Appendix A

Endeavour Spirited Living
Conservation Land System Important Riparian Area Analysis

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Endeavour Spirited Living
Specific Plan
Parcels A and B

Conservation Land System Analysis
For Important Riparian Area (IRA)
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Updated to include Parcel B: June 29, 2021
Revised: May 25, 2022

I. Introduction

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

As part of the Endeavour project, Envisage (the developer) would like to work with the County to both expand the parking area and amenity space for the Chuck Huckelberry Loop (the "Loop") adjacent to the Property and reconfigure the entrance to the Project once vehicles turn from Craycroft Road. (See Figures 1 and 2)

An adjoining property, referred to hereafter as "Parcel B", west of Parcel A, is also included in the Specific Plan rezoning application. Parcel B includes four parcels (Pima County Assessor Parcel Numbers 109-26-005L, -005H, -005M, and a portion of -1050) and encompasses

approximately 13.43 acres, is currently within unincorporated Pima County ("County") and is zoned County Suburban Ranch ("SR") and CR-1. Parcel B is proposed as primarily single-family residential development with one 3.51-acre lot (Lot 1 on the Preliminary Development Plan) containing multiple existing single family "casitas" that are rental homes. (See Figure 3)

II. Pima County's Conservation Lands System

This analysis of existing and proposed impacts to the County's Conservation Land System ("CLS") Important Riparian Area (IRA) for both Parcel A and Parcel B will address both on-site (for Parcels A and B separately) and off-site (Pima County staging area) areas. Impacts to CLS Biological Core Management Area (BCM) are discussed in Appendix B.

1. Existing Mapping – All CLS Categories

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

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

The County's existing staging area at Craycroft Road and the Rillito River Park is also designated IRA, with a small area of BCM. Much of this area includes the existing parking lot, pedestrian plaza and buildings. The IRA, up to the mapped BCM area on the east side of the IRA, is included in this analysis because of the proposed off-site impacts for the Project. The impacts come from a new access driveway through the existing staging area. The total area of IRA in the County staging area is 3.6 acres. The CLS area from the County's property (off-site CLS) and impacts to this area are included in mitigation plans for Parcel A because Parcel A requires access though this off-site area. The total amount of mapped IRA on-site and off-site for Parcel A is about 7.3 acres. (See Figures 4 and 5)

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

2. Existing Disturbance - IRA

The areas mapped IRA on-site for Parcel A include previous disturbance from the existing residence. The amount of existing disturbance in the IRA is 2.7 acres or about 73% of the existing mapped IRA. A review of historical aerial photos from 1998 show that this disturbance occurred prior to the adoption of the CLS in 2001 and the Riparian Habitat Ordinance in 1998.

The remaining undisturbed IRA on-site is 0.94 acre.

The amount of existing disturbance in the IRA off-site, on County property is about 1.9 acres or 52% of the existing mapped area.

The remaining undisturbed IRA off-site is 1.66 acres.

The combined area of existing disturbance on-site and off-site is 4.6 acres, or 63% of the total mapped area. (See Figure 6)

The areas mapped IRA on-site for Parcel B include previous disturbance from the existing residence to the west of Parcel B (and owner of Parcel B). The amount of existing disturbance in the IRA is 0.17 acres or about 29% of the existing mapped IRA. A review of historical aerial photos from 1998 show that this disturbance occurred prior to the adoption of the CLS in 2001. (See Figure 7)

3. Proposed Disturbance- IRA

The area mapped as IRA in the southeast corner of Parcel A will be used for the Endeavour Project to provide the mixed-use component of the Endeavour Project, specifically an amenity area serving both river park users and residents of the Project and for Project residential buildings. The expanded public parking area that is in this area will provide a net increase of 30 new parking spaces for use by the public.

Parcel A improvements in the IRA area, both on-site and off-site, will be designed to preserve as many of the existing trees as possible. Some trees on the County property will need to be removed for the new entry drives to the Project and the new parking/staging area. The alignment of these new drives was developed with inventory data on the existing trees, and was established to preserve the larger, healthy trees, while removing trees that are smaller and/or in poorer condition.

The proposed disturbance to the IRA on-site for Parcel A, in excess of the existing disturbance, will be .16 acres. This is 17% of the existing, undisturbed area and about 4% of the total mapped IRA.

The proposed disturbance to the IRA off-site, but included in Parcel A's impacts, in excess of the existing disturbance, will be 0.25 acres. This is 15% of the existing, undisturbed area and about 7% of the total mapped IRA.

The total amount of proposed disturbance to IRA for Parcel A, both on-site and off-site, in excess of existing disturbance, will be .41 acres, or 15% of the undisturbed area and about 6% of the total mapped area of IRA.

2.6 acres of IRA will remain undisturbed on Parcel A between the on-site and off-site areas. Most of this area is along the Rillito River Park and includes existing, large mesquite trees. A small area in the southwest corner of the Project is also IRA and will be preserved. (See Figure 8)

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

4. On-site Mitigation- IRA

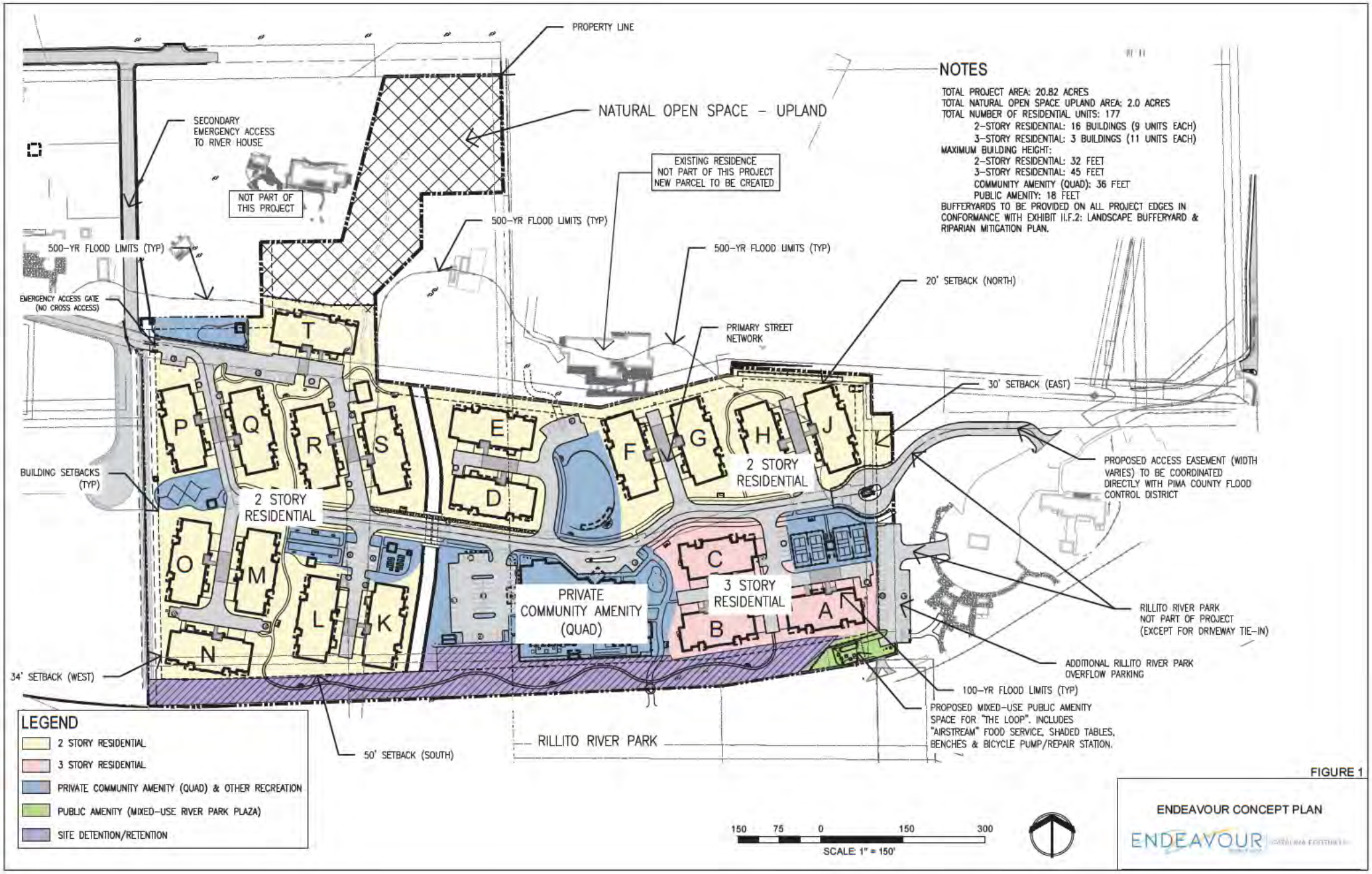
Parcel A, the Endeavour Project, will mitigate for new disturbance to the IRA, both on-site and off-site, through the planting of new riparian trees along the southern edge of the Project, near the eastern end along the boundary of the river park. Other areas of the project will also be revegetated to "riparian" standards, but these areas will be attributed to BCM mitigation.

Whether it is attributed to IRA or BCM mitigation, Endeavour will create substantially more riparian habitat than the existing conditions at the time of rezoning.

The total amount of enhanced and/or created riparian habitat on-site for Parcel A will be .82 acres. *This is two times the amount of undisturbed IRA that will be disturbed by the Endeavour Project, and exceeds the mitigation ratio of 1.5:1 as included in the Riparian Ordinance.*

In addition to the riparian habitat mitigation areas, other areas of the Endeavour Project will be landscaped with trees and shrubs providing additional habitat beyond those areas specifically identified as riparian habitat mitigation.

Parcel B includes two areas that have existing riparian habitat that could be classified as Hydro/Meso Riparian according to the standards of Pima County but are un-mapped and un-regulated. These areas will be preserved as part of the site plan for Parcel B. The preservation of these areas which total 1.00 acre are about double the mapped IRA on Parcel B These areas will be attributed to BCM on-site mitigation. (See Figure 9)



NOTES

TOTAL PROJECT AREA: 20.82 ACRES
TOTAL NATURAL OPEN SPACE UPLAND AREA: 2.0 ACRES
TOTAL NUMBER OF RESIDENTIAL UNITS: 177
2-STORY RESIDENTIAL: 16 BUILDINGS (9 UNITS EACH)
3-STORY RESIDENTIAL: 3 BUILDINGS (11 UNITS EACH)
MAXIMUM BUILDING HEIGHT:
2-STORY RESIDENTIAL: 32 FEET
3-STORY RESIDENTIAL: 45 FEET
COMMUNITY AMENITY (QUAD): 36 FEET
PUBLIC AMENITY: 18 FEET
BUFFERYARDS TO BE PROVIDED ON ALL PROJECT EDGES IN CONFORMANCE WITH EXHIBIT II.F.2: LANDSCAPE BUFFERYARD & RIPARIAN MITIGATION PLAN.

FIGURE 1

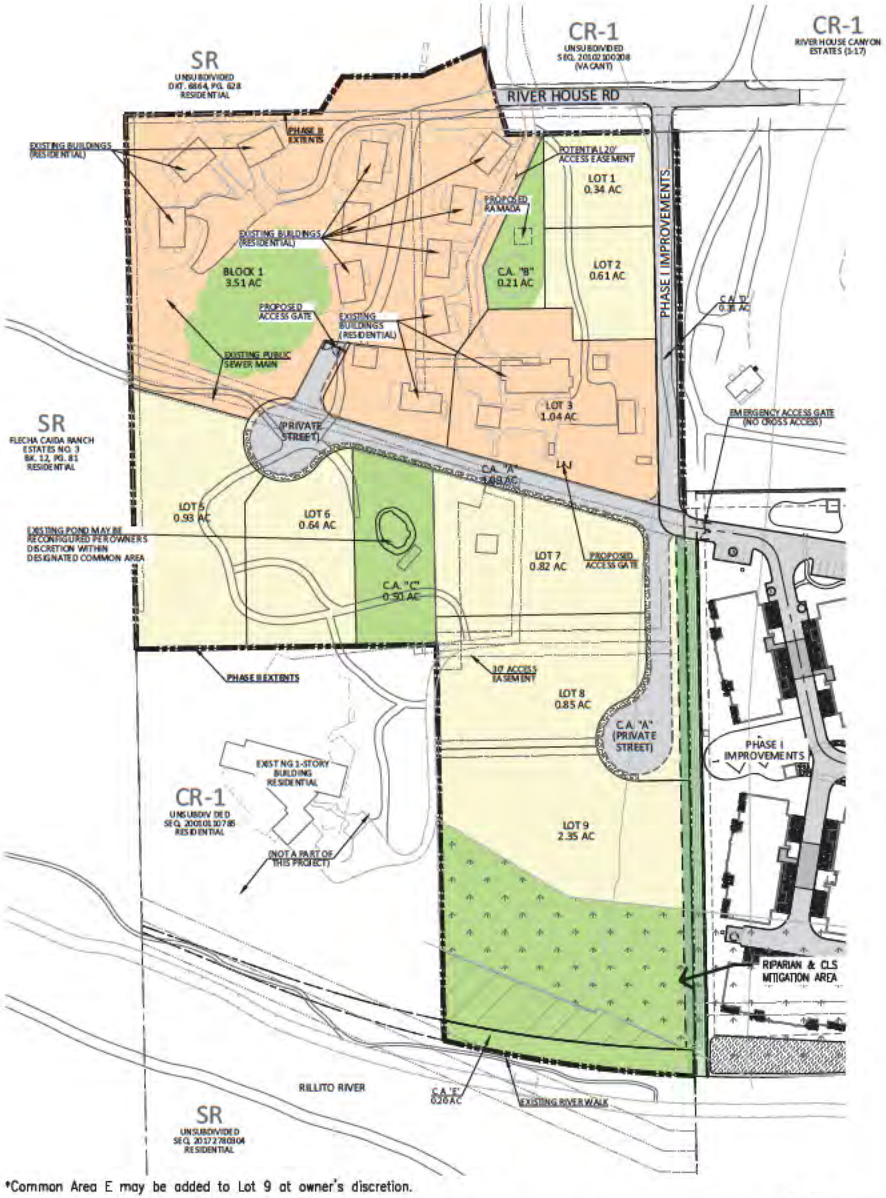
ENDEAVOUR CONCEPT PLAN

Figure 2

CONCEPT PLAN - PARCEL A & B

ENDEAVOUR Spirited Living | CATALINA FOOTHILLS

NOT TO SCALE



*Common Area E may be added to Lot 9 at owner's discretion.

150 75 0 150 300

SCALE: 1" = 150'

LEGEND

- SINGLE FAMILY LOTS
- EXISTING RESIDENTIAL
- OPEN SPACE (RIPARIAN AREAS AND COMMON AREAS)

FIGURE 3

PARCEL B
CONCEPT PLAN

ENDEAVOUR | CATALINA FOOTHILLS

LEGEND

TOTAL IRA AREA
ON SITE: 3.7 ACRES
OFF SITE: 3.6 ACRES

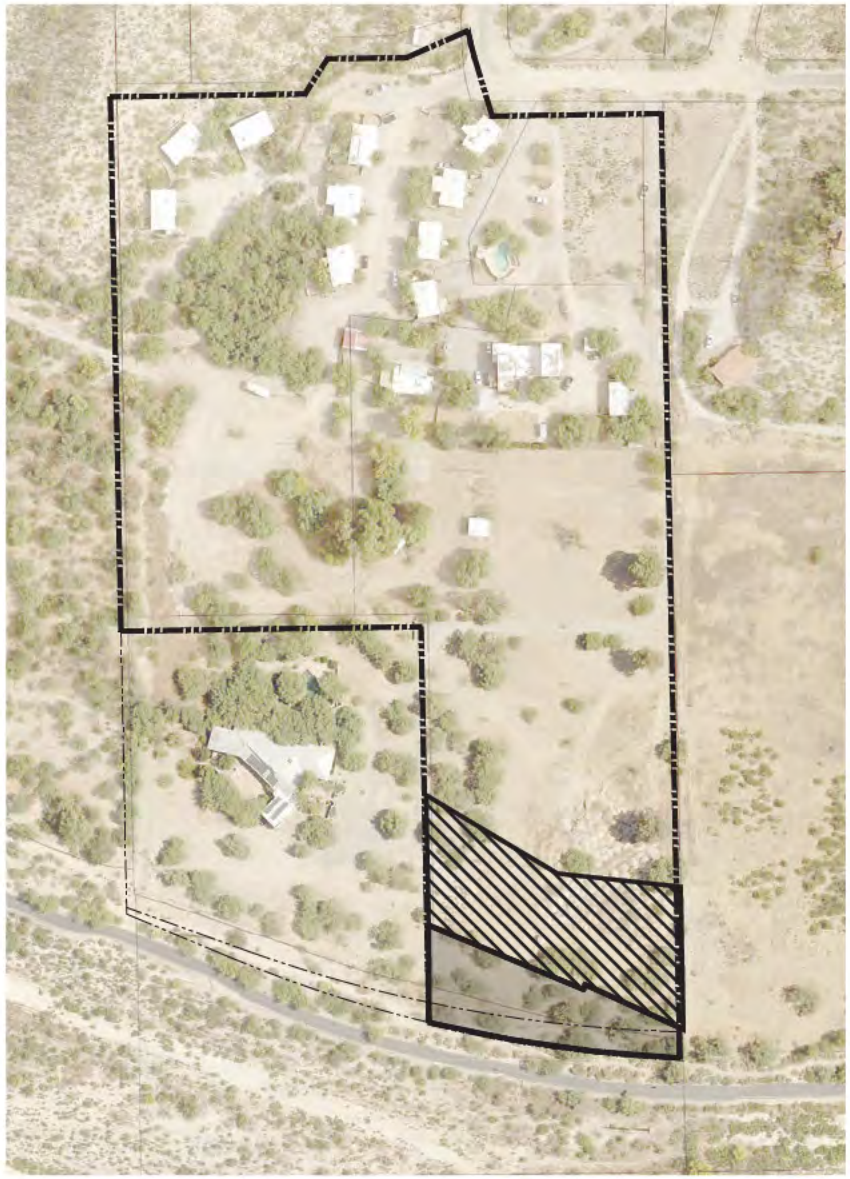
TOTAL BIOCORE AREA
ON SITE: 4.38 ACRES
OFF SITE: 0.3 ACRES

150 75 0 150 300
SCALE: 1" = 150'

FIGURE 4

C.L.S. MAPPING - PARCEL A

ENDEAVOUR Spirited Living | CATALINA FOOTHILLS



LEGEND

TOTAL IRA AREA ON-SITE: 0.57 ACRES

TOTAL BIOCORE AREA ON-SITE: 1.00 ACRES

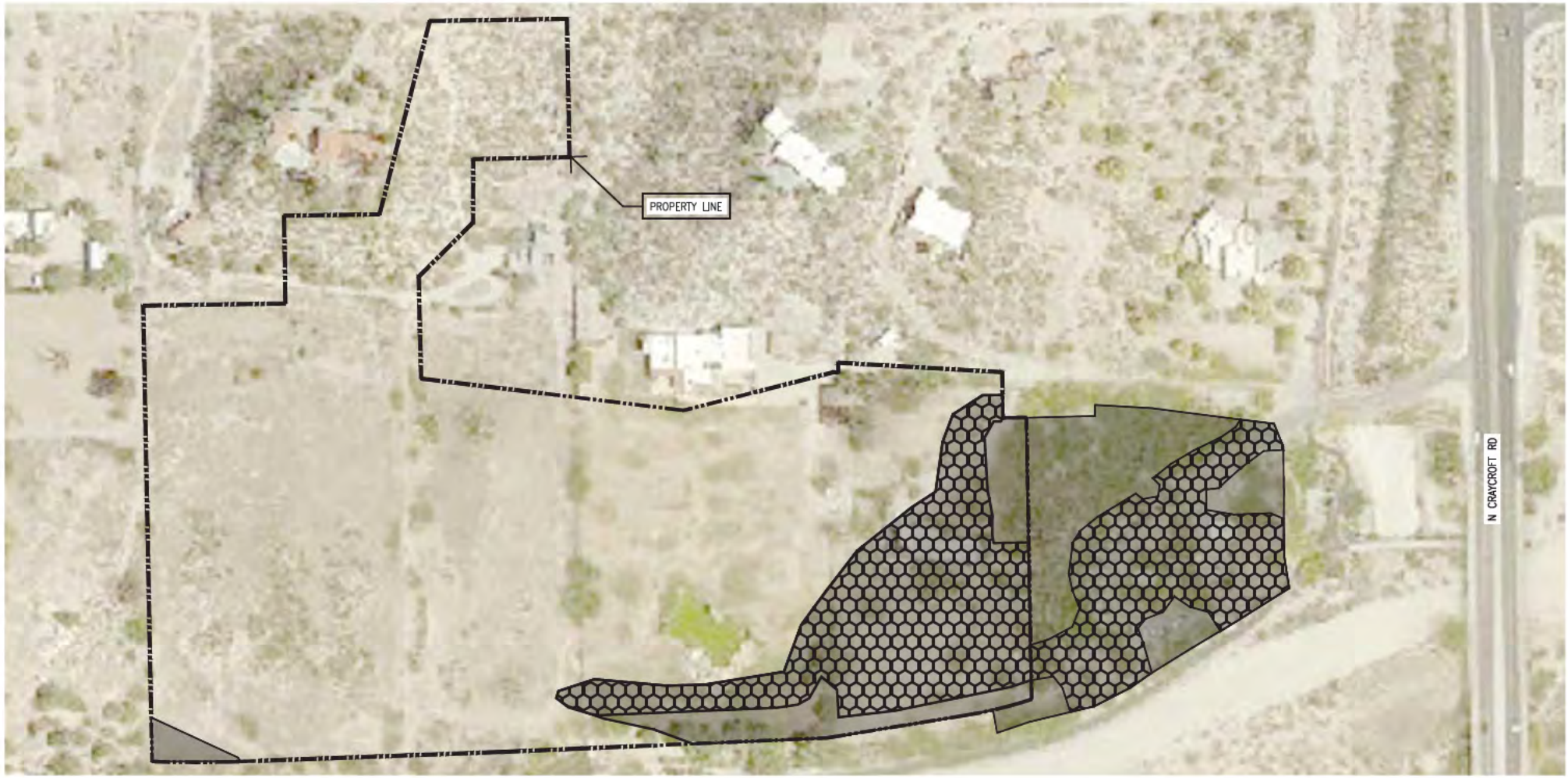
150 75 0 150 300

SCALE: 1" = 150'

FIGURE 5

C.L.S. MAPPING FOR PARCEL B

ENDEAVOUR Storied Living | CATALINA FOOTHILLS



LEGEND

UNDISTURBED IRA AREA
ON SITE: 0.94 ACRES
OFF SITE: 1.66 ACRES

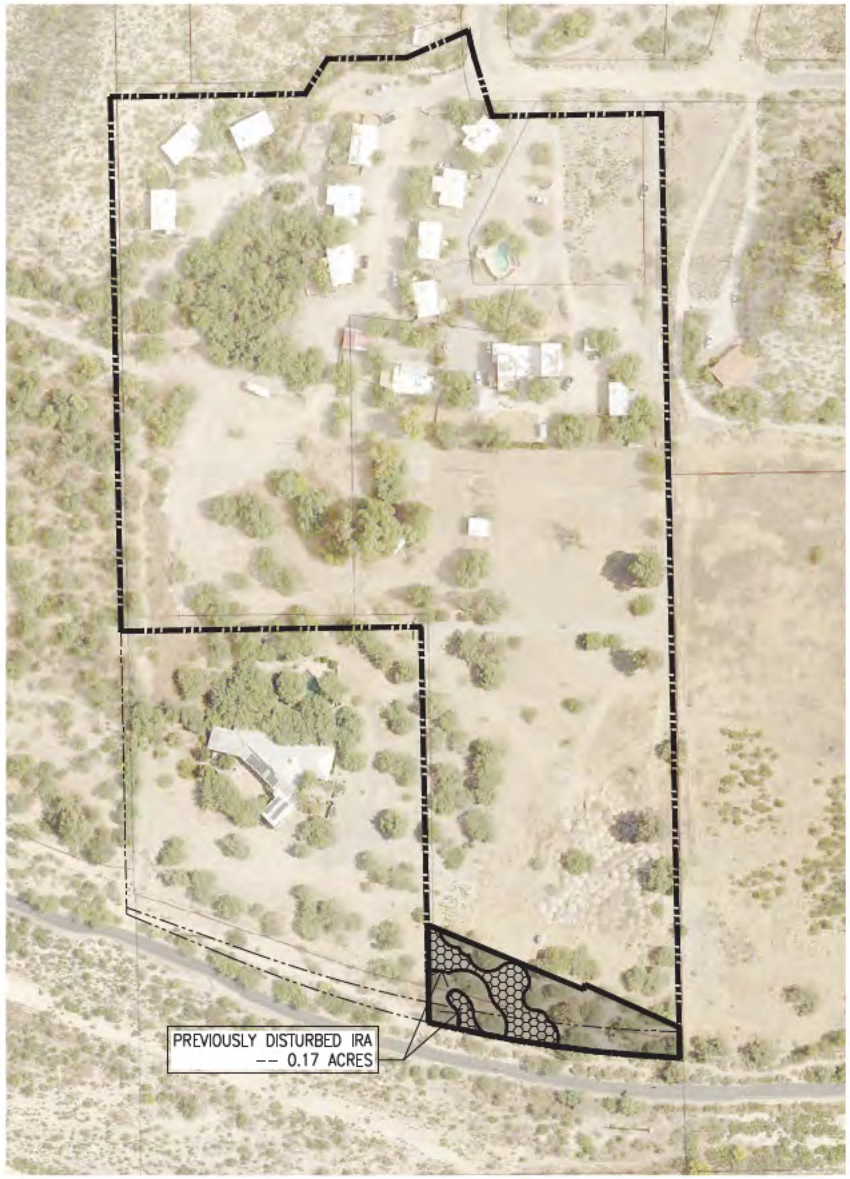
EXISTING DISTURBANCE – IRA
ON SITE: 2.7 ACRES
OFF SITE: 1.9 ACRES

150 75 0 150 300
SCALE: 1" = 150'

FIGURE 6

C.L.S. - EXISTING DISTURBANCES - PARCEL A

ENDEAVOUR Spirited Living | CATALINA FOOTHILLS



LEGEND

TOTAL IRA AREA
ON-SITE: 0.57 ACRES

TOTAL PREVIOUSLY DISTURBED AREA
ON-SITE: 0.17 ACRES

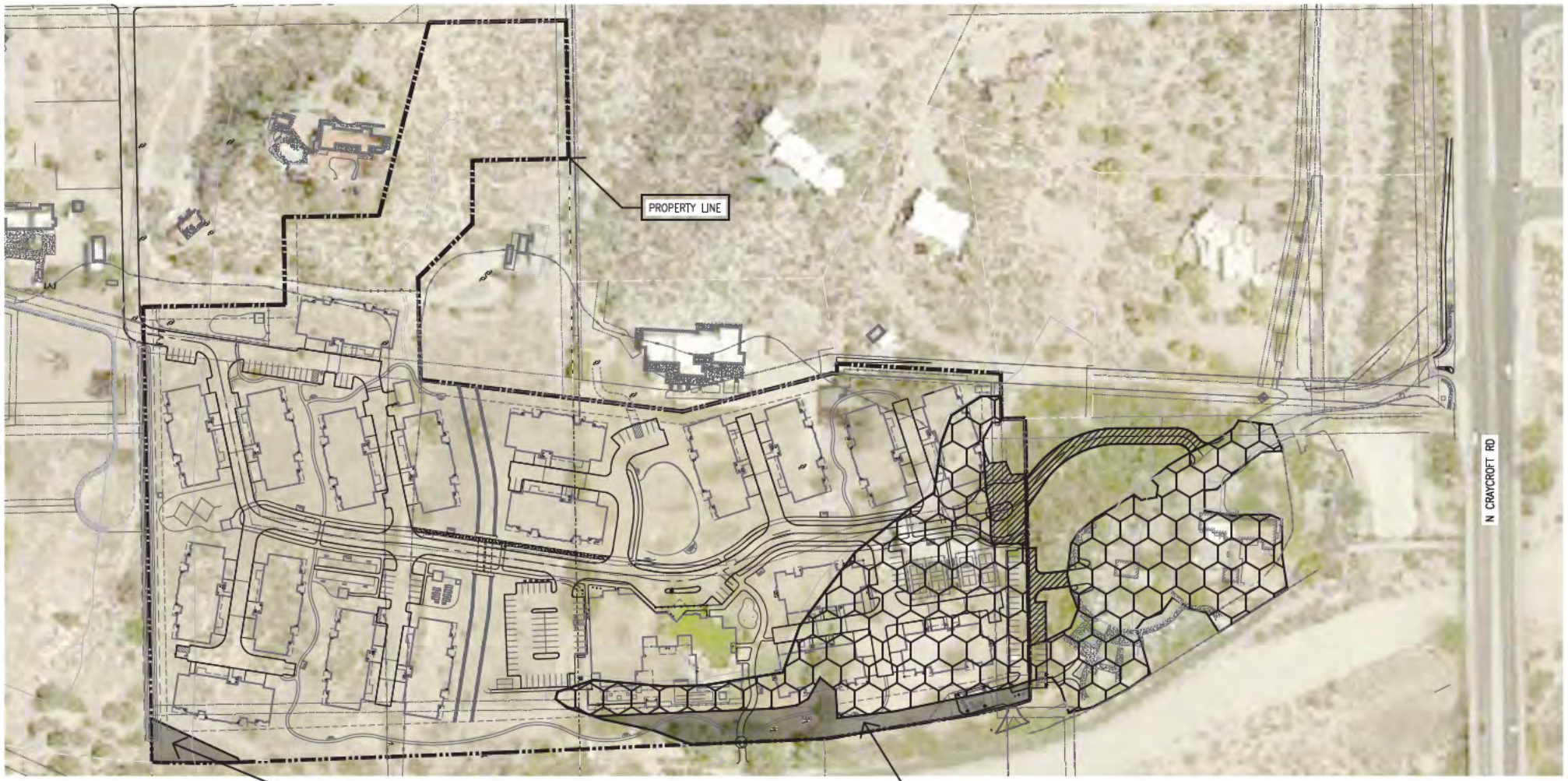
150 75 0 150 300

SCALE: 1" = 150'

FIGURE 7

C.L.S. WITH EXISTING
DISTURBANCES FOR PARCEL B

ENDEAVOUR Storied Living | CATALINA FOOTHILLS



LEGEND

EXISITNG DISTURBANCE AREA – IRA
ON SITE: 2.7 ACRES
OFF SITE: 1.9 ACRES

PROPOSED DISTURBANCE AREA – IRA
ON SITE: 0.16 ACRES
OFF SITE: 0.25 ACRES

PROPOSED UNDISTURBED AREA – IRA
ON SITE: 0.78 ACRES
OFF SITE: 1.40 ACRES

150 75 0 150 300
SCALE: 1" = 150'

FIGURE 8

C.L.S. - PROPOSED DISTURBANCES - PARCEL A

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NOT TO SCALE

Wildlife Habitat Areas

Figure 9

ENDEAVOUR Spirited Living | CATALINA FOOTHILLS