



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/15/2024

*\*= Mandatory, information must be provided*

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

**\*Title:**

Quarterly Report of Riparian Mitigation Plans Approved by the Regional Flood Control District Chief Engineer

**\*Introduction/Background:**

Section 16.30.050(B) of the Floodplain Management Ordinance requires:

"The Chief Engineer shall provide a quarterly report to the Board that states the number of Riparian Habitat Mitigation Plans that the Chief Engineer approved during the previous quarter. The quarterly report must include the number of approved plans that used mitigation banking and the number of approved plans that disturbed more than 5% of Important Riparian Area on a property."

**\*Discussion:**

The attached report describes the Districts actions to approve Riparian Habitat Mitigation Plans as well as District actions to utilize the In-lieu Fee revenue.

**\*Conclusion:**

NA

**\*Recommendation:**

This item is for the Board's information and no vote or discussion is requested.

**\*Fiscal Impact:**

None

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ All

Department: Regional Flood Control District

Telephone: 520-724-4600

Contact: Patricia Gilbert

Telephone: 520-724-4606

Department Director Signature: \_\_\_\_\_

Date: 9/25/2024

Deputy County Administrator Signature: \_\_\_\_\_

Date: 9/27/2024

County Administrator Signature: \_\_\_\_\_

Date: 9/28/2024

DATE: September 25, 2024

TO: Board of Directors  
Regional Flood Control District

FROM: Eric Shepp, P.E.  
Director



SUBJECT: Quarterly Report of Riparian Habitat Mitigation Plans Approved by the Pima County Regional Flood Control District Chief Engineer for the Third Quarter of 2024

Section 16.30.050(B) of the Floodplain Management Ordinance to requires:

"The chief engineer shall provide a quarterly report to the board that states the number of riparian habitat mitigation plans that the chief engineer approved during the previous quarter. The quarterly report must include the number of approved plans that used mitigation banking and the number of approved plans that disturbed more than 5% of important riparian area on a property."

I am submitting the following Quarterly Report of riparian mitigation plans approved during the third quarter of 2024. Attached are the riparian habitat mitigation plans as Exhibit A - E to the report. This report also includes a summary of the District's use of in-lieu fees during the quarter.

**Mitigation Plans Approved by the Chief Engineer for the Third Quarter of 2024**

APPROVAL DATE	DISTRICT	RECORD #	ADDRESS/PLAT NAME	DISTURBANCE ACRES	IRA DISTURBANCE	ON-SITE MITIGATION	IN-LIEU FEE	EXHIBIT
7/1/2024	1	P24FC00398	12904 N Rusty Iron Tr	0.43	YES	NO	\$3,962	A
7/19/2024	4	P23FC00975	2971 N Melpomene Wy	0.55	YES	NO	\$976	B
7/22/2024	5	P24TP00006	Tucson Mtn Ranch	1.23	YES	NO	\$46,920	C
8/13/2024	4	P24TP00007	Vail Crossings	3.36	NO	NO	\$53,889	D
8/23/2024	4	P24TP00014	Santa Rita Highlands	4.64	YES	NO	\$93,219	E

**Use of In-Lieu Fees During the Third Quarter of 2024**

During the third quarter, the District spent or encumbered approximately \$80,000 on restoration activities primarily on invasive species removal by Tucson Audubon Society, and fencing to secure District open space properties in the Brawley Wash and the San Pedro River.

The Meander Bend Park project that was discussed in the last quarterly report is now substantially complete.

## Exhibit A



2022 PIMA MAPS AERIAL

### RIPARIAN LEGEND



Gross Site Area

Total Important Riparian Area with  
Underlying Xeroriparian "C" on Site

Total IRA-C Habitat Disturbance

Pre-Ordinance Disturbance Within the  
IRA-C Habitat (none)

#### New IRA-C Disturbance to be Mitigated

## RIPARIAN NOTES

1. Zoning = RPD
2. Gross Site Area = 183,832 sf (4.22 acres)
3. Land Use = Residential
4. Area Calculations
  - a. Gross Site Area = 183,832 sf (4.22 acres)
  - b. Total PRA with Underlying Xanorapan "C" on Site = 94,086 sf (2.16 acres)
  - c. Total Limit of Disturbance = 18,514 sf (0.43 acres)
  - d. Pre-Ordinance Disturbance Within the Grading Limit = 0 sf (0.00 acres)
  - e. New Disturbance to be Mitigated = 18,514 sf (0.43 acres)
5. Mitigation will be pro in-lieu fees.

## RIPARIAN METHODOLOGY

#### Calculation of Ground Plain Disturbance

Ground Plain Disturbance was calculated by measuring the disturbance within mapped Regulated Riparian Habitat on the latest Pim Maps aerial photo.

### Tree Disturbance

Tree disturbance was calculated by evaluating trees on the Pima Maps 2005 aerial photo of the site and comparing these to the latest Pima Maps aerial photo.

### Shrub Disturbance

Shrub disturbance was calculated using the Pima County Important Riparian Area with underlying Xeroriparian "C" Habitat mitigation requirements.

## Mitigation

1. The Owner elects to provide mitigation by the In Lieu Fee Methodology.
2. The calculation of In Lieu Fee is provided on this plan.

RIPARIAN IN LIEU FEE NOTES

This site contains IRA Class C Riparian Habitat.

- |    |  |            |
|----|--|------------|
| 1. | Total Ground Plain Disturbance   |            |
|    | In accordance with Pima County Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines, Mitigation of ground plain within IRA with Underlying Class C is equal to: |            |
|    | Disturbed Area $\times 1.5 \times 0.7$   |            |
|    | For this property, $18,814 \text{ ft}^2 \times 1.5 \times 0.7 = 19,754 \text{ sf}$ (0.45 ac)   |            |
|    | 0.45 acres $\times$ \$101.00 per acre =  | \$458.10   |
|    | The cost for seeding is per Ordinance 2023-PC and is fixed at \$101.00 per acre.   |            |
|    | Tree Disturbance   |            |
|    | In accordance with Pima County Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines, Mitigation of trees within IRA with Underlying Class C is equal to:        |            |
|    | Total Trees Disturbed $\times 1.5$   |            |
|    | For this property, 13 trees $\times 1.5 = 20$ trees  |            |
|    | Half of these trees can be 5 gal; other half must be 15 gal.   |            |
|    | 10 Trees $\times$ \$87.50 per tree = \$875.00  | \$1,455.00 |
|    | 10 Trees $\times$ \$48.00 per tree = \$480.00  |            |
|    | Shrub Disturbance  |            |
|    | In accordance with Pima County Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines, Mitigation of shrubs within IRA with Underlying Class C is equal to:       |            |
|    | Total Shrubs Disturbed $\times 1.5$  |            |
|    | For this property, 31 shrubs $\times 1.5 = 46$ shrubs  |            |
|    | Half of these shrubs can be 1 gal; other half must be 5 gal.   |            |
|    | 23 Shrubs $\times$ \$48.00 per shrub = \$1104.00   | \$1,488.00 |
|    | 23 Shrubs $\times$ \$15.00 per shrub = \$345.00  |            |
| 4. | Maintenance for five years   |            |
|    | Maintenance costs were calculated at \$702 / ac / 5 years  | \$301.86   |
| 5. | Water Cost for five years  |            |
|    | Water Cost is estimated at \$52 / acre, for five-years   | \$260.00   |
|    |  |            |
|    | Total In Lieu Fee =  | \$3962.00  |

Scale: 1" = 50'



0' 25' 50' 100' 150'



North



35974 S. Desert Sun Drive  
Tucson, AZ 85739  
(520) 909-4678  
gregs@gnlandscapearchitects.com

gregs@gnandscapearchitects.com

Date **7/18/24**  
 Drawn by **LMW**  
 Checked by **GRS**

☐ Design Review  
☐ Construction Documents  
☒ Agency Submittal  
☐ Construction Set  
☒ Not for Construction

12904 N Rusty Iron Trail

12904 N Rusty Iron Trail, Tucson, AZ 85742

A Portion of the Southeast Quarter of Section 20, T-11-S, R-13-E  
G&SRM, Pima County, AZ.

RIPARIAN HABITAT MITIGATION PLAN

P\_\_\_\_\_

R-1

1.1



# Exhibit B



## RIPARIAN LEGEND

- Gross Site Area
- Total Important Riparian Area with "H" Classification (Entire Site)
- Pre-Ordinance Disturbance Within the Property Line

## RIPARIAN NOTES

- Zoning = SR
- Gross Site Area = 224,375 sf (5.15 acres)
- Land Use = Residential
- Area Calculations:
  - Gross Site Area = 224,375 sf (5.15 acres)
  - Total IRA with Underlying Xeroriparian "C" on Site = 224,375 sf (5.15 acres)
  - Pre-Ordinance Disturbance Within the Property = 80,884 sf (1.87 acres)
  - New Disturbance to be Mitigated = 24,156 sf (0.55 acres)
- Mitigation will be per in-lieu fees.

## RIPARIAN METHODOLOGY

- Calculation of Ground Plain Disturbance**
- This property contains disturbance prior to the Riparian Ordinance. This disturbance has been mapped on a 2005 Aerial and included on the plan. In determining disturbance, a combination of the 2005 Aerial and 2008 Oblique Photos were used. The total Pre-Ordinance Disturbance is calculated to be 80,884 sf.
  - Total Current Disturbance (Pre-Ordinance Disturbance plus New Disturbance) has been mapped on the 2022 aerial and measured to be 105,040 sf.
  - Ground plain disturbance (New Disturbance) resulting mitigation is 2022 Current Disturbance minus 2005 Pre-Ordinance Disturbance for a total of 24,156 sf.
- Tree Disturbance**
- Tree disturbance was evaluated using the 2005 and 2022 aerial photos and the 2008 and 2024 Oblique Photos.
  - The current tree population results or exceeds (there has been regrowth along the floodway) 2005 quantities.
- Mitigation**
- The Owner elects to provide mitigation by the In-Lieu Fee Methodology.
  - A calculation of the In-Lieu-Fee is provided on this submittal.

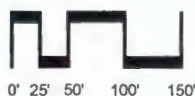
## CALCULATION OF IN LIEU FEE

- This site contains IRA Class H Riparian Habitat.
- Total Ground Plain Disturbance  
In accordance with Pima County Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines, Mitigation of ground plain within Class H and IRA Class H is equal to:  
Disturbed Acreage x 1.5 x 0.7  
For this property, 24,156 sf x 1.5 x 0.7 = 25,364 sf (0.58 ac)  
0.58 acres x \$1018.00 per acre (seed cost per updated flat fee table) = \$590.44
  - Tree Disturbance  
No tree disturbance on the property. \$0.00
  - Shrub Disturbance  
No shrub disturbance on the property. \$0.00
  - Maintenance for five years  
Per Pima County Flat Fee Table, 5 year maintenance is \$702 per acre  
\$702 x 0.58 acres = \$407.16
  - Water Cost for five years  
Seeding is not required to be irrigated. \$0.00

Total In Lieu Fee = \$976.54

2005 PimaMaps Aerial

Scale: 1" = 50'



35974 S. Desert Sun Drive  
Tucson, AZ 85739  
(520) 908-4678  
greg@gnlandscapearchitects.com

Date 7/16/24  
Drawn by LMW  
Checked by GRS  
☐ Design Review  
☐ Construction Documents  
☐ Agency Submittal  
☐ Construction Set  
☐ Not for Construction

## 2971 N Melpomene Way

2971 N Melpomene Way, Tucson, AZ 85749

A Portion of the Section 36, T-13-S, R-15-E and Section 31, T-13-S, R-16-E, G&SRM, Pima County, AZ



## RIPARIAN HABITAT MITIGATION PLAN

P-1 RHMP-1 1-2

# Exhibit B

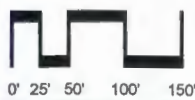


## RIPARIAN LEGEND

-  Gross Site Area
-  Total Important Riparian Area with "I" Classification (Entire Site)
-  Pre-Ordinance Disturbance Within the Property Line
-  New Disturbance to be Mitigated

2022 PimaMaps Aerial

Scale: 1" = 50'



35974 S. Desert Sun Drive  
Tucson, AZ 85739  
(520) 908-4878  
grs@grslandscapearchitects.com

Date: 7/16/24  
Drawn by: LMW  
Checked by: GRS  
☐ Design Review  
☐ Construction Documents  
☒ Agency Submitted  
☐ Construction Set  
☐ Not for Construction

## 2971 N Melpomene Way

2971 N Melpomene Way, Tucson, AZ 85743

A Portion of the Section 36, T-13-S, R-15-E and Section 31, T-13-S, R-16-E,  
G&SRM, Pima County, AZ

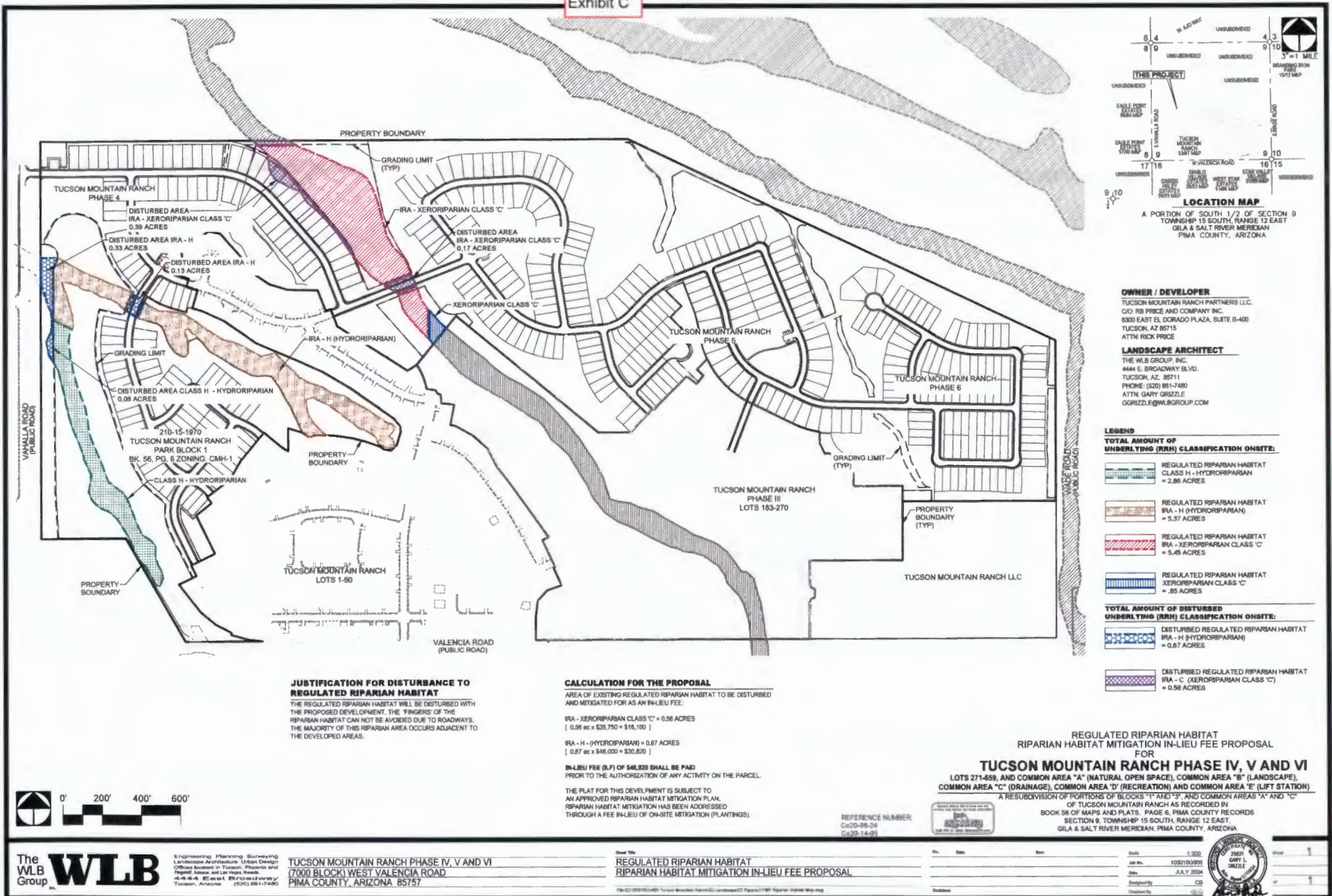
## RIPARIAN HABITAT MITIGATION PLAN

P\_\_

RHMP-2 2 of 2



# Exhibit C



**OWNER / DEVELOPER**  
TUCSON MOUNTAIN RANCH PARTNERS LLC.  
C/O: RB PRICE AND COMPANY INC.  
8300 EAST EL DORADO PLAZA, SUITE 6-400  
TUCSON, AZ 85715  
ATTN: RICK PRICE

**LANDSCAPE ARCHITECT**  
THE WLB GROUP, INC.  
4444 E. BROADWAY BLVD.  
TUCSON, AZ 85711  
PHONE: (520) 881-7480  
ATTN: GARY GRIZZLE  
GGRIZZ@WLBGROUP.COM

**LEGEND**

**TOTAL AMOUNT OF UNDERLYING (RHP) CLASSIFICATION ONSITE:**

	REGULATED RIPARIAN HABITAT CLASS H - HYDORIPARIAN = 2.86 ACRES
	REGULATED RIPARIAN HABITAT IRA - H (HYDORIPARIAN) = 5.37 ACRES
	REGULATED RIPARIAN HABITAT IRA - XERORIPARIAN CLASS 'C' = 5.45 ACRES
	REGULATED RIPARIAN HABITAT XERORIPARIAN CLASS 'C' = .85 ACRES

**TOTAL AMOUNT OF DISTURBED UNDERLYING (RHP) CLASSIFICATION ONSITE:**

	DISTURBED REGULATED RIPARIAN HABITAT IRA - H (HYDORIPARIAN) = 0.87 ACRES
	DISTURBED REGULATED RIPARIAN HABITAT IRA - XERORIPARIAN CLASS 'C' = 0.56 ACRES

**JUSTIFICATION FOR DISTURBANCE TO REGULATED RIPARIAN HABITAT**  
THE REGULATED RIPARIAN HABITAT WILL BE DISTURBED WITH THE PROPOSED DEVELOPMENT. THE "FINGERS" OF THE RIPARIAN HABITAT CAN NOT BE AVOIDED DUE TO ROADWAYS. THE MAJORITY OF THIS RIPARIAN AREA OCCURS ADJACENT TO THE DEVELOPED AREAS.

**CALCULATION FOR THE PROPOSAL**  
AREA OF EXISTING REGULATED RIPARIAN HABITAT TO BE DISTURBED AND MITIGATED FOR AS AN IN-LIEU FEE:  
IRA - XERORIPARIAN CLASS 'C' = 0.56 ACRES  
[ 0.56 ac x \$28,750 = \$16,100 ]  
IRA - H - (HYDORIPARIAN) = 0.87 ACRES  
[ 0.87 ac x \$48,000 = \$41,760 ]  
IN-LIEU FEE (BLF) OF \$46,820 SHALL BE PAID PRIOR TO THE AUTHORIZATION OF ANY ACTIVITY ON THE PARCEL.

THE PLAT FOR THIS DEVELOPMENT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN. RIPARIAN HABITAT MITIGATION HAS BEEN ADDRESSED THROUGH A FEE IN-LIEU OF ON-SITE MITIGATION (PLANTINGS).

REGULATED RIPARIAN HABITAT  
RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL  
FOR  
**TUCSON MOUNTAIN RANCH PHASE IV, V AND VI**  
LOTS 271-459, AND COMMON AREA "A" (NATURAL OPEN SPACE), COMMON AREA "B" (LANDSCAPE), COMMON AREA "C" (DRAINAGE), COMMON AREA "D" (RECREATION) AND COMMON AREA "E" (LIFT STATION)  
A RESUBDIVISION OF PORTIONS OF BLOCKS "T" AND "S", AND COMMON AREAS "A" AND "C" OF TUCSON MOUNTAIN RANCH AS RECORDED IN BOOK 54 OF MAPS AND PLATS, PAGE 6, PIMA COUNTY RECORDS SECTION 8, TOWNSHIP 15 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

**The WLB Group**  
**WLB**  
Engineering Planning Surveying  
Landscape Architecture Urban Design  
Offices located in Tucson, Phoenix and  
Flagstaff, Arizona and Las Vegas, Nevada  
4444 E. Broadway Blvd., Suite 600  
Tucson, Arizona (520) 881-7480

**TUCSON MOUNTAIN RANCH PHASE IV, V AND VI**  
(7000 BLOCK) WEST VALENCIA ROAD  
PIMA COUNTY, ARIZONA 85717

**REGULATED RIPARIAN HABITAT**  
**RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL**

REFERENCE NUMBER:  
C030-06-24  
C030-14-09

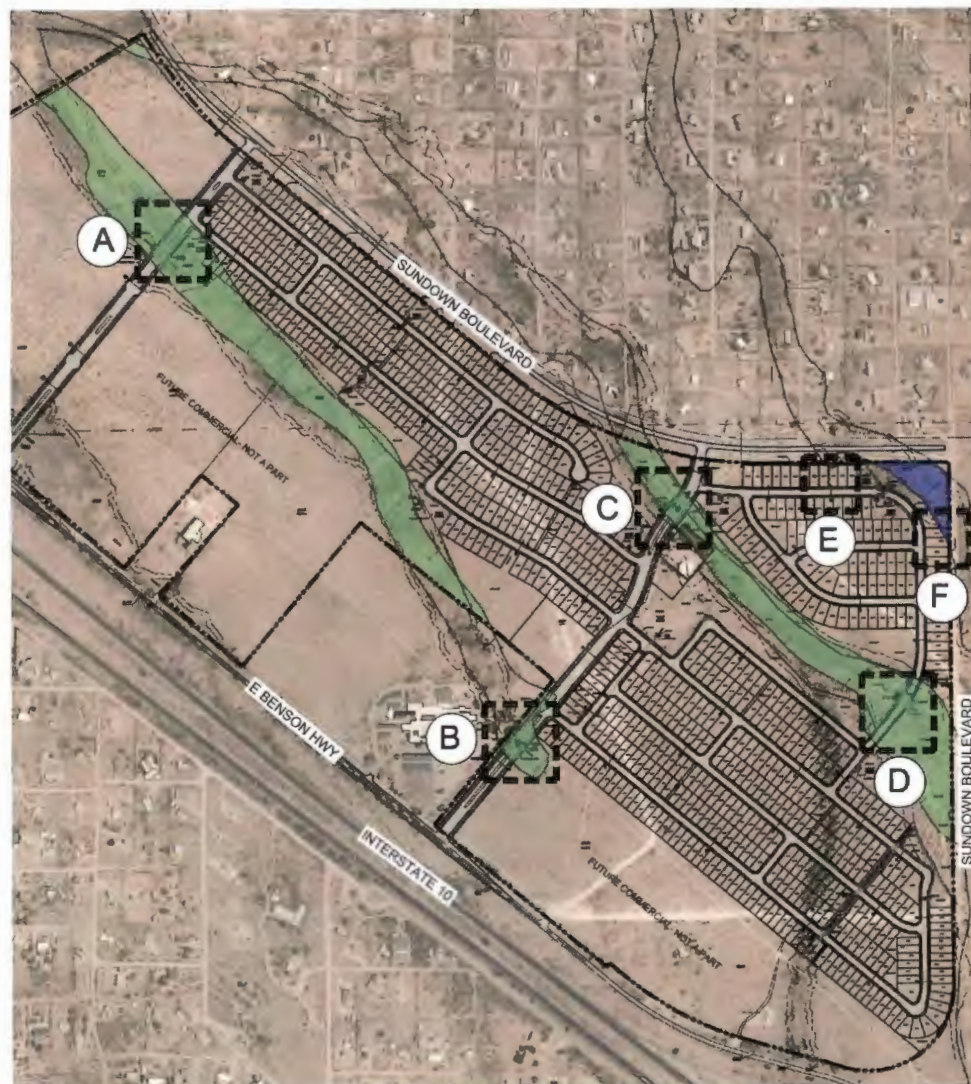


Drawn By	Date	Rev	Scale
Job No.	10001-0000		1:300
Date	JULY 2024		
Designed By	CG		
Checked By			





# Exhibit D



**LOCATION MAP**  
PORTIONS OF SECTIONS  
27 & 34  
T-18-S, R-18-E  
PIMA COUNTY, ARIZONA



## MONITOR

WESTLAND RESOURCES, INC.  
4081 E PARADISE FALLS DRIVE  
TUCSON, AZ 85712  
520-205-9385

## SHEETS

SHEET 1 COVER SHEET  
SHEETS 2-4 RIPARIAN DISTURBANCE ENLARGEMENT AREAS

## PROJECT OVERVIEW

THE PROJECT IS A PROPOSED RESIDENTIAL DEVELOPMENT IN VAIL ARIZONA LOCATED NORTH AND WEST OF THE INTERSECTION OF ARIZONA STATE HIGHWAY 63 AND INTERSTATE 10. THE SOUTHERN PORTION OF THE PROPERTY IS DELINEATED BY CAMINO LOMA ALTA AND SUNDOWN BOULEVARD AT ITS SOUTHEASTERN EDGE.

VEGETATION WITHIN THE PROJECT AREA IS CHARACTERIZED AS THE ARIZONA UPLAND SUBDIVISION OF THE SONORAN DESERT SCRUB BIOTIC COMMUNITY, WHICH CONTAINS ELEMENTS OF THE LOWER COLORADO RIVER VALLEY SERIES (BROWN AND LOWE 1980, THE NATURE CONSERVANCY 2012, TURNER AND BROWN 1982). THE MAJORITY OF THE PROJECTS VEGETATION CONSISTS OF A MIX OF COOTILLO (FOUQUIERIA SPLENDENS); BARRELL CACTUS (FEROCACTUS WISLIZENII) AND CREOSOTE BUSH (LARREA TRIDENTATA). OTHER COMMON PLANT SPECIES INCLUDE VELVET MESQUITE (PROSOPIS VELUTINA) BLUE PALOVERDE (PARKINSONIA FLOIDA), SOAPTREE YUCCA (YUCCA ELATA) AND SOME NEEDLE SPINE CACTUS (ECHINOCASTUS ERIOGONTRUS).

RIPARIAN HABITAT ASSOCIATED WITH EPHEMERAL DRAINAGES THAT CROSS THE PROPOSED SITES ARE TYPICALLY DOMINATED BY SPECIES FOUND IN ADJACENT UPLAND HABITATS. ALTHOUGH THE PLANTS OFTEN OCCUR IN GREATER DENSITIES AND ARE LARGER THAN INDIVIDUALS FOUND IN THE ADJACENT UPLANDS. THESE XERORIPARIAN HABITATS SUPPORT RELATIVELY DENSE VEGETATION, SUCH AS BLUE PALOVERDE, DESERT HACKBERRY, CATCLAW ACACIA, WHITETHORN ACACIA, AND DESERT BROOM. CANYON RAGWEED AND CHEESEBUSH ARE ALSO ASSOCIATED WITH XERORIPARIAN HABITATS. THERE ARE NO PERENNIAL AQUATIC, HYDORIPARIAN, OR MESORIPARIAN HABITATS WITHIN THE PROJECT LIMITS.

DUE TO THE NATURE OF THE PROJECT, IT IS IMPOSSIBLE TO AVOID IMPACTS TO ALL RIPARIAN HABITAT WITHIN THE PROJECT LIMITS. ENLARGEMENTS OF IMPACTED RIPARIAN HABITAT ARE SHOWN ON THIS PLAN SET. THESE IMPACTED AREAS FALL WITHIN RIPARIAN CATEGORIZED AS XERORIPARIAN AREA C (XC) AND XERORIPARIAN AREA D (XD) AND ARE SHOWN ON THE ENLARGEMENTS ON THE FOLLOWING PAGES. THE IN-LIEU FEE APPROACH TO MITIGATE IMPACTS TO THIS RIPARIAN HABITAT IS UTILIZED AND CALCULATIONS PROVIDED ON THIS SHEET.

## PROTECTION OF UNDISTURBED REGULATED RIPARIAN HABITAT

RIPARIAN HABITAT TO BE PRESERVED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4-FOOT HIGH ORANGE MESH BARRICADE FENCING. PROTECTIVE FENCINGS MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.

## IN-LIEU FEE

TO COMPENSATE FOR DISTURBANCE TO REGULATED RIPARIAN HABITAT (RRH) THE IN-LIEU FEE (ILF) OPTION HAS BEEN CHOSEN IN-LIEU OF ON-SITE MITIGATION. FEE CALCULATIONS WERE PREPARED USING THE CONSUMER PRICE INDEX UPDATE OF THE ILF DEVELOPMENT PROJECT PLAT FEE TABLE (TABLE 2) IN THE RRH OFF-SITE MITIGATION GUIDELINES FOR UNINCORPORATED PIMA COUNTY MANUAL. THE COST PER ACRE FOR XC DISTURBANCE FOR DEVELOPMENT IS LISTED AS \$16,100. THE COST PER ACRE FOR XD DISTURBANCE FOR DEVELOPMENT IS LISTED AS \$13,800.

## IN-LIEU FEE CALCULATIONS

XC	DISTURBANCE AREAS A,B,C,D SHOWN ON THESE PLANS TOTAL IN 3.27 ACRES OF XC XERORIPARIAN C HABITAT THAT WILL BE DISTURBED DURING CONSTRUCTION. (81,803.33 + 35,570.67 + 22,004.93 + 23,093.63 = 142,512.96 OR 3.27 ACRES) FEE PER ACRE IS \$16,100 \$16,100 X 3.27 = \$52,847	TOTAL FEE: \$ 52,847 + 1,242 = \$53,889
XD	DISTURBANCE AREAS E,F SHOWN ON THESE PLANS TOTAL IN .09 ACRES OF XD XERORIPARIAN D HABITAT THAT WILL BE DISTURBED DURING CONSTRUCTION. (1169.99 + 2839.85 = 4,009.84 OR .09 ACRES) FEE PER ACRE IS \$13,800 \$13,800 X .09 = \$1,242	

DESIGNED BY	TEAM
DRAWN BY	TEAM
CHECKED BY	RWS
DRAWING SCALE(S)	
	
DATE	
DESCRIPTION	
NO.	BY
REVISIONS	

VAIL CROSSINGS I-10 RESIDENTIAL PARCEL  
RIPARIAN ASSESSMENT  
COVER SHEET / LOCATION PLAN



PLAN DATE:  
JULY 15, 2024  
PROJECT NUMBER:  
2408-01  
SHEET NO.





**A** AREA 'A' DISTURBANCE  
XC 81,853.53 SF  
1.42 ACRES



AREA 'B' DISTURBANCE	
XC	36,570.87 SF .82 ACRES



## PROJECT BOUNDARY



RIPARIAN XC DISTURBANCE



 Engineering & Environmental Services, Inc.		DRAWING NO. _____ SHEET NO. _____ CHECKED BY: _____ DESIGNED BY: _____ DATE: _____	
NO. _____ BY _____ DATE _____ DESCRIPTION _____ APPROVED _____ DATE _____		REVISIONS	

VAIL CROSSINGS I-10 RESIDENTIAL PARCEL  
RIPARIAN ASSESSMENT  
RIPARIAN DISTURBANCE- ENLARGEMENTS



PLAN DATE:	JULY 15, 2024
PROJECT NUMBER:	2488 01
SHEET NO.	





## PROJECT BOUNDARY

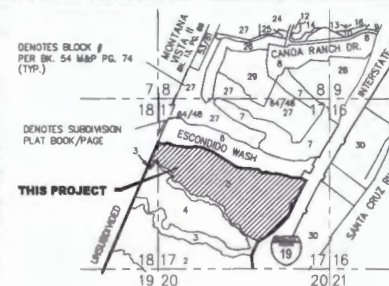
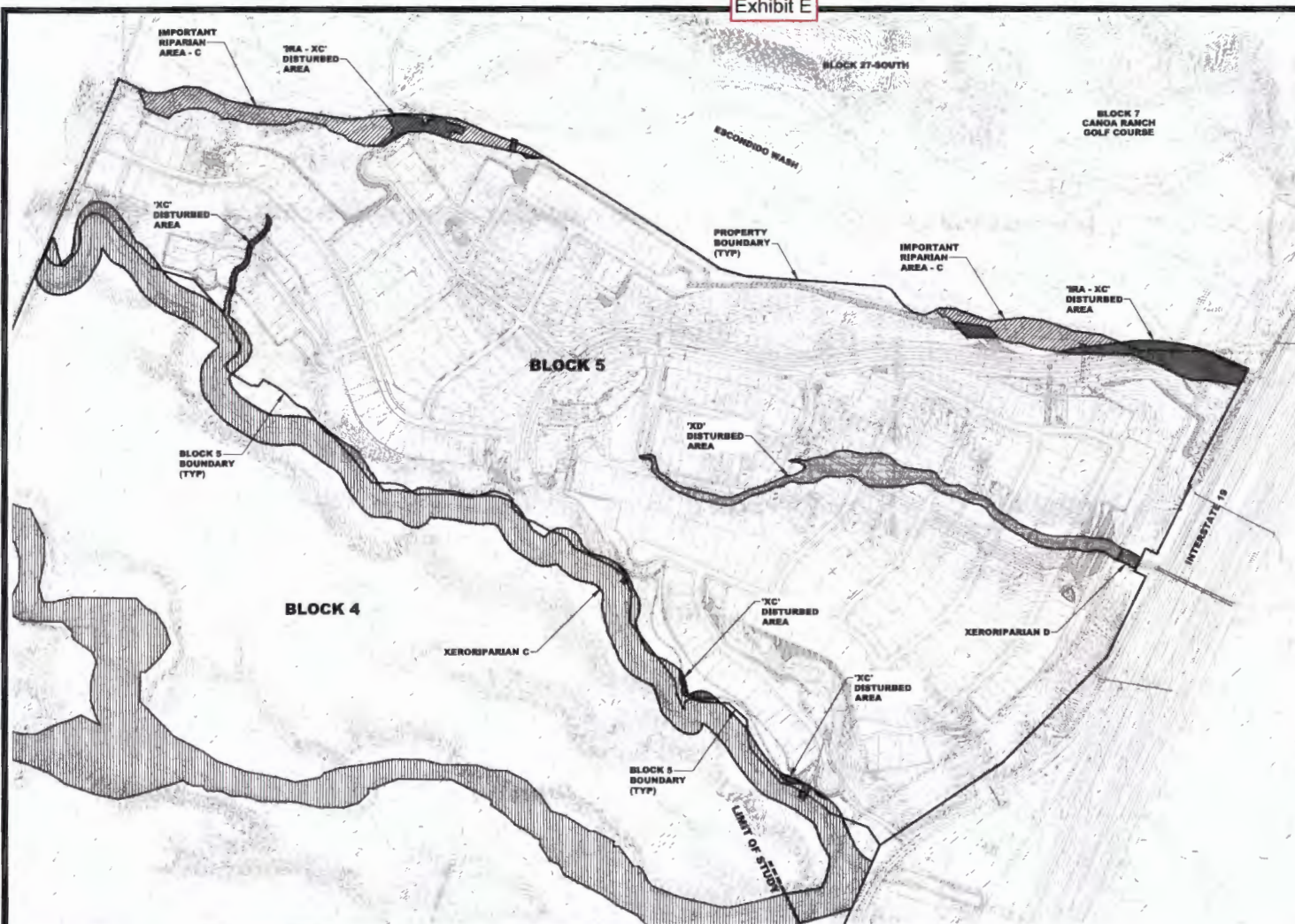


PLAN DATE	JULY 15, 2024
PROJECT NUMBER	2488 01
SHEET NO	





## Exhibit E



**LOCATION MAP**  
A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT  
SECTIONS 17, 18, 19, AND 20  
TOWNSHIP 19S, RANGE 13E,  
GILA & SALT RIVER MERIDIAN,  
PIMA COUNTY, ARIZONA

## NOTES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT  
IRA - XERORIPARIAN 'C' = 5.0 ACRES  
XERORIPARIAN 'C' = 14.1 ACRES (TO LIMIT OF STUDY)  
XERORIPARIAN 'D' = 2.5 ACRES

2022 AERIAL PHOTO FROM PIMA MAPS - ORTHOPHOTO IMAGERY

**JUSTIFICATION FOR DISTURBANCE  
TO REGULATED RIPARIAN HABITAT**

THE REGULATED RIPARIAN HABITAT WILL BE DISTURBED WITH THE PROPOSED DEVELOPMENT. PORTIONS OF THE RIPARIAN HABITAT CANNOT BE AVOIDED DUE TO RESIDENTIAL LOTTING, SLOPES AND ROADWAYS. THE MAJORITY OF THIS RIPARIAN AREA OCCURS ADJACENT TO THE SITE AND WILL REMAIN.

### CALCULATION FOR THE PROPOSAL

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT	
IRA - XERORIPARIAN 'C'	= 5.0 ACRES
XERORIPARIAN 'C'	= 14.1 ACRES (TO LIMIT OF STUDY)
XERORIPARIAN 'D'	= 2.5 ACRES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT TO BE DISTURBED  
IRA - XERORIPARIAN "C" = 1.9 ACRES  
XERORIPARIAN "C" = 0.34 ACRES  
XERORIPARIAN "D" = 2.4 ACRES

TOTAL AREAS OF EXISTING REGULATED RIPARIAN HABITAT TO BE MITIGATED FOR AS AN IN-LIEU FEE.

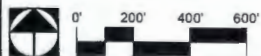
IRA - XERORIPARIAN 'C' = 1.9 ACRES x (\$28,750) =	\$54,825
XERORIPARIAN 'C' = 0.34 ACRES x (\$16,100) =	\$5,474
XERORIPARIAN 'D' = 2.4 ACRES x (\$13,800) =	\$33,120

IN-LIEU FEE CALCULATION PER THE FLAT FEE TABLE OPTION  
FOR A DEVELOPMENT PROJECT. = \$83,219

IN-LIEU FEE (ILF) OF \$93,219 SHALL BE PAID PRIOR TO THE AUTHORIZATION OF ANY ACTIVITY ON THE PARCEL.

**REGULATED RIPARIAN HABITAT  
RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL  
SANTA RITA HIGHLANDS**




LOTS 1 THRU 442, COMMON AREA "A" (NATURAL OPEN SPACE),  
COMMON AREA "B" (FUNCTIONAL OPEN SPACE & DRAINAGE) AND COMMON AREA "C" (RECREATION)  
A SUBDIVISION OF BLOCK 5 OF CANOA RANCH BLOCKS 1 THRU 46 AS RECORDED  
IN BOOK 64 OF MAPS & PLATS AT PAGE 74  
BEING A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT WITHIN PROTRACTED  
SECTIONS 7 & 18, T18S, R13E, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



The WLB Group **WLB**

LANDSCAPE ARCHITECT

THE WLB GROUP, INC.  
4444 E. BROADWAY BLVD.  
TUCSON, AZ. 85711  
PHONE: (520) 881-7480  
ATTN: GARY GRIZZLE  
GGRIZZLE@WLBGROUP.COM

	UNDISTURBED REGULATED RIPARIAN HABITAT IRA - XEROPHILIAN CLASS 'C'
	UNDISTURBED REGULATED RIPARIAN HABITAT XEROPHILIAN CLASS 'C'
	UNDISTURBED REGULATED RIPARIAN HABITAT XEROPHILIAN CLASS 'D'

**DISTURBED REGULATED  
RIPARIAN HABITAT  
XERORIPARIAN CLASS 'C'**

**DISTURBED REGULATED  
RIPARIAN HABITAT  
XERORIPARIAN CLASS 'C'**

**DISTURBED REGULATED  
RIPARIAN HABITAT  
XERORIPARIAN CLASS 'B'**

P24TP00000  
P18TP00005  
REFERENCE NUMBER:  
P1209-043 CoS-01-01  
P1201-035 Co-06-13

**REGULATED RIPARIAN HABITAT  
RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL**

File Q:\19782894\PM Carver Ranch South Block 5\Polling\02 Lerdreago\07 Kuperian\197028 census south M6 5 (period 1).dwp

No.	Date	Revs	Scale	1"=200'
			Job No.	197028WPC04
			Date	AUGUST 2024
			Designed By	CB
Revised			Checked By	GLG



Sheet \_\_\_\_\_