



## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

*Requested Board Meeting Date: November 5<sup>th</sup>, 2013*

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### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

The proposed commercial development, Freightliner Service and Sales Facility, will impact 2.5 acres of Class C Xeroriparian habitat on property located at 5650 East Travel Plaza Way. The applicant is subject to compliance with Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance). Due to site constraints, the applicant is proposing to mitigate through contribution of an In-Lieu Fee. Because the disturbance will be mitigated through contribution of an ILF, the mitigation proposal requires Flood Control District Board of Directors (Board) review and approval.

In order to comply with the Ordinance, the applicant is submitting a Riparian Habitat Mitigation ILF Proposal for approval by the Board. The habitat mitigation banking proposal must be approved prior to approval of the Building Site Construction Permit.

CONTRACT NUMBER (If applicable): N/A

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### **STAFF RECOMMENDATION(S):**

The ILF proposal presented conforms to the Ordinance and as such can be approved.

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

PIMA COUNTY COST: 0.0 and/or REVENUE TO PIMA COUNTY:\$ 35,000.00

FUNDING SOURCE(S): N/A  
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

**Advertised Public Hearing:**

☐

YES

☒

NO

**Board of Supervisors District:**

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All

☐

**IMPACT:**

**IF APPROVED:**

If the Board approves the In Lieu Fee proposal, an amount of \$35,000 will be contributed to the Mitigation Bank and the development will be in compliance with the Ordinance.

**IF DENIED:**

The Building Site Construction Permit will be delayed until the applicant provides an alternative onsite and/or offsite riparian habitat mitigation plan that meets all Ordinance requirements.

DEPARTMENT NAME: Regional Flood Control District

CONTACT PERSON: Eric Shepp/Patricia Gilbert TELEPHONE NO.: 44610/4606

DIRECTOR'S SIGNATURE: \_\_\_\_\_

  
Suzanne Shields, P.E.



# MEMORANDUM

Director's Office  
Regional Flood Control District



DATE: October 22<sup>nd</sup>, 2013

TO: Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.  
Director

SUBJECT: **Approval of Mitigation Banking Plan Freightliner Service and Sales Facility,  
Located Within Mapped Xeroriparian Class C Habitat (District 2)**

## Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance ) requires mitigation for mapped riparian habitat disturbances greater than 1/3 acre. If a project site contains suitable area(s) for riparian restoration, enhancement, or establishment, onsite mitigation occurs in accordance with the adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. The Ordinance contains a provision for mitigation banking, when on-site mitigation is not feasible. All offsite mitigation proposals require Flood Control District Board of Directors (Board) review and approval. Freightliner Service and Sales Facility will disturb 2.5 acres of Xeroriparian Class C riparian habitat

## Report

The owner/developer, Freightliner Flagstaff Acquisitions LLC., is proposing to construct a commercial service and sales facility building on property located at 5650 E. Travel Plaza Way (Exhibit A). The property contains Class C Xeroriparian habitat (Exhibit B). The owners hired Karen Cesare, with Novak Environmental (on behalf of the owner), to assess the project site for suitable on-site mitigation but, finding none, is proposing to contribute \$35,000.00 in lieu of onsite habitat mitigation. The project site contains 2.5 acres of mapped riparian habitat; all of the habitat will be disturbed by construction of the service and sales facility.

High density subdivisions lie directly north and east of the proposed development. These subdivisions have impacted historical riparian habitat corridors by channelizing natural washes and removing vegetation. Additionally, downstream of the proposed development since the late 1960's has been commercially developed, creating a disconnect between upstream and downstream flow channels. Additional disturbance without mitigation will not result in a significant impact to existing corridors. Staff will require that the mitigation banking fees be due prior to approval of the Building Site Construction Permit.

	XA	XB	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Cost per Acre	\$17,000	\$16,000	\$14,000	\$12,000	\$40,000	\$30,000	\$28,000	\$25,000	\$22,000



**Approval of Mitigation Banking Plan Freightliner Service and Sales Facility (District 2)**

October 22, 2013

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**Recommendation**

Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County.  
Flood Control District Board of Directors

Respectfully submitted,



Suzanne Shields, P.E., Director

Pima County Regional Flood Control District

Attachments:

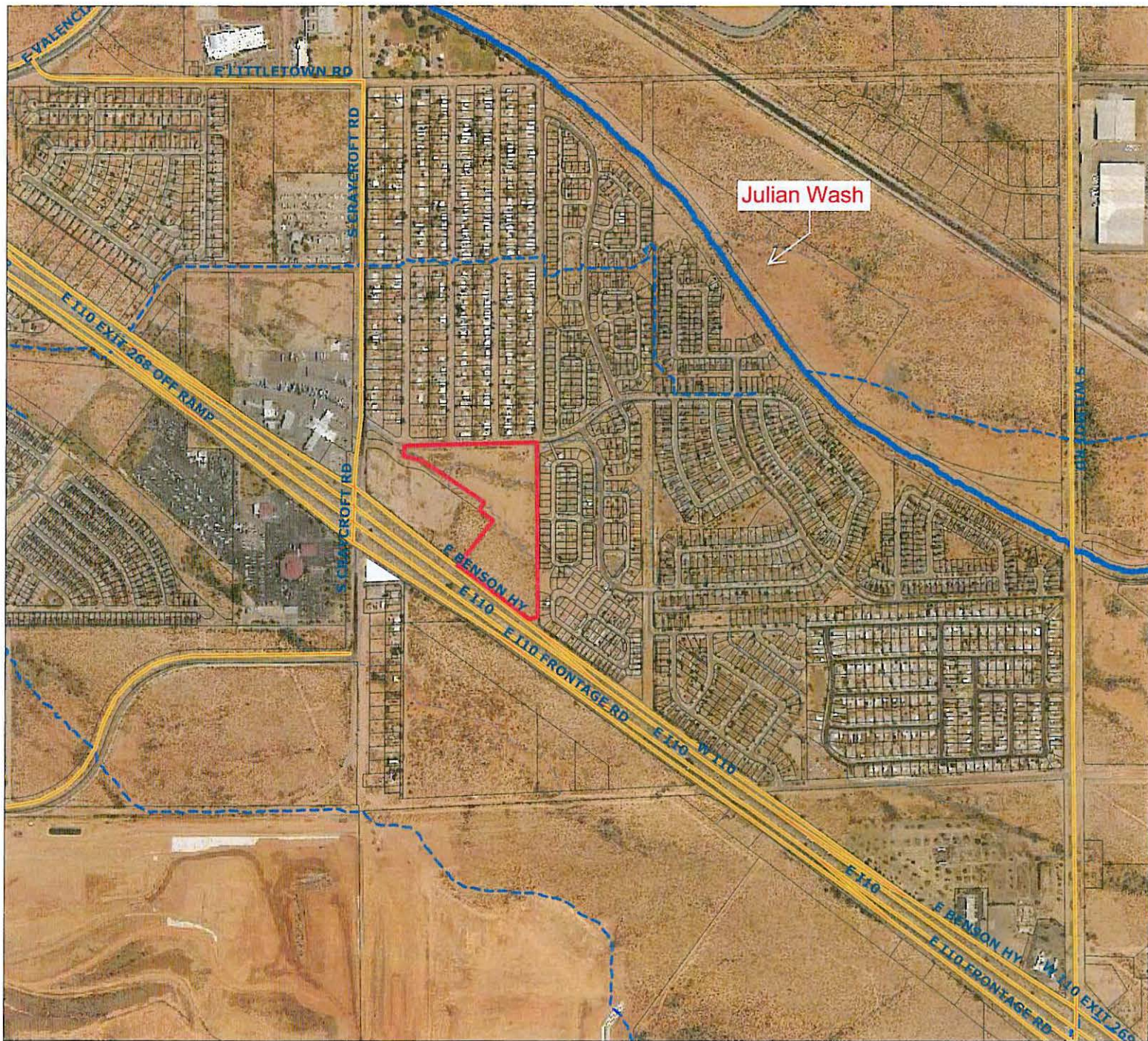
Exhibit A – Project Location

Exhibit B – Project Site – Riparian Classification Map

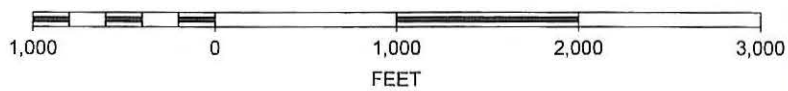
Exhibit C – Mitigation Banking In-lieu Fee Proposal



# Exhibit A



SCALE 1 : 12,000

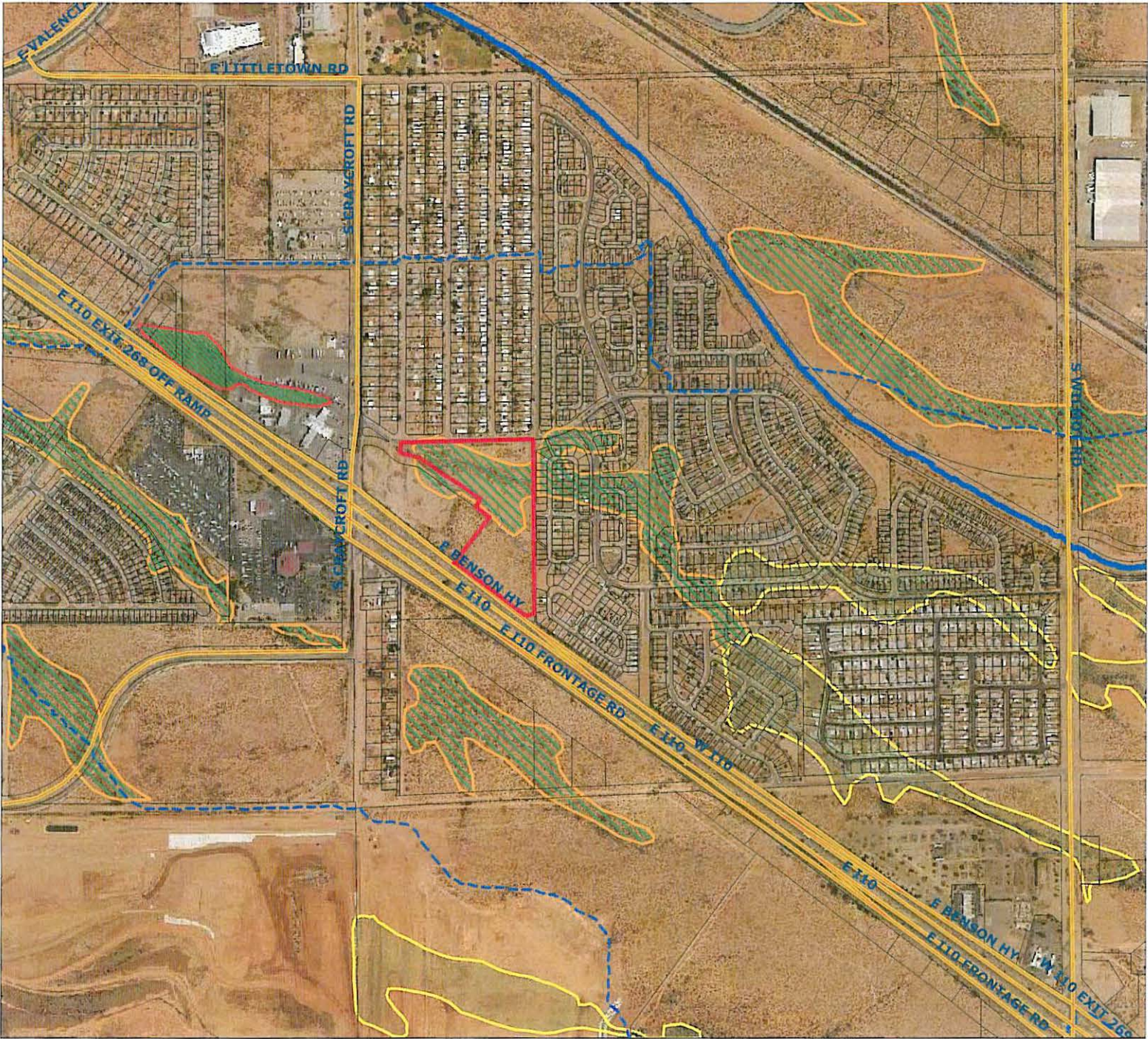


Pilot Travel Centers LLC  
Freightliner Service & Sale Facility  
5650 East Travel Plaza Way  
BOS Meeting Date 11/05/13

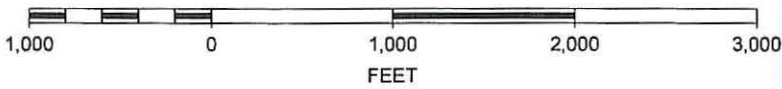




# Exhibit B



SCALE 1 : 12,000

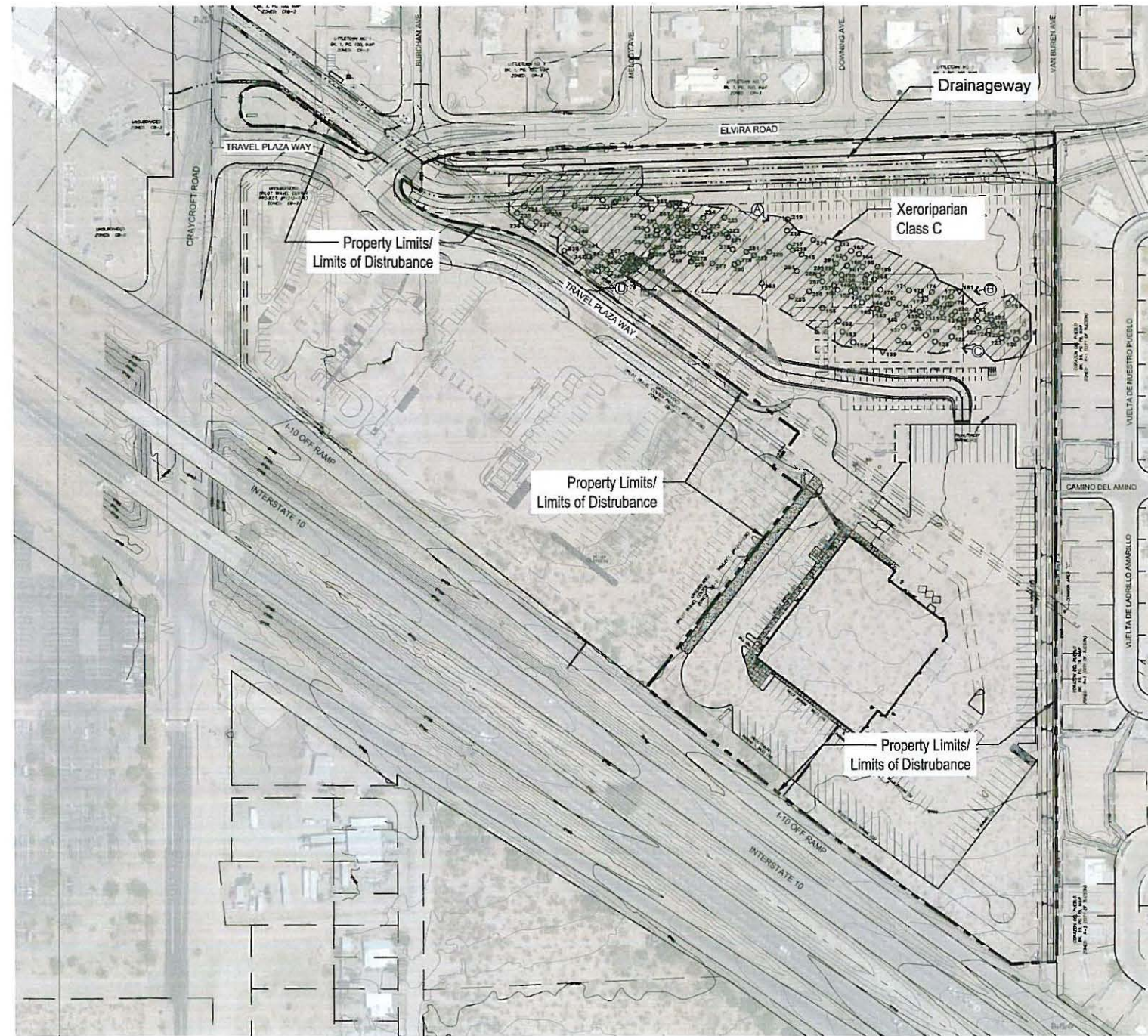


Pilot Travel Centers LLC  
Freightliner Service & Sale Facility  
5650 East Travel Plaza Way  
BOS Meeting Date 11/05/13





# Riparian Habitat Mitigation In-Lieu Fee Proposal



SITE PHOTOS

**GENERAL NOTES:**  
 THIS RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL IS FOR THE FREIGHTLINER PROJECT.  
 FPUP #: XXXXXXXX  
 PROJECT #: XXXXXXXX  
 PROJECT NAME: FREIGHTLINER  
 OWNER: FREIGHTLINER FLAGSTAFF ACQUISITIONS, LLC  
 DEVELOPER: FREIGHTLINER OF ARIZONA  
 PARCEL#: 140-37-068D  
 PARCEL ADDRESS: THERE IS NO SITUS ADDRESS

1. IN ACCORDANCE WITH THE REZONING CONDITION MODIFICATION #BH THE DEVELOPER SHALL SUBMIT AN IN-LIEU FEE (ILF) MITIGATION PROPOSAL THAT ADDRESSES THE ENTIRE AMOUNT OF PIMA COUNTY REGULATED RIPARIAN HABITAT DISTURBANCE WITHIN REZONING C09-09-05 BEAUFORT COMPANY REZONING AND DEVELOPMENT PLAN (P12012-036) WITH THE FIRST SUBMITTAL OF THE DEVELOPMENT PLAN FOR THE FREIGHTLINER MODIFICATION SITE.
2. DISTURBANCE TO THE REGULATED RIPARIAN HABITAT ON SITE AND THE LACK OF ON SITE MITIGATION AREAS ARE DUE TO THE ALLOWANCE FOR LEGAL USE OF THE PROPERTY, ZONED CB-2 AND ITS INTENDED USE AS A TRUCK DEALERSHIP.
3. CALCULATIONS:  
 A. TOTAL AREA OF CLASS C RRH: 2.50 ACRES  
 B. AREA OF DISTURBED CLASS C RRH: 2.50 ACRES  
 C. PERCENT OF RRH DISTURBED: 100%

**OWNER/DEVELOPER:**  
 FREIGHTLINER FLAGSTAFF ACQUISITIONS, LLC  
 9899 W ROOSEVELT STREET  
 TOLLESON, AZ 85353  
 ATTN: DAMON CUZICK  
 (PARCEL 140-37-068D)

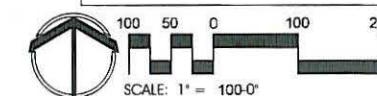
ILF Development Project Flat Fee Table - Cost per Acre for RRH Disturbance

	XA	XB	XC	XD IRA/H	H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
COST PER ACRE	\$17,000	\$16,000	\$14,000	\$12,000	\$40,000	\$30,000	\$28,000	\$25,000	\$22,000
CALCULATIONS: 2.5 ACRES X \$14,000 (XERORIPARIAN C) = \$35,000									

LEGEND

- PROPERTY LIMITS/ LIMITS OF DISTURBANCE
- XERORIPARIAN CLASS C (RECTIFIED)
- ONE FOOT CONTOUR LINES

THIS PLAN IS FOR GOVERNMENT REVIEW ONLY. NOT FOR CONSTRUCTION.



REF: C09-09-05; C09-64-79  
 ADDRESS: XXXX TRAVEL CENTER WAY

Novak Environmental, Inc. 4574 North First Avenue #100 • Tucson, AZ 85718 Phone 520.206.0591 Fax 520.882.3006		Landscape Architecture • Natural Resources • Planning • Mitigation	
<b>RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL</b>			
FREIGHTLINER BEING A DEVELOPMENT OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 T15S, R14E, G&SRB&M, PIMA COUNTY, ARIZONA			
DESIGNED:	DRAWN:	CHECKED:	SHEET
CJL	CJL	K.M.C.	1
DATE:	PROJECT NO.:	SCALE:	1 OF 1
9/5/13	13021		