C. Topography and Grading

1. Development of Slopes of 15% or Greater

Slopes of 15% or greater do not exist on-site

2. Hillside Development Zone (HDZ)

Does not apply.

3. Portions of the Site to Retained, Revegetated, or Disturbed

49.2 acres or 64.7% of the site will be retained as natural open space.

Note: Approximately $1.1 \pm$ acres of the rec areas, or 1.4% functional open space will be utilized in addition to the above natural open space acreage to meet the 65% cluster open space requirement.

4. Maximum Change in Natural Elevation

The natural grade of the site will not be changed by more than five feet. As such, no exhibit is included in this document.

5. Design Features to Mitigate Disturbance

The project is designed to limit impacts to the property from exceeding what is necessary to allow the proposed development. The homes are clustered in the flatter portions of the site outside of the riparian areas. Areas disturbed as a result of the development will be revegetated as necessary.

Washes will largely remain natural and undisturbed. In areas of the wash where installation of erosion protection is necessary, disturbance will be limited to the greatest extent reasonably possible.

D. Hydrology

1. Plan Response to Hydrologic Characteristics Onsite

Stormwater flows of significance will be conveyed through the site in the present locations. No changes or disturbances to the washes are proposed. The development will retain the incremental increase onsite through water harvesting and a series of drainage basins. The project is not located within a critical basin.

2. Encroachment into 100-Year Floodplain

The clusters of home sites have been designed to stay outside of the wash areas.



3. Estimated Post-Development Water Discharge

Post-development stormwater flows will not exceed pre-development flows exiting the site.

4. Engineering and Design Features

The project will utilize detention basins within the development to mitigate for increases in storm water runoff created by the development.

E. Biological Resources

1. Expected Impact to Biological Resources

a) Conservation Lands System designation affected: There are overlapping areas of Important Riparian Area (IRA), Multiple Use Management Area (MUMA); and Special Species Management Area (SSMA) within the 78.6± acre project site. There are 12.4± acres of IRA, 66.2± acres of MUMA, and 78.6± acres of SSMA.

Existing CLS Conservation Guidelines

- The SSMA designation calls for 4 acres to be conserved as natural open space for each acre developed.
- The MUMA designation calls for 2 acres to be conserved as natural open space for each acre developed.
- Areas which overlap require the more restrictive open space percentages of the overlapping categories.

Proposed CLS Conservation Guidelines

This project proposes:

- 12.4± acres of IRA is to be conserved in either a natural or revegetated condition.
- Approximately 64.7 percent of the 76.1± acres of SSMA is to be conserved in either a natural or enhanced condition. This includes 100% conservation of the onsite IRA.
- Approximately 49.2 acres of the SSMA will be provided onsite in order to comply with Pima Prospers offsite policies.
- Approximately 58.4 acres of offsite mitigation will be provided to meet CLS conservation guidelines.

These conservation measures will be achieved through the following primary development strategies:

• Establishing approximately 50.3 acres or approximately 66% of the overall site as cluster open space. Please refer to *Exhibit II-E-1: Biological Resources*.



- Offsite mitigation will be provided to meet CLS conservation guidelines.
- b) Saguaros: There are saguaros scattered throughout the site. The entire project site, including the undisturbed and open space areas contain 317 saguaros which are greater than 6 feet and 386 saguaros less than or equal to 6 feet. No crested saguaros were observed onsite. The area of disturbance includes approximately 99 saguaros greater than six feet and 147 saguaros with a height less than or equal to 6 feet. Many of the saguaros will be transplanted on site in accordance with Section 18.72.100 of the Pima County Code.
- c) Ironwood trees: The project site also includes 551 Ironwood trees. It is anticipated that approximately 158 will be impacted by the development. Attempts will be made to relocate as many as possible to the landscape and open space areas.
- d) Pima pineapple cactus (none exist onsite)
- e) Needle-spined pineapple cactus (none exist onsite)
- f) Other areas of significant or important vegetation

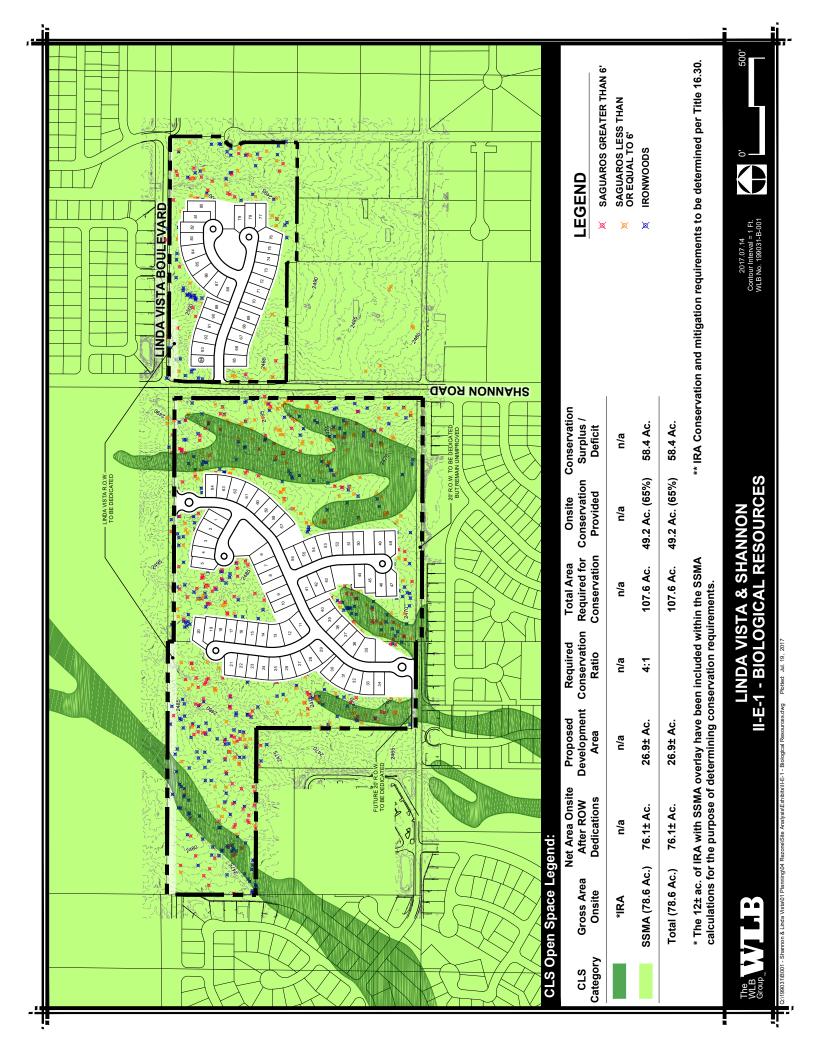
The following areas of significant vegetation are noted:

- Saguaros, ironwoods and barrel cacti are scattered throughout the site
- Denser vegetation occurs on the site along the wash corridors. These areas will be left undisturbed.

2. Landscape Connectivity

This project proposes to cluster the development allowing for approximately 66% cluster open space. There are no critical landscape connections on or adjacent to the site.





F. Landscape and Buffer Plan

1. Bufferyard Description

The proposed development will most likely provide a 40-foot Natural Landscape Bufferyard 'D' on the perimeter of the project. See *Exhibit II-F-1*: *Buffer Plan*.

2. Potential Conflicts with Bufferyards or Natural Open Space

Existing or proposed easements, setbacks, and rights-of-way do not conflict with the proposed bufferyards and natural open space for this development.

3. Transplanted Vegetation

A Native Plant Preservation Plan will be prepared for the site per Chapter 18.72 of the Pima County Code and the Set-Aside method will be used.

G. Viewsheds

1. Description of Views and Vistas

- a) The Catalina and Tucson Mountains are visible from surrounding properties. The proposed development will minimize impacts to the views and vistas from adjacent properties via the following site design strategies:
 - Providing a landscape buffer along the site boundaries.
 - A 40-foot landscape buffer yard will be provided along Shannon Road.
- b) This proposed development will not affect the views and vistas from areas beyond adjacent properties via the following site design strategies:
 - A 40-foot landscape bufferyard along Shannon Road.
 - Providing bufferyards and open space along the property boundaries.

2. Mitigation and Impact

A generous natural landscape bufferyard surrounding the site will provide screening and buffering between the proposed rezoning area and the properties surrounding the site minimizing visual impacts from the surrounding neighborhoods.

Please refer to Exhibit I-E-1 for ground level photographs of the site.





H. Transportation

1. Access Points

The development will be accessed from Shannon Road, Linda Vista Boulevard, and Freer Drive. Access to the project has been configured in response to the County's requirement to complete a portion of Linda Vista Boulevard and to provide two external connections to the portion of the development west of Shannon Road. Additionally, as a result of working with the Marana Unified School District the access point on Freer Drive will provide connectivity to Ironwood Elementary School to the south of the project.

The portion of the project east of Shannon Road will accessed from Shannon Road. The portion to the west will be accessed via Linda Vista Boulevard from the North and Freer Drive from the south.

Please refer to Preliminary Development Plan, *Exhibit II-B* for a depiction of these access points.

Distances to nearby intersections are listed in Exhibit II-H-1

2. Off-Site Road Improvements

This project complies with the County's requirement to complete a portion of Linda Vista Boulevard, and as such the required right-of-way will be dedicated and a section of the road will be constructed. In addition a section of Freer Drive will be constructed to provide southern access to the development. The project proposes 94 homes and therefore a Traffic Impact Study will not be necessary.

County staff have indicated that roadway improvements to complete Linda Vista Boulevard from the western property line to Shannon Road must be shared with the adjacent developer to the north of the project site.

Please refer to the *Meritage at Linda Vista & Shannon* Traffic Analysis for more information.

3. Traffic Impacts on Nearby Streets

When fully completed, the proposed project is predicted to generate an additional 894 ADT on weekdays to the adjacent street system from the new project site. Fifty percent of these new trips (447 vehicle trips) will be into the project and fifty percent will be out of the project.

Please refer to the *Meritage at Linda Vista & Shannon* Traffic Analysis for a description of projected ADT of Linda Vista Road to be built between Thornydale and Shannon.



4. Minimizing Traffic Impact on Local Streets

Primary access to and from the site will be via Shannon Road roadway, and Linda Vista Boulevard. Freer Drive will provide secondary access. Shannon Road and the proposed Linda Vista Boulevard will have the capacity to handle the minimal amount of traffic to be added by this development. Please refer to *Exhibit II-H-1: Transportation*.

5. Bicycle and Pedestrian Pathways

There are few existing bicycle or pedestrian facilities in the vicinity of the project, and no facilities are proposed. The Canada del Oro River Park, Arthur Pack Regional Park, and Linda Vista Park and are within a one mile distance of the project site. Amenities such as walking paths, hiking trails and recreational facilities can be found at these locations.

6. On-Site Rights-of-Way

All on-site vehicular circulation elements will be private if gated, otherwise they will be public.

7. Conformance with Pima County Transportation Concurrency Requirements

As stated above, the estimated average daily trips anticipated for the proposed development will be approximately 894 ADT on weekdays. The traffic generated will access directly to Linda Vista Boulevard and Shannon Road, both major scenic routes. No significant negative impacts are expected from this project due to the available capacity on Shannon Road and the future capacity of Linda Vista Boulevard once built. As such, we do not anticipate any change in the level-of-service on any of the surrounding roadways.

8. Traffic Impact Study Threshold

This proposed development contains 94 lots, which will generate a total of approximately 894 ADT on weekdays. This does not meet the lower threshold of 1,000 ADT that would trigger the requirement for a Traffic Impact Study (TIS).

9. Alternative Modes of Transportation

This proposed development will be similar to the existing surrounding developments, which are reliant on automobile use for most trips. There are currently few pedestrian, bicycle or transit facilities in the vicinity of the project.

I. On-Site Wastewater

No onsite wastewater treatment is proposed for this project.

J. Sewers

Sewer service will be provided by the Pima County Wastewater Reclamation Department. The project is a tributary to the Ina Road /Tres Rios Wastewater Reclamation Facility via the Canada



Del Oro Interceptor. A "will-serve" letter dated June 28th, 2016 indicated there is capacity in the public sewer G-84-024, downstream from manhole 4201-20-8 and in sewer I-86-206, downstream from manhole 4514-03. Please see *Appendix D* for the will serve letter.

K. Water

Water service will be provided by the Metropolitan Domestic Water Improvement District. Two separate "will-serve" letters were received, one for the east side of Shannon Rd. and one for the west. The letter from Metro Water indicated that they would be agreeable to considering service to the area if the City of Tucson Water issues a denial of service. Because of the City of Tucson Water Department denial of service, Metro district has provided an updated will-serve letter and has indicated it will serve the entire project. As a condition of water service, Metro Water has requested a 15' public water easement adjacent to and south of the ultimate Linda Vista Boulevard right-of-way. Metro's will-serve letter indicates that the easement should be located against the outside edge of the Major Streets and Scenic Routes Plan ultimate right-of-way, which is currently shown as being 150 feet in width. Metro has also indicated that if the Major Streets and Scenic Routes Plan gets revised to reflect the proposed Linda Vista Boulevard 90' right-or-way width, the water easement would then need to be located outside of the new right-of-way width. See Appendix C: Metropolitan Domestic Water Improvement District Letter & City of Tucson Water Department Letter.

L. Schools

- 1. There are no proposed schools within the subject property. The site is bisected by Shannon Road. West of Shannon Road is within the Marana Unified School District. East of Shannon Road is within the Amphitheater Unified School District. Ironwood Elementary School, part of the Marana Unified School District, abuts the project site to the southwest, and Tortolita Middle school is located approximately 1.5 miles to the southwest. Vehicular and pedestrian connections to the elementary school will be provided via road connection to Freer Drive. A recreation area plan (RAP) will be submitted with the tentative plat and will include path and sidewalk details. Please see Exhibit II-L-1: Access to Schools for school locations and Exhibit II-M-3 Recreation and Trails for schematic trail alignment.
- 2. A response letter from the Amphitheater School District was received on December 23, 2016. The District indicates capacity to accept the projected enrollment east of Shannon Road at this time. Please see Appendix E for specific numbers and the Amphitheater Unified School District letter.
- **3.** A response letter from the Marana Unified School District was received on December 7, 2016. The District indicates capacity to accept the projected enrollment at this time. The letter also indicated that the District has the capacity to support the students east of Shannon Road. Additionally, WLB Staff have met with Marana Unified School District representatives regarding traffic improvements to ensure that efforts are being coordinated between the developer and the District. Connections to Ironwood Elementary School were discussed and the Preliminary Development Plan was revised accordingly. Please see *Appendix E* for specific numbers and the Marana Unified School District letter.



M. Recreation, Trails, and Open Space

1. On-Site Recreational Elements

The residential recreation area standards in 18.69.090 of the Pima County Code require the 94 unit development to provide approximately 1.9 acres of recreational amenities. The proposed residential subdivision will meet residential recreation area standards by providing active and passive recreational areas onsite, through the use of in-lieu fees, or through a combination thereof. Along with the tentative plat, a recreation area plan (RAP) will be submitted outlining the specific elements. Please refer to *Exhibit II-M-3: Proposed Recreation and Trails*.

2. Ownership of Open Space

Recreation areas and natural and modified open space within the development will be owned by the HOA and will be for the use of the residents of the neighborhood. These areas will be preserved as open space via the final plat and CC&Rs. Please refer to Exhibit II-B-1a: Tentative Development Plan.

3. Conformance with Pima Regional Trail System Master Plan

According to the Pima Regional Trail System Master Plan there is a single-track trail that parallels Shannon Road and terminates at Sumter Drive to the north of the project site. Easements will be considered through the property to connect with this and other trails. Please refer to Exhibit II-M-3: Proposed Trails.

N. Cultural Resources

The subject property is vacant and has not been previously developed.

1. Survey Recommendations

All of parcels 225-02-002E and 225-02-001B were surveyed in 1981 as part of the Northern Tucson Basin archaeological research project. No portion of 225-04-014G has been subject to previous archaeological investigation. The Arizona State Museum stated that six archeological properties have been recorded within a mile radius of the project area, however, no archaeological properties have been noted within the subject property. It is recommended, though not required by ASM that an archeological contractor be consulted before ground-disturbance begins. Since the site is located in Pima County, the State Museum defers any recommendations to the County.

Please refer to *Appendix B* Archaeological Records Search.

2. Mitigation Measures

In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with ASM to assess the potential significance of any unearthed materials (ARS §41-841). If human skeletal remains or funerary objects are discovered, ARS §41-865 and §41-844 require that the



Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains would be moved from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and concerned cultural groups.

O. Environmental Quality

1. Controlling Dust Pollution

During the construction phase, contractors will be responsible for dust pollution control. Measures such as watering the site and silt fencing will be implemented as necessary.

2. Pollutant Emission

Given that the proposed development will only consist of residential uses, the proposed project is not expected to produce insignificant air pollution from non-vehicular sources.

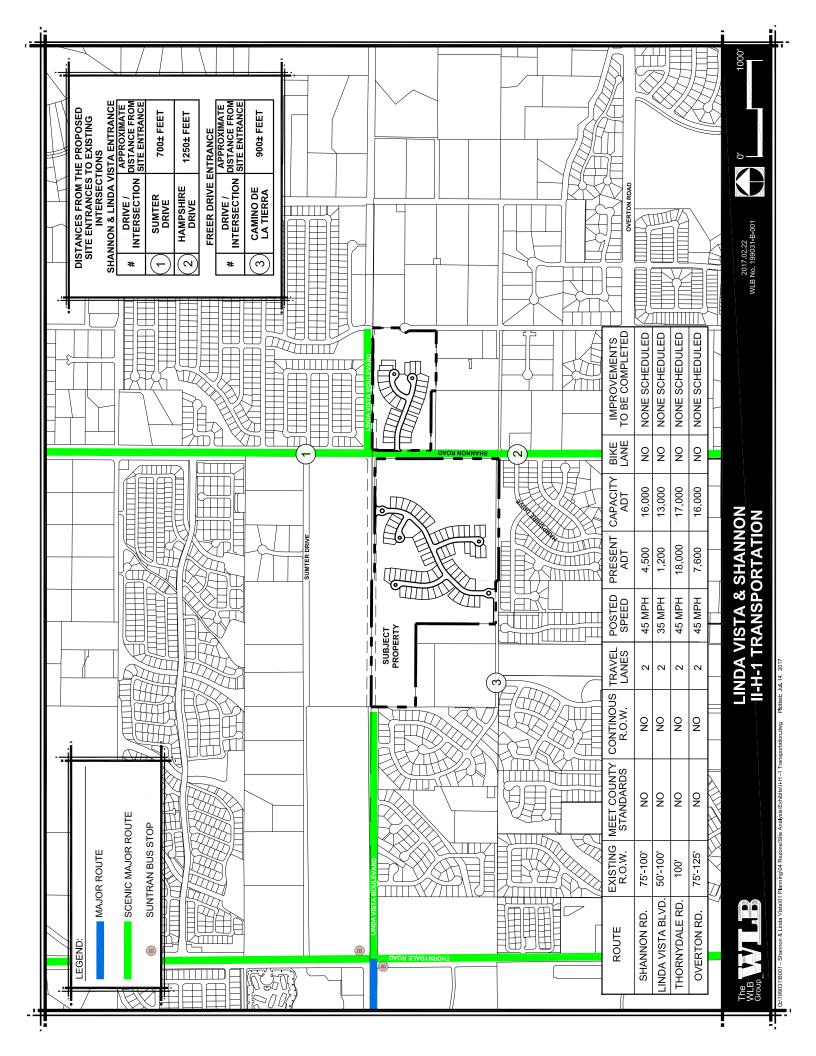
P. Agreements

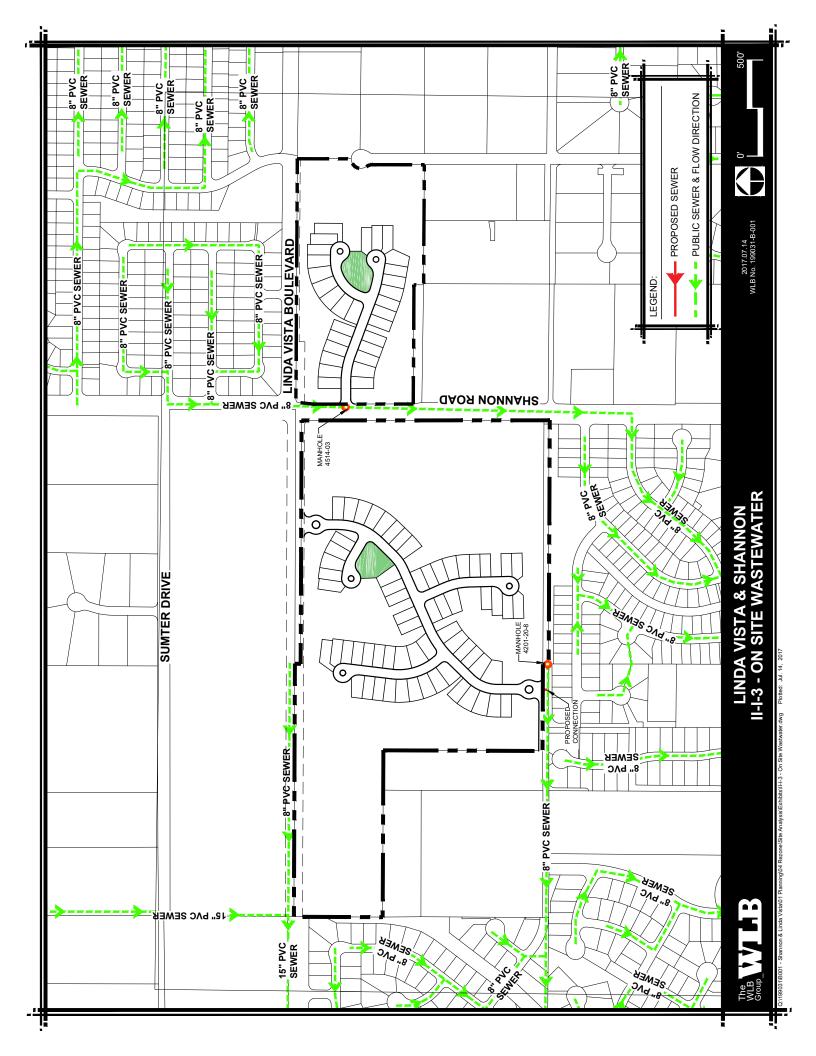
None at this time.

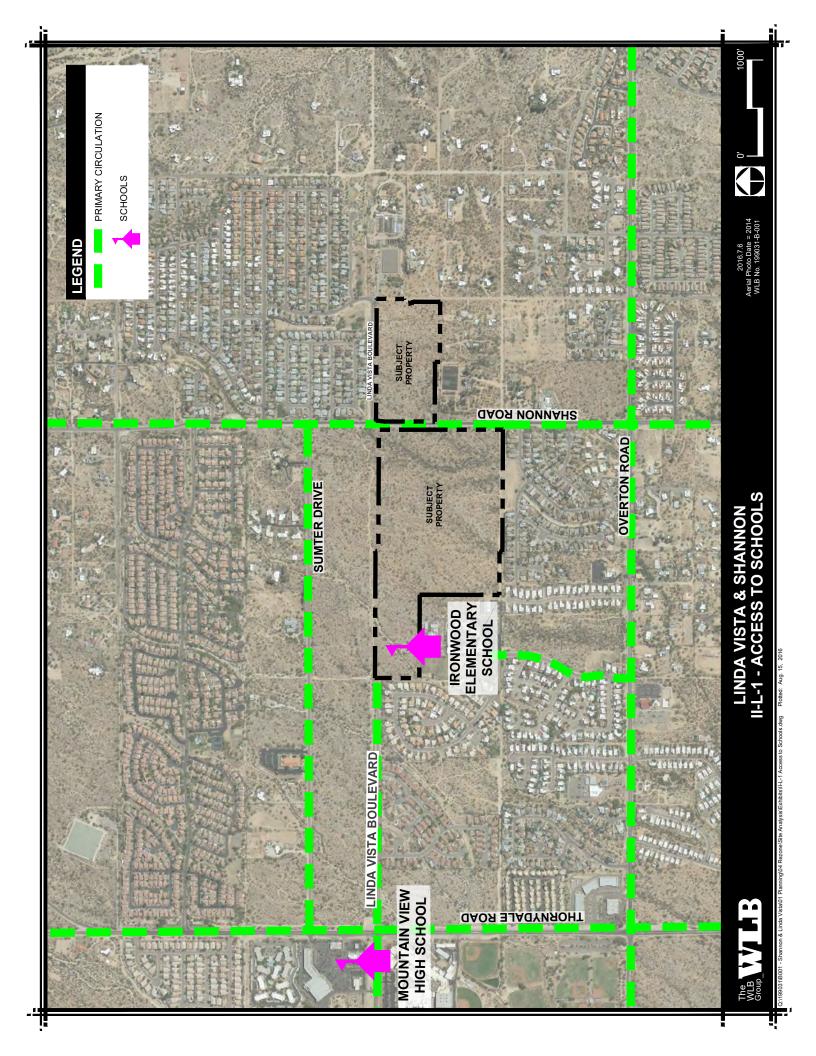
Q. Fire Protection

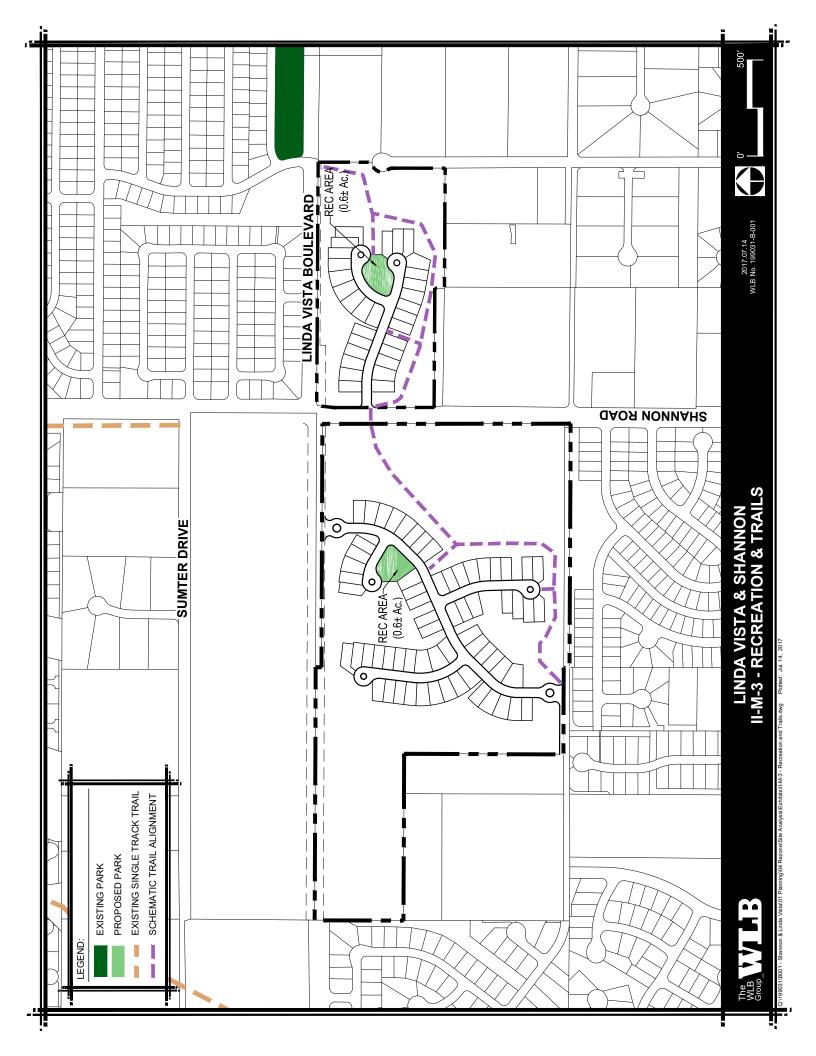
It is anticipated that Northwest Fire District will serve this site.











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:

Linda Vista 93

Project Description:

Rezoning of 77.4 acres from SR, suburban ranch to CR-1, single residence zone to allow the construction of $93\pm$ new single family homes.

Project Type

Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

Contact Person:

Robert Kirschmann

Organization:

The WLB Group

On Behalf Of:

PRIVATE

Project ID:

HGIS-00626.

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



Arizona Game and Fish Department Project ID: HGIS-00628 project_report_linda_vista_93_12465_12544.pdf Review Date: 2/18/2015 03:35:31 PM

Disclaimer:

- 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. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), 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.



Arizona Game and Fish Department Project ID: HGIS-00626 project_report_linda_vista_93_12465_12544.pdf Review Date: 2/18/2015 03:35:31 PM

Recommendations Disclaimer:

- 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.
- 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.
- 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 High Way Phoenix, Arizona 85086-5000 Phone Number: (623) 236-7600

Pax Number: (623) 236-7386. Or

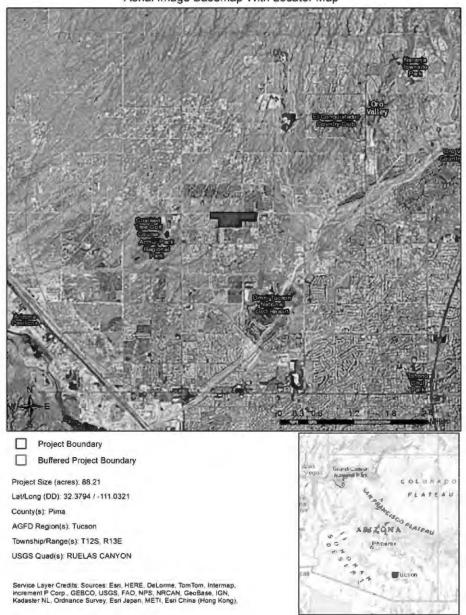
PEP@azgid.gov

 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



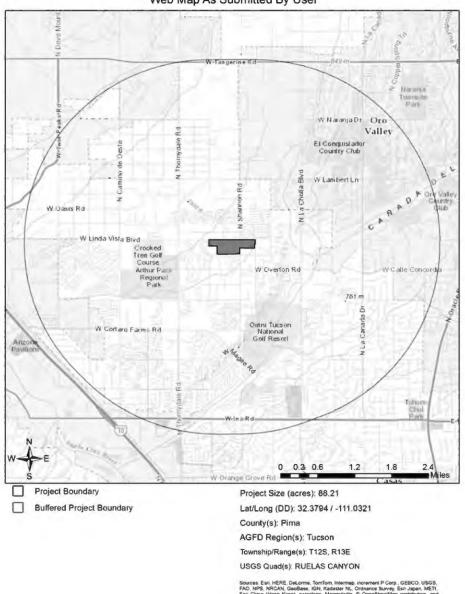
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Linda Vista 93 Aerial Image Basemap With Locator Map



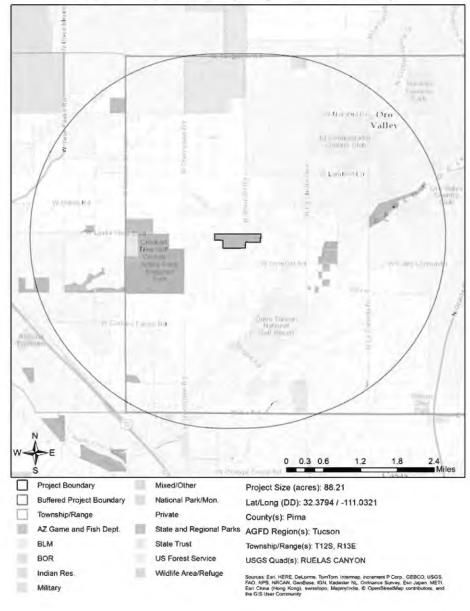
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Linda Vista 93 Web Map As Submitted By User



Arizona Game and Fish Department Project ID: HGIS-00626 project_report_linda_vista_93_12465_12544.pdf Review Date: 2/18/2015 03:35:31 PM

Linda Vista 93
Topo Basemap With Township/Ranges and Land Ownership



Arizona Game and Fish Department Project ID: HGIS-00626 project_teport_linda_vista_93_12465_12544.pdf Review Date: 2/18/2015.03:35:31 PM

Special Status Species and		

Scientific Name	Common Name	FWS	USFS	BLM	State	SECN
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				_
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	sc	S	S	WSC	18
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC	1A
Leptonycteris curasoa e yerbabuenae	Lesser Long-nosed Bat	LE			WSC	1A
Tumamoca macdougalii	Tumamoo Globeberry		S	S	SR	

Note: Status code definitions can be found at http://www.azofd.gov/w_c/edits/hdms_status_definitions.shtml.

Species of Greatest Conservation Need Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	F₩S	USFS	BLM	State	SECN
Aix sponsa	Wood Duck	-		7		18
Ammos permophilus harrisii	Harris' Antelope Squirrel					18
Anaxyrus tetiformis	Sonoran Green Toad			S		18
Anthus spragueii	Sprague's Pipit	C×			WSC	1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			18
Aquila chrysaetos	Golden Eagle	BGA		S		18
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			18
Athene cunicularia hypugaea	Western Burrowing Owl	SC	s	S		18
Botaurus lentiginosus	American Bittern				WSC	18
Buteo regalis	Ferruginous Hawk	SC		s	WSC	18
Chilomeniscus stramineus	Variable Sandsnake					18
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	s		Wsc	1A
Colaptes chrysoides	Gilded Flicker			S		18
Coluber biline atus	Sonoran Whipsnake					18
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		18
Crotalus tigris	Tiger Rattlesnake					18
Cynanthus latirostris	Broad-billed Hummingbird		S			18
Cyprinodon macularius	Desert Pupfish	LE			WSC	1A
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		18
Euderma ma culatum	Spotted Bat	sc	s	s	WSC	18
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		18
Falco peregrinus anatum	American Peregrine Falcon	SC	s	S	WSC	1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC	18
Gopherus morafkai	Sonoran Desert Tortoise	C×	s		WSC	1A
Haliae etus leuco cephalus	Bald Eagle	SC, BGA	S	S	WSC	1A
Heloderma suspectum	Gila Monster					1A
In cilius alvarius	Sonoran Desert Toad					18
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		18
Lasiurus blossevillii	Western Red Bat		s		WSC	18
Lasiurus ×anthinus	Western Yellow Bat		s		WSC	18
AND THE RESERVE AND ADDRESS OF THE PARTY OF	Ocelot	LE				1A

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Species of Greatest Conservation Need Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Leptonycteris cur <i>a</i> soae yerbabuenae	Lesser Long-nosed Bat	LE			WSC	1A
Lepus alleni	Antelope Jackrabbit					18
Lithobates yavapaiensis	Lowland Leopard Frog	SC	s	S	WSC	1A
Macrotus californicus	California Leaf-nosed Bat	SC		S	WSC	1B
Melanerpes uropygialis	Gila Woodpecker					1B
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolnii	Lincoln's Sparrow					18
Melozone aberti	Aberts Towhee		S			18
Micruroides euryxanthus	Sonoran Coralsnake					18
Myotis occultus	Arizona Myotis	SC		S		18
Myotis velifer	C ave Myotis	sc		s		18
Myotis yumanensis	Yuma Myotis	sc				18
Nyctinomops femorosaccus	Pocketed Free tailed Bat					18
Panthera onca	Jaguar	LE			WSC	1A
Passerculus sandwichensis	Savannah Sparrow					18
Peucaea botterii arizonae	Arizona Botteri's Sparrow			S		1B
Peucaea carpalis	Rufous-winged Sparrow					18
Phrynosoma solare	Regal Horned Lizard					18
Phyllorhynchus browni	Saddled Leaf nosed Snake					18
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE			WSC	1A
Progne subis hesperia	Desert Purple Martin			s		1B
Setophaga petechia	Yellow Warbler					18
Tadarida brasiliensis	Brazilian Freetailed Bat					18
Troglodytes pacificus	Pacific Wren					18
Vireo bellii arizonae	Arizona Bell's Vireo					18
Vulpes macrotis	Kit Fox					18

Species of Economic and Recreation Importance Predicted within Project Moinity

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Callipepla gambelii	Gambels Quail					
Pecari taja cu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					