



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: June 12th, 2018

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal Located at 13123 E. Speedway

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 owners are applying for a floodplain use permit to construct a barn. The property is mapped within Regulated Riparian Habitat (RRH). There has been previous disturbance (1.26 Acres) to the RRH from the construction of a single family residence. The RRH disturbance associated with this permit is 8,187 sq. ft. Once the threshold of a 1/3 of an acre of disturbance has been crossed, any new disturbance to RRH requires a Riparian Habitat Mitigation Plan. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, the owners are proposing to contribute a fee in lieu of onsite mitigation.

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:

\$ 3,195.20

Board of Supervisor District:

1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

Contact: Suzanne Shields, P.E. Telephone: 724-4600

Department Director Signature/Date: *Suzanne Shields*

Deputy County Administrator Signature/Date: *[Signature]* 5/21/18

County Administrator Signature/Date: *C. Dulcey* 5/22/18

DATE: May 18, 2018

TO: Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.
Director

SUBJECT: **Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal Located at 13123 East Speedway Blvd., Located within Important Riparian Area with Underlying Hydromesoriparian Habitat (District 4)**

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 owners, Daniel and Lynn Breck, are applying for a floodplain use permit to construct a barn on property located at 13123 East Speedway Blvd. (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as Important Riparian Area with Underlying Hydromesoriparian Habitat (Exhibit B). There has been previous disturbance (1.26 Acres) to the RRH that was permitted through a floodplain use permit (FPUP 05-357ERP). The disturbance to the RRH associated with this permit is 8,187 sq. ft. Once the threshold of a 1/3 of an acre of disturbance has been crossed, any new disturbance to RRH requires a Riparian Habitat Mitigation Plan (RHMP).

The owners hired Jennifer Patton with Wilder Landscapes to prepare a RHMP (Exhibit C). The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, the owner is proposing to contribute a fee of \$3,195.20 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Offsite Mitigation Guidelines for Unincorporated Pima County*.

	XA	XB	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Cost per Acre	\$8,500	\$7,500	\$6,500	\$5,000	\$17,000	\$12,500	\$11,000	\$9,500	\$8,000

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

- Exhibit A – Project Location
- Exhibit B – Project Site – Riparian Classification Map
- Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A

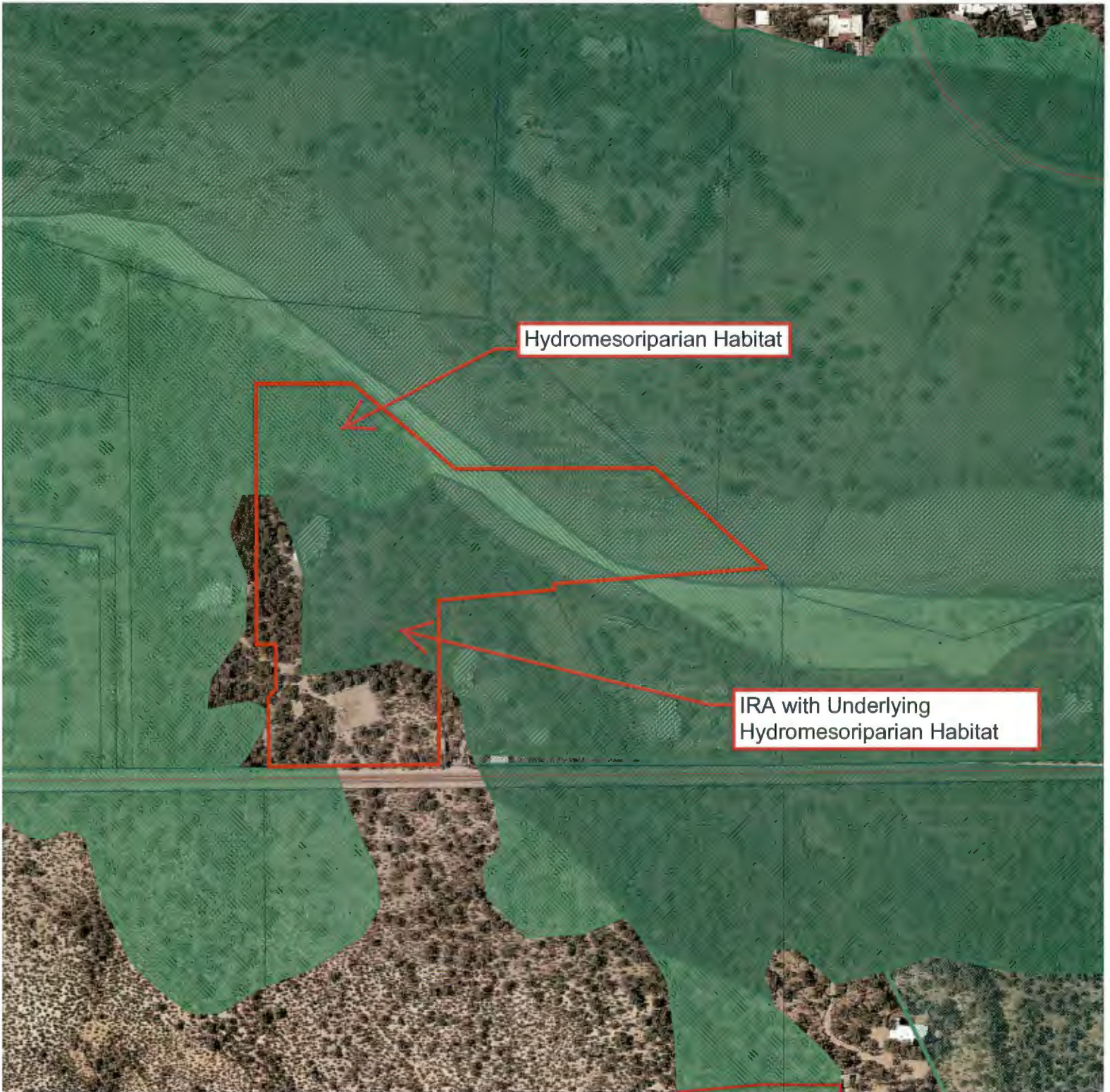


Tanque Verde Creek

Subject Property

Daniel & Lynn Breck
13123 East Speedway Blvd
BOS Meeting June 12th, 2018

Exhibit B



Hydromesoriparian Habitat

IRA with Underlying
Hydromesoriparian Habitat

Daniel & Lynn Breck
13123 East Speedway Blvd
BOS Meeting June 12th, 2018

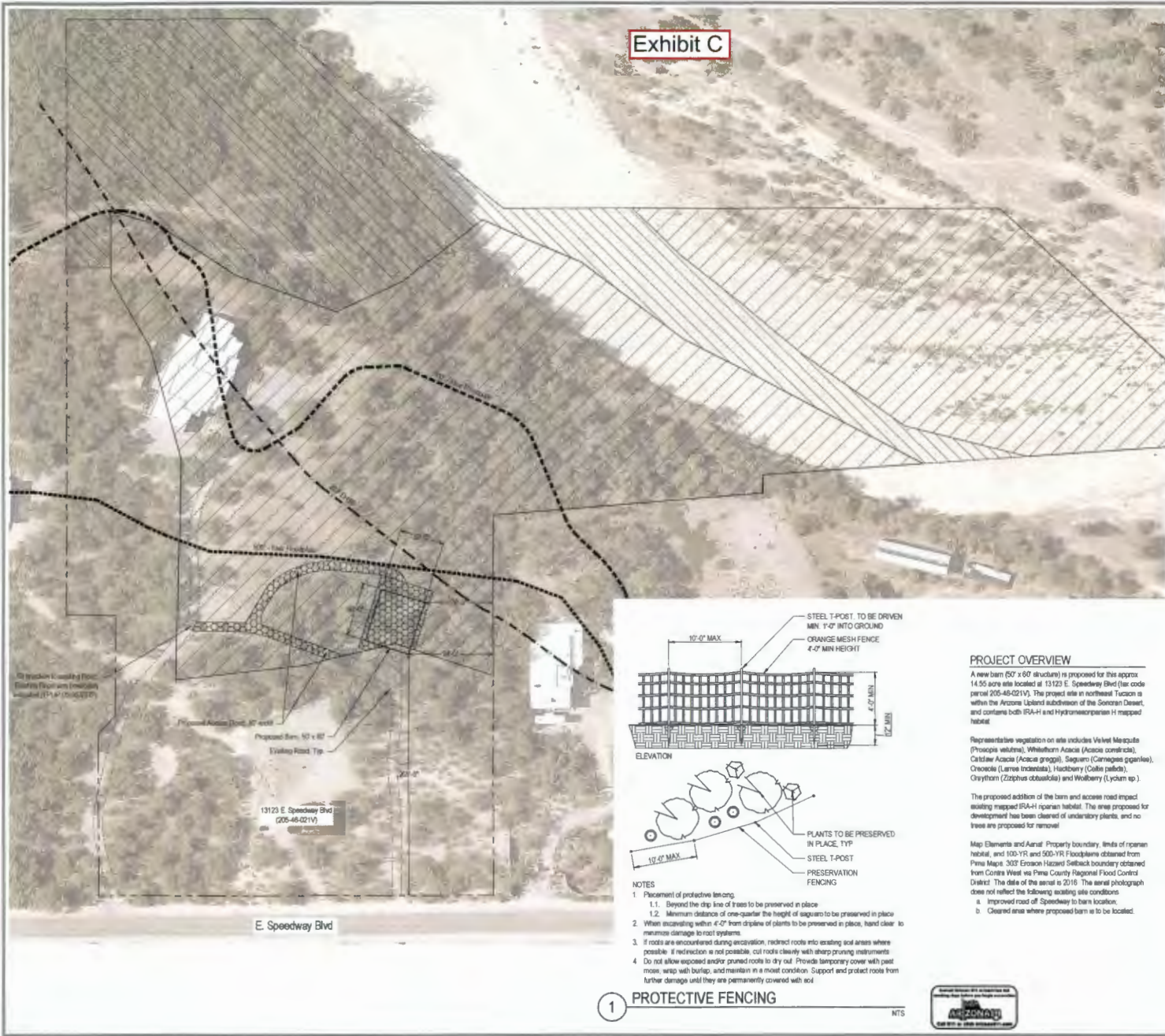
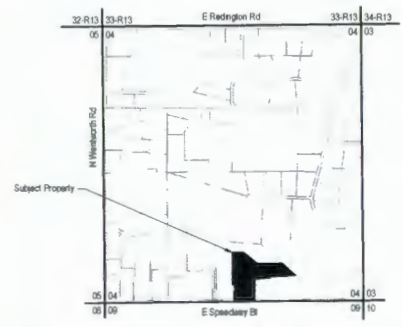


Exhibit C

SITE PLAN
 1" = 50'-0"



LOCATION MAP
 Section 4, Township 14 South
 Range 10 East, City and Soil River
 Meridian, Pima County, Arizona
 4 1/2" = 1 Mile

LEGEND

SYMBOL	ELEMENT
[Hatched Pattern]	Regulated Riparian Habitat - IRA-H
[Diagonal Line Pattern]	Regulated Riparian Habitat - Hydromesoparian
[Grid Pattern]	IRA-H Habitat to be Disturbed (Barn, Construction Access (5' E/W, 15' N, 10' S) & Access Road)
[Dashed Line]	Erosion Hazard Setback
[Thick Dashed Line]	100-Year Floodplain
[Thin Dashed Line]	500-Year Floodplain
[Solid Line]	Property Boundary

RIPIARIAN HABITAT CALCULATIONS & PROPOSED MITIGATION

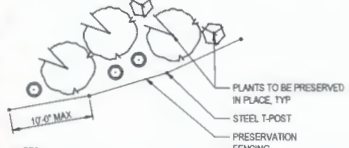
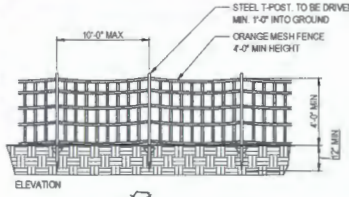
- Total amount of regulated riparian habitat onsite: 11 acres (IRA-H = 7.76 acres Hydromesoparian = 3.26 acres)
- Previous disturbance of regulated riparian habitat calculated from FPUP 05-30787P = 1.26 acres
- Amount of regulated riparian habitat disturbed by this project FPUP 18-123 0.19 acres (8187.25 SF)
- Mitigation for riparian habitat shall be via *n-lux* low No on-site mitigation is proposed
- The Flat Fee table provided by Pima County Flood Control will be utilized. The cost per acre for regulated IRA-H habitat disturbance is \$17,000 per acre
- Fee for 0.19 AC of disturbance is \$3,185.20
- Regulated Riparian Habitat to remain undisturbed 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. Refer to Protective Fencing detail on this sheet.

CONTRACTOR
 (RESPONSIBLE FOR SITE DEVELOPMENT)

CONTRA WEST LLC
 3777 E. BROADWAY BLVD., STE 200
 TUCSON, AZ 85716
 (520) 298-5225
 ATTN: TAMMY MARTINEZ
 TAMMY@CONTRAWEST.COM

LANDSCAPE ARCHITECT
 (RESPONSIBLE FOR SITE PLAN)

WILDERLANDSCAPES
 2738 E. ADAMS STREET
 TUCSON, AZ 85716
 (520) 520-3636
 ATTN: JENNIFER PATTON, PLA
 JENNIFER@WILDERLANDSCAPES.COM



- NOTES**
- Placement of protective fencing
 - Beyond the drip line of trees to be preserved in place
 - Minimum distance of one-quarter the height of saguaro to be preserved in place
 - When excavating within 4'-0" from dripline of plants to be preserved in place, hand clear to minimize damage to root systems.
 - If roots are encountered during excavation, redirect roots into existing soil areas where possible. If redirection is not possible, cut roots cleanly with sharp pruning instruments.
 - Do not allow exposed and/or pruned roots to dry out. Provide temporary cover with past mate tarp with burlap, and maintain in a moist condition. Support and protect roots from further damage until they are permanently covered with soil.

PROJECT OVERVIEW

A new barn (50' x 60' structure) is proposed for this approx 14.55 acre site located at 13123 E. Speedway Blvd (tax code parcel 205-48-021V). The project site in northeast Tucson is within the Arizona Landmark address of the Sonoran Desert and contains both IRA-H and Hydromesoparian H mapped habitat.

Representative vegetation on site includes Velvet Mesquite (*Prosopis velutina*), Whiteflower Acacia (*Acacia constricta*), Oldsaw Acacia (*Acacia greggii*), Saguaro (*Carnegiea gigantea*), Orocoxia (*Larrea tridentata*), Hackberry (*Celtis pallida*), Grayton (*Zoysis obtusiloba*) and Woollybush (*Lycium sp.*)

The proposed addition of the barn and access road impact existing mapped IRA-H riparian habitat. The area proposed for development has been cleared of unnecessary plants, and no trees are proposed for removal.

The proposed addition of the barn and access road impact existing mapped IRA-H riparian habitat. The area proposed for development has been cleared of unnecessary plants, and no trees are proposed for removal.

Map Elements and Aerial Property boundary, limits of riparian habitat, and 100-YR and 500-YR Floodplains obtained from Pima Maps, 303' Erosion Hazard Setback boundary obtained from Contra West via Pima County Regional Flood Control District. The date of the aerial is 2018. The aerial photograph does not reflect the following existing site conditions:
 a. Improved road of Speedway to barn location.
 b. Cleared area where proposed barn is to be located.

1 PROTECTIVE FENCING

NTS



<p>WILDERlandscapes landscape architects 2738 East Adams Street Tucson, Arizona 85716 Jennifer Patton, 520-320-3636 jennifer@wilderlandscapes.com</p>		<p>FPUP 18-123 - BARN ADDITION 13123 E. Speedway Blvd., TUCSON, AZ 85716</p>	
<p>Designed by JP Checked by JW Date May 1, 2019</p>		<p>SITE PLAN Ref Permit: FPUP 05-30787P</p>	
<p>REVISIONS: Rev # Date Description</p>			
		<p>Revision 4, 11/01, 181E, 6 & 8 P.B., Pima County, Arizona</p>	
		<p>1 of 1</p>	