

**DRAFT**



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# **Board of Supervisors Memorandum**

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October 9, 2001

## **Sonoran Desert Conservation Plan Progress Report and Update**

### **Introduction**

On March 19, 2001, I sent a memorandum to the Board describing the preliminary scientifically preferred biological reserve. This memorandum and attached exhibit reflected the best information available at the time as to the composite land areas of Pima County that contained biological resources of value. The map attached to the memorandum became known as the "purple map" and has been interpreted by those who oppose the Conservation Plan as an area of "no development." Such is and was a misrepresentation of the information provided to the Board regarding the scientifically preferred biological reserve. What the reserve signified were areas of the County that contain biological resources of value. There was no differentiation of areas of high or low biological resource value in the "purple map." The map simply represented a composite of lands that contain biological resources that deserve some consideration for preservation and/or a certain level of protection. There was no indication in any of the material that I transmitted to the Board that specific resource preservation standards would be applied to this area.

A great deal of additional information is now available regarding the area designated as containing biological resources. The Science Technical Advisory Team and others working on the Conservation Plan have, for the last six months, worked on differentiating the resources within this area and assigning biological resource values to the "purple map." To this extent, this additional information now continues to refine the Sonoran Desert Conservation Plan, and begins to allow informed judgements regarding future uses of lands within the areas of biological sensitivity.

### **Restatement of Basic Sonoran Desert Conservation Plan Objective**

As the Board knows, there has been a lot of debate and discussion among the development community with regard to what the Sonoran Desert Conservation Plan actually represents. Unfortunately, there are a number of individuals who appear to be misrepresenting the Plan. Such is to be expected and should not be an area of concern. To restate the Plan's fundamental objective, I will restate what the Board has stated countless times on this matter.

"The Sonoran Desert Conservation Plan is a comprehensive, local planning initiative to conserve the County's most valued natural and cultural resources, while accommodating the inevitable population growth and economic expansion of the community."

This Plan is not about federalizing local land use regulation, bowing to the supremacy of the federal government and the Endangered Species Act, making ranching a more difficult economic activity, or imposing the environmental ethic of the County on other local governing jurisdictions. It is about creating a sustainable community that respects our natural resources and southwestern culture and heritage, thereby preserving our quality of life and unique quality of place.

### **Putting the Federal Endangered Species Act Section 10 Permit in Perspective**

I have heard, on a number of occasions, that the primary objective of the Sonoran Desert Conservation Plan is to achieve a Section 10 permit as allowed in the federal Endangered Species Act to permit certain levels of incidental take of an endangered species and a number of other species that are listed or could be candidate endangered species in the future. While this obviously is one purpose for the Plan, it is not the main or only purpose.

The Conservation Plan and its implementation is a long-term effort designed to continue the natural resource conservation efforts of the County that have existed since 1930. While I am sure that we would like to take credit for a novel and new idea, there is nothing new or novel about the Sonoran Desert Conservation Plan. Generations before us have been concerned about conserving the culture, history, heritage and natural resources of the west.

The Conservation Plan that is now before the Board integrates and formalizes the prior actions of other Boards of Supervisors and brings a common vision to the purpose of resource conservation. It cannot be imposed by the federal government through compliance actions with the Endangered Species Act. It can only be implemented through the local initiative of the Board and others who desire to preserve the values and the quality of life that have made Pima County a unique place to live in the Sonoran Desert.

### **Differentiated, Scientifically-Preferred Biological Reserve**

The "purple map" has evolved greatly in the planning process. The Science Technical Advisory Team and staff of the County should be commended on advancing what was a general concept of lands that had some level of biological significance to a differentiated biological reserve where the biological resources are ranked in level of importance, and that the net result of differentiation is to establish a framework for designing a Conservation Lands System for eastern Pima County. This Conservation Lands System is our first draft attempt to place value on conserving natural biological resources of the County. This System must be followed by similar priorities for cultural and historic resources, ranching, riparian and mountain parks. The differentiation ranges from high-resource biological systems such as mesoriparian corridors, to systems of lower value such as Sonoran Desertscrub Creosote-Bursage.

In addition, the number of square miles of eastern Pima County that fall within the system has been identified. The proposed Conservation Lands System should substitute for the "purple map" that was produced in March of 2001. This System is identified as Map 1. It is now the best information available to the Board and staff upon which to make future land use and conservation decisions.

### Presently Secured Conservation Land System

The County has received some criticism from development and real estate interests regarding the cost of the Sonoran Desert Conservation Plan. This criticism, I believe, is both unfounded and unfair. Approximately 50 percent of the conservation objectives of the Sonoran Desert Conservation Plan have been or will be met through those Cooperative Agreements that the Board has already entered into with federal land and resource management agencies. The Board has entered into Cooperative Agreements with the United States Department of the Interior (December 3, 1998), the Tohono O'odham Nation (December 11, 1999), the United States Forest Service (December 5, 2000), the Metropolitan Domestic Water Improvement District (December 12, 2000), the United States Bureau of Reclamation (December 12, 2000), the United States Bureau of Land Management (December 12, 2000), the National Park Service (December 12, 2000), the United States Fish and Wildlife Service (December 12, 2000), and the United States Environmental Protection Agency (April 17, 2001), that indicate a common purpose between the federal agency and the County with regard to natural resource and cultural conservation. Through these Cooperative Agreements that have been entered into between the County and federal agencies, 50 percent of the Conservation Plan objectives have been completed without the expenditure of a single local taxpayer dollar. Map 2 indicates the federal lands that have been secured as a result of our close cooperation with federal agencies.

### The Importance of Continued Ranching

There should be no mistake about the vital importance of continued ranching in eastern Pima County as part of a coherent conservation plan strategy. Active ranching with valid state or federal grazing leases covers a significant portion of the rural portion of eastern Pima County. Ranching in these areas with little infrastructure for urban land conversion should be encouraged and, if necessary, the cost of continuing traditional ranching operations subsidized by the County. Today there are no federal or state policies or funding sources that encourage long-term continuation of traditional ranching activities. As indicated in the previous section, 50 percent of the land conservation system goals have been achieved simply through entering into cooperative agreements with various federal land agencies situated in Pima County. Another 1,423 square miles of conservation can be achieved by retaining, in place, private land ownership of rural ranching activities. Such would require a number of actions by Pima County, including, but not limited to, possibly subsidizing state and federal leasing costs, purchase of development rights, and, if necessary, outright fee simple purchase of private lands with life estates and consecutive life estates being granted present ranchers. I realize that this activity may be opposed by some with certain anti-grazing positions. However, preserving ranching as a traditional economic activity using scientific standards through state-of-the-art adaptive management practices is, in my view, the best way to retain the heritage and culture of the west while at the same time promoting the development of a Conservation Lands System as proposed by the Sonoran Desert Conservation Plan. Realistically, another 44 percent of the conservation land system in the unincorporated area can be achieved by fostering, facilitating, encouraging and, if necessary, subsidizing traditional ranching activities. Map 3 reflects that 94 percent of the biological reserve landscape can be achieved through the Conservation Lands System, with biological goals achieved or maintained through the cooperative establishment and implementation of adaptive management standards.

**Local Jurisdiction Involvement with the Differentiated Scientifically Preferred Biological Reserve**

Much has been made of the lack of cooperation or participation by local governmental jurisdictions, including the City of Tucson, Town of Marana, and Town of Oro Valley. This lack of participation and cooperation is not relevant to the County's Sonoran Desert Conservation Plan. Map 4 indicates the involvement of each jurisdiction with the differentiated scientifically preferred biological reserve. In aggregate, the lands involved in the incorporated jurisdictions mentioned previously amount to less than 3 percent of the area under consideration for some level of conservation. Hence, the jurisdictions have less than 3 percent of the biological resources desired for conservation consideration. The unincorporated area of eastern Pima County contains 97 percent of the differentiated scientifically preferred biological reserve. It has also been suggested that these jurisdictions will be called upon through County governance to pay for a portion of the actions required of the Conservation Plan. The unincorporated area of Pima County that is the exclusive domain of the Board of Supervisors regarding land use decisions contains approximately half of the assessed value of the County. Hence, the Board of Supervisors has jurisdiction over 97 percent of the natural resources of Pima County, as well as the entire fiscal capacity of the County, and every registered voter living in Pima County votes, or has the opportunity to vote, in electing the Board of Supervisors, who govern all County actions. Therefore, the County must continue a role of leadership in the Conservation Plan, both from the perspective of percent of natural resources to be protected, as well as the fiscal capacity to pay, if necessary, for said resource protection.

**State Trust Lands and the Sonoran Desert Conservation Plan**

The present uses of State Trust lands are consistent with the Sonoran Desert Conservation Plan. Map 5 indicates State Trust lands, both within the differentiated scientifically preferred biological reserve, as well as those State lands that lie outside of such an area. The predominant use of State Trust lands within the differentiated biological reserve is for ranching. These uses are compatible with the Conservation Plan and can be perpetuated in the biological reserve. State lands lying outside of the biological reserve should be released for urban development. If the State acts responsibly, they have an opportunity to release sufficient State lands for urban development and support the concept of Growing Smarter without financially gouging future Pima County residents by withholding the release of State land only for the purpose of increasing their land values. Stated simply, the State should not cause a housing shortage by not selling State Trust lands that are suitable for development.

**Coordination of the Sonoran Desert Conservation Plan with the Update of the County Comprehensive Plan**

Population growth is directly related to urban expansion, and is also directly related to resource losses. The comprehensive land use plans of the County are to provide for urban expansion. Given continued population growth will consume additional lands in the unincorporated area, it is appropriate that the scientific findings of the Conservation Plan related to biological resources be used in developing the future comprehensive land use plan for Pima County. This update was

mandated by Growing Smarter legislation of the State. This legislation expounds the virtues of compact form development activity (11-821(c)(1)(b)). Clearly the Arizona Legislature and Governor, by enacting this legislation, endorsed the principles of the Conservation Plan as stated previously in this memorandum. Surprisingly, there are few conflicts between the 1992 Comprehensive Plan of Pima County and the science-based biological reserve. Map 6 indicates the 1992 Comprehensive Plan superimposed over the differentiated scientifically preferred biological reserve. Planning is about adapting to changed circumstances and conditions. Clearly, over the years the principles upon which the County's 1992 Comprehensive Plan were based have changed. Map 6 indicates the obvious conflicts between the 1992 Comprehensive Plan and the 2001 science-based findings of the Sonoran Desert Conservation Plan. It is appropriate and reasonable that these 2001 findings be used to formulate the update to the Comprehensive Plan of Pima County as mandated by the Arizona Legislature. Application of these scientific findings will undoubtedly result in what could be known as "down-planning" of certain areas that were previously planned for intensive urban uses that are clearly in conflict with the 2001 biological scientific findings of the Conservation Plan.

Over the next two months the Comprehensive Plan of Pima County will evolve through a number of land use panel meetings. To date there have been 22 land use panel meetings conducted in Pima County, and 18 more are scheduled. With input from the land use panel, staff is prepared to recommend to the Planning and Zoning Commission, as well as the Board, a staff recommended Comprehensive Plan that is in harmony with the present science-based findings of the Sonoran Desert Conservation Plan.

#### **Rhetorical Obstacles to the Conservation Plan**

Recently there has been expressed certain levels of opposition to the Conservation Plan. This debate is welcomed as it focuses public discussion on the Conservation Plan. In reviewing all of the criticism leveled at the Plan, there appear to be two common themes. First, the Plan is too costly, and second, that implementing a conservation plan will destroy affordable housing opportunities. Below are a series of excerpts from the official publications of the Southern Arizona Home Builders Association.

*"The SDCP is not just a conservation effort. It is a policy that hurts affordable housing and the area's overall economic strength." (SAHBA Blue Print, June 2001, 80% of Open Land Deemed Worthless by Pima County)*

*"Artificially higher home prices and a falling supply of affordable land combine to shut out many low-income buyers. Then, what happens to minorities when you throw in the \$500 million Sonoran Desert Conservation Plan? Because of the efforts of a small number of environmental activists, the County Board of Supervisors is restricting land for a large number of people. Proportionally, the political agenda of the environmentalists and the County will hurt minority families in our community the most." (Southern Arizona Home Builder, September 2001, Affordable Housing a Nightmare for Tucson's Minorities, by Alan Lurie)*

"The press has reported that the SDCP may be too expensive to implement. Why then should we tie a 'could-be' \$500-million SDCP that may be finished in 2002 to a land use plan that must be completed in 2001? ... I have been told that if the two plans are united and the Land Use Plan included the Biological Reserve Map, the Fish and Wildlife Service issues an incidental take permit, we may have a federalized Comprehensive Plan." (SAHBA Blue Print, July 2001, *Cut the Ties: Separate the SDCP from the Comprehensive Plan*)

"The National Association of Home Builders (NAHB) executive committee voted to provide political and financial support to help us fight land abuses, like the Sonoran Desert Conservation Plan. As the 11th most powerful lobbying group in the nation, NAHB's support is most welcome." (SAHBA Blue Print, October 2001, *National Support is on the Way*, by Terry Klinger)

"After three years of closed-door preparation by Pima County government, the Plan remains flawed. It is based on bad science. Citizens and stakeholders have not been allowed to have meaningful input. There is little consensus about the purpose; the cost to taxpayers is unbelievable." (SAHBA Blue Print, October 2001, *The 4 Fatal Flaws of the SDCP*)

On the issue of being too costly, it has been widely reported in the media that the Sonoran Desert Conservation Plan could cost as much as \$500 million to implement. The actual cost of implementation is unknown due to the varying strategies that can be undertaken to implement the Plan and hence reduce costs. Assume that the \$500 million estimate is accurate. To meet the regional transportation needs of Pima County in the next 20 to 30 years will require funding as high as \$10.5 billion, or 20 times the amount to implement the Conservation Plan. Surely if the Conservation Plan cannot be afforded at \$500 million, then solving our long-range regional transportation needs at 20 times the cost will also be too costly for the present and future taxpayers of Pima County. While \$500 million is a lot of money, it needs to be put in perspective. In the last 20 years and the next 5 years, Pima County alone has or will spend in the range of \$2.6 billion in public infrastructure improvements. Furthermore, the County alone has spent over \$125 million in the last 25 years on acquiring open space for the primary purpose of conservation and preservation.

Yes, \$500 million is a lot of money, but when put in perspective, to spend this amount on conservation purposes over the next 20 years is achievable when considering that we will probably spend several billion dollars on transportation and other public infrastructure over the next 20 years.

Has housing declined significantly in the last three years during discussion of the Conservation Plan? For a perspective on housing activity, Table 1 below shows the total number of single-family, multi-family, and mobile home housing permits issued over the decade of 1990 to 2000.

**Table 1**

**Single Family, Multi-Family and Mobile Home Housing Units  
 Permitted in Pima County - 1990-2000**

	<u>Unincorporated Pima County</u>	<u>Tucson</u>	<u>South Tucson</u>	<u>Marana</u>	<u>Oro Valley</u>	<u>Sahuarita</u>	<u>Total</u>
1990	1,661	881	11	85	481	0	3,119
1991	1,963	980	2	45	539	0	3,529
1992	3,100	1,367	3	61	698	0	5,229
1993	3,761	2,694	22	257	890	0	7,624
1994	5,127	3,674	9	506	2,059	0	11,375
1995	4,345	3,522	6	315	1,138	0	9,326
1996	3,693	2,922	21	336	729	27	7,728
1997	3,689	3,038	6	602	882	58	8,275
1998	3,373	4,179	13	939	947	70	9,521
1999	3,864	4,125	10	1,039	1,135	231	10,404
2000	3,505	4,282	10	779	1,001	111	9,688
<b>Total</b>	<b>38,081</b>	<b>31,664</b>	<b>113</b>	<b>4,964</b>	<b>10,499</b>	<b>497</b>	<b>85,818</b>

The level of permitting in unincorporated Pima County, where most of the conservation planning efforts are directed, has averaged approximately 3,600 units per year over the last three years. This is approximately twice the average of the first two years of this decade. In total, 86,000 housing units have been added in Pima County between 1990 and 2000. Housing starts and housing activity is much more sensitive to national and state economic activity as opposed to local environmental regulation. There has never been, nor is there contemplated to be, a limit on the number of housing permits issued within the County as has occurred in other areas of the country.

In terms of affordability, Table 2 below provides the median price of a new home over the period of 1991 to 2001, along with annual increases in price, as well as the average long-term 30 year mortgage interest rate for each year. In 1991 the median price of a new residential home of \$106,035 could be afforded by only 34 percent of the households in Pima County, according to income data available from the 1990 census. In 2001, the median price home of \$152,327 can only be purchased by 33 percent of the households in Pima County, according to the year 2000 Census.

Table 2

**New Residential Sales Prices and Average Mortgage Rate**

<u>Year</u>	<u>Median Price</u>	<u>Percent Change</u>	<u>Average Mortgage Rate</u>	<u>Percent Change</u>
1991	\$106,035		9.25	
1992	\$105,371	-1	8.40	-9
1993	\$110,721	5	7.33	-13
1994	\$124,846	13	8.36	14
1995	\$127,156	2	7.96	-5
1996	\$127,524	0	7.81	-2
1997	\$127,853	0	7.60	-3
1998	\$128,021	0	6.94	-9
1999	\$131,960	3	7.43	7
2000	\$137,625	4	8.06	9
2001	\$152,327	11	7.07	-12

Clearly, housing is as unaffordable today for two-thirds of the population as it was in 1991, seven years before the conservation planning process started. The conservation planning effort has done nothing to make housing less affordable to a majority of the population in Pima County. Present housing costs generally reflect the free market and have not been significantly influenced by governmental regulation and protection of the environment.

Another factor contributing to the affordability gap is that the characteristics of single family homes have changed over time. The average square footage of single family residences has more than doubled since 1950.

- At the national level, data reflects that in 1950 approximately 62 percent of the homes were less than 1,200 square feet, while in 1999, 34 percent of new homes were 2,400 square feet or more in size.
- The average number of bedrooms has gone from two in 1950 to three in 2000.
- Less than one half of the homes had a garage or carport in 1950, but by 1999, approximately 65 percent of homes had a two-car garage, while 16 percent have a three-car garage.

Finally, questions such as “who constitutes the local home buyer market?”, and “what has their experience been recently?”, need to be asked together. We have discussed that the local real estate and homebuilders have tailored their product to the high end income earners. Recently these buyers have not experienced an affordability gap.

Two simple conclusions can be drawn from the previous information. First, the real estate and homebuilding interests in Pima County have not been concerned with the majority of the community that is unable to afford the average home. The market exists for high income earners. Second, for the high income earners, which is the market the local industry tailors its product to, the housing market has not been made less accessible because of government regulations. Housing costs have risen due to the operation of market forces, but high earners have experienced an increase in income that has kept pace with the increased cost of housing.

### **Next Steps and Continuous Conservation Planning**

The first policy initiatives of the Board of Supervisors for the Sonoran Desert Conservation Plan were begun in 1998. Just last year, from the April 1, 2000 Census to July 1, 2001, Pima County's population increased by 26,800 persons. Since the end of 1990 to the end of 2000, 86,000 housing units have been added to the region. Even as planning for the Conservation Plan has advanced in the last three years, over 30 square miles of Sonoran Desert have been converted to urban uses. Such will continue in the future. The primary objective of the Conservation Plan is to accommodate the urban conversion of the Sonoran Desert where the permanent loss of natural and cultural resources are minimized. To reach this objective, the following next steps in the Conservation Plan are necessary:

- **Complete National Peer Review of Science** - The detailed work of the Science Team and consultants has undergone several rounds of peer review by a team of species experts. The County also has committed to national expert peer review of the overarching science and technical process.

Review will take place this fall, although the scientific basis for the Sonoran Desert Conservation Plan has been under peer scrutiny from the beginning and we will continue to invite review and oversight. Because biological science is not an exact science in the way that mathematics or physics are, there can be divergent professional opinions. This is the very reason that we have formed a large contributing group of scientists who we will invite to continue working on the Sonoran Desert Conservation Plan once it is implemented. It is the preponderance of expert scientific opinion that must be formulated. The technical process of the Sonoran Desert Conservation Plan is generating just this result.

- **Complete Comprehensive Plan Update that Conforms to Science Planning of the Conservation Plan** - In September of 2000 the Board directed staff to undertake an update of the 1992 Pima County Comprehensive Plan, reflecting the land use concepts, policies and principles of conservation identified in the draft Preliminary Sonoran Desert Conservation Plan.

The factual information supporting both the urban and conservation planning processes demonstrates that the goals of each are not at odds. A commitment by Pima County to improve the quality of the built environment and the functionality of the conserved environment will improve the status of the region's fiscal, natural, and cultural resources. The Conservation Lands System and urban land systems that will result from these processes are physically interdependent, with the Conservation Lands System serving as a form-maker for our current and future urban landscapes.

The draft Comprehensive Land Use Plan will be forwarded to the Board after the fourth set of Land Panel meetings ends next week, and a sixty day comment period that includes additional Land Panel meetings and public hearings will follow. As scheduled in the work plan adopted by the Board, the draft Comprehensive Land Use Plan Update will be before the Board in December of 2001.

- **Amend Interim Policies** - Interim policies in place during the conservation planning process should be amended to reflect regional and special area policies that are in force or will be adopted as part of the Comprehensive Plan Update.

Under a Regional Conservation Lands System, regional plan policies should 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 should protect natural and cultural resources according to their value.

1. Mesoriparian areas and natural and cultural high value resources deserve the highest protection.
2. Biological core, priority conservation and recovery areas require the second highest level of protection.
3. Multiple use and landscape linkage areas establish a third tier of protection.
4. Urban buffer areas are a fourth tier of protection.
5. Urbanizing areas constitute a fifth tier.

Resource extraction areas should begin to have recovery and reclamation planning take place. Interim and long-term policies should be framed within the regional Conservation Lands System.

- **Continue Environmental Impact Statement Process for the Multi-Species Habitat Conservation Plan** - For several months the Steering Committee of the Sonoran Desert Conservation Plan has been meeting to discuss their structure and decision making process. This has delayed development of the Environmental Impact Statement since the role of the Steering Committee is to recommend a preferred alternative for the Multi-Species Habitat Conservation Plan to the Board. Having dedicated several months to process issues, the Steering Committee will soon be ready to participate in alternatives analysis. The expert community, technical teams, and staff members are prepared to begin such discussions with the Steering Committee. The initial work of the Science Team, Ranch Team, and Cultural Resource Team is essentially completed, and these Teams are moving on to program and implementation matters. It will be important for the Steering Committee to become engaged in substantive discussions as soon as possible.

- **Develop Priority Strategies to Preserve Ranching** - The Ranch Technical Advisory Team has hosted a series of workshops on topics including purchase of development rights, adaptive management, and tax and estate planning. A number of individual ranchers have expressed interest in selling development rights and participating in management and monitoring programs. It is time to prioritize and prepare for implementation of these and other strategies that will lead to ranch conservation and long-term collaborative relationships with the ranch community.

**Recommendation**

It is recommended that the Board of Supervisors:

1. Provide any direction desired to alter or modify the next steps identified in the process which continue the development of a local preferred conservation plan, and
2. Direct the Steering Committee for the Sonoran Desert Conservation Plan to continue formulating alternatives for the Multi-Species Habitat Conservation Plan Section 10 permit and begin forwarding progress reports to the Board on a quarterly basis on topics related to process, committee membership, and the preferred alternative for the Section 10 permit, with the first progress report prepared in time for the Board's November 27, 2001 Study Session.

Respectfully submitted,

  
C.H. Huckelberry  
County Administrator

CHH/jj (October 4, 2001)

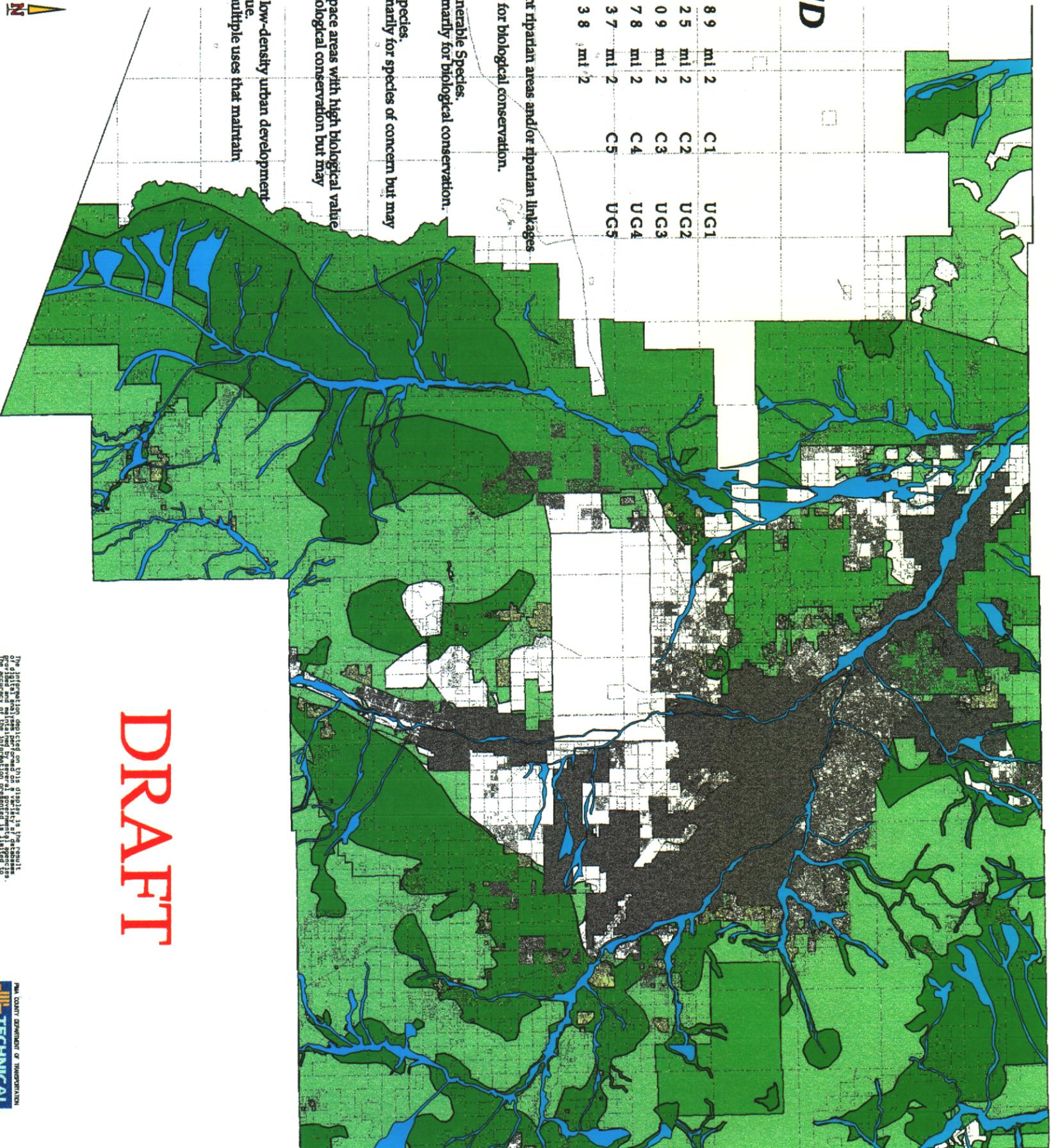
Attachments

# (1) Conservation Lands System - Unincorporated Pima County

## LEGEND

	Parcel Base		
	Incorporated Areas		
	Linkages	289 mi <sup>2</sup>	C1 UG1
	Biological Core 1	1,025 mi <sup>2</sup>	C2 UG2
	Recovery Core	709 mi <sup>2</sup>	C3 UG3
	Multiple Use	1,178 mi <sup>2</sup>	C4 UG4
	Urban Buffer	37 mi <sup>2</sup>	C5 UG5
	<b>TOTAL</b>	<b>3,238 mi<sup>2</sup></b>	

- C1 - Linkages Criteria:** Intrinsically important riparian areas and/or riparian linkages between existing reserves.  
**UG1 - Linkages Use Goal:** Manage primarily for biological conservation.
- C2 - Biological Core Criteria:** 5+ Priority Vulnerable Species.  
**UG2 - Biological Core Use Goal:** Manage primarily for biological conservation.
- C3 - Recovery Core Criteria:** USFWS listed species.  
**UG3 - Recovery Core Use Goal:** Manage primarily for species of concern but may include other land uses.
- C4 - Multiple Use Criteria:** Primarily open space areas with high biological value  
**UG4 - Multiple Use Use Goal:** Manage for biological conservation but may include other land uses.
- C5 - Urban Buffer Criteria:** Open space and low-density urban development areas with high biological value.  
**UG5 - Urban Buffer Use Goal:** Manage for multiple uses that maintain biological values.



**DRAFT**



Scale 1:160,000

The information depicted on this display is the result of a data analysis performed on a variety of databases. The accuracy of the information presented is limited to the accuracy of the data provided to the County Department of Planning and Development. The County Department of Planning and Development is not responsible for the accuracy of the information depicted herein.

This project is subject to the Department of Transportation

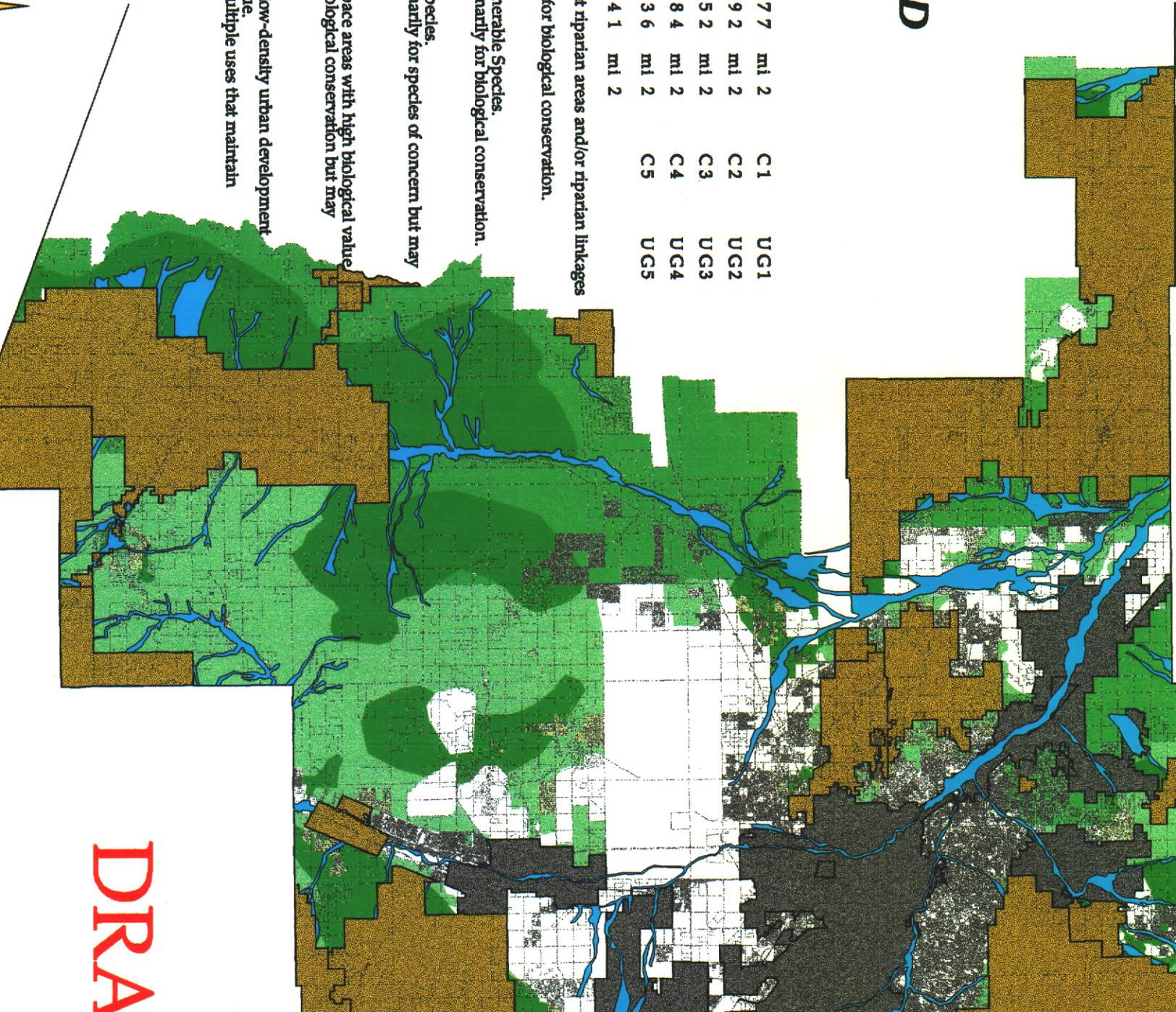


Pima County Technical Services  
 201 North Stone Avenue - 9th Floor  
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 TSPD / www.dot.co.pima.az.us

# LEGEND

	Parcel Base		
	Existing Preserves		
	Incorporated Areas		
	Linkages	177 mi <sup>2</sup>	C1 UG1
	Biological Core	592 mi <sup>2</sup>	C2 UG2
	Recovery Core	352 mi <sup>2</sup>	C3 UG3
	Multiple Use	484 mi <sup>2</sup>	C4 UG4
	Urban Buffer	36 mi <sup>2</sup>	C5 UG5
	TOTAL	1,641 mi <sup>2</sup>	

- C1 - Linkages Criteria: Intrinsically important riparian areas and/or riparian linkages between existing reserves.
- UG1 - Linkages Use Goal: Manage primarily for biological conservation.
- C2 - Biological Core Criteria: 5+ Priority Vulnerable Species.
- UG2 - Biological Core Use Goal: Manage primarily for biological conservation.
- C3 - Recovery Core Criteria: USFWS listed species.
- UG3 - Recovery Core Use Goal: Manage primarily for species of concern but may include other land uses.
- C4 - Multiple Use Criteria: Primarily open space areas with high biological value.
- UG4 - Multiple Use Use Goal: Manage for biological conservation but may include other land uses.
- C5 - Urban Buffer Criteria: Open space and low-density urban development areas with high biological value.
- UG5 - Urban Buffer Use Goal: Manage for multiple uses that maintain biological values.





# LEGEND

	Tucson	Marana	Oro V.	Sahuar.	C1	UG1
Parcel Base						
Unincorporated Areas & Existing Preserves						
Linkages	12	13	9	1	C1	UG1
Biological Core	6	7	5	1	C2	UG2
Recovery Core	0	22	0	0	C3	UG3
Multiple Use	8	3	6	5	C4	UG4
Urban Buffer	0	0	0	0	C5	UG5
TOTAL (sq. miles)	26	45	14	7		

- C1 - Linkages Criteria: Intrinsically important riparian areas and/or riparian linkages between existing reserves.
- UG1 - Linkages Use Goal: Manage primarily for biological conservation.
- C2 - Biological Core Criteria: 5+ Priority Vulnerable Species.
- UG2 - Biological Core Use Goal: Manage primarily for biological conservation.
- C3 - Recovery Core Criteria: USFWS listed species.
- UG3 - Recovery Core Use Goal: Manage primarily for species of concern but may include other land uses.
- C4 - Multiple Use Criteria: Primarily open space areas with high biological value
- UG4 - Multiple Use Use Goal: Manage for biological conservation but may include other land uses.
- C5 - Urban Buffer Criteria: Open space and low-density urban development areas with high biological value.
- UG5 - Urban Buffer Use Goal: Manage for multiple uses that maintain biological values.

# LEGEND

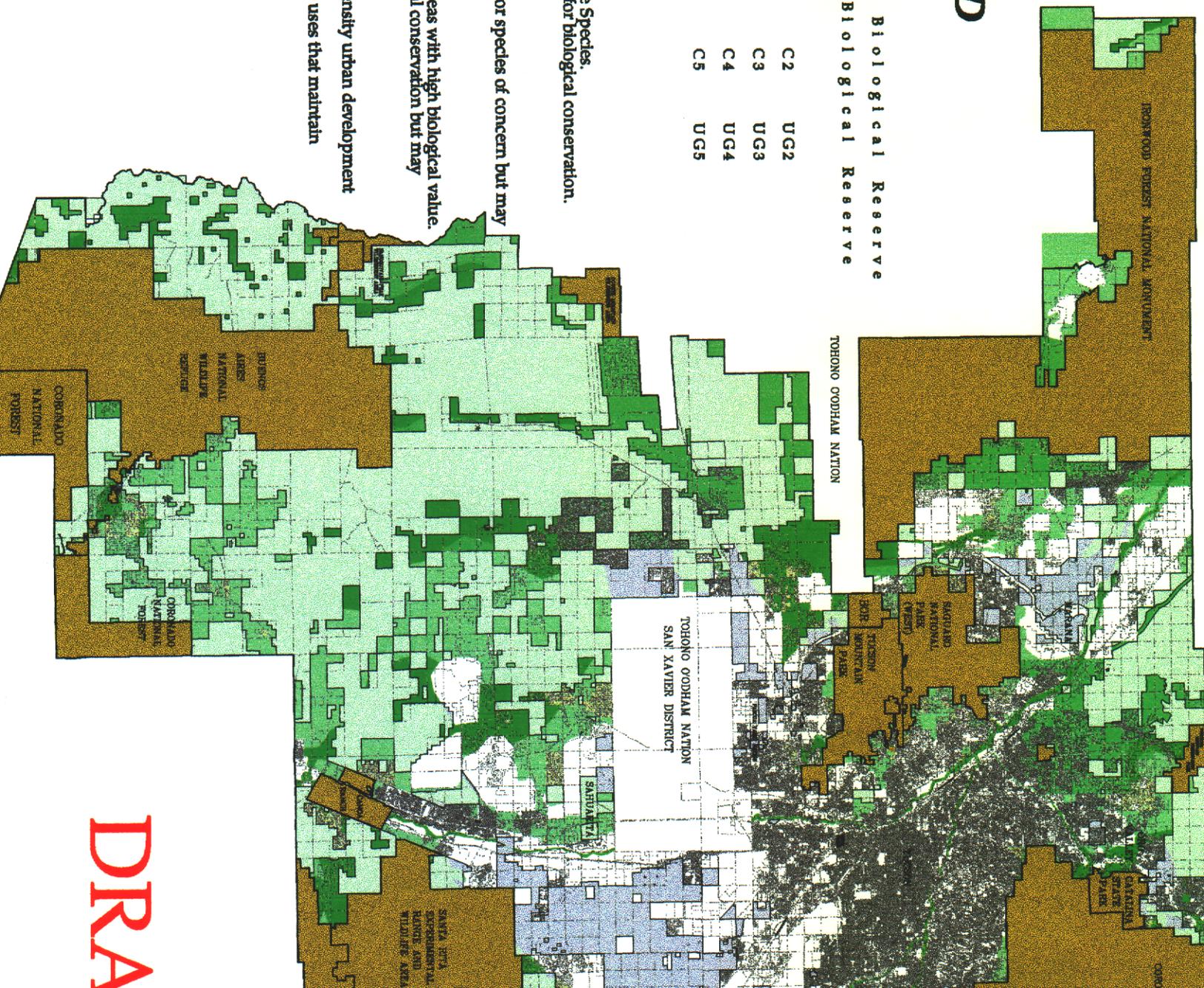
	Parcel Base		
	State Trust Lands Outside Biological Reserve		
	State Trust Lands Inside Biological Reserve		
	Existing Preserves		
	Biological Core	592 mi <sup>2</sup>	C2 UG2
	Recovery Core	352 mi <sup>2</sup>	C3 UG3
	Multiple Use	484 mi <sup>2</sup>	C4 UG4
	Urban Buffer	36 mi <sup>2</sup>	C5 UG5
	<b>TOTAL</b>	<b>1,464 mi<sup>2</sup></b>	

C2 - Biological Core Criteria: 5+ Priority Vulnerable Species.  
 UG2 - Biological Core Use Goal: Manage primarily for biological conservation.

C3 - Recovery Core Criteria: USFWS listed species.  
 UG3 - Recovery Core Use Goal: Manage primarily for species of concern but may include other land uses.

C4 - Multiple Use Criteria: Primarily open space areas with high biological value.  
 UG4 - Multiple Use Use Goal: Manage for biological conservation but may include other land uses.

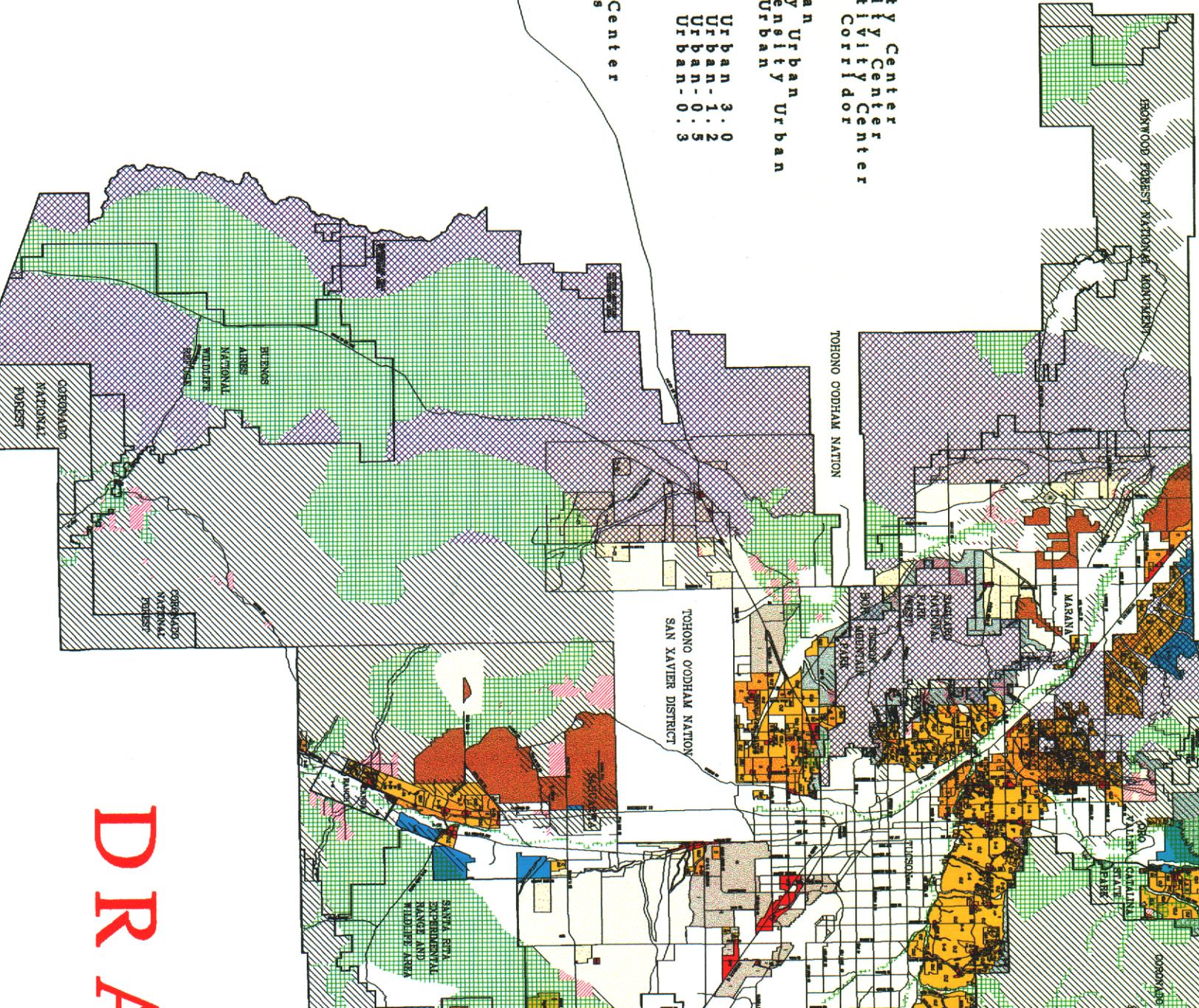
C5 - Urban Buffer Criteria: Open space and low-density urban development areas with high biological value.  
 UG5 - Urban Buffer Use Goal: Manage for multiple uses that maintain biological values.



**DRA**

# LEGEND

- Activity Centers
  - RBAC Regional Activity Center
  - CAC Community Activity Center
  - NAC Neighborhood Activity Center
  - MFC Multifunctional Corridor
- Medium/High Intensity Urban Urban Urban
  - D Medium Intensity Urban
  - F High Intensity Urban
- Low Intensity Urban Urban Urban
  - C 3.0 Low Intensity Urban-3.0
  - C 1.2 Low Intensity Urban-1.2
  - C 0.5 Low Intensity Urban-0.5
  - C 0.3 Low Intensity Urban-0.3
- Development Reserve
- Rural Activity Centers
  - RUAC Rural Activity Center
  - RX Rural Crossroads
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transition
- Resource Productive
- Industrial
  - HI Urban Industrial
  - HI Heavy Industrial
- Resource Conservation
- Biological Core
- Recovery Core
- Multiple Use
- Urban Buffer



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