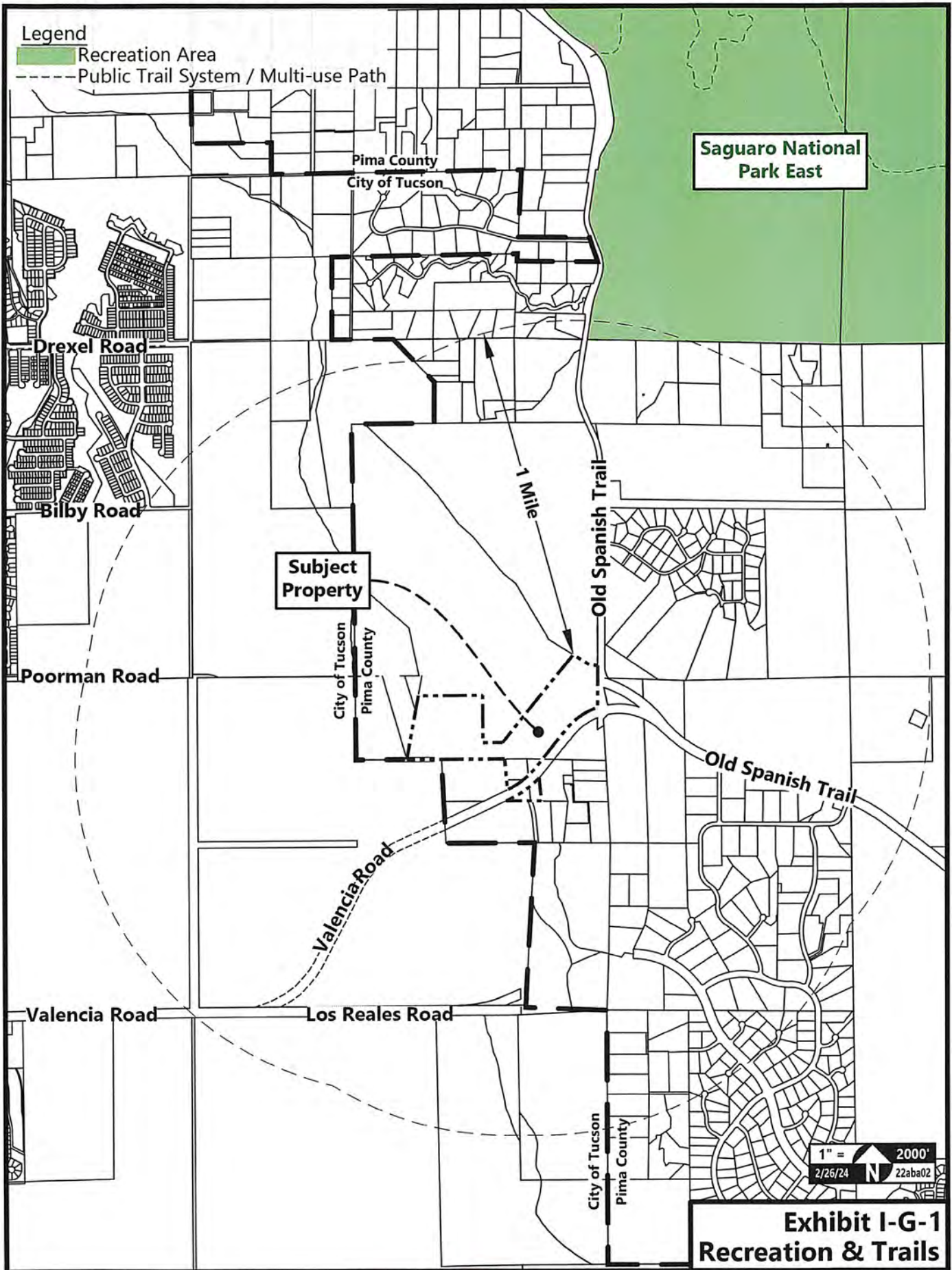
There are no existing recreational facilities within the Property. The only recreation area within one mile of the Property is Saguaro National Park East, which is approximately one mile to the northeast. This recreational amenity includes miles of hiking trails and picnic areas. See Exhibit I-G-1: Recreation & Trails.

2. Trail Rights-of-Way

The Pima Regional Trail System Master Plan shows trail alignment #T022 running along the Pantano Wash, which forms the Property's western boundary. Greenway alignment #G036 runs along Rincon Creek, which forms the eastern boundary of the Property. Greenway alignment #G052 runs along Valencia Road.

Path Corridor #P030 is shown along Old Spanish Trail but Pima County staff have indicated that will be built on the east side of Old Spanish Trail. Accordingly, a Greenway connection between #G036 and #G052 has been requested along the west side of Old Spanish Trail, within this Property.





H. CULTURAL RESOURCES: ARCHAEOLOGICAL & HISTORIC SITES

Based on historic significant disturbance of the Property, Pima County Cultural Resources Dept. indicated that no cultural resources survey is required for this Project. Arizona Antiquities laws will be followed if any human remains or funerary objects are discovered during construction.

**Exhibit I-I-1
Composite Map**

II. LAND USE PROPOSAL

This section describes how the development responds to the opportunities and constraints described in the Inventory & Analysis section of this document, along with the Pima County Land Development Code. As evidenced by the site plan and the information below, this proposed rezoning has been crafted after careful and responsive consideration of the Property's context.

A. PROJECT OVERVIEW

1. Proposed Zoning Boundaries

We are requesting to rezone the Property from SR – Suburban Ranch Zone to SP – Black Angus Specific Plan. The Property has been subject to previous disturbance by mining activities. Within the Specific Plan we propose two land use categories as depicted on Exhibit II-A-1: Proposed Zoning and described in the following section. To avoid complication and to support consistency in development patterns, many development standards found in this specific plan simply refer to the development standards found in the Pima County Zoning Code ("PCZC") and related documents. Where this document is silent, the PCZC applies.

2. Preliminary Development Plan / Proposed Land Use Designations

Rezoning this Property to the Black Angus Specific Plan will allow for the construction of a mixed-use project consisting of neighborhood-scale commercial and potentially residential uses as well along Valencia Road in accordance with the Pima Prospers Planned Development Community long-range land use intensity category. Exhibit II-B-1a: Preliminary Development Plan A and Exhibit II-B-1b: Preliminary Development Plan B are provided to illustrate two potential site plan configurations. The final configuration will adhere to the permitted uses and development standards of the two proposed land use designations, both of which are tailored to their size and location, visibility, and accessibility along nearby infrastructure:

i. *Angus Neighborhood Center (ANC)*

Purpose

The ANC land use designation is envisioned to include a mix of commercial uses such as retail sales, personal services, automotive services and fueling, modern self-storage, and a grocery store, to meet the day-to-day and weekly needs of nearby residential areas. Most of those potential land uses are currently unavailable in convenient proximity to thousands of homes in the area. The primary ANC area encompasses approximately 17.3 acres at the corner of Valencia Road and Old Spanish Trail, a location that is made appropriate for neighborhood-scale commercial uses by its adjacency to the intersection of these two Scenic Major Routes in the Pima County Major Streets & Scenic Routes Plan.

A smaller ANC area exists along the south edge of Valencia Road. While it still has significant frontage on Valencia Road, this area is envisioned to provide a second tier of goods and services similar to the primary ANC area, but its development potential and intensity will be naturally limited by its smaller parcel size.

Permitted Uses

- Uses allowed in the PCZC CB-1 Local Business Zone
- Modern Self-Storage (2-Story, fully enclosed with temperature control)
- Drive-Thru Food Service

Prohibited Uses

- Residential on the Ground Floor
- Marijuana Dispensary, Cultivation, Product Manufacturing, or Related Enterprises
- Vape and Smoke Shops and Lounges (Cigar shops are permitted)
- Liquor Stores (>50% of sales are from beverages >20% ABV)
- Pawn Shops
- Sexually Oriented Business
- Abortion Clinics
- Fortune Telling
- "Payday" Loan Lenders
- Billboards

Development Standards

- Minimum Site Area / Width: None.
- Minimum Site Setbacks: Per the PCZC CB-1 Zone
- Landscape Bufferyards: Per the PCZC.
- Maximum Building Height: Thirty-nine feet except as restricted by Section II.A.3.v. (Scenic Routes).
- Vehicle / Bicycle Parking and Loading Zones: Per the PCZC.

ii. **Angus Flex Zone (AFZ)**Purpose

The AFZ land use designation may include the same uses as the ANC land use category but also provides the flexibility to include up to 480 housing units. If any portion of the AFZ area is developed for residential uses, pedestrian connectivity must be provided to the commercial areas within this Specific Plan.

Permitted Uses

- Uses allowed in the ANC land use designation.
- Single- and Multifamily Residential
- Recreational Vehicle Park
- Storage of Operable Vehicles (With 6' opaque screen on all sides if outdoor)

Prohibited Uses

- Uses prohibited in the ANC land use designation, except Residential.

Development Standards

- Per the ANC land use designation.
- Within the Pantano Wash erosion hazard setback (EHS) only EHS-compliant uses are permitted.

*iii. Open Space*Purpose

The Open Space land use designation is intended to remain undisturbed except as needed for roadway, utility, drainage / flood control, and other infrastructure installation and maintenance. It shall contain no development-related improvements such as parking.

3. Compliance with Zoning Code

i. Airport Environs Zone ("AEZ")

This Property is not within the Airport Environs Height, Land Use, or Noise Overlay Zones.

ii. Buffer Overlay Zone ("BOZO")

A portion of the overall Black Angus Mine property falls within the BOZO but does not impact the area proposed for development by this Specific Plan.

iii. Gateway Overlay Zone

This Property is not within the Gateway Overlay Zone.

iv. Hillside Development Zone ("HDZ") / Restricted Peaks & Ridges

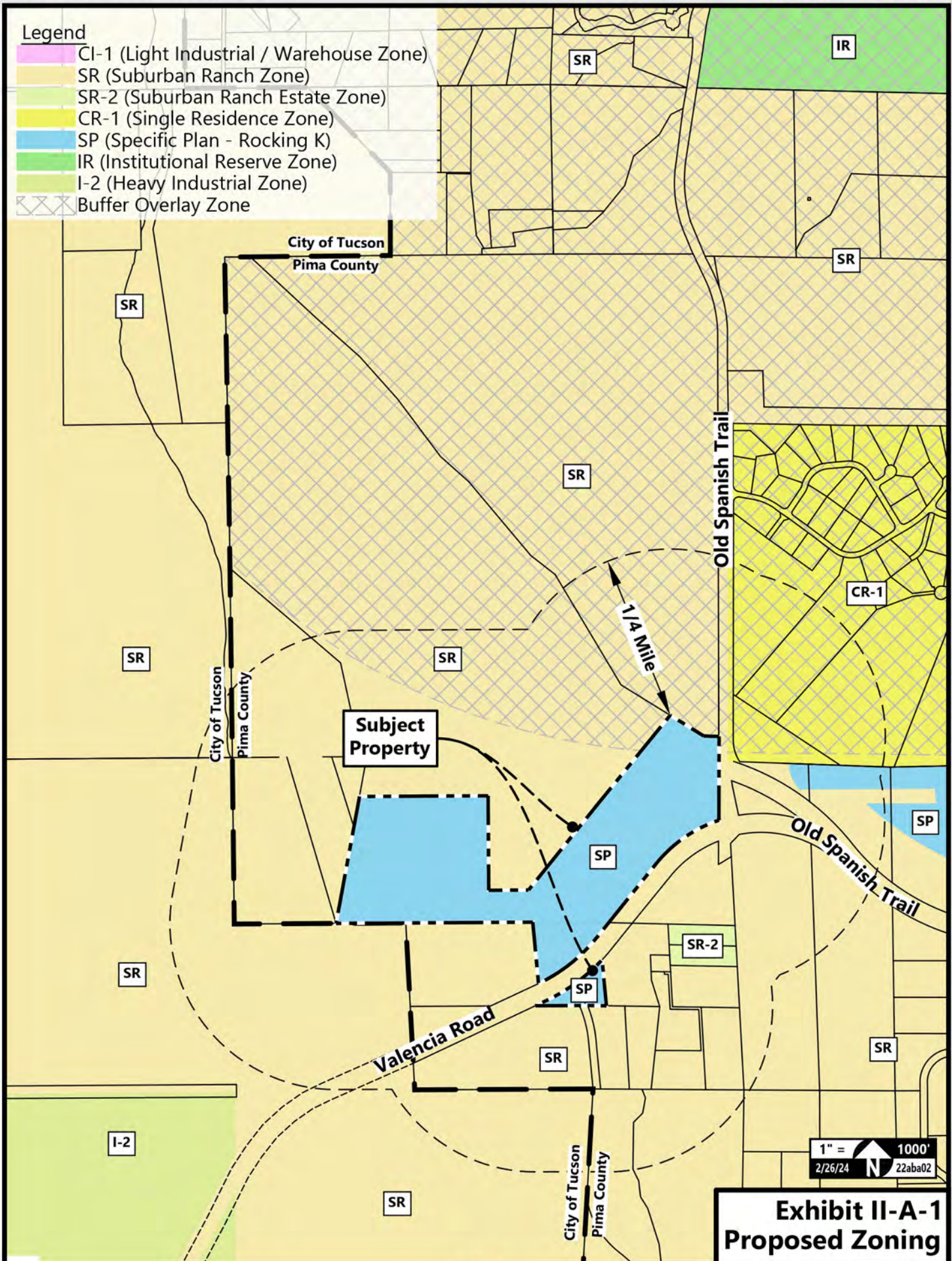
The entire Property has been previously graded during historic mining operations. Any slopes that exist onsite are manmade, so the HDZ does not apply to this Property. Similarly, there are no Restricted Peaks or Ridges onsite.

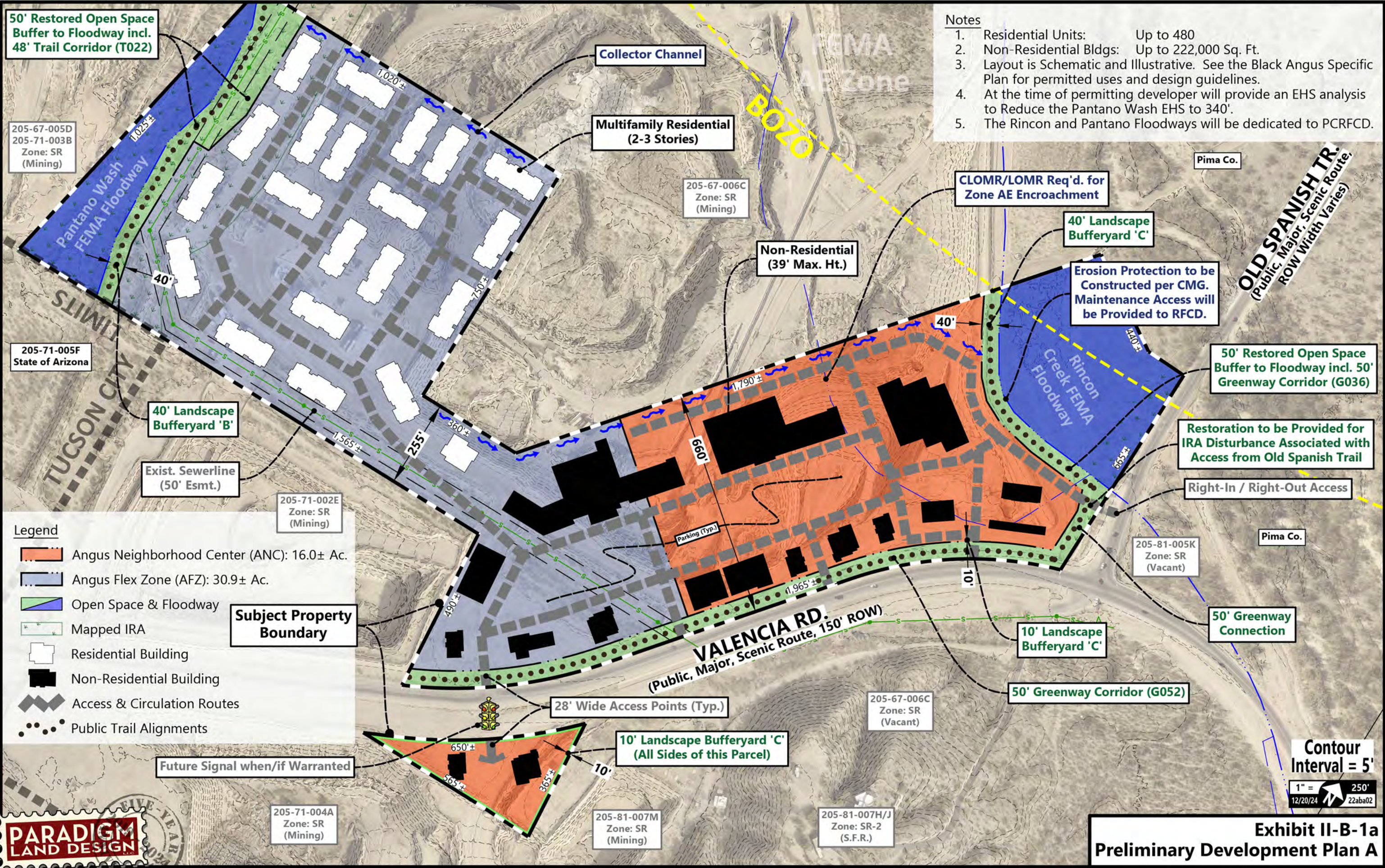
v. Major Streets & Scenic Routes ("MSSR")

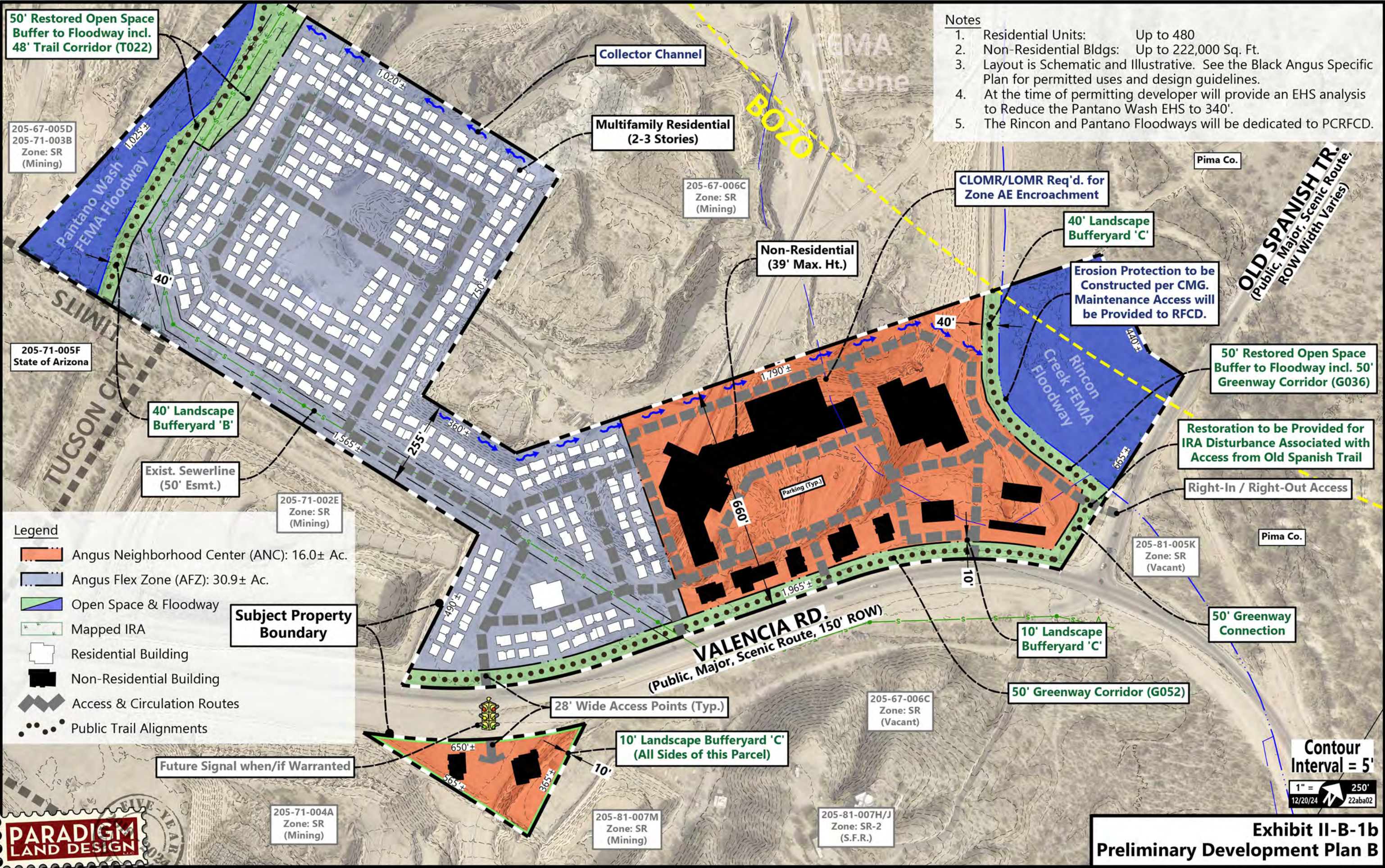
All MSSR requirements apply to this Property.

vi. Native Plant Preservation Ordinance ("NPPO")

No native / salvageable vegetation exists onsite, so the NPPO does not apply to this Property.







B. TOPOGRAPHY & GRADING**1. Development / Mitigation on Steep Slopes**

There are no natural slopes onsite. The rugged mining terrain extending across the entire Black Angus property will be re-graded to provide fill material for this Project.

2. Natural Areas Under HDZ

No areas of the Property are subject to the Hillside Development Zone.

3. Disturbed, Revegetated, Natural Areas

The Property has been heavily disturbed. Operating as an open pit gravel mine for many years has resulted in uneven manmade slopes covering substantial portions of the Property. Revegetation associated with this project will include:

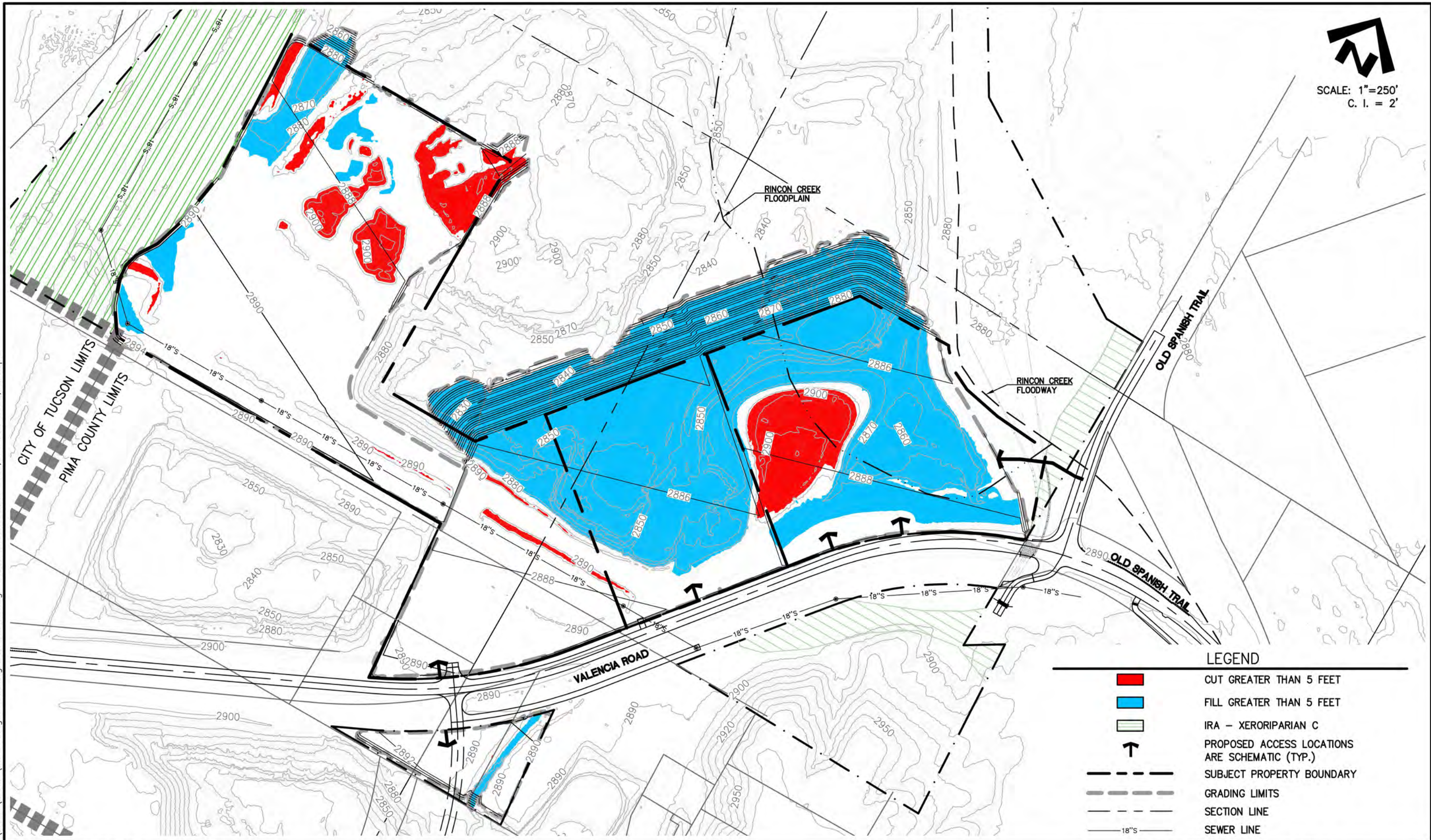
- In consultation with County staff, this Project will achieve CLS compliance by providing fifty-foot-wide restored open space buffers along the Rincon Creek and Pantano Wash floodways. The buffer areas shall use native species found in the RRH classification in order to mimic natural desert conditions and will remain as natural undisturbed open space except as allowed in Section II.A.2.iii. of this Specific Plan.
- Landscaping common areas in accordance with Pima County's Screening & Bufferyard Design Manual, which was recently adopted late last year.

4. Changes to Natural Grade

The natural grades within this Property were significantly altered many years ago by mining operations. The grades within this Project will be raised to provide safe access, flood risk mitigation, and appropriate project visibility from Valencia Road. See Exhibit II-E-1: Preliminary Grading Plan.



SCALE: 1"=250'
C. I. = 2'



LEGEND

- CUT GREATER THAN 5 FEET
- FILL GREATER THAN 5 FEET
- IRA - XERORIPARIAN C
- ↑ PROPOSED ACCESS LOCATIONS ARE SCHEMATIC (TYP.)
- SUBJECT PROPERTY BOUNDARY
- GRADING LIMITS
- SECTION LINE
- SEWER LINE

PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

EXHIBIT II-E-1
PRELIMINARY GRADING PLAN

T: \\7DIA230101\ENGR\EXHIB\Black Angus Existing Conditions.dwg tomas.meskauskas Tue, 10 Oct 2023, 2:50pm

C. HYDROLOGY

1. Post-Development Onsite Hydrology

i. *Washes to be Left Natural*

The Rincon Creek and Pantano Wash will be left in their natural state.

ii. *Regulatory Floodplains*

The fill and bank protection required to raise the North Parcels above the 100-year flood stage and to prevent erosion to the site at the location where the berm breached in 2006 will be placed within the ineffective flow area of the Rincon Creek floodplain. The site fill pad will be armored along the berm alignment adjacent to Rincon Creek flow. The remainder of the berm will continue to function in its present capacity and has no impact on the site. It is acknowledged that FEMA doesn't recognize the berm as an accredited levee and as such the updated floodplain delineation shows the pit completed inundated. Albeit the inundation in the pit is not effective flow and fill in proposed conditions will not have an impact on water surface elevations. The primary flow paths and the floodway for Rincon Creek and the Pantano Wash will remain natural. Access to the site from Old Spanish Trail will cross the local regulatory channel but no other encroachments will occur with the exception of the culvert under the driveway crossing. The 100-year flow rates and concentration points for these washes as shown on the existing conditions drainage exhibits will not be altered.

A Conditional Letter of Map Revision (CLOMR) and LOMR will be required as part of the permitting process.

iii. *Erosion Hazard Setbacks*

The existing condition EHSBs remain the same as shown on the Part 1 drainage exhibits, except where they will be eliminated by construction of bank protection adjoining the development areas. If structures are proposed within the Pantano Wash EHSB, scour protection will be required. Exhibit 2-D.1 Proposed Conditions Drainage Concept Plan shows the post-development erosion setback limits and Rincon Creek bank protection location. CMG Drainage prepared the Pantano Wash Management Plan under contract to the District on April 12th, 2016. This plan included a task to evaluate the erosion hazards of the Pantano Wash on a regional watercourse scale. However, with the installation of Valencia Road Bridge, grade control structure and associated soil cement bank protection on the Pantano Wash just upstream of the project, the erosion potential needed to be re-evaluated. Calculated EHSBs are more appropriate than the standard setbacks as stated in I.C.1.3.

iv. *Regulated Riparian Habitat and any Mitigation Areas*

The only proposed encroachment into regulated riparian habitat is for the offsite access drive connection to Old Spanish Trail. Mitigation will be calculated and coordinated with County staff once a final alignment has been determined during the detailed development engineering phase.

v. *Proposed Drainage Structures*

New Drainage structures within the project limits include bank protection along Rincon Creek and a collector channel along the north side of the site to convey onsite flows to Rincon Creek. Additional culverts are also proposed at the Old Spanish Trail connection where the roadway crosses the existing channel. The existing channel will be extended to convey parallel with Old Spanish Trail. Adequate scour protection will be placed to remove the EHS from the site. The location of these structures is shown on Exhibit 2-D.1. A waiver of detention requirements is being requested for the North Parcels considering the project location relative to a major watercourse (Rincon Creek). Detention will be provided on the South Parcel. First Flush retention will be provided based on the proposed impervious area.

vi. Cross-Drainage Structures

The only new cross-drainage structure for the Project will be culverts under an access drive from Old Spanish Trail to the North Parcel site. The crossing will include culverts to span the regulatory flows from the Valencia Road culvert crossing.

vii. Floodplain Encroachment and Erosion Protection

Erosion protection toed down to the calculated scour depth will be provided along the edges of development adjoining Rincon Creek and the north side of the Old Spanish Trail connection. If structures are proposed within the Pantano Wash EHSB, scour protection will be required.

viii. Proposed Stormdrains & Inlets

No storm drains are being planned at the current time.

ix. Drainage Easement Conflicts

There is an existing drainage easement east of the site at the regulatory channel north of Valencia Road. The easement will be crossed by the Old Spanish Trail connection. Proposed easements are those needed for maintenance along bank protection. Said easements will conform with Pima County Flood Control District requirements for maintenance access. No conflict is anticipated between the easements and proposed design.

2. Proposed Hydrology*i. PDP Response to Hydrologic Characteristics Onsite*

The PDP proposes leaving Rincon Creek in a natural condition while limiting floodplain encroachments to ineffective areas. Floodplain encroachments within ineffective flow areas have no effect on water surface elevations. Areas where development occurs will be raised on fill where existing ground elevations are below the 100-year flood stage for Rincon Creek. Bank protection will be installed to prevent erosion and remove the erosion hazard setback. Average fill heights are expected to be in the range of 1 to 5-feet although the fill heights vary greatly depending on location due to past grading within the mined areas. The Rincon Creek water surface elevation and velocities at the property boundary will not be affected by the site improvements. The site does not encroach into the Pantano Wash floodplain. Portions of the site are within the Pantano Wash EHSB. If structures are placed within the EHSB, scour protection will be required.

ii. Floodplain Encroachment

Encroachments into Rincon Creek floodplain areas are necessary to have an economically viable project. Said encroachments occur in ineffective flow areas or areas of zero-velocity and no conveyance area. A CLOMR application will be filed with FEMA in accordance with RFCD requirements. Encroachments avoid flood control resource and riparian areas to the maximum practicable extent possible. Areas of each type of encroachment are as follows.

iii. Proposed Design Flows

Discharge rates for flows coming onto and leaving the site do not change as a result of the Project; however, all discharge from the North Parcels will be routed to Rincon Creek. A detention waiver will be requested on the basis that the project is located adjacent to a major watercourse, Rincon Creek. While detention will be waived, first flush retention will be provided on the North and South Parcels in accordance with Pima County's Design Standards for Stormwater Detention and Retention for Pima County. Flow arrows are also provided on Exhibit 2-D.1 to show how storm water runoff from the proposed North Parcels will convey to Rincon Creek.

iv. Proposed Engineering Facilities

The only engineering and design feature that will be used to mitigate drainage and erosion problems is bank protection that will be constructed adjoining the development areas. The bank protection will be constructed to avoid impacts to adjoining property. The location of the bank protection is shown in Exhibit 2-D.1.

v. Overall Effect of the Development on Existing Drainage Patterns

The development will have negligible effects on drainage patterns of the site including upstream and downstream improvements. No encroachments into the Floodway will occur. The drainage plan conforms to applicable City of Tucson and FEMA design standards. The expectation is that the Pima County Regional Flood Control District will issue a detention waiver for the North Parcels once it has been demonstrated that said waiver will not impact downstream structures. The property is in a Balanced Basin.

D. IMPACTS TO BIOLOGICAL RESOURCES

The proposed Comprehensive Plan amendment and rezoning is within the overall Black Angus Mine property which encompasses approximately 251 acres. The map to the right shows the mapping of CLS Important Riparian Areas and Multiple Use Management Areas. Nearly all of the overall property, including the Property within this amendment/rezoning request, has been completely disturbed by material extraction activities and would be extremely low-quality open space if “preserved”. In consultation with County staff, this Project will achieve CLS compliance by providing fifty-foot-wide restored open space buffers along the Rincon Creek and Pantano Wash floodways. The buffer areas shall use native species found in the RRH classification in order to mimic natural desert conditions and will remain as natural undisturbed open space except as allowed in Section II.A.2.iii. of this Specific Plan.

There are no Ironwood Trees, Saguars, Pima Pineapple Cactus, or Needle-Spined Pineapple Cactus on the subject property. This amendment area is outside of the Buffer Overlay Zone (“BOZO”).

E. LANDSCAPE, BUFFERYARDS, & VISUAL MITIGATION

1. Bufferyard Conflicts

There are no conflicts between existing easements, setbacks, or rights-of-way with landscape bufferyards. See Exhibit II-F-1: Proposed Bufferyards

2. Vegetation Transplanting Impacts

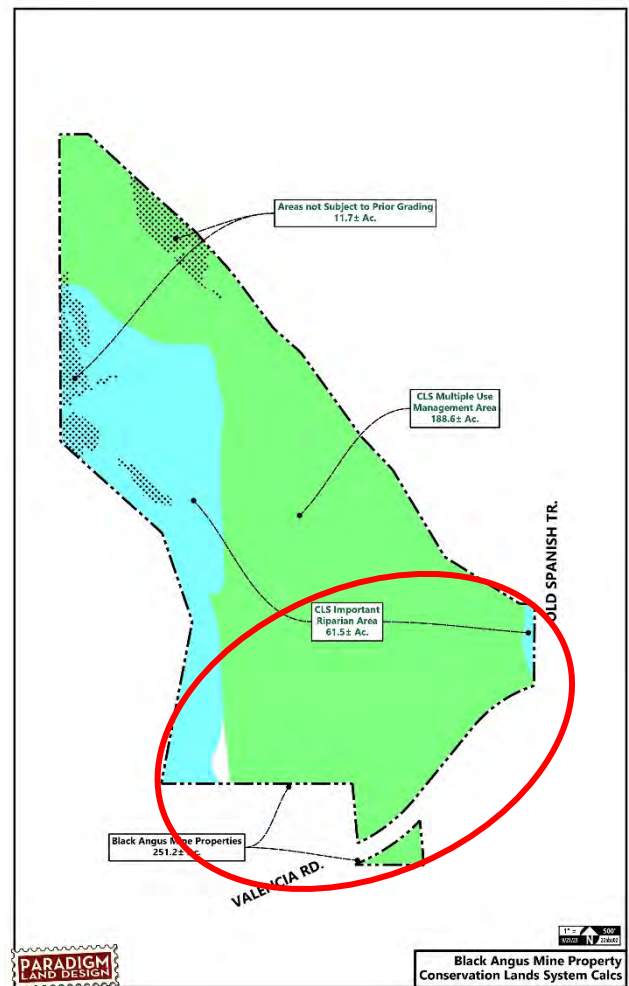
The site contains no significant natural vegetation. Any natural vegetation that meets the requirements for transplanting will be inventoried and reflected on the development landscape plans to be transplanted to bufferyards and other suitable areas within the Project.

3. Mitigation of Visual Impacts

Views from or across the Property are mainly of the Rincon Mountains to the northeast, or of the Catalina Mountains to the North. These views are minimal due to the relatively flat terrain of the vicinity, coupled with the distances to these mountain ranges. However, this project will feature varying landscape buffers along the perimeters of the areas to be developed to help mitigate the project’s minimal impacts to surrounding viewsheds. All lighting onsite will be in conformance with the Pima County Outdoor Lighting Code and will be Dark Sky compliant.

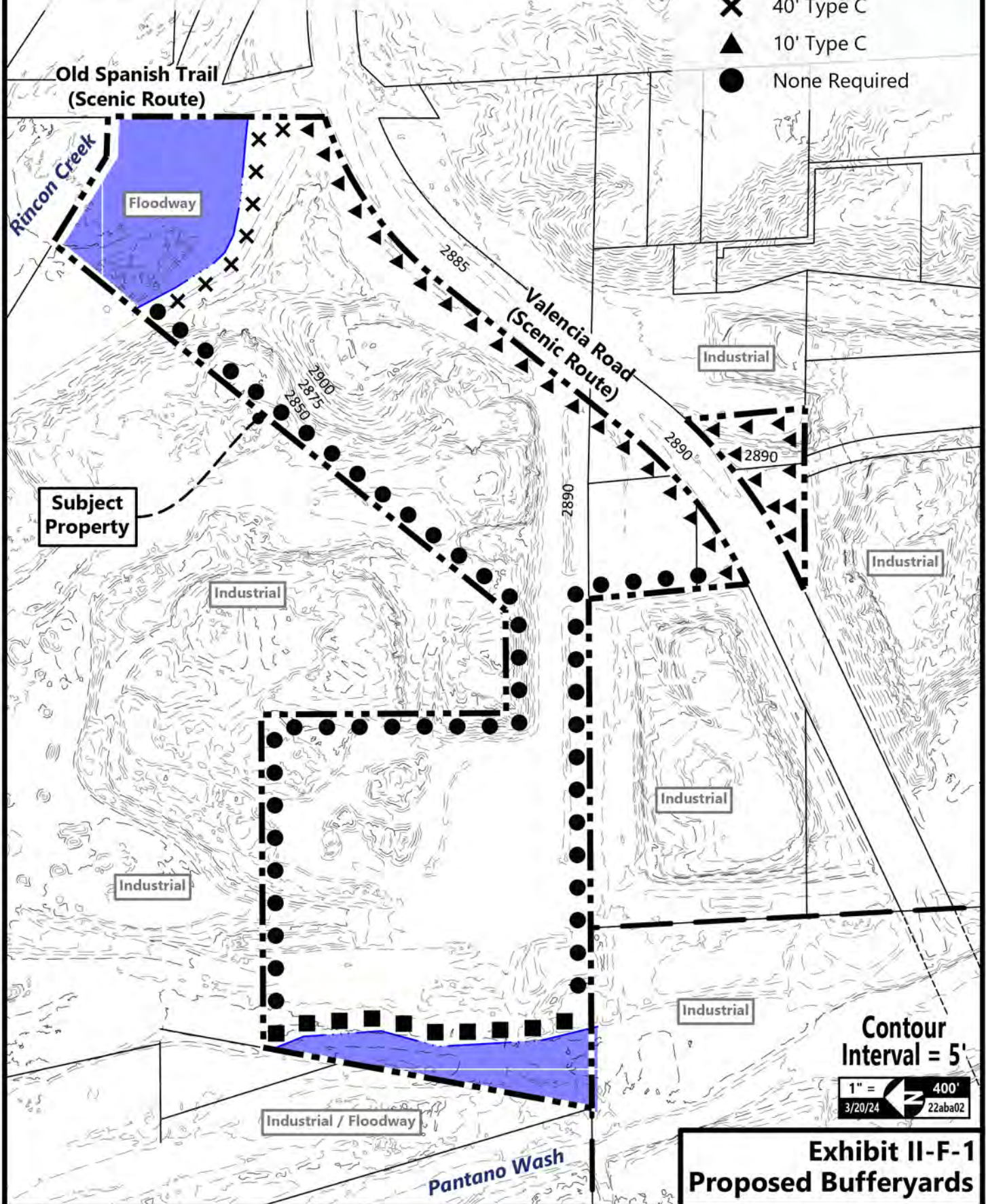
4. Significant Vegetation

Because the Property has been completely disturbed for many years, the site does not contain any significant or important vegetation.



Landscape Bufferyard Legend

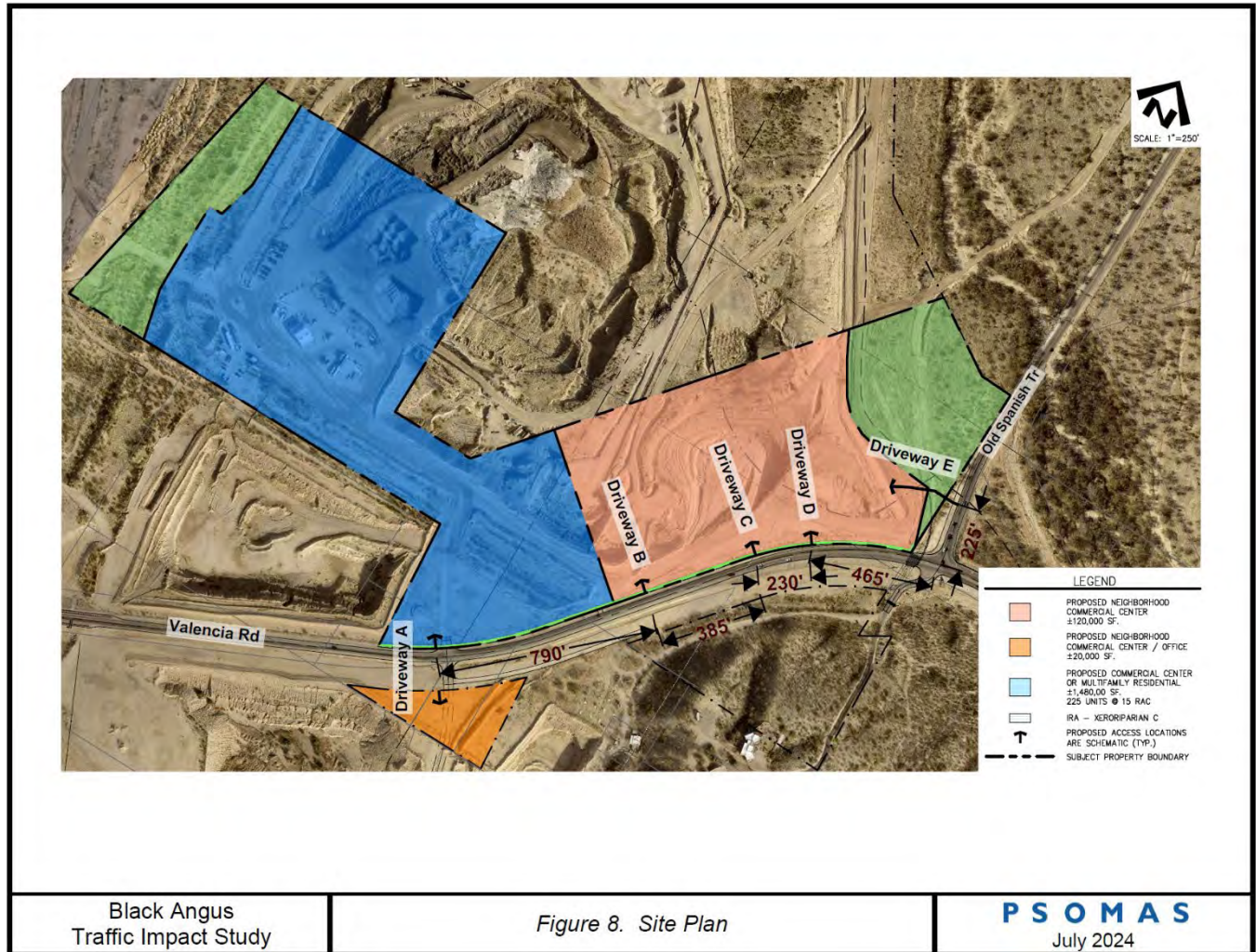
- 40' Type B
- ✕ 40' Type C
- ▲ 10' Type C
- None Required



F. TRANSPORTATION

1. Proposed Ingress / Egress

Access to each development parcel will come directly from Valencia Road. There will also be cross-access provided between commercially developed parcels. Individual ingress / egress points to each parcel will be placed at locations deemed appropriate to provide safe vehicle movements to and from Valencia Road. One access point onto Old Spanish Trail is proposed. Psomas prepared a traffic impact study (TIS) dated July 2024, which has been submitted with this specific plan document. During the rezoning phase the TIS is considered preliminary, so it will be reviewed in more detail and approved during the development plan phase.



2. Distances to Access Points

The closest access driveway into the Property will be located a minimum of 300-feet west of the intersection of Valencia Road and Old Spanish Trail. Additional access driveways for each parcel will be spaced out along Valencia Road at locations meeting Pima County roadway standards. The complete schematic driveway spacing is shown in the figure above. Note that although Driveway E is located within the functional area of the intersection, it will be a right-in right-out only driveway and will connect north of the existing right turn lane storage.

3. Off-Site Road Improvements

The following recommendations, to be constructed/funded by the owner, are provided based on the preliminary traffic impact study prepared by Psomas:

- Construct a new intersection on Valencia Road at Driveway A with left turn and right turn lanes in both directions on Valencia Road in the opening year of the project (assumed to be 2026).
- Widen Valencia Road to four lanes with a raised median between Driveway A and Old Spanish Trail with project buildout. A westbound drop lane westerly of Driveway A may be constructed to Pima County Standards for adequate roadway transition.
 - The intersections at Driveway A and Driveway C will be full-access driveways. Valencia Road/Driveway A will be a four-leg intersection, and Valencia Road/Driveway C will be a three-leg intersection. In addition, a westbound U-turn lane should be included at Driveway C along with the eastbound left turn lane.
 - Another option would be to construct a two-stage left turn at the Valencia Road/Driveway C intersection. An example is shown below; the design allows drivers to turn from the minor street into a waiting lane, then the driver can merge into traffic in an available gap. By allowing drivers to cross only one direction of travel at a time, operations are improved for vehicles exiting the minor street. Note that this design would prevent the construction of a westbound U-turn lane at the intersection.



- All other driveways would be right-in right-out only. Vertical elements may be considered on Old Spanish Trail and/or Driveway E to ensure left turn movements will not be attempted at that location.
- Add westbound right turn lanes at all project driveways on Valencia Road and a southbound right turn lane at the project driveway on Old Spanish Trail with project buildout.
- Convert the westbound right turn trap lane on Valencia Road at Old Spanish Trail to a shared through and right turn lane with project buildout.
- Construct a traffic signal at the Valencia Road/Driveway A intersection before project buildout (when and if warranted/needed). A signal warrant analysis, in accordance with the latest approved MUTCD, shall be performed at the time of the anticipated trigger and permitting.
- Construct a paved multi-use path along the property frontage of Valencia Road and Old Spanish Trail.

4. ADT & Level of Service

Per the traffic impact study prepared by Psomas:

The Black Angus Specific Plan is expected to generate approximately 14,812 daily trips at buildout, including approximately 9,833 new, external daily trips. The remainder will be internal capture trips (new trips generated on site which will occur between various on-site uses) or pass-by trips (existing trips on the roadway network which will stop at the project site before continuing on their original path). The project is expected to add approximately 9,400 new trips on Valencia Road along the project frontage, resulting in a total volume of approximately 29,200 vehicles per day including growth from other developments such as Rocking K. Considering the widening of Valencia Road, the capacity at LOS C will be 29,000 vehicles per day and at LOS D will be 34,600 vehicles per day per the 2023 FDOT Quality/Level of Service Tables. Therefore, Valencia Road is expected to operate at LOS D at project buildout with the anticipated improvements to be constructed by the owner, only a few hundred vehicles per day over the LOS C threshold.

The Black Angus Specific Plan is also expected to add approximately 2,000 new trips per day to Old Spanish Trail at project buildout. When considering other growth, this will result in a total volume of approximately 15,800 vehicles per day. This falls below the anticipated capacity of 16,400 vehicles per day, so the roadway is anticipated to operate at LOS D with the project and improvements at buildout. The table below shows the existing volumes and LOS along with the volumes and LOS with and without the project in the future. Note that although Bilby Road and Poorman Road are near the project, they are not expected to provide direct access by project buildout and were not included in the traffic study or in the volume projections.

	Valencia Road		Old Spanish Trail	
	ADT	LOS	ADT	LOS
Existing	7,224	C	6,727	C
2046 without Project	19,800	F	13,900	D
2046 with Project	29,200	D	15,800	D

5. Concurrency

Without the project, Valencia Road is expected to exceed its existing capacity before the future analysis year of 2046. With the project, the roadway will be widened to four lanes along the project frontage and is expected to operate at LOS D with the improvement. Old Spanish Trail is expected to operate at LOS D with or without the project in 2046. This is confirmed by the Psomas TIS as summarized in the ADT & Level of Service section. With the recommended roadway improvements, all public project area roadways will continue to operate at LOS D or better, which will also be an improvement over future conditions without the project.

6. Bicycle & Pedestrian

Sidewalks do not currently exist along Valencia Road or Old Spanish Trail, although both roadways contain marked bicycle lanes which provide bicycle access to the Property. All internal sidewalks within the site will be ADA compliant and will provide access throughout the development. Pima County is requesting a paved multi-use path along the property frontage of Valencia Road and Old Spanish Trail, built to Pima County Standards. The design and location of the multi-use trail shall be determined at time of permit submittal.

7. Onsite Street System

No internal streets are proposed within this development, only parking area access lanes (PAALs) which will be private. All parking areas and internal drive lanes will be designed and built to Pima County Street Standards. Connectivity will be provided to the public trail system and between the residential and commercial portions of this development.

G. SEWERS**1. Method of Providing Sewer**

The existing 18-inch sewer line running east-to-west through the Property has capacity to serve this Project downstream of manhole 4726-65 as indicated in Exhibit II-H-1: Sewer Capacity Response Letter.

2. Sewer Easements

New public sewer easements will be granted as needed during the site development process, subject to approval by the Pima County Wastewater Reclamation Dept.

3. Mitigation of Site Constraints

The site's minimal constraints will allow gravity sewer connections to the existing sewer line described earlier in this document, so no special mitigation or design is anticipated to be necessary.

JACKSON JENKINS
DIRECTOR



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

September 5, 2023

Paul Oland
Paradigm Land Design, LLC
372 S. Eagle RD. #284
Eagle, ID 83616

Sewerage Capacity Investigation No. P23WC00273 Type I

**RE: Black Angus Mine - Valencia Frontage, Parcels 20567006C, 20571002G, 20571002H,
20571002J, 20581007P, 20581007Q
Estimated Flow 88,300 gpd (ADWF)**

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor.

Capacity is currently available for a project this size in the public sewer G-95-033A, downstream from manhole 4726-65.

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

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

H. WATER

Spanish Trail Water Company, which as a 100-year assured water supply, will serve this project via nearby water infrastructure.

Please see Exhibit II-H-1: Spanish Trail Water Company Capacity Letter.

SPANISH TRAIL WATER COMPANY
2200 E. River Road, Suite 115
Tucson, AZ 85718

December 13, 2023

Paradigm Land Design, Inc.
372 S. Eagle Road, Suite 284
Eagle, ID 83616

SUBJECT: Black Angus Mine Property

Attn: Paul Oland

This development lies within the Certification of Convenience and Necessity of Spanish Trail Water Company. Spanish Trail Water Company has been designated by the State of Arizona, Department of Water Resources, as having a designation of Assured Water Supply. An AWS designation means Spanish Trail Water Company has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject property.

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas. Additional details for provision of water service will be detailed in a Line Extension Agreement between the developer and Spanish Trail Water Company.

Spanish Trail Water Company is prepared and willing to provide water service to this property subject to the rules and regulations of the Arizona Corporation Commission and any other agencies having jurisdiction.

Sincerely,



Mark Weinberg
President

I. SCHOOLS

1. Access to Adjacent or Onsite Schools

The Property is within the Vail School District. There are no schools located onsite or adjacent to the Property. The nearest schools are Senita Valley Elementary School (K-5) and Rincon Vista Middle School (6-8), which share a campus just over a mile northwest of the Property, Mica Mountain High School approximately 1.5 miles to the southwest, and Empire High School, which is located roughly three miles southwest of the Property.

2. School Capacity

Vail School District offers open enrollment in K-8 for any students in the District not needing to be bussed. K-8 students can be bussed to their local school, which for residential development within this Project would be Senita Valley and Rincon Vista. The District offers completely open enrollment for high school students in the District, except Cienega which only offers bussing to students within its transportation (bussing) zone. If not relying on District bussing, students are free to attend any K-12 school they choose, although priority is given to students within each school's transportation zone.

Vail School District will be constructing a new K-8 school within Rocking K Ranch and expects it to open in July 2025. The District is currently redrawing their transportation zones for each school to include this proposed school as well as to account for the fact that Valencia Road now crosses the Pantano Wash and connects to Old Spanish Trail. The new school at Rocking K may serve this Project as well.

Please see Exhibit II-I-1: Vail School District Capacity Letter.

3. Agreement with School District for Mitigation

Not Applicable.

Exhibit II-I-1: Vail School District Capacity Letter



13801 E Benson Highway • P.O. Box 800 • Vail, AZ 85641 • 520-879-2000 • FAX 520-879-2001

December 11, 2023

To Whom It May Concern:

This letter is to inform you that our district will have capacity for additional Kindergarten – 12th grade students to come from the proposed development located at Valencia/Old Spanish Trail. The district will be opening a new Kindergarten – 8th grade school in that area in July of 2025, and a new High School was opened in that area in July of 2020.

Thank you,

A handwritten signature in black ink, reading 'Ethan Hurley', is positioned below the 'Thank you,' text.

Ethan Hurley
Chief School Support Officer
Vail School District
(520) 879-3941
hurleye@vailschooldistrict.org

"Where Education is a Community Effort"
web site address: www.vailschooldistrict.org

J. RECREATION

1. Onsite Recreation

Residential development within the Angus Flex Zone portion of the Specific Plan will provide onsite recreation in accordance with the Pima County Zoning Code requirements and design guidelines.

2. Ownership of Recreation Areas

Any recreation areas constructed within the Project will be privately owned and maintained.

3. Proposed Trails On- or Off-Site

A public trail easement for Trail T022 will be provided within the open space buffer along the Pantano Wash floodways, as shown on the PDPs. Public trail easements will be provided for Greenways G036 and G052 along Rincon Creek and Valencia Road, respectively. Path Corridor #P030 is shown along Old Spanish Trail but Pima County staff have indicated that will be built on the east side of Old Spanish Trail. Accordingly, a Greenway connection between #G036 and #G052 has been provided along the west side of Old Spanish Trail, within this Property. All onsite trail/greenway alignments will be improved within the Property according to the design specifications of the Pima Regional Trail System Master Plan.

K. ENVIRONMENTAL QUALITY

1. Methods of Controlling Dust Pollution

During the grading and construction of the property, water trucks will be used to minimize dust pollution. Once construction is complete and all landscape materials have been installed, decomposed granite will be utilized as a top dressing to areas with exposed dirt.

L. AGREEMENTS

None.

III. IMPLEMENTATION, PHASING & ADMINISTRATION

A. ADMINISTRATION & INTERPRETATION

The Black Angus Specific Plan is administered by the Pima County Planning Official. If any conflicts arise between this Specific Plan and the Pima County Zoning Code, this Specific Plan shall be the controlling document. When interpreting any provision of this Specific Plan or the Pima County Zoning Code the intent and vision of this Specific Plan shall guide the Planning Official's resulting decision.

B. BLOCK PLAT

All infrastructure necessary for development of this Project is or will become available within the Valencia Road and Old Spanish Trail public rights-of-way, and an access and utility easement will be provided through this Project to the remainder of the Black Angus Mine property. A block plat is therefore unnecessary.

C. PHASING

This Project may be constructed in phases, subject to market forces and timing of utility extension(s). The only known utility extension that will be necessary for the development of this Project is an expansion of the Spanish Trail Water Company's potable water system, which the developer(s) of this project will coordinate with the water company. Regardless of the actual order of development of the parcels within the Specific Plan, developers of each parcel will construct infrastructure necessary to service the parcel itself, as well as utility stub-outs between phases to facilitate future development within the Specific Plan.

D. AMENDMENTS

1. Minor Amendments

The Planning Official may administratively approve minor amendments to this Specific Plan if the proposed revision(s) are deemed to be in substantial conformance with the intent and requirements of the Specific Plan. Examples of minor amendments are:

- Addition of new information to the Specific Plan, including but not limited to revisions needed to bring the Specific Plan into conformance with changes to local, state, or federal laws.
- Revision of development phasing.
- Addition of permitted uses that are similar in character and impact to existing permitted uses.

2. Major Amendments

Acknowledging that the significant buffers provided by surrounding public lands and regional waterways have enabled this Specific Plan not to include special consideration of building setbacks, landscape bufferyards, building height, and other development standards, revisions to this Specific Plan that would result in material changes to the Plan's vision and impacts shall be processed in accordance with PCZC Section 18.90.080.

APPENDIX A – AZGFD ENVIRONMENTAL REVIEW TOOL

Arizona Environmental Online Review Tool Report

**Arizona Game and Fish Department Mission**

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

Project Name:

Black Angus

User Project Number:

22ABA02

Project Description:

Commercial center with revitalized open space

Project Type:

Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Clay Goodwin

Organization:

Paradigm Land Design LLC

On Behalf Of:

CONSULTING

Project ID:

HGIS-18511

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

project_report_black_angus_57916_59709.pdf
Review Date: 2/23/2023 12:40:40 PM

Disclaimer:

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

Locations Accuracy Disclaimer:

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

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

project_report_black_angus_57916_59709.pdf
Review Date: 2/23/2023 12:40:40 PM

Recommendations Disclaimer:

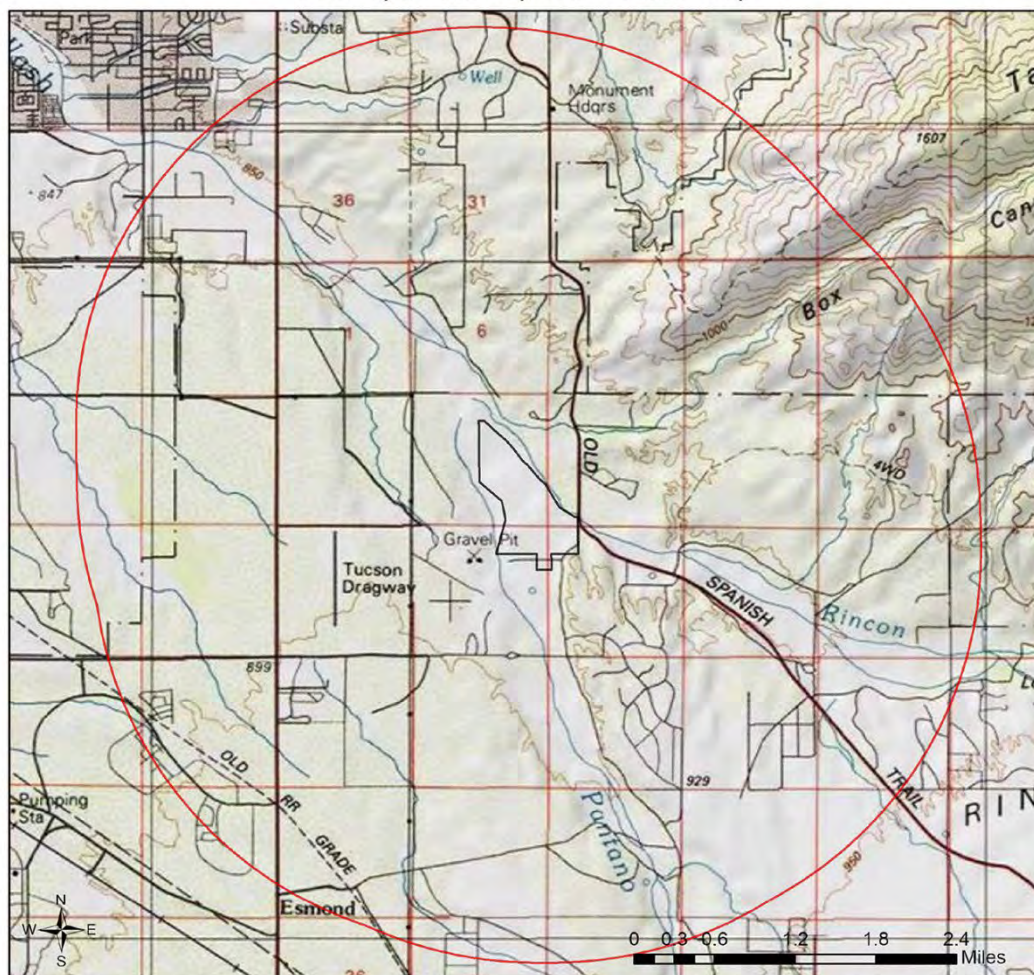
1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department,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

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
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Black Angus USA Topo Basemap With Locator Map



- Buffered Project Boundary
- Project Boundary

Project Size (acres): 265.73

Lat/Long (DD): 32.1353 / -110.7411

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T15S, R16E

USGS Quad(s): TANQUE VERDE PEAK

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

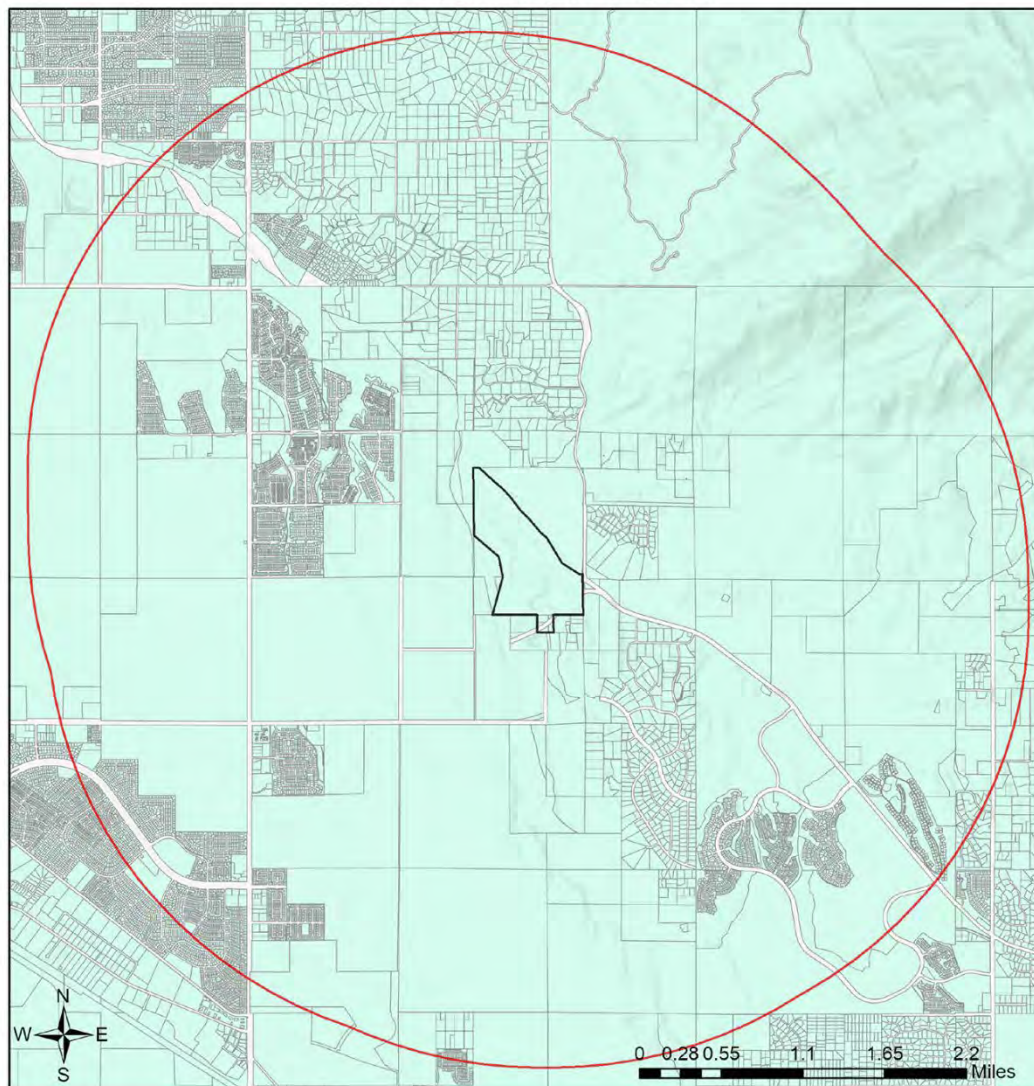


Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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Black Angus
Web Map As Submitted By User



- id_pima
- Buffered Project Boundary
- Project Boundary

Project Size (acres): 265.73

Lat/Long (DD): 32.1353 / -110.7411

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T15S, R16E

USGS Quad(s): TANQUE VERDE PEAK

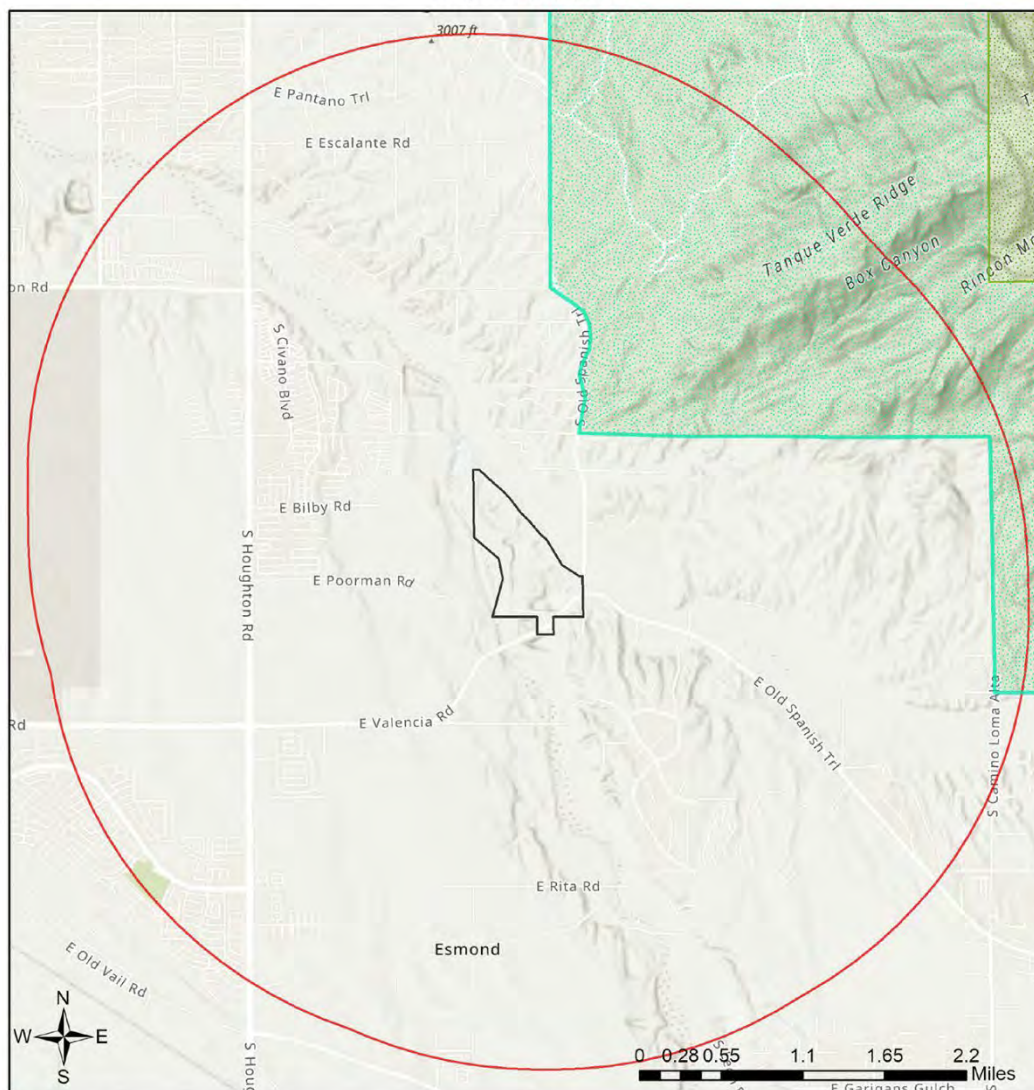
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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Black Angus Important Areas



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

Project Size (acres): 265.73

Lat/Long (DD): 32.1353 / -110.7411

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T15S, R16E

USGS Quad(s): TANQUE VERDE PEAK

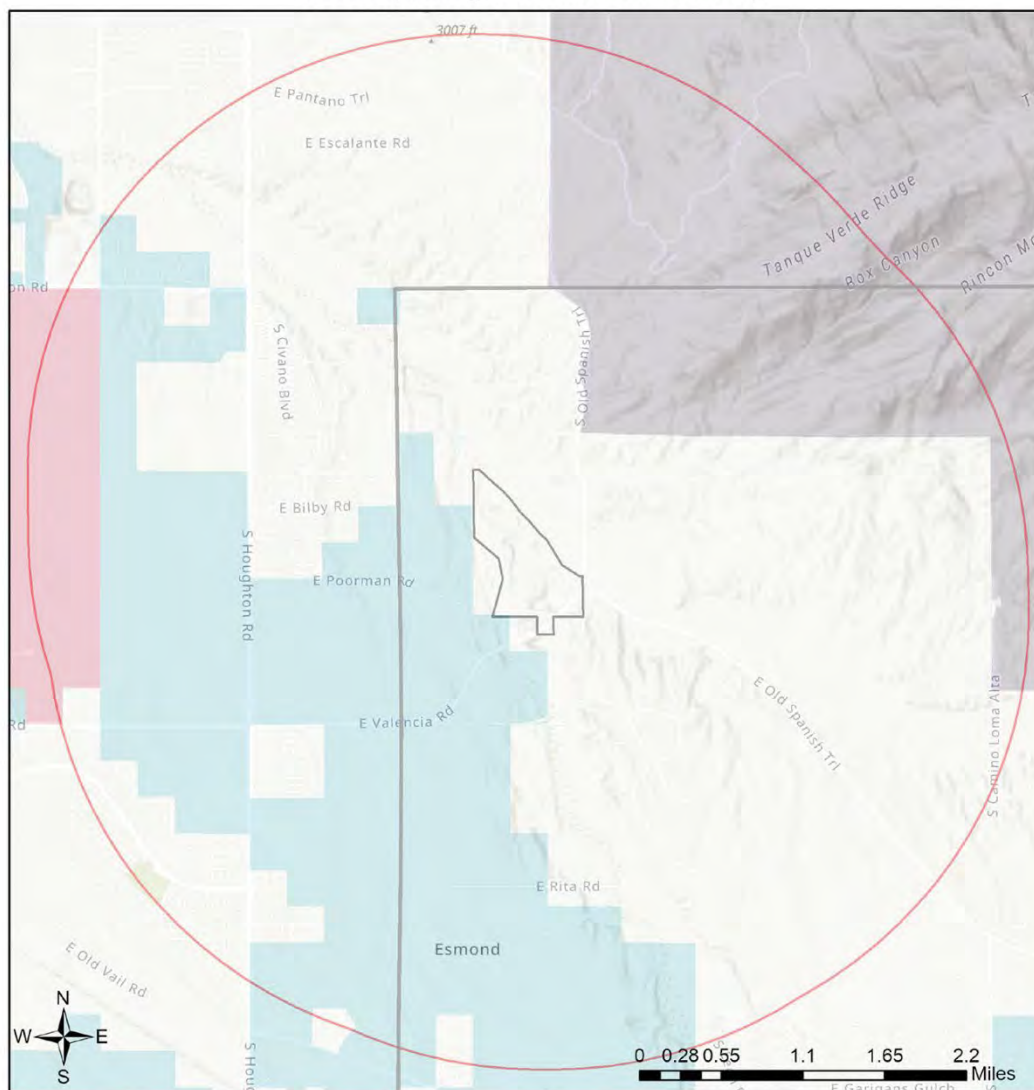
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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Black Angus Township/Ranges and Land Ownership



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

Project Size (acres): 265.73

Lat/Long (DD): 32.1353 / -110.7411

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T15S, R16E

USGS Quad(s): TANQUE VERDE PEAK

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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Review Date: 2/23/2023 12:40:40 PM

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Abutilon parishii</i>	Pima Indian Mallow	SC	S	S	SR	
<i>Amoreuxia gonzalezii</i>	Saiya	SC	S		HS	
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			2
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		2
Bat Colony						
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S		2
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1
<i>Danaus plexippus</i>	Monarch	C		S		
<i>Echinomastus erectocentrus</i> var. <i>erectocentrus</i>	Needle-spined Pineapple Cactus	SC			SR	
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	PT	S	S		1
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1
<i>Heloderma suspectum</i>	Gila Monster					1
<i>Kinosternon sonoriense sonoriense</i>	Desert Mud Turtle			S		2
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1
<i>Lepus alleni</i>	Antelope Jackrabbit					2
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1
<i>Lysiloma watsonii</i>	Littleleaf False Tamarind				SR	
<i>Myotis velifer</i>	Cave Myotis	SC		S		2
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR	
<i>Terrapene ornata luteola</i>	Desert Box Turtle			S		
<i>Tumamoca macdougallii</i>	Tumamoc Globeberry	SC	S	S	SR	

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Pantano Wash	Pima County Wildlife Movement Area - Riparian/Wash					
Rincon Creek	Pima County Wildlife Movement Area - Riparian/Wash					
Saguaro National Park (East) to Rincon Valley	Pima County Wildlife Movement Area - Landscape					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Accipiter gentilis</i>	Northern Goshawk	SC	S	S		2

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
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Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Ammodramus savannarum ammolegus</i>	Arizona grasshopper sparrow					
<i>Ammodramus savannarum perpallidus</i>	Western Grasshopper Sparrow					
<i>Ammospermophilus harrisii</i>	Harris' Antelope Squirrel					
<i>Anthus spragueii</i>	Sprague's Pipit	SC				2
<i>Antrastomus ridgwayi</i>	Buff-collared Nightjar		S			2
<i>Aquila chrysaetos</i>	Golden Eagle			S		2
<i>Asio otus</i>	Long-eared Owl					2
<i>Aspidoscelis sonora</i>	Sonoran Spotted Whiptail					2
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail					
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		2
<i>Auriparus flaviceps</i>	Verdin					2
<i>Buteo regalis</i>	Ferruginous Hawk	SC		S		2
<i>Buteo swainsoni</i>	Swainson's Hawk					2
<i>Buteogallus anthracinus</i>	Common Black Hawk					2
<i>Calypte costae</i>	Costa's Hummingbird					2
<i>Camptostoma imberbe</i>	Northern Beardless-Tyrannulet		S			2
<i>Campylorhynchus brunneicapillus</i>	Cactus Wren					2
<i>Catharus ustulatus</i>	Swainson's Thrush					2
<i>Chaetodipus baileyi</i>	Bailey's Pocket Mouse					2
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					2
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S		2
<i>Chordeiles minor</i>	Common Nighthawk					2
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)					
<i>Colaptes chrysoides</i>	Gilded Flicker			S		2
<i>Coluber bilineatus</i>	Sonoran Whipsnake					2
<i>Columbina inca</i>	Inca Dove					2
<i>Corvus cryptoleucus</i>	Chihuahuan Raven					2
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1
<i>Crotalus tigris</i>	Tiger Rattlesnake					2
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			2
<i>Empidonax wrightii</i>	Gray Flycatcher					2
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		2
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat					
<i>Falco mexicanus</i>	Prairie Falcon					2
<i>Falco peregrinus anatum</i>	American Peregrine Falcon					
<i>Falco sparverius</i>	American Kestrel					2
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl					

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Haemorrhous cassinii	Cassin's Finch					2
Heloderma suspectum	Gila Monster					1
Icterus bullockii	Bullock's Oriole					2
Icterus cucullatus	Hooded Oriole					2
Icterus parisorum	Scott's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Kinosternon sonoriense sonoriense	Desert Mud Turtle					
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus blossevillei	Western Red Bat		S			2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1
Lepus alleni	Antelope Jackrabbit					2
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolni	Lincoln's Sparrow					2
Melospiza aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Micruroides euryxanthus	Sonoran Coralsnake					2
Myadestes townsendi	Townsend's Solitaire					2
Myotis auriculus	Southwestern Myotis					2
Myotis thysanodes	Fringed Myotis	SC				2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Notiosorex cockrumi	Cockrum's Desert Shrew					2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat	SC				2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Poocetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Setophaga nigrescens	Black-throated Gray Warbler					2

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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Review Date: 2/23/2023 12:40:40 PM

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Sigmodon arizonae cienegae</i>	Arizona Cotton Rat					2
<i>Spizella breweri</i>	Brewer's Sparrow					2
<i>Strix occidentalis lucida</i>	Mexican Spotted Owl	LT				1
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					
<i>Terrapene ornata</i>	Ornate Box Turtle			S		1
<i>Thomomys umbrinus intermedius</i>	Southern Pocket Gopher					2
<i>Troglodytes pacificus</i>	Pacific Wren					2

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

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

Project Type: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

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

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Appendix A – AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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

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

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<https://azstateparks.com/>).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<https://new.azwater.gov/>).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (<http://www.usace.army.mil/>)

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
Project ID: HGIS-18511

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Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373

<https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

Analysis indicates that your project is located in the vicinity of an identified **wildlife habitat connectivity feature**. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer

to: <https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/>.

Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

HDMS records indicate that **Lesser Long-nosed Bats** have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines

at: <https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALecuyeHabitatGdln.pdf>

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

Phoenix Main Office

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

Tucson Sub-Office

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

Flagstaff Sub-Office

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

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <https://www.azgfd.com/wildlife/nongamemanagement/tortoise/>

Appendix A - AZGFD Environmental Review Tool (Cont'd)

Arizona Game and Fish Department
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HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at:

<https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/>.



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<https://www.pima.gov/1949/PimaMaps>

<http://www.arizonafuture.org/progress-meters/natural-resources/water-use/>

<https://www.census.gov/quickfacts/pimacountyarizona>

<http://www.broward.org/waterservices/documents/eei00700.pdf>