



Item #: 4.

Town Council Regular Session

Date: 01/19/2011

Requested by: Bayer Vella, Conservation and Sustainability Manager

Submitted By: Bayer Vella, Development Infrastructure Services

Department: Development Infrastructure Services

Information

SUBJECT:

PUBLIC HEARING - ORDINANCE NO. (O) 11-01 ADOPTING THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE, AMENDING THE ORO VALLEY ZONING CODE REVISED, CHAPTER 21, REVIEW AND DECISION-MAKING BODIES, CHAPTER 23, ZONING DISTRICTS, CHAPTER 31, DEFINITIONS, AND ADDING A NEW SECTION 27.10, ENVIRONMENTALLY SENSITIVE LANDS, ATTACHED HERETO AS EXHIBIT "A", AND AN ENVIRONMENTALLY SENSITIVE LANDS PLANNING MAP, ATTACHED HERETO AS EXHIBIT "B"; REPEALING ALL RESOLUTIONS, ORDINANCES, AND RULES OF THE TOWN OF ORO VALLEY IN CONFLICT THEREWITH; PRESERVING THE RIGHTS AND DUTIES THAT HAVE BEEN ALREADY MATURED AND PROCEEDINGS THAT HAVE ALREADY BEGUN THEREUNDER

RECOMMENDATION:

Staff recommends approval of the proposed Environmentally Sensitive Land (ESL) zoning code amendments with the unanimous concurrence of the following:

- Planning & Zoning Commission (November 8, 2010) (See attached meeting minutes)
- Historic Preservation Commission (ESL cultural resource elements) (June 14, 2010)
- ESL Public Advisory Committee (October 28, 2010)

EXECUTIVE SUMMARY:

The Town is planning for environmental resource conservation. As a result, zoning regulations, guidelines, and incentives have been designed to reflect adopted community values. ESL applies to biologically significant areas, hillside and mountainous terrain, cultural resources, and scenic resources. This proposed ordinance is the result of extensive community outreach efforts. Participants helped forge a balance of economic and environmental objectives.

BACKGROUND OR DETAILED INFORMATION:

The Basis for ESL has been established in two Comprehensive Community Planning efforts

The demand for ESL was formalized in the Town's 1996 General Plan and the policy development phase was completed with the adoption of the Focus 2020 General Plan in 2005. Public support for this effort is documented via 75 policies relevant to ESL (Please see Attachments #3 & #4 for additional detail). In February of 2009, the implementation phase began with the hiring of a consultant team.

Project Scope and Process

The scope includes the following primary phases:

- I. Definition, field review, and mapping of all ESL.
- II. Development and review of specific ESL requirements for all future rezoning.
- III. Refinement, revision, and/or creation of incentives within current zoning ordinances involving but not limited to the following:

- Density
- Open space
- Scenic Resources (Oracle and Tangerine Roads Scenic Overlay Districts)
- Hillside (slope) protection
- Cultural Resource
- Riparian Habitat Overlay District
- Revegetation
- Flexible design standards that better enable conservation

IV. Public Participation and Peer Review. The process and associated review committees, groups, and commissions are detailed in Attachment #2.

Over the past two years, a complete draft zoning ordinance has been created with the assistance of the following: ESL Public Advisory Committee, ESL Technical Advisory Committee, Historic Preservation Commission, Planning and Zoning Commission, and forums to solicit resident, landowner, scientific community, builders association, development consultant, adjacent jurisdiction, and Town Council input. The process has been inclusive and thorough.

The ESL process and products represent an intensive effort to forge compromise among the often times disparate positions of neighborhood activists, land developers, cultural resource specialists, environmentalists, and regular citizens. The aim was to develop common agreement as a means to fairly achieve adopted community objectives. In the end, no one person, group, committee, etc. can claim that 100% of their agenda has been realized. A sustainable conservation approach entails compromise.

ESL represents a comprehensive approach to insure integration of multiple code elements. It combines requirements, flexible guidelines, and incentives.

The following facts are noteworthy:

- "Environment" includes hillside, scenic, cultural, and habitat.
- This code incorporates a new open space conservation system and will replace and improve five chapters of existing zoning code. Please see Attachment #5 for additional detail.
- For General Plan amendments and rezoning, open space conservation is currently orchestrated on a case-by-case basis, with a high reliance on policy interpretation. ESL reduces this ambiguity.
- Elements include zoning requirements and use of flexible design guidelines (Scenic Tier III) that have proven effective in Oro Valley.
- Incentives and flexible design opportunities are key components.
- Arroyo Grande will not be subject to ESL; however, the ESL tenets were applied to the proposed Arroyo Grande General Plan amendment.

ESL is a complex document because it is a systematic approach that satisfies unique legal constraints. The "Private Property Rights Protection Act," also known as Proposition 207, is a significant consideration. State statute prohibits local jurisdictions from enacting land use regulations that have the effect of reducing property values without providing just compensation to the landowner. ESL standards will apply only when an change to development rights is requested by a property owner, in which case the "Private Property Rights Protection Act" does not apply.

Focus is on achieving environmental and economic goals, even in the 2011 economy.

To achieve Town conservation and growth expectations, ESL employs a tiered system of open space requirements based on science and specific General Plan land use designations. The Resource Management Category, for example, designates higher open space standards in low density areas and lower standards in growth areas that include commercial, high and medium density, and campus park industrial development.

ESL is designed to respect objectives established in the Town's Community Economic Development Strategy (CEDS), which focuses on commercial and support services versus residential growth. Future development objectives include: "Technology related employer, Hospital and health services, High-end

commercial/retail, Retirement related, and Tourism/Resort/Convention offerings related to the area's natural amenities and cultural history".

Open space standards are reduced in areas targeted for such growth. ESL elements are important to the marketing effort of any community seeking such high-end development objectives. The Town's success in achieving this goal has diversified the tax base, which was formerly reliant on construction. The residential market in Oro Valley has diminished significantly over the past 5 years; due to market forces and dwindling land availability (approximately 3,800 residential acres remain). ESL provides allowance to ensure lot yield is not reduced as a result of open space requirements.

Overall, planning requires a long-range view to achieve results, and balances the highs and lows of development growth over the years. The ESL open space approach enables flexibility in a down or up market. Benefits within either market trend include:

- Open space standards are implemented only when a property is rezoned. Existing development rights are respected. Only a portion of the ~ 3,800 residential acres will be subject to future General Plan amendments.
- Landowners who have difficult terrain can choose to opt in to ESL – and potentially increase the number of lots offered.

Elements of ESL establish clear expectations and decrease the development review time line.

This is accomplished in the following manner:

- Rezoning standards to determine open space needs are upfront. Town Council may reduce standards when warranted. Open space standards follow General Plan (GP) designations. When a GP amendment is approved, open space standards automatically change in response to new growth expectations. Please see Attachment #6 for additional detail.
- ESL does not extend the review process. There is an opportunity to reduce the length of process substantially. One may receive approval of a development plan or plat by the Planning & Zoning Administrator without public meeting review.

There are multiple avenues for design flexibility to provide development opportunities.

The design of areas adjacent to open space is critical to the successful application of ESL. Design constraints require flexibility to achieve mutually beneficial results for the Town and property owner. A key tenet of conservation design is to enable developers the ability to maximize the number of lots adjacent to open space and associated lot premiums.

To help achieve this end, the code enables design options that include lot size reductions which enable more lots adjacent to open space edges. This tool enables development of high value lots and more extensive open space conservation. Relative to a larger lot residential development, conservation subdivision designs have proven to produce higher land values at point of sale and over time.

Additional flexible options include the following: building setback, landscape buffer yard, minimum lot size, off-street parking, building height, mixed use, modified and faster review process, subdivision recreation area credit, native plant preservation credit, and grading. Flexible standards are also used to potentially entice property owners not legally subject to ESL to opt in.

FISCAL IMPACT:

Development Community

Analysis of fiscal impact is inherently subjective. The following key provisions of ESL offset potential negative fiscal impacts:

1. ESL open space requirements are applied only to rezoning applications, which are optional requests for an increase of development rights and associated values. In effect, an increase in development rights would require accommodating a Town request for open space.
2. ESL open space requirements are offset by providing flexible design options. This flexibility enables a developer to design a project in a manner to increase property value relative to traditional subdivision

design.

3. The proposed zoning requirements do not extend the development review process in any manner. In fact, an incentive has been created that speeds the process.

Town Operations

The primary fiscal impact of ESL involves zoning enforcement.

SUGGESTED MOTION:

I MOVE to [adopt, adopt with conditions, OR deny] ORDINANCE NO. (O) 11-01 ADOPTING THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE.

Attachments

Link: [Ordinance O11-01 ESL](#)

Link: [Exhibit A, Part I, Environmentally Sensitive Lands](#)

Link: [Exhibit A, Part II, Chapter 31, Definitions](#)

Link: [Exhibit A, Part III, ESL Related Revisions to Section 27.6 Landscape Conservation Code](#)

Link: [Exhibit A, Part IV, Section 23.6 Property Development Standards for Single-Family Residential Districts](#)

Link: [Exhibit A, Part V, Section 21.9 Historic Preservation Commission](#)

Link: [Exhibit B, Environmentally Sensitive Lands Planning Map](#)

Link: [Attachment #2, ESL Review Process & Outreach](#)

Link: [Attachment #3, General Plan Policies that support Environmentally Sensitive Lands \(ESL\) projects](#)

Link: [Attachment #4, ESL History](#)

Link: [Attachment #5, ESL Conservation System Overview](#)

Link: [Attachment #6, RMA & General Plan Designations](#)

Link: [PZC Draft Minutes Excerpt](#)

ORDINANCE NO. (O) 11-_____

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, ADOPTING THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE, AMENDING THE ORO VALLEY ZONING CODE REVISED, CHAPTER 21, REVIEW AND DECISION-MAKING BODIES, CHAPTER 23, ZONING DISTRICTS, CHAPTER 31, DEFINITIONS, AND ADDING A NEW SECTION 27.10, ENVIRONMENTALLY SENSITIVE LANDS, ATTACHED HERETO AS EXHIBIT “A”, AND AN ENVIRONMENTALLY SENSITIVE LANDS PLANNING MAP, ATTACHED HERETO AS EXHIBIT “B”; REPEALING ALL RESOLUTIONS, ORDINANCES, AND RULES OF THE TOWN OF ORO VALLEY IN CONFLICT THEREWITH; PRESERVING THE RIGHTS AND DUTIES THAT HAVE BEEN ALREADY MATURED AND PROCEEDINGS THAT HAVE ALREADY BEGUN THEREUNDER

WHEREAS, the Town of Oro Valley is a municipal corporation within the State of Arizona and is vested with all the rights, privileges and benefits and is entitled to the immunities and exemptions granted to municipalities and political subdivisions under the Constitution and laws of the State of Arizona and the United States; and

WHEREAS, on March 13, 1981, the Mayor and Council approved Ordinance (O)81-58, which adopted that certain document entitled “Oro Valley Zoning Code Revised” (OVZCR); and

WHEREAS, the Town has long desired to adopt environmental resource conservation by developing zoning regulations that reflect General Plan policies and growth expectations; and

WHEREAS, the demand for Environmentally Sensitive Lands (ESL) was first introduced in the Town’s General Plan in 1996; and

WHEREAS, a specific directive in the 2005 Oro Valley General Plan was to develop an ESL Ordinance; and

WHEREAS, the most recent version of the General Plan includes seventy five (75) polices relevant to ESL; and

WHEREAS, the ESL regulations implement Oro Valley’s long held desire as reflected in the 1996 and 2005 General Plans by conserving natural, scenic, hillside and cultural resources by accounting for environmental, archeological and historic resources, economic development and housing policies; and

WHEREAS, the ESL project was performed in two phases: 1) policy development which was completed with the adoption of the Focus 2020 General Plan in 2005; and 2) implementation through zoning which was started in February 2009; and

WHEREAS, the proposed ESL regulations protect the public welfare by conserving the Sonoran Desert and Heritage, preserving land values, implementing community planning and design expectations, protecting lives and property and utilizing an equitable regulatory approach; and

WHEREAS, the data collected conserves the Sonoran Desert and Heritage by utilizing current science of conservation biology and cultural resources as represented in Pima County's Sonoran Desert Conservation Plan, providing the greatest degree of preservation for the richest and most diverse ESL resources; and

WHEREAS, utilizing the science this way enables the long-term survival of native plants and animals by maintaining ecosystem functions necessary for their survival and manages public access and use of ESL open spaces to maintain conservation value; and

WHEREAS, preservation of land values recognizes the importance of natural, scenic and cultural resources conservation in sustaining Oro Valley's identity as a desired place to live, work and play and ensures conservation of the Sonoran Desert and scenic resources that enhance property values; and

WHEREAS, implementing community planning and design expectations develops a comprehensive ESL conservation system for Oro Valley in a manner that promotes interconnected open space, plans for land conservation and sustainable development by identifying specific environmental resources and applying regulations; and

WHEREAS, implementing community planning and design expectations enables the conservation of wildlife habitats and other resources through context sensitive site design, utilizes flexible design tools to enable a range of housing opportunities and respects efforts to ensure financial stability by establishing a diverse economy; and

WHEREAS, the ESL protects human life and property from recognized hazards including steep and unstable slopes and soils, flood and erosion hazards; and

WHEREAS, utilizing an equitable regulatory approach as provided in the proposed ESL regulations only to future rezoning respects existing development rights, ensures land use intensity and density in harmony with conservation goals through meaningful incentives and flexible development options; and

WHEREAS, utilizing an equitable regulatory approach provides opportunities for property owners not subject to ESL requirements to voluntarily opt in and therefore achieve greater zoning flexibility and conservation of environmental resources; and

WHEREAS, the proposed amendments to the OVZCR involve a comprehensive effort to adopt new and updated requirements regarding open space, design incentives, hillsides, cultural resources, scenic resources and landscape standards; and

WHEREAS, the ESL employs a tiered system of open space requirements based upon science and special General Plan land use designations; and

WHEREAS, the ESL includes flexible options including building setbacks, landscape buffer yards, minimum lot sizes, off-street parking, building heights, mixed uses, modified review process, subdivision recreation area credits, native plan preservation credits and grading; and

WHEREAS, the proposed ESL Ordinance was developed with assistance from the ESL Public Advisory Committee, the ESL Technical Advisory Committee, the Historic Preservation Commission, public forums, landowners, the scientific community, a builders' association, a development consultant and adjacent jurisdiction input; and

WHEREAS, the Public Advisory Committee held thirty five (35) meetings regarding the proposed ESL Ordinance; and

WHEREAS, the Technical Advisory Committee held eight (8) meetings regarding the proposed ESL Ordinance; and

WHEREAS, the Historic Preservation Subcommittee held twelve (12) meetings regarding the proposed ESL Ordinance; and

WHEREAS, there were three (3) open houses held for Town residents regarding the proposed ESL Ordinance; and

WHEREAS, the Southern Arizona Home Builders Association and the Metropolitan Pima Alliance held ten (10) formal reviews regarding the proposed ESL Ordinance; and

WHEREAS, there were two (2) forums held with developers regarding the proposed ESL Ordinance; and

WHEREAS, there were two (2) forums held with property owners regarding the proposed ESL Ordinance; and

WHEREAS, there were twelve (12) individual property owner meetings held regarding the proposed ESL Ordinance; and

WHEREAS, the Planning & Zoning Commission held two (2) study sessions regarding the proposed ESL Ordinance; and

WHEREAS, the Development Review Board held one (1) study session regarding the proposed ESL Ordinance; and

WHEREAS, the Historic Preservation Commission held four (4) study sessions regarding the proposed ESL Ordinance; and

WHEREAS, the Mayor and Council held three (3) study sessions regarding the proposed ESL Ordinance; and

WHEREAS, the Planning and Zoning Commission held a meeting on November 8, 2010 and voted to recommend approval of adopting the Environmentally Sensitive Lands Ordinance by amending Oro Valley Zoning Code Revised, Chapter 21, Review and Decision-Making Bodies, Chapter 23, Zoning Districts, Chapter 24, Supplementary District Regulations, Sections 24.1, 24.2, 24.5 and 24.7, Chapter 27, General Development Standards, Sections 27.2 and 27.6, and Chapter 31, Definitions, and adding a new Section 27.10, Environmentally Sensitive Lands; and

WHEREAS, at a public hearing on January 19, 2011, the Mayor and Council considered the proposed amendments and additions and the Planning and Zoning Commission's recommendation to adopt the Environmentally Sensitive Lands Ordinance, attached hereto as Exhibit "A" and incorporated herein by this reference, by amending the Oro Valley Zoning Code Revised, Chapter 21, Review and Decision-Making Bodies, Chapter 23, Zoning Districts, Chapter 24, Supplementary District Regulations, Sections 24.1, 24.2, 24.5 and 24.7, Chapter 27, General Development Standards, Sections 27.2 and 27.6, and Chapter 31, Definitions, and adding a new Section 27.10, Environmentally Sensitive Lands, and an Environmentally Sensitive Lands Planning Map and find that they are consistent with the Town's General Plan and other Town ordinances and are in the best interest of the Town.

NOW THEREFORE BE IT ORDAINED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. That certain document entitled Environmentally Sensitive Lands Ordinance, amending the Oro Valley Zoning Code Revised, Chapter 21, Review and Decision-Making Bodies, Chapter 23, Zoning Districts, Chapter 24, Supplementary District Regulations, Sections 24.1, 24.2, 24.5 and 24.7, Chapter 27, General Development Standards, Sections 27.2 and 27.6, and Chapter 31, Definitions, and adding a new Section 27.10, Environmentally Sensitive Lands, attached hereto as Exhibit "A", and an Environmentally Sensitive Lands Planning Map, attached hereto as Exhibit "B" and incorporated herein by this reference and declared a public record on January 19, 2011 is hereby adopted.

SECTION 2. Section 1 of this Ordinance shall become effective on the 19th day of July, 2011.

SECTION 3. All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona _____ day of _____, 2011.

TOWN OF ORO VALLEY

Dr. Satish I. Hiremath, Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Bower, Town Clerk

Tobin Rosen, Town Attorney

Date: _____

Date: _____

Attachment #2, ESL Review Process and Outreach

The following is a list of teams, committees, and groups involved with ESL zoning development:

- Staff and consultant team - Mapping, research, outreach strategies, and code drafts were produced by a multi-disciplinary team including biologist, planners, attorneys, GIS mapping specialists, and communications staff.
- Public Advisory Committee (PAC) – A seven member team of Oro Valley residents specifically assigned by Town Council. Please see table below for a complete list of participants. PAC’s role is to review all draft elements and provide recommendations. To date, there have been a total of 34 PAC meetings.

Composition of PAC:

Name	Sponsor	Description
Steve Solomon	Mayor Loomis	Town Council Member Selection
Doug McKee	K.C. Carter	
Philip Kline	Paula Abbott	
Steve Taillie	Salette Latas	
Susan Simms	Bill Garner	
Bill Adler	Al Kunisch	
Don Chatfield	Barry Gillaspie	

- Technical Advisory Committee (TAC) – This committee includes accomplished professionals in the fields of conservation biology and resource management. Please see table on the following page for a list of participants. This Committee’s charge has entailed defining significant habitat and review of associated definitions and mapping. A total of 10 TAC meetings were conducted.

Composition of TAC:

Name	Organization	Relevant expertise
Mike Demlong	Arizona Game & Fish	Sonoran desert fauna, including threatened and endangered species
Scott Richardson	U.S. Fish & Wildlife Service	Significant vegetation
Sherry Ruther	Pima County Development Services	Sonoran Desert Conservation Plan
Daniel Zwiener	Historic Preservation Commission	Archaeological and cultural resources
Philip Pearthree	Arizona Geological Survey	Geomorphology of steep slopes and riparian areas; hillside species
Janine Spencer	Town of Marana (Coordinator of Town's Habitat Conservation Plan)	Sonoran desert wildlife habitat planning and management; avian species
Carolyn Campbell	Coalition for Sonoran Desert Protection	Conservation approaches
Paul Keesler	TOV Public Works	Engineering and grading standards
James Gardner	TOV Parks and Recreation	Maintenance of Town's open space areas
Phillip Saletta	TOV Water	Wellhead sites

- Historic Preservation Commission - In fall of 2009, the Historic Preservation Commission (HPC) assigned a work group to review the ESL cultural resources elements. After ten workgroup meetings, a draft was presented to the full HPC. On 6/14/10, HPC formally recommended approval of the ESL cultural resources elements.
- Forums to solicit landowner and citizen input – This is a central component of the project. To date, there has been three open houses, three Town Council Study Sessions (including a joint session with the Planning & Zoning Commission), and one joint Planning & Zoning Commission and Development Review Board study session.
- Oro Valley Landowners and Developers - There have been two Oro Valley landowner meetings to discuss issues. Furthermore, there has been multiple one on one meetings with developers who have specific interests in Oro Valley.
- Southern Arizona Homebuilders Association (SAHBA) and Metro Pima Alliance (MPA) – There has been extensive outreach to SAHBA and MPA. This includes the following:
 - Two brownbag events for the general membership of SAHBA
 - Eight meetings with a focused SAHBA and MPA review team
 - Numerous one on one meeting with SAHBA and MPA representatives.

SAHBA and MPA contribution to ESL has resulted in approximately 15 significant changes as a direct result of the development communities contribution (23 total meetings and joint work group sessions). Changes include:

- Opportunities for Planning & Zoning Administrator approval of incentives
- Assurances that any other open space requirement within the zoning code may be credited toward ESL open space requirements when land connectivity is achieved
- Modifications to increase design flexibility
- ESL participation has included: Public Advisory Committee (PAC), Technical Advisory Committee (TAC), Historic Preservation Commission, Planning & Zoning Commission, SAHBA and MPA, OV Landowners, and General Public.
- Northwest Pima Chamber of Commerce – Staff presented an overview of the draft ESL to the Chamber at one of their regular meetings. Comments provided were incorporated into the draft.

**Town of Oro Valley 2005 General Plan and Arroyo Grande
Special Area Policies that support Environmentally
Sensitive Lands (ESL) project**

Direct references to ESL are in **bold**.

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
	Riparian vegetation			
OVGP	1.1.3 The Town shall continue to avoid development encroachment into washes, riparian areas, designated natural open space and environmentally sensitive lands. In cases where encroachment is unavoidable, such as in the case of utility or public safety, require compensation or trade to offset the loss of natural area.	Land Use	Riparian protection	
OVGP	5.4.2 The Town shall ensure that major transportation system wash crossings (collector streets and above) are designed to be hydraulically efficient and environmentally sensitive with minimum disruptions or impact to riparian areas and wildlife habitat	Transportation	Riparian protection	
OVGP	12.1 To protect and restore the natural qualities of creeks, washes, and groundwater basins and recharge areas in Oro Valley to ensure public health and safety and the biological productivity and diversity of these water courses.	Water Resources	Riparian protection	
OVGP	12.1.1 The Town shall require that natural washes (defined as riparian areas and 100-year floodways) be kept free from development that would adversely impact floodway capacity or characteristics, natural/riparian areas, water quality, or natural groundwater recharge areas.	Water Resources	Riparian protection	
OVGP	11.2.3 The Town shall define essential habitat areas as those that meet one of the following criteria: areas occupied by special-status species as defined by the U.S. Fish and Wildlife Service or Arizona Game and Fish; riparian habitat types, defined as low xeroriparian, moderate xeroriparian, high xeroriparian, hydriparian, mesoriparian (including mesquite bosque and degraded mesquite bosque); and buffer areas around these areas.	Open Space and NRP	Riparian protection/Habitat protection/Significant veg	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	11.1.4 The Town shall require new development proposals, through the rezoning process, adjacent to or containing riparian areas or wildlife and plant habitat to include provisions to link these systems to other nearby riparian areas, habitats, existing or planned trails, and regional natural open space areas (e.g., Tortolita Mountain Park, Catalina State Park, and Coronado National Forest).	Open Space and NRP	Riparian/Habitat/Significant vegetation	
AG	4.The designated riparian areas (blue on the conceptual plan map) will be managed and maintained as NOS and will otherwise comply with the Town of Oro Valley's Riparian Ordinance, as amended. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Specific delineation of the riparian areas will be based on the Oro Valley Environmentally Sensitive Lands - Riparian data layer . Roadway crossings must be designed to allow for safe wildlife movement, consistent with the methodology recommended in the Arizona Missing Linkages; Tucson-Tortolita-Santa Catalina Mountains Linkages report.	Open Space and NRP	Riparian protection/Habitat	
AG	11. It is intended that all areas designated as NOS or riparian areas will be preserved and protected by conservation easements, or other legal means.	Open Space and NRP	Open Space management - riparian	
AG	8. No development may utilize groundwater in a manner that diminishes or otherwise compromises the quantity or quality of groundwater available to support the significant riparian areas contained in the Honey Bee and Big Wash washes.	Open Space and NRP	Riparian protection	

OVGP or AG Special Area	Policy reference	Plan Element	ESL Characteristic	Notes
Hillside protection/Viewshed				
OVGP	1.1.2 The Town shall continue to consider development impacts on natural rolling terrain and emphasize low-density developments in these areas. This will include evaluating areas with slopes of 15 percent and greater for development compatibility and safety, with the possibility of preserving them as natural open space.	Land Use	Hillside preservation	
OVGP	1.1.4 The Town shall commit to preserve, protect, and enhance the visual qualities of Oro Valley and surrounding visually significant areas, such as ridgelines, and closely monitoring or reacting quickly to development plans of neighboring communities, and county, state, and federal agencies. Thus, view protection shall be an essential aspect of Oro Valley's community development review and project approval process. Where possible, encourage permanent protection of scenic vistas, especially from the Oracle Road Scenic Corridor, the Tangerine Road Corridor, and other corridors as specified in Policy 11.3.1.	Land Use	Hillside preservation/View shed protection	
OVGP	11.2.17 The Town shall continue to prohibit mass grading for all residential developments with lots exceeding 15,000 sf and strongly discourage it through the community (see Policy 1.1.6)	Open Space and NRP	Hillside Development	
OVGP	11.3.1 View protection is to be an essential aspect of development review and project approval. The Town defines the following roadways as scenic corridors within OV: See list of primarily arterial roads	Visual Resources	View shed protection	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	11.3.2 The Town shall continue to require all new development and improvements to existing development, both public and private, to maintain and/or enhance the character and quality of views from and along scenic corridors and public parks. The following measures will contribute to achieving this objective: - preserve areas of natural open space (especially habitat areas) to provide visual relief; - provide large natural or naturally landscaped areas in rights-of-ways along scenic corridors; - create design standards to minimize the impacts of parking lots; - create a Town ordinance that required vehicle loads to be covered and secured; - work with utility providers to place utilities underground; and - discourage visually intrusive structures.	Visual Resources	View shed protection/Habitat	
OVGP	11.4.1 The Town shall define and map visually important areas, especially peaks and ridges, and highly visible sloped areas.	Visual Resources	View shed protection, hillside protection	
OVGP	1.1 To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.	Land use	View shed protection	
OVGP	5.4.3 The Town shall continue to maintain view protection as an essential aspect of Oro Valley's transportation design process, with permanent protection of scenic vistas along major roadway corridors to be encouraged. Road construction on slopes should minimize the visual impact	Transportation	View shed protection/Steep slope preservation	
Threatened and endangered habitat				
OVGP	1.1.5 The Town shall continue to require that all new development in areas with sensitive wildlife use fencing compatible with wildlife movement.	Land Use	Habitat protection	
OVGP	11.1.5 The Town shall ensure that recreational uses on areas with essential or key habitats are designed to protect these resources.	Open Space and NRP	Habitat	
OVGP	11.2 To protect native biological habitats and their associated plant and wildlife species throughout the Town of Oro Valley and create/restore habitats where feasible in development design.	Open Space and NRP	Habitat protection	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	11.2.1 The Town shall ensure that development will provide for coordinated and enhanced protection of key habitat areas. "Key habitat" and "essential habitat" are provided, respectively, in Policy 11.2.2 and Policy 11.2.3.	Open Space and NRP	Habitat protection	
OVGP	11.2.2 The Town shall define key habitat areas as those that meet the following criteria: significant saguaro stands; significant ironwood stands; and, significant rock outcrops. Note: The term "significant" as it relates to each of these will be defined in ordinance.	Open Space and NRP	Habitat protection/Significant veg	
OVGP	11.2.10 The Town shall achieve fauna and flora protection through regulatory practices as well as through working partnerships with developers. On-site water detention basins, clustering, land trusts, scenic easements, and similar practices should become part of an ordinance to protect the plants and animals and still achieve land development objectives.	Open Space and NRP	Habitat/significant veg	
OVGP	11.2.11 The Town shall protect and enhance contiguous areas of key habitats rather than small, segmented remainder parcels.	Open Space and NRP	Habitat	
OVGP	11.2.12 For new public or private development projects, the Town shall required a buffer of adequate size to protect the integrity of the essential habitat. Buffer size regulations will be defined in the Town's ESLO (see Policy 11.2.7), which will provide guidance on buffer sizes, based on site characteristics, such as terrain, width of habitat, habitat condition, and so forth.	Open Space and NRP	Habitat/significant veg	
OVGP	11.2.13 The Town shall regulate development within buffer areas in the same way as the habitat areas the buffer is protecting.	Open Space and NRP	Habitat	
OVGP	11.2.14 The Town shall inventory and actively pursue opportunities to restore degraded areas that contain remnants of essential of key habitat areas as defined in this element.	Open Space and NRP	Habitat	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	<p>11.2.9 The Town shall require project designs that:</p> <ul style="list-style-type: none"> - place development in areas not defined as key habitat when possible; - provide deed restrictions regarding treatment of identified habitats and natural open space on private property; - minimize adverse impacts to these habitats; - provide for connectivity between on- and off-site essential and key habitat areas; and, - are designed to reduce overall habitat impacts. 	Open Space and NRP	Habitat	
OVGP	<p>11.2.5 The Town shall maintain a current and accurate database of biological resources, including maps that identify the locations of specific habitats (as defined in this element), and lists of special-status species, to mandate environmentally compatible development. Upon annexation, town shall update the database for annexation area.</p>	Open Space and NRP	Habitat	
OVGP	<p>11.2.6 On site with high potential for essential of key habitats or special status species, the town shall require the project applicant to have the site surveyed by a Town-qualified biologist as part of the application process.</p>	Open Space and NRP	Related, not specific to ESL	
AG	<p>3. NOS is intended to preserve wildlife movement and landscape connectivity between Tortolita Mountain Park and Catalina State Park, as well as to preserve archaeological resources. Consistency with these goals will be assured at development review phase. The NOS will need to be acquired according to state law which governs the Arizona State Land Department in order to become part of the Tortolita Mountain Park.</p>	Open Space and NRP	Habitat/Cult/hist resource protection	
OVGP	<p>11.2.4 Within essential habitats, The Town shall permit only the following uses: (see list of uses. . .), unless area already covered by a hcp or similar plan approved by the US F&W Service or Arizona Game & Fish. These uses shall be designed to minimize impacts on environmentally sensitive resources.</p>	Open Space and NRP	Riparian/habitat	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
	General/Open Space/Multiple goals			
OVGP	11.1 To protect the environmentally sensitive open space areas within the Planning Area.	Open Space and Natural Resource Protection	General	
	Significant Resource Area: This designation denotes areas that contain key historic or archeological sites of other environmentally sensitive lands. It is an overlay that includes areas that have been preserved and those that should be preserved through the methods listed in the Open Space and Natural Resources Conservation Element.			
OVGP	Any development that takes place in ESL areas should be at the lowest density allowable in the underlying designation and should include mitigation measures; (see GP for more specifics). TDR from SRA portions to less sensitive portions of a site are encouraged.(see GP for specifics on transfer and densities).	Land Use	Multiple goals	
OVGP	11.1.2 The program in Policy 11.1.1 shall identify and provide recommendations to the Town Council for the application of a range of planning and funding tools to acquire, enhance, manage, maintain, or otherwise protect environmentally sensitive lands and other desirable natural open space lands such as those identified as SRA in this plan.	Open Space and NRP	Multiple goals	
OVGP	11.1.3 The Town shall work with authorized representatives of approved Planned Area Developments (PADs) to minimize impacts on environmentally sensitive lands, including amendments of PADs, while allowing for development in accordance with the spirit of existing approvals.	Open Space and NRP	Multiple/Prop 207	
OVGP	1.1.1 The Town shall promote clustering of development to protect environmentally sensitive areas and to preserve significant, passive use, natural open space within residential neighborhoods. In large-lot or multi-family developments, clustering may also be accomplished by placing building pads close to each other, while employing other mechanisms to protect remaining natural open space.	Land Use	Open Space/clustering	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	11.1.8 The Town shall use natural open space preservation as one criterion in considering land use rezoning proposals. Developments shall utilize natural open space to comply with requirements for landscaped areas and buffer areas, whenever feasible.	Open Space and NRP	Open space preservation	
AG	1. 68.4% of the entire Planning Area will be managed and maintained as natural open space (NOS). No disturbances will be allowed unless approve by the Oro Valley Town Council. The only allowable disturbance in the NOS linkage area (green on the conceptual plan map) will be for: access roads for utilities, trailheads, and to connect the employment and commercial center on Oracle Road to the MPC 1 area; utility crossings; trails; and trailheads.	Open Space and NRP	General Open Space	
AG	5. A minimum of 50% of the MPC Area 4, in the northwest corner of the Planning Area, will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (Subdivision Plat or Block Plat) will provide a minimum of 50% project level NOS. Each individual development will be designed according to Cluster Development principles in order to consolidate the development footprint and to: - (1) preserve finite and non-renewable cultural resources by preserving in place; - (2) conserve sensitive on-site biological resources; and; - (3) maintain a landscape permeable to the movements of biological resources by providing connectivity between the Planning Area's NOS and areas north into Pinal County.	Open Space and NRP	Habitat/Cult/hist resource protection	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
AG	<p>6. A minimum of 80% of the RLDR (Rural Low Density Residential) area will be managed and maintained as NOS. This NOS requirement will be applied on a project-by-project basis; each development unit (subdivision plat or block plat) will provide a minimum of 80% project level NOS. Project level development will be designed according to cluster development principles in order to consolidate the development footprint and to:</p> <ul style="list-style-type: none"> - (1) preserve finite and non-renewable cultural resources by preserving them in place; - (2) conserve sensitive on-site biological resources; and, - (3) maintain a landscape permeable to the movements of biological resources. Project level NOS will, to the maximum extent possible, be configured in a consolidated, uninterrupted pattern, which connects to other on-site and off-site areas. 	Open Space and NRP	Open Space/habitat/Cult/hist resource protection	
OVGP	<p>11.2.7 The Town shall prepare, adopt and implement an Environmentally Sensitive Lands Ordinance (ESLO) containing standards for protecting sensitive resources and provisions for requiring innovative site planning and design practices that would protect sensitive resources.</p>	Open Space and NRP	General/multiple goals	
OVGP	<p>11.4.3 The Town shall prepare design guidelines and standards as part of an ESLO (see Policy 11.2.7) to protect scenic resources and direct site and building design in areas identified as visually important. The ESLO may include, but not be limited to, the following:</p> <ul style="list-style-type: none"> - placement of roadways - Building materials, colors, and reflectivity - Protection of ridgelines, slopes, and hillsides - Integration of buildings and landscape with site features and vegetation - placement of single- and two-story structures - open space and landscape area requirements - standards for fencing and berming - control of light and glare - limiting the areas that may be graded - limiting cuts and fills - treatment of disturbed areas, especially cut and fills 	Visual Resources	General/multiple goals	This references ESLO, but it seems that most of these items have already been addressed in ZC in one way or another. . . .

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	11.2.8 The Town shall work as an equal partner with federal, state, and county agencies and the public in the development and implementation of the Sonoran Desert Conservation Plan.	Open Space and NRP	General/multiple goals	
OVGP	11.5.8 The Town shall continuously inform and educate the public about the natural and cultural resources in Oro Valley and the steps that they can take to help protect, enhance, restore, and enjoy these resources.	Visual Resources	Multiple goals	Not directly ESL related.
Cultural/Historic Resources				
OVGP	10.1 To preserve the unique archaeological, cultural, and historic resources within Oro Valley to the degree not already regulated by the State of Arizona.	Cultural/Historic Resources	Cult/hist resource protection	
OVGP	10.1.1 The Town shall continue to require the preparation of cultural resources assessments, including information about both prehistoric and historic uses, by a qualified archaeologist or historian for all new private and public development projects.	Cultural/Historic Resources	Cult/hist resource protection	
OVGP	10.1.2 The Town shall use the standards and criteria established by the National Register of Historic Places, as amended, to identify significant cultural resources, including people, events, and activities, in Oro Valley, specifically identify Steam Pump Ranch and Honey Bee Village	Cultural/Historic Resources	Cult/hist resource protection	
OVGP	10.1.3 The Town shall continue to consider the potential effect of development projects on significant prehistoric and historic resources during the planning and design processes. Cultural resources determined to be significant will be preserved in place if possible, and if not, appropriate data recovery and documentation will be prepared in consultation with the Arizona State Historic Preservation Office. Avoidance of significant sites is preferred over data recovery and documentation.	Cultural/Historic Resources	Cult/hist resource protection	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	10.1.4 The Town shall continue to ensure protection and appropriate handling of cultural resources discovered during development site preparation and construction. If cultural resources are discovered during development, work shall cease until a qualified archaeologist inspects the site and materials and makes recommendations regarding treatment. If human remains are inadvertently discovered the Town shall contact related tribes or communities who may have ancestral ties to the remains.	Cultural/Historic Resources	Cult/hist resource protection	
OVGP	10.1.5 The Town shall actively seek grants and other funding mechanisms to provide for the protection and preservation of cultural resources or resources of value to local culture. The Town shall also investigate use of these funds to provide for interpretive locations and facilities.	Cultural/Historic Resources	Cult/hist resource protection	
OVGP	10.1.6 Through partnerships and collaborative efforts, The Town shall identify appropriate strategies to protect archaeological and cultural resources.	Cultural/Historic Resources	Cult/hist resource protection	
AG	1. The entirety of the Planning Area must be surveyed for cultural resources and any sites encountered must be recorded with the Arizona State Museum.	Cultural/Historic Resources	Cult/hist resource protection	
AG	2. All cultural resource preservation areas will be monitored through the Arizona Site Stewards Program and others to help ensure the protection of these areas and the preservation of these sites' inherent cultural values.	Cultural/Historic Resources	Cult/hist resource protection	
AG	3. Cultural Resources within Open Space and Riparian areas will be preserved in place and managed and maintained as natural open space.	Cultural/Historic Resources	Cult/hist resource protection	
AG	4. Archaeological and historical sites determined to be of exceptional importance should be avoided and protected in place.	Cultural/Historic Resources	Cult/hist resource protection	
AG	5. Where avoidance of individual sites cannot be achieved and an impact to the resource will occur, a plan to mitigate the impacts through site data recovery and documentation, analyses, report preparation, and curation must be developed and then reviewed and approved by the State Historic Preservation Office and implemented prior to any ground disturbance.	Cultural/Historic Resources	Cult/hist resource protection	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
AG	7. Within those areas designated as MPC, COP, or VC, a total of 434 acres of floating NOS will be designated for the preservation in place of finite, non-renewable cultural and archaeological resources, or, if not needed for this purpose, will be utilized to further the preservation of NOS.	Open Space and NRP	Open Space/Cult/hist resource protection	
Various Other				
OVGP	11.3.4 The Town shall protect air quality through: - the enforcement of dust control measures - restrictions to prohibit uses that create air pollution - encouragement of gas versus wood fireplaces - limits to mass grading, which shall require the approval of the Planning & Zoning Administrator	Visual Resources	Dust control/air quality	
OVGP	11.4.2 The Town shall continue to actively pursue measures to protect and maintain night sky visibility	Visual Resources	Lighting	
AG	9. NOS will be unlighted and protected from lighting in nearby developed areas as proscribed in the Oro Valley Zoning Code.	Open Space and NRP	Lighting	
Policies that are related to or reference ESL				
OVGP	2. Community Design. Site Planning: A major goal of Oro Valley is to preserve the existing natural Sonoran Desert to the greatest extent possible for existing and future generations. Large-scale development in view corridors, grading of large areas, the introduction of non-native plant species, and the destruction of habitat are prime issues related to community design.	Community Design	Multiple goals	
OVGP	11.1.7 The Town shall prepare, adopt, and periodically update a Natural Open Space Management Plan to determine the appropriate level of use and protection of th environmentally sensitive open space areas within and surrounding the Town. This should include preparation of any inventory of these areas and the natural resources they support (see policies 11.5.1, 11.5.2, and 11.5.3)	Open Space and NRP	Related: open space management, inventory	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
OVGP	11.2.16 The Town shall require the protection of healthy, native vegetation within a development. If on-site protection is not feasible, the Town shall encourage transplantation of healthy native vegetation to approved sites within, or as a less preferable option, outside the project limits.	Open Space and NRP	Related, Significant veg	
OVGP	11.2.19 The Town shall provide guidelines for safe movement of wildlife above and below roadways and through or around other man-made environments. (see also Policy 5.4.2)	Open Space and NRP	Related, Habitat	
OVGP	11.2.20 The Town shall continue to encourage utilization of the Town's Save-A-Plant program for protection of health native vegetation.	Significant Veg	Significant veg	
OVGP	11.5.1 The Town shall establish an advisory committee to provide the Town Council and Planning Commission with annual recommendations and input regarding Town-initiated actions and incentives to protect environmentally sensitive lands in the Town and to monitor and/or recommend modifications to this element. The advisory committee's efforts are to be coordinated with the recommendations of the Natural Open Space Management Plan	Open Space and NRP	General/open space management	
OVGP	11.5.4 The Town shall adopt a set of best available practices to minimize impacts to the Town's open space system.	Open Space and NRP	Open Space management	
OVGP	11.5.6 The Town shall establish guidelines for trading natural open spaces that allow those trades that create interconnected, high-quality natural open space.	Open Space and NRP	Open space	
OVGP	11.5.11 The Town shall continue to explore strategies that would enable preservation of lands extending north and west from Honey Bee Canyon/Sausalito Creek and connecting to the Tortolita Mountain Park through independent methods and through coordination with Pima County, Arizona State Land Department, Arizona State Parks Board, and/or any nationally recognized conservation organization.	Open Space and NRP	Open space	Directly References Tortolitas
AG	12. Oro Valley will work in collaboration with to support Pima County in developing, managing and funding a management plan to protect biological and cultural resources.	Open Space and NRP	General/intra-agency coordination	
AG	10. Invasive plant species management will be incorporated into all plans for development.	Open Space and NRP	Landscape management/invasives	

OVGP or AG Special Area policy	Policy reference	Plan Element	ESL Characteristic	Notes
AG	<p>2.It is the intent of this plan that the NOS area that is the “wildlife linkage” will become part of the Tortolita Mountain Park and remain as NOS in perpetuity. The Town of Oro Valley, ASLD, and Pima County will continue to cooperate to achieve this goal. When that occurs, a management plan will be established for the open space. All parties recognize that State Trust Lands may not be sold or otherwise disposed of until ASLD has complied with the Enabling Act and other applicable laws, including appraisal, approval by the Board of Land Appeals, and public auction. As part of the Pre-Annexation Development Agreement, ASLD will develop information on how lands within the plan will be valued.</p>	Open Space and NRP	Open Space management/habitat	

Attachment #4 ESL HISTORY

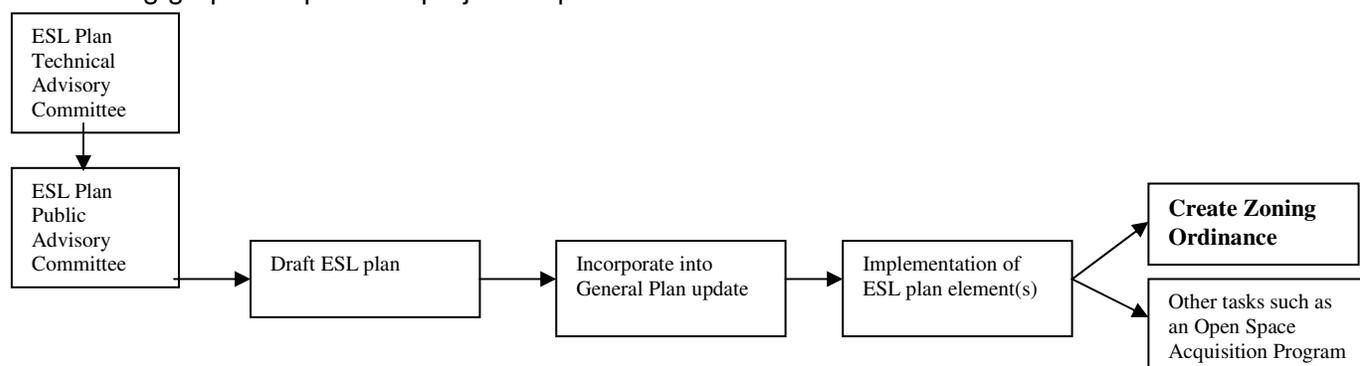
The need for ESL was first established in the 1996 General Plan. The Environmentally Sensitive Lands Project consists of two main components: 1) Policy Development, and 2) Implementation. The first was initiated in 1999 and was completed with the adoption of Focus 2020 General Plan. From 1999 to 2001, a considerable effort was expended by committees, citizens, and staff to develop policies that reflect the goal of the ESL project. The effort included the following:

- Extensive field work and documentation via GIS for the majority of the area within existing Town boundaries (reflected in current General Plan designated Significant Resource Areas)
- Two Public Workshops
- Town Council Approval of Public Advisory Committee (PAC) & Technical Advisory Committee (TAC)
- Five PAC Training Sessions (Instruction Provided by Various Specialists)
- Eleven PAC Meetings (Each Noticed in the NW Explorer Town Page)
- Two TAC Meetings
- One joint Commission and Council Study Session
- Distribution of 3,500 Random Surveys (28.1% Return Rate)
- Stakeholder Meetings (NW Chamber of Commerce, Association of Realtors, SAHBA Technical Review Board, Neighborhood Coalition, and Sun City Vistoso Community Association – Government Affairs Committee)
- Direct mailings to all of the Homeowner's Associations within the Town
- Meetings with other jurisdictions with similar plans and ordinances
- Provision of an interactive website

This effort was eventually merged into the General Plan update process. As a result, the comprehensive policies developed by the PAC were incorporated into the draft General Plan. Meetings between the ESL PAC and the General Plan Steering Committee were facilitated to insure an accurate transfer of the ideals embodied in the PAC's work.

From 2005 to 2008, the second phase of the ESL project, Implementation, was postponed due to staff and funding concerns. The project was fully funded in February of 2009.

The following graphic depicts the project sequence:



In 2008, the Town of Oro Valley, in conjunction with the Arizona State Land Department (ASLD), initiated a General Plan (GP) amendment for the Arroyo Grande Planning Area and an extension of the Urban Services Boundary (USB) to include 9,106 acres (14 square miles) of unincorporated Pima County land with no current development. The area is bounded on the south by the Town limits, on the east by Oracle Road, on the north by the Pima/Pinal County Line, and on the west by the Tortolita Mountain Park.

This General Plan amendment proposal was evaluated using adopted General Plan goals and policies as well as input and analysis from the public, the ASLD, Pima County, and the Planning and Zoning Commission. The land use plan is a product of extensive analysis and negotiations with a multitude of agencies and stakeholders.

Similar Sonoran Desert Conservation Plan derived principals applied in Arroyo Grande are proposed within the Town limits.

Attachment #5, ESL Conservation System Overview

ESL Conservation Category	<u>Major Wildlife Linkage</u>	<u>Critical Resource Area</u>	<u>Core Resource Area</u>	<u>Resource Management Area</u>	<u>Cultural Resources</u>	<u>Scenic Resources</u>	<u>Hillside Areas</u>
Description	Provides essential connectivity to support dispersal, migration, genetic transfer.	Range of riparian areas that create the open space framework; includes rock outcrops	Conserves recognized habitat, distinctive vegetation stands and specimens	Conserves recognized habitat and supports higher level resource areas	Provides site specific protection and/or management direction in concert with other resources	Conserves unique visual qualities along scenic corridors and parks	Conserves hillside and ridge landforms; ensures compatible design
Conservation Standard	100%	95%	80%	66%-0%	Resource Dependent	Varies by Location	Varies by % Slope
ESL Resource Type							
1.0	Wildlife Linkages	Identified large mammal corridors	Other identified minor links				
2.0	Riparian Areas		All Riparian Areas				
3.0	Significant Vegetation			Distinct Stands Distinct Individuals			
4.0	Wildlife Habitat		Distinct Habitat Resources	Critical (T&E) Habitat Areas PC Bio Core Mngmnt. Areas	Habitat for PV Species PC Resource Mngmt. Areas		
5.0	Rock Outcrops		Rock Outcrops Boulder piles				
6.0	Cultural Resources				Treatment Plan Dependent		
7.0	Scenic Resources					Scenic Corridors Park View sheds	
8.0	Hillsides		25% slopes and greater				Moderate Slopes (15-24%)

Attachment #6

**Resource Management Area
Minimum ESOS by General Plan Designation**

RMA Tiers	Tier 1	Tier 2	Tier 3
Minimum ESOS	66%	25%	0%
General Plan Land Use Designation	Rural Low Density Residential 0-0.3	Neighborhood Commercial / Office	Growth Areas
	Low Density Residential 0.4-1.2	Community / Regional Commercial	
	Low Density Residential 1.3-2.0	Commercial / Office Park	
	Resort/Golf Course	High Density Residential	
	Open Space	Medium Density Residential	
	School, Park	Public/Semi Public	
		MPC Rooney	
MPC Kai Capri			

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Description	Provides essential connectivity to support dispersal, migration, genetic transfer.	Range of riparian areas that create the open space framework; includes rock outcrops	Conserves recognized habitat, distinctive vegetation stands and specimens	Conserves recognized habitat and supports higher level resource areas	Provides site specific protection and/or management direction in concert with other resources	Conserves unique visual qualities along scenic corridors and parks	Conserves hillside and ridge landforms; ensures compatible design
Conservation Standard	100%	95%	80%	66%-0%	Resource Dependent	Varies by Location	Varies by % Slope
ESL Resource Type							
1.0	Wildlife Linkages	Identified large mammal corridors	Other identified minor links				
2.0	Riparian Areas		All Riparian Areas				
3.0	Significant Vegetation			Distinct Stands Distinct Individuals			
4.0	Wildlife Habitat		Distinct Habitat Resources	Critical (T&E) Habitat Areas PC Bio Core Mngmnt. Areas	Habitat for PV Species PC Resource Mngmt. Areas		
5.0	Rock Outcrops		Rock Outcrops Boulder piles				
6.0	Cultural Resources				Treatment Plan Dependent		
7.0	Scenic Resources					Scenic Corridors Park View sheds	
8.0	Hillsides		25% slopes and greater				Moderate Slopes (15-24%)