



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/19/2024

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P24CU00005 VAIL EQUIPMENT RENTALS LLC – S. WILMOT ROAD

***Introduction/Background:**

Vail Equipment Rentals LLC, request a Type II Conditional Use Permit for an outdoor RV and boat storage facility with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 16095 S. Wilmot Road. (District 4)

***Discussion:**

The owner requests a Type II Conditional Use Permit to construct an RV and boat storage facility.

***Conclusion:**

Approval of the conditional use permit would allow the owner to build an RV and boat storage facility.

***Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

***Fiscal Impact:**

None

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services

Telephone: (520) 724-6675

Contact: Spencer Hickman, Senior Planner

Telephone: (520) 724-6498

Department Director Signature: _____

Date: _____

10/30/24

Deputy County Administrator Signature: _____

Date: _____

10/30/2024

County Administrator Signature: _____

Date: _____

30 Oct 2024



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Steve Christy, District 4

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division



DATE: October 29, 2024

SUBJECT: P24CU00005 VAIL EQUIPMENT RENTALS LLC – S. WILMOT ROAD
(Conditional Use Type II – RV and Boat Storage)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, November 19, 2024** hearing.

REQUEST: For a **Type II Conditional Use Permit for an outdoor RV and boat storage facility** in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as **16095 S. Wilmot Road**. (District 4)

OWNER: Vail Equipment Rentals LLC
16095 S. Wilmot Road
Sahuarita, AZ 85629

DISTRICT: 4

STAFF CONTACT: Spencer Hickman, Planner II

PUBLIC COMMENT TO DATE: As of October 18, 2024, no written public comment has been received. No members of the public spoke in favor or in opposition to the proposition at the hearing.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The project is outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/SH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24CU00005

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FOR NOVEMBER 19, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division *Tom Praszanski*

DATE: October 29, 2024

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P24CU00005 VAIL EQUIPMENT RENTALS LLC – S. WILMOT ROAD

Vail Equipment Rentals LLC requests a **Type II Conditional Use Permit** for an **outdoor RV and boat storage facility** in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as **16095 S. Wilmot Road**. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 4)

Summary of Hearing Administrator Hearing (September 11, 2024)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on September 11, 2024. The hearing was held in “hybrid” fashion, with both an in-person and online/virtual option for attending. The owner/applicant presented the case to the hearing administrator and answered his questions.

No (0) members of the public attended the hearing in-person to speak on the matter. No (0) speakers attended the hearing virtually. Prior to the hearing, staff received no (0) emails or letters from the public.

After hearing the above, the Hearing Administrator stated that he was in support of the proposed use, and that he felt it was a wholly appropriate use at the intersection of two major arterial streets. He indicated that he would be recommending that the Board of Supervisors approve it, subject only to the special conditions already promulgated by staff in their report.

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a RV and boat storage facility. The applicant is advised that this is a recommendation to the Board of Supervisors, who will make the ultimate and final decision on this CUP request. Should the Board of Supervisors agree with the Hearing Administrator’s recommendation for approval, it is suggested that this approval be granted subject to the following standard

and special conditions which were promulgated by staff and which are supported by the Hearing Administrator.

Standard Conditions & Requirements pre the Pima County Zoning Code

1. A recreational vehicle (RV) and boat storage facility is allowed in the RH zone as a conditional use per Section 18.13.030.B.40.

Special Conditions – Hearing Administrator

The following Special Conditions incorporate detailed input provided by the Development Services Department, the Department of Transportation, and the Regional Flood Control District.

1. The project is required to obtain site construction and building permits.
2. The maximum number of spaces is set to 95, however site design and regulatory requirements during the site construction permit may require fewer maximum spaces.
3. Normal business hours are from 8:00 am to 5:00 pm, with access available to customers outside normal hours at 5:00 am to 8:00 am and 5:00 pm to 10:00 pm.
4. Storage containers on the property must be painted with natural desert colors and all shipping company logos or writing must be removed or painted over.
5. Storage of inoperable vehicles will not be permitted.
6. Regional Flood Control District review and approval is required at the time of development.
7. The development plan shall meet the requirements of the Subdivision and Development Street Standards at time of permit application, including but not limited to the gated entry, onsite circulation, parking areas and parking aisles (access lanes).
8. The turnaround area shall be located within the development boundary outside of the Wilmot Road right-of-way.
9. In order to control particulate matter, all parking areas and parking aisles (access lanes) shall be paved. Paving may not be required in storage areas that are access controlled. However, those areas shall still use surface treatments such as gravel or decomposed granite to ensure dust control.

TD/SH/ds
Attachments

C: Vail Equipment Rentals LLC



P24CU00005

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FOR BOARD OF SUPERVISORS NOVEMBER 19, 2024 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: September 16, 2024

DOCUMENT: P24CU00005

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Vail Equipment Rentals, LLC (Mr. Juan Tellez) requests a Type II Conditional Use Permit for a RV and boat storage facility in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code, in the RH (Rural Homestead) zone, located on the east side of Wilmot Road and E. Sahuarita Road, addressed as 16095 S. Wilmot Road. (District 4)

CASE BACKGROUND AND PARTICULARS

This is a request to approve a conditional use permit for an outdoor recreational vehicle (RV) and boat storage facility. In addition, mini-storage containers will also be available to provide storage options for customers. The property will be entirely fenced, with surveillance cameras, to ensure proper security. Access will be from Wilmot Road only. The submitted concept plan shows ninety-five (95) RV/boat spaces. Final development of the property will require the owners to prepare a full Development Plan/Site Construction Permit package for future review and approval. This process requires compliance with all applicable zoning code requirements, including native-plant preservation, as well as all adopted floodplain regulations and traffic standards. Satisfaction of these requirements may very well mandate a modification of the proposed site plan and a reduction in the number of RV/boat parking spaces ultimately achieved.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on September 11, 2024. The hearing was held in “hybrid” fashion, with both an in-person and online/virtual option for attending. The owner/applicant presented the case to the hearing administrator and answered his questions.

Vail Equipment Rentals, LLC — S. Wilmot Road
September 16, 2024

No (0) members of the public attended the hearing in-person to speak on the matter. No (0) speakers attended the hearing virtually. Prior to the hearing, staff received no (0) emails or letters from the public.

After hearing the above, the Hearing Administrator stated that he was in support of the proposed use, and that he felt it was a wholly appropriate use at the intersection two major arterial streets. He indicated that he would be recommending that the Board of Supervisors approve it, subject only to the special conditions already promulgated by staff in their report.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a RV and boat storage facility.

The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions which were promulgated by staff and which are supported by the Hearing Administrator.

Standard Conditions & Requirements per the Pima County Zoning Code

1. A recreational vehicle (RV) and boat storage facility is allowed in the RH zone as a conditional use per Section 18.13.030.B.40.

Special Conditions – Hearing Administrator

The following Special Conditions reflect detailed input provided by the Development Services Department, the Department of Transportation and the Regional Flood Control District.

1. The project is required to obtain site construction and building permits.
2. The maximum number of spaces is set to 95, however site design and regulatory requirements during the site construction permit may require fewer maximum spaces.
3. Normal business hours are from 8:00 am to 5:00 pm, with access available to customers outside normal hours at 5:00 am to 8:00 am and 5:00 pm to 10:00 pm.
4. Storage containers on the property must be painted with natural desert colors and all shipping company logos or writing must be removed or painted over.
5. Storage of inoperable vehicles will not be permitted.

Regional Flood Control District Conditions:

6. Regional Flood Control District review and approval is required at the time of development.

Department of Transportation Conditions:

7. The development plan shall meet the requirements of the Subdivision and Development Street Standards at time of permit application, including but not limited to the gated entry, onsite circulation, parking areas and parking aisles (access lanes).
8. The turnaround area shall be located within the development boundary outside of the Wilmot Road right-of-way.
9. In order to control particulate matter, all parking areas and parking aisles (access lanes) shall be paved. Paving may not be required in storage areas that are access controlled. However, those areas shall still use surface treatments such as gravel or decomposed granite to ensure dust control.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates this site, and all of its surrounding lands, as *Low Intensity Rural (LIR)*, the expressed purpose of which is to “designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials, or suburban areas.”

With the above in mind, it must also be noted that the rural zoning designations that populate all *LIR* districts permit an extensive array of non-residential activities as conditional uses. This is precisely the case with this present application. The primary question for the Hearing Administrator is whether or not the proposed use can co-exist peacefully with its surroundings and can respect the rights and lifestyle of its neighbors.

The Hearing Administrator finds affirmatively on this point and further finds that this proposed conditional use permit application is not in conflict with the Comprehensive Plan. It can function properly and co-exist peacefully with its neighboring properties as long as the above proposed *Special Conditions* are in force.

- 2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

It is the Hearing Administrator's position that the proposed conditional use, if operated in substantial conformance with the recommended *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses.

3. It has adequate accessibility to the County Road network.

The property has direct access to Wilmot Road, a paved public street that is a designated “major route” on the adopted *Major Streets & Routes Plan*. It must be noted that, post construction, the amount of traffic to and from a RV and boat storage facility is generally light and intermittent. Access is found to be adequate.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Parking requirements are reviewed by staff at the time of final permitting.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

It is the Hearing Administrator’s finding that the new use poses no significant public threat in any of the above ways, except for the possibility of dust. The Pima County Department of Transportation has incorporated a *Special Condition* to address this point. Verification that the project satisfies all applicable Pima County ordinances and regulations, to occur during the review/approval of its Development Plan/Site Construction Permit package, is found to satisfactorily address the remainder of these issues.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation have been stipulated in the above proposed *Special Conditions*.

7. Landscaping will be fully in conformance with zoning code regulations.

Required setbacks and landscape buffers shall be verified at the time of future Development Plan/Site Construction Permit review and approval.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science

Vail Equipment Rentals, LLC — S. Wilmot Road
September 16, 2024

Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property lies **OUTSIDE OF** the MMB-CLS, as is much of the entire surrounding region, including the occupied/developed properties as well as the vacant ones.

Staff Commentary on Biological Impacts

With the property lying outside of the Conservation Lands System, it is found that the normal review process of the project's Development Plan/Site Construction Permit shall satisfactorily address applicable County environmental policies.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is not located within the Priority Conservation Area for this species.

Pima Pineapple Cactus. The subject property is not located within the Priority Conservation Area (PCA) for this species, as is the entire region surrounding this property.

Needle-Spined Pineapple Cactus. The subject property is not within the Priority Conservation Area (PCA) for this species.

RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have extensively reviewed this application and provided specific comments that are detailed within the

Vail Equipment Rentals, LLC — S. Wilmot Road
September 16, 2024

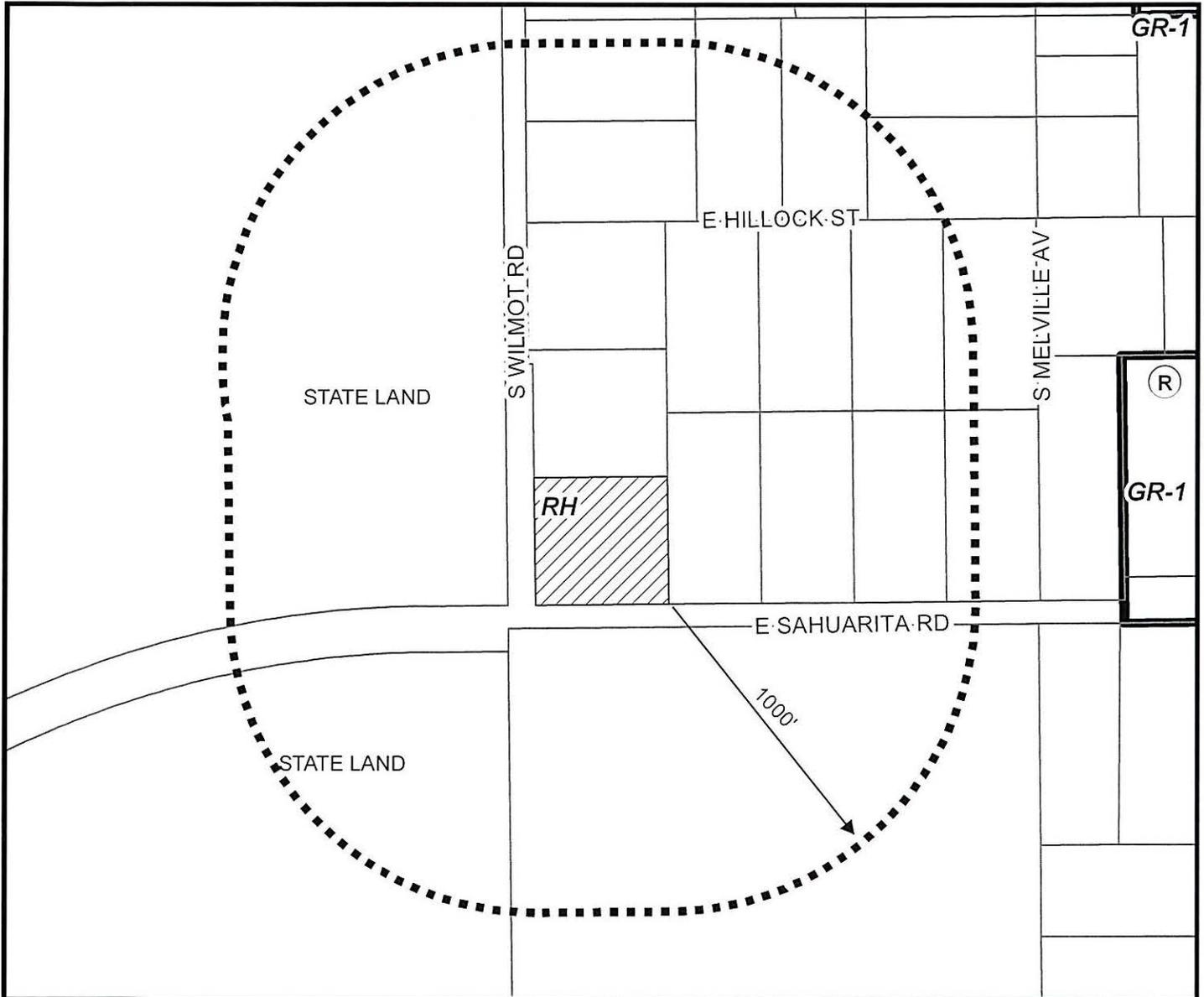
September 4, 2024 staff report accompanying the Board of Supervisors packet on this agenda item. DOT and FCD recommendations have been incorporated into the *Special Conditions* put forth above by the Hearing Administrator.

attachments

cc: Carla Blackwell, Director, Development Services
Dan Ice, Chief Building Official
Chris Poirier, Planning Official
Tom Drzazgowski, Chief Zoning Inspector
Vail Equipment Rentals LLC, Mr. Juan Tellez, Owners

Case #: P24CU00005
 Case Name: VAIL EQUIPMENT RENTALS LLC - S. WILMOT ROAD
 Tax Code(s): 305-22-153D

-  Subject Property
-  1000' Notification Area
-  Zoning Boundary



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

	Notes: CONDITIONAL USE PERMIT - TYPE II		
	Map Scale: 1:6,000	Map Date: 8/15/2024 - ds	



Conditional Use Permit Application

Property Owner: Vail Equipment Rentals Attn:Juan Tellez Phone: (520) 481-1785

Owner's Mailing Address, City, State & Zip: 16095 S. Wilomt Road

Applicant (if different from owner): _____ Phone: _____

Applicant's Mailing Address, City, State & Zip: _____

Applicant's or Owner's Email Address: jarzinc@msn.com

Property Address or Tax Code: 16095 S. Wilmot Road

Type of Use Proposed for the Property: RV and Boat storage areas and associated parking
as described in the attached letter.

Discuss the proposed use and it's compatibility with the surrounding area: See attached letter

The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

This application is for a (Select one):

Type I Conditional Use Type II Conditional Use Type III Conditional Use

Terms and Conditions

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 8/5/24

DSL Engineering LLC

August 5, 2024

Mr. Spencer Hickman, Senior Planner
Pima County Development Services
201 N. Stone Avenue
Tucson, Arizona 85701

Re: Conditional Use Permit – 16095 S. Wilmot Road

Dear Mr. Hickman,

This is a request for a Type II Conditional Use Permit (CUP) for the property located 16095 S. Wilmot Road in unincorporated Pima County, APN 305-22-153D. The property is owned by Vail Equipment Rentals LLC, Mr. Juan Tellez, who is requesting your consideration for a CUP to build a fully fenced outdoor recreational vehicle (RV) and boat storage facility on the property. Additional mini storage containers will also be available to provide storage solutions for a variety of customer needs. This proposed project is intended to provide storage services to the area and is a low impact use with minimal impact to the surrounding properties.

Project Description:

The property is zoned Rural Homestead (RH) and is located on the northeast corner of the Sahuarita Road and South Wilmot Road intersection (see exhibit 1). The parcel is approximately 4.14 Acres in size and has an existing residential building (1,025 sqft) that will be converted into a rental office for customer services as well as a security office.

Location:

This corner lot is abutted to the north and east by RH zoned parcels as listed below and illustrated on the preliminary development plan (Exhibit 2).

Parcel	Zoning	Address	Owner
305-22-153E	RH	16087 S Wilmot Rd	Vail Equipment Rental LLC
305-22-152C	RH	6375 E Sahuarita Rd	Silva Richard

The adjacent property across Wilmot Road to the west is Arizona State Land.

This property is conveniently located at the corner of S. Wilmot Road and Sahuarita Road, which provides direct access to these regional arterials. Due to its location on a corner lot, this RV and boat storage facility will have little or no impact on the neighboring area. For typical RV/boat storage facilities, the owners pick-up and drop off their vehicles only occasionally, the majority of the time the vehicles are simply parked on site. As a result, this project will create very little nuisance dust, fumes or noise in this rural area. All vehicles must be operable and the storage of junk or inoperable vehicles will not be permitted.

Flood Mitigation:

The property is in a FEMA zone X as illustrated in the attached flood hazard map, and there are no defined washes or drainageways associated with this project. In order to

mitigate the impact of this project, it is proposed that crushed gravel over compacted native soil be used for all storage and access surfaces within the setback limits as shown on Exhibit 2. This proposed surface will provide both dust control, as well as increase stormwater permeability and retention during rain events. The perimeter fencing will be installed with a clear space at ground level to allow sheet flow run-off to pass through the site.

RV Storage Operation and Layout:

This proposed project will provide 95 RV and boat storage parking spaces, with a variety of sizes to fit a range of vehicle sizes (See Exhibit 2, "Preliminary Development Plan"). Mini storage containers will also be available to provide storage for a variety of customer needs. At the office, there will be three onsite short-term visitor parking spaces, with one ADA accessible parking space.

Prospective RV/boat storage customers will be met by employees at the site during normal Business hours (8:00 a.m. to 5:00 p.m.). Customers may be permitted access outside of normal business hours for extenuating circumstances on a case-by-case basis (5:00 am - 8:00 am and 5:00pm - 10:00 pm).

Security Measures:

As described below, this proposed business will include multiple security measures to protect customer's valuable assets from theft, vandalism, and other potential risks.

- Fenced Perimeter: The RV storage will have a fenced perimeter to create a clear boundary and deter unauthorized access. This 6' high fence will be constructed with durable materials like chain-link or solid panels to enhance security.
- Access Control: The RV storage will have a keypad kiosk and automatic gate to restrict entry to authorized individuals only.
- Surveillance Cameras: Video surveillance is a crucial component of RV storage security. Strategically placed high-resolution cameras with night vision capabilities will monitor the entire storage facility, capturing footage of any suspicious activities.

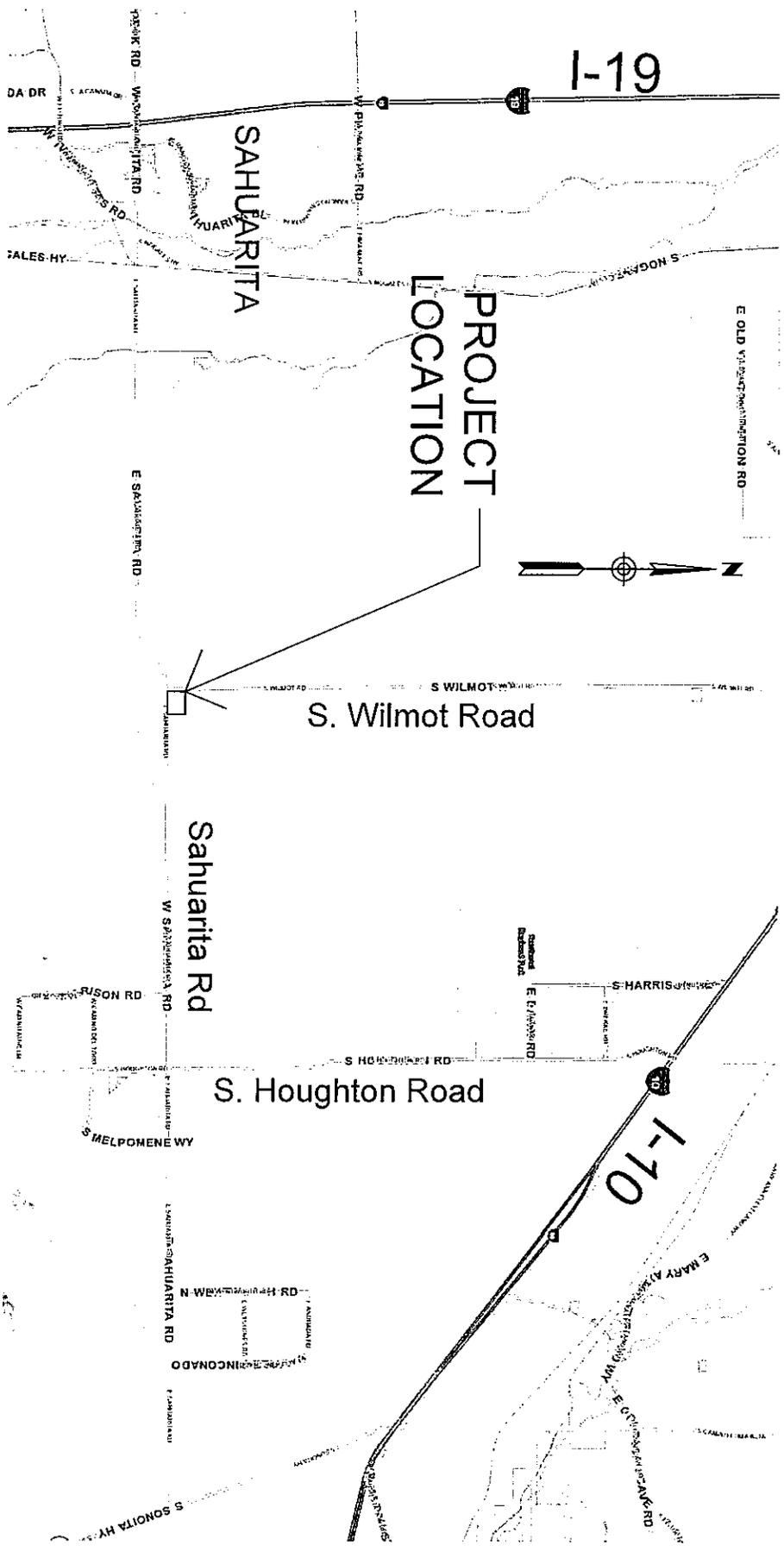
Summary:

This proposed Type II, Conditional Use Permit is for the construction and operation of a fully secured outdoor recreational vehicle and boat storage facility at 16094 S. Wilmot Road. It is our opinion that this proposed low intensity use will not be in serious conflict with the objectives of the general land use plan and is appropriate to serve the needs of this rural area. Your consideration in this matter is greatly appreciated.

Respectfully:

A handwritten signature in black ink, appearing to read "C. Woodrow", with a stylized flourish at the end.

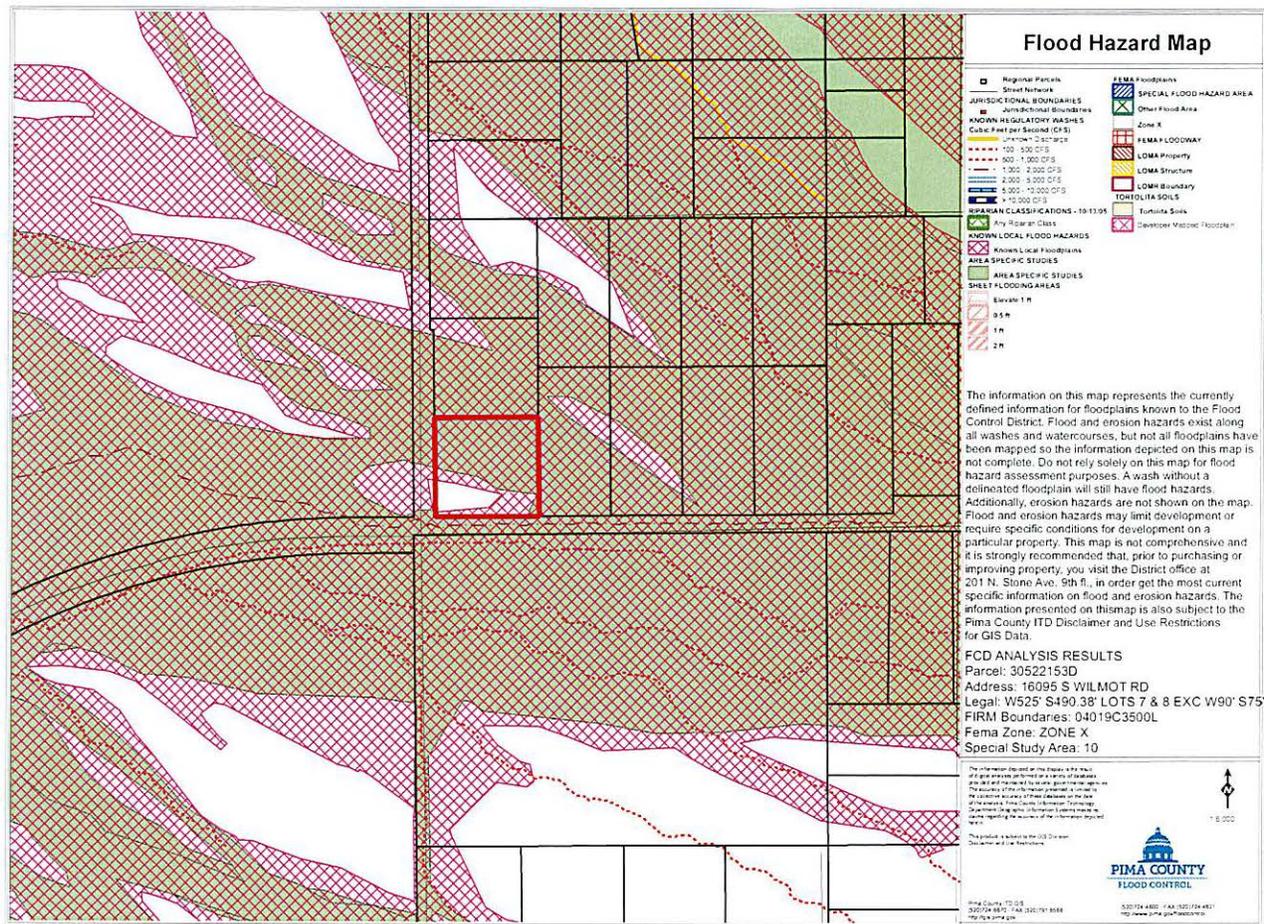
Chris A. Woodrow PE



LOCATION MAP
EXHIBIT 1

8/5/2024

<p>E1</p>	<p>Preliminary Development Plan 16095 S. Wilmot Road #305-22-153D</p>	<p>Vail Equipment Rental LLC 16087 S. Wilmot Road</p>	<p>DSL Engineering LLC PO Box 68299 Oro Valley, AZ 85737 (602) 881-7669</p>
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Monday, August 5, 2024

NOW THAT YOU HAVE THE MAP, TAKE THE NEXT STEPS

 <p>TALK TO US!</p> <p>Maps don't give you the whole picture, and not all flood hazards are currently shown on the maps. Your Flood Control Hydrologist can give you info not found on a map, even if the map says you're not in a mapped floodplain.</p>	<p>HOMEOWNER'S INSURANCE DOES NOT COVER FLOOD DAMAGE</p>  <p>Please protect your home and your contents/belongings with a flood insurance policy today.</p> <ul style="list-style-type: none"> - Over 25% of flood claims occur outside of mapped high hazard floodplains. - Just inches of water inside your home can cause tens of thousands of dollars in damages to the building and its contents. - Renters can get flood insurance for their contents. <p>- Flood insurance may be cheaper than you think! Especially if you're not in a FEMA Special Flood Hazard Area.</p> <p>Visit www.floodsmart.gov for more information</p>	 <p>TURN AROUND, DON'T DROWN!</p> <p>Don't put the life of yourself or others in danger by driving through flooded washes or streets. Plan ahead! Identify alternate routes or find a safe place to wait until flood waters recede.</p> <p>When in doubt, wait it out. A slight delay in your day is better than getting washed away.</p>
 <p>BE PREPARED!</p> <ul style="list-style-type: none"> ✓ Make a flood preparedness plan and make sure everyone knows what to do when it floods. ✓ Keep emergency supplies in stock. 	<p>BUILD RESPONSIBLY</p>  <ul style="list-style-type: none"> ✓ Know the rules. ✓ Get a permit before you build. Even fences and grading requires a permit when in a floodplain. ✓ Be aware of how your improvement affects drainage for neighbors. ✓ Don't deviate from the conditions of your permit and the approved plans without talking with your floodplain and building permit agencies. ✓ Take action now to protect your home from flooding <ul style="list-style-type: none"> ○ Elevate A/C units and don't put debris in washes. ○ Talk to Flood Control about protecting your structure 	<p>PROTECT THE FLOODPLAIN</p> <p>A naturally functioning floodplain is your best bet for reducing flood damages. Don't disturb riparian habitat. It slows the flow of water, which reduces erosion and increases groundwater recharge.</p> <p>Disturbing mapped riparian habitat may require a Floodplain Use Permit.</p> 