

Environmentally Sensitive Lands (ESL) Conformance Analysis

Conservation Categories (Biologically Based)

The property is designated Critical Resource Area (CRA) and Resource Management Area (RMA) Tier 2 on the Town's ESL Planning Map (Attachment 5). The property is traversed by two wash corridors, which are designated as CRAs. According to the ESL requirements, 95% of these areas must be conserved.

The remainder of the property is designated RMA Tier 2, requiring 25% of the balance of the site be conserved as Environmentally Sensitive Open Space (ESOS).

The proposed Tentative Development Plan (TDP) conserves 95% of the CRA area and 38% of the RMA area, which meets or exceeds ESL open space requirements. See PAD Exhibit S for the locations of the ESOS areas.

The following table summarizes these conservation requirements:

ESOS Category	Total Area on Site	ESOS Required	ESOS Provided
CRA	7.5 acres	7.1 acres	7.1 acres (95% of CRA)
RMA Tier II	72 acres	18 acres	27.5 acres (38% of RMA)
Total	79.5 acres	25.1 acres (31.6% of site)	34.6 ac (44% of site)

As shown, the ESOS provided exceeds the requirement by approximately 9.5 acres.

Conservation Categories (Non-biologically Based)

Cultural Resources

The applicant submitted a cultural resources survey prepared by P.A.S.T. Archaeology (Attachment 4), which states that the no significant cultural resources were found on the property and that no additional study is recommended.

Scenic Resources

The property lies within the Oracle Road Scenic Corridor Overlay District (ORSCOD). View protection is a top priority in the District. The applicant has submitted site photographs and view shed analysis, including a massing study, to assess the visual impact of the proposed development on primary view sheds from adjacent areas (see PAD Appendix B). This information was utilized in analyzing the visual impact of the proposed development, including the 5-story apartment building, which is discussed in the *Significant Issues* section of this report.

In order to gain a better understanding of site conditions and the visual impact of the proposed building, the applicant placed 26 balloons at different locations to simulate the proposed building heights. The majority of the balloons were placed at the corners of the 5-story apartment to depict the height and mass, including the proposed 10-foot additional architectural features (85' total).

A site tour was held on November 15th, and was attended by a majority of the Town Council as well as Planning and Zoning Commission Conceptual Design Review Board members, and the public. The site tour agenda and packet is provided as Attachment 14.

Hillside Areas

The applicant conducted a hillside analysis identifying areas of slope on the subject property. The site contains a number of areas with 15-25% slopes and a significant area of 25% or greater slopes.

The ESL regulations limit the amount of disturbance based on the steepness of the slope (in %), with 100% disturbance allowed on slopes less than 15% and less disturbance allowed on steeper slopes (see PAD Section II-D and Exhibits U and V). The allowable and proposed disturbance are as follows:

- Permitted disturbance: 54.4 acres
- Proposed disturbance: 44.6 acres

As shown, the proposed hillside disturbance is within the ESL limits. A full hillside analysis and compliance with the ESL hillside regulations are required during the subsequent site plan process.