



Board of Supervisors Memorandum

January 2, 2018

Board of Supervisors January 2, 2018 Agenda Items for Diablo Village Estates

Background

The January 2, 2018 agenda contains items related to Vahalla Ranch Estates (formerly a portion of Diablo Village), including a Final Plat re-subdividing a portion of the development; a Development Agreement and Sales Agreement for construction of off-site public roads, a public drainage channel and private drainage basins; and authorization to advertise establishment of Jeffery and Teton Roads. Diablo Village, Lots 1-511, is located south of Valencia and west of Camino Verde. The development was originally platted in 1976 as single-family residential lots. Some of the lots and infrastructure have been constructed, while most is undeveloped. The property is adjacent to Diablo Village, Lots 512-888, which was acquired by the Regional Flood Control District in 2007 for flood control purposes and contains a constructed public drainage channel. In addition to the flood control purposes, the District-owned property is suitable for future use as a County park.

The housing market and economic conditions generally effecting homebuilding have delayed construction of the balance of Diablo Village. With improving conditions for homebuilding, construction of the undeveloped portion of this project is now advancing. The property owner approached Pima County with a request to construct Jeffery and Teton Road, which were formerly a part of subdivision plat on the District acquired property. In evaluating the request, the District determined and informed the owner that current floodplain ordinance requirement, adopted following the approval of the original plat, applied to the undeveloped portion of Diablo Village and that new onsite drainage basins would be required. As part of the discussions, an option emerged to not only address the onsite drainage needs, but to also resolve drainage impacts to downstream properties. This option involved relocation and reconstruction of the existing public channel on the District property by the owner of the undeveloped portion Diablo Village. The cost to the owner of the undeveloped lands for designing and constructing the roads is estimated to be \$908,074; the estimated cost for design and construction of the drainage channel is approximately \$1.6 million.

The January 2, 2018 agenda contains the Development Agreement (Item 7, Flood Control District Board and Item 16, Regular Agenda) and the Sales Agreement (Item 7, Flood Control District Board), which effects the sale of District owned property for construction of the required private basins and memorializes terms for the owner of undeveloped portion of Diablo Village to construct the public drainage channel and Jeffery and Teton Roads on District property. Consent Calendar Item 19 authorizes the advertisement for establishment of Jeffery and Teton Roads; following advertisement, the establishment ordinance will appear for Board consideration on the January 16, 2018 agenda. The Final Plat for Vahalla Ranch Estates (Item 17, Regular Agenda), is a re-platting of a portion of the originally

The Honorable Chair and Members, Pima County Board of Supervisors
Re: **Board of Supervisors' January 2, 2018 Agenda Items for Diablo Village Estates**
January 2, 2018
Page 2

approved plat to include new onsite basins required by the current floodplain ordinance and modifications to internal streets to enable access from Jeffery and Teton Roads.

An appraisal was done on the District property that is the subject of the transfer; the appraised value of the transfer property is \$25,000. Prior payment of \$29,250 received from the Diablo Village owner for excavated material from the transferring parcel under a District issued right-of-entry is being applied towards the purchase price. The difference between the appraised value and the prior payment will be applied to the payment of any development related fees, such that no additional monies will be exchanged between the private owner and the District for the transferred land.

Recommendation

The County and Flood Control District derive a significant benefit from construction of public road improvements that provide access for our property and a new public drainage channel that resolves downstream drainage issues, at the sole cost of the owner of the undeveloped portion of Diablo Village. As such, it is recommended that the Board of Supervisors approve the Development Agreement and Transfer Agreement, the Final Plat and the requested for authorization to establish Jeffery and Teton Roads.

Sincerely,



C.H. Huckelberry
County Administrator

CHH/mp – December 22, 2017

- c: Carmine DeBonis Jr., Deputy County Administrator for Public Works
- Carla Blackwell, Director, Development Services
- Ana Olivares, Director, Department of Transportation
- Suzanne Shields, Director, Regional Flood Control District