

Listed below are RELEVANT sections of the Yavapai County Comprehensive Plan adopted by the Yavapai County Board of Supervisors Sept. 17, 2012. These specific sections of the plan point out why the ELS mobile Home Development of nearly 700 home sites is in direct opposition to the plan that has been adopted by Yavapai County to guide growth.

II. LAND USE ELEMENT

Goals, Objectives and Recommendations

Goal 2: Sustain the County's attractive image.

Objective a: Mitigate fragmentation of landscapes to preserve the County's natural character.

Objective c: Discourage undesirable and incompatible land uses along scenic corridors. (SR 89A in this area is an ADOT designated scenic corridor.)

Objective d: Encourage site design of mixed uses that enhance and protect the aesthetic quality of the local region and scenic routes. (This will be a sea of similar looking mobile homes covering a significant portion of one of the most scenic landscapes in America)

Goal 3: Maintain a variety of land uses and design standards.

Objective c: Discourage incompatible land uses.

Goal 5: Maintain public participation criteria for land use decisions.

Objective a: Consider the impact of new development on existing communities, cities or towns, and existing natural resources. Sedona City council unanimously felt this development will have a huge negative impact on the City of Sedona, but they have no legal standing on this county issue.

Objective d: Consider zoning amendments with the purpose of community improvement, and place priority on existing and future community vision statements and input from local area citizens regarding local projects. (This zoning change will NOT improve our community, as stated in the above comments)

111. TRANSPORTATION ELEMENT

Goals, Objectives and Recommendations

Goal 1: Ensure coordination between Transportation Planning, Land Use Planning and other stakeholders.

Objective b: Promote Land Use categories that reflect development allowances as they relate to transportation corridors.

Recommendations

- Ensure that Land Use designations reflect correlation to current and future transportation plans.
- Continue to coordinate planning and communication efforts between Yavapai County and other transportation and land use agencies including the utilization of studies from wildlife management agencies to mitigate impacts on wildlife corridors.

Traffic in the Sedona and Cottonwood area is already the #1 problem for residents and visitors and is already a hot topic, as evidenced by the Sedona In Motion (SIM) controversy. 680 new densely-packed homesites and the traffic associated with them is going to make this problem a whole lot worse, especially at this Gateway into Sedona.

IV. WATER RESOURCES ELEMENT

Statutory Requirements

Water Resources is a required element of the Comprehensive Plan for counties with a population of 125,000 or more, which is mandated by the Growing Smarter Legislation. The Statutes (ARS §9-461.05 and ARS §11-804) stipulate that the Water Resources Element will address the following:

- a. The known legally and physically available surface water, groundwater and effluent supplies.
- b. The demand for water that will result from future growth projected in the county plan, added to existing uses.
- c. An analysis of how the demand for water that will result from future growth projected in the comprehensive plan will be served by the water supplies identified...or a plan to obtain additional necessary water supplies.”
- d: Analyze any proposed water intensive uses and evaluate those uses based on their merits, environmental impacts and economic value to the residents of the county.□
- e: Encourage the preservation of the Verde River and all other major waterways in Yavapai County and support the protection of riparian resources.

Water availability and use is a highly complex and controversial subject, especially in Arizona, one of the most arid states. In contemplating a development of this large size, water availability should be one of the top priorities. Water usage creates sewage effluent, which in this proposed development would be discharged into the same water table that supplies this and neighboring developments’ drinking water.

V. OPEN SPACE ELEMENT

Goals, Objectives and Recommendations

Goal 2: Preserve the open space character of the county.

Objective a: Protect scenic views and mountain vistas by encouraging new development to adapt sensitively to natural areas and by protecting wildlife corridors

Objective b: Encourage the protection of riparian areas, watercourses and associated floodplains in new developments.

Objective c: Support and encourage the retention of agricultural operation (e.g. ranches, farms, vineyards and wineries).

Objective d: Encourage property owners to maintain and protect historic access to public lands through their property.

Recommendations

* Identify techniques for acquisition or easements on open lands, including farmland, riparian areas and wildlife corridors (e.g. transfer development rights, conservation easements, etc.).

* Discourage development in environmentally sensitive locations such as floodplains, view sheds and wildlife corridors. ([Dry Creek riparian area runs through the entire property](#))

VI. ENERGY ELEMENT

Goals, Objectives and Recommendations

Goal 2: Identify policies and practices for the greater use of renewable energy.

Objective a: Provide non-financial incentives for the incorporation of renewable energy in new and existing construction, both residential and commercial, in order to promote local and on-site energy production and sustainability.

VII. ENVIRONMENTAL ELEMENT

Environmentally sensitive lands include areas with critical resources. These include floodplains, riparian zones, rivers and streams, wetlands, springs and seeps and steep slopes. These areas provide habitat for rare or endangered plant and animal species. In addition, some are important for groundwater recharge. Environmentally sensitive lands require special consideration in the development/design process... Riparian areas facilitate movement and provide water, food and cover for many species of wildlife.

Goal 3: Encourage and support projects, which maintain balance between the natural and built environment.

Objective a: Develop standards to protect Wildland/Urban Interface.

Objective b: Encourage land use strategies that conserve important wildlife habitat and environmentally sensitive lands.

Click this link to see the NAU bio-study of El Rojo Grande Ranch, which shows it to be VERY rich in native flora and fauna: <http://elrojograndesedona.com/>

Objective c: Encourage projects that maintain wildlife connectivity and do not contribute to the habitat fragmentation.

The sections of the Yavapai County Comprehensive Plan quoted here are merely part of the entire plan. Within that plan are many more issues that also deserve consideration with regard to this proposed development.