



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/15/2025

*= 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."

During its November 7, 2023 meeting, the Board of Directors requested that District staff present the quarterly report on the Board's Consent Calendar and include in the report a summary of the District's use of in-lieu fees during the quarter.

***Discussion:**

NA

***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: Irene Castillo & Patricia Gilbert

Telephone: 520-724-4689

Department Director Signature: _____

Date: 3/28/2025

Deputy County Administrator Signature: _____

Date: 3/28/2025

County Administrator Signature: _____

Date: 3/28/2025

DATE: March 25, 2025

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 First Quarter of 2025

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 first quarter of 2025. Attached are the riparian habitat mitigation plans as Exhibit A - F to the report. This report also includes a summary of the District's use of in-lieu fees during the quarter.

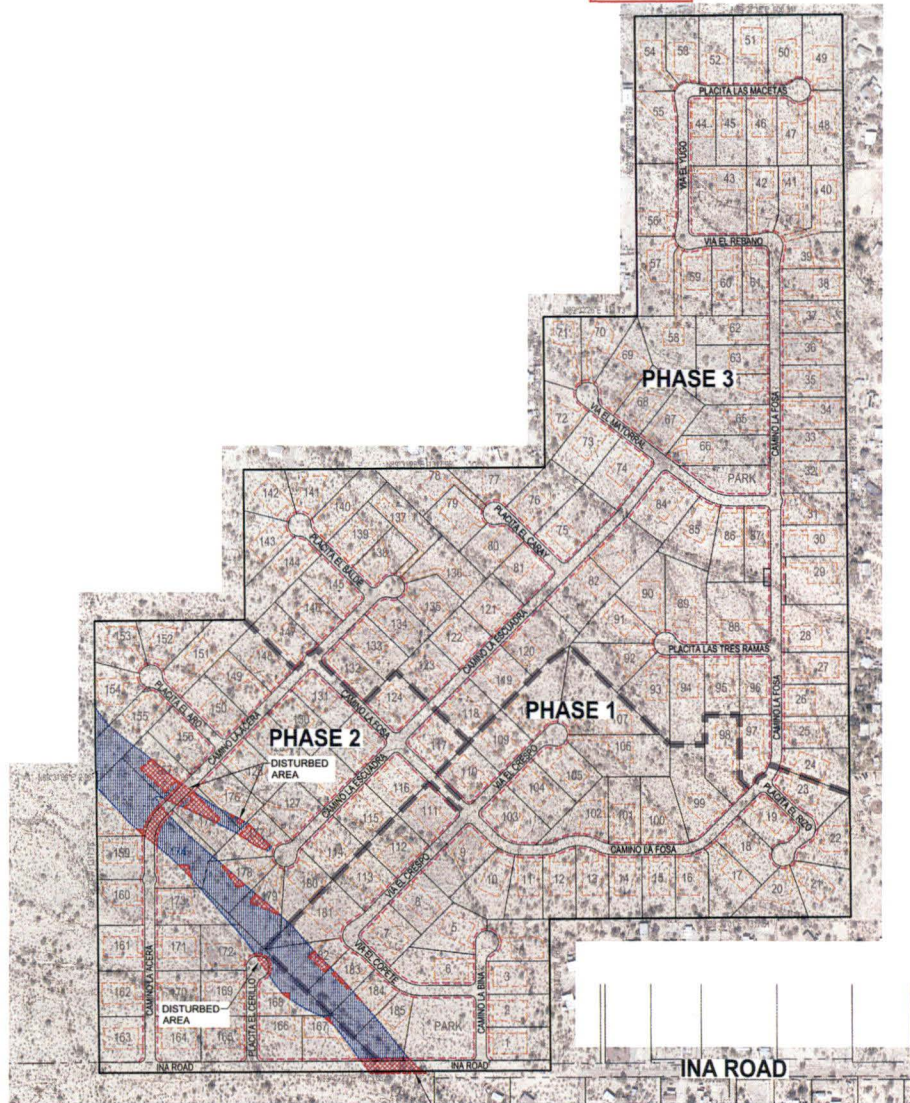
Mitigation Plans Approved by the Chief Engineer for the First Quarter of 2025

Approval Date	District	FPUP Record	Address or Tax Code	Disturbance Amount (ac)	On-site Mitigation	IRA Disturbance	In-Lieu Fee	Exhibit
1/8/2025	3	P24SC00058	215352330	1.59	NO	YES	\$25,599	A
1/14/2025	3	P24SC00021	21250012H	0.64	NO	NO	\$10,304	B
1/24/2025	3	P24FC00869	16199 W Spur Bell Ln	1.0	NO	YES	\$675	C
2/7/2025	4	P24SC00141	30514008A	3.36	NO	NO	\$53,899	D
2/8/2025	5	P24SC00099	3223 W Valencia Rd	2.9	NO	NO	\$43,104	E
3/20/2025	2	P25FC00150	4650 E Dawson Rd	0.23	NO	YES	\$1,719	F

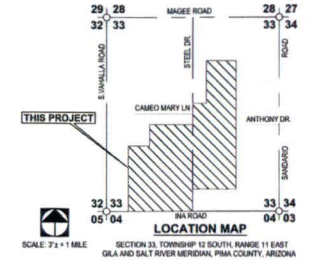
Use of In-Lieu Fees During the First Quarter of 2025

During the first quarter of 2025, the District spent or encumbered \$70,000 on restoration activities primarily on a fencing project to protect the Bingham Cienega property near the San Pedro River, invasive species removal by the Tucson Audubon Society, and for materials to support a restoration project in the Brawley Wash.

Exhibit A



PROJECT LAYOUT
SCALE: 1"=250'



NOTES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT
XERORIPARIAN 'C' = 8.98 ACRES

AERIAL PHOTO (JANUARY 2024) FROM TRUGEO LLC. - LAND SURVEYOR

JUSTIFICATION FOR DISTURBANCE TO REGULATED RIPARIAN HABITAT

THE REGULATED RIPARIAN HABITAT WILL BE DISTURBED WITH THE
PROPOSED DEVELOPMENT. THE RIPARIAN HABITAT CAN NOT BE AVOIDED
DUE TO RESIDENTIAL LOTTING AND ROADWAYS. THE MAJORITY OF THIS
RIPARIAN AREA OCCURS ADJACENT TO THE ROADWAYS.

CALCULATION FOR THE PROPOSAL

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT
XERORIPARIAN 'C' = 8.98 ACRES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT TO BE DISTURBED
XERORIPARIAN 'C' = 1.59 ACRES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT XERORIPARIAN 'C'
TO BE MITIGATED FOR AS AN IN-LIEU FEE = 1.59 ACRES

IN-LIEU FEE CALCULATION PER THE FLAT FEE TABLE OPTION
FOR A DEVELOPMENT PROJECT.
XERORIPARIAN 'C' = \$16,100 x 1.59 ACRES = \$25,599

IN-LIEU FEE (ILF) OF \$25,599 SHALL BE PAID PRIOR TO THE AUTHORIZATION
OF ANY ACTIVITY ON THE PARCEL.

LEGEND

- UNDISTURBED REGULATED
RIPARIAN HABITAT
XERORIPARIAN CLASS 'C'
- DISTURBED REGULATED
RIPARIAN HABITAT
XERORIPARIAN CLASS 'C'
- CLEAR LIMITS
- TYPICAL BUILDING
ENVELOPE LIMITS

OWNER

MR. GEORGE CARROLL
PO BOX 35867
TUCSON, AZ 85740
520-240-3320

DEVELOPER

MR. GEORGE CARROLL
PO BOX 35867
TUCSON, AZ 85740
520-240-3320

LANDSCAPE ARCHITECT

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

**REGULATED RIPARIAN HABITAT
RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL
RANCHO DEL RIO ESTATES
PHASES 1 THROUGH 3 AND INA ROAD**
BEING A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

REFERENCE CASE NUMBER:
12-0005



The **WLB**
Group

Engineering Planning Surveying
Landscape Architecture Tucson Design
Offices located in Tucson, Phoenix and
Flagstaff Arizona and Las Vegas Nevada
4444 E. BROADWAY BLVD
TUCSON, ARIZONA (520) 881-7480

RANCHO DEL RIO ESTATES
PHASES 1 THROUGH 3 AND INA ROAD
12246 W INA RD - PIMA COUNTY, ARIZONA 85743 (Parcel 215-35-2340)

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

File G:\122012 Rancho Del Rio\2023 RIPARIAN\2023 RIPARIAN\100 scale.dwg

No. Date Rev.

Designed By CB
Checked By GLG

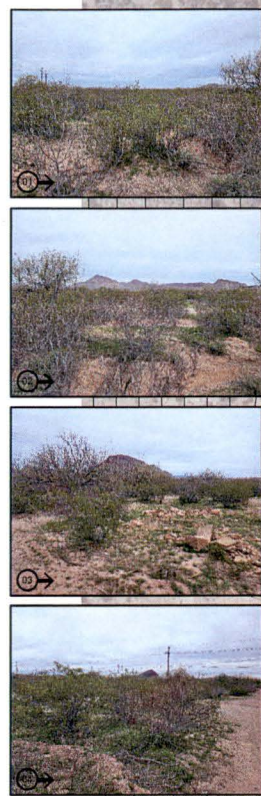
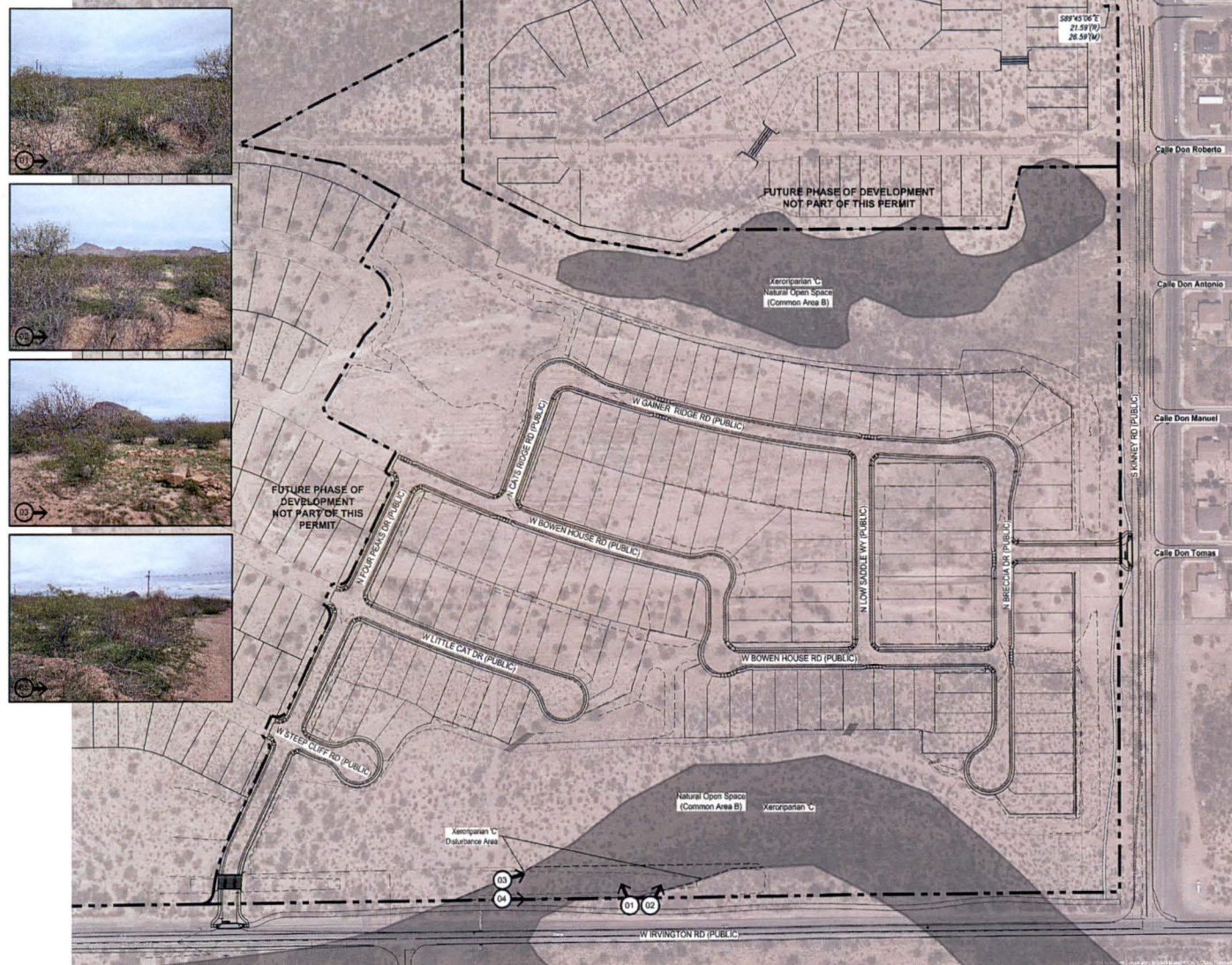
Scale **AS SHOWN**
Job No. 1220126003
Date DECEMBER 2024
Designed By
Checked By GLG



Sheet **1**
of **1**

01 RIPARIAN HABITAT MITIGATION PLAN

Exhibit B



- Xeroriparian C
- Xeroriparian C Disturbance
- Photo Point General Location and Direction

LANDSCAPE ARCHITECT
BOWMAN
 3275 WEST INA ROAD SUITE 220
 TUCSON, AZ 85741
 CONTACT: CHRIS LARIA, PLA
 EMAIL: CLARIA@BOWMAN.COM
 PHONE: 520-463-3210

NO.	DATE	REVISION	BY	CHK	APPROV	CT



Bowman Consulting Group Ltd
 3275 W. Ina Road, Suite 220
 Tucson, Arizona 85741
 Phone: (520) 463-3200
 www.bowmanconsulting.com
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02 GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS ± 5,563,608 SF. OR 129.33 ACRES.
 AJO & KINNEY, LOTS 1-141 ± 2,338,775 SF. OR 53.50 ACRES (THIS PROJECT).
 BLOCK 1 ± 2,027,824 SF. OR 46.55 ACRES.
 BLOCK 2 ± 1,275,009 SF. OR 29.27 ACRES.
 DEDICATED R.O.W (IRVINGTON) ± 115615, OR 2.65 ACRES
- PARCEL NUMBER FOR SUBJECT PARCEL IS 21250012H
- COMMON AREAS INFORMATION:
 "A" (421,163 SF. 9.66 AC.) OPEN SPACE, DRAINAGE, AND UTILITY
 "B" (765,492 SF. 17.57 AC.) NATURAL OPEN SPACE/ NOS
- CONDITIONAL ZONING IS CR-4
- TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 446,135 SF OR 10.24 ACRES
 AJO & KINNEY, LOTS 1-141: 328,452 SF OR 7.54 ACRES (THIS PROJECT)
 BLOCK 1: 112,381 SF OR 2.58 ACRES
 BLOCK 2: 5,301 SF OR 0.12 ACRES
- AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT:
 XERORIPARIAN "C": 28,009 SF / 0.64 ACRES.
 REGULATED RIPARIAN HABITAT DISTURBED AS PART OF THIS PROJECT SHALL BE MITIGATED VIA THE IN-LIEU FEE OPTION.

03 IN-LIEU FEE CALCULATION

AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT:
 XERORIPARIAN "C": 28,009 SF / 0.64 ACRES.
 IN-LIEU FEE COST PER ACRE: \$16,100.00
 TOTAL FEE: .64 ACRES X \$16,100.00 = \$10,304.00

Flat Fee Table - Cost per Acre for RHP Disturbance

	XA	XB	XC	XD	HA/HI/H	HA/KA	HA/XB	HA/XC	HA/XD
Cost per Acre	\$9,775	\$8,625	\$7,475	\$5,750	\$19,550	\$14,375	\$12,650	\$10,915	\$9,200
Single lot									
Cost per Acre	\$19,550	\$18,400	\$16,100	\$13,800	\$46,000	\$34,500	\$32,200	\$28,750	\$25,000
Development Project									

04 AVOIDANCE JUSTIFICATION

THE ROADSIDE CHANNEL AND SUBSEQUENT XERORIPARIAN "C" DISTURBANCE IS NECESSARY TO PREVENT FLOOD LEVELS FROM RISING AND IMPACTING IRVINGTON ROAD AND RESIDENTIAL PROPERTIES SOUTH OF IRVINGTON. THE EFFECT OF THIS DISTURBANCE IMPROVES THE PRE-DEVELOPMENT FLOOD DEPTHS ACROSS IRVINGTON ROAD BY APPROXIMATELY THREE TO FOUR INCHES.

ON-SITE MITIGATION WILL ADVERSELY IMPACT THE ABILITY FOR THIS PROJECT TO MEET APPROVED POP AND REZONING CONDITIONS WHICH REQUIRE THIS PROJECT TO PRESERVE 30% OF THE PROPERTY AS NATURAL OPEN SPACE. ON-SITE MITIGATION WILL ELIMINATE THE ABILITY OF THIS PROJECT TO MAINTAIN THE REQUIRED OPEN SPACE AREA.

THE IMPACT OF THE XERORIPARIAN "C" DISTURBANCE IS (28,009 SF) AND IS OFFSET BY AN INCREASED NOS AREA (84,000) IN THE SAME GENERAL AREA OF THE RIPARIAN DISTURBANCE. THE POP LAYOUT IS A GENERALIZED CONCEPT WITHOUT THE BENEFIT OF SPECIFIC STUDIES IN AREAS LIKE HYDROLOGY. MEETING THE INTENT OF THE POP WITH SIMILAR AND GENERALLY OFFSETTING SET ASIDES, WHILE ALSO ADDRESSING SPECIFIC HYDROLOGY NEEDS IS THE OBJECTIVE OF THE CURRENT DESIGN.

05 REQUIRED NOTES

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

RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL
 RHMP-1
 FOR
051611-AJO-KINNEY RRMP
 LOTS 1-141, AND COMMON AREA "A" (OPEN SPACE, DRAINAGE AND UTILITY)
 AND COMMON AREA "B" (NATURAL OPEN SPACE / NOS)
 LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 12
 EAST, G&SRM, PIMA COUNTY, ARIZONA



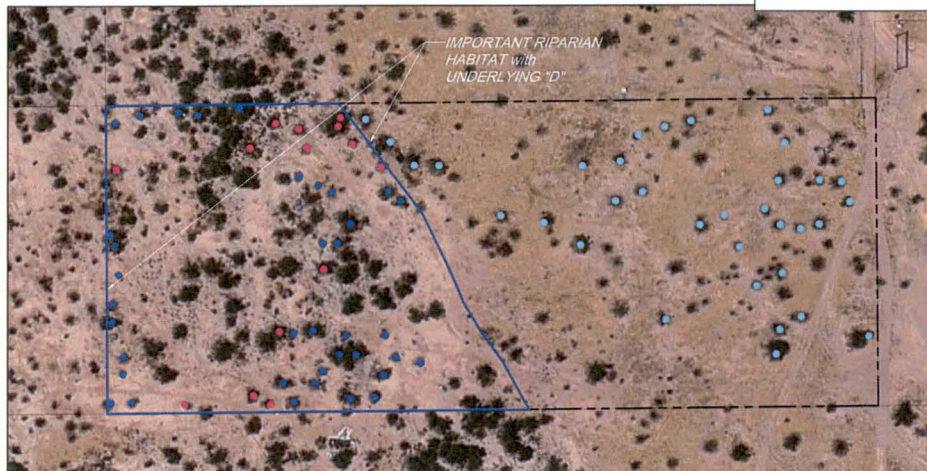
SCALE: 1" = 80' CONTOUR INTERVAL= N/A'
 ADMINISTRATIVE SITE ADDRESS:
 4453 S SHERIDAN AVE. TUCSON AZ 85757

12.2.24

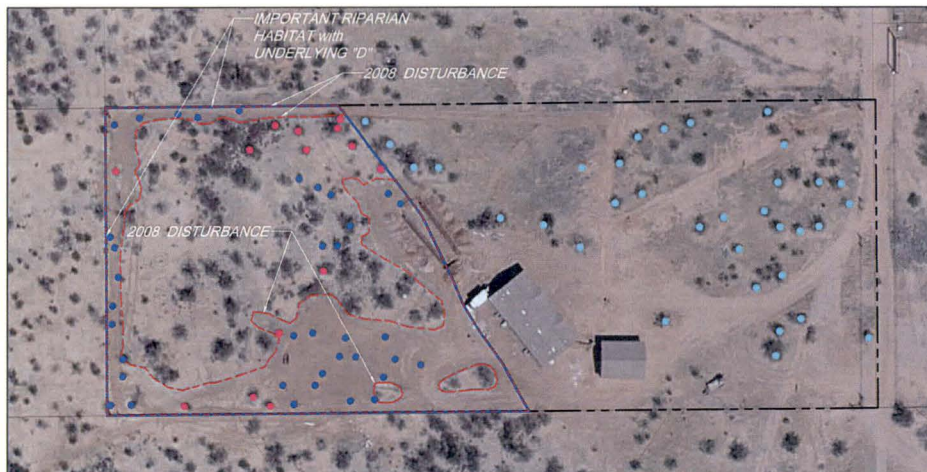
SHEET 1 OF 1

Bowman

Exhibit C



2005 PIMA MAPS AERIAL



2008 PIMA MAPS AERIAL

RIPARIAN LEGEND

- Gross Site Area
- Total IRA with Underlying Xeroriparian "D" on Site
- 2008 Disturbance
- Total New Disturbance (2008 and 2024)
- 2005 Tree / Shrub removed from Riparian Area
- Existing Tree Remaining within Riparian Disturbance Area
- Existing Tree Remaining outside Riparian Disturbance Area
- New Tree Planted outside and inside of Riparian Area

RIPARIAN NOTES

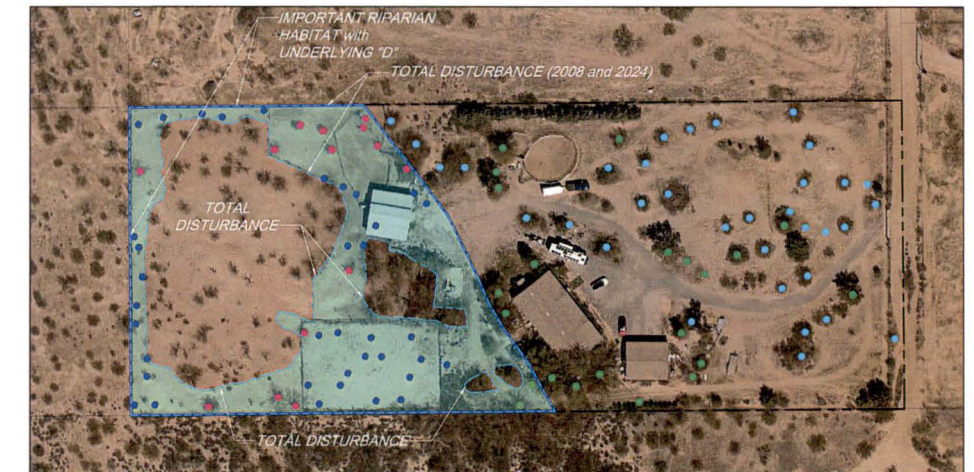
1. Zoning = RH
 2. Gross Site Area = 182,864 sf (4.20 acres)
 3. Land Use = Residential
 4. Area Calculations:
 - a. Gross Site Area = 182,864 sf (4.20 acres)
 - b. Total IRA with Underlying Xeroriparian "D" on Site = 79,371 sf (1.82 acres)
 - c. 2008 Disturbance = 32,478 sf (0.75 acres)
 - d. Total Disturbance (2008 and 2024 Disturbance) = 43,509 sf (1.00 acres)
- RIPARIAN METHODOLOGY**
1. Based on discussion with Flood Control, we will agree that there is no pre-ordinance disturbance.
 2. The 2008 aerial photo shows disturbance within the riparian area. This is shown on the 2008 exhibit.
 3. Additionally, current disturbance has been mapped on the 2024 Pima Maps Aerial.
 4. Total disturbance to be mitigated is shown on 2024 exhibit.
 5. The 2005 aerial was compared with the 2024 aerial to determine how many trees and shrubs were removed by the disturbance.
 6. The Owners have planted a substantial number of trees both inside and outside of the Riparian Area. These are shown with green dots on the 2024 map.
 7. The Owner would like credit for the planted trees against mitigation requirements.
 8. Since differentiation between shrubs and trees is difficult, we are treating both as a single category. The disturbed shrubs / trees are identified by a yellow dot on the 2005 aerial. A total of 37 shrubs / trees are identified.
 9. The Owner has planted 23 new trees of riparian species on the site. The remaining 14 missing shrubs / trees shall be considered shrubs.
 10. The area does not contain grasses as evidenced by the photos provided of the adjacent riparian area.
 11. The Owners wish to satisfy the mitigation requirement with the In Lieu Fee. A calculation of this number is provided.

CALCULATIONS

This site contains IRA with Underlying Xeroriparian "D"	
Total Regulated Riparian Habitat On-Site	79,371 SF (1.82 acres)
New Disturbance to be Mitigated =	43,516 SF (1.00 ac)
Total # of Trees / Shrubs Required (based on inventory)	37
Total # of Trees Provided	23
Total # of Shrubs Required (based on inventory)	14
Total Shrubs Provided by In Lieu Fee =	14
Total Hydrosed Required =	0
Total Hydrosed Provided on Site =	0.00 acres
Total Hydrosed Provided by In Lieu Fee =	0

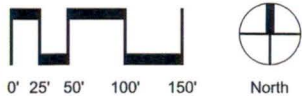
RIPARIAN IN LIEU FEE NOTES

1. This site contains IRA Class D Riparian Habitat.
 - a. Total Ground Plain Disturbance
 - b. Per photos provided this area does not contain grasses, so no mitigation is required.
 2. Tree Disturbance
 - a. Trees have been provided on site and trees remain within the disturbance area in sufficient quantity to meet the mitigation requirement.
 3. Shrub Disturbance
 - a. The shrub cost is 14 shrubs @ \$37.50 each. \$525.00
 4. Maintenance for 5 years:
 - a. Maintenance cost is minimal for 14 shrubs and is proposed at \$150.00. \$150.00
 5. Water Cost:
 - a. Because the property is on a well, water costs were calculated at \$0.00 per year = \$0.00
- Total In Lieu Fee = \$675.00



2024 PIMA MAPS AERIAL

Scale: 1" = 50'



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

Date: 1/23/25
Drawn by: LMW
Checked by: GRS
☐ Design Review
☐ Construction Documents
☐ Agency Submittal
☐ Construction Set
☒ Not for Construction

CRUM RESIDENCE

16199 W Spur Bell Lane, Marana, AZ 85653
A Portion of Section 10, T-12-S, R-10-E
G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

P ____ RHMP-1 1 of 3

Exhibit C



PHOTO POINTS

Location and Direction of Photo
See Photos, next sheet

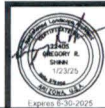
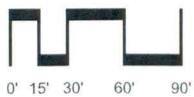


TYPICAL ADJACENT RIPARIAN AREA



TYPICAL ADJACENT RIPARIAN AREA

Scale: 1" = 30'



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

Date: 1/23/25
Drawn by: LMW
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

CRUM RESIDENCE

16199 W Spur Bell Lane, Marana, AZ 85653
A Portion of Section 10, T-12-S, R-10-E
G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

P_____

RHMP-2 2 of 3

Exhibit C

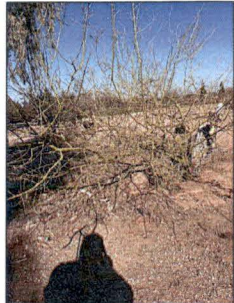


PHOTO POINT #1



PHOTO POINT #3

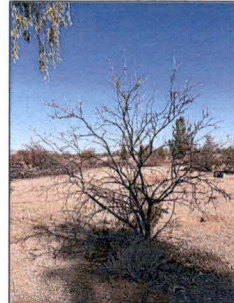


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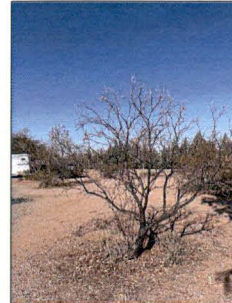


PHOTO POINT #7



PHOTO POINT #8



PHOTO POINT #11

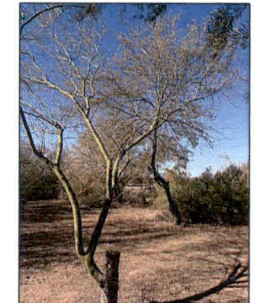


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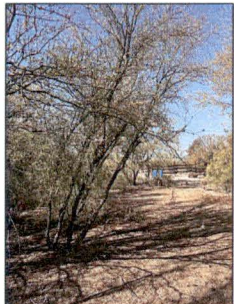


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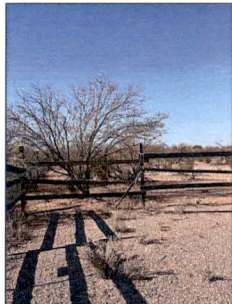


PHOTO POINT #15



PHOTO POINT #17



PHOTO POINT #18

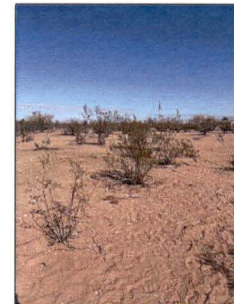


PHOTO POINT #19



PHOTO POINT #22

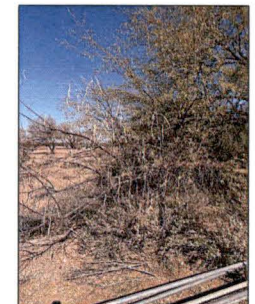


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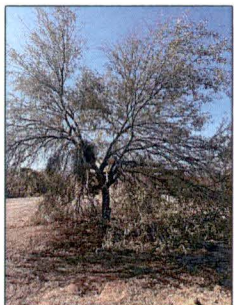


PHOTO POINT #27



PHOTO POINT #28

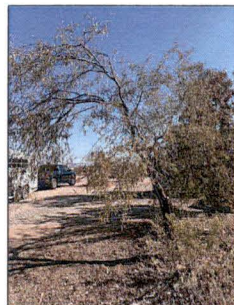


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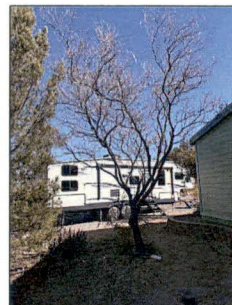


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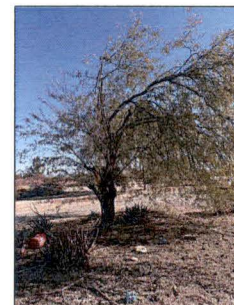


PHOTO POINT #32



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

Date: 1/23/25
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☒ Not for Construction

CRUM RESIDENCE

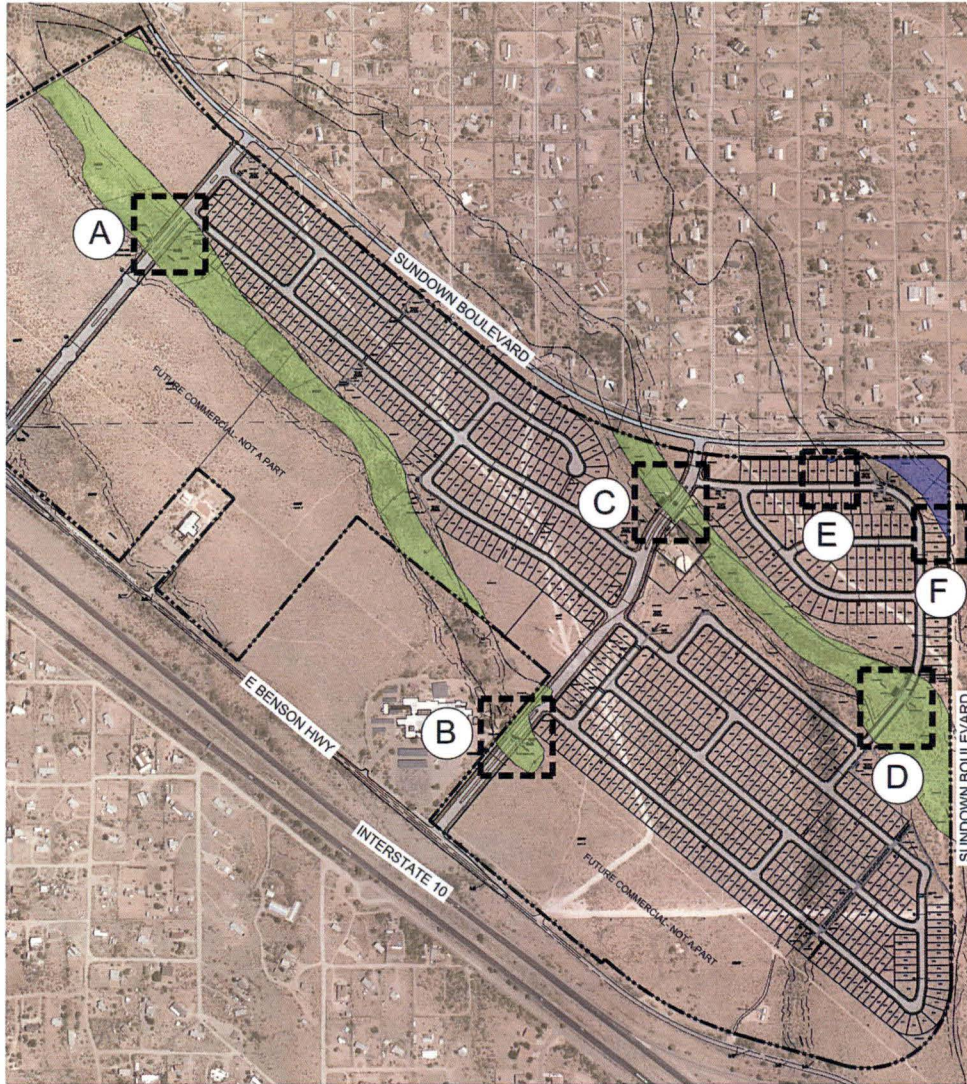
16199 W Spur Bell Lane, Marana, AZ 85653
A Portion of Section 10, T-12-S, R-10-E
G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

P__-__

RHMP-3 3 of 3

Exhibit D



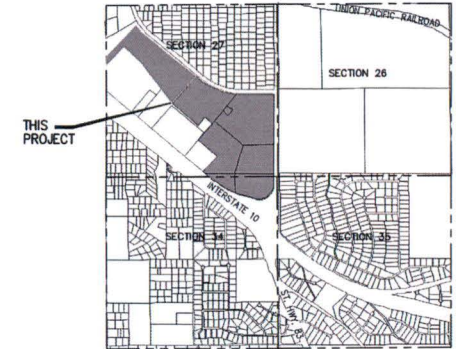
A ENLARGEMENT AREAS FOR RIPARIAN DISTURBANCE
SEE SHEETS 2-4

XERO RIPARIAN XC

XERO RIPARIAN XD



300' 0' 300'
SCALE: 1" = 300'



LOCATION MAP
PORTIONS OF SECTIONS
27 & 34
T-16-S, R-16-E,
PIMA COUNTY, ARIZONA

N
W
S
E
SCALE: 2" = 1 MILE

MONITOR

WESTLAND RESOURCES, INC.
4001 E PARADISE FALLS DRIVE
TUCSON, AZ 85712
520-208-9585

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 83 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 OCOTILLO (FOUQUIERIA SPLENDENS); BARRELL CACTUS (FEROCACTUS WISLIZENII) AND CREOSOTE BUSH (LARREA TRIDENTATA). OTHER COMMON PLANT SPECIES INCLUDE VELVET MESQUITE (*PROSOPIS VELUTINA*), BLUE PALOVERDE (*PARKINSONIA FLORIDA*), SOAPTREE YUCCA (YUCCA ELATA) AND SOME NEEDLE SPINE CACTUS (*ECHINOMASTUS ERECTOCENTRUS*).

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, HYDRORIPARIAN, 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 FENCING 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 ONSITE MITIGATION. FEE CALCULATIONS WERE PREPARED USING THE CONSUMER PRICE INDEX UPDATE OF THE ILF DEVELOPMENT PROJECT FLAT FEE TABLE (TABLE 2) IN THE RRH OFFSITE 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.
($01.853.93 + 35.670.87 + 22.004.93 + 23.083.83 = 142,512.96$ OR 3.27 ACRES)
FEE PER ACRE IS \$16,100
 $\$16,100 \times 3.27 = \$52,647$

XD DISTURBANCE AREAS E,F SHOWN ON THESE PLANS TOTAL IN .09 ACRES OF XD XERORIPARIAN D HABITAT THAT WILL BE DISTURBED DURING CONSTRUCTION.
($1189.95 + 2839.85 = 4,029.80$ OR .09 ACRES)
FEE PER ACRE IS \$13,800
 $\$13,800 \times .09 = \$1,242$

TOTAL FEE: \$52,647 + 1,242 = \$53,889

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

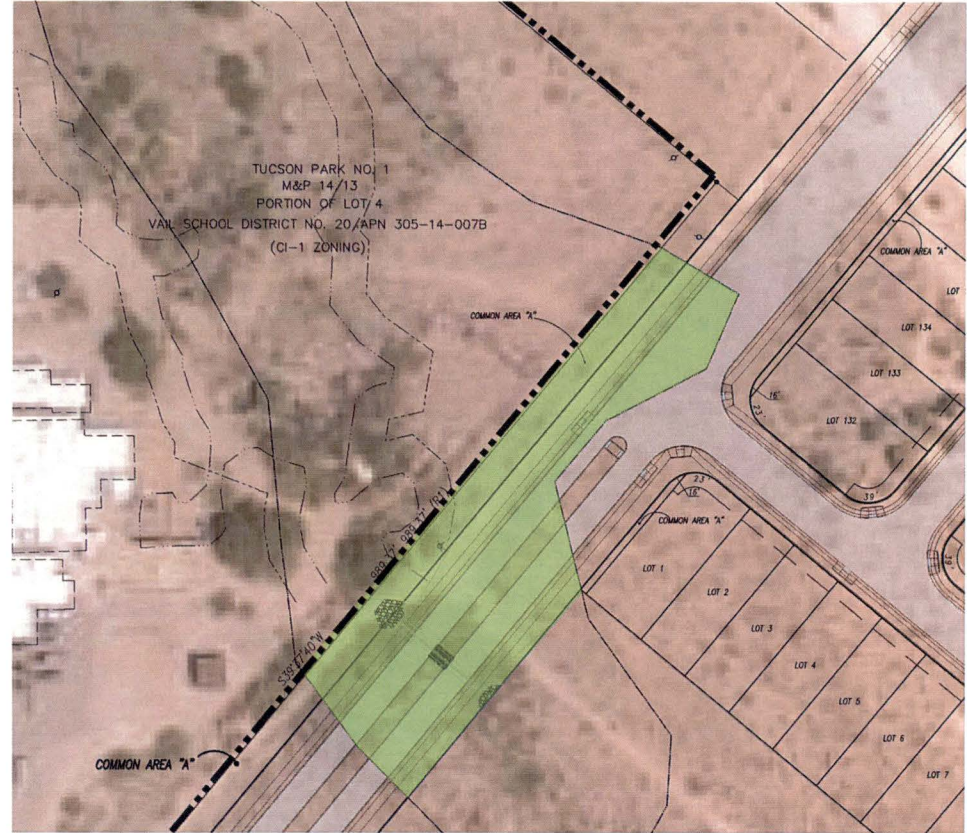


PLAN DATE:
JULY 15, 2024
PROJECT NUMBER:
2488.01
SHEET NO.

Exhibit D



A AREA 'A' DISTURBANCE
XC 61,853.53 SF
1.42 ACRES



B AREA 'B' DISTURBANCE
XC 35,570.87 SF
.82 ACRES



PROJECT BOUNDARY



RIPARIAN XC DISTURBANCE



40' 0' 40'
SCALE: 1" = 40'

DESIGNED BY: TEAM
DRAWN BY: TEAM
CHECKED BY: RWS
REVISION: 12/1/2024

Westland
Engineering &
Environmental
CONSULTANTS

NO.	BY	DESCRIPTION	AMPD	DATE

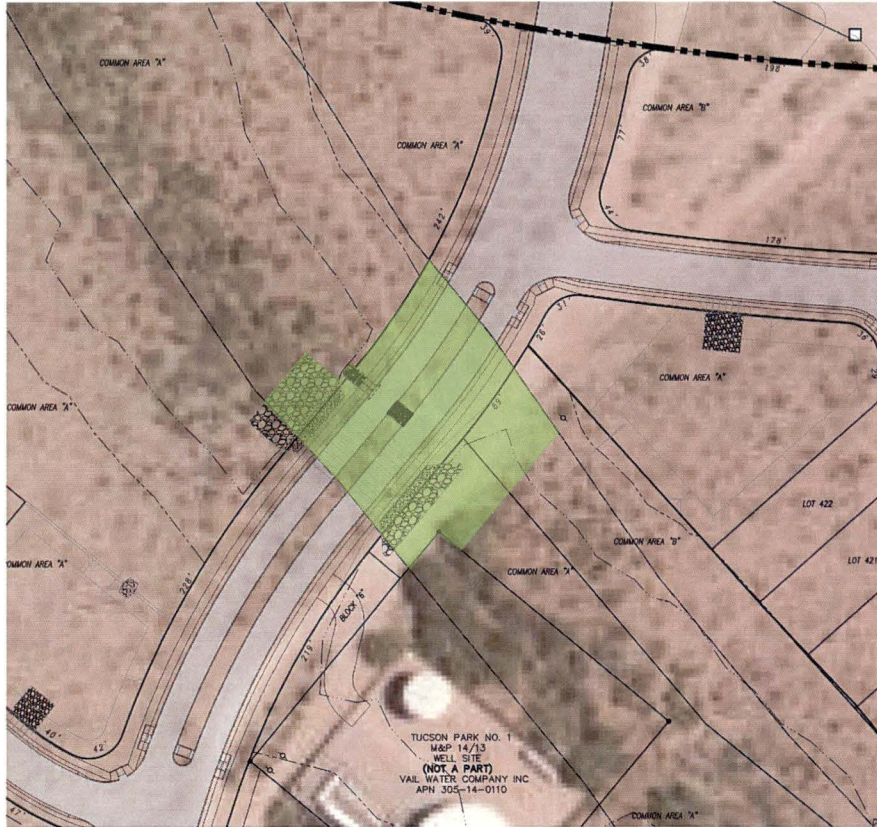
VAIL CROSSINGS I-10 RESIDENTIAL PARCEL
RIPARIAN ASSESSMENT
RIPARIAN DISTURBANCE- ENLARGEMENTS



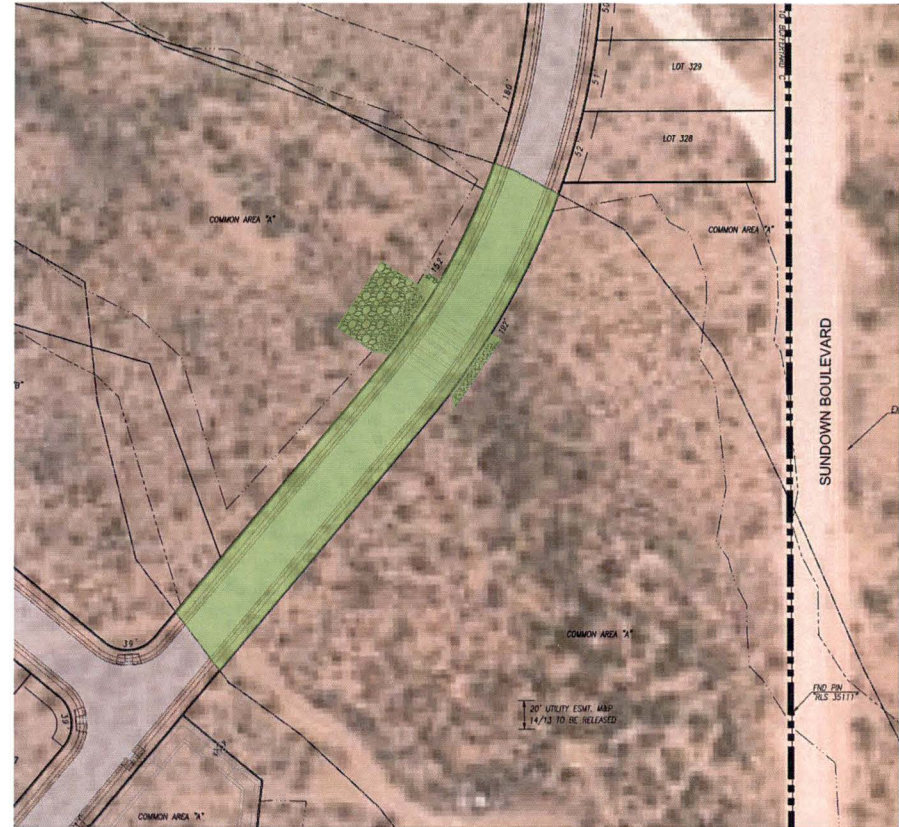
PLAN DATE:
JULY 15, 2024
PROJECT NUMBER:
2488.01
SHEET NO.

2 OF 4

Exhibit D



C AREA 'C' DISTURBANCE
XC 22,004.93 SF
.51 ACRES



D AREA 'D' DISTURBANCE
XC 23,083.63 SF
.53 ACRES



PROJECT BOUNDARY



RIPARIAN XC DISTURBANCE



SCALE: 1" = 40'

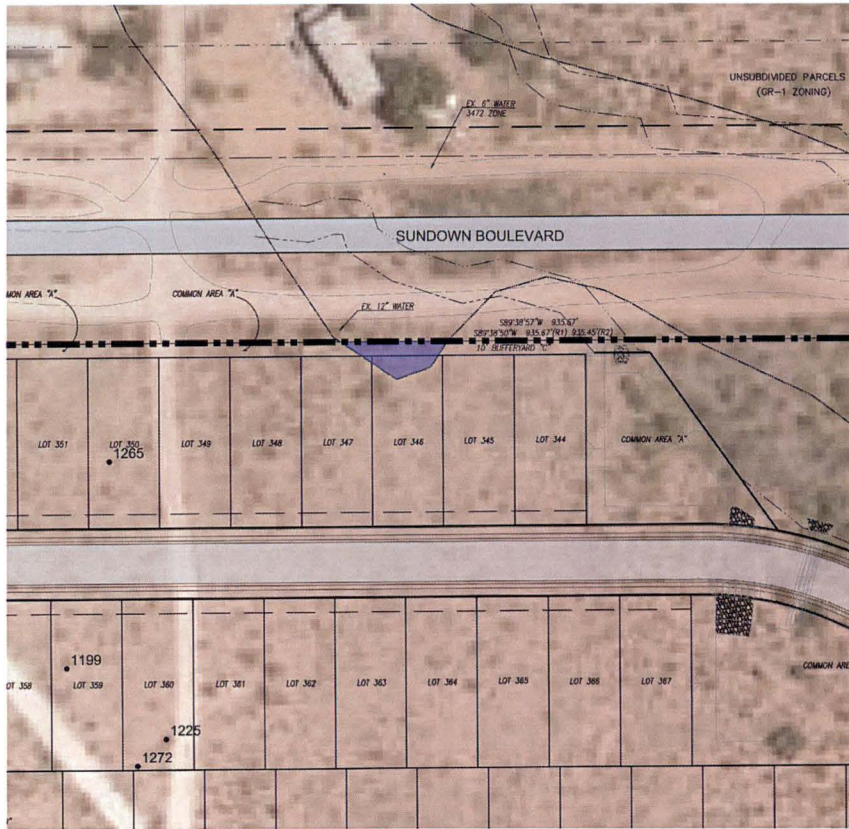
VAIL CROSSINGS I-10 RESIDENTIAL PARCEL
RIPARIAN ASSESSMENT
RIPARIAN DISTURBANCE- ENLARGEMENTS



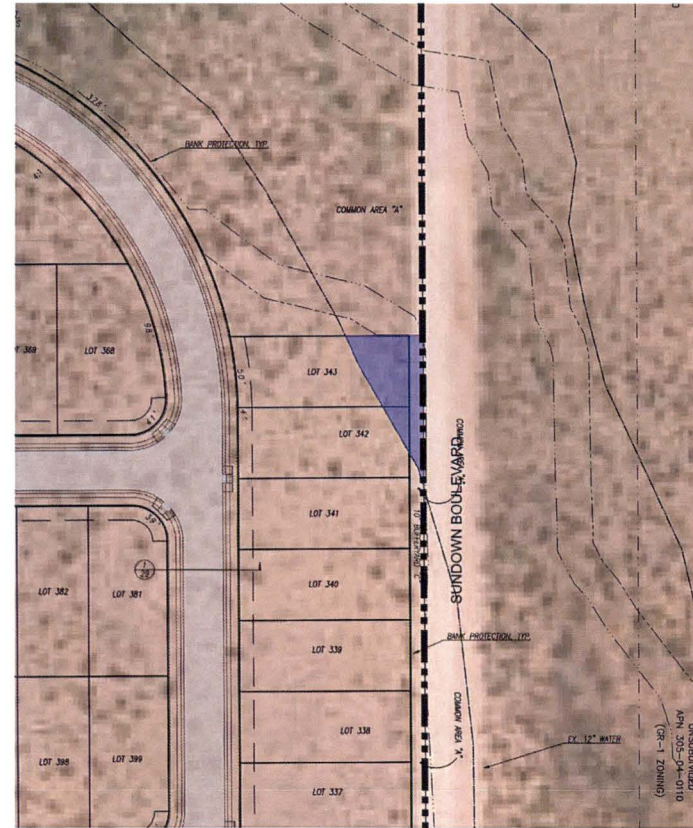
PLAN DATE:
JULY 15, 2024
PROJECT NUMBER:
2488.01
SHEET NO.

NO.	BY	DESCRIPTION	APP'D	DATE
1	TEAM	DESIGNED BY:		
2	TEAM	DRAWN BY:		
3	RWS	CHECKED BY:		
4		ENGINEERING SCALE(S)		
<div> </div>				

Exhibit D



E AREA 'E' DISTURBANCE
XD 1169.95 SF
.03 ACRES



F AREA 'F' DISTURBANCE
XD 2839.65 SF
.07 ACRES



PROJECT BOUNDARY



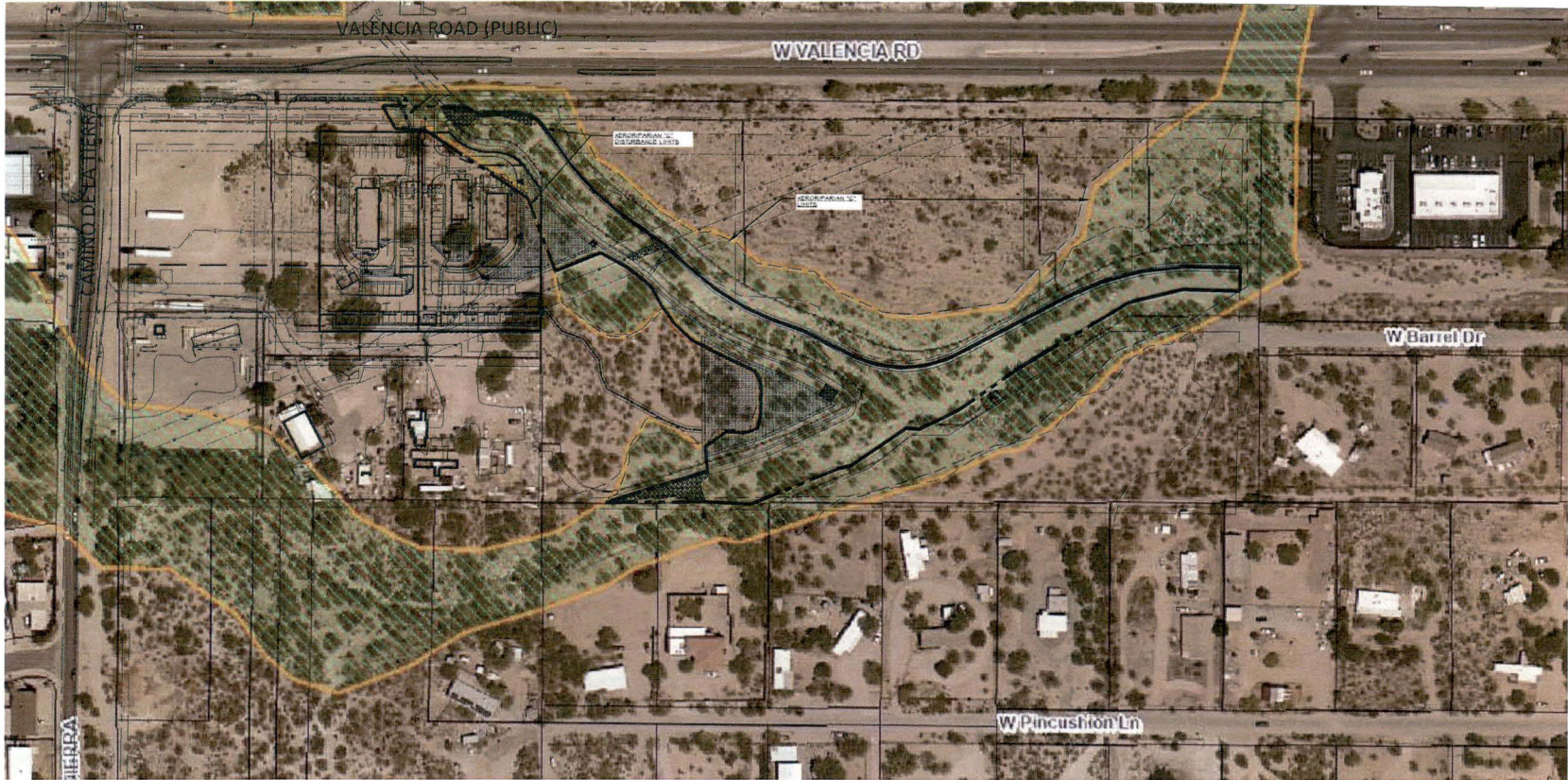
RIPARIAN XD DISTURBANCE



40' 0' 40'
SCALE: 1" = 40'

DESIGNED BY: TEAM																																																								
DRAWN BY: TEAM																																																								
CHECKED BY: RWS																																																								
DRAWING SCALE: 1" = 40'																																																								
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<p>PLAN DATE: JULY 15, 2024 PROJECT NUMBER: 2486.01 SHEET NO. 4 OF 4</p>																																																								

Exhibit E



IN-LIEU FEE CALCULATION XERORIPARIAN CLASS C HABITAT(XC)

Total mapped habitat onsite	2.90 Acre(s)			
Area of disturbed RRH	2.90 Acre(s)			
Area of mitigation	2.90 Acre(s)			
Total number of trees required (45 trees/ac)	45	31 Trees	104	Trees
Total number of shrubs required (70 shrubs/ac)*	70	203 Shrubs	162	Shrubs

ILF CALCULATION

15-gallon trees	104	\$7,742.22
5-gallon trees		
5-gallon shrubs	162	\$3656.57
1-gallon shrubs		
Hydroseed	2.90 Acre(s)	\$10,106.50
Irrigation	2.90 Acre(s)	\$3,419.64
5-year maintenance	2.90 Acre(s)	\$5,129.46
Monitoring Report	3 at years 1, 3 & 5	\$13,050.00
TOTAL COST		\$43,043.39

GENERAL NOTES:

ORIGINAL TENTATIVE PLAT # DEVELOPMENT PLAN 10.85 ACRES
THIS PROJECT - LOTS 1 AND 2 = 2.1 ACRES - 92,540 S.F. + BANK PROTECTION AREA

TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ON-SITE = 7.24 ACRES
AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ON SITE - THIS PROJECT = 2.9 ACRES - 126,324 S.F. TOTAL

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

RHMP LEGEND

--- Xeroriparian Area
"C" Disturbed Limits

RIPARIAN HABITAT MITIGATION - IN-LIEU FEE



JOHN HUCKO - LANDSCAPE ARCHITECT, L.L.C.
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400-8529
E: jhucko789@comcast.net
PROJECT # 24-34

2545 E. PORT AVENUE, RD #111
TUCSON, AZ 85712

520-795-1699
rickmountainplaza.com



CAT MOUNTAIN PLAZA
LOTS 2 & 3
3211 AND 3221 WEST VALENCIA ROAD
TUCSON, ARIZONA 85746

P24SC00099



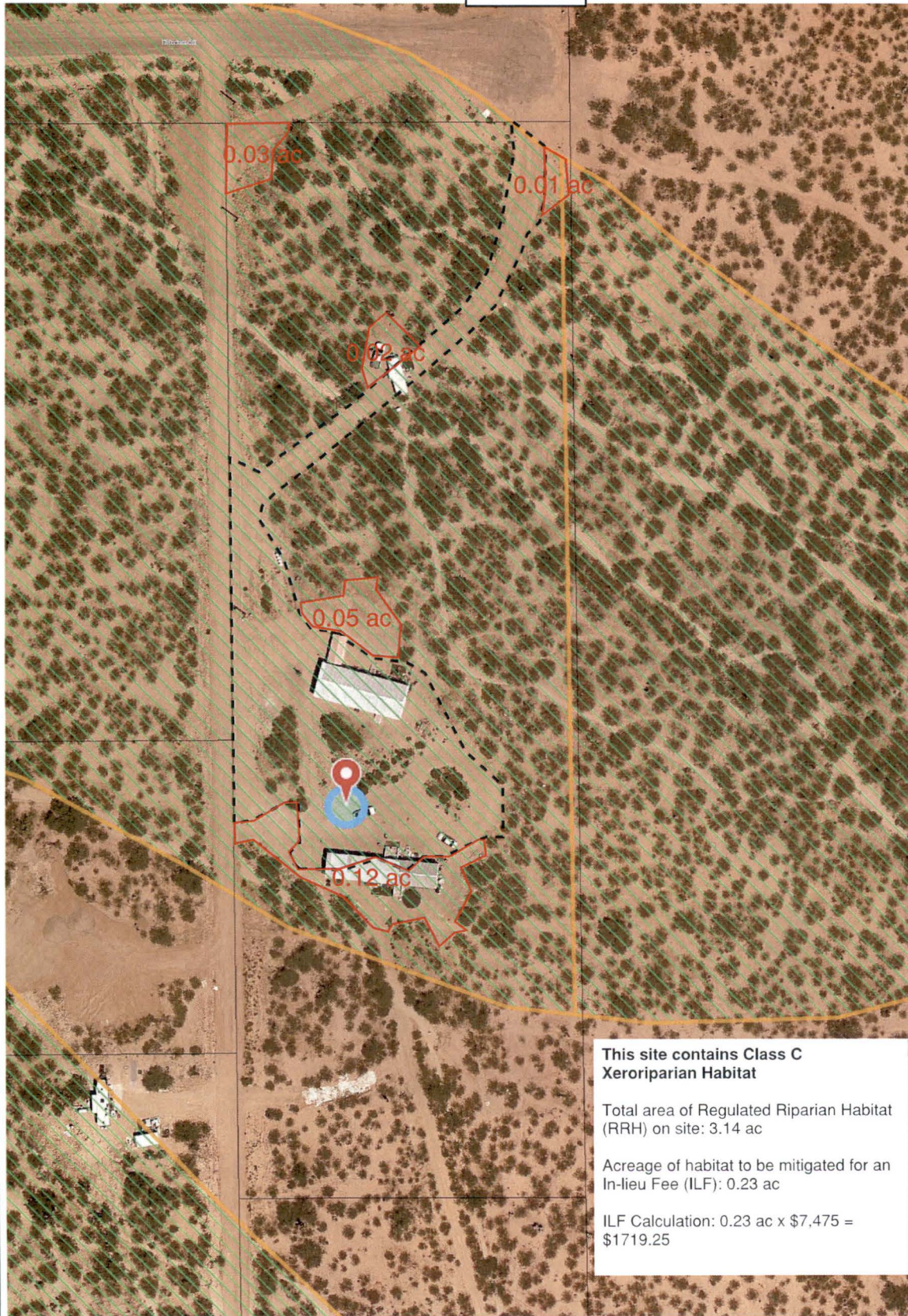
DRAWING NO.

SHEET NO. 1 OF 1

NO. BY DATE REVISION

Riparian Habitat Mitigation In-Lieu Fee Proposal for 4650 E Dawson Rd

Exhibit F



Legend

- Parcels
- Riparian Habitat - Pima Effective 10/20/2005
 - Xeroriparian A
 - Xeroriparian B
 - Xeroriparian C
 - Xeroriparian D
 - Hydromesoriparian or Me
 - IRA - Xeroriparian A
 - IRA - Xeroriparian B
 - IRA - Xeroriparian C
 - IRA - Xeroriparian D
 - IRA - H
 - Important Riparian Areas

Current Disturbance

Disturbance from FPUP 21-461ILF

Property Owner: Jessica Alarcon & Cesar Alarcon

Address: 4650 E Dawson Rd

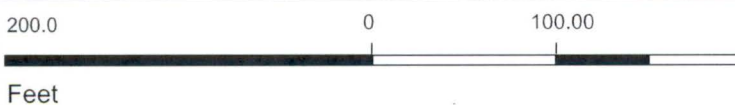
Parcel #: 30364067J

FPUP: P25FC00150



Overlay of RHMP from 2021

3/3/2025



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only