



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 3rd, 2019

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Medical Building for Northwest Hospital located at 6230 North La Cholla Blvd (District 1)

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 applicant, Grenier Engineering, Inc. (Grenier) has applied for a permit to construct a medical building at Northwest West Hospital on property located at 6230 North La Cholla Blvd. Grenier hired John Hucko a landscape architect to address the mitigation requirements for the disturbance created by the new construction. The client has selected the in-lieu fee as the method of mitigation. The mapped Regulated Riparian Habitat is classified as Xeroriparian Class D. Mr. Hucko has prepared a Riparian Habitat Mitigation In-Lieu Fee (ILF) Proposal and is proposing to contribute a fee of \$7,737.44, based on the ILF Calculation Spreadsheet provided in the Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines.

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:

\$7,737.44

Board of Supervisor District:

1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

Department Director Signature/Date: *Suzanne Shields* 11/1/19

Deputy County Administrator Signature/Date: *[Signature]* 11/1/19

County Administrator Signature/Date: *C. Dulcetty* 11/4/19

DATE: October 31, 2019

TO: Flood Control District Board of Directors

FROM:  Suzanne Shields, P.E.
Director

SUBJECT: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Medical Building for Northwest Hospital located at 6230 North La Cholla Blvd, Located within Regulated Riparian Habitat (District 1)

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.

Report

The applicant, Grenier Engineering, Inc. (Grenier) has applied for a permit to construct a medical building at Northwest West Hospital on property located at 6230 North La Cholla Blvd. (Exhibit A). Grenier hired John Hucko a landscape architect to address the mitigation requirements for the disturbance created by the new construction. The client has selected the in-lieu fee as the method of mitigation. The mapped Regulated Riparian Habitat (RRH) is classified as Xeroriparian Class D (Exhibit B). Mr. Hucko has prepared a Riparian Habitat Mitigation In-Lieu Fee (ILF) Proposal (Exhibit C) and is proposing to contribute a fee of \$7,737.44, based on the ILF Calculation Spreadsheet (Exhibit D) provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

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

Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal
Exhibit D – ILF Calculation Spreadsheet

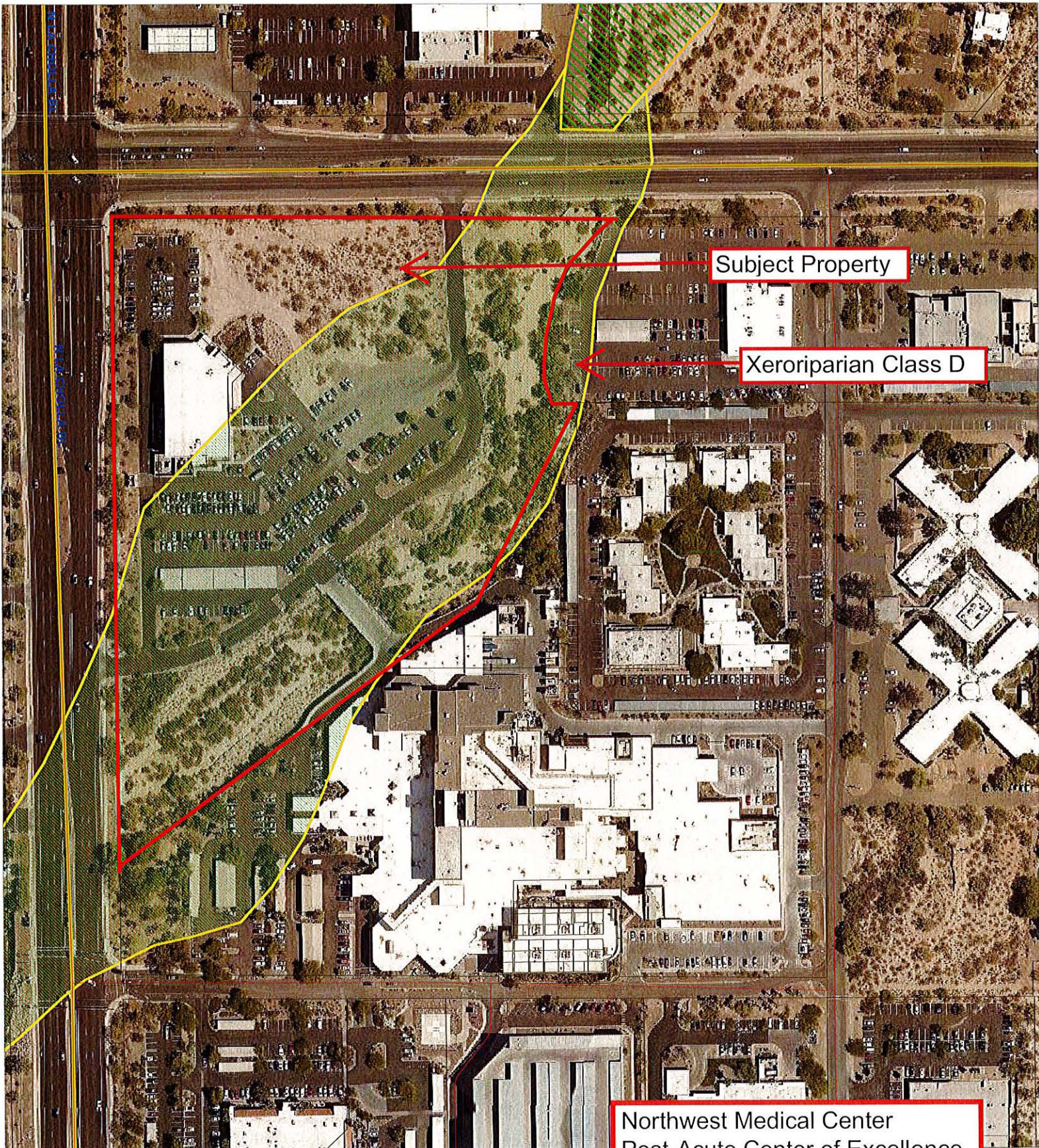
Exhibit A



Subject Property

Northwest Medical Center
Post-Acute Center of Excellence
6230 North La Cholla Blvd
BOS Meeting 12/03/2019

Exhibit B

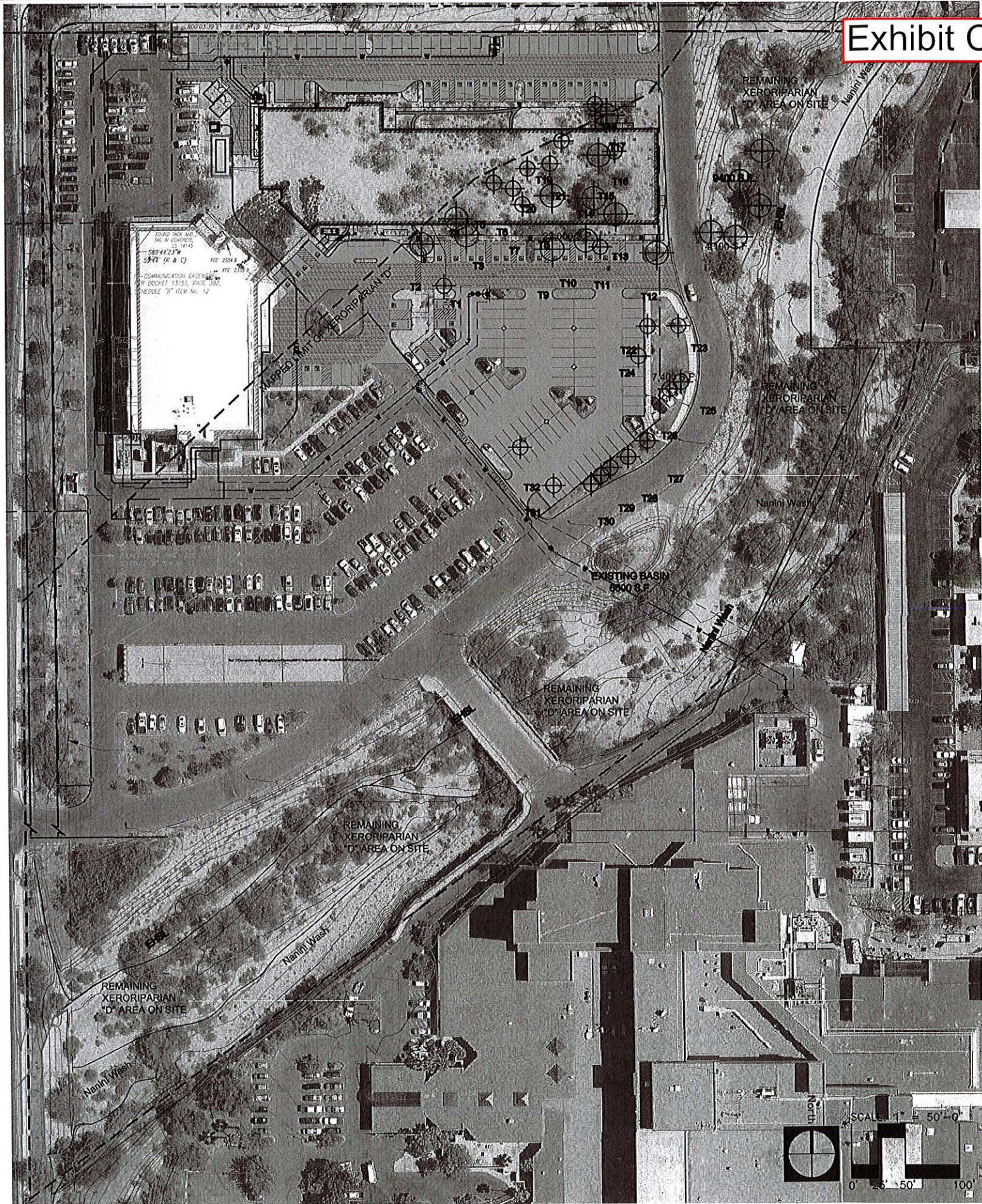


Subject Property

Xeroriparian Class D

Northwest Medical Center
Post-Acute Center of Excellence
6230 North La Cholla Blvd
BOS Meeting 12/03/2019

Exhibit C



GENERAL NOTES:

THE LOT SIZE IS 13.82 Acres
 TOTAL AMOUNT OF REGULATED HABITAT ONSITE = 4 ACRES
 TOTAL AMOUNT OF REGULATED HABITAT DISTURBED ONSITE BY THIS PROJECT = .6 ACRES.
 AMOUNT OF REGULATED HABITAT PREVIOUSLY DISTURBED 3.96 ACRES.
 MITIGATION PLAN FOR PREVIOUS PHASE WAS PROVIDED
 CUMULATIVE AMOUNT OF REGULATED HABITAT DISTURBED ONSITE 3.96 ACRES.

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

CALCULATIONS:

RIPARIAN AREA DESIGNATION: XERORIPARIAN AREA "D"
 MINIMUM REQUIRED MITIGATION AREA = 26,100 S.F. X.7 = 18,270 S.F.
 ACTUAL MITIGATION AREA PROVIDED= 23,400 S.F.
 PLANT CALCULATIONS:
 TREES REQUIRED - 30 PER ACRE, 30 X .6 ACRE = 18 TREES REQUIRED
 SHRUBS REQUIRED - 74 PER ACRE, 74 X .6 ACRE = 45 SHRUBS REQUIRED

RHMP LENGEND

- Disturbed Riparian Area
- - - Mitigation Areas
- Protective Fencing
- Xeroriparian Area "D" Limits

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DAY'S STOKES COLLABORATIVE, P.C.

NO.	DATE	DESCRIPTION



RIPARIAN AREA PLAN

L2.02

ISSUE DATE: 10-25-19
 JOB NUMBER: 19000

NORTHWEST MEDICAL CENTER
 POST-ACUTE CENTER OF EXCELLENCE
 6230 N. LA CHOLLA BOULEVARD, TUCSON, ARIZONA 85741

P19SC00049

JOHN HUCKO - LANDSCAPE ARCHITECT, LLC
 5236 N. STONEHOUSE PL
 TUCSON, ARIZONA 85750
 P: (520) 400.8529
 E: jhucko789@comcast.net
 PROJECT NO: 19-30

GRENIER ENGINEERING, INC.
 Structural & Civil Engineering Consultants
 6300 E. El Dorado Plaza, Suite A120, Tucson, AZ 85715
 Phone: 520.326.7082 ~ Fax: 520.326.7508

Exhibit D

Calculating In-Lieu Fee Costs for Commercial and Suidivision Development

Shaded fields are editable - Enter value in Acres

			Option to basic requirement (Xeroriparian)***	
Xeroriparian Class A Habitat (XA)**				
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)	0	Trees	0	Trees
Total number of shrubs required (90 shrubs/ac)	0	Shrubs	0	Shrubs
Xeroriparian Class B Habitat (XB)**				
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)	0	Trees	0	Trees
Total number of shrubs required (80 shrubs/ac)	0	Shrubs	0	Shrubs
Xeroriparian Class C Habitat (XC)**				
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
Area of mitigation	0.00	Acre(s)		
Total number of trees required (45 trees/ac)	0	Trees	0	Trees
Total number of shrubs required (70 shrubs/ac)	0	Shrubs	0	Shrubs
Xeroriparian Class D Habitat (XD)**				
Total mapped habitat onsite	4.00	Acre(s)		
Area of disturbed RRH	0.60	Acre(s)		
Area of mitigation	0.60	Acre(s)		
Total number of trees required (30 trees/ac)	30	18 Trees	14	Trees
Total number of shrubs required (x shrubs/ac)*	74	44.4 Shrubs	36	Shrubs

ILF calculation		
15-gallon trees	9	\$670.00
5-gallon trees	9	\$246.86
5-gallon shrubs	22	\$496.57
1-gallon shrubs	23	\$270.25
Hydroseed	0.60 Acre(s)	\$2,091.00
Irrigation	0.60 Acre(s)	\$505.10
5-year maintenance	0.60 Acre(s)	\$757.66
Monitoring Report	3 at years 1, 3 & 5	\$2,700.00
Total Cost		\$7,737.44

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

***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)