

STAFF REPORT

PERMIT NO. 733

DATE: 01/05/2026

ITEM: Floodplain Permit Application for Property Improvements at 1201 and 1231 Telluride Lane.

APPLICANT: Durango at Vallecito, LLC

ENGINEER: SMC Consulting Engineers, P.C.

BACKGROUND

The applicant requests approval of a floodplain permit to make improvements to two lots within the Special Flood Hazard Area (SFHA) of Bishop Creek Tributary A. The proposed work includes pad-ready grading, erosion control measures, retaining walls, and stormwater infrastructure, including a detention pond. All of these improvements are outside of the floodplain. Work within the floodplain includes construction of a concrete apron and riprap pad for the detention pond outlet.

STAFF ANALYSIS

Site located in Bishop Creek Tributary A Floodplain. The site is within Zone AE and the base flood elevation (BFE) is approximately 1131.6 ft.

APPLICABLE ORDINANCE SECTIONS (36-533)

- (e)(2)(a) – Floodplain modification and fill restrictions
- (e)(2)(e) – Compensatory storage requirements
- (f)(3)(8) – No-rise condition requirements

DETAILED ORDINANCE ANALYSIS

(e)(2)(a) and (e)(2)(e) – Floodplain Fill Restrictions and Compensatory Storage

Applicant provided detailed cut/fill calculations.

- Fill: 15.5 CY
- Cut: 15.5 CY

The applicant has indicated that soil from the same location as the fill will be removed and the concrete and rip rap will be installed at grade.

(f)(3)(8) – No-Rise Requirement

The applicant's engineer provided a No-Rise Certification indicating that improvements will not cause an increase in the BFE. All excavated materials will be removed from the floodplain.

RECOMMENDATION

Staff recommends approval with the following conditions:

1. As-builts be provided to indicate that work was completed in accordance with submitted plans.

ACTION TAKEN:
