

ENDEAVOUR Spirited Living Specific Plan

IV. SITE INVENTORY

A. Land Use

1. Location/Regional Context

The 34-acre Property, which includes all of County Assessor Parcel Number 109-26-003H and portions of Parcel Numbers -003D and -004D (Parcel A, 20.82 acres) and Parcel Numbers 109-26-005H, -005L and -005M (Parcel B, 13.24 acres), is located west of Craycroft Road, south of River Road, and adjacent to the north bank of the Rillito Creek within Township 13 South, Range 14 East, Section 26. (Refer to *Exhibit I.A: Regional Location Map* in previous section.) The Property is situated in the Catalina Foothills area of unincorporated Pima County.

2. Existing Land Uses

a. Onsite Land Uses

There are two single-family residences currently under the same ownership as Parcel A. After consolidation and reconfiguration of the parcels, the two single-family residences will be retained on two separate parcels.

Parcel A is largely vacant apart from a single-family home and accessory structures, including a barn and storage sheds. The majority of the Property has been disturbed, and it historically featured agricultural land uses. All existing structures on the Property will be removed as part of this Project.

The majority of Parcel B has been disturbed. Parcel B currently includes twelve (12) single-family residences and related accessory structures on three separate parcels. All existing residences may remain as part of this Project.

There are no billboards on the Property.

b. Offsite Land Uses

The Rillito Creek and Rillito River Park Trail are located south of the Property. The Rillito River Park Craycroft Trailhead is located on a Pima County-owned parcel adjacent to the Property's eastern boundary. Low-density single-family residential uses surround the remainder of the Property.

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3. Existing Zoning

As indicated in *Exhibit IV.A.3*, the existing onsite and offsite zoning is as follows:

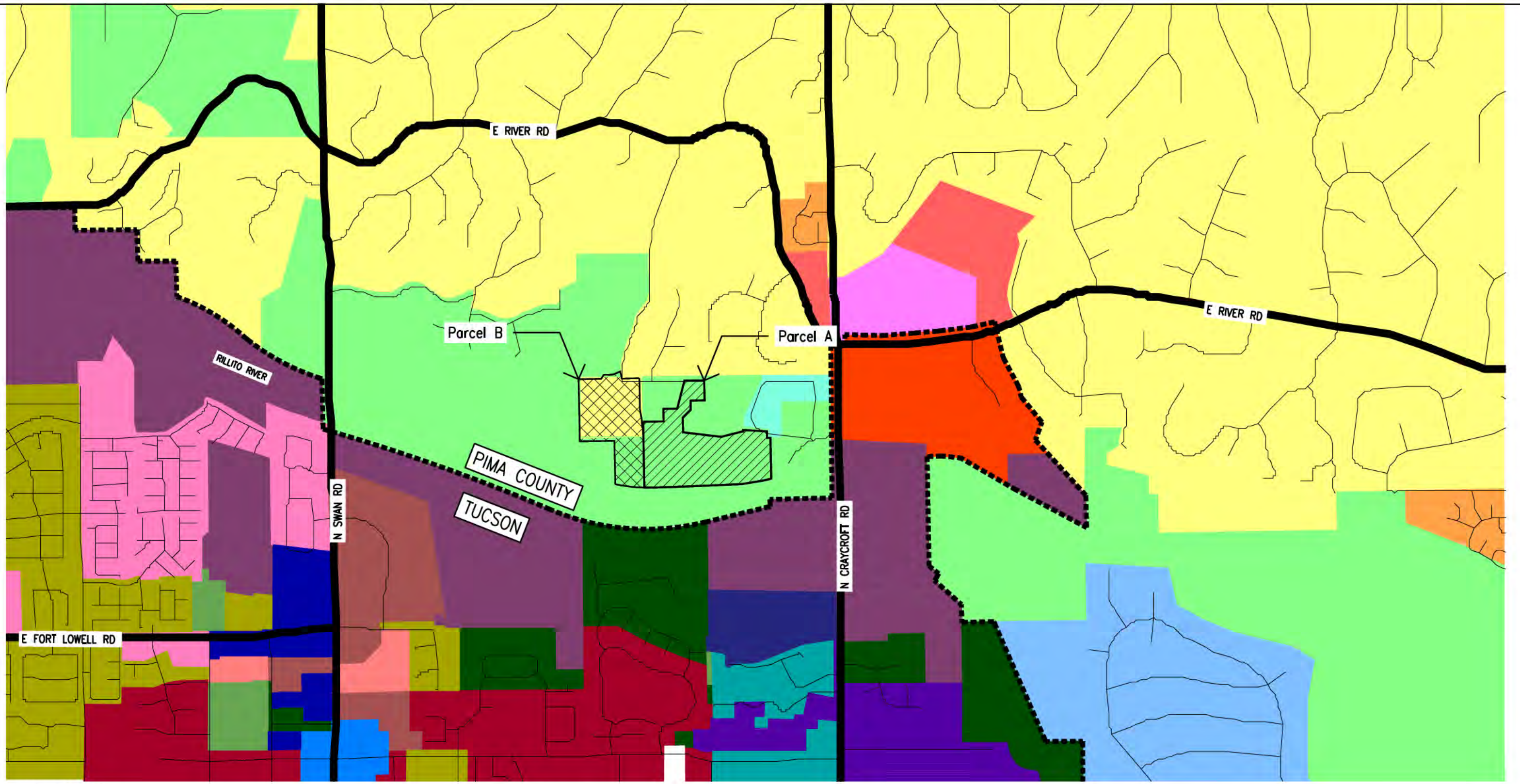
- Parcel A: Suburban Ranch (SR)
- Parcel B: Suburban Ranch (SR) & Single Residence Zone (CR-1)
- North: Suburban Ranch (SR), Suburban Ranch Estate (SR-2) & Single Residence Zone (CR-1)
- South: Suburban Ranch (SR)
- East: Suburban Ranch (SR) & Suburban Ranch Estate (SR-2)
- West: Suburban Ranch (SR)

4. Existing Easements

All existing easements on the Property are depicted in *Exhibits IV.A.4.a & b*.

5. Comprehensive Plan

This Property and all surrounding properties are located within the Catalina Foothills Planning Area and are designated Low-Intensity Urban 1.2 (LIU-1.2.) within Pima Prospects. (See *Exhibit IV.A.5: Comprehensive Plan Designations*.)



CITY ZONING

	C-1: COMMERCIAL		HSR: HISTORIC SUBURBAN RANCH
	C-2: COMMERCIAL		HR-1: HISTORIC RESIDENTIAL
	R-1: URBAN RESIDENTIAL		HR-2: HISTORIC RESIDENTIAL
	R-2: URBAN RESIDENTIAL		PAD-22: RIO VERDE VISTA PAD
	R-3: URBAN RESIDENTIAL		SR: SUBURBAN RANCH
	RX-1: SUBURBAN RESIDENTIAL		HLR-1: HISTORIC LANDMARK RESIDENTIAL
	RX-2: SURURBAN RESIDENTIAL		
	O-2: OFFICE		
	O-3: OFFICE		

COUNTY ZONING

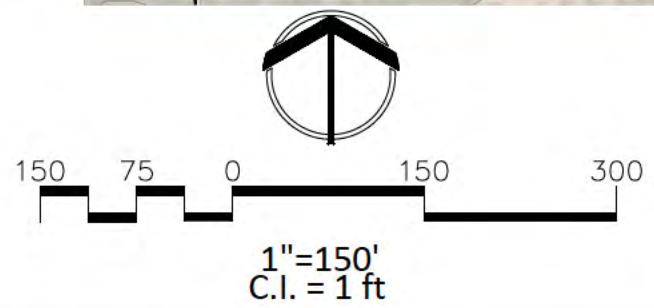
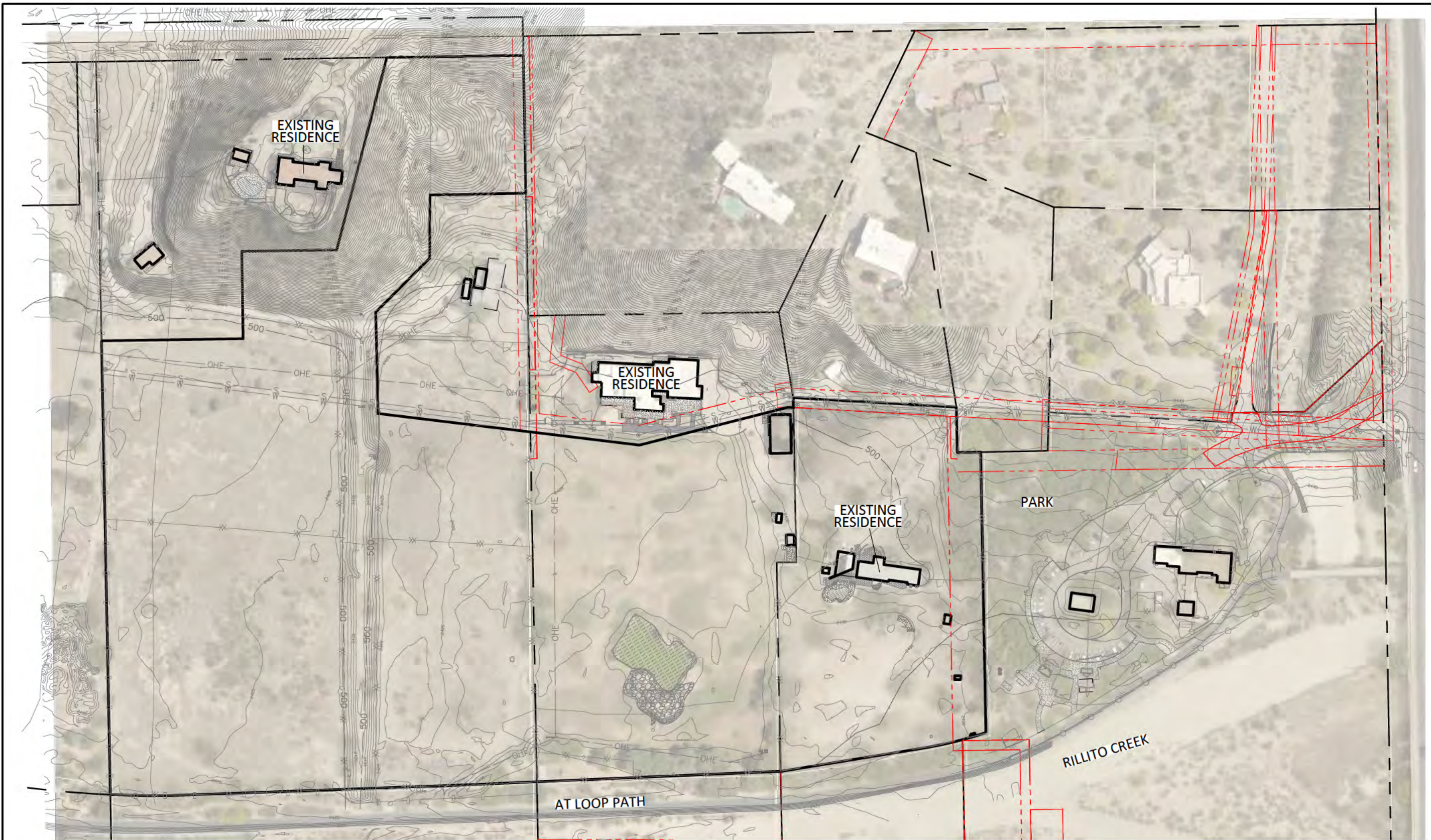
	CB-1: LOCAL BUSINESS ZONE
	CR-1: SINGLE RESIDENCE ZONE
	CR-2: SINGLE RESIDENCE ZONE
	CR-4: MULTIPLE RESIDENCE ZONE
	SR: SUBURBAN RANCH ZONE
	SR-2: SUBURBAN RANCH ESTATE ZONE
	TR: TRANSITIONAL ZONE

LEGEND

----- CITY LIMIT LINE



EXHIBIT IV.A.3
EXISTING ZONING



LEGEND




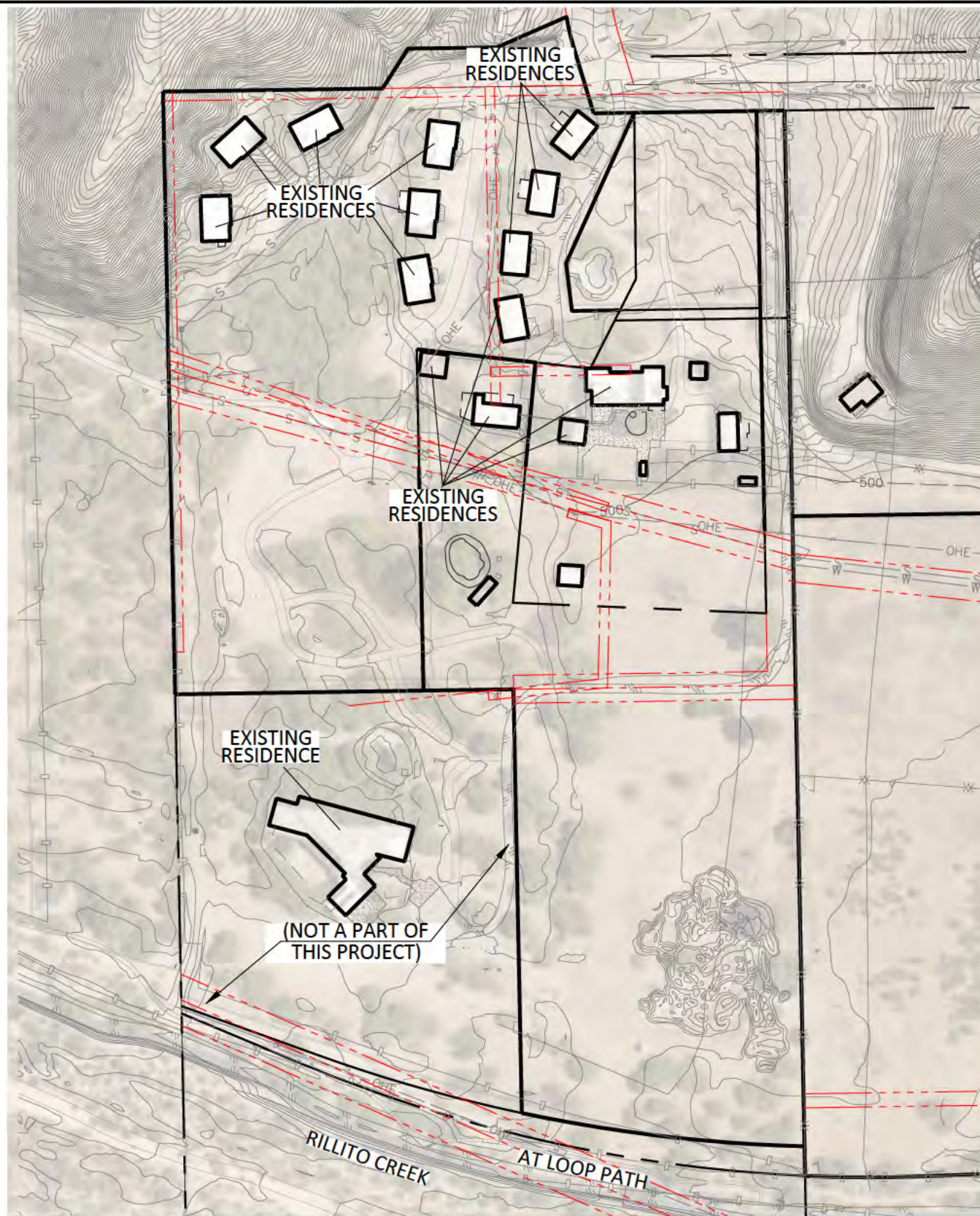
-  CONTOUR
-  EXISTING EASEMENT
-  BUILDING OUTLINE

EXHIBIT IV.A.4.a
PARCEL A EXISTING EASEMENTS





LEGEND

- CONTOUR
- EXISTING EASEMENT
- BUILDING OUTLINE

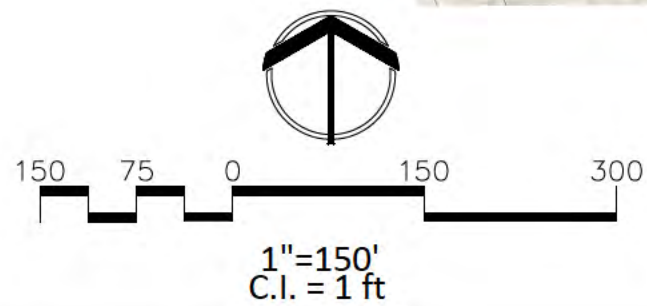
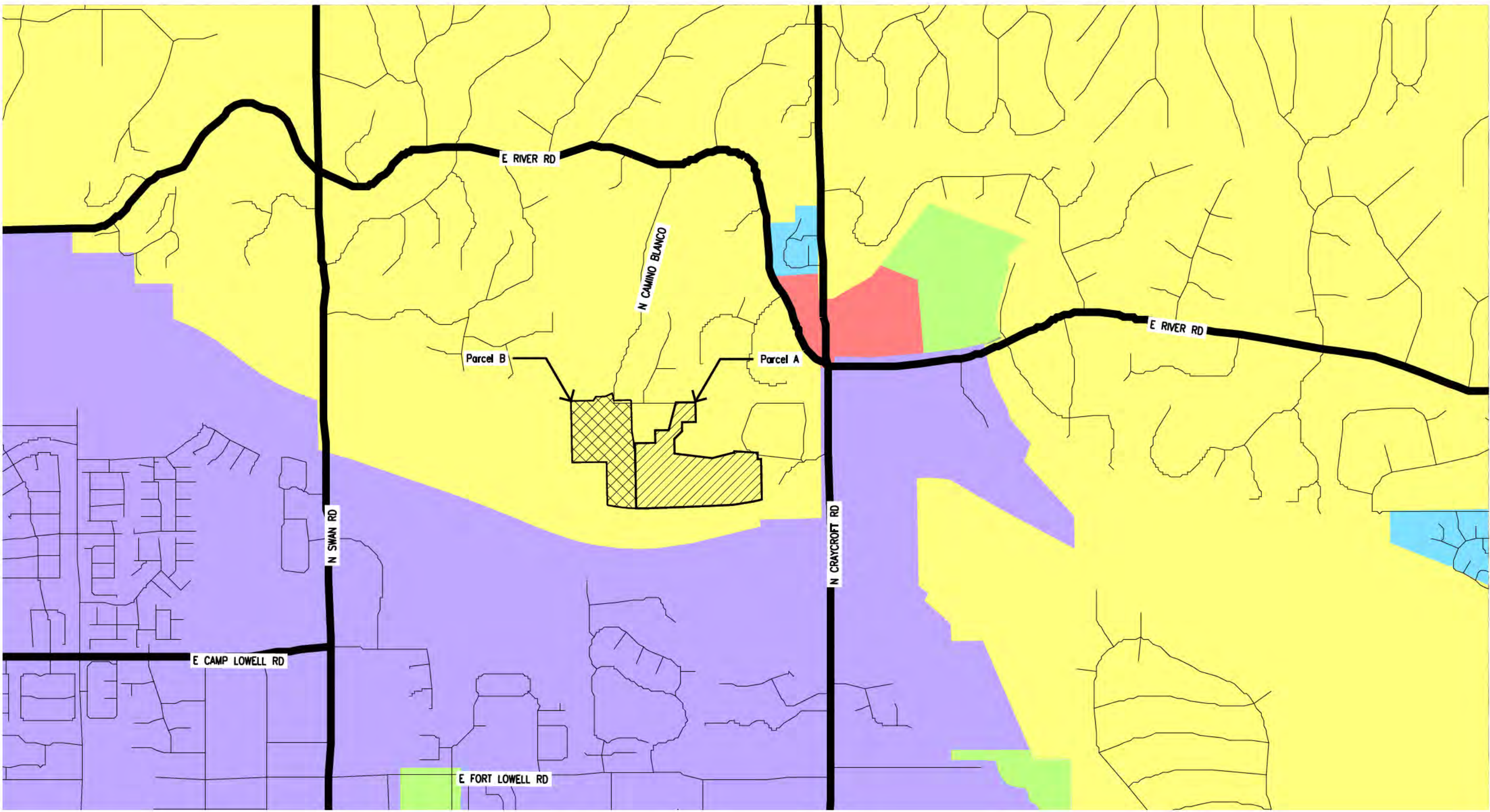


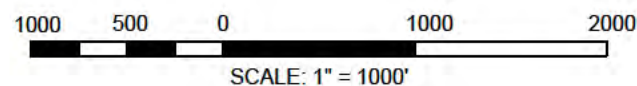
EXHIBIT IV.A.4.B:
PARCEL B EXISTING EASEMENTS





LAND USE INTENSITY

- CAC: COMMUNITY ACTIVITY CENTER
- HIU: HIGH INTENSITY URBAN
- MIU: MEDIUM INTENSITY URBAN
- LIU-1.2: LOW INTENSITY URBAN
- CITY OF TUCSON



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B. Topography & Grading

1. Parcel A

a. *Topographic Characteristics*

Parcel A slopes consistently from north to south with an elevation differential of approximately 45 feet from E. River House Road at its northern boundary down to the Rillito River Trail at the southern Property boundary and an elevation differential of approximately 10 feet from the northern limits of disturbance to the Rillito River Trail at the southern boundary. The existing topography allows surface flow in a southwesterly direction, and stormwater exits Parcel B at a low point along the western boundary. The northern, undisturbed portion of Parcel A, which is subject to the County's HDZ, includes rock outcrops and talus slopes and will remain undisturbed and in its natural state. The existing concentration point from the above-mentioned disturbed area will provide the proper mitigation to maintain the existing drainage pattern. In general, slopes range from 1%-5% on the disturbed portion of Parcel A. (See *Exhibit IV.B.1: Parcel A Existing Topography.*)

b. *Average Cross Slope*

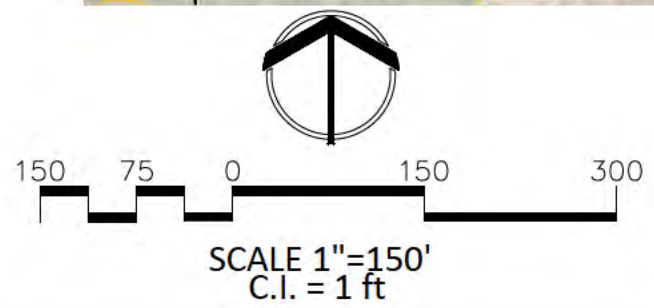
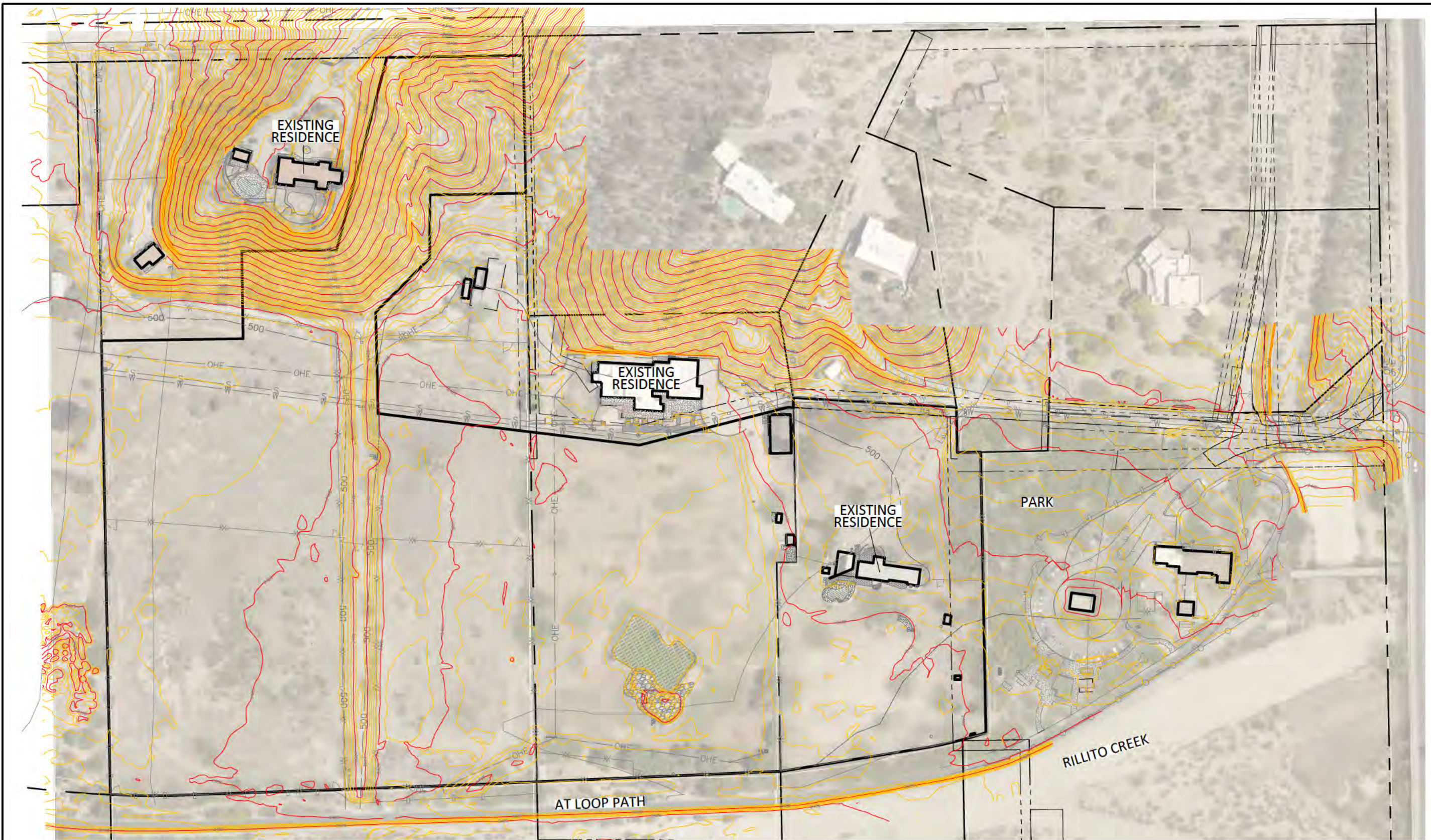
$$\text{ACS} = \frac{I \times L \times 0.0023}{\text{Acres}}$$

Interval (I) = 1 feet

Total length of contours (L) = 59,506 lf

Area (A) = 20.8 acres (906,816 sf)

$$\text{ACS} = \frac{1 \times 59,506 \times 0.0023}{20.8 \text{ acres}} = 6.58\%$$



LEGEND

- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- BUILDING OUTLINE

EXHIBIT IV.B.1:
PARCEL A EXISTING TOPOGRAPHY

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2. Parcel B

a. *Topographic Characteristics*

Parcel B slopes consistently from north to south and southwest with an elevation differential of approximately 52 feet from E. River House Road at its northern boundary down to the Rillito River Trail at the southern boundary. The existing topography directs surface flow to the southern boundary, where it is released into the Rillito River. In general, slopes range from 1%-5% on the disturbed portion of Parcel B. (See *Exhibit IV.B.2: Parcel B Existing Topography.*)

b. *Average Cross Slope*

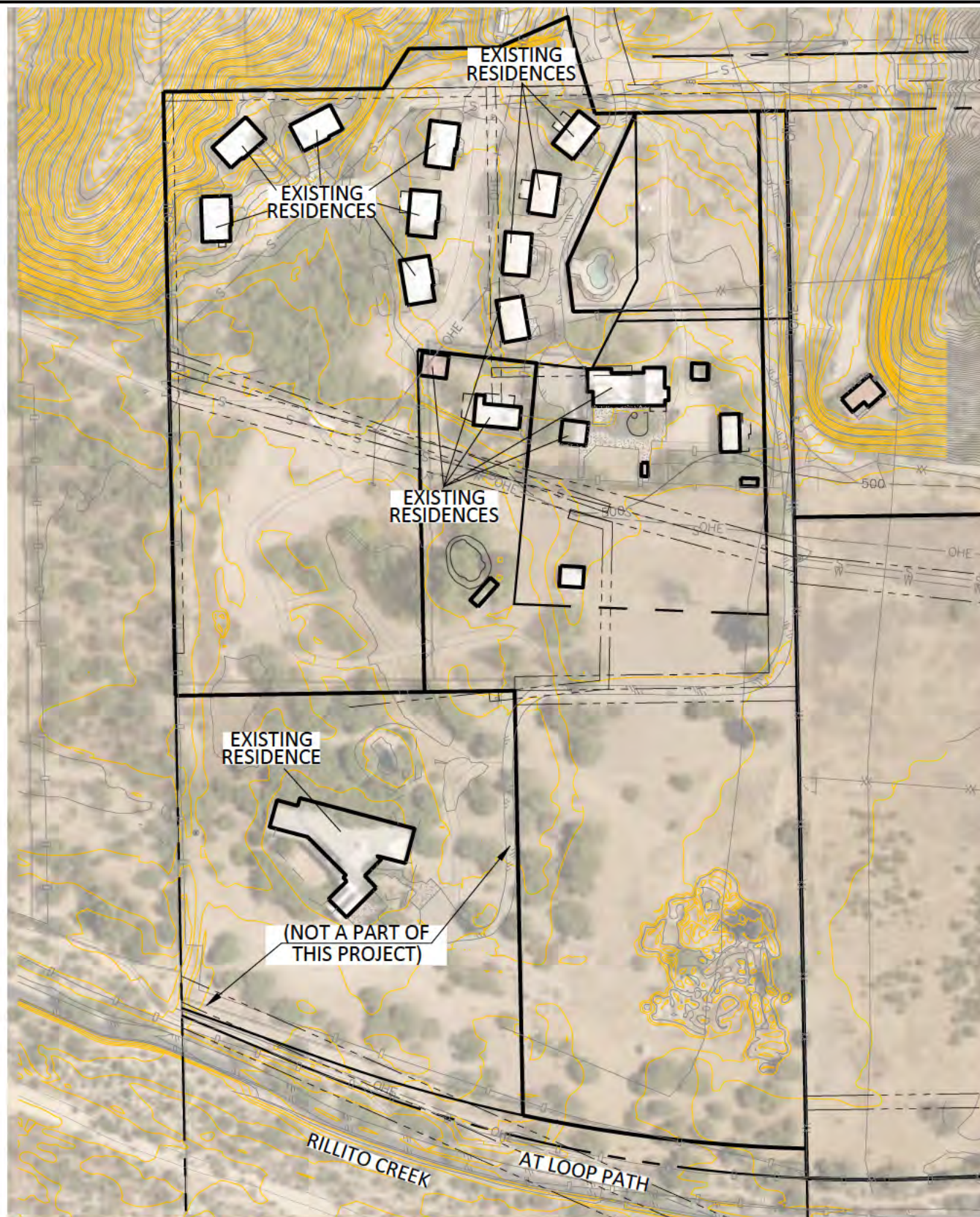
$$\text{ACS} = \frac{I \times L \times 0.0023}{\text{Acres}}$$

Interval (I) = 1 foot




Total length of contours (L) = 32,526 lf

Area (A) = 13.2 acres (576,604 sf)

$$\text{ACS} = \frac{1 \times 59,506 \times 0.0023}{13.2 \text{ acres}} = 5.67\%$$



LEGEND

-  MAJOR CONTOUR (5' INTERVAL)
-  MINOR CONTOUR (1' INTERVAL)
-  BUILDING OUTLINE

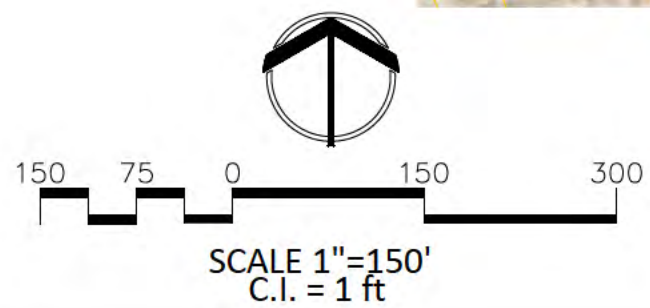


EXHIBIT IV.B.2:
PARCEL B EXISTING TOPOGRAPHY



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C. Hydrology

1. Offsite Watersheds

a. Parcel A

Based on site investigation, recent topographical survey information and field verification, it has been determined there are 7 offsite watersheds affecting Parcel A. All offsite watersheds flow onto Parcel A from the north foothills and combine with onsite flow following existing drainage patterns.

The first watershed, denoted as OFF1 on *Exhibit IV.C.1.a: Parcel A Offsite Watersheds*, is the largest at 19 acres in size generating up to 68cfs during a 100-year storm event. This flow enters watershed E2 as concentrated flow where it immediately spreads out as it flows south into the cleared open field. This stormwater combines with onsite runoff and flows southward and exits the Property at the southwest corner of E2. (See also *Exhibit IV.C.2.a.*)

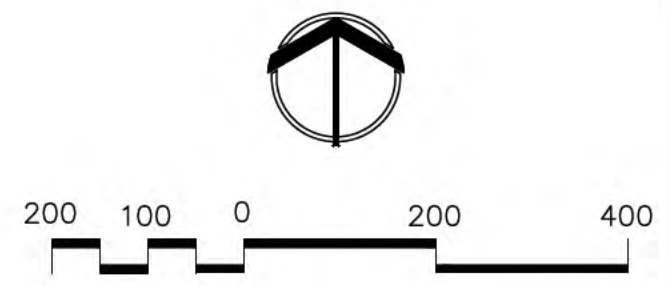
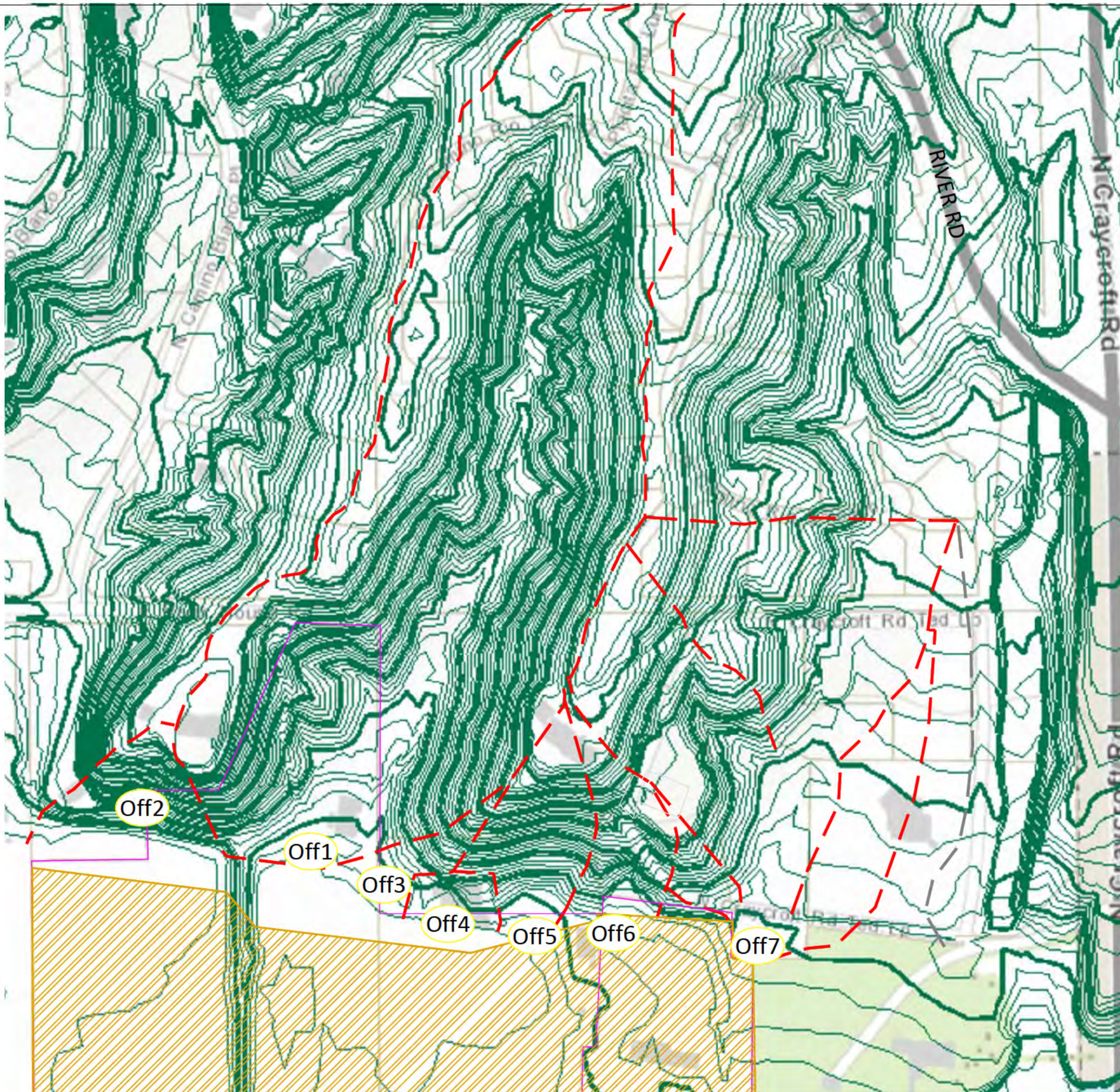
The second watershed, OFF2, is 2.5 acres in size emanating from the hillside just north of onsite watershed E1. This runoff arrives along the northern boundary as shallow sheet flow at high velocity from the foothills where it combines with onsite stormwater slowing to a slow, shallow flow across the field and eventually exiting the Property as wide, shallow flow to the west.

The third offsite watershed, OFF3, is 1.4 acres in size generating up to 7.1cfs that arrives at the northern Property boundary from the slopes of the foothills and combines with onsite flow in watershed E2 where it migrates south and exits the Property at the southwest corner of the Property.

Offsite watershed OFF4 consists of the existing residential structure and its courtyard. This area is 0.7 acres in size generating 6cfs during a 100-year event and flowing south into onsite watershed E2.





The fifth (OFF5) and sixth (OFF6) offsite watersheds are 1.7 and 1.2 acres in size generating 10cfs and 6cfs, respectively, emanating from the hillside north of onsite watershed E2. This runoff combines with onsite flows traveling westward then south where it exits the Property at the southwest corner of watershed E2.

The 7th offsite watershed, OFF7, is 8.8 acres in size generating up to 41.7cfs for a 100-year event. This stormwater arrives onsite from the northeast corner of the Property and flows southward, then west toward the existing berm that re-directs the flow southward. Combined with onsite flow, all stormwater exits the Property at the southwest corner of onsite watershed E2.



SCALE 1"=200'
C.I. = 2 ft

LEGEND

-  OFFSITE WATERSHED BOUNDARY
-  PARCEL BOUNDARY
-  PROJECT AREA
-  WATERSHED DESIGNATOR

Watershed ID	Drainage Area (acres)	Q100 (cfs)
OFF1	19.0	68
OFF2	2.5	12.3
OFF3	1.4	7.1
OFF4	0.7	5.8
OFF5	1.7	10
OFF6	1.2	6.0
OFF7	8.8	41.7
Total		132

EXHIBIT IV.C.1a
PARCEL A OFFSITE WATERSHEDS



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b. *Parcel B*

Based on site investigation, recent topographical survey information and field verification, it has been determined that there are 3 offsite watersheds. All offsite watersheds flow onto Parcel B from the north foothills and combine with onsite flow.

The first offsite watershed, denoted as E5.5 on *Exhibit IV.C.1.b: Offsite Watersheds*, is the largest at 71 acres in size, generating up to 242cfs during a 100-year event. Stormwater flows south through the watercourse where it narrows as it crosses Camino Blanco Road at the River House Road intersection. Flowing west, it is contained within the banks as the watercourse turns south. Upon approaching a culvert within watershed E5.3, flow breaks out along the left bank. Stormwater stays contained within the wash and dirt road as it flows south and then west as it exits Parcel B midpoint along the western boundary.

The second offsite flow is combined with watershed E 5.3. This area is 11.4 acres in size generating up to 39.6cfs during a 100-year event. This runoff flows off the foothills and into the watercourse as it flows through Parcel B and exits along the western boundary.

The third offsite watershed (E5.7) flows from the hillside adjacent to watershed D5.1. Stormwater runoff of 14cfs arrives from 2 acres of hillside from the east. It combines with onsite flow from D5.1 flowing southward then eastward as shallow sheet flow across Parcel B ultimately exiting along the western boundary.

Combined with onsite flow, all stormwater exits Parcel B at a low point along the western boundary.

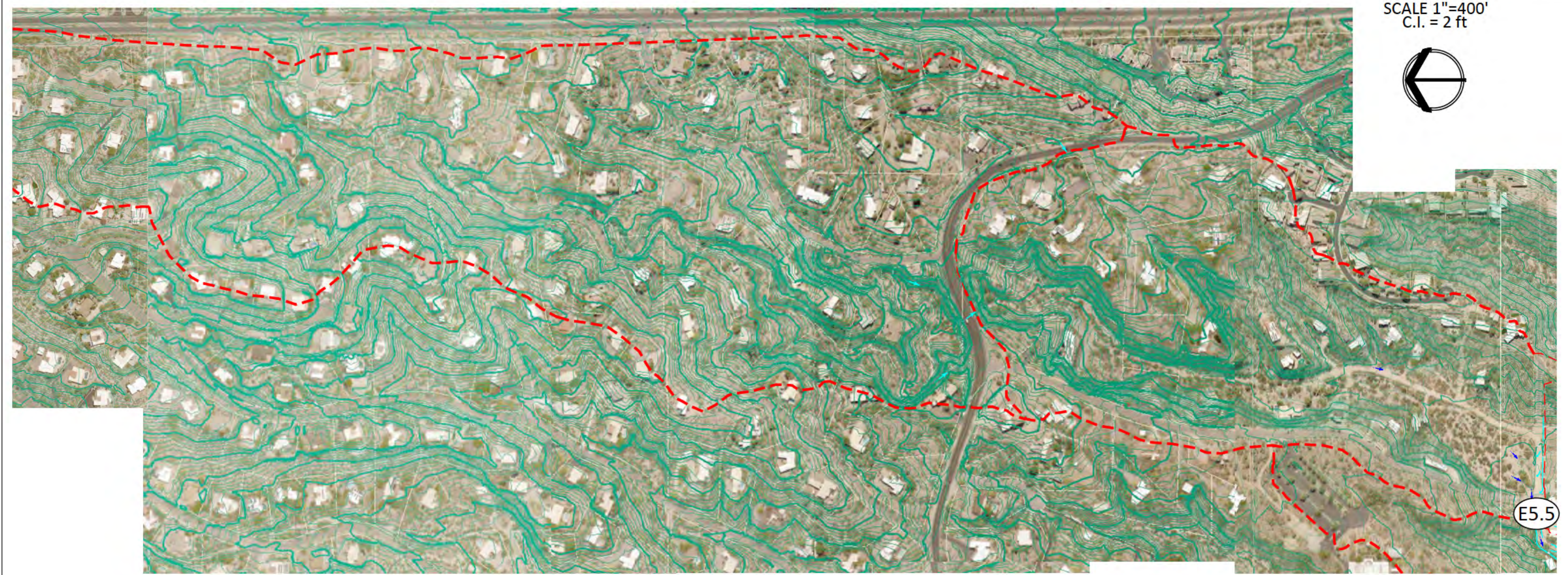
2. Onsite Hydrology

a. *Parcel A*

Parcel A is approximately 20.82 acres in size and lies within a suburban residential area of foothills in the northern portion of the Property that then flattens out to a valley typical of riverine floodplain fringe. The flat area, for the most part, has been cleared of vegetation and consists of desert grasses and urban lawns. Along the south perimeter of Parcel A, there are mature mesquite trees, densely vegetated and immediately adjacent to the Rillito River. Soils within Parcel A are classified by the United States Soil Conservation Service ("SCS") as 47% "A" and 53% "C" in the foothills and 44% "A" and 56% "B" in the valley.



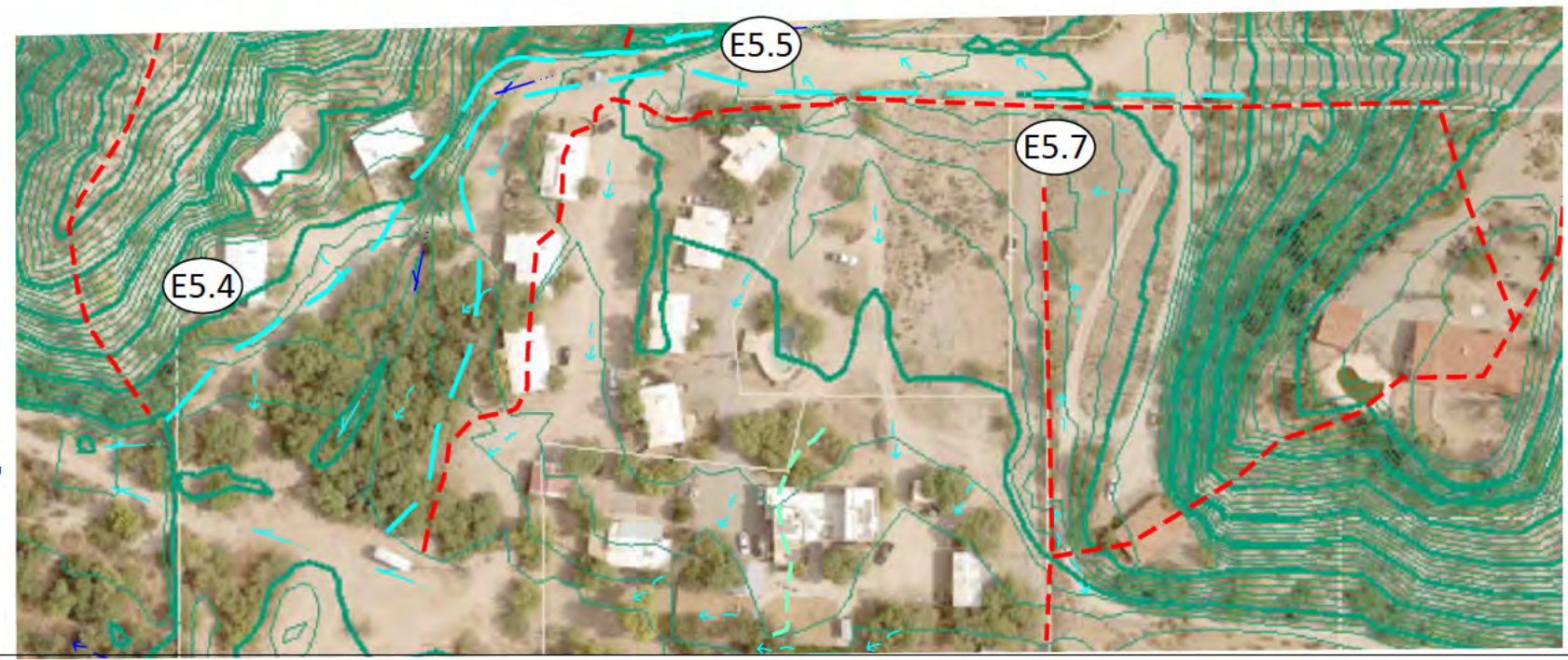
SCALE 1"=400'
C.I. = 2 ft



LEGEND

- REGULATORY 100-YEAR FLOOD LIMITS
- WATERSHED BOUNDARY
- FLOW DIRECTION
- CONCENTRATED FLOW DIRECTION
- WATERSHED DESIGNATOR

Offsite Watersheds		
CP	Area	Q100
E5.4	11.4	39.6
E5.5	71.0	242
E5.7	2.0	8.8



SCALE 1"=120'

EXHIBIT IV.C.1.b
PARCEL B OFFSITE WATERSHEDS

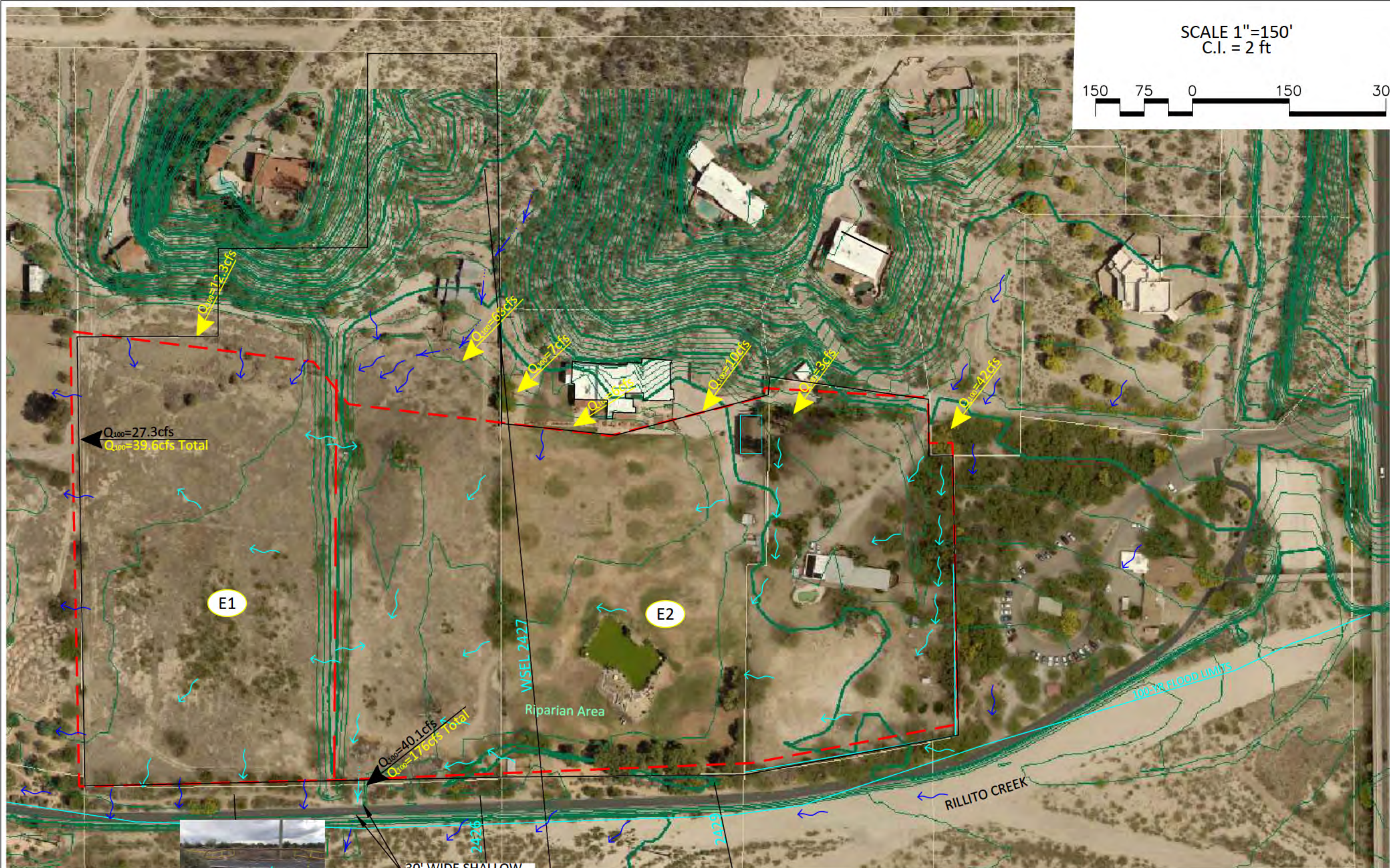


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The onsite drainage was divided into two watersheds: the portion that will change due to the development, 18.23 acres, and the remaining 2.59 acres of the 20.82 total acres. The first watershed, denoted as E1 on *Exhibit IV.C.2.a*, is 6.1 acres in size, is rectangular in shape with the potential to generate up to 27.3cfs during a 100-year event. Parcel A is flat with a slope of less than 0.4 percent that descends from the east to the west. The entire area has been cleared for decades with trees along the southern perimeter and a few scattered trees along the western boundary. There is a berm along the eastern boundary and slightly higher elevation on the north, south and western boundary creating a pond-like area during major storm events. When stormwater reaches a depth that exceeds the raised perimeter boundary, stormwater flows as shallow sheet flow to the west onto Parcel B. This watershed also receives offsite runoff from the northern foothills. The offsite flow combines with onsite, spreading out as wide shallow flow migrating to the west. All stormwater from this watershed continues west downstream of the Property until it reaches a cross-drainage outlet that allows it to flow south into the Rillito River approximately 1 mile west of the Property.

Watershed E2 is 12.1 acres in size with the potential to generate up to 40.1cfs for a 100-year storm event. This area consists of the lower portions of Parcel A that is relatively flat and has been cleared for decades. Runoff flows from the east where there is dense vegetation in a westward direction as shallow sheet flow. This area has slightly raised boundaries that create a pond within the area until water reaches a depth where it will migrate west. The eastern one-third has an existing structure and is surrounded by dense vegetation, mainly mesquite trees. The remaining two-thirds is mostly urban lawn with trees along the south and west perimeters. There is a berm along the western boundary that causes the stormwater to be impounded and re-directed southward toward the Rillito River. Outflow from Parcel A occurs at its southwest corner within a shallow swale that conveys most of the stormwater through a scupper across the Loop river path and into the Rillito River. (Existing conditions are depicted in *Exhibit IV.C.2.a: Parcel A Onsite Drainage Conditions*.)

SCALE 1"=150'
C.I. = 2 ft



30' WIDE SHALLOW CHANNEL & SCUPPER

LEGEND

- $Q_{100}=1cfs$ Total w/Offsite CONCENTRATION POINT
- WATERSHED BOUNDARY
- PARCEL BOUNDARY
- FLOW DIRECTION
- WATERSHED DESIGNATOR
- FEMA CROSS-SECTION ID

EXHIBIT IV.C.2.o

PARCEL A ONSITE DRAINAGE CONDITIONS
for ENDEAVOUR SPIRITED LIVING



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b. *Parcel B*

Parcel B is approximately 13.3 acres in size and lies within a suburban residential area at the base of foothills that flattens out to a valley typical of riverine floodplain fringe. Vegetation is dense with mature mesquite trees with most of the underbrush cleared and some bare areas where vegetation has been removed completely. Soils within Parcel B are classified by SCS as A and B soils.

The onsite drainage was divided into five watersheds. The first watershed, denoted as E5.1 on *Exhibit IV.C.2.b*, is 3.9 acres in size with the potential to generate up to 16.3cfs during a 100-year event. Parcel B descends from north to south with a slope that varies from 6% at the northern portion to 0.3% at the south. Vegetation is sparse on the northern end with mature, dense vegetation to the south. When stormwater reaches the southern end of the watershed, it slowly migrates west combining with E5.2, E5.3 and E5.4 prior to exiting Parcel B along the western property boundary.

Watershed E5.2 is 0.8 acres in size that generates up to 4.8cfs during a 100-year event. This area has four houses on it where half of the rooftop runoff flows through Parcel B following a dirt road southward. At the southern boundary, stormwater runoff slows as the topography flattens out and flows westward.

Watershed E5.3 is much like the 5.1 and 5.2 in that it slopes from north to south following a dirt road. This area consists of 4 houses where half of the rooftop runoff on each house flows drains to the dirt road. Topography averages 2% where it is slightly steeper at the northern end and flattening at the southern end of the watershed. As with the previous watersheds, stormwater combines (as outlined above) as it migrates west.

Watershed E5.4 is 11.4 acres in size that consists of 3 houses at the base of the foothills, three houses that has half of the rooftop runoff contributing and an offsite watercourse that flows through Parcel B. The watercourse contains runoff as it enters this watershed until it reaches the culverts where breakout stormwater flows around the culvert and continues southward. Up to 39.4cfs contributes to the runoff and flows within the watercourse southward. Topography is flat and the flow widespread through dense vegetation. The watercourse then changes direction as it reaches the low point on the southern end and exits Parcel B along the western boundary. Aggradation is prevalent in this area demonstrating that the velocity within the watercourse decreases as it widens and flows through the remnants of a mesquite bosque.

Watershed E5.6 is within a valley that is flat with less than 0.2% slope with rills and valleys throughout. Stormwater runoff migrates in multiple directions until it reaches the western side of Parcel B where the topography is continuous sloping to the west. There are multiple sump areas where stormwater accumulates. This area was historically part of the Rillito River floodway and fringe. The majority of the vegetation has been removed with dense mature native trees in

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low points and a pond that is centered within the watershed. Although runoff has been calculated to be 11.7cfs for the 100-year event, this is a conservative estimate, as the actual runoff rate may be much less due to the flat topography, multiple sump areas and the meandering multi-direction of flow.

3. Existing Drainage Conditions & Infrastructure

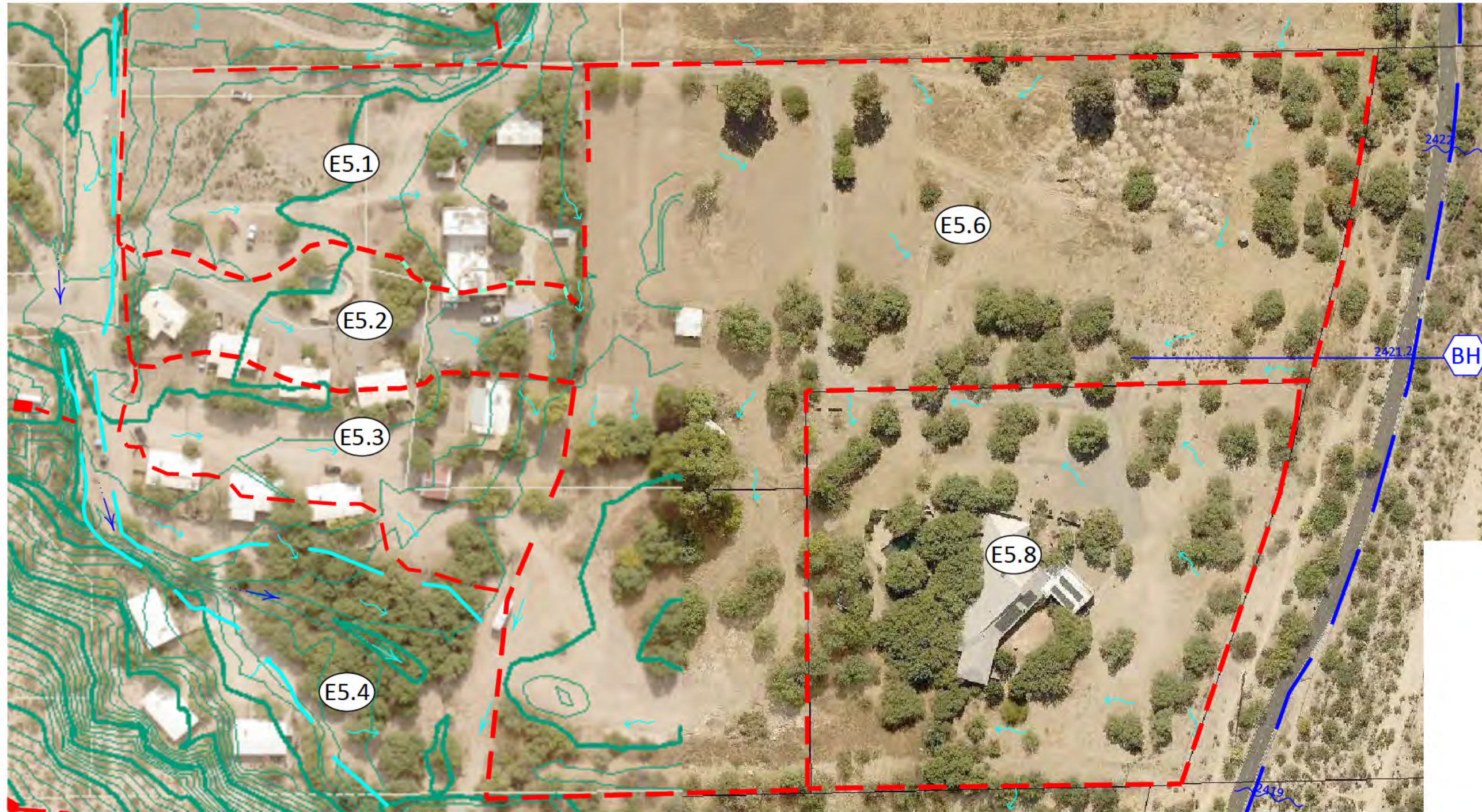
a. *Parcel A*

A man-made berm divides onsite watersheds E1 and E2. This berm has been in place for decades. It is believed to be constructed to direct stormwater runoff from the largest offsite watershed south to the Rillito River rather than westward.






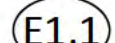
There are seven offsite watersheds that arrive onsite from the northern foothills. The 100-year peak discharge at each offsite concentration point ranges from 3cfs to 68cfs. (See *Exhibit IV.C.1.a: Parcel A Offsite Watersheds.*)

Parcel A is adjacent to a regional watercourse, the Rillito River. The Rillito River is armored with soil-cement bank stabilization; therefore, the erosion hazard setback is at the top of bank. Parcel A is located within an undesignated basin and is greater than one acre in size; therefore, it will be subject to detention requirements to mitigate the increase in runoff caused by the development to less than or equal to existing conditions runoff.

Peak discharge rates were calculated using the Pima County Regional Flood Control Districts PC-Hydro Methodology. The peak flow rate is proportional to the rainfall depth average over the time of concentration, and infiltration is a function of the soil group types (A, B, C and D) with watersheds less-than one square mile.



LEGEND

-  100-YR FLOOD LIMITS
-  FEMA 100-YR FLOOD LIMITS
-  WATSHED BOUNDARY
-  FLOW DIRECTION
-  ROOF/CONCENTRATED FLOW DIRECTION
-  WATSHED DESIGNATOR

Area	Drainage Area (acres)	Q ₁₀₀ Developed (cfs)
5.1	3.9	16.3
5.2	0.9	4.8
5.3	1.1	6.0
5.4	11.4	39.6
5.6	7.0	11.7
5.8	3.3	13.8

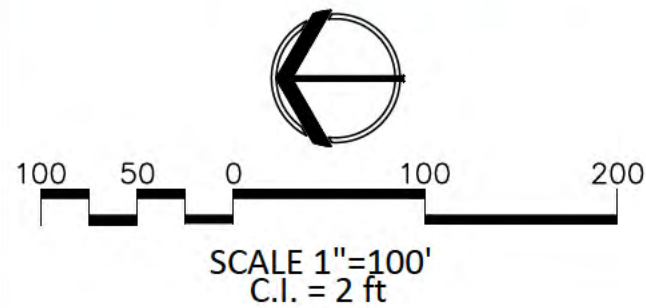


EXHIBIT IV.C.2.b
 PARCEL B ONSITE DRAINAGE
 CONDITIONS FOR
 ENDEAVOR SPIRITED LIVING



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b. Parcel B

There are three offsite watersheds that arrive onsite from the northern foothills. The 100-year peak discharge at each offsite concentration point ranges from 9cfs to 242cfs. (See *Exhibit IV.C.1.b: Parcel B Offsite Watersheds*).

Parcel B is adjacent to a regional watercourse, the Rillito Creek. The Rillito Creek is armored with soil-cement bank stabilization; therefore, the erosion hazard setback is at the top of bank. Parcel B is located within an undesignated basin, is greater than one acre in size, and therefore, it will be subject to detention requirements to reduce the increase in runoff due to the development. (See *Exhibit IV.C.2.b: Parcel B Onsite Drainage Conditions*.)

Peak discharge rates were calculated using Pima County Regional Flood Control Districts PC-Hydro Methodology that only applies to the arid southwest taking into account slope, vegetation cover and impervious surfaces. The peak flow rate is proportional to the rainfall depth average over the time of concentration, infiltration is a function of the soil group types (A, B, C and D) with watersheds less-than one square mile.

4. Floodplain

a. Parcel A

According to the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”) Panel No. 04019C1694L, dated June 16, 2011, Parcel A is located in a shaded Zone X, which is an area determined to be inside the 500-year floodplain. There is an SFHA at the southeast corner of the Property that is an AE Zone with established water-surface elevations (“WSEL”) from the Rillito Creek. Any structures within this zone shall have the finished floor elevation (“FFE”) 1.5 feet above the published WSEL.

The Rillito Creek may require remapping the FIRM to update the hydraulic conditions due to changes the Project may create.

b. Parcel B

According to FEMA FIRM Panel No. 04019C1694L, dated June 16, 2011, Parcel B is located in a shaded Zone X, which is an area determined to be inside the 500-year floodplain and depths of flow less than 1 foot depth for the 1% annual chance flood.

The Rillito Creek is currently under required remapping the FIRM to update the hydraulic conditions due to changes the Property may create.

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D. Biological Impact Report

This Biological Impact Report (“BIR”) has been prepared for inclusion in the Site Analysis Report as part of a Specific Plan application for the Property. The Property contains two parcels, Parcel A (or “Endeavour”) and Parcel B, which is owned separately from Parcel A. This BIR will present responses, as they pertain to the Property, to all questions set forth in the County’s BIR Guidelines, March 2010. The responses to the specific questions for the BIR apply to both Parcel A and Parcel B.

1. Landscape Resources

Identify whether the proposed site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System Category including Important Riparian Areas and Special Species Management Areas.

This Property occurs partially within Important Riparian Area and Biological Core Management Area. The area mapped Biological Core Management area was heavily disturbed prior to the adoption of the CLS in 2001. Areas mapped IRA contain some vegetative resources, but also had significant disturbance prior to 2001.

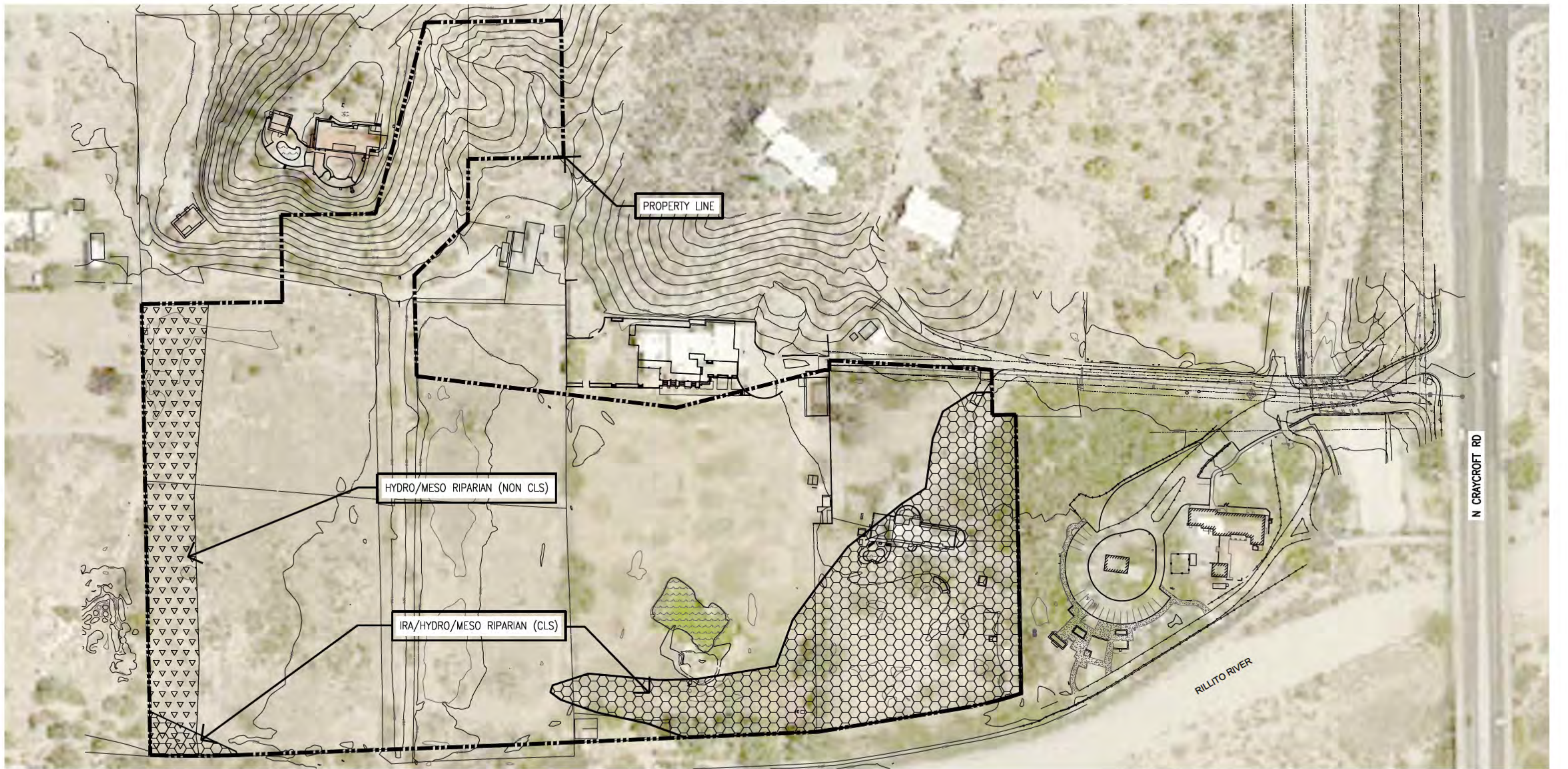
Exhibits IV.D.1.a & b show the mapped location of the IRA included in the CLS. The Exhibits also show an area mapped as Hydro/Meso Riparian along Parcel A’s western boundary and Parcel B’s eastern boundary. This area was not included in the CLS, and while mapped Hydro/Meso Riparian, it does not contain any vegetative resources and does not convey any significant drainage.

Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages.



This Property does not occur within the vicinity of any of the six general areas identified in the CLS as Critical Landscape Linkages.

If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County’s potential acquisition of the property.

This Property is not included as a priority acquisition for either Habitat Protection or Community Open Space.



LEGEND

-  IRA/HYDRO/MESO RIPARIAN AREA (CLS)
-  HYDRO/MESO RIPARIAN AREA (NON CLS)

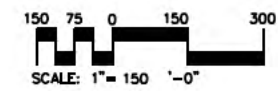
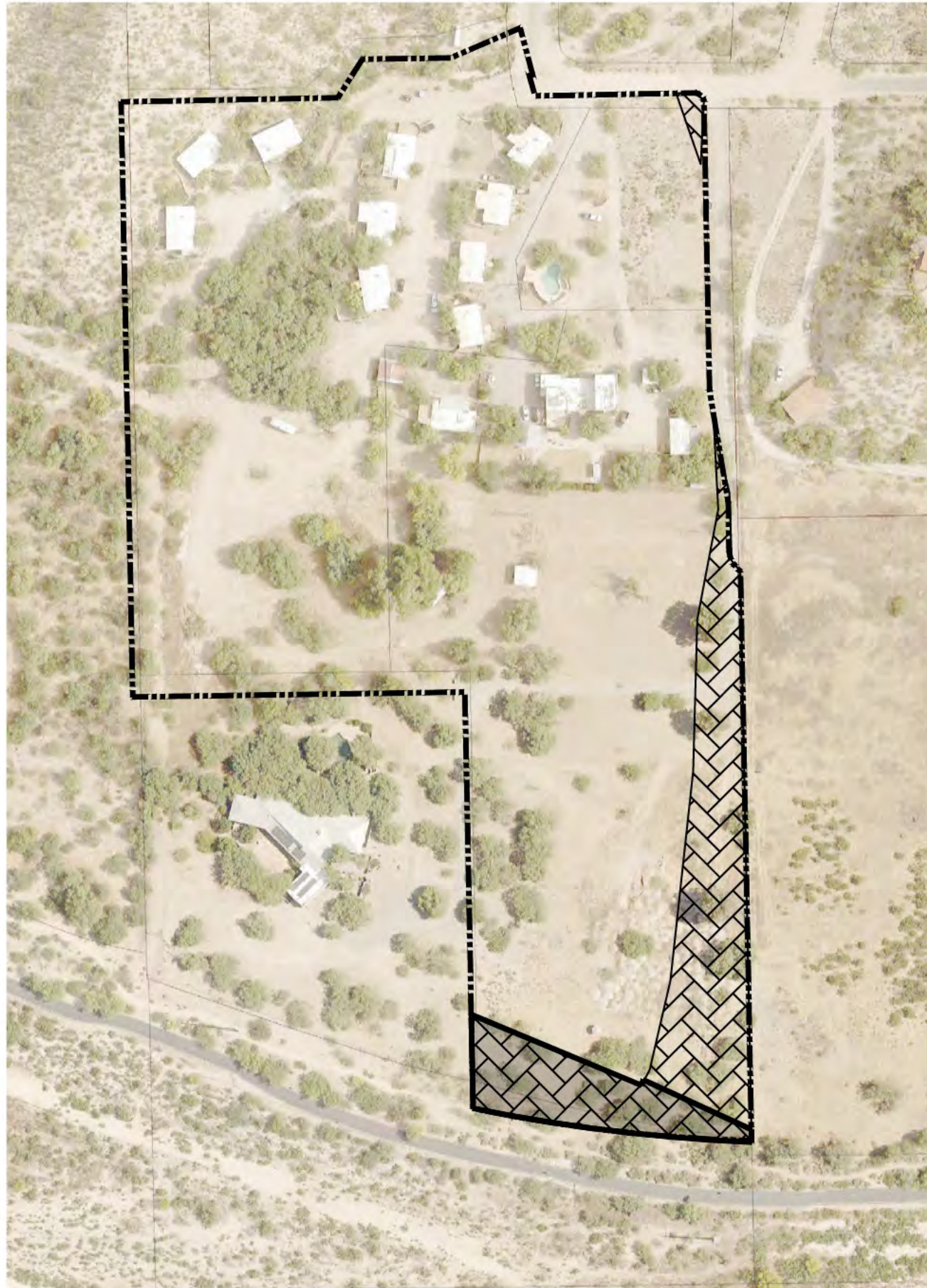




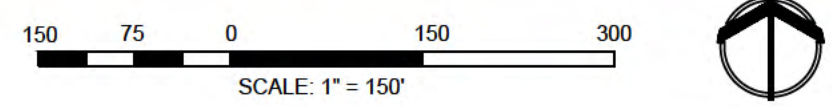
EXHIBIT IV.D.1.a

PARCEL A CLS & REGULATED RIPARIAN HABITAT


CATALINA Foothills
Spirited Living



LEGEND		
	TOTAL IRA AREA ON-SITE:	0.40 ACRES
	MAPPED HYDRO/MESO RIPARIAN AREA ON-SITE:	1.46 ACRES



ENDEAVOUR Spirited Living Specific Plan

2. Species-Specific Information

Cactus Ferruginous Pygmy-owl

Does the proposed project site occur within Survey Zone 1 for the cactus ferruginous pygmy-owl?

No.

Has the proposed project site been surveyed for pygmy-owls? If yes, disclose the dates when surveys were done and provide a summary of the results. If no, are surveys planned in the future?

No. The Property has not been surveyed for pygmy-owls; there are no surveys planned in the future.

Western Burrowing Owl

Does the proposed project site occur within the Priority Conservation Area for the Western Burrowing Owl?

No.

Has the proposed project site been surveyed for burrowing owls? If yes, disclose the dates when surveys were done and provide a summary of the results. If no, are surveys planned in the future?

No. The Property has not been surveyed for Western Burrowing Owls; there are no surveys planned in the future.

Pima Pineapple Cactus

Does the proposed project site occur within the Priority Conservation Area for the Pima pineapple cactus?

No.

Have Pima pineapple cactus been found on the proposed project site?

No. No Pima pineapple cacti have been found on the Property.

Has the proposed project site been surveyed for Pima pineapple cactus? If yes, disclose the date when surveys were done and provide a summary of the results. If no, are surveys planned in the future?

No. The Property has not been surveyed for Pima pineapple cactus; no surveys are planned in the future.

ENDEAVOUR Spirited Living Specific Plan

Needle-Spined Pineapple Cactus

Does the proposed project site occur within the Priority Conservation Area for the needle-spined pineapple cactus?

No.

Have needle-spined pineapple cactus been found on the proposed project site?

No needle-spined pineapple cactus have been found on the Property.

Has the proposed project site been surveyed for needle-spined pineapple cactus? If yes, disclose the date when surveys were done and provide a summary of the results. If no, are surveys planned in the future?

No. The Property has not been surveyed for needle-spined pineapple cactus; no surveys are planned in the future.

3. Inventory of Saguaros

There are thirty-one (31) saguaros on the Property. Nineteen saguaros occur on Parcel A. They are in the area on the northern part of the Property that will remain undisturbed. There are nine (9) saguaros under 6'-0" and ten (10) saguaros over 6'-0". The locations of these saguaros are shown on *Exhibit IV.D.3.a: Parcel A Vegetative Communities*.

The remaining saguaros occur in the northwest portion of Parcel B amongst the existing residential buildings on Lot 1. There are no saguaros under 6'-0" and twelve (12) saguaros over 6'-0" on Parcel B. (See *Exhibit IV.D.3.b: Parcel B Vegetative Communities*.)

4. Vegetative Communities

As shown on *Exhibits IV.D.3a & b*, there are two native vegetative communities and one non-native, previously disturbed vegetative community on the Property.

a. Riparian Habitat

One native vegetative community is Riparian Habitat, classified as Hydro/Meso Riparian by the County. This is found in the southeast corner of the Property. The existing habitat includes some large older mesquites. This area is approximately 0.9 acres or 0.5% of the Property.

The existing habitat on Parcel B includes a mesquite bosque, as well as some large hydriparian trees such as cottonwood and hackberry. The hydriparian vegetation was associated with a previous small pond on Parcel B. The two areas encompass approximately 1.0 acres.

b. Regulated Riparian Habitat

Pima County MapGuide includes mapping for IRA and Hydro/Meso Riparian Areas on both Parcels A and B. One area is located on the boundaries of both

ENDEAVOUR Spirited Living Specific Plan

parcels, and while mapped Hydro/Meso Riparian, it does not contain any vegetative resources and does not convey any significant drainage. This area is not included in the CLS mapping.

Other regulated riparian habitat is mapped Hydro/Meso Riparian and IRA on the CLS. Much of this area has been previously disturbed.

c. Sonoran Desert Upland Habitat

The other native vegetative community is categorized as Sonoran Desert Paloverde/Saguaro upland and is approximately 2.0 acres or 11% of Parcel A and approximately 0.25 acres or 2% of Parcel B. All of this habitat type will remain undisturbed.

d. Non-Native Vegetation and Disturbed Areas

The vast majority of the Property has had previous disturbance. A significant amount of Parcel A has been a grass pasture for the past twenty-plus years. This includes the area on the west side of the Parcel A that is mapped as Hydro/Meso Riparian Habitat, although no riparian habitat exists. This previously disturbed area is approximately 17.8 acres or 88.5% of Parcel A. (See *Exhibit IV.D.3.a: Parcel A Vegetative Communities.*)

Most of Parcel B has also been disturbed for many years. There are several large non-native trees on site including Eucalyptus sp. and Pinus sp. The non-native and disturbed area for Parcel B is approximately 12 acres or 91 % of Parcel B. (See *Exhibit IV.D.3.b: Parcel B Vegetative Communities.*)

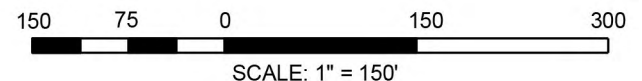
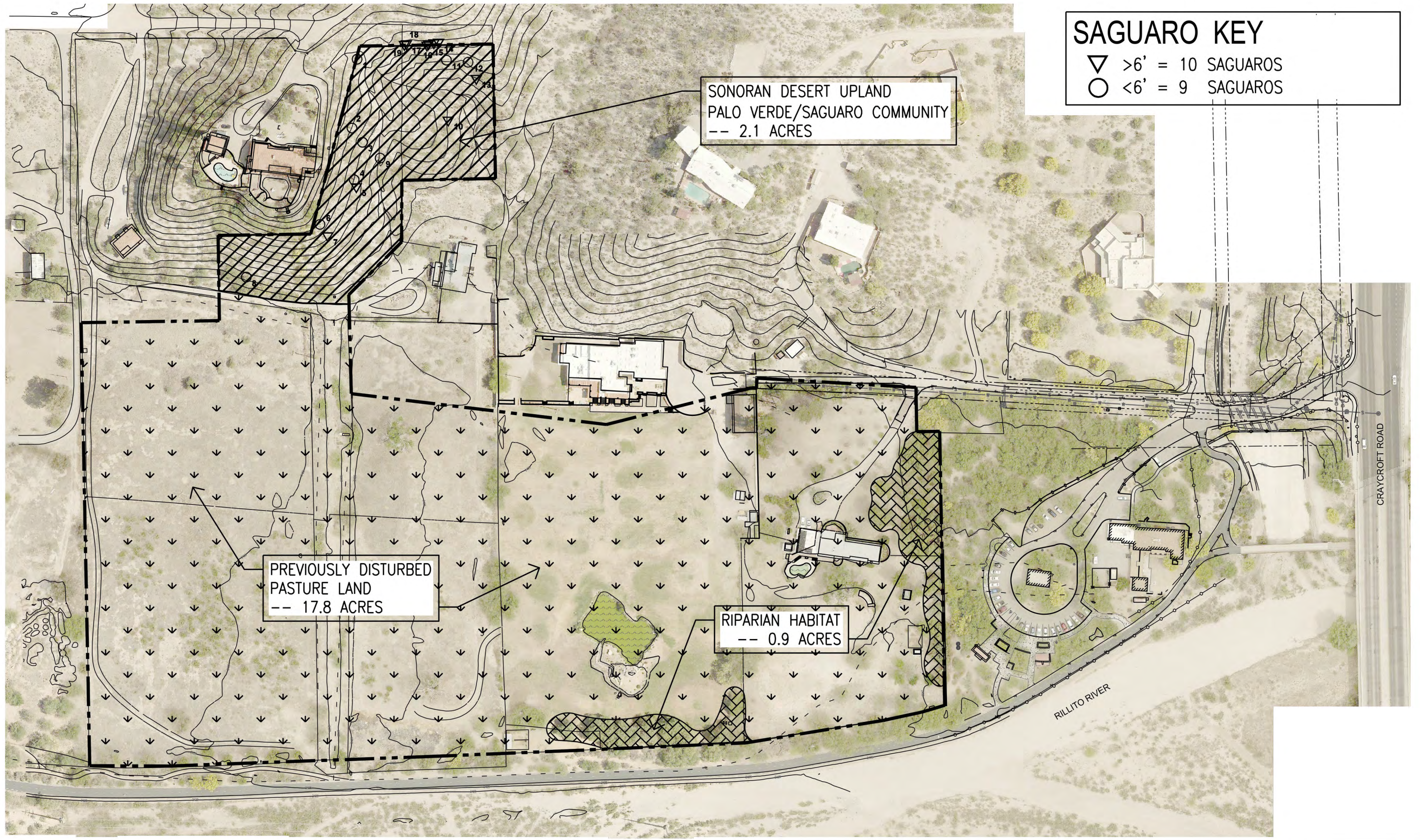
SAGUARO KEY

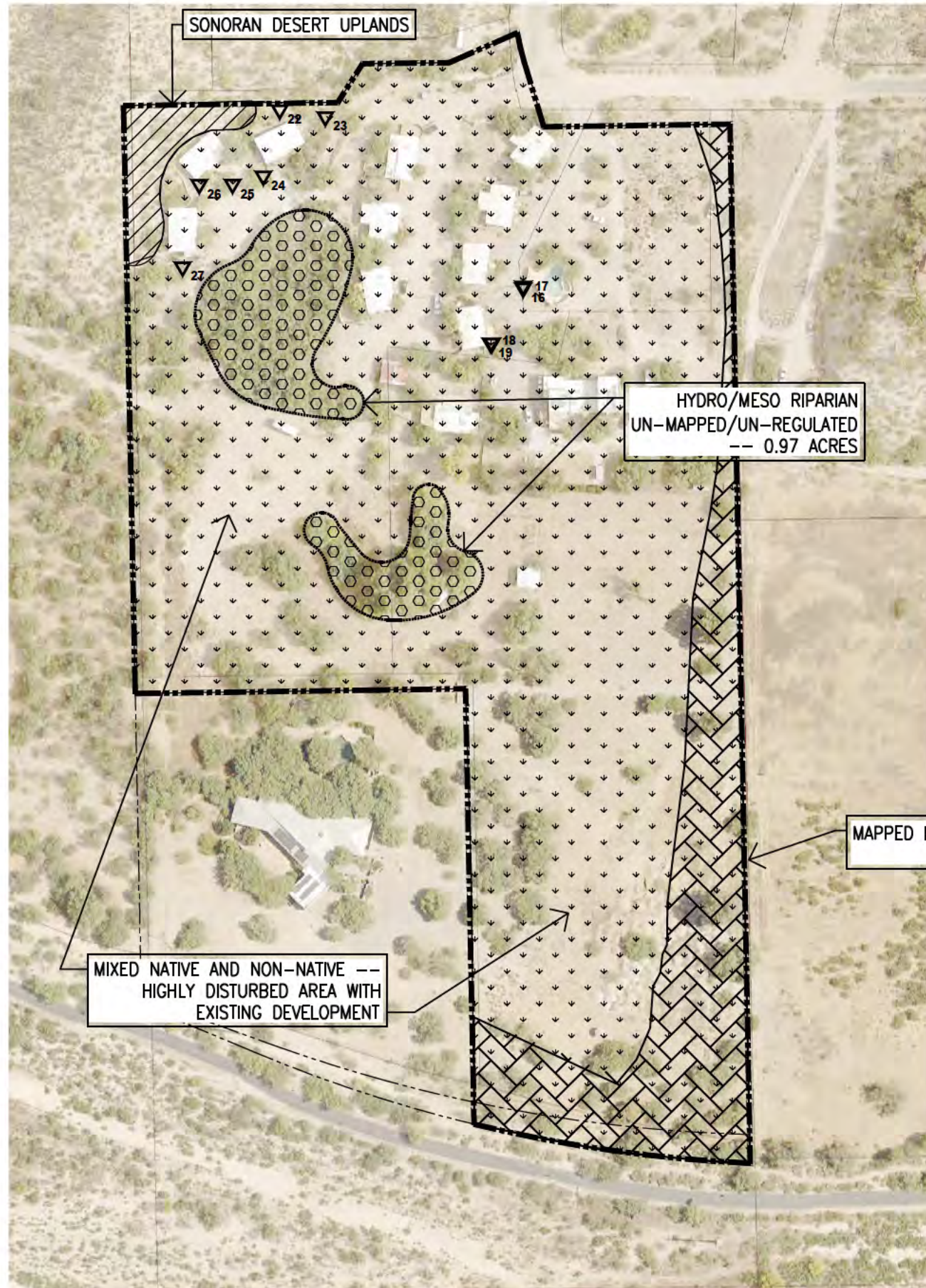
▽ >6' = 10 SAGUAROS
 ○ <6' = 9 SAGUAROS

SONORAN DESERT UPLAND
 PALO VERDE/SAGUARO COMMUNITY
 -- 2.1 ACRES

PREVIOUSLY DISTURBED
 PASTURE LAND
 -- 17.8 ACRES

RIPARIAN HABITAT
 -- 0.9 ACRES





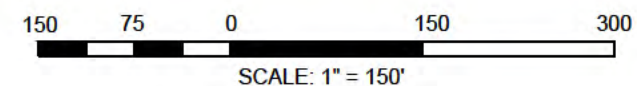
LEGEND

	HYDRO/MESO RIPARIAN UN-MAPPED/UN-REGULATED	0.97 ACRES
	MAPPED HYDRO/MESO RIPARIAN AREA	1.71 ACRES
	SONORAN DESERT UPLANDS	0.25 ACRES
	HIGHLY DISTURBED AREA	
	>6' = 12 SAGUAROS	
	<6' = 0 SAGUAROS	

HYDRO/MESO RIPARIAN
UN-MAPPED/UN-REGULATED
-- 0.97 ACRES

MAPPED HYDRO/MESO RIPARIAN
-- 1.71 ACRES

MIXED NATIVE AND NON-NATIVE --
HIGHLY DISTURBED AREA WITH
EXISTING DEVELOPMENT



ENDEAVOUR Spirited Living Specific Plan

E. Transportation

1. Roadway Inventory

This section provides a description of the major roadways within a one-mile area of the Property. *Table IV.E.1* provides a physical inventory of the study area roadways. *Exhibit IV.E.1: Existing Transportation Network* shows the roadway system within one mile of the Property.

a. *Craycroft Road*

Craycroft Road is a north/south arterial road with a five-lane cross-section near the Property. There are two travel lanes in each direction with a two-way left turn lane from approximately 270 feet north of the main Craycroft Road Project entrance to the south. North of this section, Craycroft Road has a raised median north to River Road. There is a bike lane on each side of the roadway. Curbs and sidewalk and walls exist along both sides of the road. The posted speed limit is 45 mph north of Gregory School Road and 40 mph south of Gregory School Road.

b. *River Road*

River Road is an east/west arterial road approximately 870 feet north of the Property access on Craycroft Road. It is a two-lane roadway with a posted speed limit of 35 mph. There are sidewalks, curb and gutter and bike lanes on the south side of the road near Craycroft Road.

c. *Main Access Road*

Main Access Road is a private road providing access to the Craycroft Trailhead/The Loop as well as to a number of residential lots. The Main Access Road is narrow and would need to be widened to a two-lane cross section to accommodate the access for Endeavour.

d. *Camino Blanco*

Camino Blanco is a north/south local road providing access to residential and institutional uses south of River Road. It continues from River Road south for about $\frac{3}{4}$ mile to its intersection with the unpaved River House Road. There are no curbs, sidewalks or bike routes.

e. *Swan Road*

Swan Road is a north/south arterial road with a four-lane urban cross-section about one mile west of the Property. There are two travel lanes in each direction with a raised median. There is a bike lane on each side of the roadway. Curbs and gutter exist along both sides of the road. The posted speed limit is 45 mph north and south of River Road.

ENDEAVOUR Spirited Living Specific Plan

f. Glenn Street

Glenn Street is an east/west collector road about one mile south of the Property. Glenn Street has a three-lane cross-section west of Craycroft Road and a two-lane cross-section east of Craycroft Road. There is one travel lane in each direction with a two-way left turn lane west of Craycroft Road. Approximately ½ mile west of Craycroft Road, Glenn Street transitions to a two-lane road. There is a bike lane on each side of the roadway. Curbs and gutter exist along both sides of the road. There are intermittent sidewalks on both sides of the roadway. The posted speed limit is 25 mph east and west of Craycroft Road.

Table IV.E.1: Roadway Inventory

Roadway Segment	Road Classification	Existing Rights of-Way	# Lanes	Posted Speed Limit	Bike Facilities	Pedestrian Facilities	Bus Route	Public Roadway Improvements Within Five Years	Recorded ADT	Year
Craycroft Road, North of River Road	Medium Volume Arterial (PC)	140'-210'	4	45	Bike Route with Striped Shoulder	Sidewalk, West Side	No	No	30,151	2019
Craycroft Road, North of Project Driveway	Arterial Street (COT)	150'	4	45	Bike Route with Striped Shoulder	Sidewalk	No	No	37,603	2020
Craycroft Road, South of Project Driveway	Arterial Street (COT)	135'-150'	4	40	Bike Route with Striped Shoulder	Sidewalk	No	No	37,545	2020
River Road, East of Craycroft Road	Low Volume Arterial (PC)	100'-125'	2	35	Bike Route with Striped Shoulder	Sidewalk, South Side	No	No	16,017	2019
River Road, West of Craycroft Road	Low Volume Arterial (PC)	80'-145'	2	30	Bike Route with Striped Shoulder	No	No	No	13,920	2019
Camino Blanco, South of River Road	Local Road	50'	2	25	No	No	No	No	220	2018
Swan Road, South of River	Medium Volume Arterial (PC)	135'-145'	4	45	Bike Route with Striped Shoulder	No	No	No	27,125	2019
Glenn Street, West of Craycroft	Collector Street (COT)	60'-75'	2	25	Bike Route with Striped Shoulder	Sidewalk, South Side	Sun Tran Route 34 (Craycroft/Ft. Lowell)	No	6,600	2019

Notes:

All Daily Counts from Pima Association of Governments (PAG) website or collected by Field Data Services (FDS).

Daily Count on Camino Blanco estimated from Peak Hour counts collected by Field Data Services at River Road/Camino Blanco.

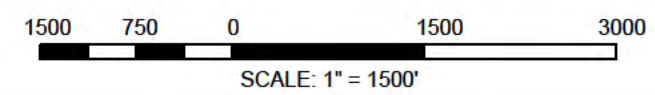
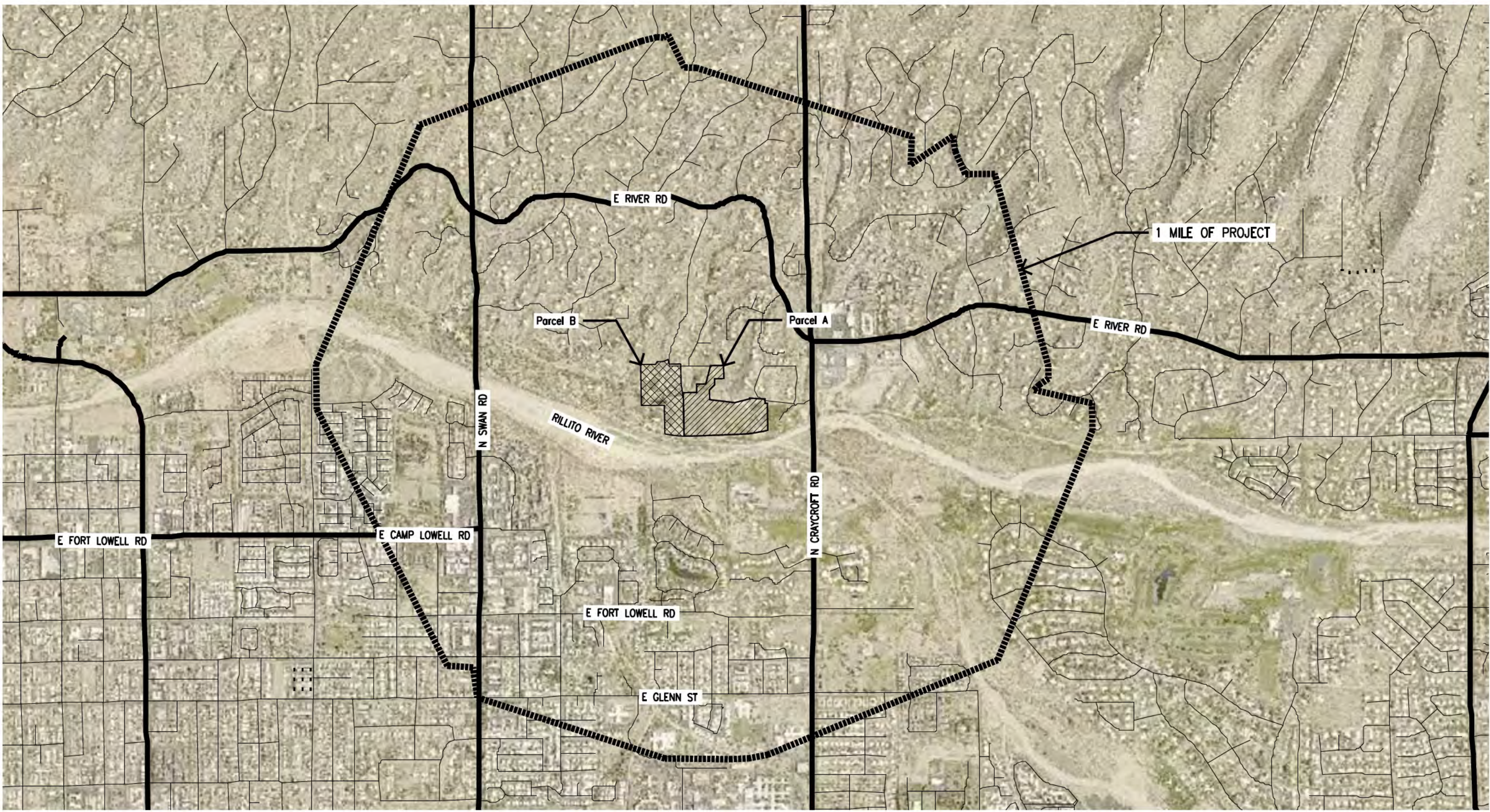


EXHIBIT IV.E.1
EXISTING TRANSPORTATION NETWORK

ENDEAVOUR Spirited Living Specific Plan

2. Distances to Existing Drives/Intersections

The distances from the Craycroft Road access to the nearest driveways and intersections are shown in *Exhibit IV.E.4* and described below.

a. North of Craycroft

- Next Driveway North (East Side of Craycroft): 260 feet
- Quick Trip Driveway (East Side): 550 feet
- River Road: 970 feet

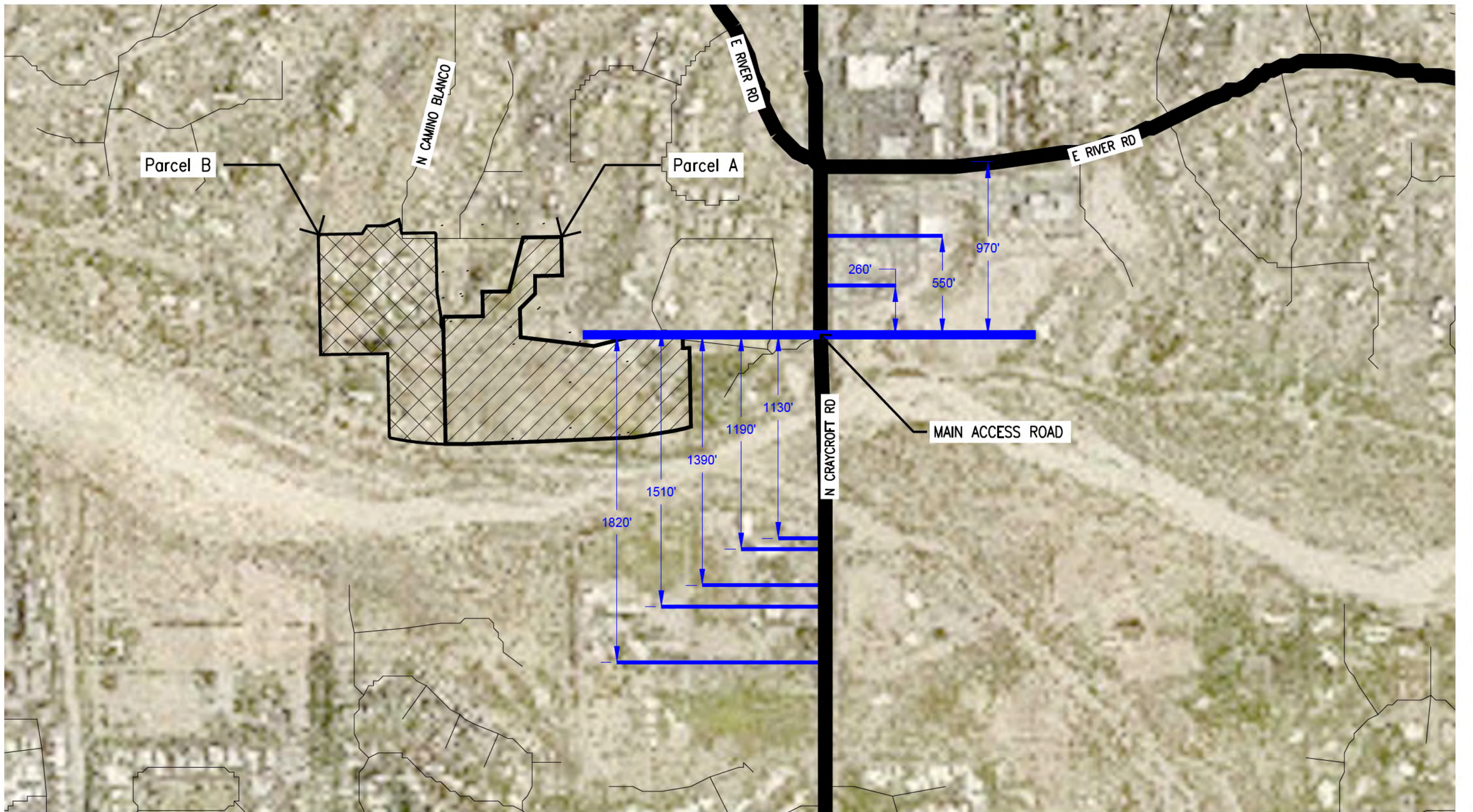
b. South of Craycroft

- South Bank Loop Access (West Side): 1,130 feet
- South Bank Loop Access (East Side): 1,190 feet
- Castlehill Country Day School, North Driveway (West Side): 1,390 feet
- Castlehill Country Day School, South Driveway (West Side): 1,510 feet
- Gregory School Entrance (West Side): 1,820 feet

3. Public Transit

There are no fixed transit routes on Craycroft Road or on River Road in the vicinity of the Property. The closest Sun Tran fixed route is Route 34 (Craycroft/Fort Lowell), which has a stop at the corner of Glenn Road/Craycroft Road, approximately 0.9 miles south of the Project Craycroft access, and Route 105X (Foothills-Downtown Express), and express route that has a stop at the corner of Swan Road/River Road, approximately 1.5 miles from the Project Craycroft access.

The Property is located within the eligibility area for the Sun Shuttle Dial-A-Ride service. This service provides reservation pickup service for disabled individuals who live within the special-needs eligibility area in Pima County.



Parcel B

N CAMINO BLANCO

Parcel A

E RIVER RD

E RIVER RD

N CRAYCROFT RD

MAIN ACCESS ROAD



SCALE: 1" = 500'



EXHIBIT IV.E.4
 EXISTING ACCESS DRIVES &
 INTERSECTIONS
ENDEAVOUR | CATALINA FoothILLS
Spurred Living

ENDEAVOUR Spirited Living Specific Plan

F. Utilities

1. Sewer

a. *Parcel A*

Sanitary sewer service for Parcel A is provided by PCRWRD via an existing 30-inch sewer main located along the northern edge of Parcel A. This sewer main was constructed in 1968 and conveys waste flows to the west within existing public sewer infrastructure running parallel with the Rillito River.

Redevelopment of Parcel A requires analysis of any impacts to the existing sewer infrastructure and could require additional structures and/or laterals within the existing alignment. The public sewer main will not be in jeopardy of any re-work due to its location along the northern boundary in parallel with Parcel A's public water infrastructure. Currently the existing public sewer has capacity available for an increase of at least 34,000 gallons-per-day of flow, based on a recent capacity request response received from PCRWRD. (See *Exhibit II.K.1.a: Parcel A Wastewater Capacity Response Letter* included in previous section.) This flow allocation was estimated based on a 21-acre mixed-use development.

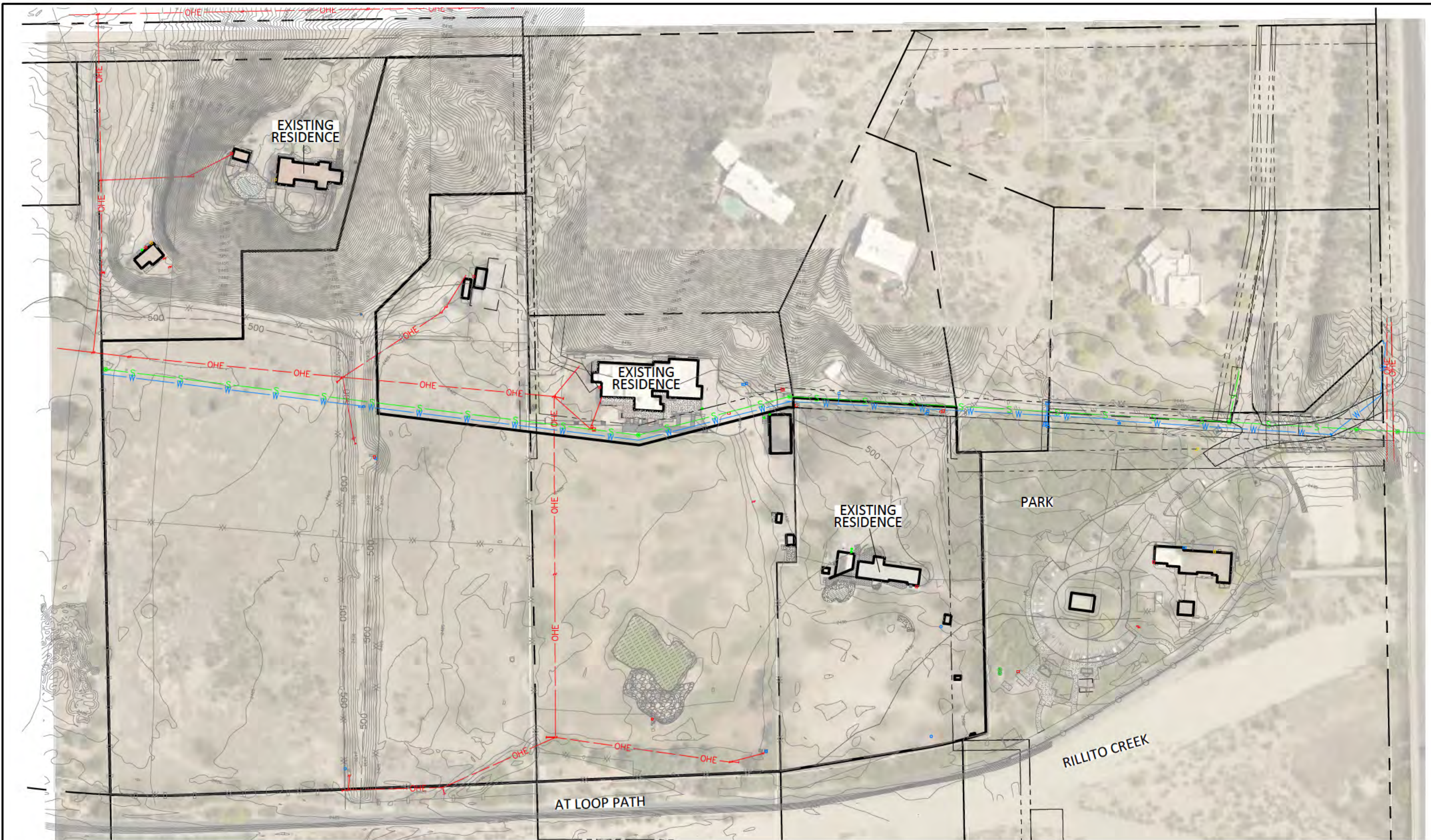
The locations of existing utilities on Parcel A are depicted on *Exhibit IV.F.1: Parcel A Existing Utilities*.

b. *Parcel B*

Sanitary sewer service for Parcel B is provided by PCRWRD via an existing 30-inch sewer main running through the middle of Parcel B and an existing 8-inch sewer main in the northwest corner of Parcel B. This sewer main was constructed in 1968 and conveys waste flows to the west within existing public sewer infrastructure running parallel with the Rillito River.

Redevelopment of Parcel B requires analysis of any impacts to the existing sewer infrastructure and could require additional structures and/or laterals within the existing alignment. The public sewer main will not be in jeopardy of any re-work due to its location along the future access drive for the development. PCRWRD indicates capacity for a new 22-lot residential development is available. (See *Exhibit II.K.1.b: Parcel B Wastewater Capacity Response Letter* in Section II of this Specific Plan.)

The locations of existing utilities on Parcel A are depicted on *Exhibit IV.F.2: Parcel B Existing Utilities*.



LEGEND

- - - - - OHE - - - - - OVERHEAD ELECTRIC
- - - - - S - - - - - SEWER
- - - - - W - - - - - WATER

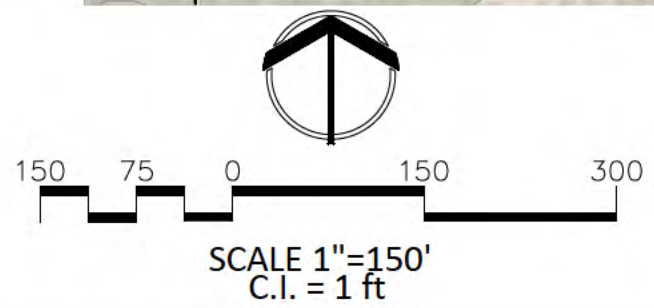
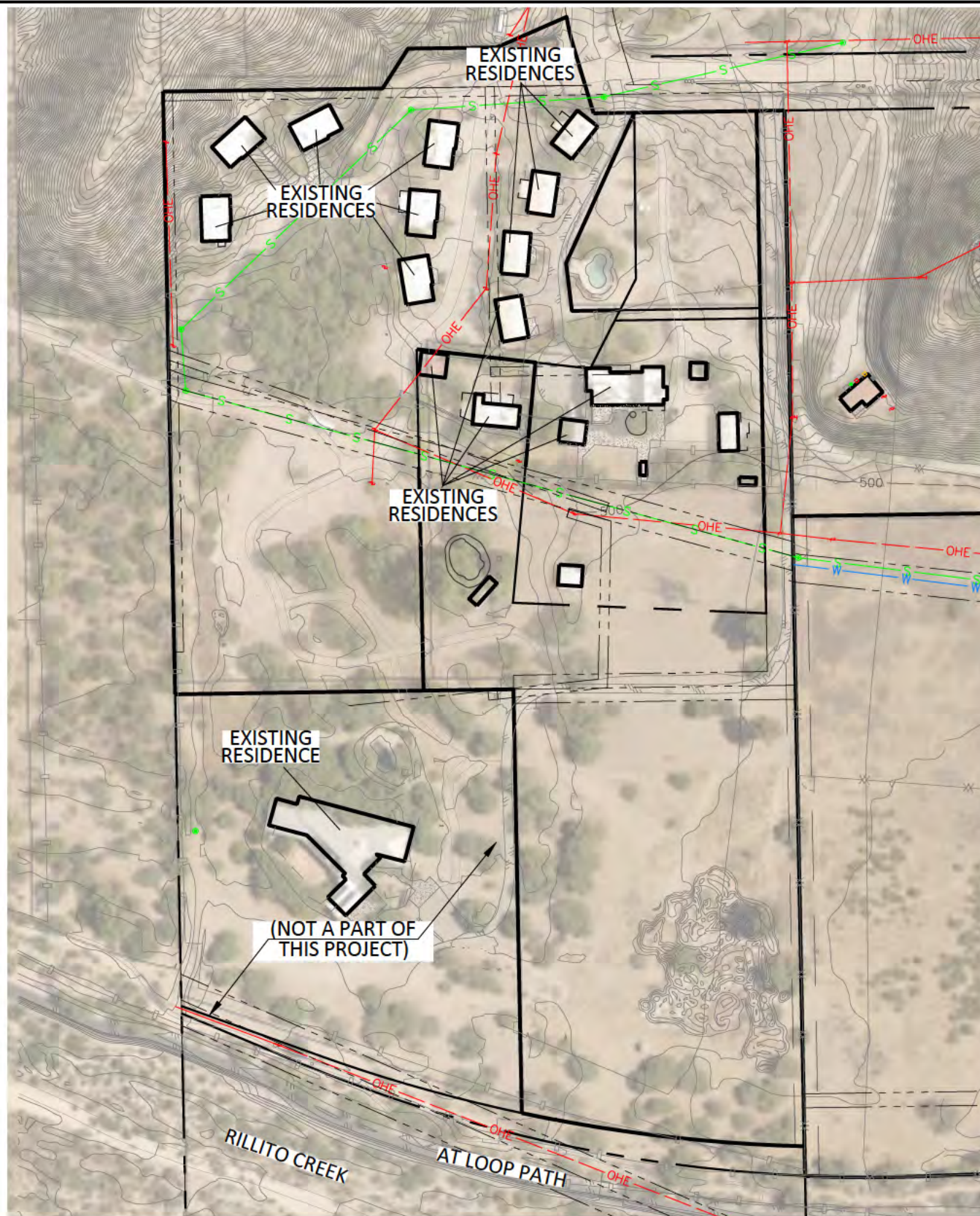


EXHIBIT IV.F.1:
PARCEL A EXISTING UTILITIES





LEGEND

- — — — — OHE — — — — — OVERHEAD ELECTRIC
- S — S — S — SEWER
- W — W — W — WATER

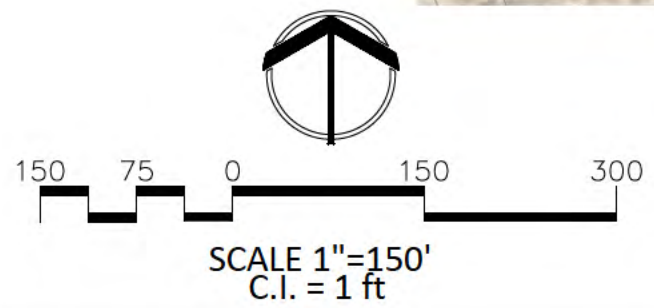


EXHIBIT IV.F.2:
PARCEL B EXISTING UTILITIES



ENDEAVOUR Spirited Living Specific Plan

2. Water

a. *Parcel A*

Currently Parcel A is serviced for potable water by Tucson Water. The existing water system consists of a 6-inch water main accessing Parcel A from the northeast and carrying water from the east along its northern boundary. This existing asbestos cement water main was constructed in 1968 to serve the residential users on N. Craycroft Road and E. River House Road.

Development of Parcel A requires attention to the existing water system and could require relocations and/or modifications depending on where new development areas occur and what water infrastructure is needed. Discussions with Tucson Water has revealed that the current system pressure in the existing main off N. Craycroft Road is in the range of 115 psi, which would provide ample pressure and fire flow for any future development. However, fire flow requirements and detailed site-specific modeling by Tucson Water will be required to determine if any modifications to the existing system will be required.

The locations of existing utilities on Parcel A are depicted on *Exhibit IV.F.1: Parcel A Existing Utilities*.

b. *Parcel B*

Currently the site is serviced for potable water by Tucson Water. The existing water system consists of a 6-inch water main accessing the site from the east and carrying water from the east through the middle of Parcel B. This existing asbestos cement water main was constructed in 1968 to serve the residential users on N. Craycroft Road and E. River House Road

Development of Parcel B requires attention to the existing water system and could require relocations and/or modifications depending on where new development areas occur and what water infrastructure is needed. Discussions with Tucson Water has revealed that the current system pressure in the existing main from N. Craycroft Road is in the range of 115 psi, which would provide ample pressure and fire flow for any future development. However, fire flow requirements and detailed site-specific modeling by Tucson Water will be required to determine if any modifications to the existing system will be needed.

The locations of existing utilities on Parcel A are depicted on *Exhibit IV.F.2: Parcel B Existing Utilities*.

ENDEAVOUR Spirited Living Specific Plan

G. Recreation

The Loop, with both soft- and hard-surface trails, is located within the Rillito River Park adjacent to the Property along the south. There are multiple trailheads located along the Rillito River Park, including Craycroft Trailhead, which is adjacent to the Property on the east. (See *Exhibit IV.G: Recreation Facilities.*) Other trailheads within one mile of the Property are indicated in Table IV.G, below.

Table IV.G: Trailheads & Trail Access Points

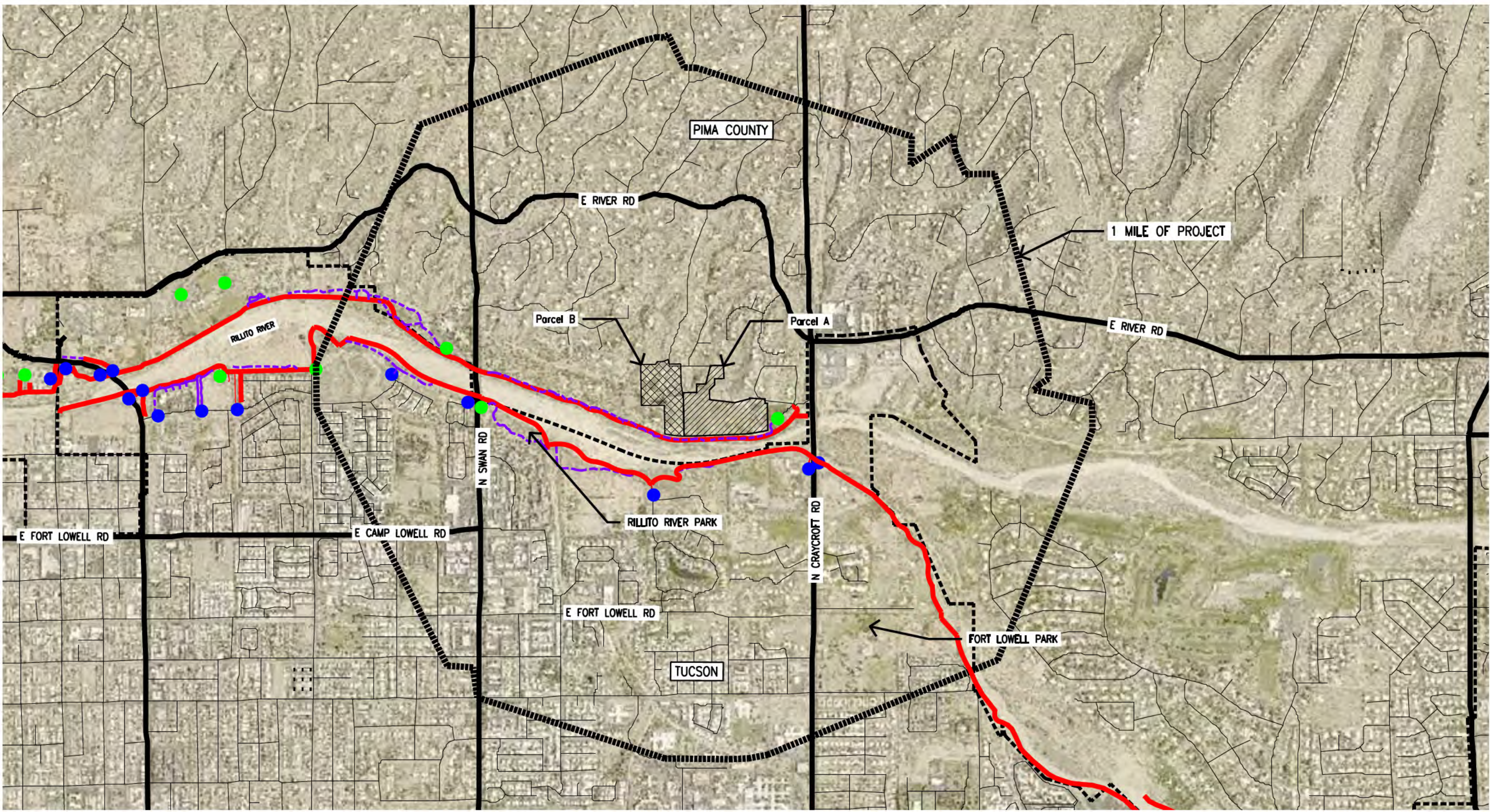
Trailheads & Trail Access Points	Approximate Distance from Property (feet)
Craycroft Trailhead	<100
Craycroft SW Access Point	890
Craycroft SE Access Point	940
Hill Farm & Hill Ranch Access Points	1100
Swan South Trailhead	3100
Swan SW Access Point	3300
Swan North Access Point	3800
Greenlee Road Access Point	4600

Fort Lowell Park is located approximately 2700 feet southeast of the Property along Craycroft Road.

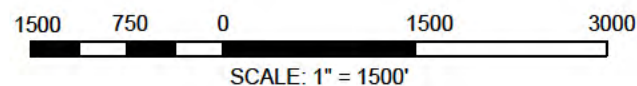
H. Schools

The Project is located in Tucson Unified School District (“TUSD”). As indicated in correspondence from TUSD, the school district has capacity to accommodate student from the projected new homes in Parcel B. (See *Exhibit IV.H: TUSD Capacity Response.*)

There are no schools abutting the Property. Gregory School and Castlehill Country Day School, identified on *Exhibit IV.G*, are located south of the Property, south of the Rillito Creek. BASIS School is located northeast of the Property within one mile.



- LEGEND**
- TRAILHEAD-PARKING LOT
 - ACCESS POINT/NON-VEHICULAR
 - THE LOOP HARD SURFACE TRAIL
 - - - THE LOOP SOFT SURFACE TRAIL
 - CITY LIMIT LINE



ENDEAVOUR Spirited Living Specific Plan

Exhibit IV.H: TUSD Capacity Response

TUCSON UNIFIED SCHOOL DISTRICT

Department of Engineering, Facilities and Planning
TUSD Planning Services – 2025 E Winsett Street Tucson, Arizona 85719
(520) 225-4949
(520) 225-4939 (fax)

To: Robin Large
Senior Land Planner

From: Shaun Brown
District Planner

Date: December 20, 2021

Re: Case/Project #:
Project Name: Endeavour Spirited Living Specific Plan
New Units: 22

Impacted Schools	Capacity	Projected Enrollment 2020	Additional Students from Project	Projected Enroll w/Project	Students Exceeding Capacity	Students Exceeding Capacity %
Whitmore Elementary	490	318	6	324	-166	-34%
Doolen Middle	1140	586	3	589	-551	-48%
Catalina High	1500	618	4	622	-878	-59%

Response:

Based on the projected enrollment at TUSD, there is adequate capacity to absorb the impact of the proposed 22 single-family residence at Whitmore Elementary, Doolen Middle and Catalina High School.

ENDEAVOUR Spirited Living Specific Plan

I. Cultural Resources

Per consultation with the Arizona State Museum (“ASM”), multiple cultural resource surveys have been conducted within one mile of the Property and two within portions of the Parcel A. One archaeological site was identified on the Property. ASM recommends the Property be resurveyed prior to ground-disturbing activities since the last survey was conducted more than 10 years ago.

Correspondence from the Arizona State Museum is included as *Exhibits IV.I.1 & 2*.

J. Composite

Composite Maps are provided for both Parcel A and Parcel B. (See *Exhibits IV.J.1 & 2*.) These maps indicate the Property’s existing physical constraints, including structures, topography, riparian habitat, utilities and easements.

ENDEAVOUR Spirited Living Specific Plan

Exhibit IV.I.1: Parcel A Arizona State Museum Records Check



THE UNIVERSITY OF ARIZONA
**ARIZONA
STATE MUSEUM**

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
(520) 621-6281
www.statemuseum.arizona.edu

October 20, 2020

Robin Large
Lazarus & Silvyn, P.C.
5983 E. Grant Rd., Ste. 290
Tucson, AZ 85712

RE: Endeavor Specific Plan
Parcels 109-26-003H, 109-26-003D, 109-26-004C, 109-26-004D

Dear Robin,

Arizona State Museum (ASM) has reviewed archaeological project and site records in support of project: Endeavor Specific Plan. Correspondence indicates this project will involve the rezoning of private-owned land with the intent of developing an active adult community. The project area is located at 5240 E. River House Rd., 3475 N. Craycroft Rd., and 3505 N. Craycroft Rd. in the city of Tucson, Pima County, and encompasses parcels 109-26-003H, 109-26-003D, 109-26-004C, 109-26-004D within Township 13 South, Range 14 East, Section 26. Below are the results of ASM's research.

Search Results:

According to a search of the archaeological site files and records retained at ASM, 51 archaeological survey projects were conducted within a one-mile radius of the project area between 1979 and 2015. Previous survey work was conducted in support of:

- residential and commercial development;
- installation of gas, water, sewage, cable, and fiber optic lines;
- water recharge development;
- road widening, grading, clearance, and improvements;
- riverbank protection/clearance and wash/river channelizing;
- soil testing;
- water hydrant clearance;
- installation of street lights;
- development of a communications tower and facility;
- installation of cellular telephone booster nodes;
- fence installation on the perimeter of a ballpark and park improvements;
- hospital expansion; and
- sidewalk installation and improvement.

Page 1 of 2

ENDEAVOUR Spirited Living Specific Plan

Two archaeological survey projects have been conducted within a portion of the project area. These previous surveys were conducted in support of water recharge development (ASM Accession #1989-121; Hohmann 1989) and riverbank clearance (ASM Accession #1994-087; Czaplicki 1994). These surveys did not identify any archaeological sites within the project area.

Twenty-six archaeological sites have been identified within a one-mile radius of the project area, one of which is within the current project area (AZ BB:9:302 [ASM]).

Recommendations and Responsibilities:

1. Although portions of the project area have been previously surveyed, the work was conducted 21 and 26 years ago, respectively, it is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for unidentified archaeological properties to have since been exposed. Therefore, ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground-disturbance begins. A list of archaeological contractors is available on the ASM website at: <https://statemuseum.arizona.edu/crm>

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work will stop within the area of the remains and ASM's Repatriation Office will be contacted at 520-626-2950.

3. City, county, or municipal governments may have requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me twilling@email.arizona.edu or 520-621-4795.

Sincerely,



Shannon Twilling, M.A.
Arizona Antiquities Act Administrator
Arizona State Museum

References:

Czaplicki, Jon S.
1994 *Archaeological Survey of a Portion of the Rillito River Bank Between Swan and Craycroft Roads, Pima County, Arizona*. Bureau of Reclamation, Arizona Projects Office, Phoenix.

Hohmann, John W.
1989 *A Phase I Archaeological Reconnaissance of the Proposed Rillito Creek Recharge Site for Camp Dresser & McKee, Inc., Tucson, Arizona*. The Cultural Resource Group, Louis Berger and Associates, Inc., Phoenix.

ENDEAVOUR Spirited Living Specific Plan

Exhibit IV.I.2: Parcel B Arizona State Museum Records Check



THE UNIVERSITY OF ARIZONA
**ARIZONA
STATE MUSEUM**

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
(520) 621-6281
www.statemuseum.arizona.edu

August 9, 2021

Robin Large
Lazarus & Silvyn, P.C.
5983 E. Grant Rd., Ste. 290
Tucson, AZ 85712

RE: Endeavour Spirited Living Specific Plan
Parcels 109-26-005H, 109-26-005L, and 109-26-005M

Dear Robin,

The Arizona State Museum (ASM) has reviewed archaeological project and site records in support of project: Endeavour Spirited Living Specific Plan. Correspondence indicates this project will involve the rezoning and development of privately-owned land with the intent of constructing residential housing. The project area is located at 5150 E. River House Road in the city of Tucson, Pima County, and encompasses parcels 109-26-005H, 109-26-005L, and 109-26-005M within Township 13 South, Range 14 East, Section 26. I invite you to review the results of ASM's research, which are summarized below.

Search Results:

According to a search of the archaeological site records and reports held in ASM collections, 80 archaeological investigations were conducted within a one-mile radius of the project area between 1979 and 2019. Five (5) of these archaeological investigations intersect the current project area.

For the five (5) archaeological investigations that intersect the project area, Table 1 summarizes their basic information and scope:

Table 1. ASM archaeological investigations that intersect the project area

ASM Reference Number (AZProj/Accession)	Report Author	Year Conducted	Scope of Project
AZPROJ 1979-0031/ AP-1979-0203	J. Schaefer and S. A. Brew; S. A. Brew	1979	Survey for archaeological clearance
AZPROJ 1989-0002	R. S. Ciolek-Torrello and J. A. Homburg	1990	Survey for proposed river channelization clearance
AZPROJ 1989-0121	J. W. Hohmann	1989	Survey for water recharge complex
AZPROJ 1994-0087	J. S. Czaplicki	1994	Survey for riverbank clearance
AP-2013-0522	J. Howell and C. Copperstone	2013	Survey for sewer line modification/enhancement

Additionally, 28 archaeological sites have been identified within a one-mile radius of the project area, one (1) of which intersects the current project area. The following site number intersects the project area: AZ BB:9:19(ASM).

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Recommendations and Responsibilities:

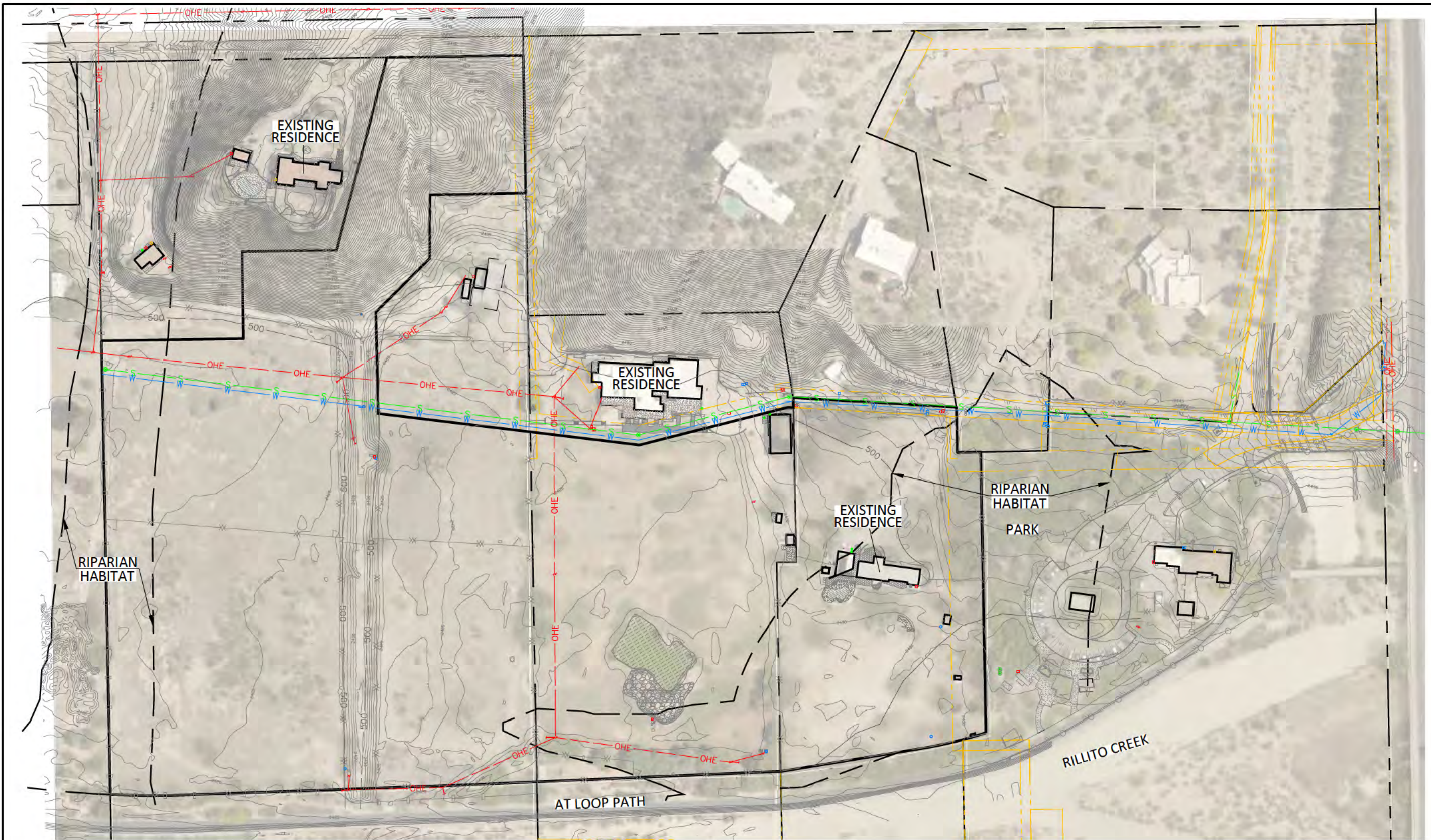
1. Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins. A list of archaeological contractors is available on the ASM website at: <https://statemuseum.arizona.edu/crm/document/aaa-qualified-consultants>
2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work must stop within the area of the remains and the ASM Repatriation Office must be contacted at 520-626-0320.
3. City, county, or municipal governments may have their own requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at cebornemann@arizona.edu or 520-621-4011.

Best regards,



Erin Bornemann, Ph.D., RPA
Research Specialist
Archaeological Records Office
Arizona State Museum



LEGEND

- | | | | |
|--|-------------------|--|-------------------|
| | OVERHEAD ELECTRIC | | CONTOUR |
| | SEWER | | EXISTING EASEMENT |
| | WATER | | BUILDING OUTLINE |

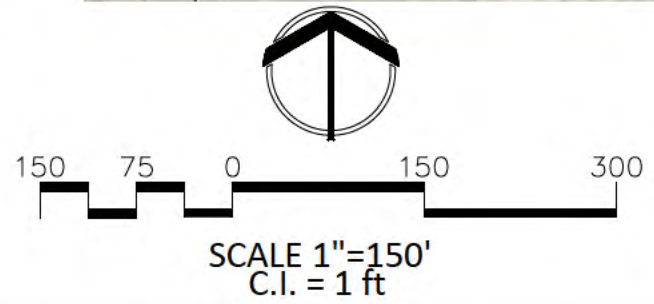
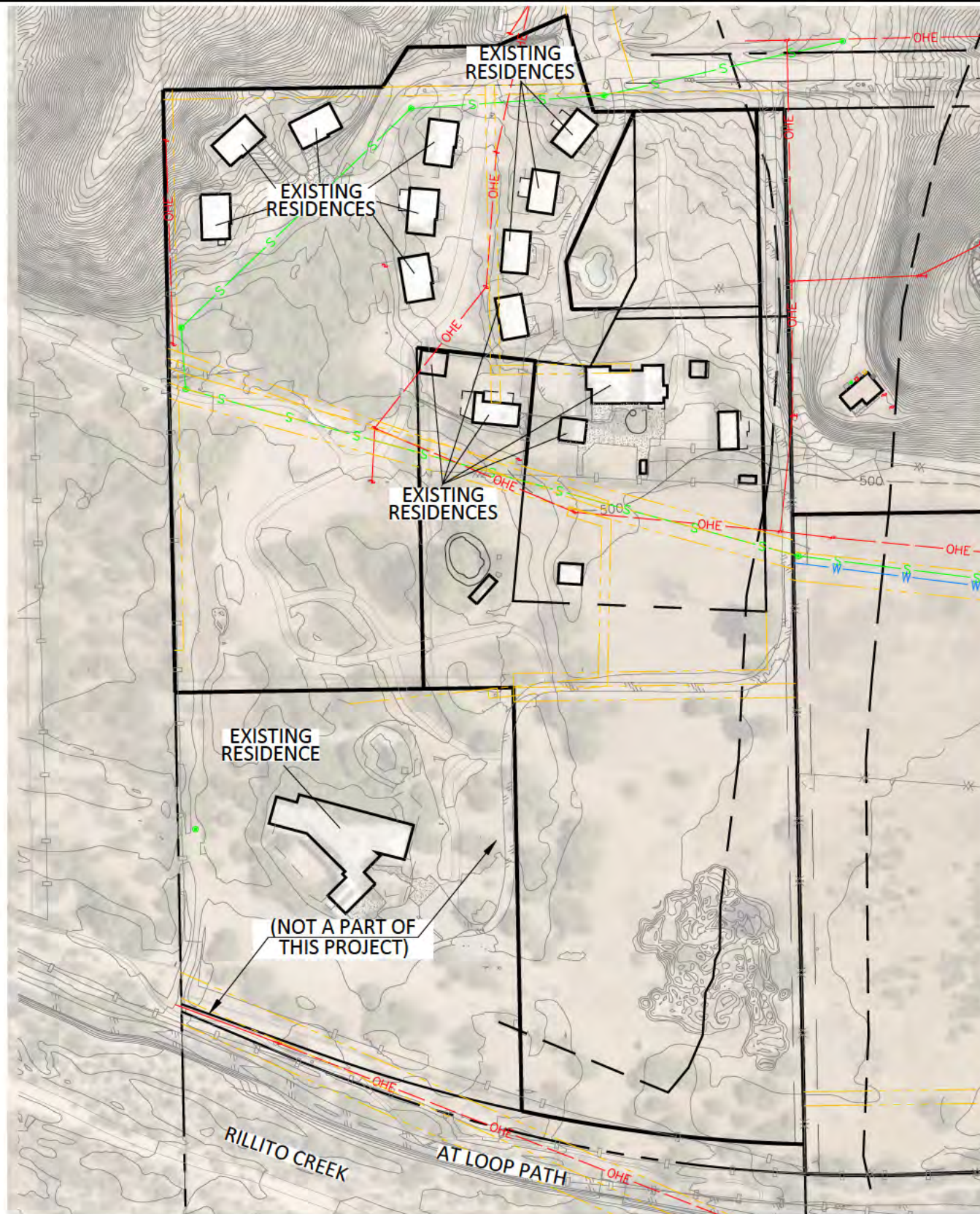


EXHIBIT IV.J.1:
 PARCEL A COMPOSITE MAP



LEGEND

- | | | | |
|--|-------------------|--|-------------------|
| | OVERHEAD ELECTRIC | | CONTOUR |
| | SEWER | | EXISTING EASEMENT |
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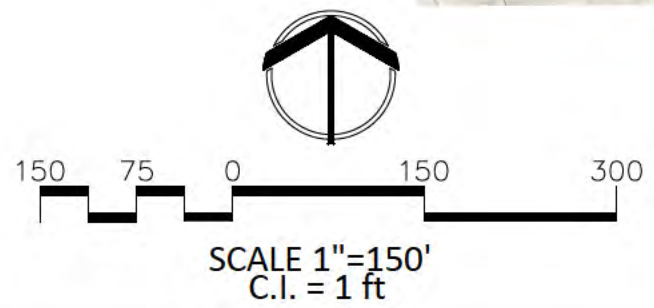


EXHIBIT IV.J.2:
 PARCEL B COMPOSITE MAP
CYPRESS CIVIL

ENDEAVOUR Spirited Living Specific Plan

V. CONDITIONS OF APPROVAL

A. Purpose

On August 2, 2022, the Pima County Board of Supervisors approved the Endeavour Spirited Living Specific Plan. The approval was subject to several conditions that have been incorporated into this final Specific Plan document and are provided in Section V.B, below. If the Specific Plan is amended in the future, this section, “*Conditions of Approval*”, will be updated to document all changes and any additional conditions of approval that may be associated with each amendment. This will provide an ongoing record of the overall Specific Plan, including all associated amendments and revisions, throughout the life of the project in a single location.

B. Board of Supervisors Conditions of Approval

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.

Reference: (no other reference within this Specific Plan)

2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.

Reference: Section III.A: Administration and Interpretation

3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan’s development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.

Reference: Section III.A: Administration and Interpretation

4. Transportation conditions:

- A. Prior to development permit approval for the senior living facilities, any required access easement(s) within Regional Flood Control District property for the senior living facilities shall be obtained by the owner with the District and/or Real Property Service.
- B. Prior to development permit approval for the senior living facilities, proof of coordination with the City of Tucson Transportation Department shall be provided to Pima County Development Services.
- C. Cross-access between Phase 1 development (Senior Living Facilities) and Phase 2

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development (Block 1 and 21 residential lots) shall be prohibited with the exception of providing emergency access only through a gated entrance. Any shared access easement between the developments shall be provided by the owner.

- D. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
- E. River House Road between Camino Blanco and Camino Blanco Place shall be paved to Pima County Standards and it is subject to Department of Transportation approval. Off-site improvements shall include intersection improvements for Block 1 access onto the Camino Blanco/River House Road intersection.
- F. An updated Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of each phase. Off-site improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.

Reference: Section II.J: Transportation and Circulation

5. Flood Control District conditions:

- A. A 408 Permit and a Facilities Impact Permit is required for any modifications to the Rillito River Bank protection, the Loop or mitigated 404 vegetation on District property. Adequate detention/retention facilities shall be constructed on site to ensure that the Loop is not impacted by greater flood peaks, flood volumes, or flood frequency than current conditions.

Reference: (no other reference within this Specific Plan)

- B. The development shall meet the flood mitigation standards for a critical facility, including elevation.

Reference: Section II.B: Specific Plan Definitions

- C. Riparian mitigation shall be placed within drainage features and as a 50' buffer to the Loop.

Reference: Section II.F.2.a(2): Landscape Bufferyard Standards

- D. First flush retention shall be provided in LID practices distributed throughout the site.

Reference: Section II.H: Hydrology

- E. At the time of development the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and

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outdoor measures.

Reference: (no other reference within this Specific Plan)

- F. If the improvements are proposed within the effective FEMA Special Flood Hazard Area, both a CLOMR and LOMR are required. The CLOMR shall be approved by FEMA prior to District approval of the site construction permit.

Reference: Section III.B: Phasing and Procedures for Development Review

6. Regional Wastewater Reclamation conditions:

- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
- B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any

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new development within the rezoning area.

Reference: Section III.K: Utility Infrastructure

7. Environmental Planning conditions:

- A. The property owner/applicant shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 11.3 acres of Natural Open Space (NOS). No less than 7.5 acres of NOS will be provided onsite and will conform to the approximate location and configuration as shown in Exhibits II.C.1 and II.C.2 of the approved Specific Plan. Should the developed area be reduced from that which is reflected in the Specific Plan, the property owner shall provide a minimum of four (4) acres of natural open space for every acre developed to achieve full compliance with the CLS Conservation Guidelines. The difference between the 11.3 acres of total NOS and the NOS provided onsite will be provided offsite. Off-site NOS must conform to the CLS Offsite Mitigation Policies found in Pima Prospers, Pima County’s 2015 Comprehensive Land Use Plan (Section 3.4 Environmental Element, Policy 11: “Conservation Lands System Mitigation Lands) and must comply with all of the following:
 - Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
 - Prior to the approval of the tentative plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee.”

- B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)

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Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schinus spp.	Pepper tree
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

Reference: (no other reference within this Specific Plan)

8. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

Reference: (no other reference within this Specific Plan)

9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.

Reference: (no other reference within this Specific Plan)

10. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Reference: (no other reference within this Specific Plan)

11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or

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conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I).”

Reference: (no other reference within this Specific Plan)

ADDITIONAL COMMITMENTS

12. Wildlife Fencing to be installed on the outer edges of the Natural Open Space adjacent to the channel. Gates may be installed to permit maintenance of the Natural Open Space and the channel.

Reference: Section II.F.6.a(2): Wildlife Habitat

ENDEAVOUR Spirited Living Specific Plan

VI. REFERENCES

Pima County. "PimaMaps." Pima County, Arizona, <http://gis.pima.gov/pimamaps/>.

Pima County. "Title 18 – Zoning." Pima County, Arizona, Municipal Code, [http://library.amlegal.com/nxt/gateway.dll/Arizona/pimacounty_az/title18zoning?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:pimacounty_az](http://library.amlegal.com/nxt/gateway.dll/Arizona/pimacounty_az/title18zoning?f=templates$fn=default.htm$3.0$vid=amlegal:pimacounty_az).

Sterner, Matthew A. "Schroeder's Well and the Davidson Flume: A Glimpse into Tucson's Mormon Culture." Technical Report No. 96-5. Statistical Research, Inc. 1995. Tucson, Arizona.