

# Pima County Comprehensive Plan Regional Plan Policies

Revised June 2003

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**1. Land Use Element Regional Plan Policies**

**A. ADMINISTRATION:**

**1. Map Interpretation Policies:**

- a. Comprehensive Plan maps are created using Geographic Information Systems (GIS) digital information from a variety of sources. Based on best available data and practices, digital files and hard-copy maps may contain errors of accuracy, completeness, or timeliness. Precision may change over time as new technologies and sources of data are implemented. Maps are for general reference and are not intended for project level planning. Consult with staff to confirm Land Use Intensity categories and other considerations for specific areas. Revised hard-copy maps will be produced several times a year or periodically.
- b. As annual amendments and other changes to Comprehensive Plan maps are approved, the official electronic version of Comprehensive Plan map layers on the Pima County GIS data server will be updated. Archival electronic versions of these map layers will be created, at minimum once a year, at the end of each yearly amendment cycle.
- c. The following policies apply to the interpretation and amendment of planned land use category boundaries which are based on hydrologic features.
  - 1) The use of a wash centerline as a map boundary is for cartographic purposes, washes shall be considered as whole entities in the

rezoning process, in accordance with applicable County regulations and procedures. The centerline of the wash, as it existed on the date a rezoning or similar action is approved by the board, shall be the land use category boundary.

- 2) Where a natural wash is shown as a polygon, precise location of its boundaries, as determined by detailed studies accepted by the county, shall be the land use category boundaries.
- 3) Where a Resource Conservation map boundary is based upon approved floodplain limits, amendment to such boundary which redefines the mapped floodplain may be requested following a FEMA Letter of Map Revision application or other detailed hydrologic study accepted by the county, and shall be processed as a Minor Revision to the comprehensive plan with public hearing.

## 2. State Conceptual Land Use Plan Coordination:

*Growing Smarter Plus* statute requires the State Land Department to work with the Pima County Planning and Zoning Commission regarding integrating the State's conceptual land use plan into Pima County's Comprehensive Plan. The intent is a cooperative integration of the State land use plan into Pima County's Comprehensive Plan.

## 3. Measuring Land Consumption:

Create a basic unit of measurement that defines and tracks urbanized area land consumption as it relates to population growth. The purpose of this policy is to keep attuned to land consumption and measure the impacts of conventional low density development and compact form development.

## 4. Land Use Intensity Legend:

- a. Promote a compact form of development, restrict residential rezonings in MHIU, HIU, CAC, MFC or REAC to not be less than half of the maximum gross density or less than twelve residences per acre. Residential rezonings in MIU and NAC designations to be not less than five residences per acre.
- b. Continue the review of the Land Use Intensity Legend in Chapter 18.89 of the Pima County Zoning Code to look for opportunities to promote a compact form of development and mixed use planning in designated growth areas wherever is practicable.
- c. Land Use Intensity Legend Modification to redesignate Resource Productive and adding Resource Extraction. The land use legend shall be modified to indicate on the Comprehensive Plan Land Use Map that mining lands shall be designated as Resource Extractive and ranching and agricultural lands shall be designated as Resource Productive. Resource Productive shall refer to land designated as agricultural and ranching lands. These lands shall be protected for their productive capabilities and from encroachment by incompatible uses. Resource Extraction shall refer to an mining lands. These

lands shall be protected for their extractive capabilities and from encroachment by incompatible uses. Chapter 18.89 Comprehensive Plan Chapter of the Pima County Zoning Code shall be amended to reflect the direction of the above designations.

- d. Land Use Intensity Modification: Redesignate Resource Conservation to Resource Transition.

Resource Transition and Resource Conservation

The land use legend shall be modified to indicate private land exhibited as Resource Conservation on the Comprehensive Land Use Map shall be converted to Resource Transition.

The Resource Transition designation shall refer to private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.

Resource Conservation designation shall refer to public land that protects existing public open space land necessary to achieve objectives regarding environmental quality, public safety, open space, recreation and cultural heritage and to promote an interconnected, regional open space network, including parks, trails, desert belts, and other open space areas.

5. Plan Amendment Policies:

- a. Major Plan Amendment: A request to amend the Pima County Comprehensive Plan consisting of 500 or more acres shall be classified as a major plan amendment. A major plan amendment requires a two-thirds vote of the Board of Supervisors for adoption.
- b. Special Area Policies: Special conditions approved during the annual plan amendment process to be considered for a property as part of the rezoning hearing process shall be delineated in a rezoning policy resolution. Rezoning policy resolutions shall be kept on file at the Development Services Department. The rezoning condition resolution shall be submitted along with the rezoning application for the subject property.
- c. Special areas for regional subareas or large sections of a subarea shall be displayed on the Comprehensive Plan map with a notation indicating guidelines for rezoning or specific plan requests for which unique land use characteristics are considered.
- d. Annual Plan Amendment Review Criteria: An annual plan amendment review program is provided in Section 18.89.040. The annual plan amendment program provides an opportunity to address oversights, inconsistencies or land use related inequities in the plan or to acknowledge significant changes in a particular area since the adoption of the plan or plan update.

Furthermore, the plan amendment program allows for an opportunity to review implementation of the growth area element and suitability for development proposals that support multimodal transportation, rational infrastructure expansion and improvements, mixed use planning, and conserve significant natural resources in the growth area.

6. Site Analysis Policy:

Petitioners for rezoning of any parcel greater than one acre in size to be developed at a residential density of four or more residences per acre; or greater than one acre in size to be developed for non-residential uses; or greater than five acres in size shall submit a Site Analysis prepared in accordance with the Pima County Site Analysis Requirements, as referenced in Section 18.91.030F of the Pima County Zoning Code.

**B. CULTURAL HERITAGE:**

***Cultural heritage is a broad concept that encompasses items created by people, aspects of the natural world, and different human cultures. In a nutshell, cultural heritage is about the relationship between places and people.***

An important component of cultural heritage is cultural resources, which are things and places that have significance to people. Cultural resources include: archaeological sites, historic buildings, rock art, shrines, trails, human made items (such as pottery, metal objects, projectile points, and grinding stones), traditional cultural places, and traditional cultural landscapes. Traditional cultural places and traditional cultural landscapes are places and areas that have significant meaning to one or more cultural group, and often incorporate significant aspects of both the natural and human made worlds. For example, a traditional cultural landscape may include a mountain that contains archaeological sites, human burials, herb gathering places, and other important cultural resources. Human burials are a special type of cultural resource, which are usually, but certainly not always, found in archaeological sites or graveyards.

Cultural heritage also encompasses our cultures. Each individual belongs to at least one cultural group. Many people identify with more than one culture, but may regard one as their primary identity. Cultural groups may perceive the world in varied ways, and many of them have direct connections with various cultural resources in Pima County. Many cultural groups reside within Pima County, including the Tohono O’odham, Yaqui, Hispanic, Anglo, and Asian communities, and all have connections with cultural resources located here. Even cultural groups that reside outside Pima County, such as the Apache, Hopi, and Zuni, have ties to some cultural resources in Pima County. One cultural distinction that is often missed when discussing cultural heritage is the difference between the urban and rural cultures and lifestyles. The way people interact with the natural landscape delineates what is culturally important to them. In many ways, it is the connections that cultures have with cultural resources that help define who they are as a group. This sense of place is integral to cultural identity and cultural heritage.

Comprehensive planning in Pima County is a means of envisioning our future. Planning for growth and development is an iterative process. ***Responsible growth and development***

*includes stewardship of the unique cultural resources in Pima County, enhancing the quality of community life through the affirmation of cultural diversity and cultural heritage values, and promoting cost effective strategies that balance the needs of development with the needs of preservation and conservation of Pima County's cultural heritage.* In this regard, this plan for cultural heritage is intimately tied to the principles and policies of the Sonoran Desert Conservation Plan.

Cultural heritage planning has four primary goals: conservation, protection, public education, and preservation of the historic fabric, each of which is elaborated below. These four goals and related policies promote and enhance the stewardship of **Cultural Heritage** within Pima County. These cultural resources policies pertain to the designation, conservation, and treatment of cultural resources including archaeological and historical sites and buildings, districts, and landmarks, that are identified as places of exceptional importance to the Pima County community. With rapid growth and development, these important places and properties may be affected by County public improvement projects, as well as proposed private sector development involving rezonings, specific plans, Comprehensive Plan amendments, and grading and other land use permits, all of which require additional policies to address in-place conservation, or alternatively, mitigation of impacts through documentation and research.

#### 1. Conservation of Cultural Resources:

Because of the multiple benefits of cultural resources protection and the importance of cultural resources in heritage conservation, effective land use planning requires the identification of significant cultural resources and the development of incentives to encourage the conservation and in-place preservation and protection of these non-renewable and irreplaceable cultural resources.

- a. Pima County Priority Cultural Resources: Adopt a list of Pima County Priority Cultural Resources that will serve to identify those cultural resources and historic properties as places of extraordinary importance to the county's culture and history, priorities that should be conserved and protected in-place for the benefit of future generations.

Creating a List of Priority Cultural Resources enhances planning capabilities by enabling the county to identify those currently known places that are exceptionally important to the heritage of Pima County regardless of current jurisdiction. Designation as a priority cultural resource will help to ensure the consideration and protection of these places in land use planning decisions by Pima County and others. The List is thus a planning tool that can be used to guide both the county's own public works projects, as well as private development in order to enhance the protection of these priority cultural resources should they become threatened.

Identification of properties for inclusion on this List was conducted under the oversight and direction of the Sonoran Desert Conservation Plan Cultural and Historical Resources Technical Advisory Team and 20 experts in historic preservation and archaeology. The results are two sets of places, one consisting of 91 archaeological sites and site complexes, and the other consisting of 138 historic sites and structures (See attachments). While

other sites may qualify in the future for designation, these 229 known historic and archaeological sites are presented as Pima County's List of Priority Cultural Resources.

- b. Pima County Register of Historic Places: The list of Priority Cultural Resources will provide the basis for the establishment of a Pima County Register of Historic Places for designation under the Historic Zone Overlay Ordinance Code Section 18.63 for unincorporated Pima County.

The Pima County Register of Historic Places will be additionally useful in identifying those cultural resources that are most deserving of listing on local, state, and national registers of historic places and that honor places of importance to our common heritage. Most importantly, however, a Pima County Register of Historic Places will give formal acknowledgment to those places determined to be special to the history and culture of its citizens and will provide a level of local recognition that they do not currently receive. Registration acknowledges the exceptional importance of each of these historic properties and places and gives formal sanction through historic designation to their conservation and protection. Historic sites, buildings, objects, and districts subject shall be considered eligible for inclusion in the Pima County Register that:

- 1) Reflect significance in Pima County history, architecture, archaeology, engineering, or culture; and
- 2) Possess integrity of location, design, setting, materials, workmanship, feeling, and association; and
- 3) Are associated with events that have made a significant contribution to the broad patterns of our history; or
- 4) Are associated with the lives of persons significant in our past; or
- 5) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- 6) Have yielded or may be likely to yield information important in prehistory or history.

- c. Historic Zone Code Section 18.63: Pima County has had a long-term commitment to the protection of cultural resources; however, the current Historic Zone Ordinance passed in 1972 is in need of revision. To better address the diversity of cultural resources within the County, the following categories of cultural resources should be addressed by the broadened ordinance. The following sites, buildings, districts, objects, and features located in unincorporated Pima County are governed by this policy and form the basis for

the Pima County Register of Historic Places.

- Historic Site - the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.
  - Historic District - a geographically defined area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.
  - Historic Landmark - a site, building, structure, object, or space of the highest historic, cultural, architectural, or archaeological importance to Pima County, which if demolished or significantly altered or disturbed would constitute an irreplaceable loss to the quality and character of Pima County.
  - Conservation District - a geographically definable area that possesses architectural character, visual patterns, archaeological potential, cultural significance, scenic, historic, land use or natural features which are representative of and contribute to Pima County's local or regional identity.
- d. Cultural Resources Inventory of Pima County preserves: As Pima County continues to increase its areas of preserves, it is imperative that cultural resources inventories of these areas be completed so that Pima County can better manage and protect its cultural resources and integrate these resources into public heritage education programs.
- e. Encourage Intergovernmental Cooperation in Cultural Resources Management  
Cultural resources in Pima County often cross-cut jurisdictions and involve multiple property owners. As such, effective protection for, and management of, Pima County's cultural resources requires the cooperation of other governments and agencies. To coordinate management goals and strategies, an advisory board consisting of professional in the fields of archaeology, architecture, and historic preservation should be formed consisting of representatives of each government and agency with responsibilities for protecting cultural resources in Pima County. Such a precedent exists in the both Tucson Pima County Historical Commission and in the Cultural and Historic Resources Technical Advisory Team formed for the Sonoran Desert Conservation Plan. Pima County seeks to become a member of the Certified Local Government program administered through the National Park Service, and this too will enhance the county's capabilities to share information with other preservation organizations on the state and national level.

## 2. Protections for Cultural Resources:

When impacts to important cultural resources cannot be avoided, historic preservation is

about saving significant cultural resources for the future by means of legally prescribed mitigation strategies that require recovery of information before the resource is adversely impacted by private or public actions. What gets preserved is often not the resource itself but the historical and cultural information that is derived from the resource.

- a. **Cultural Resources Protection Ordinance:** Adopt a comprehensive Cultural Resources Protection Ordinance that will consolidate the County's land use and development policies and regulations pertaining to cultural resources protections to clarify and strengthen existing cultural resources protections and to ensure that cultural resources goals are effectively achieved.

Pima County has an established and long-term commitment to protect its cultural resources. In 1983 the Board of Supervisors passed a resolution providing protection for archaeological and historic sites on County projects. Various existing ordinances and policies also require the consideration and protection of cultural resources on most projects permitted by the County. Cultural resources tend to be managed within a legal and regulatory environment, largely due to the linkage between the cultural resources and property. At present, several different sections of various County ordinances delineate cultural resources management requirements for specific publicly permitted and funded developments. For example:

- < Board Resolution 1983-104 requires County public works projects to comply with state law as it pertains to the identification, assessment, and mitigation of impacts to archaeological and historical sites.
- < Actions under Chapter 18.81 (grading standards) require that all private development projects subject to a Development Plan or a Subdivision Plat must get a Type 2 grading permit. To receive a Type 2 grading permit, a private landowner or developer must comply with the County's cultural resources inventory and mitigation requirements as a condition of permitting.
- < Actions under Chapter 18.91 (rezoning) are subject to the same cultural resources requirements whenever a Site Analysis is prepared. These requirements must be met before construction begins.
- < In addition, Pima County attaches cultural resources requirements to Specific Plan review approvals, and has developed Standards and Special Requirements for Archaeological Sites and Historic Resources that apply as conditions to most rezoning and development actions.

- b. **Maintain Current Cultural Resources Protections:** Land use planning decisions currently require the consideration of potential impacts to cultural resources. For example, as part of the site analysis process, a records check of potential archaeological and historical sites is required as part of the rezoning process. Any sites found as a result of the records check or field survey are evaluated for their eligibility to the National Register of Historic Places by a professional archaeologist and/or architectural historian, as appropriate. To the extent

possible, avoidance of impacts to these significant sites is the preferred treatment. An inventory summary and historic preservation plan are further required in the site analysis.

The present process for cultural resources compliance consists of five review steps: 1) records check; 2) survey or inventory; 3) evaluation; 4) impact assessment; and 5) mitigation.

1) Records Check – This action determines whether a cultural resource survey has been previously conducted on the property and whether there are any known cultural resources. A records check provides an inventory of known archaeological and historical sites and a summary of records maintained at the Arizona State Museum.

2) Site Survey – Parcels that have not been inventoried shall be field surveyed by a professional archaeologist, and any sites encountered shall be recorded in accordance with guidelines established by the Arizona State Museum and the State Historic Preservation Office. If no cultural resources are found, the process ends here. If cultural resources are found, they are recorded with the Arizona State Museum and the project goes to Step 3.

3) Evaluation – Evaluation consists of determining the significance or eligibility of the recorded cultural resources for listing on the National Register of Historic Places. An opinion of the State Historic Preservation Officer (SHPO) is requested regarding this eligibility determination. If the cultural resources are determined not to be significant, the process usually ends at this point. If the resources are significant the project moves to Step 4.

4) Impact Assessment – Following eligibility review by the State Historic Preservation Office, County staff working with the applicant determine the protective measures that must be taken. If the project can be designed with stipulations to protect the cultural resources in place, the process usually ends here. If cultural resources will be impacted, then a plan to mitigate this impact (Step 5) must be prepared and submitted for County staff and SHPO review and approval.

5) Mitigation – Mitigation can include: covenant, deed, or easement restrictions to protect cultural resources; an archaeological excavation, analysis, report and artifact curation; or rehabilitation and adaptive use of historic buildings. Once mitigation is complete, the cultural resources requirements have been met and the process ends.

Very often, the kind of cultural resources found within development areas are archaeological sites. Typically, mitigation involves the preparation of a comprehensive research design and mitigation plan. The research design shall delineate productive areas of scientific

investigation that may be pursued given the information the sites can yield and provide direction to the development of a mitigation plan. For those archaeological and historical sites that will be affected or destroyed by the proposed development, sufficient sub-surface test excavations shall be conducted to establish the research potential of the site and the nature and extent of the archaeological deposits. The goals of the testing will be to provide salient information for the development of a research design and to establish a cost effective and efficient data recovery plan. The mitigation plan shall detail strategies for the management of the subject cultural resources and include a plan of work for implementation that may include further testing, sampling strategies, in-place preservation and protection, interpretive exhibits, and data recovery (scientific excavation and documentation, followed by analyses, report preparation, and curation) for those sites to be impacted or destroyed by the proposed development.

- c. **Encourage In-Place Protection of Cultural Resources:** As a part of land use planning, in-place conservation and protection of cultural resources should be encouraged through the use of conservation easements; cluster zoning to avoid impacts to the resources; conveyance of title to a local government, land trust, or conservation group of that portion of the parcel that contains the cultural resource; or other creative measures that serve to protect the site for future generations.
- d. **Discovery of Unknown Cultural Resources:** Unrecorded archaeological materials unearthed during construction activities by the builder, contractors, or individuals will be reported promptly to the Master Developer and Pima County Cultural Resources Office. Reasonable and cost efficient measures will be taken to document these archaeological features and materials by a professional archaeologist.
- e. **Restriction of Archaeological Site Information:** Except as necessary for avoidance and protection of the cultural resources, the Master Developer shall restrict information on the location and nature of the cultural resources within the proposed development area. No site will be promoted for public or private access unless so stipulated in the mitigation plan.
- f. **Discovery of Human Remains:** In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during discovery, scientific excavation or construction, ground disturbing activities shall cease in the immediate vicinity of the discovery. State law (ARS §41-844 and ARS §44-865) requires that the Arizona State Museum be notified of the discovery of these remains so that, in consultation with Native American communities or other groups, appropriate arrangements can be made for their repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The human remains shall be removed from the site pending the review and decision of the affected cultural groups and the Arizona State

Museum.

- g. Technical and Professional Standards & Guidelines: All aspects of the cultural resource inventory, evaluation, and mitigation efforts shall be conducted by a professional archaeologist or preservation architect using accepted professional standards and practices consistent with guidelines included in the Advisory Council on Historic Preservation 1980 Handbook; guidelines for Recovery of Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements (36CFR66, dated January 28, 1977); the Standards of Research Performance of the Society of Professional Archaeologists; the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (Federal Register, dated September 29, 1983), the Secretary of the Interior's Standards for Archaeology and Historic Preservation (Federal Register, dated September 29, 1983), and the Secretary of the Interior's Standards and Guidelines for Professional Qualifications (Federal Register, dated September 29, 1983). In addition, archaeologists will be required to hold a current Antiquities Permit issued by the Arizona State Museum, and professional architects will be registered with the State of Arizona.

### 3. Cultural Resources Heritage Education & Outreach:

Studies in heritage preservation have shown that the *long-term protection* of cultural resources is accomplished by educating the public about the past and bringing it to life for them. By educating the citizens of Pima County about our rich and diverse cultural history, the past becomes meaningful and relevant to people's daily lives and provides context in the greater scheme of life. Once informed, people generally become excited and interested in preserving their heritage for their children and for future generations.

- a. Cultural Resources Education: Public education is the key to preservation. Cultural heritage education programs must be developed for all age groups and cultural backgrounds, and be made accessible to all by being provided in the dominant languages of the County. Visitors and residents alike benefit from knowing about the County's cultural resources and can be informed through active learning programs in classrooms and recreation centers, as well as from informal education methods. The County must continue to provide educational information through technical reports, brochures, a website, programs, activities, and support for the schools and colleges in the County.
- b. Cultural Resources Outreach: All significant cultural resources in Pima County that would not be endangered by public knowledge of their existence should be indicated on County maps and in brochures, and provided with on-site interpretation. Exhibits, informational signs, plaques, and interpreters provide outreach at heritage sites. Excellent public outreach is currently provided by both public and private organizations and the County can act as a partner in these important outreach efforts.
- c. Specific Cultural Resources Heritage Projects: Specific cultural heritage sites within the County should be identified and developed

as public education and outreach projects. An example of such a project is the ***Anza National Historic Trail***. This important heritage trail runs for 60 miles through Pima County and is part of the greater 1200-mile trail that was used in 1775 by Spanish explorers looking for a land route from Sonora to San Francisco. The trail has been deemed significant by Congress and is part of the National Park Service's trails network. Its existence in Pima County brings national attention to the County's rich and diverse cultural heritage, and provides economic benefits to local businesses in the form of heritage tourism, in addition to enriching local and national understanding of our colonial heritage.

- d. Cultural Resources Education and Outreach Partnerships: Adopt a policy toward fostering education and outreach partnerships with public agencies and private organizations whose goals and objectives promote preservation of the region's heritage resources. These include all levels of government, Native American Tribes, colleges and universities, non-profit groups, civic organizations, and special interest clubs. Presently, the County is developing a partnership with the Arizona State Parks Site Steward Program which consists of volunteers dedicated to monitoring cultural resources around the state. These volunteers provide countless hours of unpaid stewardship service, often in remote locations, which would be otherwise impossible to provide. Their dedication to monitoring and protecting our shared heritage is just one example of the beneficial partnerships that the County can participate in to protect the cultural heritage.
- e. Cultural Resources Recommendations for New Development Projects: The Pima County Development Code has specific requirements for new construction that are required at the time of application, as noted under Policy 2. The Code requires evaluation of impacts and mitigation, but stops short of requiring on-site preservation of cultural resources. The County must explore incentives to assist developers in preserving cultural resources whenever possible.

#### 4. Preserve and Maintain Historic Fabric of Communities:

The cultural heritage of Pima County consists of overlapping layers of history that have evolved over time into a rich and dramatic tapestry. Each layer contributes a link to the collective identity that we all share. For example, as

tangible links to its past, a community's historic buildings reflect the unique character of its neighborhoods and public places and provide us with a sense of place and a sense of continuity and interaction with our past. Outside our urban areas, the historic fabric of ranch lands and rural communities define an historic working landscape, also worthy of acknowledgment as contributing to our sense of place. Effective long-range planning for the County's cultural heritage requires a) the identification of significant cultural resources in both urban and rural environments, and b) the development of incentives to encourage the conservation and in-place preservation and protection of the historic fabric of the County.

- a. Encourage Nominations to the National Register of Historic Places: The National Register of Historic Places provides local historic properties and districts with national recognition for their heritage significance. The criteria for nomination to the National Register are similar to those listed under ***Policy 1b. Pima County Register of Historic Places***. Currently, Pima County has over 100 properties currently listed on the National Register. They include a diversity of resources, including archaeological sites, historic sites, religious shrines and churches, military installations, evidence of early industry, entire historic neighborhoods, and historic structures representative the County's unique architectural heritage. Every effort will be made to ensure the preservation of those properties listed on the National Register and to nominate additional sites whenever possible.
- b. Preservation and Rehabilitation Incentives: Development of incentives to encourage the conservation and in-place preservation and protection of the County's cultural resources is an on-going priority. Cultural resources tax incentive programs are available at the state and federal levels and County staff should facilitate private participation; development of opportunities at the local level are an on-going priority. Public projects such as the Agua Caliente Ranch and the Colossal Cave rehabilitations are examples of Pima County voters supporting preservation with community funding. Critical architectural, engineering and technical expertise go into the preservation of these irreplaceable properties. Additional local incentives in the form of tax benefits or technical assistance to private property owners need to be explored.
- c. Cultural Resources Protection Ordinance: The County has made

the adoption of a revised comprehensive Cultural Resources Historic Zone overlay a priority. This zone would offer a voluntary protection mechanism for properties not covered by other zoning designations. Special landscapes in the County such as rural working landscapes and expanses of open space may be protected without hindrance on property owners' abilities to manage and utilize their properties. Other examples of property for which this designation could be suitable include individual buildings, corridors or linkages between communities, traditional cultural properties and sacred sites, ranches, and rural communities.

- d. **Adaptive Use of Cultural Resources:** Whenever it is possible to preserve a structure and rehabilitate it for a compatible use, it is the County's policy that this is preferred over demolition or significant alteration of the structure. In keeping with this policy, Pima County will make every effort to rehabilitate and find an adaptive use for County-owned buildings.

**List of Priority Cultural Resources in Pima County by property type**

<b>Archaeological Sites</b>	<b>Archaeological Site Complexes</b>	<b>Historic Sites</b>
49er's	Brawley - Batamote	1st United Methodist Church
<u>Agua Caliente Ranch</u> ###	Canoa Ranch	4 <sup>th</sup> Ave Streetscape
Black Sheep Cave	Continental- Madera	4 <sup>th</sup> Ave Trolley Line
Blackstone Ruin	Coyote Mountain	4 <sup>th</sup> Ave Underpass
Bojorquez-Aguirre Ranch Site	Dairy	A-7 Ranch
Bosque	Davidson Canyon	Adkins Property
CCC Camp Pima	Downtown Tucson	Agriculture (Forbes) Building - U of A
Cienega Stage Stop	Eastern Sierrita Mountains	Agua Calliente Ranch
Cocoraque Butte	Gunsight Mountain	Ajo Plaza
Cortaro Fan	Honeybee	Arizona Daily Star Building
Costello-King/Las Capas	Los Morteros	Arizona Inn

Court Street cemetery	Los Robles	Bayless House
Dairy Site	Marana Mound	Bear Down Gym
Donaldson Site	Middle Santa Cruz	Benedictine Sanctuary
Emkay	Redington	Binghampton Rural Landscape
Esmond	Rincon Creek	Blenman House (Royal Elizabeth Bed & Breakfast)
Fort Lowell	Rincon Mountain	Boudreaux-Robinson House
Greaterville	River Confluence	Brady Court Bungalows (AZ Theater Company)
Helvetia	Tanque Verde Creek	Broadway Village
Hodges/Furrey Ranch	Tucson Mountain	Brown House / Old Adobe Patio
Honeybee Village	Upper and Lower Cienega Creek	Campbell Ave Farm
Houghton Road	Upper Sutherland Wash	Canoa Ranch
Julian Wash	Valencia	Carnegie Free Library
Lime Kilns -Silverbell Road	West Branch	Carrillo School
Linda Vista Hill	Wild Burro Canyon	Catalina Foothills Estates
Loma Alta	Zanardelli	Chemistry Building - U of A
Los Morteros		Chicago Store
Los Pozos		Cienega Bridge
Marana Mound		Cochise Hall
Marsh Station Road site		Colossal Cave
National Cemetery @Stone and Alameda		Commissary & Quartermaster Offices (Fort Lowell)
Pantano Townsite		Communications Building - U of A
Picture Rocks		Convent Streetscape & Meyer
Pig Farm		Corbett House
Proto historic burials @17th St and Main		Cordova House
Quitobaquito		Coronado Hotel

Rabid Ruin		Cushing St Bar
Redington Ruin/Bayless Ruin		Davis School
Reeve Ruin/Davis Ruin		Desert Laboratory
Roland		Dodson-Esquivel House
Romero Ruin		Douglass Building - U of A
Rosemont Townsite		Dunbar Spring School
Sabino Canyon Ruin		El Charro
Saguaro Springs		El Con Water Tower
San Agustin/Clearwater		El Paso & Southwestern Railroad Station (Garcias)
Santa Anna del Chiquiburitac		El Tiradito
Santa Cruz Bend		Empire Ranch (BLM)
Second Canyon Ruin		Engineering Building - U of A
Steam Pump Ranch		Esmond Station
Stone Pipe		Fish-Stevens House
Sutherland Wash Site		Fox Theater
Tanque Verde Wash		Gallery in the Sun
The Tucson Presidio		Garden of Gethsemane
Total Wreck		Gas Station (Art Deco)
Tumamoc Hill		Gila Hall - U of A
University Ruin		Goodrich House
Valencia/Valencia Vieja		Grace Lutheran Church
Warner's Mill		Growler Mine
West Branch		Healy House
Whiptail Ruin		Hereford House
Yuma Wash		Herring Hall - U of A
Zanardelli		Hinchcliffe Court
		Hinchcliffe House

		Historic Warehouse District
		Holy Family Church
		Hotel Congress
		Julian-Drew Bldg / Lewis Hotel
		Kentucky Camp
		Kitt House
		Kruttschnitt House/ El Presidio Bed and Breakfast
		Lee-Cutler House
		Lincoln House
		Mac Arthur Building
		Manning Cabin
		Mansfeld Middle School
		Maricopa Hall - U of A
		Marist College (West end, St. Augustine Cathedral)
		Mexican Baptist Church (Templo de Bethel)
		Missile Site 8
		Nugent Bldg
		Odd Fellows Hall
		Olcott House (State Land Department)
		Old Main
		Old Pueblo Club
		Old UA Library (currently ASM)
		Pima County Courthouse
		Pioneer Hotel

		Producer Cotton Gin Bldg
		Rancho Las Lomas
		Reiley Funeral Home
		Rialto Theater and Apartments
		Rincon Market
		Robles Ranch
		Rockwell House
		Romero House
		Ronstadt House
		Ronstadt-Sims Adobe Warehouse
		Roskruge House
		Roskruge School
		Safford Middle School
		Sam Hughes School
		Samaniego House
		San Pedro Chapel
		San Xavier del Bac
		Santa Catalina Apts
		Santa Cruz Church
		Scottish Rite Temple Bldg
		Second Owl's Club
		Southern Pacific RR Depot & Assoc. Bldgs
		St Augustine Cathedral
		St Joseph's / Immaculate Heart Academy

		St Michael's and All Angels
		St Phillips in the Hills Episcopal Church
		Steinfeld House / First Owl's Club
		Steward Observatory - U of A
		Stillwell-Twiggs House
		Stone Ashley
		Stone Ave Temple (Temple Emmanuel)
		Telles Block
		Tempe of Music and Art
		Third Street Streetscape
		Tohono Chul Park
		Tucson High/Gymnasium/Vocational Ed. Bldg
		Tucson Mountain Park (buildings)
		U.S. Courthouse
		Valley National Bank (Banc One)
		Velasco House
		Verdugo House
		Veteran's Hospital
		Victoria Mine
		Wells Fargo (First Interstate) Bank Building
		Wright-Zellweger House
		WWII Hangars / Triple Hangar

**C. SITE DESIGN AND HOUSING:**

- 1. Site Planning:

- a. **Bufferyards:** Promote adequate buffering in rezonings with greater intensity uses. The bufferyards shall be used to protect the privacy and character of an adjoining neighborhood. Bufferyards shall be designed to ensure efficient site design and mitigate adverse impacts of noise odors, views, and traffic as applicable. The bufferyards may contain landscaping, opaque screening, and natural areas.
- b. **Existing neighborhoods:** Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project.
- c. **Scale of development:** Ensure, where possible, new development shall be designed at a human-scale, i.e. development with multimodal opportunities and mixed uses, rather than solely a car-oriented land use pattern.
- d. **Sense of place:** Encourage development where there are natural resources to create opportunities for natural area linkage or create in more urbanized areas a sense of place in the Sonoran Desert.

## 2. Compact Development

Rezoning activity shall be promoted which increases housing density and compatible residential infill or refill in a range of prices and housing products to accommodate changing family arrangements, market conditions, and demographics adjacent to multifunctional corridors, neighborhood, community, and regional activity centers; and provides for mixed use and higher density residential development along or at the intersections of major streets or adjacent to commercial or employment sites; and provides for transit-oriented development along major streets and in or adjacent to activity centers and other similar functional or high density areas.

## 3. Affordable Housing

Rezoning activity and other land uses shall promote affordable housing including inclusionary or mixed income subdivisions.

## 4. Low Density Residential Areas

Low density development (one acre or greater in size) shall integrate natural areas and a residential setting within environmentally sensitive lands. Adjacent to public preserves and sensitive natural resource areas, only very low density development (lots of three acres or greater in size) shall occur. The conservation subdivision process is the most appropriate development option for subdivision development in low density areas.

## **D. PUBLIC SERVICES AND FACILITIES:**

### 1. Wastewater Policies:

- a. **Sewer Line Infrastructure:**
  - 1) All nonresidential development and residential development at densities of 1.0 residences per acre or greater shall be connected to the public sanitary sewer system in a manner acceptable to Pima County Wastewater Management Department (PCWMD).
  - 2) The PCWMD reserves the right to determine the ownership classification of all new interior/on-site sewage collection systems.
  - 3) Sanitary sewers that will become part of the public system shall be located to the maximum extent feasible within the paved area of public rights-of-way in order to achieve adequate visibility and vehicular maintenance accessibility in

accordance with Arizona Administrative Code R18-9-E301.D.3.h. Sewer line easements and rights-of-way may be located within areas designated as natural open space provided that alternative routes are not feasible from an engineering/economic standpoint. These new sewer alignments shall require the approval of both PCWMD and PCDOTFCD. The area contained within these sewer line easements or rights-of-way may not be included in the computation of natural open space but may be credited toward fulfillment of functional open space requirements of the density range on an acre-by-acre basis.

4) Sewer construction plans shall require the contractor to revegetate disturbed areas. A plan for the re-vegetation of these disturbed open space areas shall be established during the review of the associated tentative plat or development plan. The re-vegetation plan shall provide for unrestricted maintenance vehicle access to all public sanitary sewer manholes and other access structures and shall not include plant types that have a history of aggressive root growth that can invade the sanitary sewer system. The re-vegetation plan must be approved by the PCWMD Field Operations Division.

5) All extensions of the public sanitary sewer system required to provide service to the development and all sanitary sewer lines and other wastewater transporting facilities within the development shall be paid for with private funds.

6) Installation of all utilities and infrastructure shall be phased to coincide with development of individual communities and shall be sized generally to accommodate future needs based on a sewer basin study prepared at the developer's expense, and reviewed and approved by PCWMD.

b. Sewage Treatment Facilities:

1) All new wastewater treatment/reclamation facilities shall be public.

2) All new wastewater treatment facilities shall be financed by all parties, persons and/or landholders who either benefit from the improvements or who have created the need for their installation.

c. Solid Waste:

1) The creation of additional solid waste facilities and sites shall be subject to the review and approval of Pima County. All solid waste facilities shall be publicly owned and operated.

2) Pima County reserves the right to designate and require the dedication of any site suitable for a solid waste transfer station and/or landfills.

3) The siting of new landfills shall be subject to approval by Pima County and shall be based on the analysis of constraint areas as outlined in the "Alternative Locations for a Regional Waste Disposal and Management Center" report (July, 1991).

2. Flood Control Policies

a. Washes with a base flood peak discharge equal to or greater than 100 cfs shall be evaluated in the rezoning site analysis and during the development process for maintenance of natural conditions and preservation of existing riparian habitat. Opportunities for transferring densities to other areas of the property in order to preserve habitat shall also be described during the development process.

- b. Flood control planning and design shall be administered on an area-wide basis, and shall be compatible with the Regional Master Drainage Plan. Drainage improvements shall be consistent with the overall character of the area, and shall not create nor worsen existing drainage problems.
- c. Road crossings of washes identified for preservation shall be designed to cross the floodplain with only minor encroachment. Reducing the floodplain width may be acceptable based on site specific characteristics, including but not limited to achieving on-site detention requirements, or facilitating wildlife or pedestrian access.
- d. When modifications of watercourses are proposed which will result in significant reduction of over-bank storage, the Chief Engineer may require a study to demonstrate that the proposed encroachment will not significantly increase downstream peak flood discharges, or create an adverse impact within the watershed. Regional effects shall be analyzed as necessary, and the study limits may be determined by the Chief Engineer.
- e. Where mitigation or restoration is required, projects shall not be considered complete until the vegetation is established and accepted by PCDOTFCD. If the project is considered otherwise complete, a separate and enforceable agreement to ensure completion of said requirements shall be entered into by PCDOTFCD and the developer.
- f. Alternatives to locating a utilities corridor parallel to and within the floodplain of watercourses identified for preservation shall be investigated to lessen the impact on riparian habitat, and to avoid the costs of structural flood control works. Should the riparian habitat be affected, appropriate mitigation in an approved location shall be required.
- g. Plans for development located in flood hazard areas which propose uses or densities consistent with urban land use intensity categories shall be regarded as inconsistent with County policy, unless provisions of the development plan are designed to remove the area from flooding hazards.
- h. When public or private development is planned for a parcel or parcels equal to or greater than 80 acres, a sub-basin management study may be required, at the discretion of the Chief Engineer. The scope of work shall be determined by the Chief Engineer, and shall include, at a minimum, an evaluation of the existing and with-development watershed conditions.

### 3. Fire Service Policy

A rezoning application for an urban land use intensity category located within a rural or volunteer fire district shall include a letter from the local fire district acknowledging that district's ability to provide adequate fire protection.

### 4. School Policy

Rezoning requests to TR for a child care center shall be permitted in all Comprehensive Plan designations.

## 2. Circulation Element Regional Plan Policies

- A. Timing / Concurrency – Off-site transportation infrastructure shall be developed concurrently with land use development to the greatest extent possible, recognizing that much infrastructure development is needed to meet existing traffic demand.

- B. Environment -- Roadway and transportation infrastructure shall be designed in an environmentally- or context-sensitive manner to the greatest extent feasible.
- C. Neighborhoods -- Existing residential areas shall be mitigated from vehicular traffic impacts to the greatest extent feasible when roadway improvements occur.
- D. Alternative Modes -- Multi-modal transportation infrastructure shall balance the needs of all users and provide viable alternatives to driving where appropriate and to the greatest extent feasible.
- E. Funding -- Alternative and equitable funding sources for transportation infrastructure shall be developed, in addition to current funding sources.
- F. Density and Use -- Promote high density, mixed use development/redevelopment along the major transit corridors, and formulate a set of incentives to encourage such development within Growth Areas and along transit corridors.
- G. All new public or private bridges, arterial, collector and local streets shall conform to Pima County Roads and Streets Standards. Any proposed rezoning or specific plan requiring a site analysis shall include a transportation impact study with the site analysis. Parameters and the extent of the transportation impact studies shall be established on a case-by-case basis by the Pima County Department of Transportation and Flood Control District.
- H. Pima County standards for roadway design may be modified by the Board of Supervisors if the design provides substantial environmental protection and meets minimum safety standards.
- I. With the exception of private streets, all streets and routes shall require a dedicated right-of-way. The right-of-way shall match street capacity needs or, where identified on the adopted Major streets and Routes Plan of Pima County, the specified right-of-way shall be dedicated. All arterial, collector and local streets required for development will be designed for the ultimate capacity of the planned land uses, except where a phased construction plan is approved by the County Engineer.
- J. A rezoning or specific plan which generates traffic demands in excess of Level of Service D for the affected roadways shall not be approved unless concurrent improvements are funded and scheduled.
- K. Bikeways:
  - 1. All arterial and collector streets which are a part of the Regional Bikeway Plan shall be constructed according to the classification shown on the plan. All other major streets should have sufficient pavement width to accommodate bicycle travel.
  - 2. Developers shall provide bikeway facilities in conjunction with all types of development when determined appropriate by the Pima County Department of Transportation.
  - 3. Where appropriate, bike systems within developments shall connect to the Regional Bikeway System. In addition to or in place of connecting to the Regional Bikeway System, a bicycle connection may be provided to adjacent developments. This is encouraged particularly when the adjacent development is adjacent to the Regional Bikeway

System.

- L. The development shall provide pedestrian facilities necessary for linkages to the regional trail system and for safe access to community facilities, employment centers, schools, and adjacent commercial nodes.
- M. Sidewalks shall be provided on both sides of public and private streets for double-loaded streets in all developments greater than ten acres and net densities greater than 2.5 residences per acre. Developments of less than ten acres may be required to provide sidewalks that adjoin existing developments. Paths may be used as an alternative to sidewalks in accordance with Pima County subdivision street standards.
- N. Circulation patterns shall discourage transitory automobile traffic flows through existing neighborhoods.
- O. Higher density residential, commercial, and office uses shall include appropriately designed internal circulation in order to prevent individually accessed and signed strip commercial development. The functional orientation of these developments shall consider and provide for pedestrians as well as passing automobile traffic.

**3. Water Resources Element Regional Plan Policies**

- A. Limit pumping near shallow groundwater -- Methods for implementing this strategy include land use controls and the purchase of development and water rights.
- B. Maximize use of CAP and reclaimed water -- Implementation methods might include limitations on rezonings outside the service area and incentives to landowners.
- C. Limit human water use in certain areas -- Again, implementation methods might include limitations on rezonings outside the service area and incentives to landowners.
- D. Use CAP in riparian areas -- This strategy would require that the County have a CAP allocation, or achieve the conservation use of an allocation through cooperative initiatives.
- E. Effluent for riparian restoration -- Preservation of current discharge and allocation of the resource are listed as potential implementation methods.
- F. Reduce per capita consumption -- Implementation methods might include landscape requirements and requirements for conservation features in new housing. A proposed water conservation ordinance will be sent to the Board in the near future.
- G. Limit turf water use -- Limitations on the establishment of golf course uses, and requirements that new courses use non-groundwater sources, are suggested.
  - 1. Maximum use of renewable water supplies such as effluent, reclaimed water, or Central Arizona Project water shall be required for the irrigation of golf courses and turf areas within new development subject to site analysis. Where effluent or reclaimed water is not physically available, groundwater use for irrigation is permitted provided the groundwater consumption is offset when practicable through Central Arizona Project water replenishment or recharge.
  - 2. All turf irrigation shall be through the use of reclaimed water when such water

becomes available for wholesale purchase from a public effluent system.

3. Effluent shall be properly treated and used in such a manner that it will have no adverse impact on the quality of existing ground water as determined by the Pima County Department of Environmental Quality.
  4. Restrict further growth of golf course communities proposals by weighing effluent use as irrigation against its use as potential groundwater recharge.
- H. Prevent subsidence -- A suggested implementation strategy is that reclaimed water be used to recharge subsidence prone areas.
  - I. Restore and preserve natural areas -- Implementation of this strategy could include floodplain acquisition, purchase of development and water rights, and limitations on rezonings.
  - J. Construct wetlands and riparian areas -- Use of reclaimed water or CAP is suggested. Recharge projects are also suggested as an implementation method to realize this strategy.
  - K. Protect remote basins -- Pursue options such as purchase of development or water rights, limitations on rezonings consistent with carrying capacity, and limitations on golf course uses.
  - L. General approach -- Pima County does not have enough water to satisfy the demands of a population which grows continually into the indefinite future and to provide adequate water for habitat and riparian needs unless changes are made. A regional approach to water management will help in making potential problems more manageable.

#### 4. Open Space Element Regional Plan Policies

State law requires planning for open space as part of the comprehensive plan. At the same time, it states in Section 11-824 (F) that "In applying an open space element or a growth area element of a comprehensive plan a county shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner." This provision limits the open space element of the comprehensive plan to a description of the existing resource base.

#### 5. Growth Area Element Regional Plan Policies

- A. Mixed use planning shall be encouraged in designated growth areas and areas with community-wide commercial activity that have opportunities for multimodal transportation.
- B. The current growth area profile shall be reviewed during the review of a development proposal. Infill and redevelopment proposals within a growth area shall attempt to create a

mix of uses most beneficial to encourage multimodal transportation opportunities and be coordinated with any current or planned transit stop locations.

- C. Development proposals shall be evaluated for their potential to increase the mix of uses within the growth area and create a demand for residential density and a commercial base that supports a multimodal transportation option.
- D. Development proposals shall be reviewed for potential pedestrian and bicycle access opportunities among surrounding land uses.
- E. Development proposals shall be designed to add architectural attractiveness to the area and to protect the character and privacy of adjoining existing residential areas.
- F. A residential proposal shall attempt to increase densities to not less than eight residences per acre within an evolving mixed use area and provide a variety of housing types, costs, and ownership concepts.
- G. A commercial proposal's design may support a local and community customer base and shall create multimodal transportation options within the growth area.
- H. The City of Tucson shall be designated as a growth area of Pima County.

6. Environmental Element Regional Plan Policies

**A. WATER QUALITY**

- 1. Groundwater Quality Policies
  - a. Encourage the protection of groundwater quality within the framework of federal, state, and local laws, regulations, and guidelines that govern water quality.
  - b. Continue to assess soil and groundwater quality in the vicinity of all County-owned sites of concern, including landfills.
  - c. Monitor soil and groundwater, develop and implement cleanup strategies.
  - d. Continue to operate existing remediation systems and continue existing monitoring programs, or implement new programs to protect groundwater quality at County facilities that have the potential to impact groundwater.
  - e. Continue to ensure septic systems are installed and maintained in accordance with applicable federal, state and local requirements.
  - f. Encourage coordination among County departments that use or generate hazardous materials and waste to institute pollution prevention policies and practices.
  - g. Implement practices that reduce the generation of wastes that could impact

groundwater quality and implement spill management plans.

2. Natural Waterbody Quality Policies

- a. Evaluate planned activities within the County relative to their cumulative impacts and compliance with state water quality standards. Strive to minimize human impact to aquatic and riparian ecosystems from development, roads, and trails.
- b. Encourage land use decisions that maintain the function and quality of watercourses and areas designated in the Sonoran Desert Conservation Plan as riparian and aquatic habitat. Land use proposals should be evaluated as to their potential to cause water quality degradation.
- c. Further protect surface water from degradation through land use planning to limit the potential for unforeseen discharges and review emergency response plans for existing transportation corridors.
- d. Work with the appropriate entities to ensure suitable stream flows that maintain channel morphology and function, support hydrological connected wetlands and promote biological diversity in these systems.
- e. Evaluate land use proposals including transportation as to their potential impact on water quality. County and utility roads should be graded and maintained in such a way as to reduce side-casting of material into streams or watercourses.

3. Stormwater Quality Policies

- a. Promote land use policies and best management practices that protect the quality of stormwater runoff where a receiving waterbody is a perennial or intermittent stream with habitat for native aquatic species.
- b. Continue to comply with Clean Water Act stormwater permit requirements.
- c. Continue to operate and manage County-owned facilities and properties in a manner that does not degrade stormwater quality.
- d. Continue to implement the Floodplain and Erosion Hazard Management Ordinance to manage and purchase lands in the regulatory floodplain areas to enhance overall watershed management.
- e. Continue to implement the Watercourse and Riparian Habitat Protection and Mitigation Requirements Ordinance to protect endangered natural riparian areas.
- f. Continue to comply with requirements for pollutant control at landfills.

**B. NATURAL RESOURCES**

1. Conservation Lands System

The Environmental Planning Element calls for analysis, planning and strategies to address anticipated effects of plan elements on natural resources associated with proposed development under the comprehensive plan. The policies and strategies to be developed under this element shall be designed to have countywide applicability. The Elements of the Sonoran Desert Conservation Plan reflect Pima County's analysis, planning and strategies for natural and cultural resource protection.

Under a Regional Conservation Lands System, regional plan policies reflect the variety of land uses and ownership that are reserved, including: (1) Federal Lands Reserve; (2) County and State Parks Reserve; (3) Scientifically Significant Reserve Lands; (4) State Land Reserve; (5) Ranch Productive Reserve Lands; (6) Resource Extractive Lands; and (7) Urban Development Lands.

Regional Plan Policies for the Conservation Lands System protect natural resources according to their value. Intensity policy guidance ensures that new rezoning and specific plan requests, time extension requests for rezonings, requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes, requests for Comprehensive Plan amendments, Type II and Type III conditional use permit requests, and requests for waivers of the subdivision plat requirement of a zoning plan approved within the Conservation Lands System conform with the intensity that is appropriate to protection of resources. In order to facilitate recovery of these species, new applications subject to the policy will be evaluated against the following criteria to determine their appropriateness:

- a. Mesoriarian and riparian linkage areas should be retained at a minimum of 95 percent of their current level, including all riparian linkage areas (streambed and associated upland) as delineated by the Science Team within the biological reserve, and all washes with a discharge value of 250 cubic feet per second or larger regardless of whether such wash is located within or outside the biological reserve boundaries.
- b. Biological core areas should be retained at a minimum of 80 percent of their current level, and proposed land uses should achieve actual conservation for the species that occupy the landscape.
- c. Multiple use areas should be retained at a minimum of 75 percent of their current level, and proposed land uses, particularly in the recovery area, should achieve actual conservation for the species that occupy the landscape.
- d. Urban buffer areas should be retained at a minimum of 60 percent of the current level with housing densities remaining at or below the 1 house per 3.3 acre level.
- e. Urbanizing areas, typically not found within the Conservation Lands System, constitute a fifth tier that should be retained at a minimum level of 30, unless such area is designated a Growth Area and subject to related policies as part of the Comprehensive Plan.

New rezoning applications that require submittal of a Rezoning Site Analysis will include supplemental information in the site analysis that provides (1) mapped and descriptive documentation of the natural resources of the area applicable to the site; (2) mapped and descriptive explanations as to what extent natural resource disturbance will occur, if at all, and how actual

conservation will occur as part of the development; and (3) a conceptual mapped and narrative demonstration of compliance with conservation ordinances of the Pima County Zoning Code.

The Biological Impact Assessment Report and the Rezoning Site Analysis shall be sufficiently specific to ensure that adequate biological information, including mitigation ratios where appropriate and feasible, is available to assess rezoning proposals.

Actual conservation means a demonstration of in-place conservation or mitigation defined as acceptable according to adaptive management guidelines of the Sonoran Desert Conservation Plan and includes siting of development in the least sensitive portions of property with dedication of conservation easements or donation of any remaining open space to the County or other conservation entities to be approved by Development Services staff.

## 2. Regional Trail System

The proposed regional trail system, as identified in the Eastern Pima County Trail System Master Plan (EPCTSMP) is a blueprint for a public trails network. The network will expand on the existing and planned river park system, and is intended to include natural tributary washes and upland segments, and road and utility rights-of-way that together will form an interconnected system linking urbanized areas with surrounding public preserves. Successful implementation of the Eastern Pima County Trail System Master Plan will require a collaborative effort between Pima County, local jurisdictions and land managing agencies.

- a. Dedication of High Priority Trail System Elements: High priority trail system elements, as identified in the EPCTSMP and approved by the Department of Natural Resources, Parks and Recreation, shall be given a high priority for acquisition by Pima County for the regional trail system. Based on the priority status of the trail system element, as determined by the Department of Natural Resources, Parks and Recreation, dedication of particular trail system elements shall be required as a condition of rezoning approval. Examples of high priority trail system elements include, but are not limited to, primary trails identified in the EPCTSMP, trail corridors that link individual public lands units, connect public lands with existing or planned river parks, create local trail linkages to parks, schools, or activity centers, or provide public access to established public lands trails.
- b. Regulatory flood-prone areas, which are dedicated as drainage easements to the Flood Control District and which are identified as candidate trails on the EPCTSMP, shall also be dedicated to Pima County to allow additional uses such as recreational and equestrian activities.
- c. Dedication of high priority trail corridors, trail access points, and associated staging areas for public use shall be negotiated by the Department of Natural Resources, Parks and Recreation. Any fencing of the trail corridor shall meet the specifications of the Department of Natural Resources, Parks and Recreation and said specifications shall be included as a condition of rezoning or specific plan approval.
- d. Trails Access--Vehicular Access to Public Land Trailheads: Vehicular access to trailheads at public preserve boundaries shall be promoted, based on a determination by the public lands manager and the Department of Natural Resources, Parks and Recreation. In those cases where road access to public lands trailheads is deemed critical, dedication of public road rights-of-way and associated parking and equestrian staging areas shall be required as a condition of rezoning or specific plan approval.
- e. Trails within the Project Site: (1) Where appropriate to the scale and nature of the

planned development and its location relative to inventoried trail system elements, trails and paths within the project site shall connect with the regional system to provide open space and recreational opportunities for planned community residents. The developer and the Department of Natural Resources, Parks & Recreation will determine application of this policy; (2) If the project site contains a route identified on the EPCTSMP that provides irreplaceable access to a public preserve boundary, public access through the site shall be provided.

7. Cost of Development Element Regional Plan Policies

- A. Establish Urban Service Area and Urban Expansion Area districts which collectively cover areas within the urban area. As a means of implementing the establishment of Growth areas and urban areas, Urban Service Area districts should be established, using the existing sewer system service area as a starting point. These districts would identify where public facilities will be provided in the near and far future and at what levels. Thus, for example, the County may focus its efforts at providing necessary infrastructure to the identified Growth Areas, while allowing infrastructure improvements in other urban areas. It may also establish time lines when facilities will be expanded into areas which may become urbanized in the future.
- B. Determine minimum Level-of-Service Standards, specific to each Urban Service Area Urban Expansion Area, for selected public infrastructure and facilities.
- C. Establish a formal Concurrency Management System. A formal permit review procedure should be established to allow the County to coordinate a determination of the individual and cumulative impacts each proposed development request will have on each of the minimum level-of-service standards identified for the urban service/expansion area where the development request is located.
- D. Establish a scale of development assessment fees to finance necessary public infrastructure and facilities. Once the built-out projections of a given Urban Service Area or Urban Expansion Area has been used to calculate its total public infrastructure requirement, a total cost estimate for the area's public infrastructure can be completed. This total infrastructure cost estimate can then be used to establish equitable developer-assessment fees for each area.