

# Environmentally Sensitive Areas Report and Site Inventory Mapping Requirements

Properties that include or are within 100 feet from an environmentally sensitive area as defined in the Unified Development Code and identified in Sections 1A-D and 2A, below, require an assessment of the potential impacts on the environment resulting from development. There are two types of assessments: a Site Inventory Map and an Environmentally Sensitive Areas Report (ESAR).

1. **Site Inventory Map:** A Site Inventory Map is a preliminary assessment for certain environmental conditions existing on the site or within 100 feet from the site boundaries. The assessment is provided on a scaled map that delineates the following features and characteristics on the property. The assessment may be prepared by a land planner, registered landscape architect, registered land surveyor or other similar professional. If the Site Inventory Map indicates potential impact on the environment by the development proposal, an ESAR may be required.

The Site Inventory Map shall delineate the following:

- A. Mature Stands of Vegetation including any established stands of native trees, shrubs, and other vegetation at a mature stage of development, in a continuous corridor along a drainage, in clusters grouped together, or scattered on the site.
  - 1) The Site Inventory Map shall include a description of mature stands of vegetation and an indication of the intent to preserve, relocate, remove or replace the vegetation with development on the site; and
  - 2) Any observed nesting sites for protected wildlife species.
- B. Irrigation Canals and Ditches defined as man-made waterways for irrigation purposes.
  - 1) All irrigation canals and ditches shall be shown on the map, along with a description of the condition (natural or lined) and the vegetation along the canal and ditch.
  - 2) Ownership information for the canal or ditch shall be provided, indicating if the canal and ditch exists within an easement or fee-simple land.
  - 3) A description of improvements anticipated to the ditch or canal resulting from the development and proposed setbacks from the edge of the ditch or canal to the grading activities and site improvements, if known.
- C. Wildlife Habitat Areas and Corridors containing natural vegetation and providing food, nesting, resting, and cover habitat for wildlife. These areas are often associated with major drainages, such as the Big Thompson River and other tributaries throughout Loveland and their related uplands. Important habitat also includes lakes, ponds, reservoirs and other water bodies; foothills, hogbacks, ridgelines, bluffs, and other unique topographic and geologic features; mature stands of vegetation as described above; sites identified by the Colorado Natural Heritage Program as having high biodiversity significance (rare and imperiled plants and animals, and significant natural communities) and mapped as "Potential Conservation Areas" (see website: [cnhp.colostate.edu](http://cnhp.colostate.edu)); and areas identified by Colorado Parks and Wildlife (CPW) as important wildlife habitat (see website: [archgis.com](http://archgis.com) and search CPW species data).

D. Environmentally Sensitive Areas as listed in Section 2 below, that are located within 100 feet of the property boundaries but not within the property boundaries (see websites: [www.cnhp.colostate.edu](http://www.cnhp.colostate.edu), [www.arcgis.com](http://www.arcgis.com) and search for CPW species data, and the City's Natural Areas Sites report available at [www.cityofloveland.org/naturalareasites](http://www.cityofloveland.org/naturalareasites)).

2. **Environmentally Sensitive Areas Report (ESAR):** If the property contains any of the environmentally sensitive areas listed in Subsection A, below, or if a determination was made by the City after review of the Site Inventory Map that an ESAR is required, an ESAR shall be submitted. The ESAR must be prepared by a qualified Biologist. The study area must include all land within the proposed development boundary plus land within 100 feet from the property boundaries that are likely to be affected by the proposed development.
- A. The ESAR shall include, but is not limited to, the following elements. Specific conditions on the property beyond this list may need to be addressed depending on the project site and adjacent areas. A consultation with the City to determine the scope of the ESAR is recommended.
- 1) Any of the environmentally-sensitive areas as identified in the City of Loveland Natural Areas Sites report (2008), available at [www.cityofloveland.org/naturalareasite](http://www.cityofloveland.org/naturalareasite). Include the rating established in Table 1 of the report.
  - 2) Any land within the ordinary high water mark of a river, stream, creek, lake, or reservoir; or
  - 3) Any of the following environmentally sensitive areas:
    - a. Jurisdictional and non-jurisdictional wetlands: Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophyte vegetation;
    - b. Physical linkages to other natural areas or open space: Wetlands, waterways, native vegetation, conserved open lands and natural areas, and other natural corridors within or connected to the project area;
    - c. Existing drainage patterns and areas within the floodway and flood fringe: Areas within the designated floodway or 100-year floodplain as identified in the current FEMA FIRM maps, major drainages, and smaller tributary drainages without designated floodways or floodplains;
    - d. Fault and aquifer recharge and discharge areas: Areas important for recharge and discharge of water from natural underground storage areas.
- B. Assessment of Potential Impacts of Development. The ESAR shall identify and assess the potential impacts of development on environmentally sensitive areas (and vice-versa) and describe measures to mitigate such impacts. Mitigation measures should include buffer areas, landscaping with native vegetation, visual screening, modifications to the proposed project, and other measures necessary to adequately protect the environmentally sensitive areas. The report shall also assess whether mitigation or enhancement of any natural area is appropriate to compensate for, or offset, any adverse effects on existing environmentally sensitive areas. This assessment should provide a direct correlation between the findings of the ESAR and the guidelines established in the City of Loveland Parks and Recreation Master Plan and include any other relevant matters, such as comments from Colorado Parks and Wildlife and US Army Corps of Engineers 404 Wetland permit requirements.