

APPROVED BY COUNTY ADMINISTRATOR _____

DENIED BY COUNTY ADMINISTRATOR _____

ADDITIONAL INFORMATION REQUIRED YES (SEE ATTACHED) NO

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

COUNTY ADMINISTRATOR DATE

ITEM SUMMARY, JUSTIFICATION AND SPECIAL CONSIDERATIONS:

COMPREHENSIVE PLAN AMENDMENT RESOLUTION FOR ADOPTION

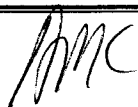
**Co7-07-04 PIMA COUNTY – REGIONAL COMPREHENSIVE PLAN
POLICY MAJOR PLAN AMENDMENT**

Owners: Pima County
(Districts - All)

If approved, adopt RESOLUTION NO. 2008- _____

SCHEDULED FOR THE BOARD OF SUPERVISORS' **APRIL 1, 2008** HEARING
in the Board of Supervisors Hearing Room
First Floor, Administration Building
130 W. Congress Street, Tucson, Arizona
at or after 9:00 a.m.

STAFF RECOMMENDATION: **APPROVAL**



TOTAL COST TO PIMA COUNTY: \$ _____ FUNDING SOURCE: _____

HAS FUNDING BEEN APPROVED IN THIS FISCAL YEAR'S BUDGET: Yes No

ADVERTISED PUBLIC HEARING: Yes No

REQUEST FOR: Action Discussion Discussion/Action

EFFECTIVE DATE: _____ TERMINATION DATE: _____

BOARD OF SUPERVISOR DISTRICT 1 2 3 4 5 ALL

IMPACT:

IF APPROVED: The Comprehensive Plan Amendment will be memorialized by the resolution.

IF DENIED: The Comprehensive Plan Amendment will remain approved, but not memorialized by this resolution.

Agenda Item Initiated By: Pima County **Date:** 03/19/2008

Department Name: Public Works - Development Services Department - Planning Division

Division Manager's Signature: Manabendra Changkakoti, Comprehensive Plan Administrator

Department Director's Signature: Arlan Colton, Planning Director

Contact Person: Manabendra Changkakoti **Phone Number:** (520) 740-6800

Processed By: Angie Rangel



Board of Supervisors Memorandum

Subject: Co7-07-04

Page 1 of 1

FOR APRIL 1, 2008 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Arlan Colton, Planning Director 
Public Works-Development Services Department-Planning Division
DATE: March 19, 2008

COMPREHENSIVE PLAN AMENDMENT RESOLUTION FOR ADOPTION

**Co7-07-04 PIMA COUNTY – REGIONAL COMPREHENSIVE PLAN
POLICY MAJOR PLAN AMENDMENT**

Owners: Pima County
(Districts - All)

If approved, adopt RESOLUTION NO. 2008 - _____

OWNER: Pima County

AGENT: None

DISTRICT: All

MC/MH/ar
Attachments

cc: Manabendra Changkakoti, Comprehensive Plan Administrator
Thomas Hudson, Zoning Administrator
Sherry Ruther, Environmental Planning Manager
Maggie Shaw, Development Review
Co7-07-04 File

RESOLUTION NO.: 2008- _____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING COMPREHENSIVE PLAN REGIONAL PLAN POLICY 3, WATER RESOURCES ELEMENT, FOR ALL OF PIMA COUNTY.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. As referenced in **Co7-07-04** Comprehensive Plan Regional Plan Policy 3, Water Resources Element, is amended to read as follows:

A. Policy Intent

The intent of the Water Resources Element Regional Plan policies is:

- to provide pertinent information in a timely fashion to land-use decision-makers about the impacts and sustainability of water resources development;
- to promote the efficient utilization of existing infrastructure and the prudent construction of additional infrastructure needed for a safe, reliable and renewable water supply;
- to increase reliance upon renewable water supplies;
- to minimize impacts of water supply development upon existing and future residents of Pima County; and
- to protect the groundwater-dependent ecosystems of Pima County, including springs, perennial and intermittent streams and shallow groundwater areas.

B. Regional Policies

1. County staff shall conduct a Water Supply Impact Review on proposed Comprehensive Plan amendments that are larger than four acres and make recommendations. The review and recommendation will evaluate five critical issues on existing water infrastructure and potential environmental constraints of the site:

- a. Water service and renewable water supply options
- b. Current and projected depth to groundwater and groundwater trend data
- c. Proximity to areas of known or potential ground subsidence
- d. Proximity to known groundwater-dependent ecosystems
- e. Location within a hydrogeologic basin, including depth to bedrock

Staff conducting the Water Supply Impact Review may recommend plan amendments that are expected to have no adverse impacts. The review and recommendation will be included in the staff report for Comprehensive Plan amendments.

2. PCRFC staff shall conduct a Water Resource Impacts Assessment on any rezoning that requires a Site Analysis. The Assessment shall include a review of the five critical issues described above, plus the information provided by the applicant in the Preliminary Integrated Water Management Plan.
3. A Preliminary Integrated Water Management Plan (PIWMP) shall be required for any rezoning that requires a Site Analysis. The PIWMP shall include the following:
 - a. A description of the water supply options;
 - b. A description of where the proposed rezoning will occur geographically based upon its proximity to existing and planned renewable supply and potable water supply infrastructure and defined water service area boundaries; and
 - c. Water demand projections for the development, based upon the *existing and proposed* zoning. Water demand projections for the *proposed* zoning shall be generated, using:

http://www.azwater.gov/WaterManagement_2005/Content/OAAWS/Generic_Demand_Calculator10.xls

- d. For rezoning proposals whose water demand projections at full build-out are more than five (5) acre-feet and less than 20 acre-feet per year, the PIWMP shall include:
 - 1) An analysis of water level trends in the area from which groundwater shall be withdrawn for the service to the development and depth to groundwater at the nearest existing well location
(<http://www.sahra.arizona.edu/wells/>);
 - 2) The location of the development relative to all groundwater-dependent ecosystems including: springs, perennial streams, intermittent streams and shallow groundwater areas as mapped on the Sonoran Desert Conservation Plan GIS database
(<http://www.dot.pima.gov/cmo/sdcpmaps/>);
 - 3) A plan for the location of all wells, existing and proposed, that may be used to supply water to the development, including ADWR well registry numbers for existing wells;

- e. For rezoning proposals whose water demand projection at full build-out is 20 acre-feet or more and less than 50 acre-feet per year, the PIWMP shall include:
 - 1) All of the information required for developments with a water demand projection at full build out of less than 20 acre-feet (Section B.3.d, above); and,
 - 2) Existing site-specific geologic and hydrogeologic studies available for the area from which groundwater will be withdrawn to serve the project;
 - 3) Any existing aquifer test, pump test or production well data available for the area;

- f. For rezoning proposals whose water demand projection at full build-out is 50 acre-feet per year or more, the PIWMP shall include:
 - 1) All of the information required for developments with a water demand projection at full build out of less than 50 acre-feet per year (Section B.3.e, above); and
 - 2) A draw-down analysis for impact of water demand of the development's proposed wells within the 10-foot draw down contour after five years of pumping at full build-out; and
 - 3) A feasibility study examining the cost and means to deliver renewable and potable water to the development after full build out, OR the applicant may provide a statement declaring no feasibility study has been conducted. Statement will not bar rezoning approval, but will be weighed in the staff's recommendation.

C. Rezoning Policies

- 1. Comprehensive Plan rezoning policies are proposed for potential future rezoning conditions. Rezoning policies are needed to address the demand for water that will result from future growth projected in the county plan, added to existing uses. One or more of the following rezoning policies shall be implemented:
 - a. Applicants whose proposed rezoning site will be served by an existing water provider with physical access to a renewable and potable water supply shall provide written proof to that effect as a condition of rezoning.

 - b. Applicants whose proposed rezoning site will connect to a water provider with physical access to a renewable and potable water supply in the future shall provide written documentation showing intent to connect as a condition of rezoning.

- c. Rezoning proposals without physical access to renewable and potable water supply shall not be recommended for approval by staff until such a time as renewable and potable water supply is available in the area, unless it can be shown that the increased water demand projections will not have significant water resource impacts based on staff analysis of the five critical issues that are described in Section B.1, above.
- d. All rezoning proposals shall include implementation of water conservation measures. These may include measures as provided in Section D, Water Conservation Measures and Management Tools, below. The water conservation measures listed in the rezoning proposal shall become conditions of rezoning. Water conservation measures will be evaluated based on the severity of the water supply constraints of the entire rezoning proposal.
- e. Water demand projections showing water demand below the average estimates for similar land use types shall be required to list water conservation measures or methods that are proposed to achieve the lower water demand. Implementation of water conservation measures listed in the rezoning proposal shall become conditions of rezoning.
- f. Staff may not recommend approval of rezoning proposals if they increase the water demand projections in areas that are less than five miles from a groundwater dependent ecosystem and if the development will have an adverse impact on the groundwater dependent ecosystem.
- g. Rezoning requests proposing to employ water conservation measures for individual properties such as landscaping restrictions or private pool regulations shall be required to include the restriction in the Covenants, Codes, and Restrictions (CC&Rs).
- h. Rezoning proposals that increase the water demand above existing zoning shall be fully offset in areas of shallow groundwater (less than 50 feet below the land surface). Increases in water demand shall be offset by recharge, legal and verifiable water rights, or retirement or purchase of water rights from within the same or up-gradient shallow groundwater area.
- i. Rezoning proposals shall not increase the water demand above existing zoning in areas of Isolated Basins. Any increases in water demand shall be fully offset from within the same hydrogeologic basin by recharge, legal and verifiable water rights, or retirement or purchase of water rights.
- j. Rezoning proposals that rely on use of groundwater withdrawn from a five-mile radius of mapped groundwater-dependent ecosystems shall

include a hydrologic impact analysis to show how groundwater withdrawn for the development may impact ecological assets. Rezoning proposals that may adversely impact groundwater-dependent ecosystems shall employ pump tests and monitoring, and use avoidance strategies, including well site selection and screening of wells.

- k. Rezoning proposals that are located in areas that will not be served by a water provider with physical access to a renewable and potable water supply and are located in subsidence areas shall employ mitigation measures to minimize subsidence in the area. Mitigation measures that may be used to minimize subsidence in groundwater-dependent areas and areas located in high subsidence potential areas include:
 - 1) Enhance net recharge of storm water runoff in the affected area.
 - 2) Fund construction of recharge facilities in the affected area.
 - 3) Fund construction of infrastructure to connect with a regional water supply infrastructure having access to renewable supplies.

- l. A Final Integrated Water Management Plan (FIWMP) shall be submitted at the tentative plat or development plan stage of a proposed project for which a rezoning has been approved. The FIWMP should include proposed uses of all legally available water resources and pertinent details of reuse, replenishment, conservation and use of renewable supplies of water, all designed to minimize impacts to the aquifer.

D. Water Conservation Measures and Management Tools

- 1. The following Water Conservation Measures may be used by all new development in order to promote the efficient use of all water supplies and should be considered in context of mitigation of increased water demand projected between existing zoning and proposed rezonings.
 - a. Site Planning:
 - 1) Implement rainwater/storm water harvesting and reuse strategies.
 - 2) Implement swimming pool and spa water conservation measures.
 - 3) Implement effluent reuse strategies within the development.
 - 4) Install reclaimed effluent irrigation (where available) for individual properties and common areas.
 - 5) Install drought-tolerant native vegetation and drip irrigation systems with timers and rain sensors.
 - 6) Co-locate parks in development detention basins.
 - 7) Minimize impervious surfaces to maximize storm water infiltration.

 - b. Residential/Commercial and Buildings, including the above strategies at the residence/building scale and:
 - 1) Install gray water reuse plumbing systems.

- 2) Install water efficient appliances and fixtures and automatic faucets, water-free urinals and/or dual flush toilets in common use buildings.
- 3) Install plumbing systems that drain pools into the sewer.
- 4) Limit private pool and spa construction.
- 5) Install sub-metering for each tenant for multi-family and multi-occupancy commercial buildings.
- 6) Provide “water-wise” or similar water conservation information as part of sales contracts to home buyers.

2. The following Management Tools may be used by Pima County in moving towards a more sustainable water future include:

- a. Consider the water use requirements of current and future residents of the area, as well as other needs, including the natural environment.
- b. Work with neighboring counties to evaluate and provide input on water-resource impacts of development in adjacent jurisdictions, in accordance with State Statutes.
- c. Maintain an inventory of County water resource assets including groundwater rights, surface rights and production and use of effluent to sustain and protect the County's natural environment.
- d. Maximize acquisition of County water resource assets including groundwater rights, surface rights and production and use of effluent to sustain and protect the County's natural environment.
- e. Amend land use regulations to require that all new houses discharging to septic systems also be provided with a gray water reuse system.
- f. Revise design and construction standards to capture and mitigate storm water generated on-site for water harvesting and the incorporation of light-colored permeable materials into the pavement of parking lots and roads, to reduce heat-island effects, water runoff and dust emissions.
- g. Limit pumping near shallow groundwater areas of regional importance – Methods for implementing this strategy include land use controls and the purchase of development and water rights.
- h. Maximize use of CAP, rainfall, runoff and reclaimed water – Implementation methods might include County-sponsored, multi-purpose recharge and reuse projects, limitations on rezonings outside the service area and incentives to landowners.

- i. Limit human groundwater use in certain areas – Implementation methods might include limitations on rezonings outside the service area and incentives to landowners.
- j. Protect and promote natural recharge functions of watercourses – Implementation methods include floodplain management, land acquisition and land use decisions to minimize floodplain encroachments and maintain natural hydraulics and hydrology.
- k. Utilize effluent and surface water for riparian restoration – Preservation of current discharges to the environment, storm water harvesting, repair of altered flow paths and allocation of the water resources to riparian preservation and restoration are favored implementation methods. County effluent uses shall sustain and protect the County's natural environment.
- l. Reduce per capita consumption – Implementation methods might include landscape requirements and requirements for conservation features in new housing.
- m. Limit turf water use – Limit the establishment of golf course uses and requirements that new courses use non-groundwater sources and limitations on the use of turf:
 - 1) Grass is only to be used for functional purposes.
 - 2) No lawns for decorative uses.
 - 3) Plant only low water using turf.
 - 4) Rely on rainfall as primary irrigator.
 - 5) Set irrigation system timers or clock to manual only.
 - 6) Landscape with drought tolerant, native plants – the following link includes a list of plants which are native to Pima County: <http://www.pima.gov/cmo/sdcp/species/plants.html>
- n. Prevent subsidence – Implementation strategies include substitution of renewable supplies for groundwater and recharge in subsidence-prone areas.
- o. Restore and preserve natural areas – Implementation of this strategy could include floodplain acquisition, improvements to the floodplain management ordinance, purchase of development and water rights and limitations on rezonings.
- p. Rehabilitate or create wetlands and riparian areas – Use of reclaimed water, surface runoff and CAP is suggested. Multi-purpose recharge or water quality improvement projects are also suggested as an implementation method to realize this strategy.

- q. Balance the water budget of Isolated Basins – Pursue options such as purchase of development or water rights and limitations on rezonings consistent with sustainable yield.
- r. Implement a Water Supply Impact Review on rezoning proposals on property where the water system(s) that serve less than 15 homes, where such proposals will demonstrate to Pima County Department of Environmental Quality that it could serve an increased water demand before being approved. Potable water supply requirements for systems involving fewer than 15 homes will be developed as a condition of rezoning.
- s. Domestic Water Improvement Districts (DWID) – Develop a board policy requiring consideration of the renewable supplies, available infrastructure, groundwater trends, subsidence, groundwater-dependent ecosystems and isolated basins in the development and approval of any new DWID.
- t. Research and determine if a Zoning Code Text Amendment should be proposed for enacting Water Conservation Measures.

E. Definitions

Adverse Impact means the lowering of a piezometric surface in the area occupied by a groundwater-dependent ecosystem, or diversion of regional groundwater flows or sources of recharge away from a groundwater-dependent ecosystem.

Final Integrated Water Management Plan means a plan detailing proposed water resources, reuse, replenishment, conservation and use of renewable water supplies for the tentative plat or development plan stage of a proposed project.

Groundwater-dependent ecosystem means shallow groundwater areas, springs and intermittent and perennial streams that are not effluent-dominated, as mapped by Pima County.

Isolated Basins means all hydrologic basins in Pima County except the Tucson and Avra basins.

Preliminary Integrated Water Management Plan means a plan identifying all sources and uses of water intended for, and water demand projections based upon, a proposed rezoning.

Renewable and Potable Water means a quality of water suitable for essential human uses such as drinking, cooking or cleaning, which is derived from a renewable source. In the manner used in this policy, treated surface water, including treated Central Arizona Project water, is considered renewable and potable, but effluent and groundwater are not.

Subsidence Area means a lowering of the land surface more than 3 inches as mapped by U.S. Geological Survey.

Water Resource Impacts Assessment means the review County staff performs on proposed rezoning applications.

Water Supply Impact Review means the review County staff performs on a proposed Comprehensive Plan amendment.

Section 2. This Resolution shall become effective on the date of adoption.

PASSED AND ADOPTED this _____ day of _____, 2008, by the Board of Supervisors of Pima County, Arizona.

ATTEST:

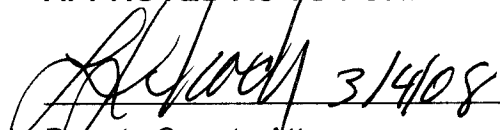
BOARD OF SUPERVISORS

Clerk, Board of Supervisors


Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



Deputy County Attorney



Executive Secretary
Planning and Zoning Commission