

SISTERS OF THE IMMACULATE HEART OF MARY

CONTINUING CARE RETIREMENT COMMUNITY SPECIFIC PLAN

SABINO CANYON ROAD, NORTH OF RIVER
PIMA COUNTY, ARIZONA



P0230

PIMA CO CLERK OF THE BOARD

PICKUP



SEQUENCE:	20151600573
NO. PAGES:	3
ORDIN	06/09/2015
	15:56
PICK UP	
AMOUNT PAID:	\$0.00

ORDINANCE 2015- 25

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING; REZONING APPROXIMATELY 63.0 ACRES OF PROPERTY (PARCEL CODE 114-00-002C) FROM THE SR (SUBURBAN RANCH) ZONE TO SP (SPECIFIC PLAN, SISTERS OF THE IMMACULATE HEART OF MARY SPECIFIC PLAN) ZONE, IN CASE Co23-14-01 SISTERS OF THE IMMACULATE HEART OF MARY – N. SABINO CANYON ROAD SPECIFIC PLAN, LOCATED ON THE EAST SIDE OF N. SABINO CANYON ROAD, APPROXIMATELY ONE-QUARTER OF A MILE NORTH OF E. RIVER ROAD, AND AMENDING PIMA COUNTY ZONING MAP NO. 26.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The approximately 63.0 acres located on the east side of N. Sabino Canyon Road, approximately one-quarter of a mile north of E. River Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 26, is rezoned from the SR (Suburban Ranch) zone to the SP (Specific Plan, Sisters of the Immaculate Heart of Mary) zone subject to the conditions in this ordinance.

Section 2. Rezoning Conditions. The Sisters of the Immaculate Heart of Mary Specific Plan, attached as Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division) is hereby adopted, subject to amendments as required by the Board of Supervisors' action and to include Part V (Conditions of Approval).

Section 3. Amendments. The Conditions of Approval referenced in Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.90 of the Pima County Zoning Code.

Section 4. The effective date of this Ordinance is the date the Chair of the Board of Supervisors signs this Ordinance.

Passed and adopted, this 2nd day of June, 2015.

Sharon Branson
Chair, Pima County Board of Supervisors

ATTEST:

Robert Briggall

Clerk of the Board

APPROVED:

[Signature]

Executive Secretary
Planning and Zoning Commission

APPROVED AS TO FORM:

[Signature]

Deputy County Attorney

MICHAEL LEBLANC

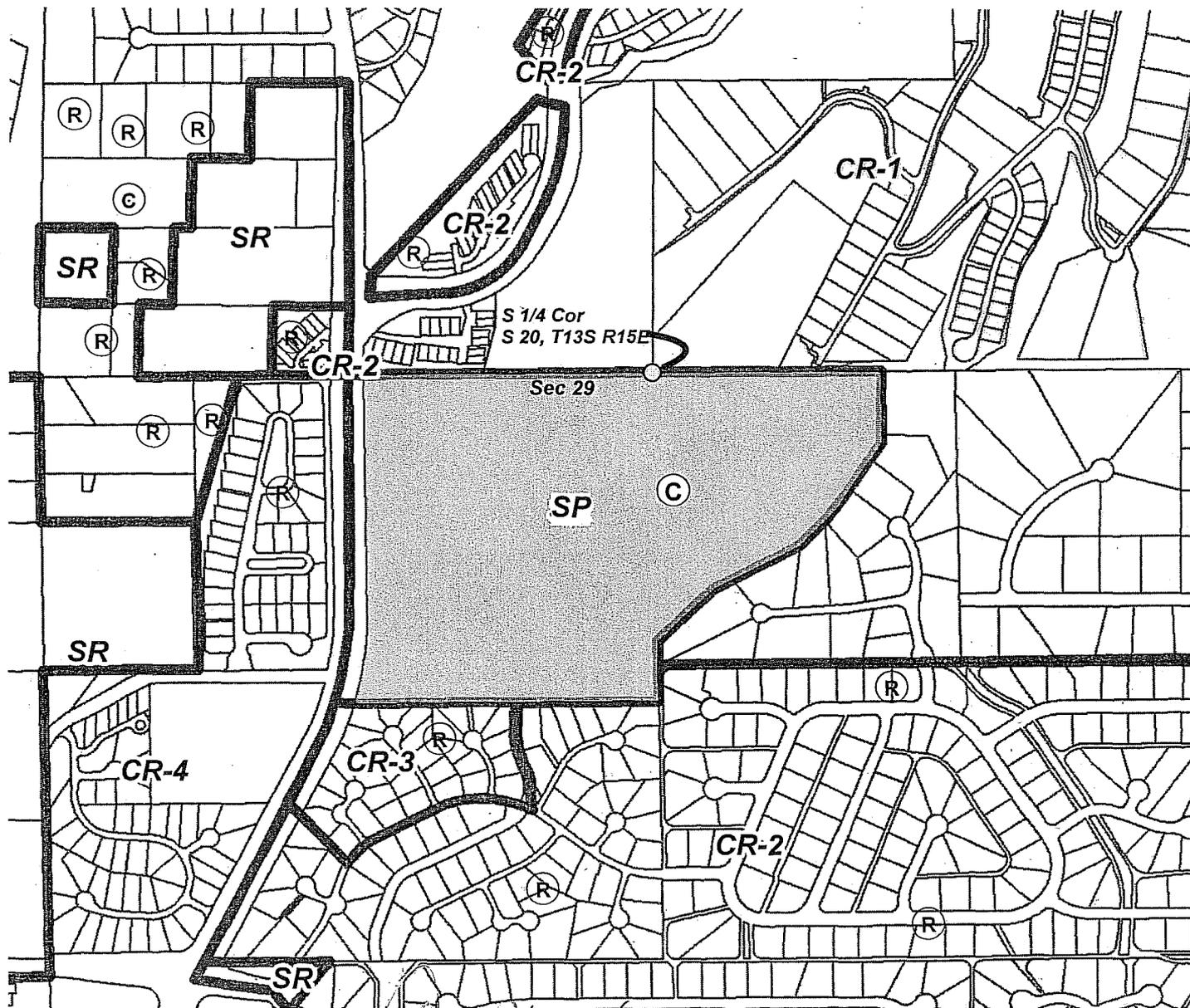
EXHIBIT A

AMENDMENT NO. 70 BY ORDINANCE NO. 2015-025
TO PIMA COUNTY ZONING MAP NO. 26 TUCSON AZ.
PARCEL 2C BEING A PART OF THE N 1/2 OF SEC 29, 13S 15E.



0 165 330 660 Feet

ADOPTED: June 2, 2015 EFFECTIVE: June 2, 2015



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 63.0 ac±
ds-February 18, 2015

Co23-14-01
Co7-08-03
114-30-002C



**Sisters of the Immaculate Heart of Mary
Continuing Care Retirement Community Specific Plan**

3820 N. Sabino Canyon Road
Tucson, Arizona 85750-6320

Submitted to:

**Pima County
Planning Division
Development Services Department**
201 North Stone Avenue, Second Floor
Tucson, Arizona 85701

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February 2015

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Introduction

The Sisters of Immaculate Heart of Mary Continuing Care Retirement Community Specific Plan (CCRC Specific Plan) is comprised of approximately 63 acres located along Sabino Canyon Road, southeast of the Sabino Canyon Road/Kolb Road intersection in Pima County, Arizona. This property is part of the Catalina Foothills Subregion of the Pima County Comprehensive Plan and is designated Low-Intensity Urban-0.5 (LIU-0.5) and Medium Intensity Urban (MIU) pursuant to a Comprehensive Plan Amendment (Co7-08-03) approved by the Pima County Board of Supervisors on November 18, 2008. The site is currently zoned Suburban Ranch (SR). The CCRC Specific Plan proposes a mix of up to 500 dwelling units/beds. The conceptual development plan and Specific Plan reflect 477 units/beds with an allowance of up to 500 units/beds to maintain flexibility in the overall design and configuration of living units within the CCRC. The CCRC includes the Lodge, Memory Care, Age-Restrictive Apartments and Casitas and is based on all the property including the land to be dedicated to open space use but whose ownership is still by the Developer.

The CCRC Specific Plan is divided into five main sections. The first section, Site Inventory, presents the results of a thorough analysis of the opportunities and constraints of the site that determine its development capability. These items include zoning, surrounding land uses, topography, visibility, vegetation, wildlife and cultural resources. At the end of the section, the composite map is presented as a visual compilation of the above listed constraints and will serve as the basis for which the development of the land will be planned.

The vision for the project and its response to the constraints presented in the Site Inventory is articulated in the second section entitled Land Use Proposal. In this section, a plan for mitigating each constraint is developed to ensure that the new development, a Continuing Care Retirement Community (CCRC), is sensitive to the environment and its neighbors.

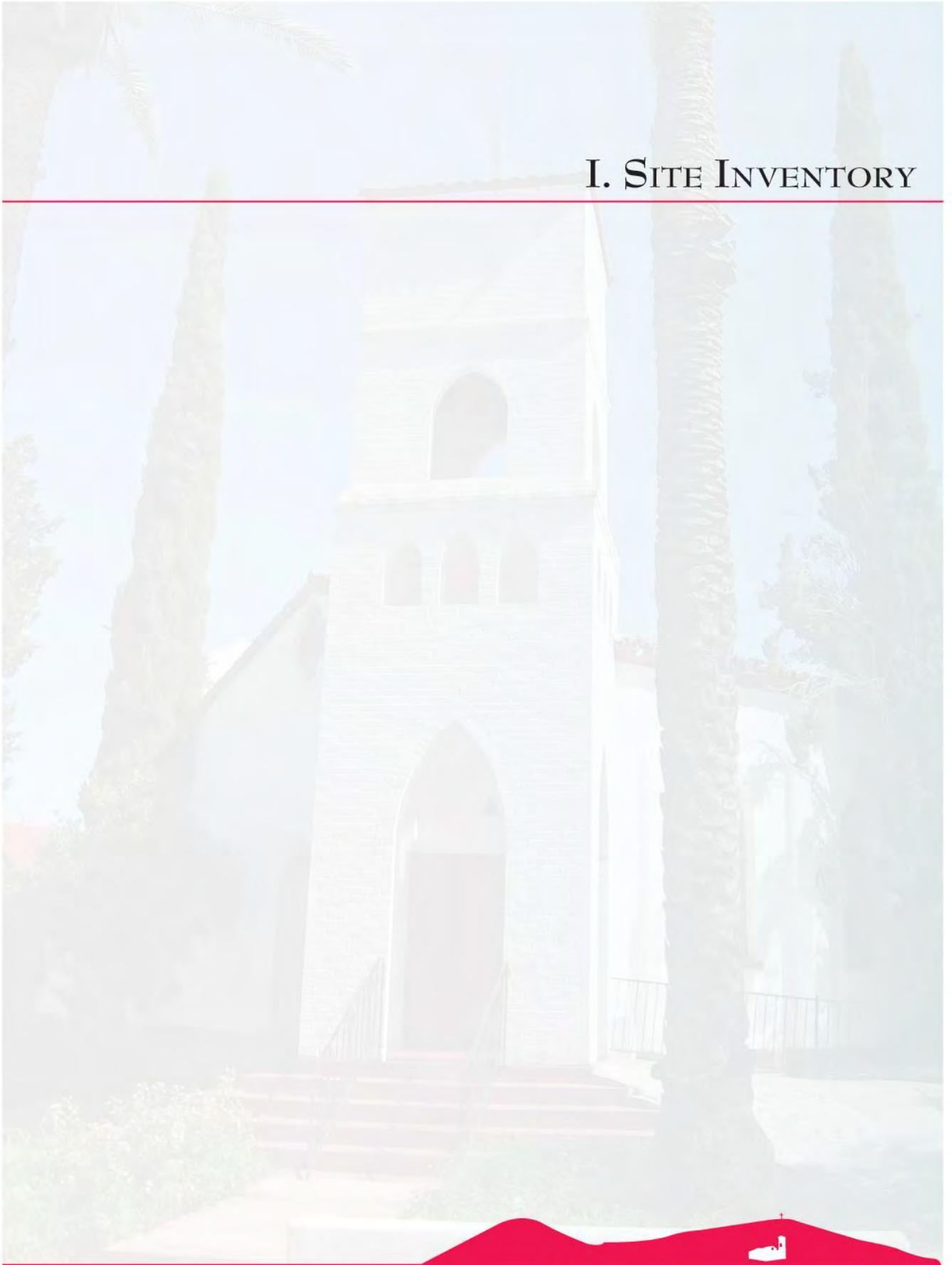
The third section, Development Regulations, details the set of standards new development within the Specific Plan must meet. These standards include provisions for allowable uses, development design criteria, native plant protection, open space, parking, landscaping and screening. Additionally, this section will discuss what uses are permitted within the Specific Plan and where they are allowed to be placed within its boundaries.

The fourth section, Implementation and Administration, provides a framework that will govern the execution of the policies set forth in the Land Use Proposal and Development Regulations. This is done to ensure that development occurs in a logical, timely, and sensitive manner.

The Conditions of Approval are listed in the last section of this Specific Plan.



I. SITE INVENTORY



A. Existing Land Uses

1. Location and Regional Context

The subject parcel is located along the east side of Sabino Canyon Road, south of the Sabino Canyon/Kolb Road intersection within Township 13 South, Range 15 East, Section 29 in unincorporated Pima County, as shown in *Exhibit I.A.1: Location and Vicinity*. The site is comprised of a single parcel identified by the Pima County Assessor as 114-30-002C.

2. Existing On-Site Land Uses

a. Existing On-Site Land Uses

The site is primarily vacant. A convent, chapel, novitiate and a retirement home—all owned and operated by the Sisters of the Immaculate Heart of Mary—are located in the south central corner of the property, as shown in *Exhibit I.A.2: Existing On-Site Land Uses*.

Table I.A.2: Building Inventory

Existing Building	Current Square Footage	Building Height (stories)	Building Setback from Closest Existing Property Line (feet)
Building A: convent & chapel	7,980	1	375' (perpendicular) from western property line
Building B: convent & offices	3,140	1	280' (perpendicular) from southern property line
Building C: novitiate & meeting hall	3,696	2	122' (perpendicular) from southern property line
Building D: garage	1,799	1	240' (perpendicular) from southern property line



b. Easements Existing On-Site

There are various easements located within a portion of the proposed bufferyards. These easements are noted on the Composite Map (Exhibit I.M) and include:

- Two 10-foot wide power easements and one 3-foot wide communications easement running perpendicular through a portion of the western boundary bufferyard adjacent to Sabino Canyon Road.
- A 30-foot wide slope and drainage easement running parallel with Sabino Canyon Road along the western boundary bufferyard.
- A drainage and slope easement at the western end of the Tucson Water Access Road running perpendicular to the western boundary bufferyard.
- 11-foot electric easement and ROW easement along south boundary perpendicular to N. Sabino Canyon Road.

c. Comprehensive Plan Designations & Rezoning Policies On-Site

As a result of comprehensive plan amendment Co7-08-03, there are two comprehensive plan designations on-site, 43 acres of MIU and 20 acres of LIU-0.5.

Rezoning policy RP-114 stipulates the following:

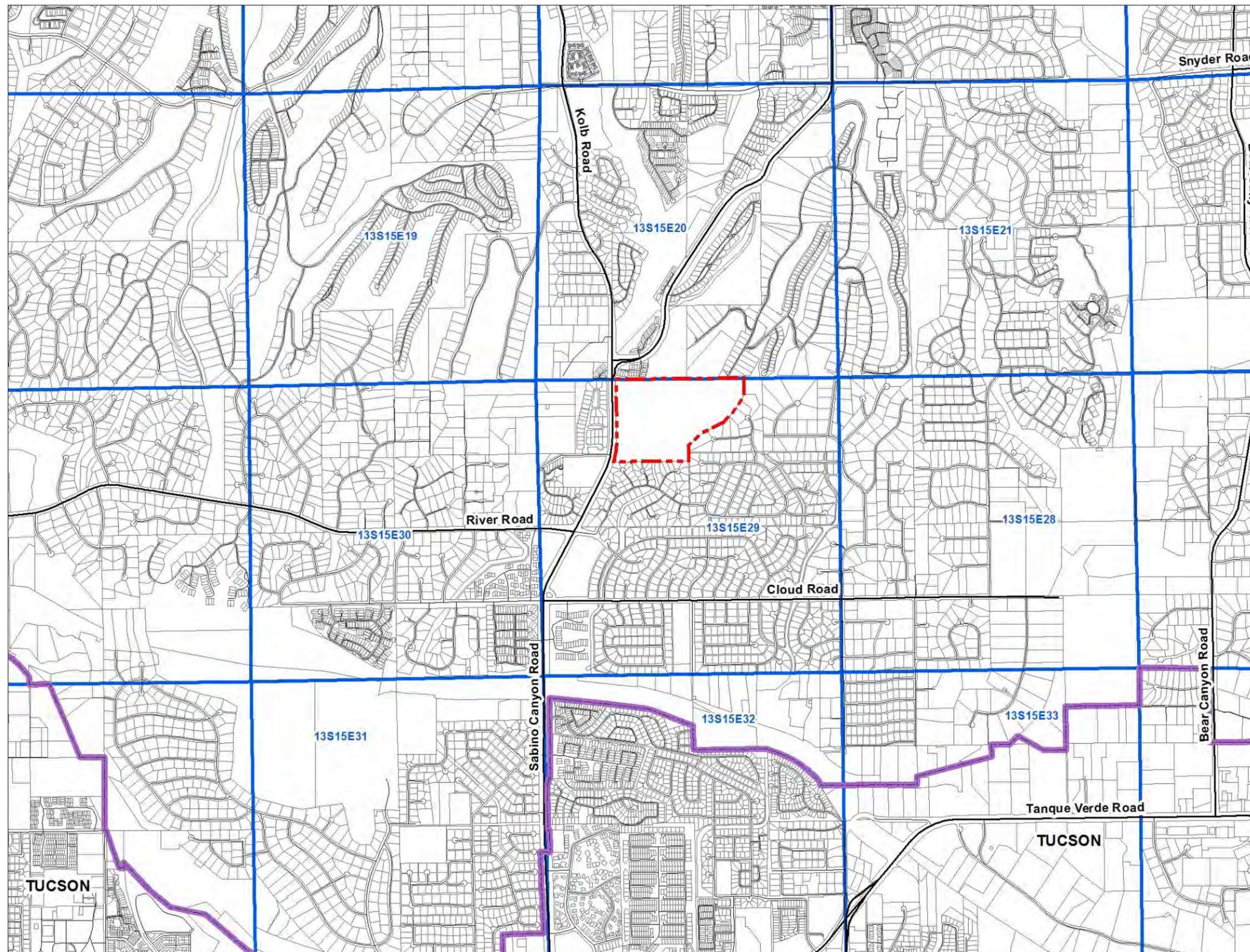
- Use of the property is restricted to a Continuing Care Retirement Community (CCRC) only.
- Along the north, west and south boundaries of the amendment site, new development shall be limited to single-story residential for the first 150'.
- Inside of the 150-foot single-story residential setback described above, an internal project core is established. Notwithstanding the zoning districts and allowable residential density range allowed under the Medium Intensity Urban (MIU) land use intensity category, within the internal project core rezoning to CB-1 Local Business Zone, or establishment of similar commercial use and development standards within Specific Plan-defined land use categories, shall be deemed in conformance with the Comprehensive Plan.
- Within the internal project core, commercial uses are further restricted to Continuing Care Retirement Community accessory uses for the enjoyment of community residents and guests only.



- Within the internal project core, CB-1 zoning or equivalent Specific Plan land use categories may allow maximum building heights up to 39 feet.
- The Specific Plan process is preferred for implementation of this plan amendment.
- Any rezoning or Specific Plan shall include the eastern portion of the property not included in the comprehensive plan amendment area, with conditions limiting additional development to protect cultural resources, steep slopes and viewsheds, and to preserve natural open space.
- A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.
- No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and/or conveyance capacity in the downstream public sewerage system is not available to accommodate new development in the plan amendment area at the time of plan amendment approval, and new development within the plan amendment area will need to be postponed until adequate treatment and / or conveyance capacity becomes available.



Exhibit I.A.1: Location and Vicinity



LEGEND

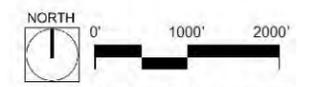
- Site Boundary
- Jurisdiction Boundary
- Township, Range, Section

Notes:

Project Site is located at:
Township 13S, Range 15E, and Section 29

Acreage: Approx. 63 AC

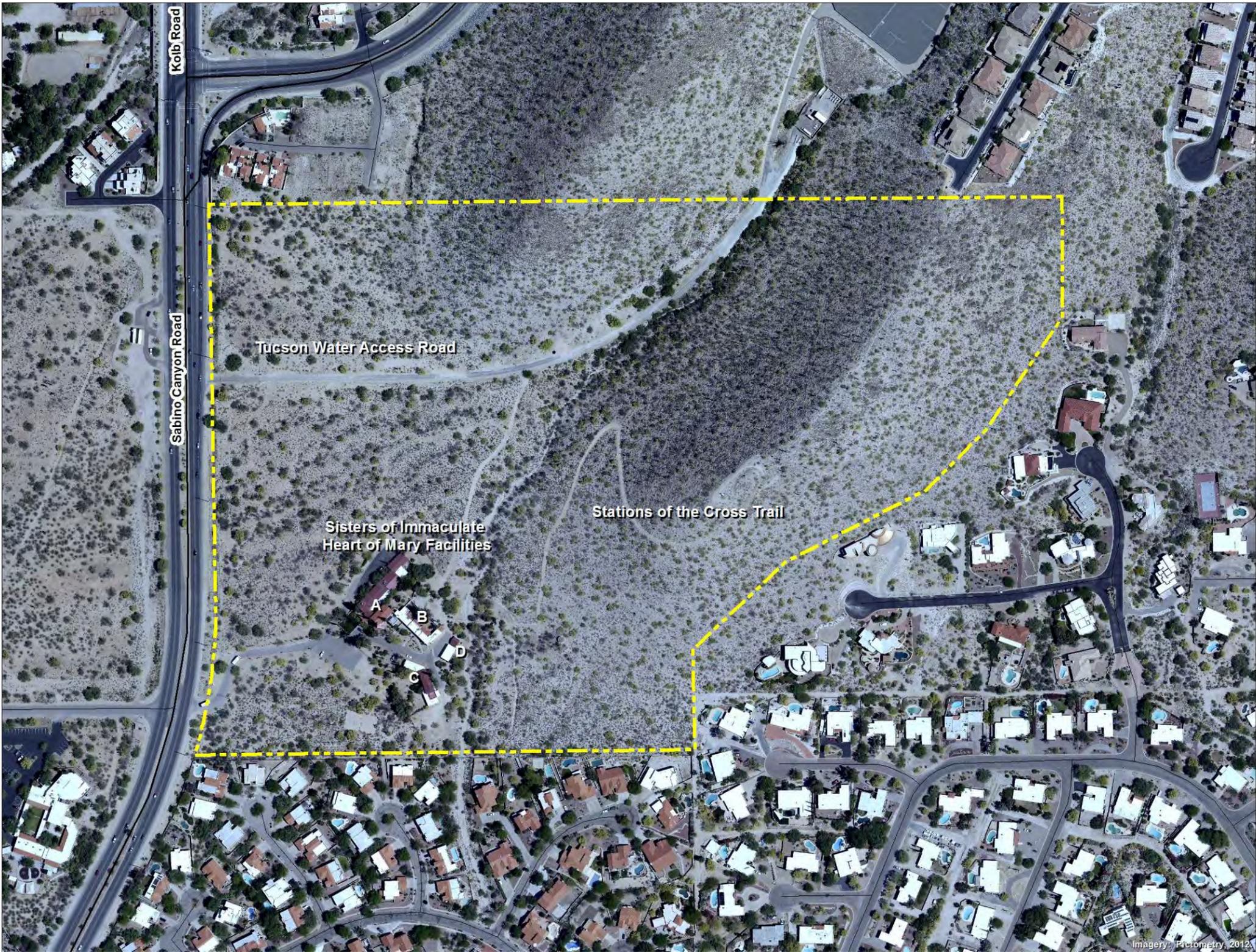
Parcel ID #s: 114-30-002C



FILE NAME: LAC-01_Location.mxd
SOURCE: Pima County GIS, 2013

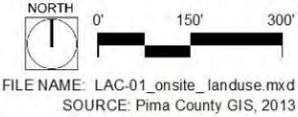


Exhibit I.A.2: Existing On-Site Land Uses



LEGEND

Site Boundary



FILE NAME: LAC-01_onsite_landuse.mxd
SOURCE: Pima County GIS, 2013



3. Existing Off-Site Land Uses

a. Existing On-Site and Off-Site Zoning

Table 1.A.3.a: Existing Zoning & Comprehensive Plan Designation

	Zoning	Comprehensive Plan Designation
Project Site	SR	LIU-0.5, MIU
North	CR-1, CR-2	LIU-1.2
South	CR-2, CR-3	LIU-3.0
East	CR-1	LIU-1.2
West	SR, CR-4	LIU-1.2 & 3.0, MIU, RT

(See Exhibit I.A.3.a.1: Existing Zoning and Exhibit I.A.3.a.2: Comprehensive Plan Designation.)

b. Existing Off-Site Land Uses

Table 1.A.3.b: Existing Off-Site Land Uses

North	Single-Family Residential, Multi-Family Residential and Vacant Land, Tucson Water reservoir facility
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential (Foothills Club, 1-39), St. Alban's Episcopal Church

(See Exhibit I.A.3.b: Existing Off-Site Land Uses.)

c. Number of Stories of Off-site Existing Structures

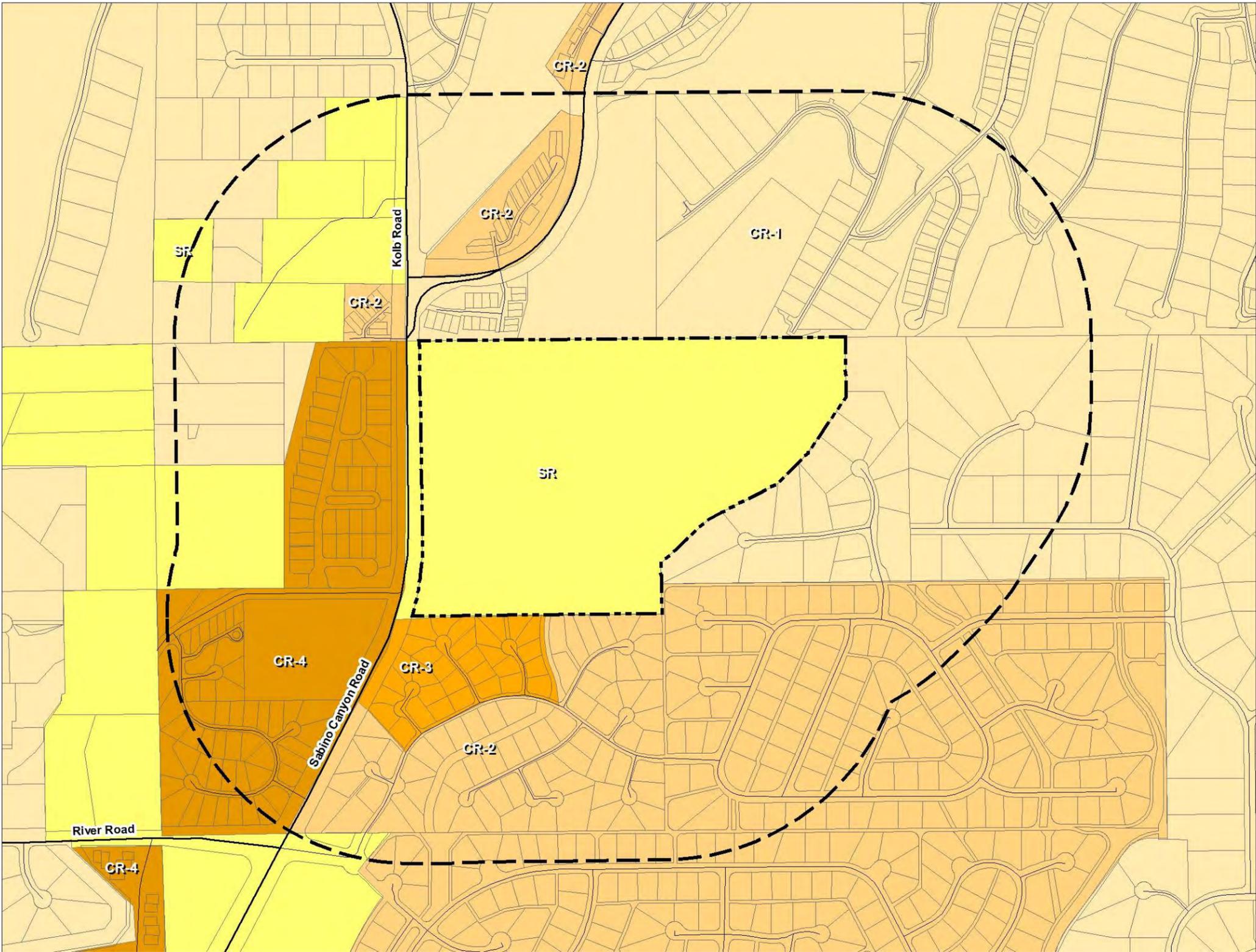
Table 1.A.3.c: Number of Stories

North	1 and 2 Story
South	1 and 2 Story
East	1 and 2 Story
West	1 Story

(See Exhibit I.A.3.b: Existing Off-Site Land Uses.)



Exhibit I.A.3.a.1: Existing Zoning



LEGEND

-  Site Boundary
-  Quarter Mile Radius
-  SR Suburban Ranch
-  CR-1 Single Residence
-  CR-2 Single Residence
-  CR-3 Single Residence
-  CR-4 Mixed Dwelling Type

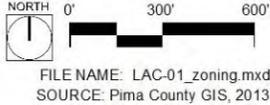


Exhibit I.A.3.a.2: Comprehensive Plan Designation

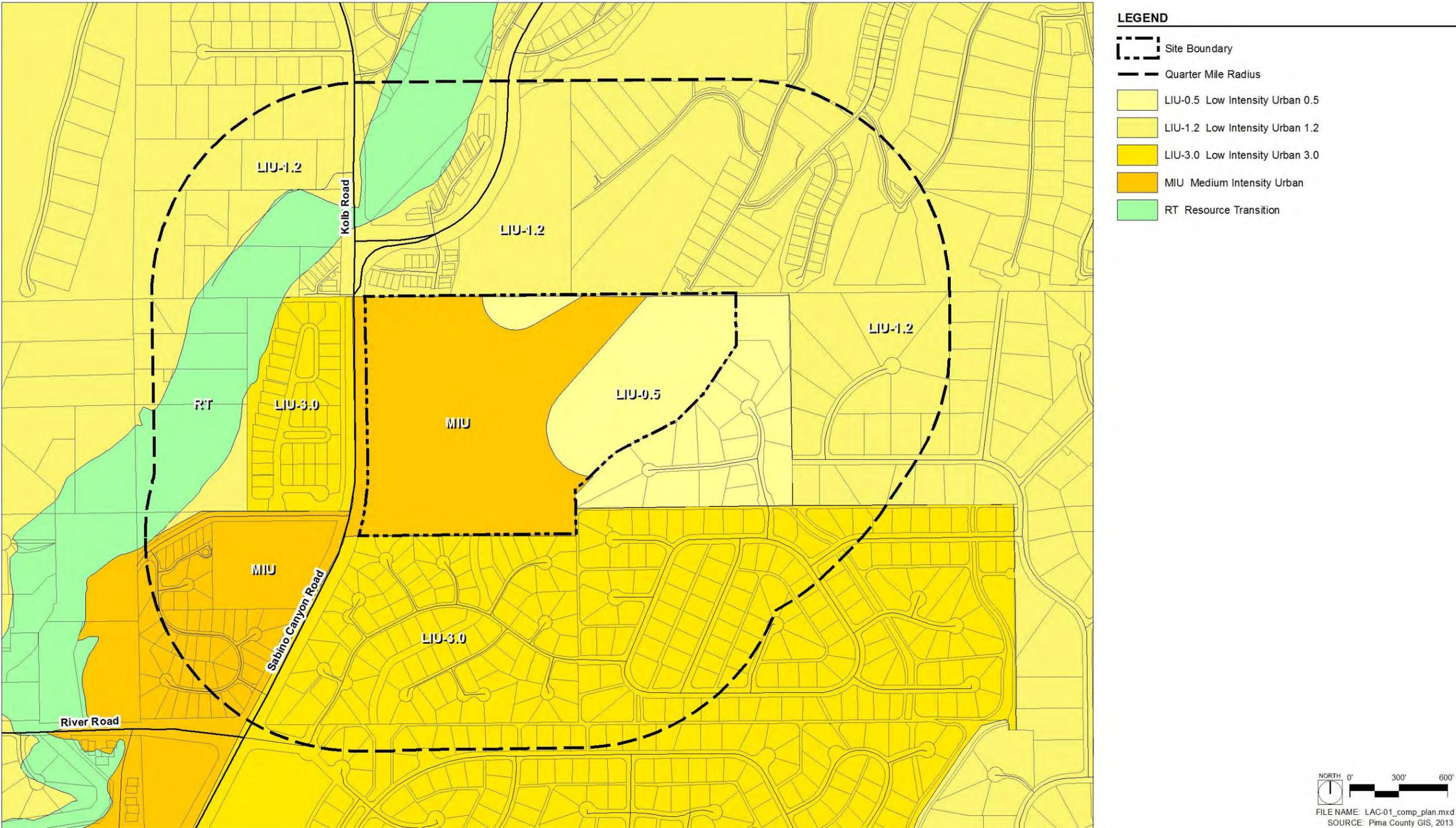
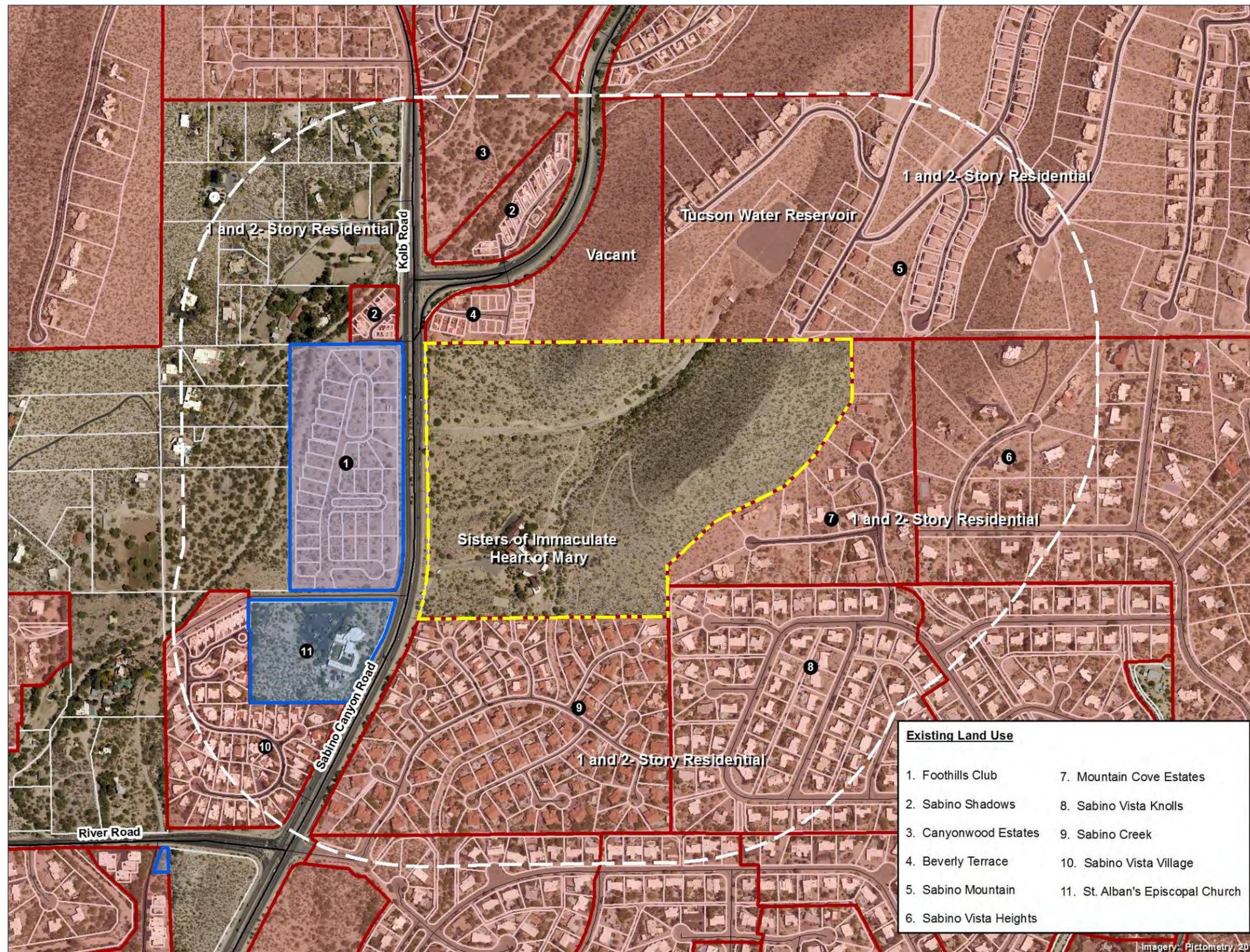


Exhibit I.A.3.b: Existing Off-Site Land Uses



LEGEND

- Site Boundary
- Quarter Mile Radius
- Development Plans
- Subdivisions

Existing Land Use	
1. Foothills Club	7. Mountain Cove Estates
2. Sabino Shadows	8. Sabino Vista Knolls
3. Canyonwood Estates	9. Sabino Creek
4. Beverly Terrace	10. Sabino Vista Village
5. Sabino Mountain	11. St. Alban's Episcopal Church
6. Sabino Vista Heights	

NORTH

FILE NAME: LAC-01_existing landuse.mxd
SOURCE: Pima County GIS, 2013



- d. Pending or Conditionally-Approved Rezoning and Subdivisions
There are no pending or conditionally-approved rezonings or subdivisions within one-quarter mile of the project site.

B. Topography and Grading

1. Topographic Characteristics of the Site

The site has two separate areas of topographic features, illustrated in *Exhibit I.B: Topography*. The southwestern portion of the site slopes gently from the southwest to the northeast. The northeastern portion of the site is characterized by “foothill” terrain. The elevations range from 2545 feet along Sabino Canyon Road on the west to 2795 feet on the eastern boundary of the site. The southwestern portion of the site has been developed for a religious facility, which accounts for 4.6 acres of current development including roadways. The property is in a balanced basin.

- a. Restricted Peaks and Ridges or Rock Outcrops
No restricted peaks and/or ridges, as identified in Section 18.61 of Pima County Zoning Code, exist within the site or in its immediate vicinity.
- b. Rock Outcrops
There are no rock outcrops on the site.
- c. Slopes of 15% or Greater
The site does contain slopes of 15 percent or greater.
- d. Any Other Significant Topographic Features
The “foothill” terrain on the eastern portion of the site could be considered significant.

2. Pre-development Average Cross Slope Calculations

The average cross-slope of the site is 21 percent.

The following equation, as per Pima County Zoning Code Section 18.61.051, was used to determine the average cross slope utilizing 5-foot elevation contours:

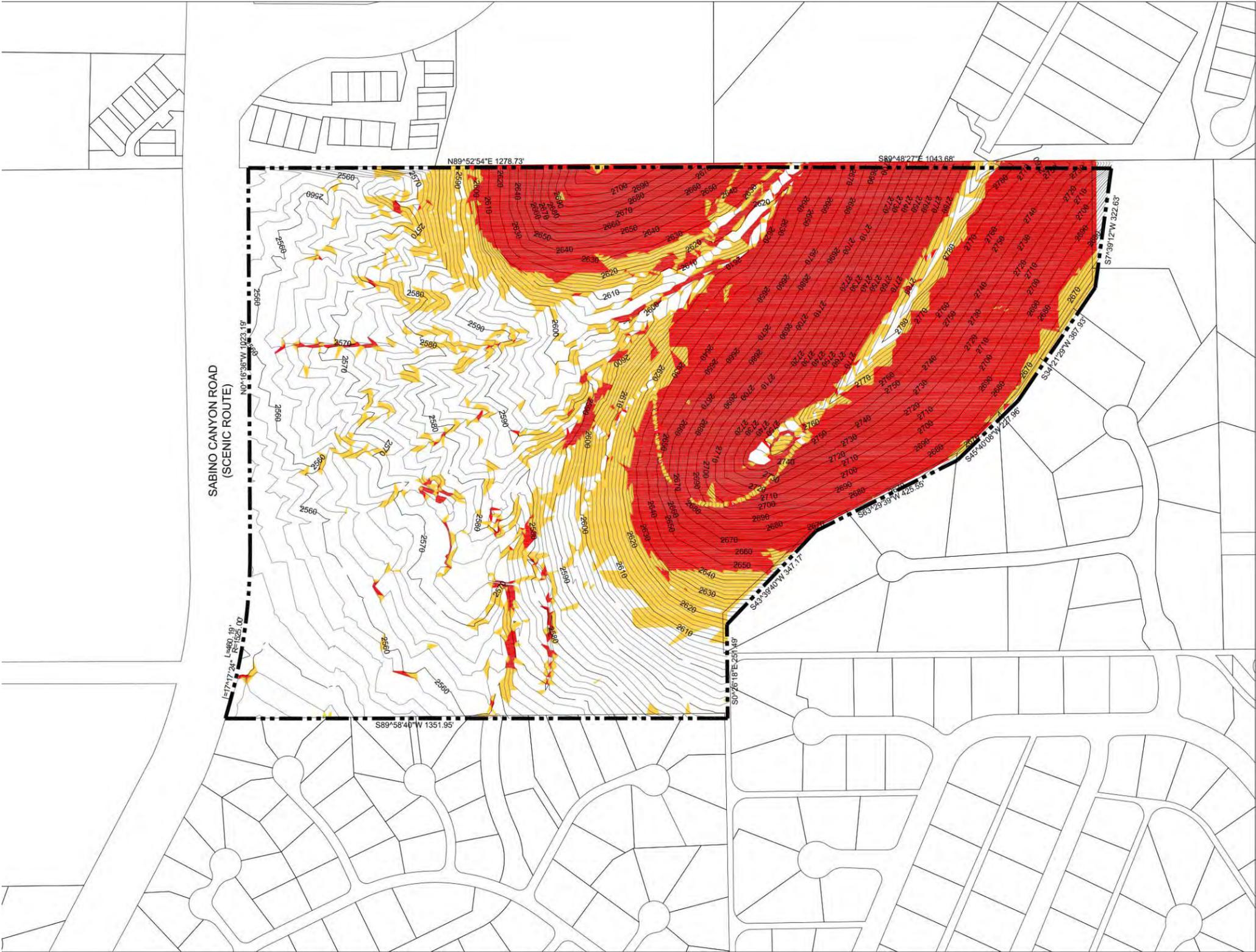
$$\text{Average Cross-Slope} = \frac{I \times L \times 0.0023}{A}$$

$$\text{Average Cross-Slope} = \frac{5 \times 116,782 \times 0.0023}{63}$$

$$\text{Average Cross-Slope} = 21 \text{ percent}$$



Exhibit I.B: Topography



- Legend
- Site Boundary
 - 15-25% Slopes
 - Slopes greater than 25%
 - 2' Elevation Contours



C. Hydrology

1. Off-Site Watersheds

The site is affected by one upstream watershed as illustrated in *Exhibit I.C.1: Off-Site Watersheds*. This watershed labeled Concentration Point 1 (CP1) has a flow of 198 cfs where it enters the northern property boundary. The flows continue through the site to the southern boundary where they are conveyed into a rock-lined channel constructed within the Sabino Creek Subdivision. The discharge is 295 cfs at this point, CP2.

There are three drainage areas in the western portion of the site that affect downstream offsite watersheds. The northwestern drainage area (3) discharges into a roadside swale, then flows north in a concrete swale and then into a 3-foot x 3-foot Reinforced Concrete Box Culvert (RCBC) at the northern property line, built with the Sabino Canyon Road improvements. The central area (4) discharges into a rock-lined roadside swale, then flows south to a catch structure and then flows under Sabino Canyon Road in two 36-inch Reinforced Concrete Pipes (RCP's). The southwestern area (5-7) discharges at three locations to the south: CP5 and CP6 exit through 9-foot x 1-foot 4-inch openings in the block wall and CP7 into a 12-foot wide paved area with 6-foot vertical curbs.

2. Off-Site Natural or Man-Made Features

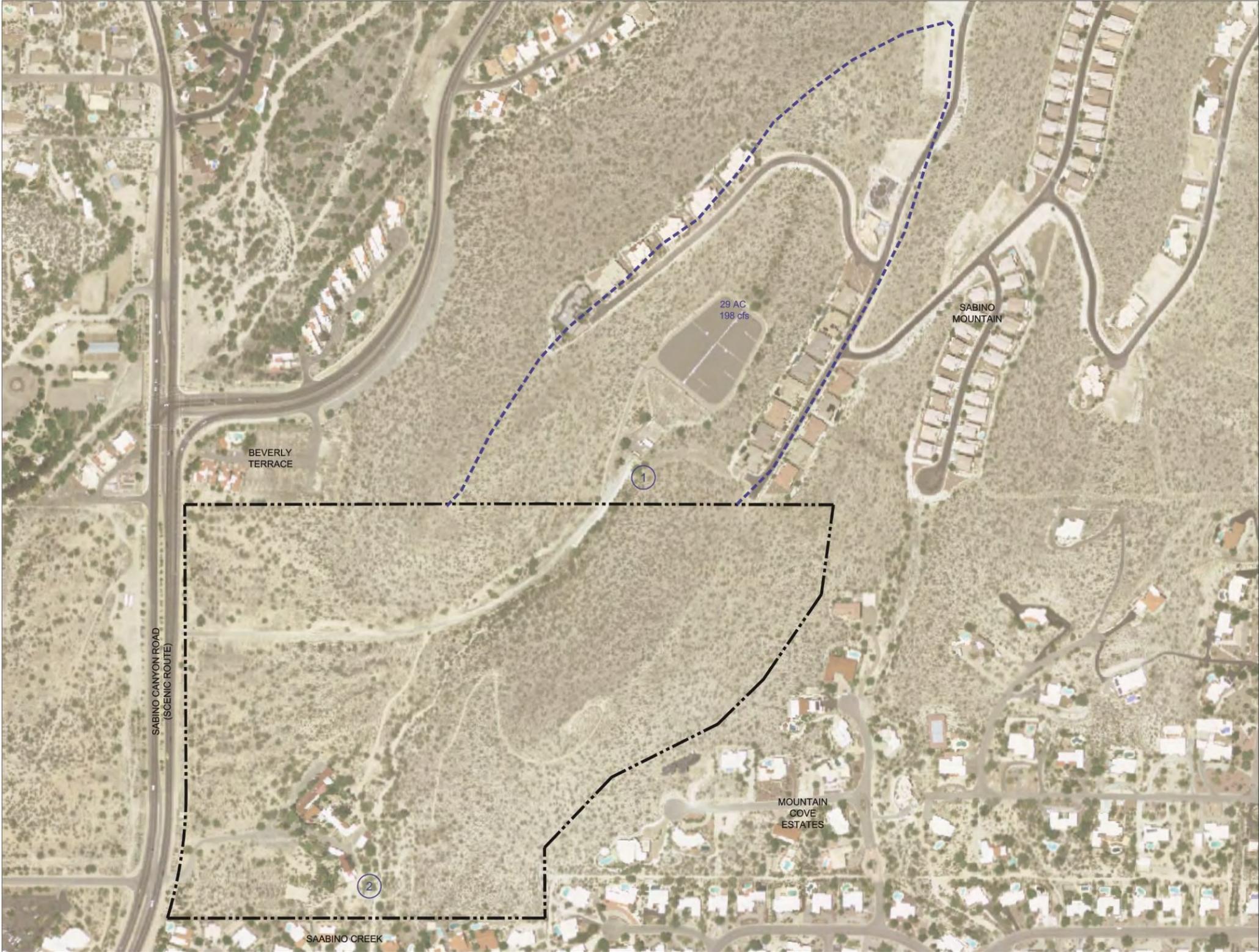
There are two residential subdivisions north of the property: Sabino Mountain and Beverly Terrace. The Mountain Cove Estates subdivision is east of the project and the Sabino Creek subdivision is along the southern boundary. Sabino Canyon Road parallels the western boundary. The Tucson Water reservoir facility located to the north is close to 4 acres in area, excluding the access road.

3. Upstream Off-Site Watersheds with 100-Year Discharges Greater than 100 cfs

The offsite watershed upstream from Watershed 1/2 has a drainage area of 29 acres.

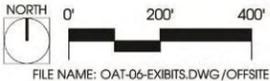


Exhibit I.C.1: Off-Site Watersheds



Legend

- Site Boundary
- Watershed Boundary
- ① Concentration Point



FILE NAME: OAT-06-EXIBITS.DWG/OFFSITE



4. On-Site Hydrology

Based on the existing topography, there are seven on-site watersheds. See *Exhibit I.C.4.a: On-Site Hydrology*. The major drainage, Watershed 1/2, bisects the site generally from north to south. The remainder of the site drains towards the northwest, west and southwest (Watersheds 3-7).

- a. Watershed 1/2 at CP1 has an exiting offsite flow of 198 cfs at the northern property line. The on-site drainage area is 51 acres. The flow exiting the site along the southern property line at CP2 is 295 cfs.

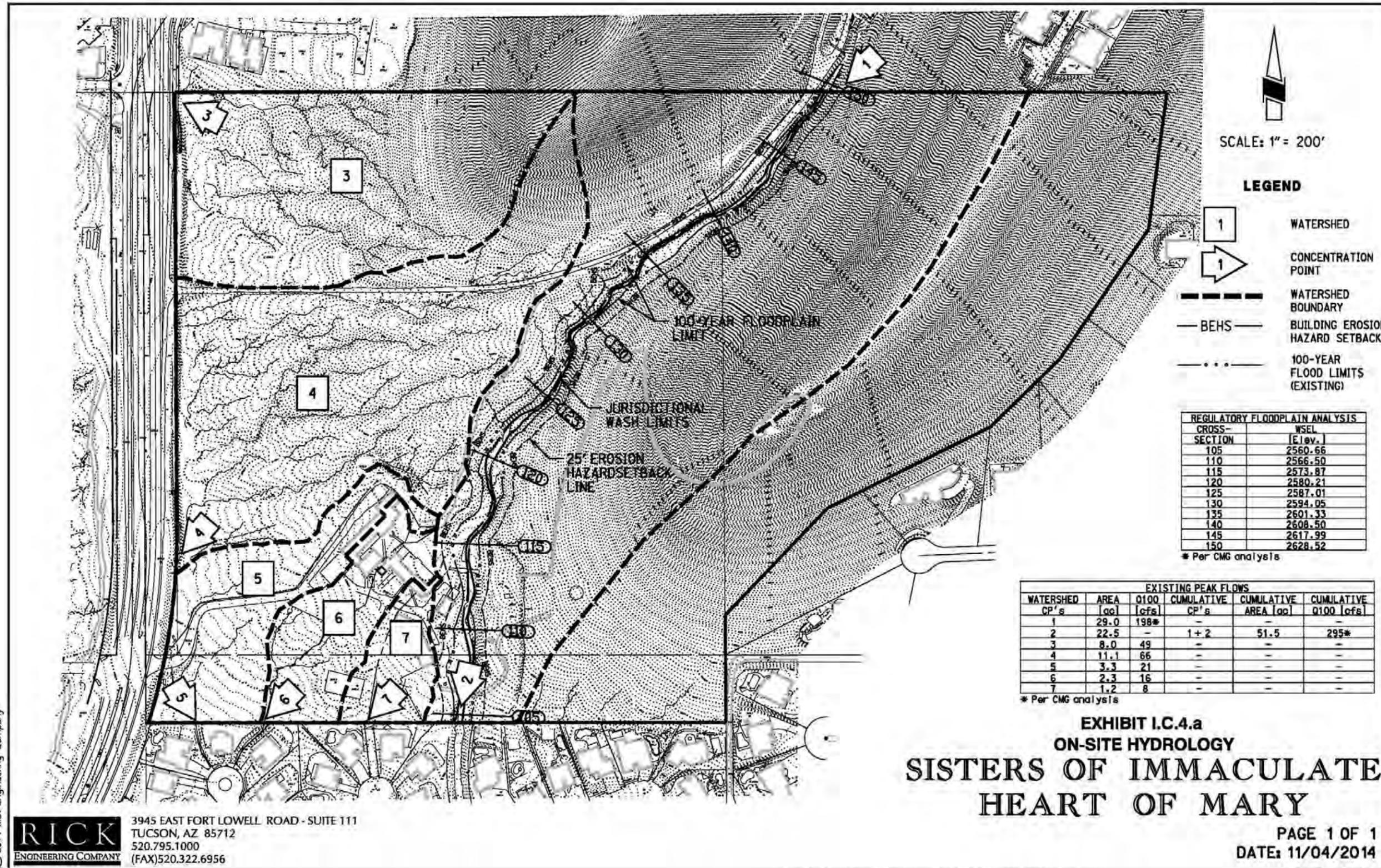
Watershed 3 at the northwest corner of the site has an area of 8.1 acres, with a discharge of 49 cfs into a roadside swale, which then flows north in a concrete swale into a 3' x 3' RCBC at the northern property line.

Watershed 4 drains the center of the western portion of the site. The flow from this area is 64 cfs, with a drainage area for this watershed of 11 acres in size and the flows discharge into a roadside swale, then flows south to a catch structure and then flows under Sabino Canyon Road in two 36" RCP's.

Watersheds 5, 6 and 7 are fairly small watersheds that cover the southwestern portion of the site. They each discharge to constructed drainage improvements within the Sabino Creek subdivision. Watershed 5 is 3.2 acres in size, with a discharge of 20 cfs. Watershed 6 is 2.4 acres, with a discharge of 16 cfs. Watershed 7 is 1.2 acres in size and has a discharge of 8 cfs.

- b. The average depth of sheet flow within the site is less than 1 foot.
- c. There are no federally mapped floodways or floodplains onsite. According to the FIRM (Map Number 04019C1665K), Exhibit I.C.4.c, the site is located within a Zone X. FEMA defines this zone as areas outside the 0.2% annual chance (500-year) flood.





LEGEND

- 1 WATERSHED
- 1 CONCENTRATION POINT
- WATERSHED BOUNDARY
- BEHS — BUILDING EROSION HAZARD SETBACK
- ... 100-YEAR FLOOD LIMITS (EXISTING)

REGULATORY FLOODPLAIN ANALYSIS	
CROSS-SECTION	WSEL [Elev.]
105	2560.66
110	2566.50
115	2573.87
120	2580.21
125	2587.01
130	2594.05
135	2601.33
140	2608.50
145	2617.99
150	2628.52

* Per CMG analysis

EXISTING PEAK FLOWS					
WATERSHED CP's	AREA [ac]	Q100 [cfs]	CUMULATIVE CP's	CUMULATIVE AREA [ac]	CUMULATIVE Q100 [cfs]
1	29.0	198*	-	-	-
2	22.5	-	1+2	51.5	295*
3	8.0	49	-	-	-
4	11.1	66	-	-	-
5	3.3	21	-	-	-
6	2.3	16	-	-	-
7	1.2	8	-	-	-

* Per CMG analysis

**EXHIBIT I.C.4.a
ON-SITE HYDROLOGY
SISTERS OF IMMACULATE
HEART OF MARY**

PAGE 1 OF 1
DATE: 11/04/2014

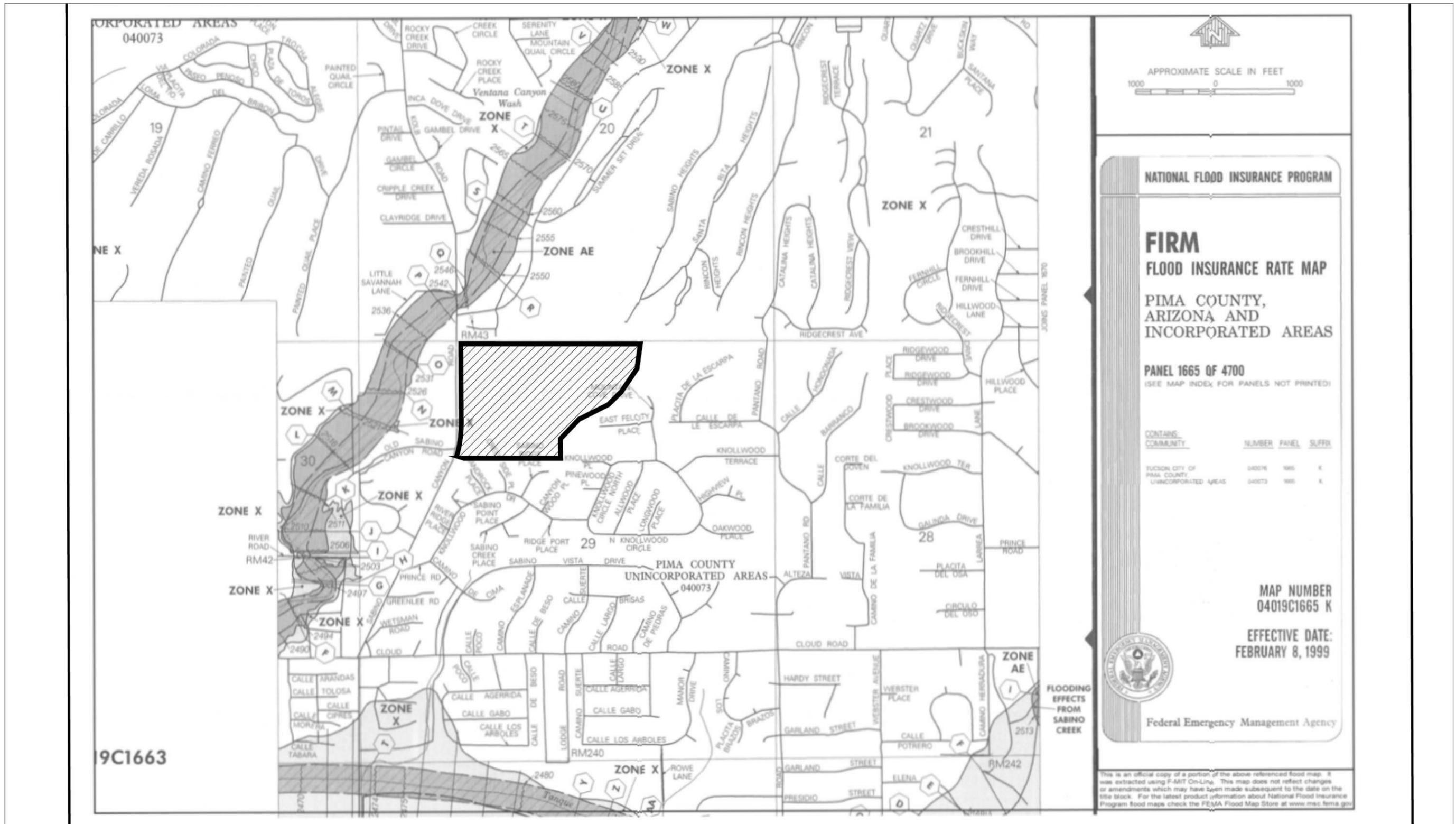
© 2014 Rick Engineering Company



3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX) 520.322.6956



Exhibit I.C.4.b: FIRM Map



5. Existing Drainage Conditions along the Downstream Property Boundary

All of the downstream watersheds have been improved. The northwestern drainage area (CP3) discharges into a roadside swale, flows north in a concrete swale and into a 3-foot x 3-foot RCBC at the northern property line, built with the Sabino Canyon Road improvements. The central area (CP4) discharges into a rock-lined roadside swale, then flows south to a catch structure and under Sabino Canyon Road in two 36-inch RCP's. The southwestern area discharges at three locations to the south: CP5 and CP6 exit through 9-foot x 1-foot-4-inch openings in the block wall and CP7 into a 12-foot wide paved area with 6-foot vertical curbs.

D. Biological Resources

1. Conservation Lands System and Critical Landscape Connections

This project lies outside the boundaries of the Conservation Lands System and is not within a Critical Landscape Connection. See *Exhibit I.D. 1: Conservation Lands System*.

2. Pima Pineapple Cactus

The subject property is not within Modeled Potential Habitat or Priority Conservation Area for the Pima pineapple cactus.

3. Priority Conservation Areas

a. Cactus Ferruginous Pygmy-Owl

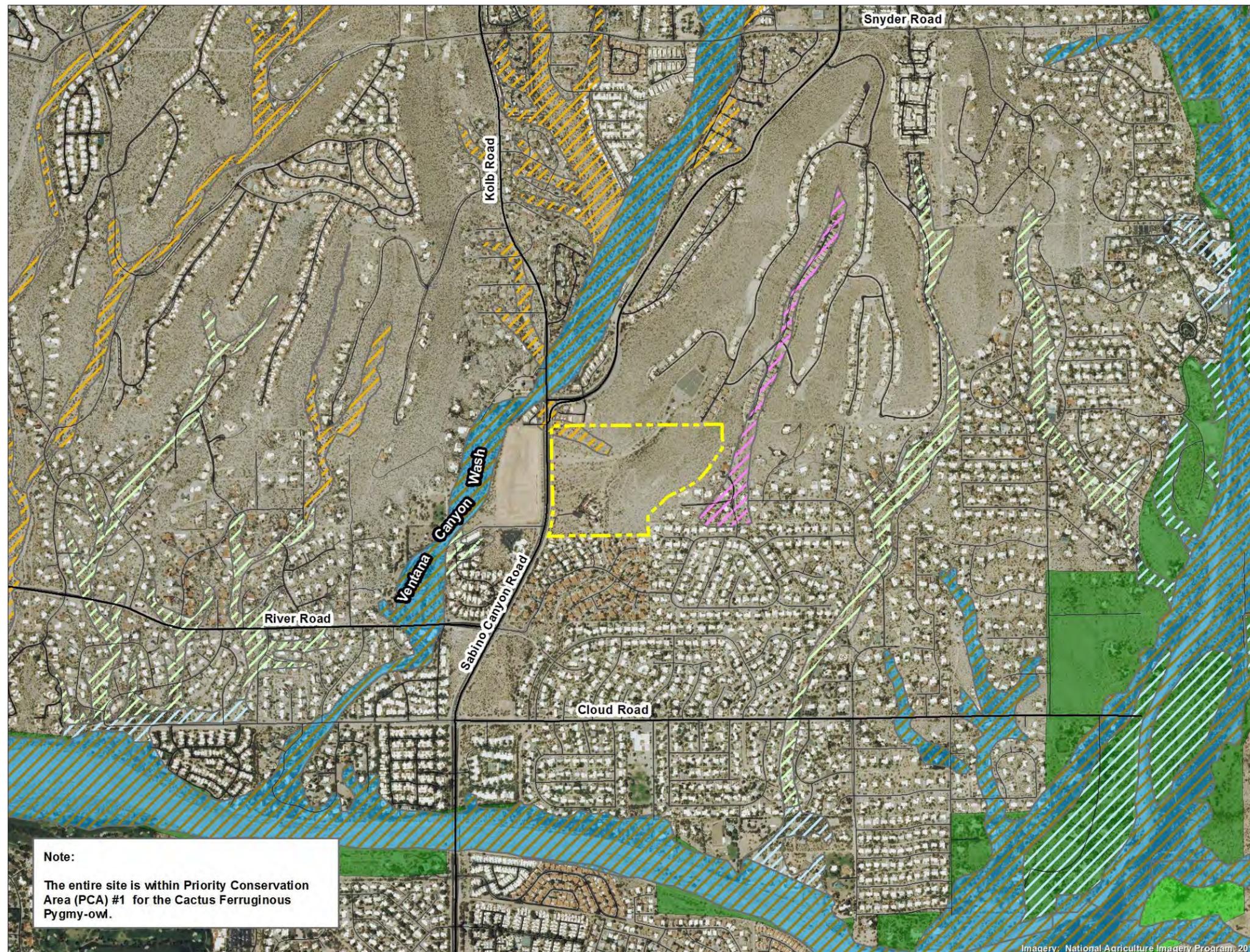
A field study on April 15, 2008 by Cottonwood Environmental Consulting, LLC determined that there were no Cactus Ferruginous Pygmy-Owls (*Glaucidium brasilianum cactorum*) inhabiting the subject property.

b. Western Burrowing Owl

On the morning of April 25, 2008, Cottonwood Environmental Consulting, LLC conducted a survey of the area of the site planned for future development to determine the presence of the Western Burrowing Owl (*Athene cunicularia*). The survey concluded that there were no Burrowing Owls present on the site.



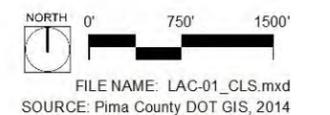
Exhibit I.D.1: Conservation Lands System



LEGEND

-  Site Boundary
- Conservation Lands System (CLS)**
-  Biological Core Management Areas
-  Important Riparian Areas
-  Multiple Use Management Areas
- Pima County Xeroriparian Habitat**
-  C
-  D
-  Important Riparian Area

Note:
The entire site is within Priority Conservation Area (PCA) #1 for the Cactus Ferruginous Pygmy-owl.



4. Special Elements

According to the Pima County Sonoran Desert Conservation Plan and illustrated in *Exhibit I.D.4.a: Vegetation*, there are two Special Elements that affect the subject property. A very small portion of the site in the northwest corner is classified as Sonoran Riparian Scrub (3.2 acres). The remainder of the property, excluding the developed portion, is classified as Palo Verde Mixed-Cacti (50.1 acres). The vegetation that is classified as Sonoran Riparian Scrub is also identified as Xeroriparian Habitat Class C (XC) by Pima County.

This application contends that the area as mapped by Pima County is for the majority not indicative of Xeroriparian Habitat Class C (XC) classification and incorrect. An area-specific plant inventory and assessment were conducted in February and March 2009 to determine the vegetative composition and habitat value of the area in question. A total of approximately 645 plant specimens were inventoried at that time. (See *Exhibit I.D.4.b: Riparian Area Inventory* and *Exhibit I.D.9.b: Riparian Area Photos*.)

The eastern 1/3 of the currently mapped XC includes a portion of the upland hillside vegetation and topography. The topography of the western 1/2 of the currently mapped area has no discernable channel(s) and seems to be predominated by dispersed overland flows, which are not indicative of xeroriparian habitat. The western portion also supports a lower plant density and appears to have previously disturbed understory.

The currently mapped area is dominated by Palo Verde (*Cercidium microphyllum*) with smaller numbers of Native Mesquite (*Prosopis velutina*) and Whitethorn Acacia (*Acacia constricta*). The vast majority of trees within the mapped area are under 8-foot in height and 4 to 6 inches in caliper.

The existing conditions of the currently mapped area (i.e. no clear increase in plant density or plant size, upland areas included within boundary of mapped area, and previously disturbed understory,) equate to the majority of the currently mapped area consisting of little to no xeroriparian habitat value indicative of Xeroriparian Class C (XC) classification. As such, this Specific Plan proposes a map revision as noted in *Exhibit I.D.4.b: Riparian Habitat Inventory*. The revision totals 0.89 acres of proposed Xeroriparian Class C "XC" habitat. A total of 0.89 acres of XC habitat is proposed for potential disturbance and mitigation at a ratio of 1:1, which would be located within proposed basins along the preserved wash running north to south through the property.

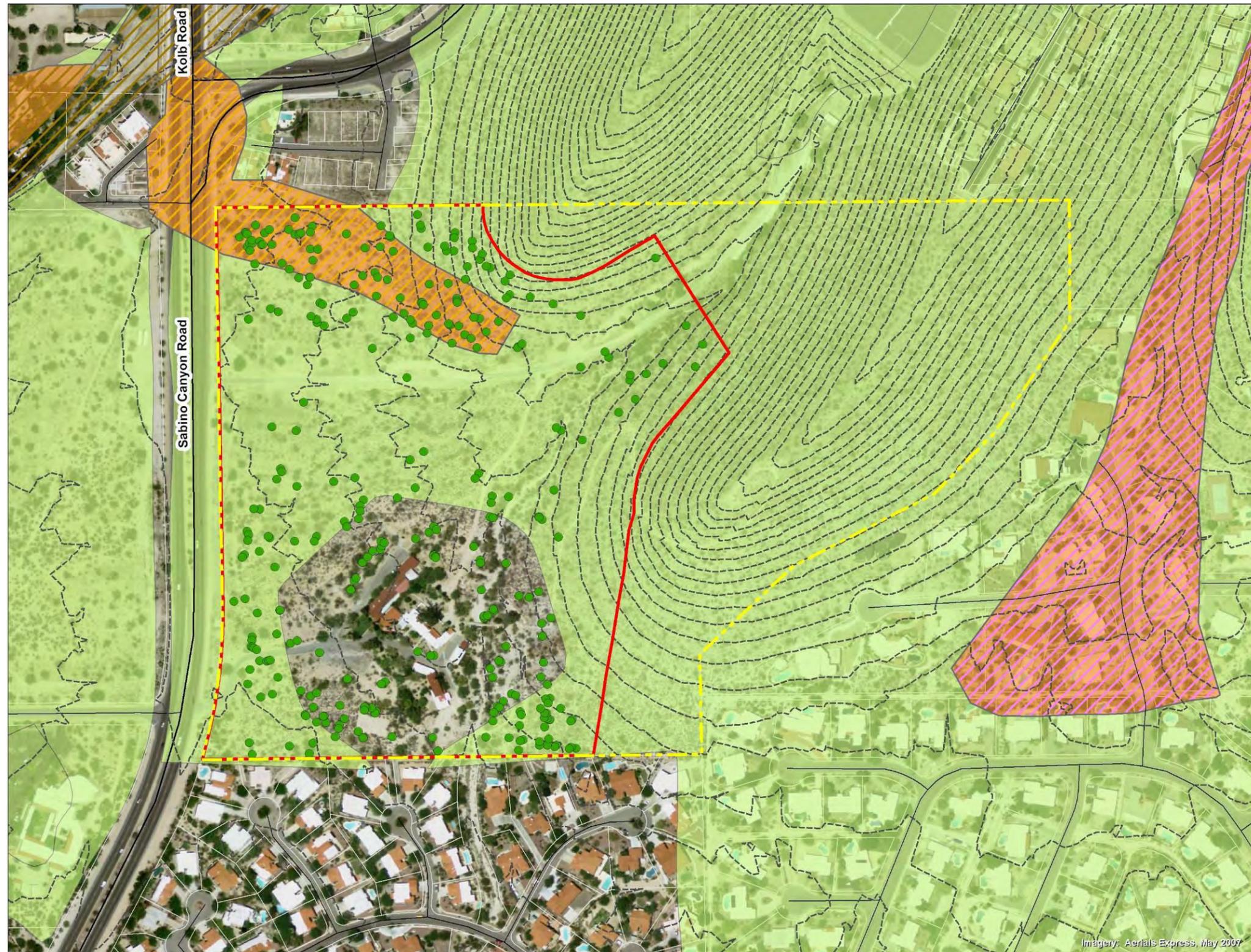
In order to ensure an accurate and acceptable depiction of on-site riparian habitat, the Pima County Regional Flood Control District (RFCD) was consulted in 2009 following approval of the Comprehensive Plan Amendment for the property. Email correspondence with Carla Danforth of RFCD dated April 2009, confirms the lateral boundaries and the plant community survey for the mapped on-site riparian area



located in the northwest corner of the site are acceptable. RCFD's position at the time was that the mapped riparian habitat in the northwest corner no longer provides "habitat value" as it does not connect with Ventana Wash. According to RCFD, the habitat corridor was cut off from Ventana Wash by Sabino Canyon Road and associated drainage improvements and by adjacent development. The RCFD office agreed with the map revision shown in *Exhibit I.D.4.b: Riparian Habitat Inventory* but asked that the riparian vegetation within the 100-year floodplain of the watercourse flowing through the center of the site be preserved, with the exception of the road and pedestrian crossing, to provide continuity through the site to the south. It was acknowledged that the associated erosion hazard setback would need to be flexible to allow for slope protection and for roads and pedestrian crossings to bisect the habitat, but it was asked that continuity be maintained wherever possible.



Exhibit I.D.4.a: Vegetation



LEGEND

- Site Boundary
- 10-Foot Contours
- Plant Survey Boundary
- Saguaro
- Pima County Special Elements**
- Palo Verde - Mixed Cacti
- Sonoran Riparian Scrub
- Pima County Xeroriparian Habitat**
- C
- D
- Important Riparian Area

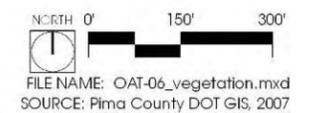
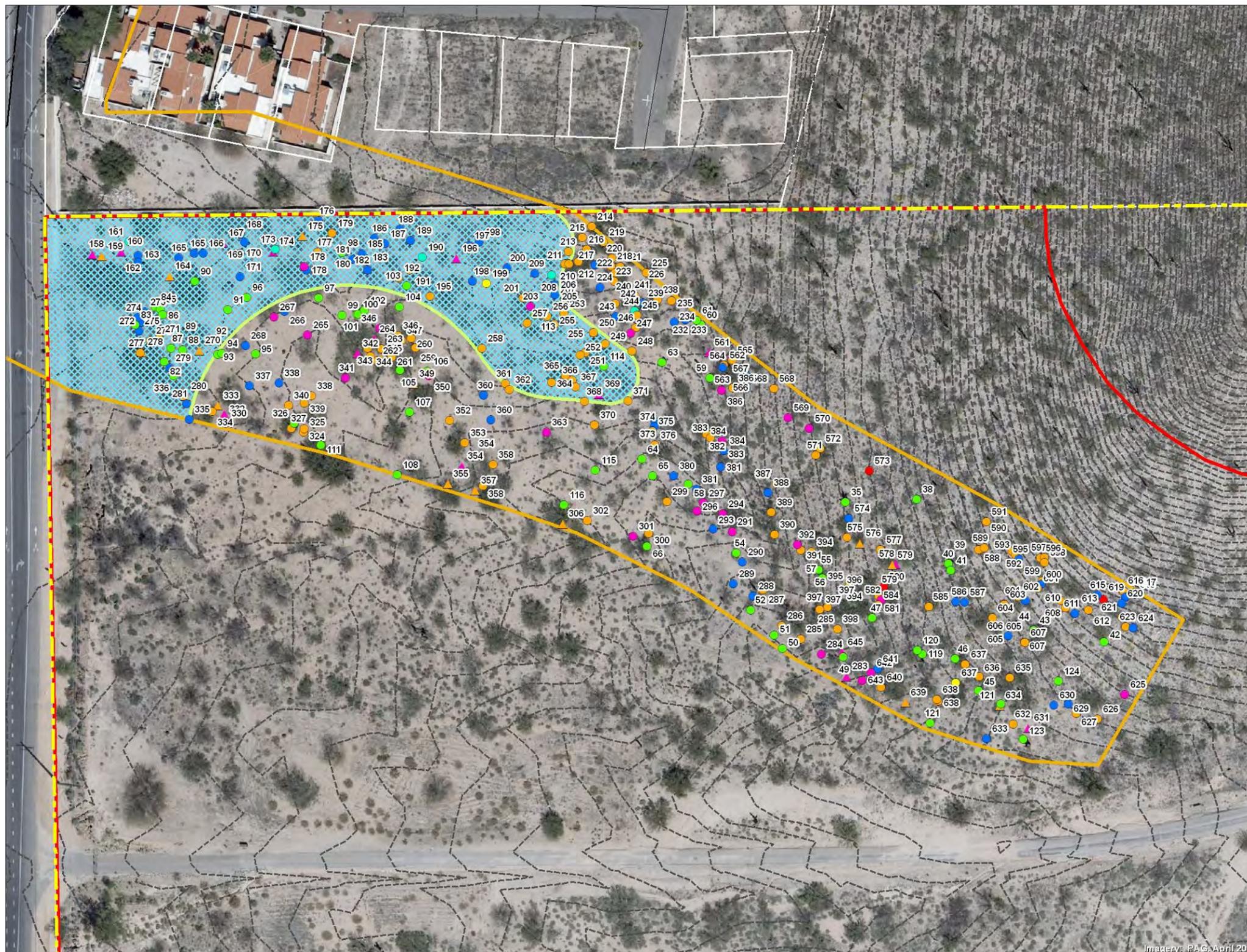


Exhibit I.D.4.b: Riparian Habitat Inventory

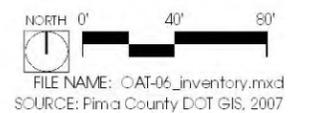


LEGEND

- Site Boundary
- Current Pima County Xeroriparian Habitat XC
- Proposed Xeroriparian Habitat-XC Area (0.89 AC)
- Proposed Xeroriparian Habitat-XC Disturbance Area (0.89 AC)
- Plant Survey Boundary
- 2-Foot Contours
- Caliper less than 8 inches
- Caliper greater than or equal to 8 inches

Plant Species

- Acacia constricta
- Acacia greggii var. arizonica
- Carnegiea gigantea
- Celtis pallida
- Cercidium microphyllum
- Fouquieria splendens
- Prosopis velutina



5. Special Status Species

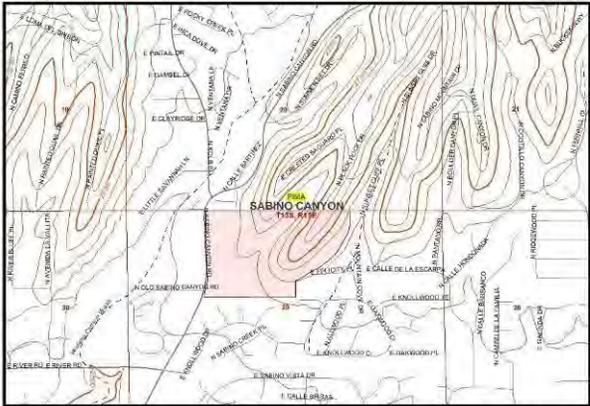
The Arizona Game and Fish Department's online information tool was used to identify special status species and habitat information for the project vicinity. See inquiry results in *Exhibit I.D.5: Arizona Game and Fish Department On-Line Reference*. The Online Environmental Review Tool has identified 17 special status species, of which, two species are listed as either threatened or endangered. The Mexican Spotted Owl (*Strix occidentalis lucida*) is listed threatened and the Gila Chub (*Gila intermedia*) is listed endangered. Given the fact that the Gila Chub is a fish, its presence on-site is highly unlikely due to the absence of any flowing body of water. The Sabino Creek falls within the three-mile radius used by the survey tool and is, therefore, the most likely habitat for this species in the vicinity. Additionally, the site is too low in elevation to contain habitat elements for the Mexican Spotted Owl, which generally consist of trees such as oak and pine.



Exhibit I.D.5: Arizona Game and Fish Department Online Reference

Arizona's On-line Environmental Review Tool
Search ID: 20140612023683
Project Name: LAC-01
Date: 6/12/2014 5:34:31 PM

Project Location



Project Name: LAC-01
Submitted By: Brian Underwood
On behalf of: CONSULTING
Project Search ID: 20140612023683
Date: 6/12/2014 5:34:24 PM
Project Category: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction
Project Coordinates (UTM Zone 12-NAD 83): 515678.532, 3571268.364 meter
Project Area: 69.182 acres
Project Perimeter: 2246.042 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1726
Quadrangle Name: SABINO CANYON
Project locality is currently being scoped

Location 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 Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
<i>Abutilon parishii</i>	Pima Indian Mallow	SC	S	S	SR
<i>Argia sabino</i>	Sabino Canyon Dancer	SC	S		
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S		
Bat Colony					
CH for <i>Gila intermedia</i>	Designated Critical Habitat for <i>Gila chub</i>				
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S	WSC
<i>Gila intermedia</i>	Gila Chub	LE			WSC
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C*	S		WSC
<i>Lasiurus blossevillii</i>	Western Red Bat		S		WSC
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S		WSC
<i>Manihot davisiae</i>	Arizona Manihot		S		
<i>Notholaena lemmonii</i>	Lemmon Cloak Fern	SC			
<i>Nyctinomops macrotis</i>	Big Free-tailed Bat	SC			
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR
<i>Strix occidentalis lucida</i>	Mexican Spotted Owl	LT			WSC
<i>Tumamoca macdougalii</i>	Tumamoc Globeberry		S	S	SR



6. Ironwoods and Saguaros

a. Ironwoods

There are no Ironwoods (*Olneya tesota*) on-site.

b. Saguaros

The inventory conducted by The Planning Center February to March 2009 noted a total of 318 Saguaros (*Carnegiea gigantea*) within the survey boundary. (See *Exhibit I.D.4.A: Vegetation.*) *Table I.D.6* provides a summary of the Saguaros inventoried on-site.

Table I.D.6: Native Plant Inventory Summary

Species	Total # of Plants Inventoried
<i>Carnegiea gigantea</i> ≤ 6'	148
<i>Carnegiea gigantea</i> > 6'	170

7. Habitat Protection/Community Open Space Priority Acquisition

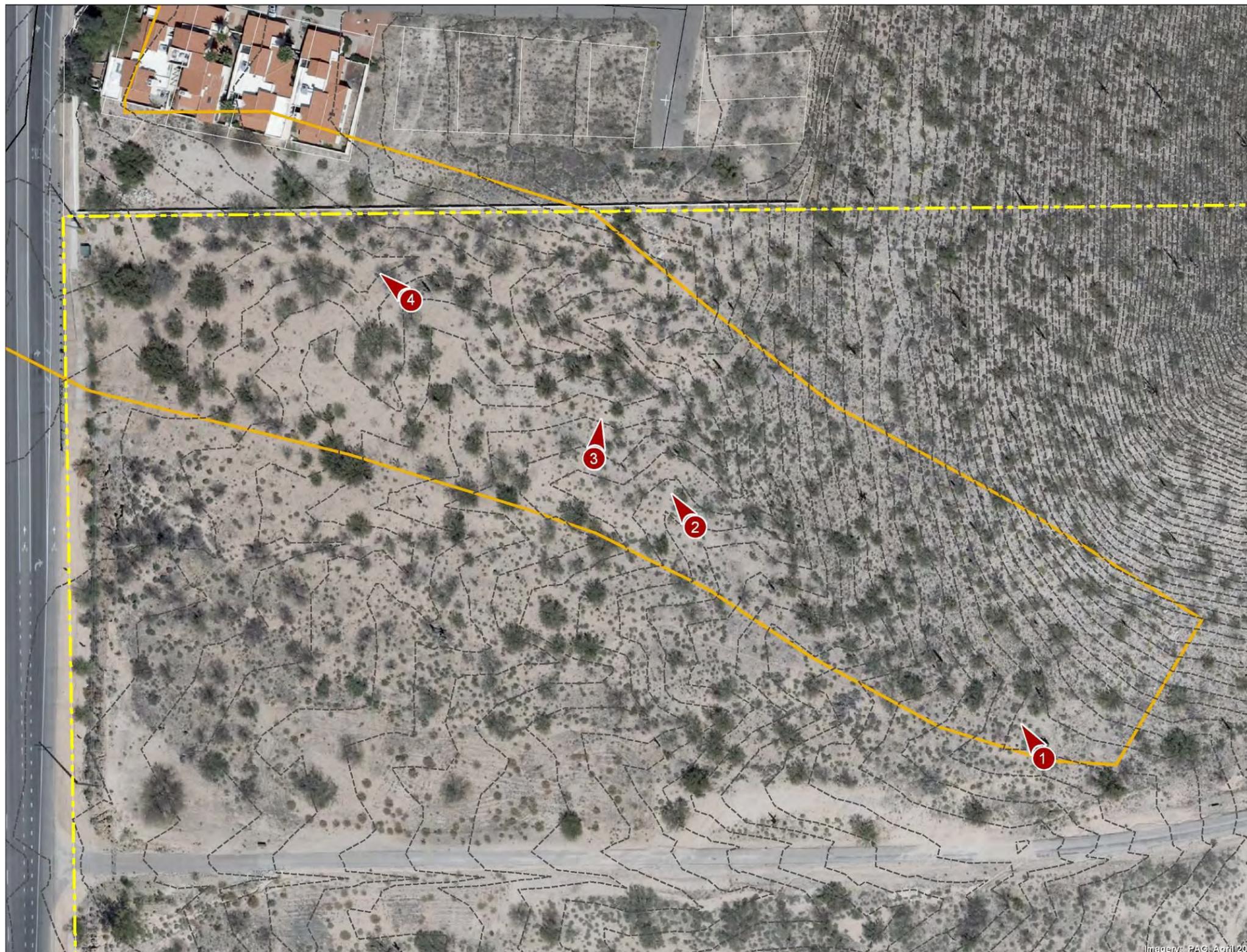
This property has not been identified by Pima County as a Habitat Protection or Community Open Space priority acquisition property.

8. Important Vegetation

There are several large Italian Cypress trees, palm trees, pine trees and orange trees around the perimeter of the existing structures that provide shade for the convent. These trees are expected to remain in their current state as development proceeds. The areas of the densest native vegetation occur within the 100-year floodplain running north/south located east of the existing structures and following the east boundary of the Tucson Water Access Road. Areas within the 100-year floodplain will be left in their natural state with the exception of the road crossing in the southern portion of the property and pedestrian crossing. Vegetation along the southern boundary will remain largely intact and preserved in its existing condition to provide screening and buffering for the neighbors to the south. Photographs of on-site vegetation are presented in *Exhibit I.D.9.b: Riparian Area Photos*, and the locations from which the photos were taken are mapped in *Exhibit I.D.9.a: Key Map for Riparian Area Photos*.



Exhibit I.D.9.a: Key Map for Riparian Area Photos



LEGEND

-  Site Boundary
-  2-Foot Contours
-  Pima County Xeroriparian Habitat C
-  Photo ID# and Location

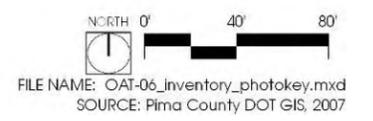


Exhibit I.D.9.b: Riparian Area Photos



Riparian Area Photo #1 – Eastern end of currently mapped XC habitat. This is an example of upland vegetation at lower densities typical of hillside habitat.



Riparian Area Photo #2 – Close to midway point (east/west) of currently mapped XC habitat. Composition and density of plant material remains similar to upland habitat.



Riparian Area Photo #3 – Western half of currently mapped XC habitat. Little to no increase in plant density with moderate amount of dead and dying trees (see foreground), which is not indicative of xeriparian habitat.



Riparian Area Photo #4 – Western end of currently mapped XC habitat. Note that area is virtually barren of understory vegetation and tree density is very sparse.

E. Soils

1. On-Site Soils Testing

On April 3, 2009, Conformatech completed a geotechnical evaluation of the project which determined that soils will not pose a constraint to the proposed development.

2. Soil Suitability for Septic Use

This project will utilize the public sewer system.



F. Viewsheds

1. Looking Onto and Across the Site from Areas Around the Site

The vistas in this area are of the Catalina Mountains to the north, the Rincon Mountains to the east, and the Tucson valley floor to the south and southwest. These views, as related to properties surrounding the project site are described below. Photographs are presented in *Exhibit I.F.2: Site Photos* and the locations from which the photos were taken are mapped in *Exhibit I.F.1: Photo Key Map*.

a. Views and Vistas from Adjacent Properties

The view available looking across the site from parcels adjacent to the property on the south is that of the Catalina Mountains. Minor views of the distant Rincon Mountains are available from parcels west of the project although they are predominately blocked by vegetation and topographical characteristics. Views of the Tucson valley floor are available from parcels north and east of the project which sit approximately 10 feet above the site.

b. Views and Vistas from Areas Beyond Adjacent Properties

The views across from Sabino Canyon Road, a designated Scenic Route, are that of the Catalina Mountains to the north. Properties further to the north and east are significantly higher in elevation in relation to the subject property. Their views are not expected to be impacted by this project. Properties further to the east and south have limited views of the Catalina Mountains. These views are not expected to be impacted by new development.



Exhibit I.F.1: Photo Key Map



LEGEND

-  Site Boundary
-  Photo ID# and Location

NORTH 0' 150' 300'
FILE NAME: OAT-06_photokey.mxd
SOURCE: Pima County DOT GIS, 2007



Exhibit I.F.2: Site Photos



Photo 1: A photo facing east from the southwest corner of the property showing the Rincon Mountains in the distance.



Photo 2: A photo taken from the parking lot facing east at the façade of the convent.



Photo 3: Looking west towards the Tucson valley floor from an area just west of the convent.



Photo 4: Looking west down the Tucson Water access road. The Tucson Mountains are in the distance.



Photo 5: A photo of the wash that transects the property.



Photo 6: A photo facing northwest towards the Beverly Terrace subdivision.



Exhibit I.F.2: Site Photos (continued)



Photo 7: A photo taken from the St. Alban's parking lot across Sabino Canyon Road towards the convent.



Photo 8: A photo taken from the Foothills Club subdivision, currently under construction, facing east across Sabino Canyon Road.

G. Transportation

1. Existing and Proposed Off-Site Streets

The project will be accessed via Sabino Canyon Road, a north/south, four-lane major route. Other major roadways in the vicinity include Cloud Road, Kolb Road, Snyder Road and River Road, all of which are designated Scenic by the Pima County Major Streets and Scenic Routes Plan. These roadways are mapped in *Exhibit I.G: Transportation*.

The following tables identify the rights-of-way information, roadway characteristics and average daily trips, as outlined in the Pima County Site Analysis Requirements Traffic section (a – g). The following information was gathered from site visits, the Pima County Department of Transportation (DOT), Pima County DOT Geographical Information Services, the 2040 Regional Transportation Plan and Pima Association of Governments (PAG).

Table I.G.1.a: Right-of-Way

Street	Existing ROW (feet)	Future ROW (feet)	ROW Standards	Continuous ROW
Sabino Canyon Road	150	150	Yes	Yes
Cloud Road	75-90	120	No	Yes
River Road	80-150	150	No	Yes
Snyder Road	150	150	Yes	Yes
Kolb Road	85	150	No	Yes
Sunrise Drive	155-175	150	Yes	Yes
Tanque Verde Road	160	150	Yes	Yes
Pantano Road	90-140	150	No	Yes
Grant Road	140-160	150	No	Yes
Bear Canyon Road	60-150	150	No	Yes

Table I.G.1.b: Roadway Characteristics

Street	Travel Lanes	Capacity	Speed Limit (mph)	Bus Routes	Scenic Route	Paved
Sabino Canyon Road	2-4	15,600-32,900	40	Yes (south of Cloud)	Yes	Yes
Cloud Road	2	15,600	35	Yes	Yes	Yes
River Road	2	15,600	35	No	Yes	Yes
Snyder Road	2	15,600	35	No	Yes	Yes



Sisters of the Immaculate Heart of Mary
Continuing Care Retirement Community

Kolb Road	2	15,600	35	No	Yes	Yes
Sunrise Drive	2	15,600	45	No	Yes	Yes
Tanque Verde Road	4-6	32,900-49,300	45	Yes	No	Yes
Pantano Road	4	32,900	40	Yes	No	Yes
Grant Road	6	49,300	40	Yes	No	Yes
Bear Canyon Road	2	15,600	40	No	Yes	Yes

Table I.G.1.c: Average Daily Traffic

Street Segment	ADT (Year, Source)
Sabino Canyon Road (River Road to Kolb Road)	25,293 (Pima County, 2013)
Cloud Road (Sabino Canyon to Larea Lane)	8,552 (Pima County, 2013)
River Road (Craycroft Road to Sabino Canyon Road)	29,442 (Pima County, 2014)
Snyder Road (Kolb Road to Sabino Canyon Road)	2,429 (Pima County, 2013)
Kolb Road (Sabino Canyon Road to Sunrise Drive)	24,013 (Pima County, 2014)
Sunrise Drive (Craycroft Road to Sabino Canyon Road)	26,359 (Pima County, 2013)
Tanque Verde Road (Sabino Canyon Road to Pantano Road)	52,000 (PAG, 2011)
Pantano Road (Pima Road to Wrightstown Road)	26,000 (PAG, 2010)
Grant Road (Wilmot Road to Tanque Verde Road)	53,000 (PAG, 2010)
Bear Canyon Road (Snyder Road to Tanque Verde Road)	11,000 (PAG, 2009)

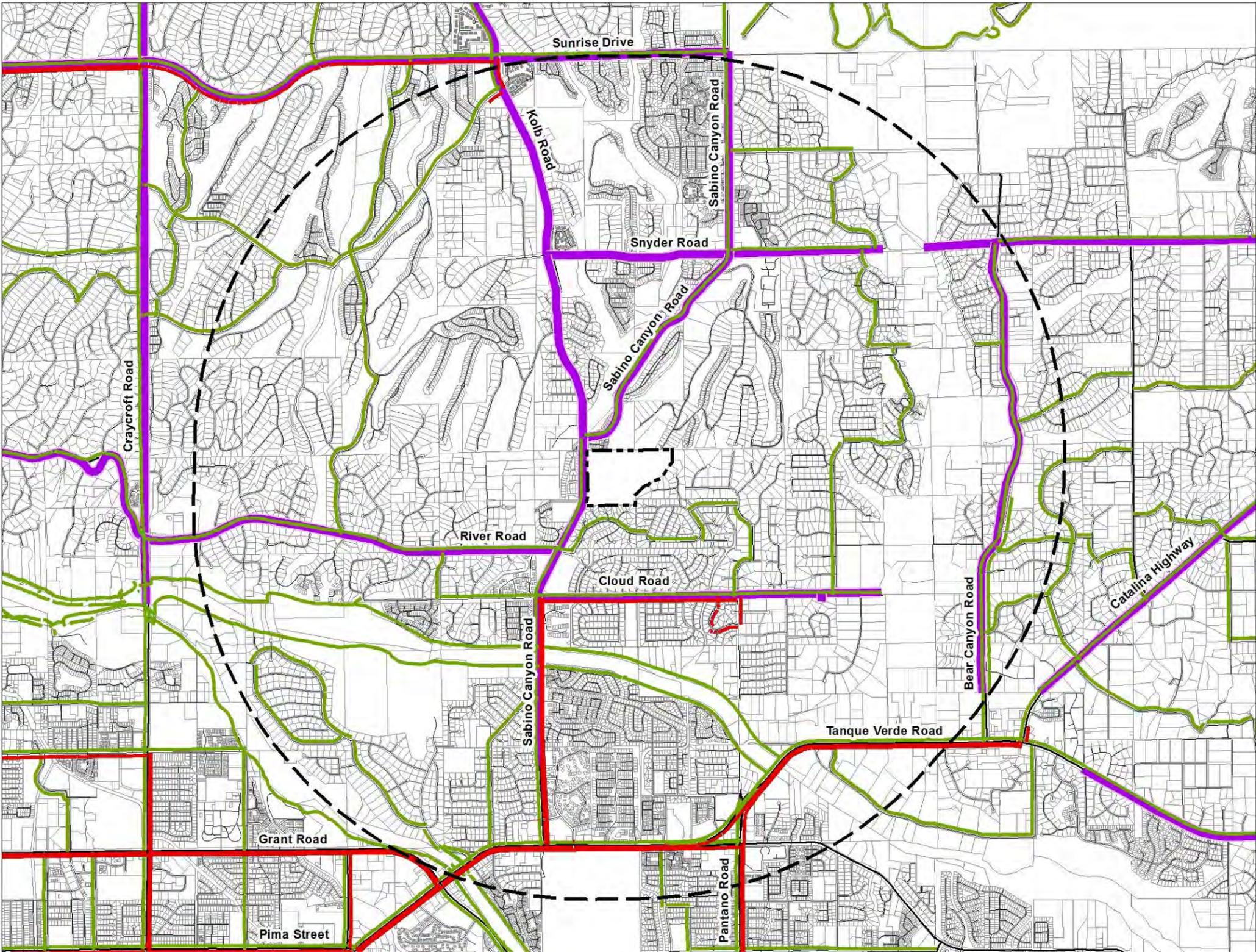
Table I.G.1.d: Roadway Improvements

Street	Type of Improvement	Time Period	Sponsor
Kolb Road (Sabino Canyon Road to Sunrise)	Widen to three lanes	Early Period (2014-2020)	Pima County

Source: Pima Association of Governments 2040 RTP

Changes to Sabino Canyon Road and the intersection of Sabino Canyon Road and River/Knollwood are also scheduled as part of the Avilla Sabino West and Avilla Sabino East developments which include intersection improvements and turn lane modifications.





LEGEND

- Site Boundary
- Two-Mile Radius
- Bus Routes
- Bike Routes
- Scenic Corridor

NORTH 0' 750' 1,500'

FILE NAME: LAC-01_Traffic.mxd
SOURCE: Pima County DOT GIS, 2014



H. Sewers

1. Capacity Response Letter

According to a letter received from the Pima County Regional Wastewater Reclamation Department, included as *Exhibit I.H.1: Wastewater Letter*, the project area is tributary to the Ina Road Wastewater Reclamation Facility via the North Rillito Interceptor (NRI). Conveyance capacity in the NRI is available for this project in the 8-inch public sewer G-91-49.

2. Locations of Existing Public Sewers

As shown in *Exhibit I.H.2: Sewer System Map*, there is an existing manhole located along the southern property boundary and an 18" sewer line across Sabino Canyon Road to the west.



Exhibit I.H.1: Wastewater Letter



**Pima County
Regional Wastewater Reclamation Department**

Jackson Jenkins
Director

201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 724-6500

Website:
<http://www.pima.gov/wwm>

October 30, 2013

Brian Underwood
The Planning Center
110 S. Church Avenue, #6320
Tucson, AZ 85701

Sewerage Capacity Availability Response No. 13-212 Type I

**RE: Sisters of Immaculate Heart of Mary Specific Plan on Parcel # 114-30-002C.
Estimated Flow 63,873 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Ina Road Wastewater Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for this project in the 8-inch public sewer G-91-49, downstream from manhole 6311-22.

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

Note: Conditions within the public sewer system constantly change. A Type II letter must be obtained to verify that capacity exists in the downstream public sewer system just prior to submitting the development plan or subdivision plat for review and approval.

If further information is needed, please feel free to contact us at (520) 724-6642.

Respectfully,

A handwritten signature in black ink, appearing to read "Ben Fyock".

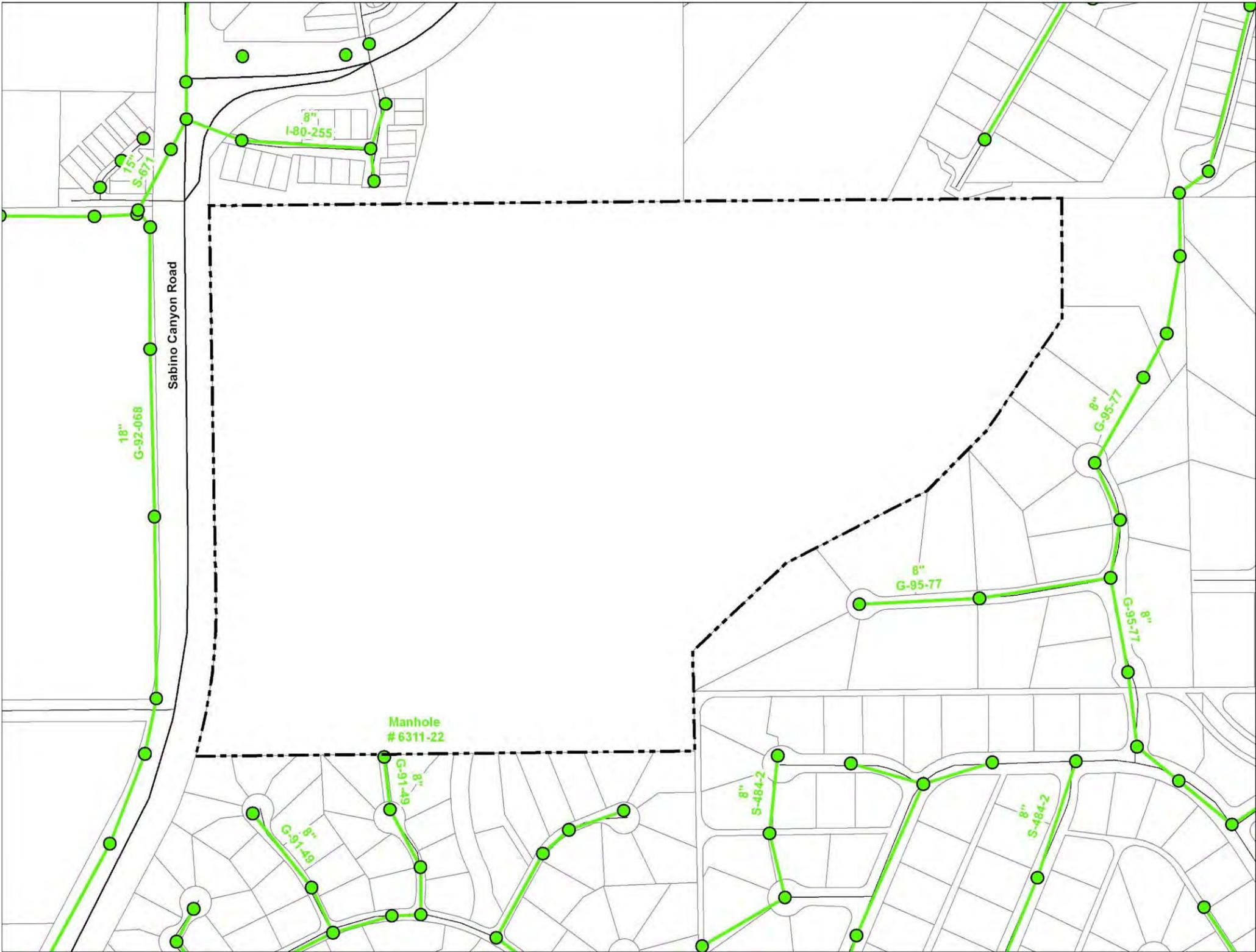
Ben Fyock, P.E.
PCRWRD Planning Section

BF:ks

c: T13, R15, Sec. 29

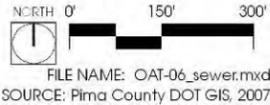


Exhibit I.H.2: Sewer System Map



LEGEND

- Site Boundary
- Sewer Network with Pipe Diameter and As-Built Identification Number
- Manhole Covers



I. Schools

Table I.I: School Characteristics describes the location and characteristics of the public schools in the vicinity of the project, all of which are located within Tucson Unified School District. The location of Fruchthendler Elementary School, the only public school within one mile of the plan area, is mapped in *Exhibit I.I.1: Schools, Recreation and Trails*. The St. Albans Parochial Preschool and Kindergarten located on the west side of Sabino Canyon Road and south of the site is also depicted. Sky Islands High School is a public charter high school located approximately one-mile south of the project area.

Table I.I: School Characteristics

School	Location	Enrollment	Capacity
Fruchthendler Elementary School	7470 East Cloud Road	380	450
Magee Middle School	8300 East Speedway Boulevard	652	1100
Sabino High School	5000 North Bowes Road	1033	1900

Source: Tucson Unified School District Enrollment Projections, 2013-2014

J. Recreation and Trails

1. Parks, Recreation Areas, Public Trails

There is one park located within one mile of the project site. Vista Del Rio Park encompasses approximately 1.3 acres and is located south of the plan area. The Sabino Canyon Recreation Area, a popular attraction for residents of Tucson and tourists, is located approximately three miles north of the plan area. Morris K. Udall Park is located two miles south.

The three trails within one mile of the project site are named and classified in Table I.J: Trail Classifications and depicted in *Exhibit I.I.1: Schools, Recreation and Trails*.

Table I.J: Trail Classifications

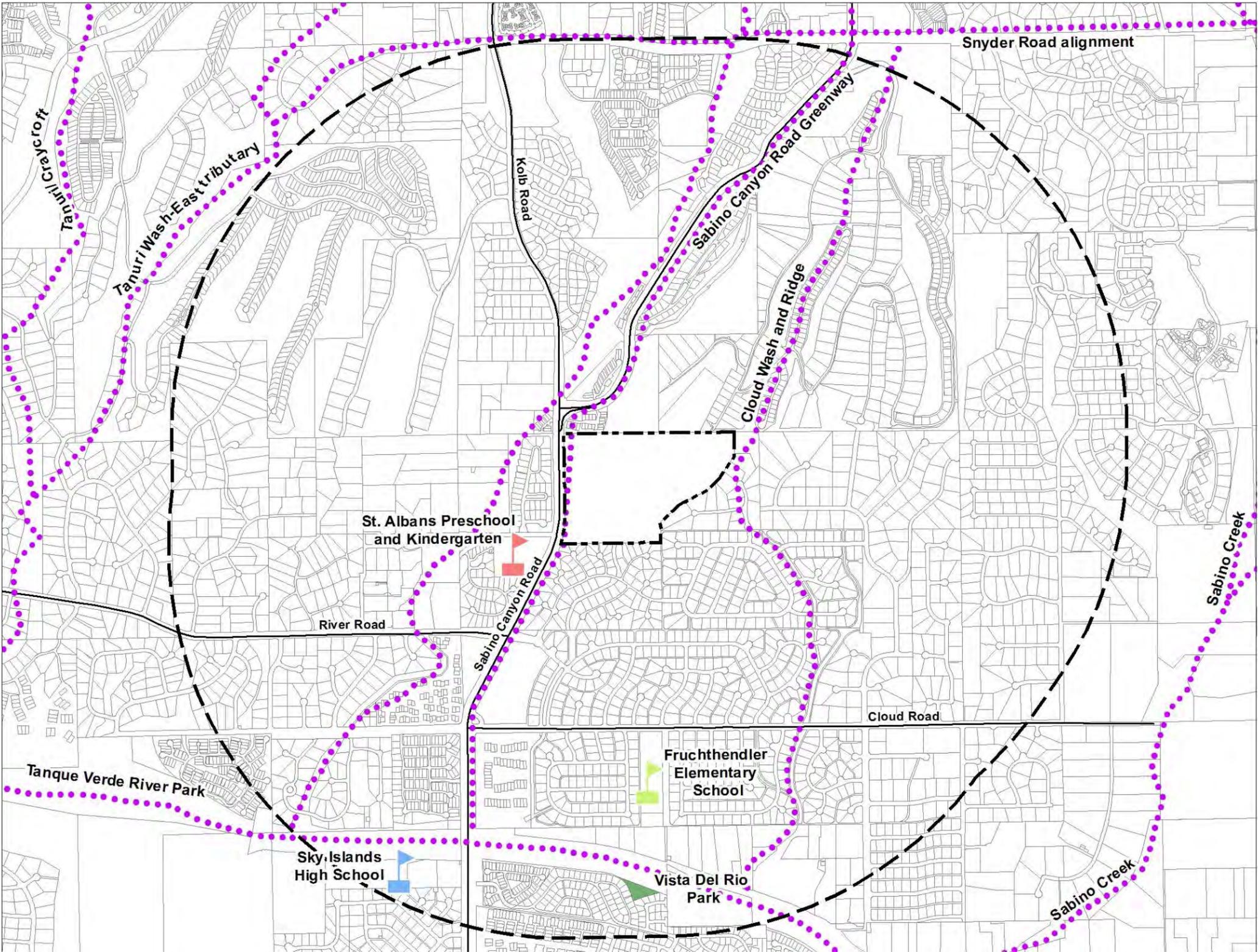
Trail Name	Trail Classification
Ventana Canyon Wash	Singletrack
Tanque Verde Wash Trail	River Park
Cloud Wash and Ridge	Singletrack

2. Proposed Trail Rights-of-Way

There are no trail rights-of-way proposed in the vicinity of the plan area.



Exhibit I.I.1: Schools, Recreation and Trails

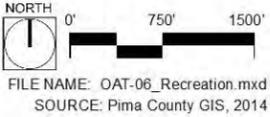


LEGEND

- Site Boundary
- One-Mile Radius
- Public School
- County-wide Trails
- Parks

Notes:

The entire site is located within Tucson Unified School District.



K. Cultural Resources: Archaeological and Historic Sites

1. Arizona State Museum Letter

An archaeological records check, included as Exhibit I.K: Arizona State Museum Letter, revealed no records of inspection for the property. However, the developer did commission a field survey for the property.

Pursuant to *Arizona Revised Statutes §41-865 et seq.*, if any human remains or funerary objects are discovered during construction, all activity will stop within the areas that remains are discovered and Mr. John Madsen, ASM Associate Curator of Archaeology, will be contacted immediately at 520-621-4795.

2. Field Survey Results

A field survey performed by Professional Archaeological Services of Tucson (P.A.S.T.) on May 8, 2008, revealed no important prehistoric materials in the area of the project or within the surveyed portion of the project site itself. According to P.A.S.T., no further prehistoric studies are necessary. P.A.S.T. supports approving the following development request with respect to the prehistoric materials on the property.

According to Pima County Assessor's records, several of the existing church structures appear to exceed 50 years in age.



Exhibit I.K: Arizona State Museum Letter



Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH RESULTS

Letter Request Received: 2/11/2009

Search Completed: 2/25/2009

Requester Name and Title: Aaron Einfrank
Company: The Planning Center
Address: 110 S. Church, Suite 6320
City, State, Zip Code: Tucson 85701
Phone/Fax/or E-mail: 623-6146

Project Name and/or Number: Sisters of Immaculate Heart of Mary / Parcel 114-30-002C
Project Description: Continuing-care retirement comm. on 43 ac

Project Area Location: 3800,3820,&3900 N Sabino Cyn Rd/NEC Sabino Cyn & Cloud Rds, Pima Co, AZ

Legal Description: A portion of the N½, S29, T13S, R15E, G&SR B&M, Pima County, Arizona.

Search Results: A search of the archaeological site files and records retained at the Arizona State Museum (ASM) showed that the project area has never been inspected for cultural resources. No cultural resources are identified within the project area. Six cultural resources have been identified within a mile radius of the project area. Twenty-three archaeological inspections were completed within a mile of the parcel between 1979 and 2003. A color orthophotograph taken of the proposed project area in 2008, enclosed, depicts a relatively undisturbed ground surface containing a church structure and/or church residences, a couple of dirt roads or trails, a paved access road and paved parking, landscaping, and a church monument. Native vegetation grows on the parcel.

Sites in Project Area: Unknown; the project area has never been inspected for cultural resources.

Recommendations: Because Pima County has jurisdiction in this project area, the county will make its own recommendations using its own search results as well as the ASM's search results and/or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following address: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

Pursuant to *Arizona Revised Statutes § 41-865 et seq.*, if any human remains or funerary objects are discovered during your project work, all effort will stop within the area of the remains and Mr. John Madsen, ASM associate curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me at the letterhead address or the phone number or E-mail address as follows.

Sincerely,

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096 Phone / FAX
nepearso@email.arizona.edu



L. Air Quality

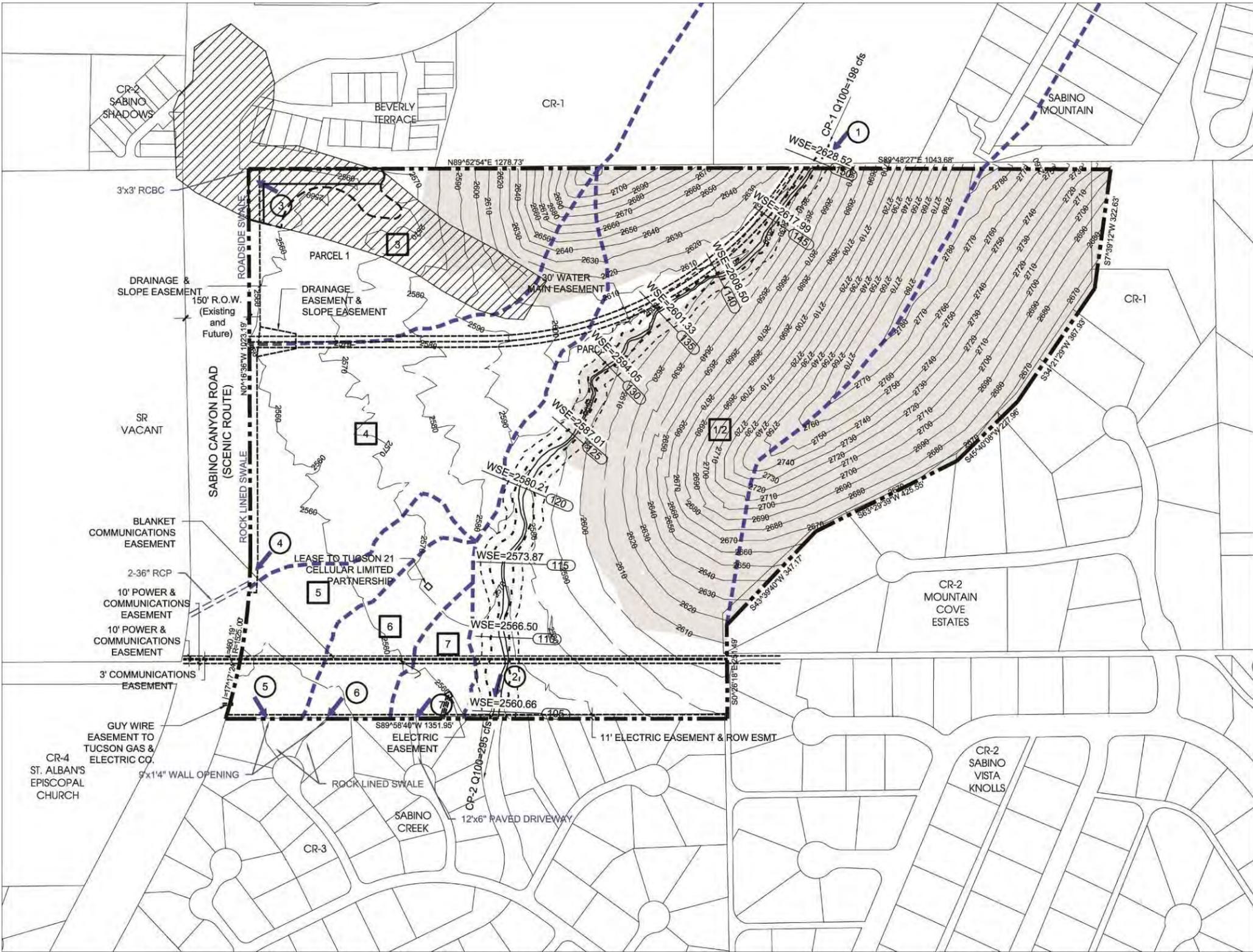
Due to the non-industrial nature of this project, no information on air quality is provided.

M. Composite Map

The thorough site analysis presented in this section has determined that although the site is constrained by topography, the presence of xeroriparian communities, existing on-site land uses, utility easements, an adjacent scenic route and significant viewsheds. This information has been combined to form the composite map displayed as *Exhibit I.M: Composite Map*. Each constraint depicted on the Composite Map will be taken into account as the future development of this property is planned.



Exhibit I.M: Composite Map



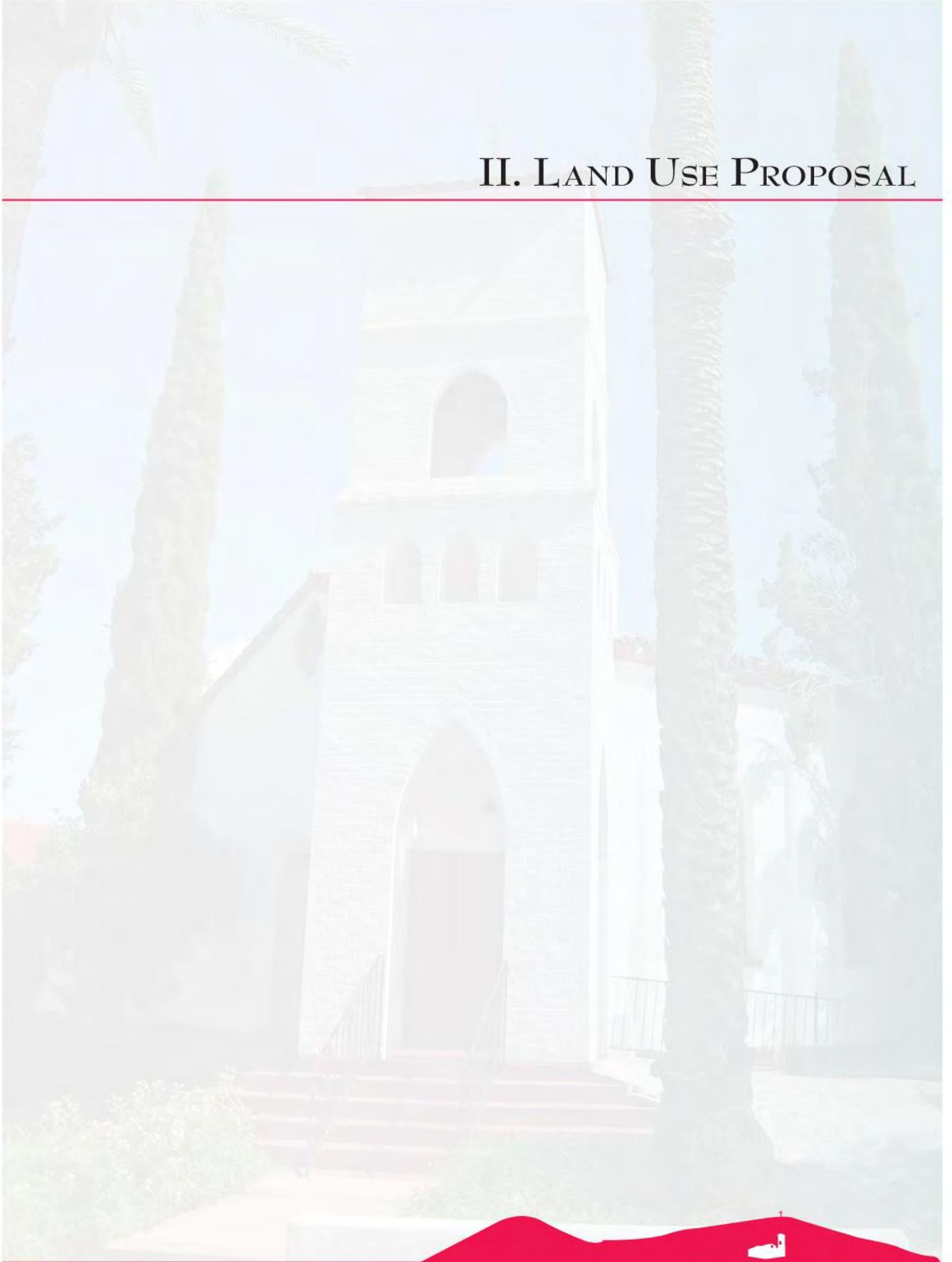
- Legend**
- Site Boundary
 - 2' Elevation Contours
 - Existing Easement
 - Slopes greater than 15%
 - Concentration Point
 - Flow Arrows
 - Watershed Boundaries
 - 25' Erosion Hazard Setback
 - 100 Year Floodplain
 - Jurisdiction Wash Limits
 - Watershed
 - Riparian Habitat Proposed for Change

EXISTING PEAK FLOWS					
WATERSHED CP's	AREA (AC)	Q100 (CFS)	CUMULATIVE CP's	CUMULATIVE AREA	CUMULATIVE Q100 (CFS)
1*		198	--	--	198
2*			1 + 2	--	295
3	8.1	49	--	--	49
4	11.0	64	--	--	64
5	3.2	19	--	--	20
6	2.4	14	--	--	16
7	1.2	7	--	--	8

*Per CMG Calculations



II. LAND USE PROPOSAL



A. Project Overview

The project vision involves the development of a Continuing Care Retirement Community (CCRC)—a planned senior community that allows residents to “age in place”. Younger, more active residents begin their stay in one of the casitas or apartment-type homes where they are offered services such as meal preparation, fitness, personal care, physical therapy, medical, spiritual and social services. As they age and their needs change, there are options to move into a higher care assisted living facility or memory care unit. If and when they need the highest level of care, a healthcare center may be available on a temporary or permanent basis. This progression of services is designed to provide a sense of stability and comfort by ensuring that a full range of amenities and services are available to serve both present and future needs all within one community. Units may be marketed under an entry fee, rental, life estate or fee simple model.

In accordance with the recommendation from the 2008 Comprehensive Plan Amendment Staff Report, the Specific Plan process will be utilized to facilitate the implementation of the Comprehensive Plan Amendment. Utilizing the Specific Plan process will allow the property to be developed at a residential scale with sensitivity to adjacent existing residential development, while also incorporating those uses and development standards that are necessary in order to create a thriving, sustainable, aging-in-place community.

The existing buildings on the site may be upgraded and expanded to better serve the Sisters. The Stations of the Cross trail will remain, as the hill will be preserved as natural open space; however, the trail may be adjusted in location. St. Anne’s, which is located to the west of the chapel and is the retirement home for the Sisters, may be upgraded and expanded. The convent may be integrated into the retirement community yet will remain a separate entity on a separate parcel. The CCRC itself will be non-denominational.

The layout of the site draws heavily on input from the surrounding neighbors who want to preserve the scenic nature of the Catalina Foothills and from the Sisters who desire to preserve their quiet and serene lifestyle. Development on the site has been planned in a way that is sensitive to these concerns while still fulfilling the project’s vision.

In an effort to preserve the residential character of the area, the developer has agreed to limit the use of the property to a Continuing Care Retirement Community and its associated uses, such as a beauty salon/spa, wellness center, fitness center, physical therapy, dining venues, multi-purpose spaces, lounges, banking and a country store. These uses will be located in the interior of the site. Access to these facilities will be restricted to residents of the community, employees, adjacent neighbors and guests.

In order to maintain the views from various offsite locations, building heights will conform to a tiered structure. Development along the perimeter of the property will be limited to single-story construction. Moving inward, away from Sabino Canyon Road and the neighboring residential uses, two- and three-story structures will be allowed. By having these structures built into the existing topography of the site, the transitioning building



heights actually become integrated with the scale of the natural hillsides, allowing the views of the Catalina Foothills to be preserved.

This Specific Plan responds to the needs of the community, offering residents more choices as their needs change and as additional lifestyle options are needed. This project offers tremendous benefits to the region, as families can be assured that this aging-in-place community offers maximum flexibility and stability for their loved ones, and additional services should the need arise in the future. This is done without having to move the resident to an entirely new facility, which can add additional stress to the resident and his or her family.

B. Objectives of the Specific Plan

The objectives of the Specific Plan are intended to guide development of the site and provide direction for project design principles. This Specific Plan is intended to implement the recommendation of the Pima Comprehensive Plan Amendment of 2008 while providing a development that responds to the existing community and meets the changing needs of the CCRC's residents. Development criteria established in this plan ensure quality design for the CCRC.

In recognizing the adjacent residential community, County requirements, and the needs of the CCRC, a set of development plan goals have been established as follows:

1. Implement the recommendations of the 2008 Pima Comprehensive Plan Amendment for the Sisters of the Immaculate Heart of Mary;
2. Adhere to agreements with neighboring property owners;
3. Create a community that is compatible and responsive to existing development; and
4. Design a community that meets the needs of the future residents of the CCRC.



1. Requested Zoning Boundaries

The Specific Plan area is divided into two land use designations: Continuing Care Retirement Community (CCRC) and Open Space (OS). The requested zoning boundaries and proposed land use designations are shown on *Exhibit II.C.1: Specific Plan Map*.

2. Characteristics of the Proposed Development

a. Conformance with Comprehensive Plan

The Pima County Comprehensive Plan was successfully amended in 2008 from Low Intensity Urban 0.5 (LIU 0.5) to Medium Intensity Urban (MIU) to accommodate this proposal. The project is subject to a number of Rezoning Policies, as required by the Comprehensive Plan, which are addressed in this Specific Plan as follows:

- *The use of the property is restricted to a Continuing Care Retirement Community.*

The only use proposed in this Specific Plan is a Continuing Care Retirement Community (CCRC), which includes a range of housing options for its residents, from independent living casitas to assisted living and health care facilities. Approximately one-half of the project site has been designated as open space, which includes both functional and natural open space.

- *Along the north, west and south boundaries of the amendment site, new development shall be limited to single-story residential for the first 150 feet.*

Buildings along the north, west and south boundaries of the project site will be restricted to single-story construction. (See *Exhibit II.C.1: Specific Plan Map* for an illustration of the height restrictions.)

- *Inside of the 150-foot single-story residential setback, an internal project core is established. Notwithstanding the zoning districts and allowable residential density range allowed under MIU land use category, within the internal project core rezoning to CB-1 Local Business Zone, or establishment of similar commercial use and development standards within the Specific Plan-defined land use categories, shall be deemed in conformance with the Comprehensive Plan.*

The commercial uses and development standards being proposed within the project core are in conformance with this Comprehensive Plan policy.

- *Within the internal project core, commercial uses are further restricted to Continuing Care Retirement Community accessory uses for the enjoyment of community residents and guests only.*



Accessory uses to the CCRC, such as meal preparation, medical services, personal care and social services will be available only for the residents of the community and guests.

- *Within the internal project core, CB-1 zoning or equivalent Specific Plan land use categories may allow maximum building heights up to 39 feet.*

As described in detail in subsequent sections of this Specific Plan, the project core, which includes residential buildings, will respect this height limitation. In accordance with Pima County's standards, some architectural embellishments may exceed 39 feet.

- *The Specific Plan process is preferred for implementation of this plan amendment.*

This Specific Plan has been prepared to facilitate the implementation of the amendment.

- *Any rezoning or Specific Plan shall include the eastern portion of the property not included in the comprehensive plan amendment area, with conditions limiting additional development to protect cultural resources, steep slopes and viewsheds, and to preserve natural open space.*

The LIU-0.5 designated areas in the eastern and northern portions of the property equal 20 acres to be set aside as natural open space.

- *A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.*

A letter of intent to serve from Metro Water is included in Appendix A as *Exhibit A.3: Metro Water District Letter*. Metro Water has been designated by the Arizona Department of Water Resources (ADWR) as having an assured water supply; therefore, a potable water supply is assured.

- *No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and/or conveyance capacity in the downstream public sewerage system is not available to accommodate new development in the plan amendment area at the time of plan amendment approval, and new development within the plan amendment area will need to be*



postponed until adequate treatment and / or conveyance capacity becomes available.

The Pima County Regional Wastewater Reclamation Department letter dated October 30, 2013 indicates that capacity is currently available for this project in the 8-inch public sewer G-91-49. See *Exhibit I.H.1: Wastewater Letter*.

b. Effect of Proposed Development on Existing Land Uses

The proposed development is essentially residential in nature and with the proposed mitigation measures is compatible with, and would be an asset to, the surrounding community. Neighboring properties to the north, south and east of the subject parcel are developed with residential uses. West of the subject parcel (on the west side of Sabino Canyon Road) is an existing church and a single-family residential subdivision, Foothills Club, currently under construction.

The proposed uses would allow current residents in the area additional lifestyle options as they and/or their extended family mature and their needs change, allowing many residents the benefit of maintaining their current social networks and remaining in their existing neighborhood while moving to the CCRC and benefiting from the available services as needed. Thus, additional residential uses and support services associated with this facility are appropriate for this location.

To mitigate the impact of the proposed development on the views from adjacent properties, all buildings within 150 feet of the north, south and west project boundaries will be limited to single-story construction. The architecture of the proposed development will be designed using elements that are inspired by those of the existing convent in order to maintain a uniformity of character in the area.

All of the project lighting will be restricted by Pima County's Outdoor Lighting Ordinance, and all lights will be at the minimum height Pima County will allow for to ensure safety, security and well-being of persons engaged in outdoor nighttime activities. It is proposed that the parking lot lighting will be near ground level.

The Fire Marshall for Rural Metro stated they will attempt to "approach quietly" if requested by the caller/address. Safety will rule in that if there is a congested/dangerous situation, they would turn on the siren only until they are through it. Most of the congestion is during the day so that is when they would be more likely to deviate from the "approach quietly" request.



As demonstrated in the traffic impact study for the project, the majority of CCRC residents do not own cars, so it is expected that the impact of traffic would be far less than a residential use of the land.

c. **Incorporation of Site Analysis Findings into the Land Use Plan**

As a result of the findings identified during the site analysis, many of the components in the land use plan respond to the unique site conditions. These responses are identified throughout this section, but include:

- Sensitivity to maintaining and preserving the viewsheds surrounding the site;
- Preserving sensitive natural features and 100-year floodplains as open space;
- Maintaining existing trails on the site;
- Preserving as many Saguaros as possible on site; and
- Modifying existing buildings to meet the needs of the Specific Plan.

d. **Contribution to Principles of Smart Growth**

In contributing to Smart Growth principles, the proposed CCRC offers a mix of uses in a compact form, designed to be easily accessible by all its residents. A broad spectrum of housing opportunities and choices will be provided—from independent living, assisted living to a skilled nursing care—supplying quality housing for aging residents. The design of the CCRC responds to the community’s vision by preserving the scenic views of the Catalina Foothills. In addition, the CCRC is proposed in a community already served by infrastructure, an essential component of smart growth.

A number of services will be provided for residents and guests of the community, including meal preparation and personal services, which will allow residents to have a number of their daily needs met onsite without having to travel outside the CCRC. In addition to taking advantage of existing buildings and infrastructure, the types of land uses proposed will have a minimal impact on the roadway network and will not burden the school system.

Creation of an open space land use designation within the site protects sensitive natural features, further supporting smart growth principles and enhancing the quality of life for residents.

C. **Land Use Proposal**

The Land Use Proposal for the CCRC Specific Plan, depicted in *Exhibit II.C.1: Specific Plan Map*, draws heavily on input from the surrounding neighbors who want to preserve the scenic nature of the Catalina Foothills and from the Sisters who desire to preserve



their quiet and serene lifestyle. Development on the site has been planned in a way that is sensitive to these concerns while still fulfilling the project's feasibility and function.

In an attempt to preserve the residential character of the area, the developer has agreed to limit the use of the property to a Continuing Care Retirement Community and its associated uses, which may include a beauty salon/spa, wellness/fitness, physical therapy, multiple dining venues, lounges, multi-purpose rooms, bank, sales office and country store. Access to these facilities will be restricted to residents of the community, employees and guests as well as adjacent neighborhood residents. A conceptual site plan has been prepared to illustrate the potential configuration of these uses. This concept plan (*Exhibit II.C.2*) is included in the Specific Plan for illustrative purposes only and is subject to change at plat/development plan stage.

In order to maintain the scenic quality of the area and to protect sensitive natural features, 45 percent of the project area will be preserved as open space in perpetuity. The 45 percent open space includes the LIU-0.5 designated areas which equal 20 acres to be set aside as natural open space as well as the disturbed, or functional open space, areas that will be revegetated with non-invasive, low-water use, desert adapted plants. These areas correspond with the two large hills on the northern and eastern portions of the site and include the 100-year flood plain that runs through the property. The Stations of the Cross Trail will remain, although its current trailhead may be re-positioned to a more logical place within the new development. Additionally, the top of the hill may be enhanced to include additional recreation amenities such as seating areas and shade structures.

The Chapel will be renovated and will continue to be used as part of the CCRC. The convent will be integrated into the CCRC.

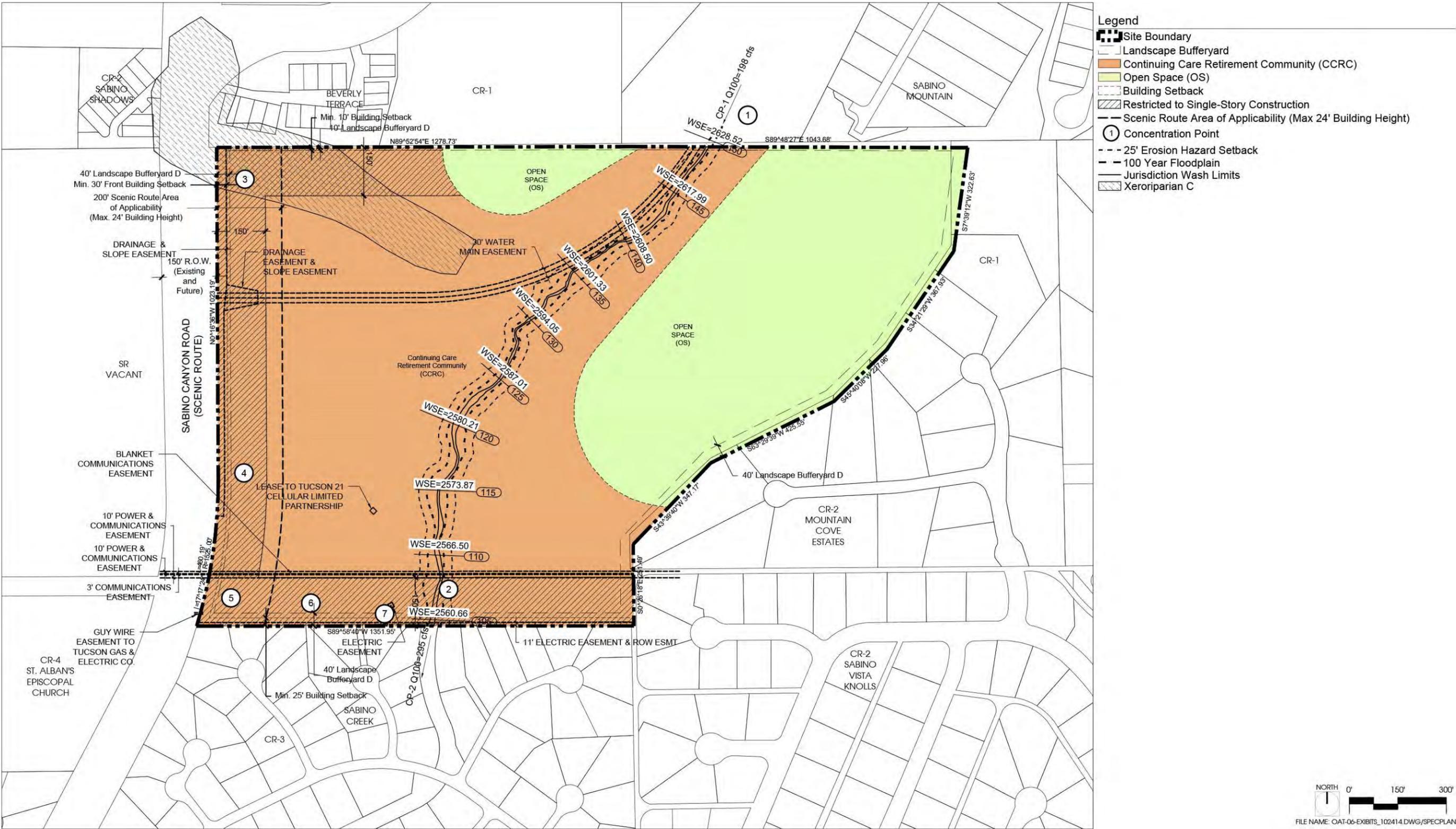
A breakdown by type of the proposed 477 units is as follows:

Unit Type	Total Number Proposed
Independent Living	211
Assisted Living	50
Memory Care	68
Senior Care Units	80
Casitas (independent living)	68

The breakdown above is subject to change at the time of development plan submittal to maintain flexibility in the overall design of the CCRC. However, the maximum number of units will not be allowed to exceed 500 total units.



Exhibit II.C.1: Specific Plan Map



NORTH 0' 150' 300'
FILE NAME: OAT-06-EXHIBITS_102414.DWG/SPECPLAN



Exhibit II.C.2: Conceptual Site Plan



This site plan is for illustrative purposes only. There are a great number of variations of that plan that could ultimately be utilized on this site. The plan is intended to show the overall concept for the site in order to provide direction for traffic and civil engineering studies, relationship of possible structures to surrounding neighborhoods, the ratio of necessary parking and possible on-site traffic circulation. It is not to be considered an actual proposed development plan

D. Topography and Grading

1. Development on Slopes 15% or Greater

The majority of the slopes that are 15 percent or greater on the site will be set aside as natural open space. However, there will be areas of minor encroachment of these slopes. These areas are labeled as Encroachment Area on *Exhibit II.D.3: Grading Concept*. These areas of disturbance will be the minimum necessary to construct the building pad, utilities and access in certain areas. Based on the location of this encroachment, the proposed buildings and landscaping will mitigate the view of the slopes. Erosion protection will be used when required.

2. Hillside Development Zone

This project is subject to HDZ requirements, as there are slopes of 15 percent or greater. Approximately 20 acres of the 63-acre project has been set aside as natural open space, to reduce the average cross slope (ACS). The remainder of the site has an ACS of approximately 15 percent. (See *Exhibit II.C.1*, which indicates the areas designated as natural open space.) The Average Cross Slope for the remaining area of the site is approximately 15 percent.

$$\text{ACS} = \frac{L \times L \times 0.0023}{A} = \frac{5 \times 55,127 \times 0.0023}{43} = 15\%$$

Although the exact ACS is less than 15%, the development of the project is still subject to the sections of the Hillside Development Overlay Zone (Chapter 18.61 of the Pima County Zoning Code) listed below. Compliance with those sections will be reviewed in the Development Plan process.

- 18.61.053 Natural Areas
- 18.61.054 Grading requirements (D, E and F, and H.2 (Cut and Fill Requirements), H.3 (Perimeter Slopes), H.4 (Hillside Bufferyard) and H.5 (Rip-Rap)
- 18.61.055 Site Restoration
- 18.61.056 Color Requirements

3. Area to be Disturbed

The majority of the western and central portions of the site will be disturbed for this project. See *Exhibit II.D.3: Grading Concept* for proposed areas to be graded on the site.



4. Change in Natural Grade of more than 5 feet

The natural grade of the site is expected to be changed by more than 5 feet by cut or fill activities in the central portion of the site. It is anticipated that site development will result in a maximum change in elevation of +/- 20 feet, with the final grading design determined during development plan review. See *Exhibit II.D.4: Greater than 5 Percent Grade Change*.

5. Engineering and Design Features

There are no significant engineering and design features anticipated on the perimeter of the site. The majority of the cut and fill slopes are on the interior of the site and will be mitigated by the buildings and landscaping. The slopes will have erosion protection when required. These features are illustrated on *Exhibit II.D.3: Grading Concept*.



Exhibit II.D.3: Grading Concept

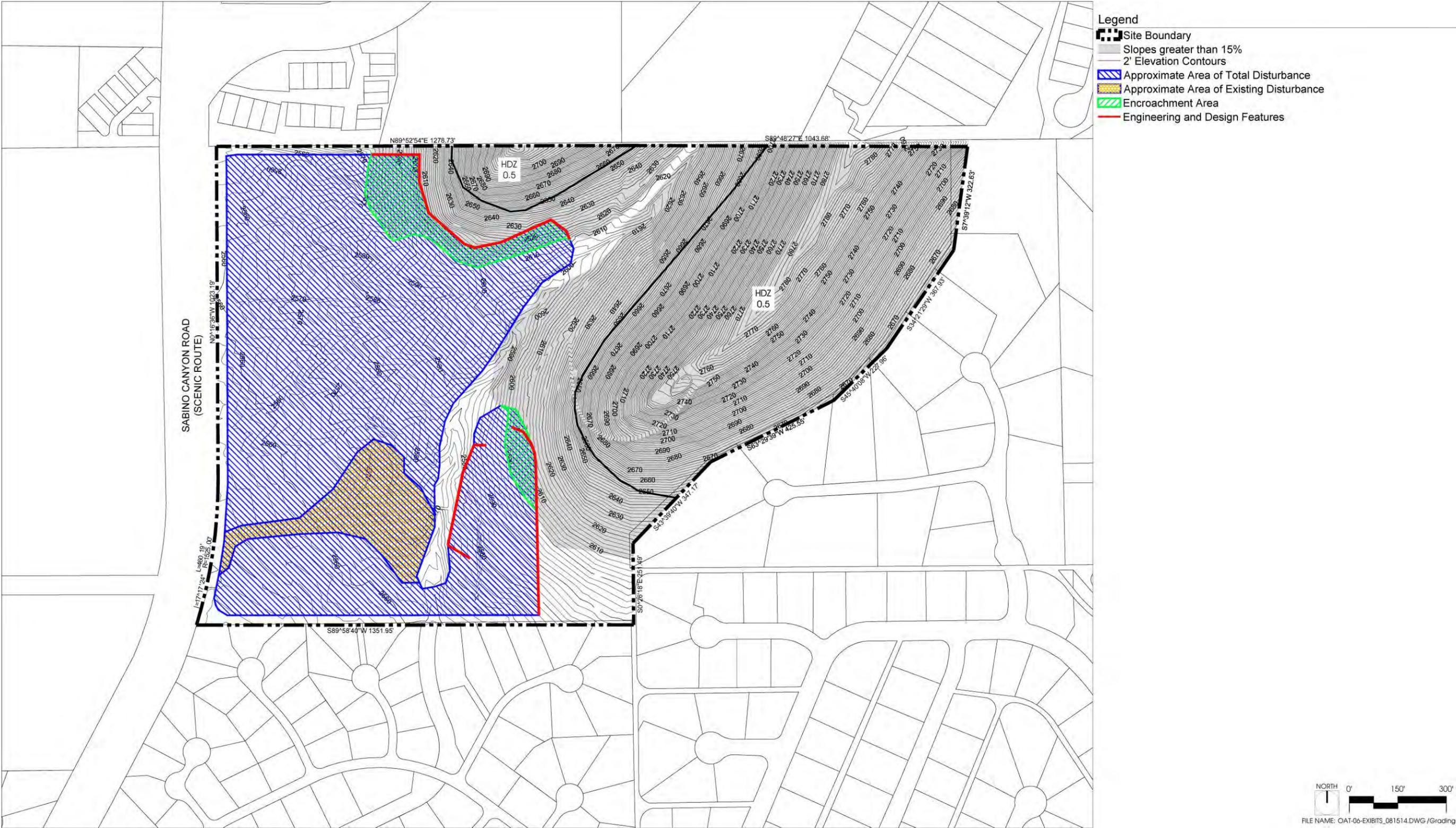
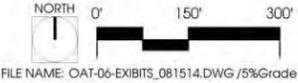


Exhibit II.D.4: Greater than 5 Feet Grade Change



- Legend
- Site Boundary
 - Slopes greater than 15%
 - 2' Elevation Contours
 - Change of more than 5 feet in Grade



E. Hydrology

1. Hydrologic Characteristics of PDP

The preliminary development plan will not change the offsite or on-site drainage patterns. Flows will be accepted and discharged in their current locations. Detention and retention facilities will be provided to mitigate the increased run-off due to the development of the site.

2. Encroachment Mitigation

There are no proposed encroachments into the 100-year floodplains on the site, with the exception of the access drive, utility crossings and pedestrian crossings.

3. Post-Development Discharges

Based on the development shown on the PDP, the seven watersheds will not be modified significantly. The major drainage, Watershed 1/2, bisects the site generally from north to south will remain natural. The remainder of the watersheds drain towards the northwest, west and southwest (Watersheds 3-7). See *Exhibit II.D: Post-Development Hydrology*.

- a. Watershed 1/2 at (CP1) has an exiting flow of 198 cfs at the northern property line. The on-site drainage area is 22.5 acres. The developed flow exiting the site along the southern property line at CP2 is 295 cfs. A detention volume of 0.34 ac-ft will be required to reduce the flows to existing condition for this watershed. There are two basins proposed in this watershed.

Watershed 3 at the northwest corner of the site has a area of 7.9 acres with a developed discharge of 61 cfs (cumulative discharge from sub-watersheds 3.1 and 3.2). This watershed discharges into a roadside swale, which then flows north in a concrete swale into a 3' x 3' Reinforced Concrete Box Culvert (RCBC) at the northern property line. A detention volume of 0.45 ac-ft will be required to reduce the flows to existing condition for this watershed. Underground storage may be used or a shallow basin will be provided for this watershed.

Watershed 4 drains the center of the western portion of the site. The drainage area for this watershed is 10.3 acres in size and the flows discharge into a roadside swale, then flow south to a inlet structure and then flow under Sabino Canyon Road in two 36" Reinforced Concrete Pipes (RCP's). The cumulative developed flow is 96 cfs and will require 1.06 ac-ft of detention volume to reduce the flow to existing condition for this watershed. Underground storage may be used or a shallow basin will be provided for this watershed.

Watersheds 5, 6 and 7 are fairly small watersheds that cover the southwestern portion of the site. They each discharge to constructed drainage improvements within the Sabino Creek subdivision. Watershed 5 is 2.8 acres in size, with a discharge of 23 cfs and will require 0.20 ac-ft of



detention volume to reduce the flow to existing condition for this watershed. Watershed 6 is 2.2 acres, with a discharge of 18 cfs and will require 0.17 ac-ft of detention volume to reduce the flow to existing condition for this watershed. Watershed 7 is 1.2 acres in size and has a discharge of 9 cfs and will require 0.08 ac-ft of detention volume to reduce the flow to existing condition for this watershed. Shallow basins are proposed for these watersheds.

4. Potential Drainage Impacts to Offsite Locations

No upstream or downstream impacts to off-site land uses are anticipated due to the proposed development. The developed site will continue to receive the off-site flows and will mitigate the peak discharges exiting from the downstream property boundary with the required detention/retention basin.

5. Engineering and Design Features

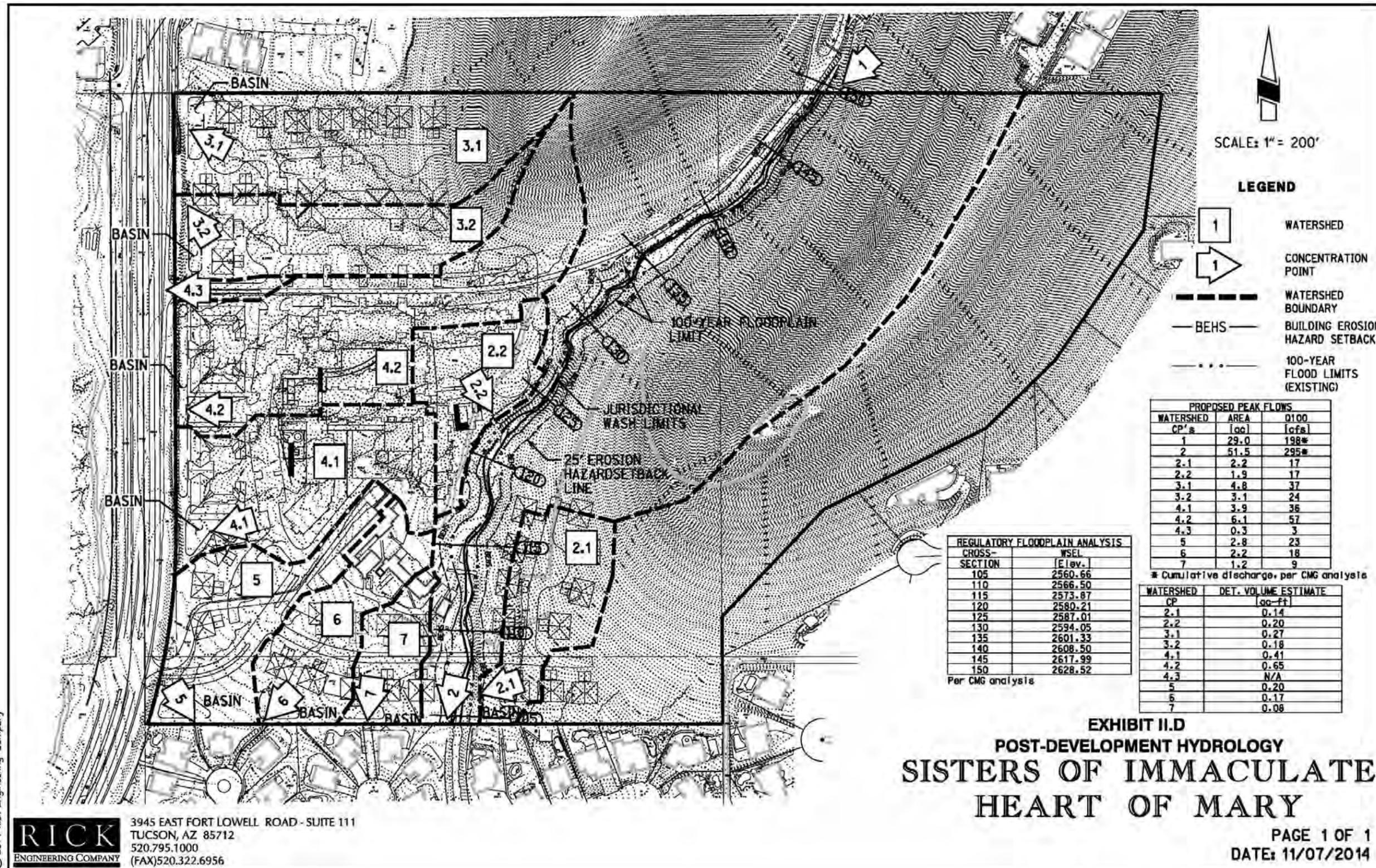
The existing wash through the center of the site will be maintained in its natural condition, except at the crossings for access and utilities. The proposed drainage engineering and design features include local drainage improvements to convey local flows, detention basins and possible underground storage facilities. See *Exhibit II.D: Post-Development Hydrology*.

6. Conformance with Applicable Plans

The proposed development plan conforms to all applicable area plan policies, the Pima County Floodplain Management Ordinance, and Pima County drainage development design criteria.

Based on the flow in the Watershed 1/2 a 25-foot Building Erosion Hazard Setback (BEHSB) is required from the floodplain along the natural channel. The building FFE's will be required to be a minimum of one foot above the 100-year water surface elevation in the aforementioned channel.





**EXHIBIT II.D
POST-DEVELOPMENT HYDROLOGY
SISTERS OF IMMACULATE
HEART OF MARY**

PAGE 1 OF 1
DATE: 11/07/2014

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3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX) 520.322.6956

G:\3677_Corp\Hydro\3677DRPR01-Exhibit.dgn

07-NOV-2014



F. Biological Resources

The proposed concept maintains the Open Space (OS) designated portions of the hillside as natural open space and the 100-year floodplain and other portions of the site as functional open space, resulting in a total of approximately 45 percent of the property preserved as open space. Disturbed, or functional open space, areas will be revegetated with non-invasive, low-water use, desert adapted plants. The project's goal will be to preserve as many Saguaros as possible and those that will need to be moved will either be transplanted or mitigated onsite.

1. CLS Designations

The subject parcel is not within a CLS designation.

2. Saguaros

The inventory conducted in February and March 2009 noted a total of 318 Saguaros (*Carnegiea gigantea*) within the survey boundary. All Saguaros within the areas designated as Open Space (OS) will remain undisturbed. Saguaros located with the area designated as CCRC will remain in place where ever practical. When it is not practical to preserve the Saguaros in place, they will be transplanted to another location on property or mitigated through new Saguaro plantings.

3. Ironwood Trees

There are no Ironwoods (*Olneya tesota*) on site.

4. Pima Pineapple Cactus

This site is not located within the boundaries of the Priority Conservation Areas for Pima pineapple cactus (PPC) habitat as defined by the Sonoran Desert Conservation Plan and does not contain any known PPC habitat.

5. Significant or Important Vegetation

The areas of significant vegetation include the established and mature vegetation around the convent, the 100-year floodplain running north/south and adjacent to the Tucson Water Access Road, and the Saguaros on the steeper slopes of the hillsides. To the greatest extent practical, the significant vegetation in these areas will remain. Mature vegetation in and around the convent will be preserved to provide shade and support the unique aesthetics and history of the site. The 100-year floodplain running north/south will remain largely undisturbed except for one vehicular crossing and utilities and a separate pedestrian crossing. The significant vegetation (largely Saguaros) on the hillsides will be protected and preserved as part of the Open Space designation in this Specific Plan.



G. Landscape and Buffer Plan

The landscape bufferyards for the site will consist of Bufferyard D 10' to 40' wide. The western, southern and eastern bufferyards will be 40 feet wide (on average) natural desert (similar to Pima County Bufferyard D) and the northern boundary will be 10' wide Bufferyard D (per Pima County requirements). The existing plant quantities within the Bufferyard D may be utilized to satisfy the screening intent of the bufferyard and may be supplemented by additional plant material should it be deemed necessary at the time of the development and landscape plans.

In order to provide visual interest and avoid monotonous appearance along the bufferyards, there may be encroachment into the bufferyards in a limited number of locations. Where encroachment occurs, there will also be additional width provided to the bufferyard in areas adjacent to the encroachment.

There are various easements located within portions of the proposed bufferyards. These easements are noted on the Composite Map (Exhibit I.M) and include:

- Two 10-foot wide power easements and one 3-foot wide communications easement running perpendicular through a portion of the western boundary bufferyard adjacent to Sabino Canyon Road.
- A 30-foot wide slope and drainage easement running parallel with Sabino Canyon Road along the western boundary bufferyard.
- A drainage and slope easement at the western end of the Tucson Water Access Road running perpendicular to the western boundary bufferyard.
- A 30-foot wide water main easement running perpendicular through a portion of the northern boundary bufferyard.
- 11-foot electric easement and ROW easement along south boundary perpendicular to N. Sabino Canyon Road.

Some Saguaros may be transplanted into bufferyards or other areas of natural desert on the site. The exact manner and location of these transplants will be determined at the time of the Development Plan. However, the locations of these transplants will be chosen so as to minimize any disturbance to the existing vegetation and may include measures such as hand transplanting for smaller specimens less than 6 feet in height, utilizing existing trails and areas of disturbance for transplant access, and/or revegetation of areas disturbed through transplant efforts.

The owner(s) / developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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 Specific Plan site and Pima



County may enforce this condition against the property owner. The owner(s) / developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

If more than 1/3 of an acre of disturbance to the Pima County Regulated Riparian Habitat is proposed at the time of development, a Riparian Habitat Mitigation Plan will be required.

H. Viewsheds

Special care will be given to mitigate potential impacts to views and vistas from off site:

- In accordance with Pima County's Comprehensive Plan, any construction within 150 feet of the property line will be limited to single-story construction. Only in the center of the property, in those areas furthest from existing development, will taller building heights be permitted.
- 45 percent of the property will be preserved as open space, including both hills in the northern and eastern regions of the property. These hills are a valuable visual amenity to the surrounding neighbors, contributing to a strong sense of place, and preserving them will help to maintain the look and feel of the area. The 45 percent open space includes the LIU-0.5 designated areas which equal 20 acres to be set aside as natural open space as well as the disturbed, or functional open space, areas that will be revegetated with non-invasive, low-water use, desert adapted plants.
- All buildings will be designed with four-sided architecture that will draw inspiration from the characteristics of the existing convent. This will ensure that the buildings are visually interesting from all sides and that they blend well with the current structures. The single-story building height restriction is depicted in *Exhibit II.C.1: Specific Plan Map*.



I. Circulation

1. Access Points

As shown on *Exhibit II.C.2: Conceptual Site Plan*, the CCRC will access Sabino Canyon at two locations. The current Convent access driveway will serve as the main entrance and will be a full access intersection. The Tucson Water easement access point will remain in place and serve the CCRC as its second entrance. This access point will be a right-in/right-out only driveway. The distance between the centerlines of these two access points is 860 feet. Pima County requires that these two points be at least 185 feet based on the 40mph posted speed limit on Sabino Canyon Road.

2. Future Road Improvements

Completion of this project is not dependent on any future offsite road improvements. Based on the 2009 TIS, no auxillary/northbound right-turn lanes are warranted along Sabino Canyon Road at the site access driveways.

3. Changes to ADT and LOS

The average daily traffic volume and the AM and PM Peak Hour volumes generated by the proposed development have been estimated using the average trip rates provided in the Institute of Traffic Engineers (ITE) “*Trip Generation, 9th Edition*”, Land Use Code: 255—Continuing Care Retirement Community (CCRC). At full build-out, the proposed development is expected to generate a total of 1,340 daily trips, 86 AM Peak Hour trips and 138 PM Peak Hour trips, based on 477 units/beds, see Table II.I.3.

Table II.I.3: Site Traffic Generation

LAND USE	ITE CODE	NO. OF UNITS	NUMBER OF VEHICLE TRIPS						
			AM PEAK HOUR			PM PEAK HOUR			DAILY (TWO-WAY)
			IN	OUT	TOTAL	IN	OUT	TOTAL	
CCRC	255	477	55	31	86	66	72	138	1340
TOTAL TRIPS		477	55	31	86	66	72	138	1340

The changes in Level of Service (LOS) to the intersections and roadway segments affected by the proposed development are as follows:

a. Sabino Canyon Road/Kolb Road Intersection

The existing signalized Sabino Canyon Road/River Road intersection is projected to operate at LOS B during both the AM and PM Peak Hours for the 2015 traffic conditions as not much has changed north of this intersection since 2010.



The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection beyond LOS C. The AM and PM Peak trips noted above are the total expected trips during those hours. One can assume the morning and evening trips passing through this intersection will be less as some the expected trips will originate and terminate south of River Road and will never affect this intersection.

b. Sabino Canyon Road/Old Sabino Canyon Road-Private Drive Intersection

For the 2015 traffic conditions, the existing unsignalized Sabino Canyon Road/Old Sabino Canyon Road-Private Drive intersection operates at LOS B in the northbound (NB) and southbound (SB) directions during both the AM and PM Peak Hours. The eastbound (EB) approach operates at LOS D during the AM peak hour and LOS C during the PM Peak Hour. The westbound (WB) approach operates at LOS E during the AM peak hour and LOS C during the PM Peak Hour. These LOS for the EB and WB approaches are very typical when there is a large disparity in traffic volumes between a major arterial roadway (Sabino Canyon Road) and a residential street (Old Sabino Canyon Road). The 2015 traffic conditions at this intersection include the expected trips from the Avilla Sabino West and Avilla Sabino East residential developments.

The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection or the NB and SB directions beyond LOS C. The impact to the EB and WB approaches will remain similar to what they are now. As noted above, the AM and PM Peak trips noted above are the total expected trips during those hours. One can assume the morning and evening trips passing through this intersection will be less as some the expected trips will originate and terminate north of Kolb Road and will never affect this intersection.

c. Sabino Canyon Road/River Road-Knollwood Drive Intersection

For the 2015 traffic conditions, the existing signalized Sabino Canyon Road/River Road-Knollwood Drive intersection operates at LOS C during both the AM and PM Peak Hours. The 2015 traffic conditions at this intersection include the expected trips from the Avilla Sabino West and Avilla Sabino East residential developments.

The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection beyond LOS D. LOS D is generally accepted as the standard LOS in urbanized areas. The AM and PM Peak trips noted above are the total expected trips during those hours. One can assume the morning and evening trips passing through this intersection will be less as some of the expected trips will originate and terminate north of Kolb Road and will never affect this intersection.



d. **Sabino Canyon Road/Site Access Driveway Intersection**

For the projected 2016 traffic conditions, the proposed unsignalized Sabino Canyon Road/Site Access Driveway intersection is expected to operate similar to the Sabino Canyon Road/Old Sabino Canyon Road-Private Drive intersection with the NB and SB directions operating at LOS B and the WB approach operating at LOS D or E. during the AM Peak hour and LOS C during the PM Peak Hour. As noted above, the LOS for the WB approach is very typical when there is a large disparity in traffic volumes between a major arterial roadway (Sabino Canyon Road) and a site access driveway. The projected 2016 traffic conditions at this intersection will include the expected trips from the Avilla Sabino West and Avilla Sabino East residential developments.

The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection or the NB and SB directions beyond LOS C.

e. **Roadway Segments – Sabino Canyon Road**

Sabino Canyon Road, north of River Road has an Average Daily Traffic (ADT) of 25,300 vehicles per day. The Sabino Canyon Road roadway cross-section consists of 4 thru lanes with a posted speed limit of 40 MPH. From the *Florida DOT Quality/Level of Service Handbook Tables*, Sabino Canyon Road would have a LOS of B. This is for a Class I arterial roadway with a posted speed limit of 40 MPH or higher. The proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of Sabino Canyon Road beyond the current LOS of B.

f. **Roadway Segments – River Road**

River Road, west of Sabino Canyon Road has an ADT of nearly 30,000 vehicles per day. The River Road roadway cross-section consists of 2 thru lanes with a posted speed limit of 35 MPH. From the *Florida DOT Quality/Level of Service Handbook Tables*, River Road would have a LOS of D. This is for a Class II arterial roadway with a posted speed limit of 35 MPH or slower. The proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of River Road beyond the current LOS of D.

4. Traffic Impacts

The results of a 2009 Traffic Impact Study (TIS) and updated traffic analyses completed by Mathieu Engineering Corp. indicate that the proposed development will have minor traffic impact on the existing traffic network, namely Sabino Canyon Road and the existing Sabino Canyon/Kolb Road intersection, the existing Sabino Canyon/Old Sabino Canyon Road intersection and the existing Sabino Canyon Road/River Road-Knollwood Drive intersection.



Left Turn Lane Warrants

From Table 3.4 – Maximum Left Turn Volume in the Peak Hour Without a Left Turn Lane in the *Pima County Subdivision and Development Street Standards Manual*, the Maximum Peak Hour Left Turn Volume is 10 for a roadway that has an ADT over 10,000 vehicles and a posted speed between 40-50 MPH. Sabino Canyon Road has an ADT over 10,000 vehicles and a posted speed limit of 40 MPH. Assuming a Directional Distribution of 50/50 from the north and south for the expected AM and PM Peak Hour trips (86 and 138 respectively), a left turn lane is numerically warranted on Sabino Canyon Road at the Site Access Driveway during both the AM and PM Peak Hours.

Right Turn Lane Warrants

From Table 3.5 – Peak Hour Volume Warrant for Right Turn Lanes in the *Pima County Subdivision and Development Street Standards Manual*, the Maximum Peak Hour Right Turn Volume (w/o a right turn lane) is 40 for a roadway that has an ADT over 10,000 vehicles. Sabino Canyon Road has an ADT over 10,000 vehicles. Assuming a Directional Distribution of 50/50 from the north and south for the expected AM and PM Peak Hour trips (86 and 138 respectively), a right turn lane is numerically warranted on Sabino Canyon Road at the Site Access Driveway during the PM Peak Hour.

The CCRC is designed to accommodate the majority of resident needs onsite, therefore reducing the burden placed on the roadway system by this project. When travel is necessary to meet needs not served on site, transportation via shuttle bus or van will be provided for residents who are unable or who choose not to drive themselves. This will combine multiple trips into fewer trips further reducing the impact of the proposed development.

5. Bicycle and Pedestrian Pathways

Pedestrian friendly pathways will be provided throughout the campus. Most pathways will be from building to building and designated for pedestrians only, no vehicular traffic will be allowed. Residents will be encouraged to use these pathways to access the site amenities and common areas.

6. On-Site Access

The on-site access will be private and will be designed to meet the requirements in the Pima County Subdivision and Development Street Standards, Section 8 for Commercial and Industrial Developments. There will be no internal roadways within the development, simply ingress/egress, parking and parking area access lanes (PAALs). Modification(s) to the Pima County Subdivision and Development Street Standards may be requested at the time of subdivision plat/development plan submittal when engineering and design of the project is finalized.

7. Transportation Concurrency

The site meets transportation concurrency for all major roads in the area with no additional right of way requested and given that the CCRC will not generate substantial additional traffic to the site to affect the capacity of the adjacent roadways.



8. Traffic Impact Study (TIS) Requirement

The proposed CCRC will generate approximately 1,340 ADT. A TIS will be required at the time of development plan. Mathieu Engineering staff met with Pima County Department of Transportation (PCDOT) staff to discuss the requirements of the TIS, which will be updated and prepared in accordance with PCDOT standards.

9. Reduction in Automobile Dependency

There is expected to be a significant population residing in the CCRC that no longer drive personal vehicles. Additionally, the CCRC is designed to accommodate the majority of resident needs onsite, therefore reducing the burden placed on the roadway system by this project. When travel is necessary to meet needs not served on-site, vanpool and paratransit services will be provided, thus further reducing the number of trips of individual residents.

J. Sewers

The project will connect to the public sewer system at two locations. One connection will be made at manhole 6311-22 along the southern boundary of the site via a utility easement as shown on *Exhibit I.H.2: Sewer System Map*. The second connection will be made at a new manhole installed in sewer line G-92-068 which runs along the west side of Sabino Canyon Road.

K. Water

The existing well on the property serves the Sisters and will remain in use for landscaping purposes. The project site is within the boundaries of Metro Water District, which is expected to supply water service for the project. Metro Water District has been designated by the state of Arizona Department of Water Resources (ADWR) as having an assured water supply; therefore, water supply is assured. A water service agreement is required to establish service to the property. See *Exhibit A.3: Metro Water District Letter*.

L. Schools

Because the use of this property is limited to an age restricted Continuing Care Retirement Community (CCRC), no impact will occur on the public school system.

M. Recreation and Trails

1. Recreation Areas to be Provided

Recreation areas provided by the CCRC will be for the use of residents and guests only. No public recreation facilities will be provided. Meditation and sensory gardens will be provided throughout the grounds. An aquatic pool and programming will be added as part of the fitness center amenities. Approximately 45 percent of the site will be preserved as open space. The 45 percent open space includes the LIU-0.5 designated areas which equal 20 acres to be set aside as natural open space as well as the disturbed, or functional open space, areas that will be revegetated with non-invasive, low-water use, desert adapted plants.



Within the open space, several recreation areas will be established to provide opportunities for passive recreation. These areas may include shade structures and benches. Additionally, the Stations of the Cross Trail will be preserved as a recreational amenity open to residents of the community as well as to the public.

2. Proposed Ownership of Open Space

The natural open space, indicated on *Exhibit II.A.1: Specific Plan Map*, will be owned by the developer and/or its assignees.

3. Proposed Trails

There are no new public trails proposed as part of this development. In response to the community's request, the existing Stations of the Cross Trail will remain open to the public. Shade structures and seating areas may be added to the top of the hill.

N. Cultural Resources: Archaeological and Historic Sites

Based on the archival information, field methods, observable surface indications, and because none of the materials observed on the subject property have a potential to provide important prehistoric archaeological information beyond what was obtained for this project, P.A.S.T. supports approving this application with respect to pre-historic materials on the property.

The Cultural Resources and Historic Preservation Division requests further documentation of existing historic buildings and structures to assess potential development impacts to cultural resources. An historic architect or historic archaeologist shall complete a cultural resources assessment of the standing structures and land use features such as the Stations of the Cross trail, which may be interpreted as a Traditional Cultural Place. The completion of Historic Property Inventory Forms may be included as part of the assessment of historic cultural resources. Consultation with the State Historic Preservation Office may also be required.

O. Air Quality

Due to the non-industrial nature of the proposed use, information on air quality is not necessary.

P. Other

1. Guiding Principles

The following guiding principles have been prepared for the CCRC Specific Plan to guide the planning, design and construction of the community.



a. Environmental Sustainability

Water Resources

- Use water-efficient native and drought-tolerant plants for landscape.
- Incorporate water harvesting techniques by directing rain water runoff to recessed planting areas.
- Use grading techniques to direct water to existing or new vegetation.
- When needed, install high efficiency drip irrigation systems for landscape.
- Reduce water consumption by using water conserving plumbing fixtures.
- Minimize impervious surfaces to lessen the heat island effect and reduce stormwater runoff.

Recycling

- Promote individual and/or community recycling systems and programs for construction debris and resident waste.

b. Green Infrastructure

Encourage the implementation of “green” architectural concepts that reduce “energy consumption” and/or provide “energy production” by adopting utilizing principles such as passive solar energy; appropriate shading techniques; and adequate insulation to reduce the need for heating/cooling of buildings.

c. Protection of the Sonoran Desert

- Designate approximately 45% of the site for Open Space.
- Protect existing vegetation by fencing off during construction activities.
- Direct run-off to the wash.
- Minimize crossings through open space areas.

Q. Agreements with Neighboring Properties

Development of this Specific Plan has included agreements with neighboring properties. In response to the community’s request, we have agreed to the following conditions:

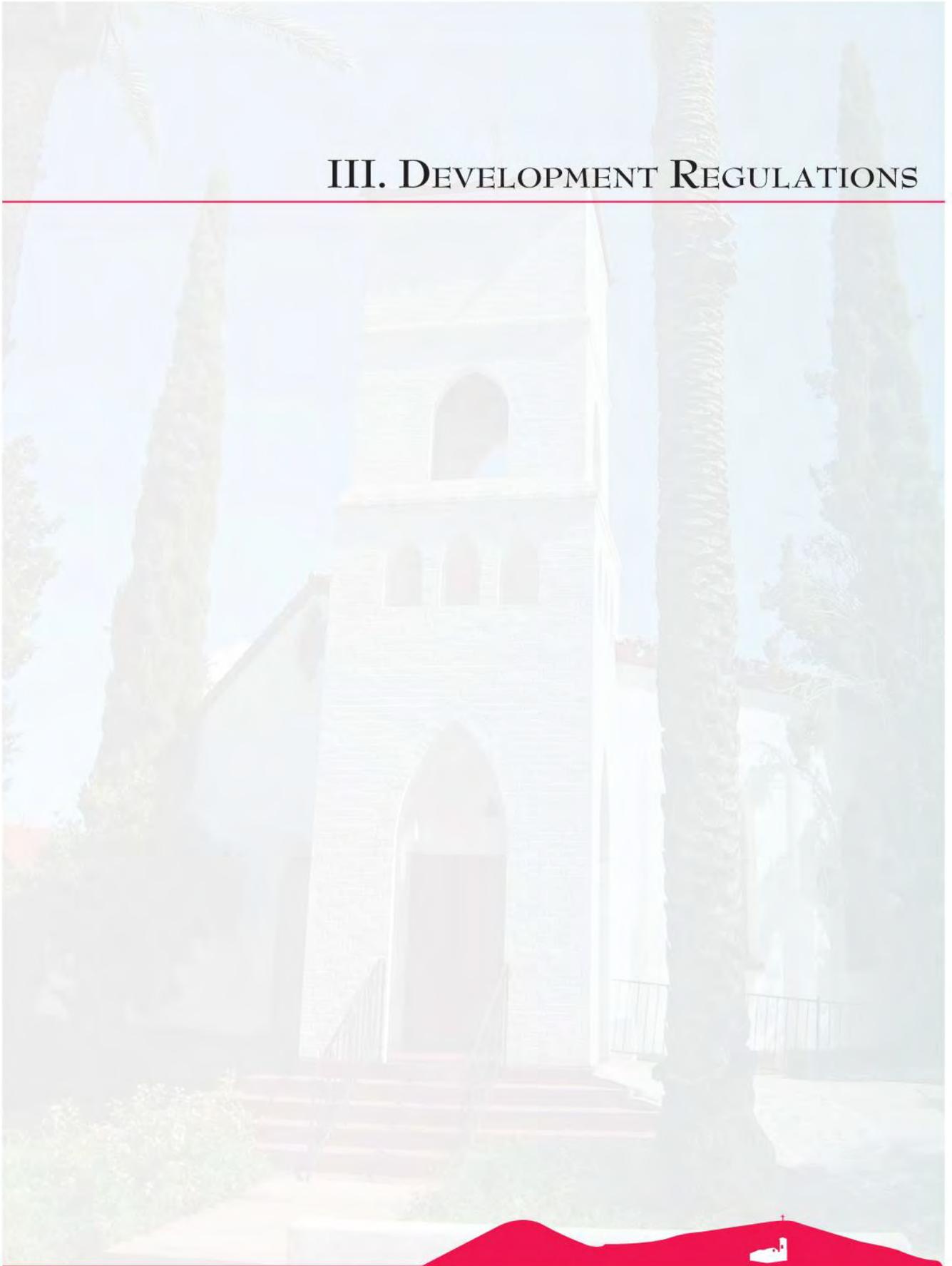
- Single-story construction along the perimeter of the property;
- No development on the hill; and



- All commercial uses to be interior and for residents and guests only.



III. DEVELOPMENT REGULATIONS



A. Purpose and Intent

These design regulations will be the primary mechanism for implementation of the CCRC Specific Plan. The Development Regulations are tailored to the unique qualities of the project yet provide the appropriate flexibility in anticipation of future needs and to achieve compatibility with surrounding land uses. The CCRC Development Regulations specify permitted land uses, setbacks, site coverage, building heights and other standards within the Specific Plan area. Also outlined in this section are the intended methods for native plant preservation, guidelines for landscaping, detailed street cross-sections and guidelines for signage within the Specific Plan area.

B. Applicability

If an issue, condition or situation arises or occurs that is not addressed by this Specific Plan, it shall be the duty of the Planning Official, subject to Section 18.90.080 of the zoning code, to determine if there is consistency with the intent of this Specific Plan and compatibility with the surrounding neighborhoods.

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Planning Official to determine if said use is consistent with the intent of the zone and compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Pima County Board of Supervisors.

C. Native Plant Preservation Ordinance (NPPO)

The site is required to comply with the NPPO. The set-aside method, as specified in the Pima County Code of Ordinances Chapter 18.72.090, will be utilized for this property. The set-aside method requires that no less than 30% of a site with the highest resource value must remain natural open space, wherein no development shall occur.

D. Permitted Land Uses

1. Continuing Care Retirement Community (CCRC):

This land use designation is designed to accommodate a mix of residential and commercial uses in a planned community setting. A variety of residential uses include casitas, Independent Living apartment-type homes, assisted living facilities and health care services. Commercial amenities utilized by the residents such as a beauty salon, wellness center, sales office, banking, theater, community center, country store, laundry facilities, restaurant and other uses consistent with commercial amenities desired by a CCRC are also included.

Art Gallery / Art Studio / Media Studio
Assisted Living Center
Bakery / Café / Bistro
Bank Branch with safe deposit boxes
Barbershop / Beauty Salon



Billiard / Card Room
Board and Care Homes (for dementia care)
Casitas
Catering Service
Chapel
Cocktail Lounge / Grill Room / Wine Storage
Common areas- Grand Lobby and Living Room spaces
Country Store
Delicatessen
Florist shop
Gift and Sundries Shop
Health and Fitness Club
Health Care and Rehab Center
Ice cream shop
Independent Living apartment-type homes
Laundromat, laundry for Residents and staff
Library (private)
Massage Therapy
Multi-purpose meeting / activity rooms
Offices (staff administration and sales)
Patio Dining
Postal Drop / Business Center
Private Dining Room
Private furnished Guest Suites
Putting Green and other Outdoor Recreational Facilities
Real Estate Office (for residential sales of on-site properties)
Restaurant, including liquor licenses (restricted to residents and guest)
Sales Office
Theater (restricted to residents and guest)
Visitor and over-flow church parking
Wellness Center (fitness / exercise / lockers/ massage / spa services and pool)
Wellness Clinic (exam / medical offices)

a. **Accessory Uses**

Community Storage
Parking Garage
Stables

2. Open Space (OS):

Areas designated as Open Space (OS) include natural open space.

The following uses shall be permitted within the OS designation:

Existing Public Utilities
Natural Open Space
Passive Recreation
Public Utilities
Shade Structures
Trailhead Signage
Trails



E. Development Standards

1. General Development Standards

The following standards apply to the entire Specific Plan area:

Maximum site coverage: 80 percent of CCRC area

Minimum site setback requirements

Sides (north and south property boundaries): 25 feet each

Front (west property boundary, adjacent to Sabino Canyon Road): 30 feet

Rear (east property boundary): 40 feet (None required for areas adjacent to designated open space)

Non-residential uses are not permitted within 150 feet of the north, west and south property boundaries.

2. Detached and Attached/Institutional Residential

Minimum site area:

Duplex, condominium, casita, townhouse, apartment, or other multiple dwelling unit: none

Minimum site width: none

Minimum site setback requirements

Front: 30 feet

Sides: 25 feet each

Rear: 40 feet

Building height limitations:

Maximum Height: 39 feet as measured from average grade to top of parapet of the mean height of a sloped roof, excluding rooftop equipment screens, elevator overruns, stairs to roofs or similar architectural features. (24 feet and single-story within 150 feet of the north, south and west property lines as indicated on *Exhibit II.C.1: Specific Plan Map.*)

Minimum distance between main buildings: Per Building Code

3. Non-residential

Minimum site area: none

Minimum site width: none

Minimum site setback requirements

Front: 150 feet

Sides: 150 feet each

Rear: 40 feet (None required for areas adjacent to designated open space)



Building height limitations:

Maximum Height: 39 feet as measured from average grade to top of parapet of the mean height of a sloped roof, excluding rooftop equipment screens, elevator overruns, stairs to roofs or similar architectural features. Non-residential uses are not permitted within 150 feet of the north, west and south property boundaries.

Minimum distance between main buildings: Per Building Code

Accessory Structures

Permitted coverage: 20 percent maximum of CCRC area

Maximum height: 39 feet

Minimum lot setback: none

4. Parking

The following parking space requirements shall apply to all development within the CCRC:

Independent Living Units:	0.75 per unit with 0.25 per visitor
Assisted Living Units:	0.25 per unit
Memory Care Units:	0.25 per unit
Casita Homes:	1 per unit
Employee Parking:	0.25 per employee

F. Design Guidelines

In development of the CCRC, create a distinctive sense of place for the community.

a. Context

1. Develop the CCRC with sensitivity to the existing residential fabric, but distinguish the facility through the use of appropriate place-making techniques that make the CCRC a desirable community that offers high quality living.
2. Development should preserve the existing viewsheds through the site.
3. As much as possible, preserve the existing native plants in designated open space for their contextual value.

b. Site Layout

1. Create easily identified primary entrances for visitors through the use of wayfinding and appropriate signage.
2. Consider viewsheds and appropriate massing in the location of taller buildings to maintain existing views of the Catalina Foothills.



3. To facilitate the creation of a sense of place, encourage the integration of functional public art into the project.
4. Locate buildings in areas that recognize local view-points. Highlight and frame views of natural features through the placement of structures.
5. Provide areas where people can gather.
6. Provide passive recreation opportunities.
7. If more than 1/3 of an acre of disturbance to the Pima County Regulated Riparian Habitat is proposed at the time of development, a Riparian Habitat Mitigation Plan will be required.

c. **Architectural Standards**

Harmonize with the architecture of existing buildings on the project site.

1. Incorporate and highlight the natural environment in architectural and landscape themes.
2. Projecting architectural features that create vertical and horizontal articulation should be utilized in building design.
3. Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals or changes in parapet height to avoid monolithic shapes and surfaces.
4. Four-sided or 360-degree architecture is required.
5. Emphasis will be placed on all elevations facing roadways and open space areas to ensure compatibility with existing development.
6. Product elevations and floor plans will be presented to the Pima County Development Services Department for review and approval prior to issuance of building permits.
7. Place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements on elevations facing streets and open space areas.
8. All windows shall be recessed a minimum of 2" from the exterior plane or have architectural treatments that create shade, shadow, and depth.

d. **Color**

1. It is important that the CCRC blend with the built and natural context. To achieve diversity and still blend with the environment, each building shall have a minimum of three color families to be utilized throughout the CCRC to minimize a monochromatic color scheme. All color palettes must be approved by the designated Design Review Board.



e. **Materials**

The following section provides guidance on approved material types, colors, and treatment. The use of cast stone lintels, corbels, arches, stone detailing, entablatures, friezes, columns and other such elements are encouraged. Other materials include:

1. Adobe brick or brick veneer
2. Smooth or Sand Finish Stucco
3. Stone veneers and faux stone products on building facades
4. Integrally colored and painted concrete masonry units (CMU's). Smooth and split-face units of four, six, and eight inches tall.
5. Concrete masonry and/or simulated rock retaining walls
6. Non-reflective vision and spandrel glazing
7. Ornamental metal fencing
8. Concrete or clay tile roofing
9. Shade cloth screening
10. Cast stone concrete caps
11. Rusted steel accents

f. **Loading and Deliveries**

1. Identify loading and delivery areas through signage.
2. Screen loading and delivery areas through landscaping buffers.

g. **Lighting**

1. Use outdoor lighting to identify entrances, pathways, and public spaces.
2. Use outdoor lighting where appropriate to contribute to the overall safety of the development.
3. Lighting standard shall conform to Pima County *Outdoor Lighting Code*

h. **Signage**

1. Identify major buildings and amenities through a unified signage concept.
2. Design buildings with careful consideration for the incorporation of signage and lighting where appropriate.



3. Use signage to enhance the overall architectural and landscape theme while creating a unique contribution to the identity of each development.
4. Construct signs with materials that can tolerate the extreme weather of the Sonoran Desert.

i. **Safety**

Residents and visitors to the CCRC should find that the development provides the best possible design and site planning resulting in a sense of personal safety and security as well as security of their property. Design of the project will consider visibility for policing and emergency vehicle access.

1. Use architectural features and landscaping to provide weather protection and shade.
2. Protect sidewalks, paths and bike lanes from vehicular traffic, where possible.
3. Use landscaping and lighting to identify entrances, pathways, and public spaces.
4. Use outdoor lighting where appropriate to contribute to the overall safety of the development.
5. Landscaping will incorporate Crime Prevention Through Environmental Design (CPTED) standards where appropriate.
6. Visibility from streets, parking areas and service access into all developed areas for policing should be considered

j. **Landscaping**

Landscaped areas will be used to frame and soften structures, define site functions, enhance the quality of the environment and screen undesirable views. Landscaping will work with buildings and surroundings to make a positive contribution to the aesthetics and function of both the specific site and the area. To the greatest extent possible, landscaping will be used functionally to mitigate the Sonoran Desert climate. Through landscape design, project entries will be clearly defined, and access throughout the development will be facilitated. Landscaping will enhance the community at a pedestrian scale.

The overall goal of landscaping in the CCRC Specific Plan is to maintain a desert theme, preserving existing natural vegetation whenever possible and utilizing native plantings. The use of natural landscape buffers will be integrated into the Specific Plan design.

The following landscaping policies are established:

1. In passive recreation areas, include special amenities that encourage use, such as benches, overhead shade, sitting areas, etc.



2. Utilize the spaces between the buildings to contribute to the outdoor use and the open space enjoyment of the area, by incorporating seating, landscape, and gathering areas.
3. Extend native vegetation into development where adjacent open space corridors exist.
4. Screen service and trash areas from view on all sides.
5. Use plant selection and placement to reduce heat island effects wherever possible.
6. Provide shade along pedestrian circulation and trail node areas where appropriate.
7. Water conservation should be an important criterion for plant selection. Low-water plants that reflect and enhance the image of Sonoran Desert landscape should predominantly be used.
8. Utilize water harvesting techniques to conserve stormwater onsite.
9. All landscape areas shall be irrigated using an underground drip irrigation system. Use of turf will be limited to recreational uses. Water should be from non-potable water source where possible.
10. Landscape plans shall be coordinated with above- and below-ground utilities to avoid conflicts at the time of installation.

G. Definitions

Assisted living: A long-term senior care option that provides assistance with activities of daily living.

Building coverage: The area of a lot covered by buildings and storage areas, excluding parking and parking area access lanes.

Casita: An individual, extended stay, pedestrian-oriented, CCRC living unit designed in a way that it can be integrated into the facilities and operations of the CCRC. The units may be attached or detached, may include full kitchens and may be individually owned, leased or rented.

CCRC: Continuing Care Retirement Community; Provides housing for active seniors allowing them to age in place. Residents will move throughout the continuum of care by moving from independent living to assisted living, on to dementia and skilled nursing care.

Open space, functional: Open space that is a designed element of the development and has a functionally described and planned use as an amenity for the direct benefit of the residents of a development, with not more than three percent of man-made impervious surface within such designated areas;



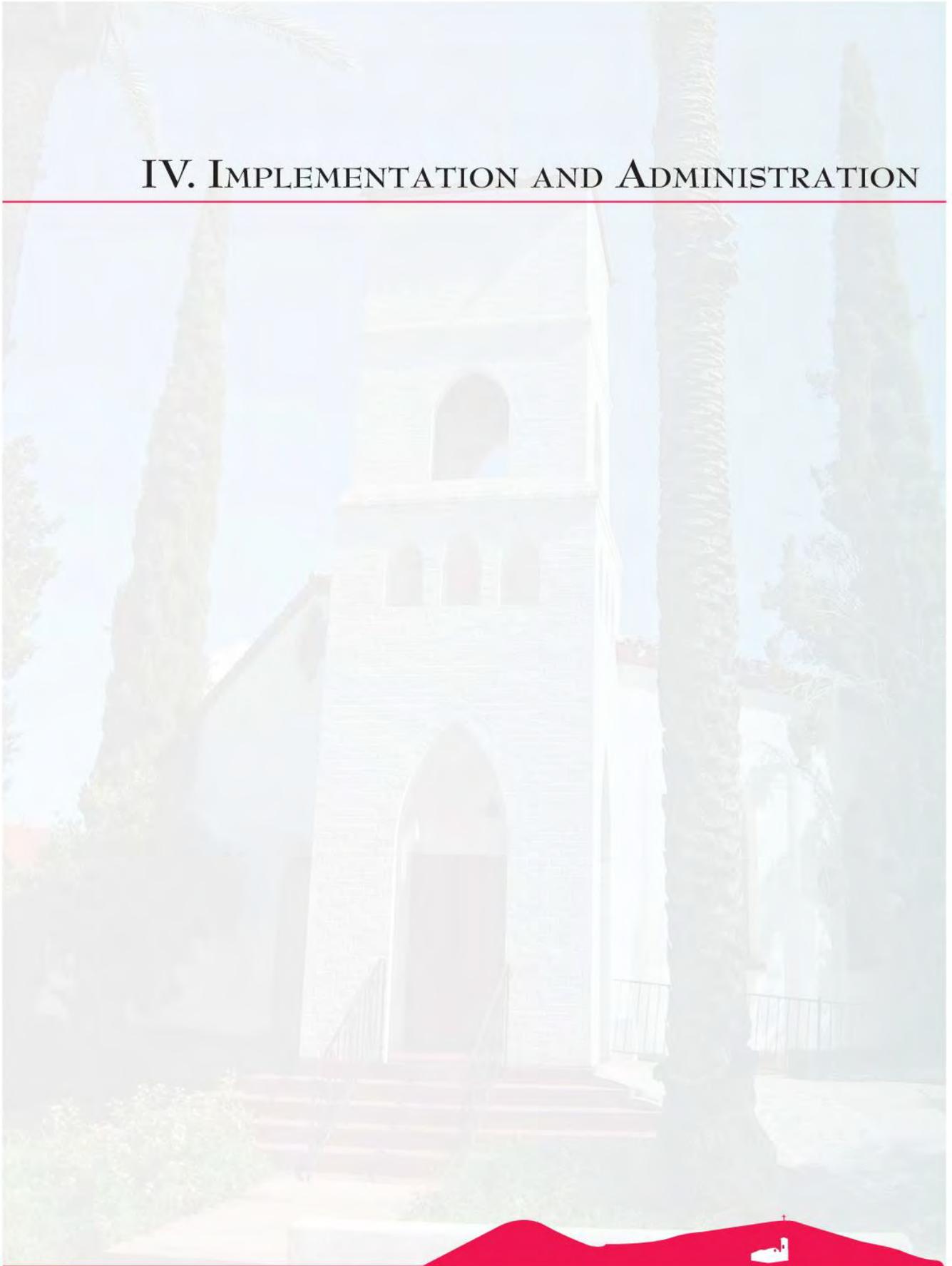
- Examples include retention, detention and other drainage improvements; landscaped areas which provide visual relief, shade, screening, buffering and other environmental amenity; nature trails; exercise trails; open playgrounds, e.g., baseball, multiuse; picnic areas and facilities; recreation areas and facilities, e.g., pickle ball, bocce ball and tennis courts.

Open space, natural: Any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, except pedestrian and nonmotorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.

Site: The total Specific Plan area, all four phases, including open space.



IV. IMPLEMENTATION AND ADMINISTRATION



A. Purpose

This section of the Specific Plan outlines the implementation of development on the project site. It identifies the parties responsible for ensuring the project is built in coordination with infrastructure improvements, providing a continuity of design. This section also provides guidance regarding general administration of and amendment procedures to the Specific Plan.

B. General Implementation Responsibilities

The implementation of the CCRC Specific Plan is the responsibility of the Master Developer, the Builder, the CCRC Community Association(s) and Pima County.

The Master Developer, or their successors and assigns, will be the entity responsible for providing the basic infrastructure needs, including access/driveways, drainage, sewer, water and amenities in a timely and efficient manner. The Master Developer is responsible for the preparation and completion of the master block plat, subdivision plat, condominium plat, and/or development plan for the Specific Plan.

The Builder is the purchaser of a development area, or portions of a development area, which may or may not require additional infrastructure improvements, such as utility extensions or access/driveways. The Builder is responsible for all construction and lot improvements not made by the Master Developer within their area(s) of ownership. Should the Builder purchase a development area without the infrastructure improvements generally provided by the Master Developer, the Master Developer may transfer the responsibility to provide such necessary infrastructure improvements to Builder through negotiated sales contracts.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more Builders. Associated responsibilities of the Master Developer would also be transferred to the Builder at that time.

Pima County Development Services will be responsible for ensuring all policies and standards laid out in the Specific Plan, as approved at the Board of Supervisor's public hearing, are adhered to during the review of all development within the CCRC Specific Plan. Pima County will be responsible for the maintenance and management of all public right-of-way and any lands or rights-of way dedicated to Pima County located within the project.

C. Development Review Procedure

The development review procedure for CCRC Specific Plan shall be implemented through the review and approval process of development plans, condominium plat, and tentative and final plats by Pima County and through the Pima County building permit approval process.



The review process shall include the Master Developer as follows: structures, including signs, shall not be erected, improved or altered, nor shall any grading, excavation, tree removal or any other work which in any way alters the exterior appearance of any structure or area of land commence unless it has been approved in writing by the Master Developer or designated Design Review Board.

Subdivision plats, condominium plats, and development plans shall be approved by Pima County in accordance with Pima County development review procedures. Final plats and condominium plats shall require the approval of the Board of Supervisors.

D. Phasing

At this time, it is envisioned that this project may be developed in four phases over the course of 10 years. See *Exhibit IV.D.1: Phasing Concept*.



Exhibit IV.D.1: Phasing Concept



The Freshwater Group
Hacienda Sisters Senior Living

Project Address: Sabino Canyon Road
Project Number: AP1403
Issue Date: 2014.07.10

Rendered Site Plan

A001

SCHEMATIC DRAWING - DO NOT USE FOR CONSTRUCTION



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Scottsdale, Arizona 85261
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E. Specific Plan Administration

The following provisions are intended to provide criteria for the enforcement and determination of administrative (or insubstantial) changes and substantial changes of the CCRC Specific Plan.

1. Enforcement

The CCRC Specific Plan shall be administered and enforced by the Pima County Development Services Department in accordance with the provisions of this Specific Plan and the applicable provisions of Pima County Zoning Code.

2. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Pima County Planning Official subject to section 18.90.080 of the zoning code and do not need approval by the Planning and Zoning Commission nor the Board of Supervisors, provided such changes are not in conflict with the overall intent as expressed in the CCRC Specific Plan. Any changes must conform to the goals and objectives of the Plan.

The Planning Official's decision regarding administrative changes and determination of substantial change as outlined below shall be subject to appeal by the developer to the Board of Supervisors. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Official;
- Changes to the community infrastructure planning and alignment such as roads, drainage, water and sewer systems that do not increase the development capacity in the Specific Plan area as confirmed by the applicable governmental department or agency;
- Changes to the development plan boundaries due to platting. Minor adjustments to development plan areas, drainage areas and other technical refinements to the Specific Plan due to adjustments in final road alignments will not require an amendment to the Specific Plan but will require staff approval;
- Modifications in the design and construction of infrastructure based upon technological advances when proposed modification is accepted by County Transportation, Wastewater or Flood Control District;
- The addition of uses that are comparable in intensity to those permitted within the CCRC Specific Plan;
- Interpretation of Terminology, References, Glossary, Designation, or Nomenclature which do not impact the overall intent of the Specific Plan can be made independent of all other sections of the Specific Plan;
- Other changes not identified to be Substantial in nature, as defined by Section 18.90,080.C.3.d and e and as deemed appropriate by the Planning



Official, as long as the changes do not impact the general health, safety and welfare of the residents of Pima County, do not modify the overall intent of the approved Specific Plan, and do not modify the overall intent of the approved Specific Plan;

3. Substantial Change

The Planning Official shall determine if the change is substantial or insubstantial and the plan may be amended in accordance with 18.90.080.C.3.C of the Pima County Zoning Code.

4. Interpretation

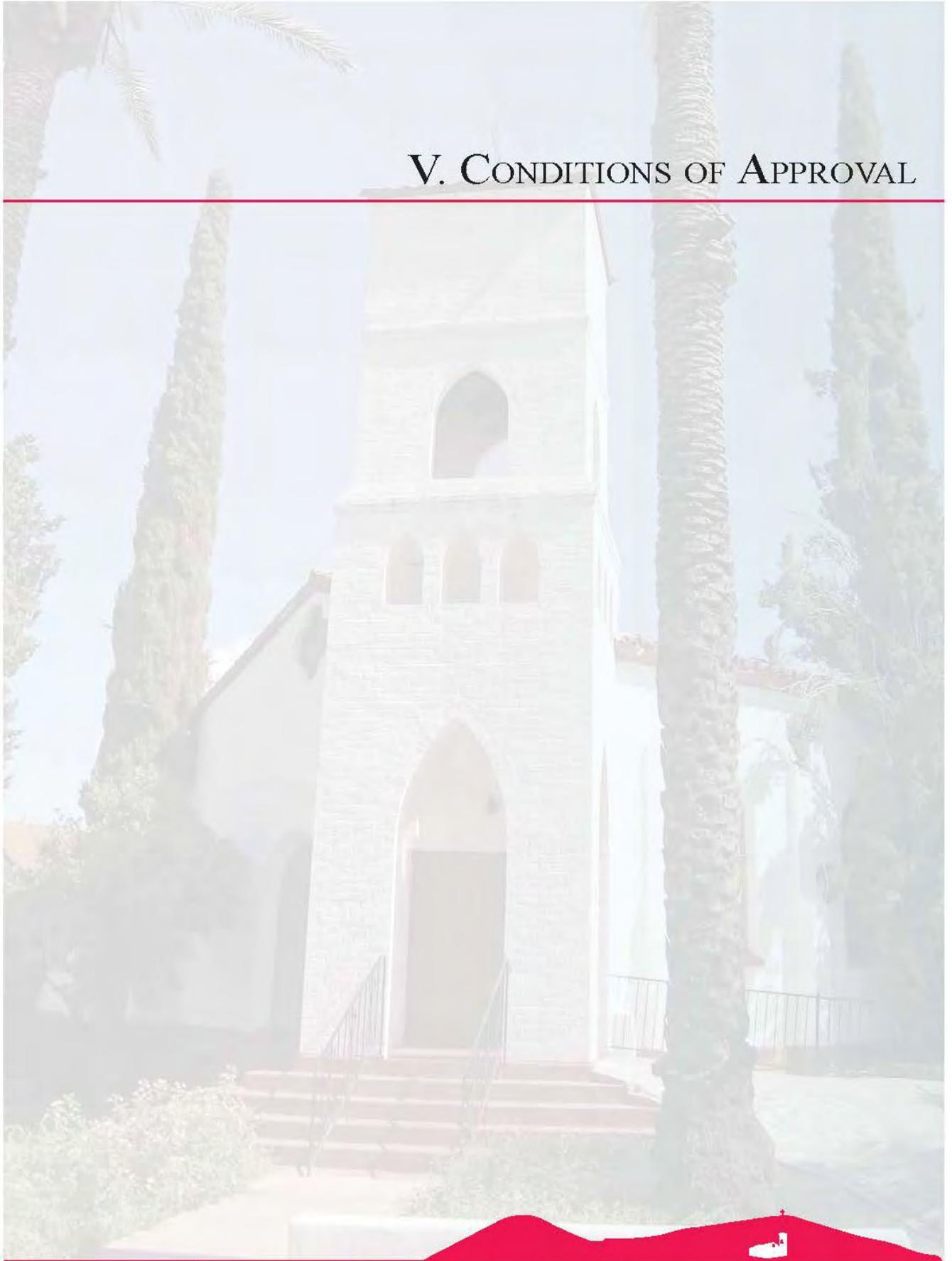
The Planning Official shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Official's interpretation may be made to the Board of Supervisors within 30 days of the date of the interpretation.

If an issue, condition or situation arises that is not sufficiently covered in the Specific Plan, the Planning Official may use the applicable regulations within Pima County Zoning Code as a guideline for resolution.

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 another Pima County regulation not listed in Section 18.90.050(B)(3), the more restrictive requirement shall apply.



V. CONDITIONS OF APPROVAL



A. Conditions of Approval

1. Purpose and Intent

The Sisters of the Immaculate Heart of Mary Continuing Care Retirement Community Specific Plan was approved by the Pima County Board of Supervisors on February 17, 2015. The approval was subject to several conditions that have been incorporated in this final Specific Plan document, and are provided in Section V.A.2 below. If future amendments to this Specific Plan are approved over time, "V. Conditions of Approval" will be amended to track and document all changes and any additional conditions of approval that may be associated with each amendment. This will provide an on-going record of the overall Specific Plan, and all amendments and revisions associated with it throughout the life of the project in a single location.

2. February 17, 2015 Board of Supervisors Conditions of Approval

On February 17, 2015, the Pima County Board of Supervisors unanimously approved the Sisters of the Immaculate Heart of Mary CCRC Specific Plan, subject to twelve (12) Conditions of Approval. Some of these conditions have been integrated into the body of this Specific Plan document, but there are several conditions that are general in nature and do not fit into the specific text or exhibits within the main body of the document. After each condition, a summary note referencing if and/or which Section of the Specific Plan the condition is addressed. In order to ensure all conditions are documented appropriately, all Conditions of Approval are provided below and shall be made a part of this Specific Plan.

1. Not more than 60 days after the Board of Supervisors approves the Specific Plan, the owner(s) / developer(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: Section V.A.2.1, (by reference in this section only)

2. The property owner(s) / developer(s) shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies;
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies;
 - C. Provide development related assurances as required by the appropriate agencies; and
 - D. Submit a title report (current within 60 days) to Development Services evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications



Reference: Section V.A.2.2, (by reference in this section only)

3. 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 another Pima County regulation not listed in Section 18.90.050(B)(3), the more restrictive requirement shall apply.

Reference: Section IV.E.4: Interpretation

4. 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: Sections III.A: Purpose and Intent & III.B: Applicability

5. Adherence to the Specific Plan document as approved at the Board of Supervisor's public hearing.

Reference: Section IV.B: General Implementation Responsibilities

6. 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: Section V.A.2.6, (by reference in this section only)

7. The property owner shall execute and record the following disclaimer regarding Proposition 207 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 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: Section V.A.2.7, (by reference in this section only)

8. The Pima County Regional Flood Control District (District) recommends the following conditions:



- A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces. This requirement shall be made a condition of the Site Construction Permit.
- B. The area within the floodplain and erosion hazard setback of the regulatory watercourse shall be included in a private open space easement, except at utility, pedestrian and vehicular crossings.
- C. Any required riparian habitat mitigation area should be located adjacent to this area and may be located in the easement.
- D. The final design of the improvements shall meet District requirements for detention and retention.
- E. A Final Integrated Water Management Plan consisting of Water Conservation Measures identified by the applicant in the Preliminary Integrated Water Management Plan shall be submitted to the District for review and approval at the time of development.
- F. Drainage improvements that collect runoff from the new development including water harvesting to satisfy the Final Integrated Water Management Plan (FIWMP) requirements may be included in the open space easement, where feasible.

Reference: Section V.A.2.8, (by reference in this section only)

- 9. The Pima County Department of Transportation (DOT) recommends the following conditions:
 - A. A Transportation Impact Study for the entire Specific Plan area shall be submitted for approval by DOT prior to approval of the first development plan for the Specific Plan site. The study shall be updated with the submittal of each phase of development.

Reference: Section II.I.8: Traffic Impact Study (TIS) Requirement

- B. Access onto Sabino Canyon Road will be limited to the two existing access points as shown in the Specific Plan approved at the public hearing. The northern access point will be a right-in / right-out only access.

Reference: Section II.I.1: Access Points

- 10. The Pima County Regional Wastewater Reclamation Department (PCRWRD) recommends the following conditions:
 - A. The owner(s) / developer(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the Specific Plan (rezoning) area until Pima County executes an agreement with the owner(s) / developer(s) to that effect.
 - B. The owner(s) / developer(s) shall obtain written documentation from the 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) / developer(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) / developer(s) shall time all new development within the Specific Plan (rezoning) area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner(s) / developer(s) shall connect all development within the Specific Plan (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) / developer(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the Specific Plan (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) / developer(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 new development within the rezoning area.

Reference: Sections I.H and II.J: Sewers

- 11. The Cultural Resources and Historic Preservation Division requests further documentation of existing historic buildings and structures to assess potential development impacts to cultural resources. An historic architect or historic archaeologist shall complete a cultural resources assessment of the standing structures and land use features such as the Stations of the Cross trail, which may be interpreted as a Traditional Cultural Place. The completion of Historic Property Inventory Forms may be included as part of the assessment of historic cultural resources. Consultation with the State Historic Preservation Office may also be required.

Reference: Section II.N: Cultural Resources: Archaeological and Historic Sites

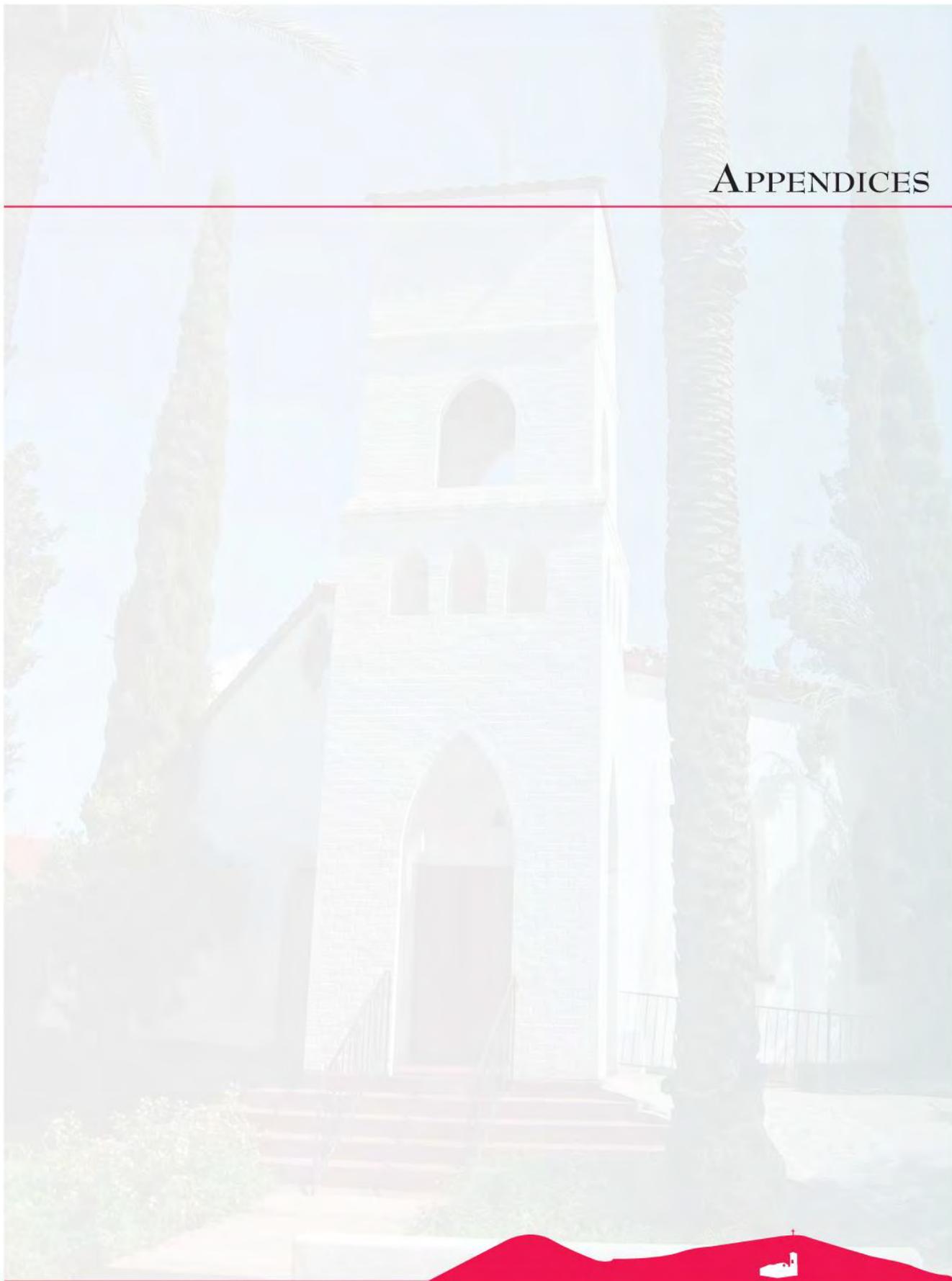


12. Upon the effective date of the Ordinance, the owner(s) / developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the Specific Plan site and Pima County may enforce this condition against the property owner. The owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

Reference: Section II.G: Landscape and Buffer Plan



APPENDICES



Appendix A: Preliminary Integrated Water Management Plan

1. Water Context

The subject property is approximately 63 acres located on Sabino Canyon Road, southeast of the Sabino Canyon Road/Kolb Road intersection within Township 13 South, Range 15 East, Section 29 in Pima County, Arizona. The parcel associated with this project is 114-30-002C.

The project site is within the boundaries of Metro Water District, which is expected to supply water service for the project. Metro Water District has been designated by the state of Arizona Department of Water Resources (ADWR) as having an assured water supply; therefore, water supply is assured. A water service agreement is required to establish service to the property. See *Exhibit A.1: Water Context Map*.

2. Onsite Existing and Historic Water Use

The existing on-site structures are currently served by a private well. See *Exhibit A.2: Local Context Map* for the locations of existing water lines.

3. Onsite Proposed Water Use

The subject property is planned for a Continuing Care Retirement Community with 477 units. The development will feature native, drought-tolerant landscaping, and water harvesting.

4. Water Supply and Delivery

A request to ensure that capacity exists to serve the project is included as *Exhibit A.3: Metro Water District Letter*

5. Water Demand Projections

a. Estimated Baseline Water Demand

The Estimated Baseline Water Demand for the CCRC was determined through consultation with the ADWR and Metro Water as shown on Exhibit A.5.a.2. The ADWR Water Demand Calculator provided in Exhibit A.5.a.1 yields an interior water demand of 30.46 AF/year when using the recommended single-family water use rate of 57 GPCD. The exterior water demand is estimated at 11.22 AF/year for the proposed 477 units/beds within the CCRC. The half-acre of commercial use and 1,000 square foot pool produce a water demand estimate of 1.13 and 0.16 respectively. The resulting total Baseline Water Demand for the project is 47.41 AF/year. If the CCRC was developed with 500 units/beds, the resulting total Baseline Water Demand for the project would still be below 50 AF/year at 49.62 AF/year.

b. Water Conservation Measures

Water conservation measures will include water harvesting and the use of low-water use vegetation.

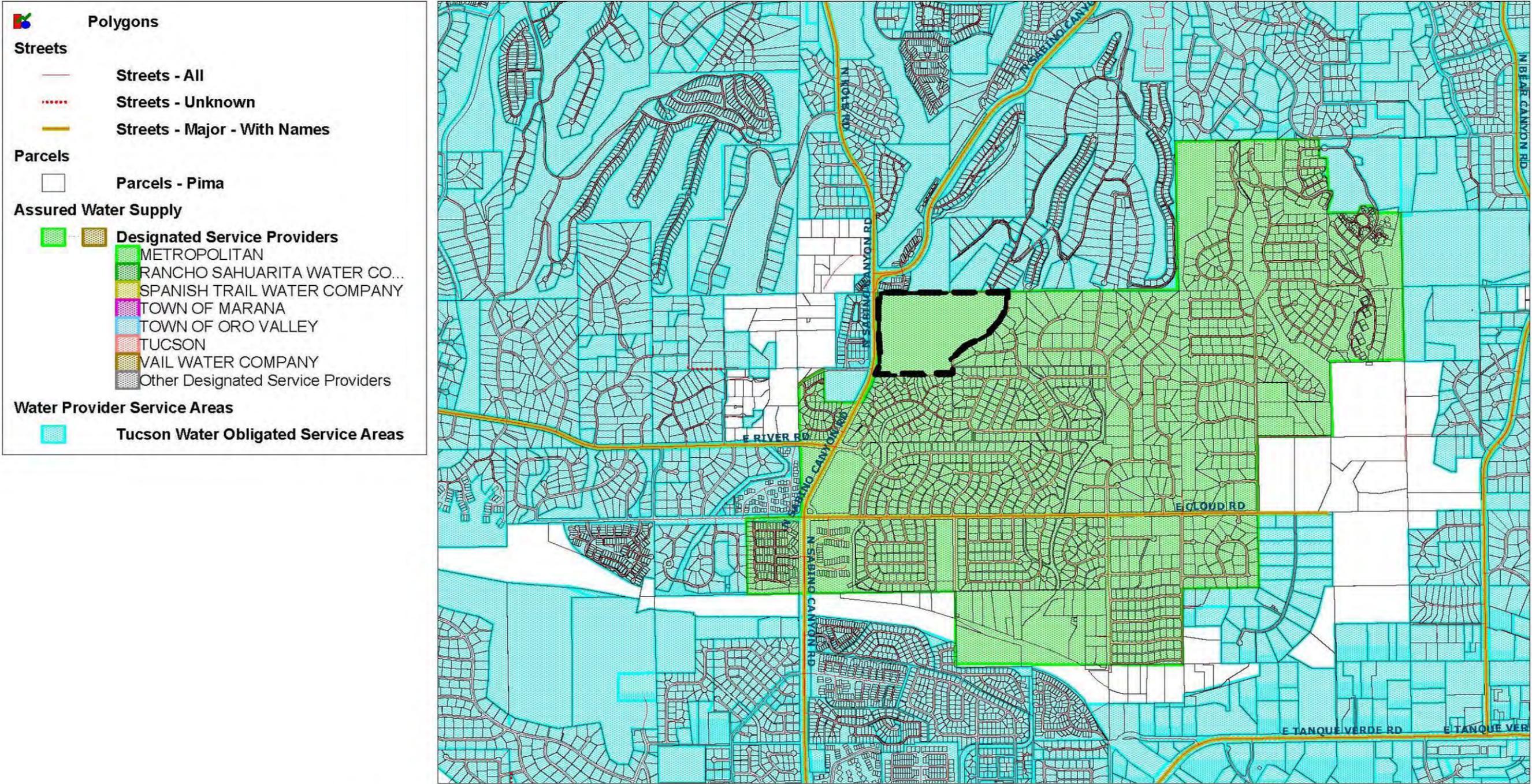


6. Proximity to Renewable and Potable Water Supplies

Not applicable since the projected water demand is less than 50 acre-feet per year. Additionally, the project has access to renewable and potable water supplies through the Metro-Hub Service Area, which is served by wells, but also has an inter-tie and an inter-agency agreement with Tucson Water.



Exhibit A.1: Water Context Map



SCALE 1 : 24,000

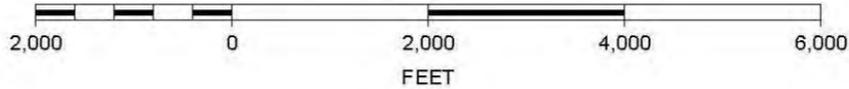
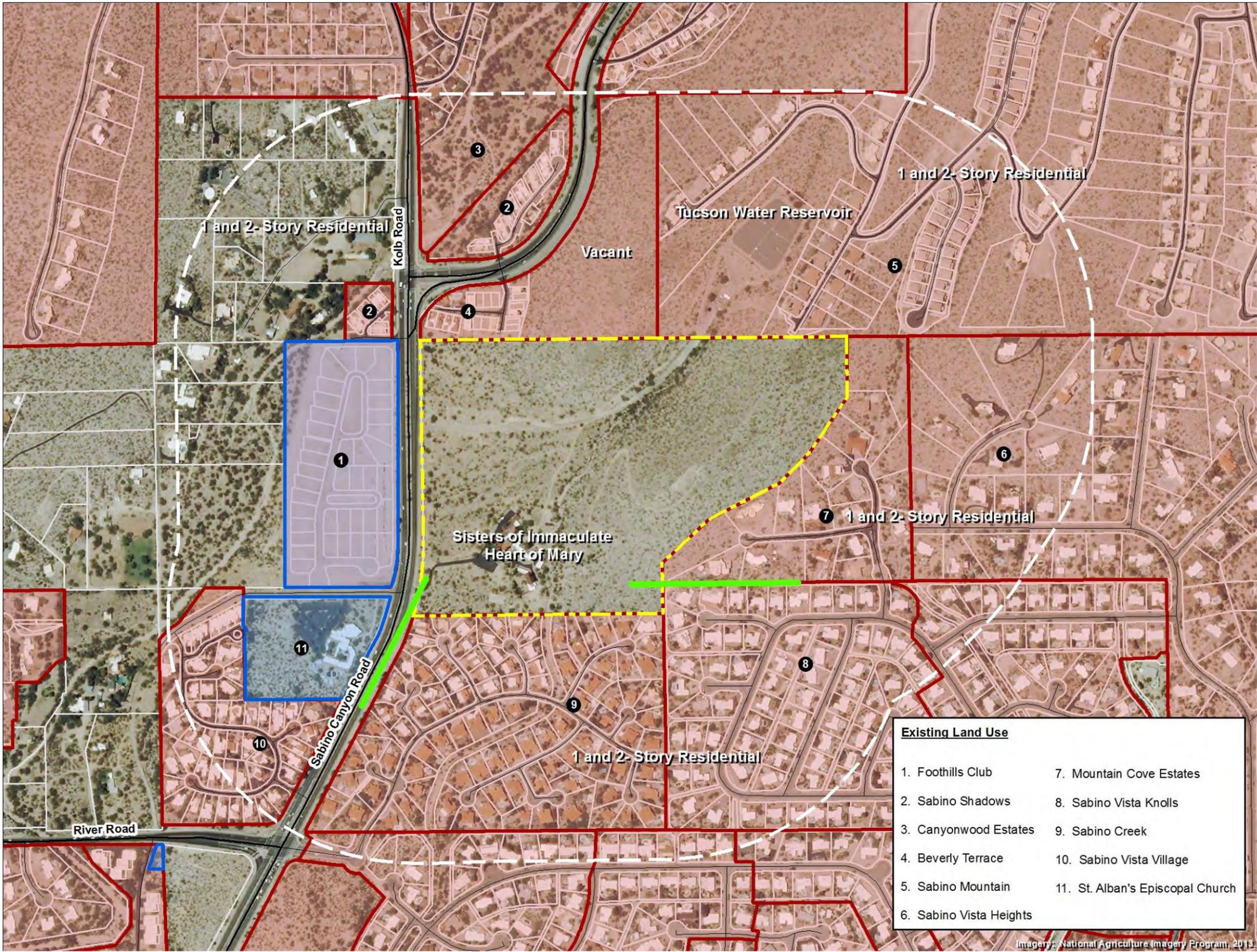


Exhibit A.2: Local Context Map



- LEGEND**
- Site Boundary
 - Quarter Mile Radius
 - Development Plans
 - Subdivisions
 - Existing Water Lines

Existing Land Use

1. Foothills Club	7. Mountain Cove Estates
2. Sabino Shadows	8. Sabino Vista Knolls
3. Canyonwood Estates	9. Sabino Creek
4. Beverly Terrace	10. Sabino Vista Village
5. Sabino Mountain	11. St. Alban's Episcopal Church
6. Sabino Vista Heights	

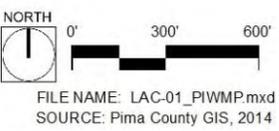


Exhibit A.3: Metro Water District Letter



September 5, 2014

Brian Underwood
The Planning Center
110 S. Church, Suite 6320
Tucson, AZ 85701

**Re: ±60.37 Acres at 3820 N. Sabino Canyon Road
(PN 144-30-002C)
CAP14-03**

Dear Mr. Underwood,

The above property lies within the legal boundary of the Metropolitan Domestic Water Improvement District (MDWID) obligated service area. Water service is potable and will be supplied upon demand.

Any onsite or offsite requirements deemed necessary to provide the domestic and fire flow water supply will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the responsibility of the owner or those developing the property. Pipe sizing and system augmentation, if necessary, will be based on calculated demand for both domestic and fire flows as needed to adequately supply this area.

If an improvement plan has not been submitted within 2 years after the date of this letter, a reevaluation and reissuance of this will-serve letter will be necessary.

Please let me know if you have any questions or concerns at 575-8100.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel", is written over a light blue circular stamp.

Timothy Dinkel
Development Supervisor

TD/td

c: Project File / Charlie A. Maish, District Engineer
Signature File



Exhibit A.5.a.2: Metro Water Correspondence

Brian Underwood

To: Jim Campbell
Subject: RE: Sisters Water

From: Mike Block [mailto:mblock@metrowater.com]
Sent: Thursday, August 20, 2009 3:20 PM
To: 'Timothy Dinkel'
Subject: RE: Sisters Water

Tim,

Why don't we sit down with Zach to go over his calculations and ADWR's questions.

ADWR recommended they delete the water demand from the 100 FTEs if they are not living on-site. ADWR also recommended using a single-family water use rate of 57 GPCD for interior usage and apply the multi-family water use rate of 21 GPCD for exterior usage given it is an assisted living facility and not single-family homes.

Further clarification is needed on what is envisioned for the 5 acres of Turf/Rec category. ADWR says if it is turf then the demand factor would be 4.60 acre-feet/acre. They also wondered if a community pool would be under the Turf/Rec category. If so, the square footage would be needed to calculate the demand.

Under the Commercial category they inquired if a commercial kitchen would be on-site for the residents. If so, they would need an estimate of what % of the residents would be using it per day, so a demand could be calculated.

Other uses required to be included are distribution system losses. ADWR mandates 10% of the total demand be used for planning purposes. Additionally, ADWR requires construction water be added to the project demand whereby it is calculated by taking the number of lots times 10,000 gallons per lot divided by 100 years.

Mike



Appendix B: Legal Description



LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 158.55 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 29, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

EXCEPT ANY PORTION WITHIN MOUNTAIN COVE ESTATES, A SUBDIVISION OF PIMA COUNTY, RECORDED IN BOOK 47 OF MAPS AND PLATS AT PAGE 79, RECORDS OF THE PIMA COUNTY RECORDER.

FURTHER EXCEPT ANY PORTION WITHIN SABINO CREEK, A SUBDIVISION OF PIMA COUNTY, RECORDED IN BOOK 44 OF MAPS AND PLATS AT PAGE 33, RECORDS OF THE PIMA COUNTY RECORDER.

FURTHER EXCEPT ANY PORTION WITHIN SABINO CANYON ROAD.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THE NORTHWEST CORNER OF SAID SECTION 29 AS MONUMENTED BY A 2.5 INCH ALUMINUM CAP ON AN IRON PIN;

THENCE NORTH 89°52'48" EAST 1428.78 FEET UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO THE EAST RIGHT OF WAY LINE OF SABINO CANYON ROAD AS MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 13187, BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°52'48" EAST 1278.78 FEET UPON SAID NORTH LINE TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 29 AS MONUMENTED BY A 2.5 INCH ALUMINUM CAP ON AN IRON PIN;

THENCE SOUTH 89°48'27" EAST 1043.68 FEET UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 TO THE NORTHEAST CORNER OF SAID MOUNTAIN COVE ESTATES, SAID CORNER BEING MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 12537;

THENCE THE FOLLOWING FOUR (4) COURSES UPON THE WEST LINE OF SAID MOUNTAIN COVE ESTATES, BEING MONUMENTED AT EACH ANGLE POINT BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 12537;

- 1) SOUTH 07°39'12" WEST 322.63 FEET;
- 2) SOUTH 34°21'29" WEST 367.93 FEET;
- 3) SOUTH 45°40'08" WEST 227.96 FEET;
- 4) SOUTH 63°29'39" WEST 425.55 FEET;

THENCE SOUTH 43°39'40" WEST 347.17 FEET UPON SAID WEST LINE TO THE

PAGE 1 OF 3

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NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 29, MONUMENTED BY A 5/8 INCH REBAR WITH IDENTIFICATION TAG, RLS 19833;

THENCE SOUTH 00°26'18" EAST 251.49 FEET UPON SAID MID-SECTION LINE, UPON SAID WEST LINE AND UPON THE WEST LINE OF SABINO VISTA KNOLLS, A SUBDIVISION OF PIMA COUNTY RECORDED IN BOOK 26 OF MAPS AND PLATS AT PAGE 16, TO THE NORTHEAST CORNER OF SAID SABINO CREEK, MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 12122;

THENCE SOUTH 89°58'40" WEST 1351.88 FEET UPON THE NORTH LINE OF SAID SABINO CREEK TO THE EAST RIGHT OF WAY LINE OF SAID SABINO CANYON ROAD, MONUMENTED BY A HALF INCH REBAR WITH IDENTIFICATION TAG, RLS 13187, BEING A NON-TANGENT CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°59'30" WEST;

THENCE NORTHERLY UPON SAID RIGHT OF WAY LINE AND UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1525.00 FEET AND A CENTRAL ANGLE OF 17°17'17", FOR AN ARC DISTANCE OF 460.15 FEET TO A TANGENT LINE;

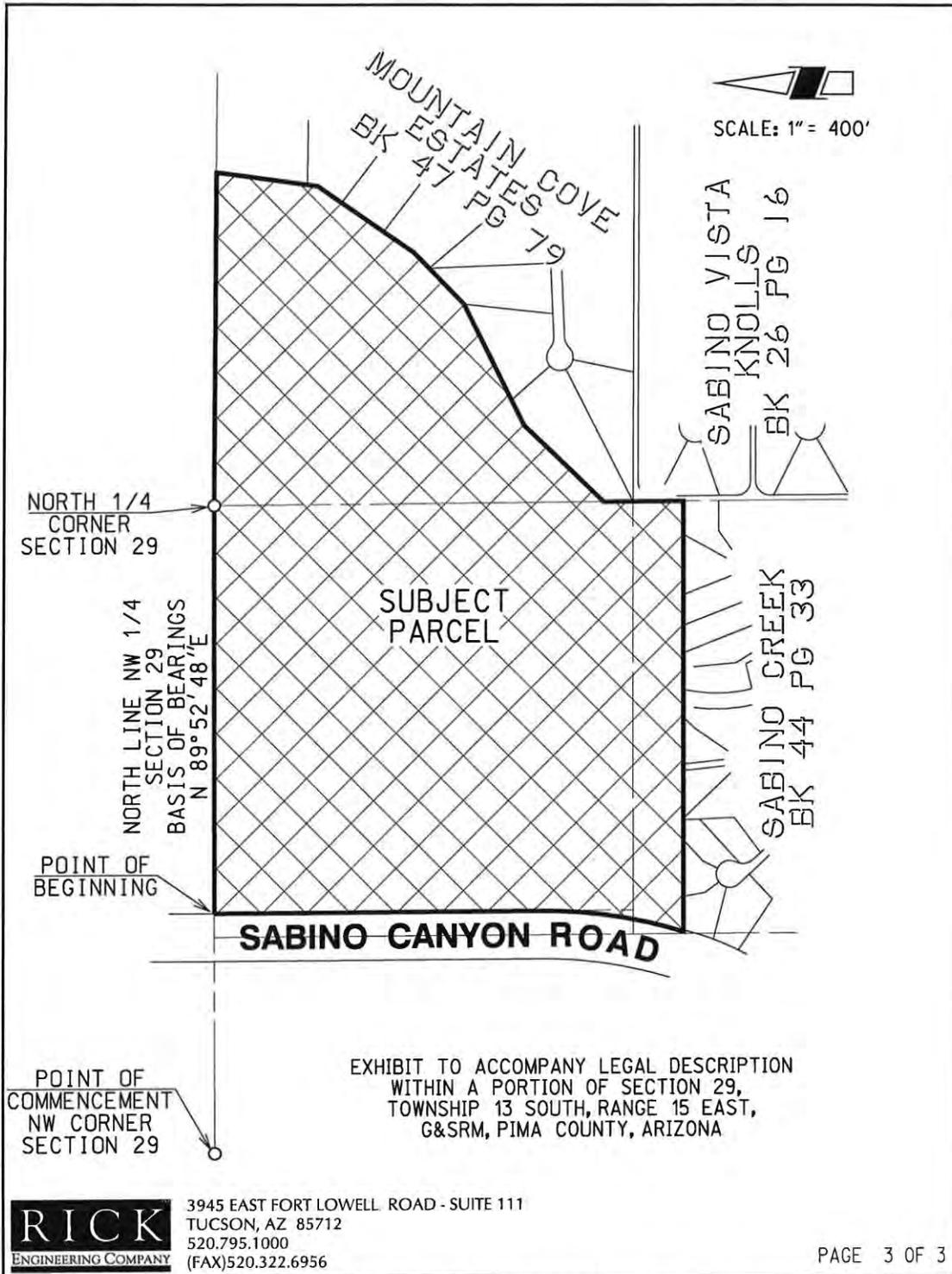
THENCE NORTH 00°16'48" WEST 1023.19 FEET UPON SAID RIGHT OF WAY LINE TO THE **POINT OF BEGINNING.**

CONTAINING 62.62 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY THE 2.5 INCH ALUMINUM CAP ON AN IRON PIN AT THE NORTHWEST CORNER OF SAID SECTION AND BY THE 2.5 INCH ALUMINUM CAP ON AN IRON PIN AT THE NORTH ONE QUARTER CORNER OF SAID SECTION; THE DISTANCE BETWEEN SAID CAPS BEING 2707.56 FEET AND SAID BEARING BEING: NORTH 89°52'48" EAST.

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20-OCT-2014



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