



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 5, 2016

Title: Riparian Habitat Mitigation Plan In-lieu Fee Proposal for the Erler Development

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when cumulative disturbance of more than 1/3 acre of mapped riparian habitat occurs. If a project site contains suitable area(s) for mitigation, restoration, or enhancement, then on-site mitigation is required 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 off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Discussion:

The property owner, Rod Robertson, is proposing to expand the storage capacity at his public auction facility on the property located at 7600 South Swan Road (Exhibit A). The property contains 10.57 acres of Xeroriparian Class C habitat (Exhibit B). Approximately 5 acres of regulated riparian habitat was disturbed prior to the 2005 mapping and 2.72 acres was disturbed during first phase of the project. An additional 2.75 acres of the regulated riparian habitat will be disturbed during the second phase of the project. Mr. Robertson hired John Hucko a registered landscape architect to prepare a riparian habitat mitigation plan (Exhibit C) and is proposing to contribute \$40,146.97 in lieu of onsite habitat mitigation based on the In-Lieu Fee (ILF) Calculation spreadsheet (Exhibit D)

Conclusion:

Acceptance of mitigation banking funds in-lieu of on-site 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.

Recommendation:

The ILF proposal presented conforms with the Ordinance and, as such, the District recommends approval.

Fiscal Impact:

Revenue to District: \$40,146.97

Board of Supervisor District:

1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

Department Director Signature/Date: [Signature] 12/8/15

Deputy County Administrator Signature/Date: [Signature] 12/8/15

County Administrator Signature/Date: [Signature] 12/10/15

FC 1815M102FCCLKDF 10

DATE: December 7, 2015

TO: Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.
Director

SUBJECT: **Approval of Off-Site Riparian Habitat Mitigation Plan for 7600 South Swan Road within Xeroriparian Class C Riparian Habitat (District 2)**

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for projects that disturb more than 1/3 acre of mapped riparian habitat. If a project site contains suitable area(s) for riparian mitigation, restoration, or enhancement, on-site 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 off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Report

The property owner, Rod Robertson, is proposing to expand the storage capacity at his public auction facility on the property located at 7600 South Swan Road (Exhibit A). The property contains 10.57 acres of Xeroriparian Class C habitat (Exhibit B). Approximately 5 acres of regulated riparian habitat (RRH) was disturbed prior to the effective date of the RRH 2005 mapping. During the first phase of the project 2.72 acres was disturbed; the second phase, proposes to disturb an additional 2.75 acres of RRH that will require mitigation.

Mr. Robertson hired John Hucko a registered landscape architect to prepare a Riparian Habitat Mitigation Plan (Exhibit C) and is proposing to contribute \$40,146.97 in lieu of onsite habitat mitigation based on the ILF Calculation spreadsheet (Exhibit D).

Recommendation – The District recommends approval.

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.

- Exhibit A – Project Location
- Exhibit B – Project Site – Riparian Classification Map
- Exhibit C – Riparian Habitat Mitigation Plan
- Exhibit D – In-Lieu Fee Cost Estimate

Exhibit A

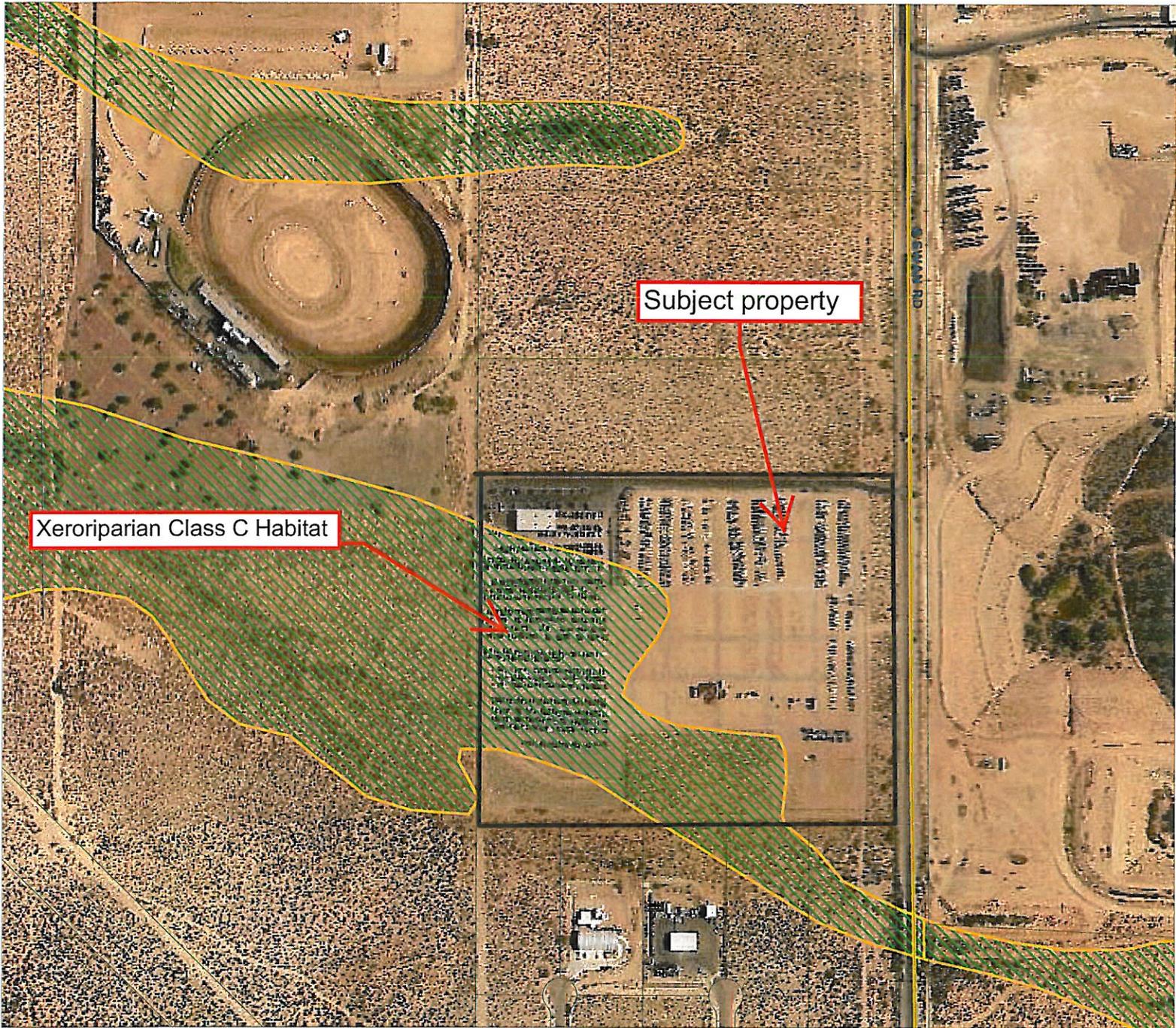


Subject property

Erler Development
7600 South Swan Road
BOS meeting Date 1/05/16



Exhibit B



Xeriparian Class C Habitat

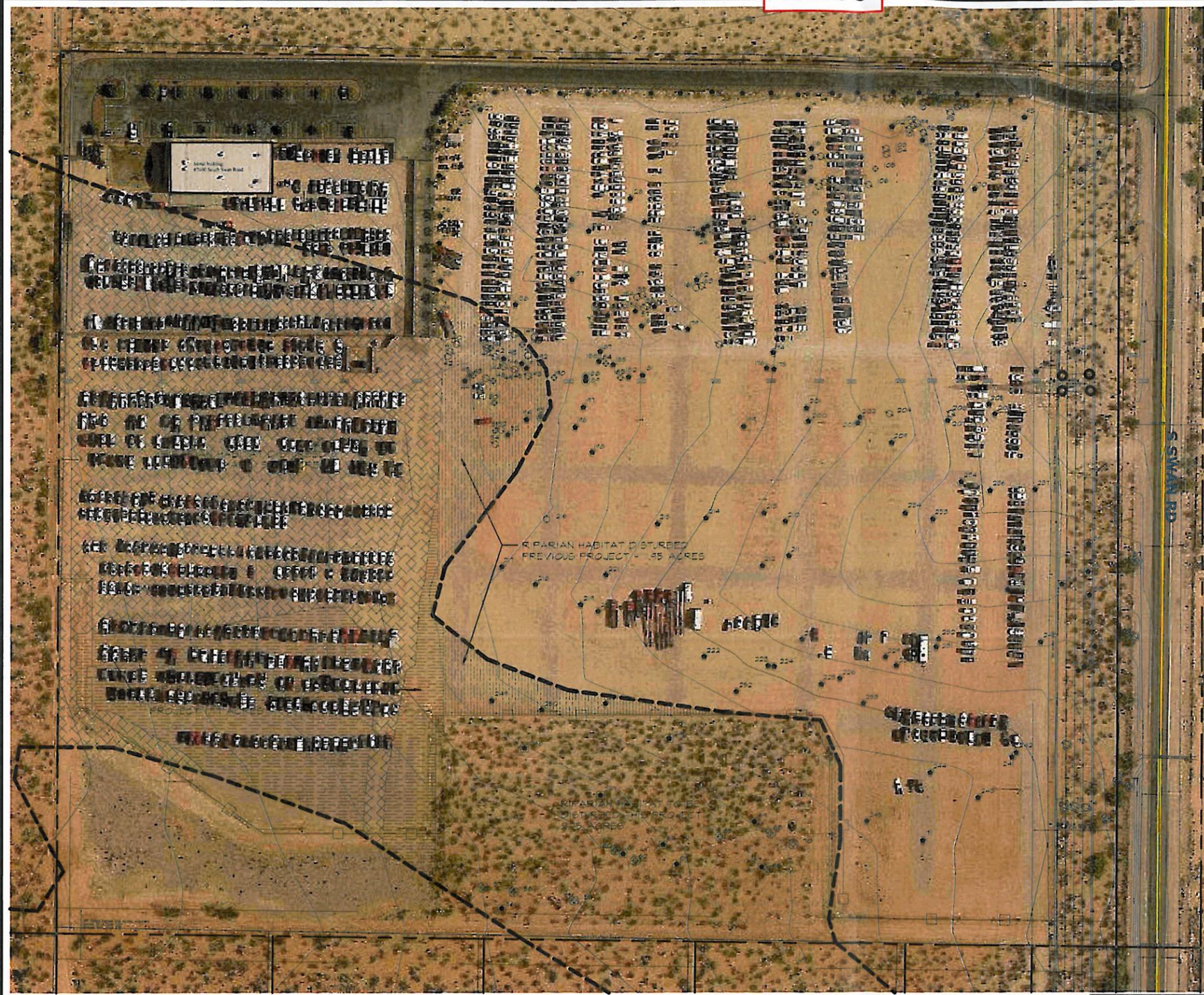
Subject property

SWAN RD

Erler Development
7600 South Swan Road
BOS meeting Date 1/05/16



Exhibit C



GENERAL NOTES:

PROJECT ZONING IS C-2 INDUSTRIAL USE
THE LOT SIZE IS 30.0 ACRES

CALCULATIONS:

TOTAL AMOUNT OF REGULATED HABITAT ONSITE = 10.57 ACRES
5.04 ACRES ACRES OF RIPARIAN HABITAT WAS DISTURBED PRIOR 2005, WHICH DID NOT REQUIRE MITIGATION.
AN ADDITIONAL 2.72 ACRES OF RIPARIAN HABITAT WAS DISTURBED IN PHASE I OF THIS DEVELOPMENT AND WAS MITIGATED VIA IN LIEU FEE.

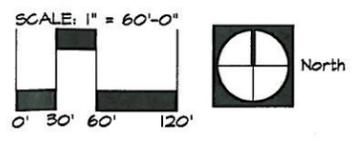
THE REMAINING AMOUNT OF REGULATED RIPARIAN HABITAT 2.75 ACRES WILL BE DISTURBED BY THIS PROJECT AND WILL MITIGATED VIA IN-LIEU FEE

RIPARIAN LEGEND

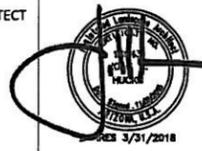
- Xeroriparian Class C Habitat - 10.57 AC
- Riparian Area to be disturbed this project - 2.75 AC
- Riparian Area Disturbance before approved maps 2005 - 5.04 AC
- Riparian Area Disturbance After approved maps 2005 - previous project - 1.71 AC
- Riparian Area Disturbed by previous Improvement - 95 AC

P15SC00031
P1212 -019
P1203-110
Rod Robertson Auctions LTD
3847 Parkdale St.
San Antonio, TX 78229-2032
RIPARIAN HABITAT MITIGATION -IN-LIEU FEE PROPOSAL
2014 Aerial Photo

Call working days before you die.
CALL FOR THE BLUE PRINTS
1-800-782-5348
1-800-STAR-IT
P.O. Box 2000



JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net
PROJECT NO: 15-14



ERLER DEVELOPMENT
Parcel # 140-44-002A
DEVELOPMENT OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 14 EAST GILA & SALT RIVER MERIDIAN PIMA COUNTY, ARIZONA

SHEET
RHMP
ILF
2014
1 OF 3

DESIGNED BY: JH	REVIEWED BY: JH
DRAWN BY: DL	REVISED:
DATE: 11-03-15	REVISED:

Calculating In-Lieu Fee Costs for Commercial and Subdivision Development

Shaded fields are editable - Enter value in Acres

Exhibit D

<i>Xeroriparian Class A Habitat (XA)**</i>			Option to basic requirement (Xeroriparian)***	
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
% of mapped habitat disturbed	#DIV/0!	Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (75 trees/ac)	75	0 Trees	0	Trees
Total number of shrubs required (90 shrubs/ac)	90	0 Shrubs	0	Shrubs

<i>Xeroriparian Class B Habitat (XB)**</i>				
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
% of mapped habitat disturbed	#DIV/0!	Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (60 trees/ac)	60	0 Trees	0	Trees
Total number of shrubs required (80 shrubs/ac)	80	0 Shrubs	0	Shrubs

<i>Xeroriparian Class C Habitat (XC)**</i>				
Total mapped habitat onsite		10.57 Acre(s)		
Area of disturbed RRH		2.75 Acre(s)		
Area of mitigation		2.75 Acre(s)		
Total number of trees required (45 trees/ac)	45	124 Trees	99	Trees
Total number of shrubs required (70 shrubs/ac)	70	192.5 Shrubs	154	Shrubs

<i>Xeroriparian Class D Habitat (XD)**</i>				
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (30 trees/ac)	30	0 Trees	0	Trees
Total number of shrubs required (x shrubs/ac)*		0 Shrubs	0	Shrubs

<i>ILF calculation</i>		
15-gallon trees	80	\$5,955.56
5-gallon trees	44	\$1,206.86
5-gallon shrubs	89	\$2,008.86
1-gallon shrubs	104	\$1,222.00
Hydroseed	3 Acre(s)	\$9,583.75
Irrigation	2.75 Acre(s)	\$3,117.98
5-year maintenance	3 Acre(s)	\$4,676.97
Monitoring Report	3 Years	\$12,375.00
Total Cost		\$40,146.97

Average Costs (Costs shown for plants are installed costs)	15-gallon tree	5-gallon tree	5-gallon shrub	1-gallon shrub	Hydroseed (per ac)	Irrigation (per acre) ¹	5-year maintenance (per acre) ²	5-year monitoring (per acre per year)
	\$74	\$27	\$23	\$12	\$3,485	see notes	see notes	\$1,500

*determined by onsite plant survey

**Guideline plant density requirements have been provided. The applicant may choose to perform an onsite plant survey in accordance with TECH-116 to determine plant density.

***Option to basic requirement for Xeroriparian Classes A-D: Reduce total plant quantity by 20% if 100% 15 gallon trees and 100% 5 gallon shrubs are used.

¹Irrigation calculated as 30% the cost of plant material (trees and shrubs)

²Maintenance calculated as 45% the cost of plant material (trees and shrubs)