



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 18, 2018

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 13190 East Placita Las Avenas, Located within Regulated Riparian Habitat (District 4)

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:

In 2010, the property owners, the Goldbergs, applied for a permit to construct a single family residence on property located at 13190 East Placita Las Avenas. The property is mapped within Regulated Riparian Habitat and is classified primarily in Important Riparian Area with an Underlying Hydromesoparian Habitat (Class H) and a small portion in Hydromesoparian Habitat. The Goldberg's construction footprint was 28,314 sq. ft. (0.65 acres), therefore mitigation was required. The original Riparian Habitat Mitigation Plan (RHMP) proposed on-site plantings to mitigate for the disturbance. The Goldbergs never implemented the RHMP and, since the Goldberg's did not comply with the conditions of the permit a violation was placed on the property. To resolve the violation in a timely manner the Goldberg's decided to revise the RHMP from mitigating the disturbance with on-site plantings to proposing to pay a fee in-lieu of on-site 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:

\$9,272.75

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Regional Flood Control District Telephone: 724-4600

Department Director Signature/Date: *Suzanne Shields* 11/27/18

Deputy County Administrator Signature/Date: *[Signature]* 11/28/18

County Administrator Signature/Date: *C. J. [Signature]* 11/28/18

DATE: November 27, 2018



FROM: Suzanne Shields, P.E.
Director

TO: Flood Control District Board of Directors

SUBJECT: **Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single-Family Residence at 13190 East Placita Las Avenas, Located within Regulated Riparian 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

In 2010, the owners of the property, the Goldbergs, applied for a permit to construct a single family residence on property located at 13190 East Placita Las Avenas (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) and is classified primarily in Important Riparian Area with an Underlying Hydromesori-riparian Habitat (Class H) and a small portion in Hydromesori-riparian Habitat (Exhibit B).

The Goldberg's construction footprint was 28,314 sq. ft. (0.65 acres) therefore mitigation was required. The original Riparian Habitat Mitigation Plan (RHMP) proposed on-site plantings to mitigate for the disturbance. The Goldberg's never planted implemented the RHMP and, since the Goldbergs did not comply with the conditions of the permit a violation was placed on the property. To resolve the violation in a timely manner the Goldberg's decided to revise the RHMP from mitigating the disturbance with on-site plantings to proposing a fee in-lieu fee of on-site mitigation. The Goldbergs hired GROW Landscape Architecture, Planning and Design to prepare the Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$9,272.75 in lieu of onsite mitigation, based on a cost estimate (Exhibit D) that complies with the criteria found in the *Regulated Riparian Habitat Off-Site Mitigation Guidelines for unincorporated Pima County*.

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 – In-Lieu Fee Cost Spreadsheet

Exhibit A

Subject Property

The Goldberg's Residence
13190 East Placita Las Avenas
BOS Meeting 12/18/2018



Exhibit B

Subject Property

Important Riparian Area with
Underlying Class H Habitat

The Goldberg's Residence
13190 East Placita Las Avenas
BOS Meeting 12/18/2018



Exhibit C

Goldberg Residence
13190 East Placita Las Avenas
Tucson, Arizona



Site Aerial

Scale: 1:200

OWNER

GOLDBERG MARK C
13190 E PLACITA LAS AVENAS
TUCSON AZ 85748-8211

P: (520) 748-4327
E: mark@mcg.com

LEGAL DESCRIPTION

LA CIBOLA ESTATE SUBDIVISION

BEING A PORTION OF THE SOUTH HALF OF SECTION 04, TOWNSHIP 14 SOUTH, RANGE 10 EAST, GILA AND RALT RIVER 13TH IDIAN
TUCSON, PIMA COUNTY ARIZONA

PARCEL: 8205-45-042

PPUP #210-673P

A SUBDIVISION OF PIMA COUNTY, 2220 YRS, ACCORDING TO THE PLAT OF RECORD OF THE PIMA COUNTY RECORDER IN BOOK 28 OF MAPS AND PLATS, PAGE 73

ZONING AND LAND USE

13190 E PLACITA LAS AVENAS

10.1% OF SITE LOCATED IN RRA H, OF MESOPARIAN AND MESOPARIAN, AND RH UNDERLYING CLASS 11

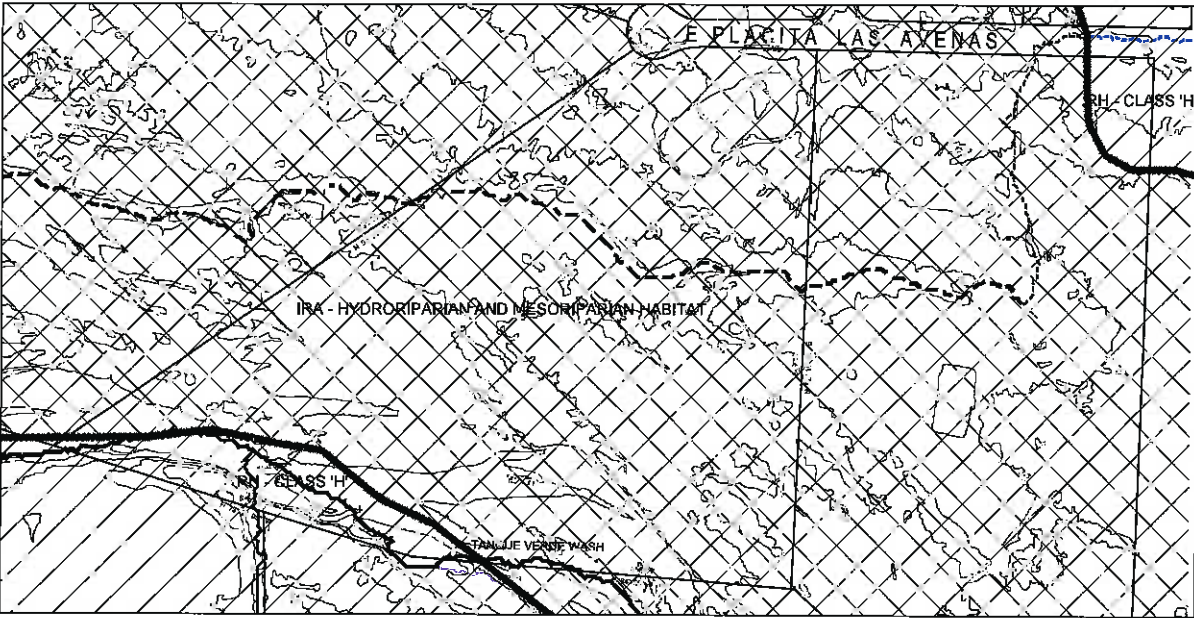
EXISTING USE: SR, SUBURBAN RANCH (8) SINGLE FAMILY RESIDENCE

HEIGHT: 31' MAX ABOVE FINISHED GRADE ALLOWABLE (2 STORIES)

FIRST FLOOR FOOTPRINT = 7725 SF
GARAGE = 1750 SF
VEHICULAR USE AREA = 5500 SF

TOTAL AREA = 11,581 SF
AREA APPLICABLE = 2,314 SF
LOT AREA = 71,000 SF (16,000 +/-)

LOT COVERABLE = 20% (20% ALLOWABLE)



Delineation of Regulated Area

Scale: 1:100

DRAWING INDEX

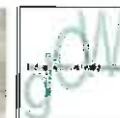
RHMP-1	COVER SHEET
RHMP-2	RHMP - INVENTORY - SITE AERIAL
RHMP-3	RHMP - INVENTORY - AND NOTES

Goldberg Residence

13190 E Placita Las Avenas
Tucson, Arizona

Cover Sheet

RHMP-1



Goldberg Residence

14180 E Placita Las, Phoenix
Tucson, Arizona

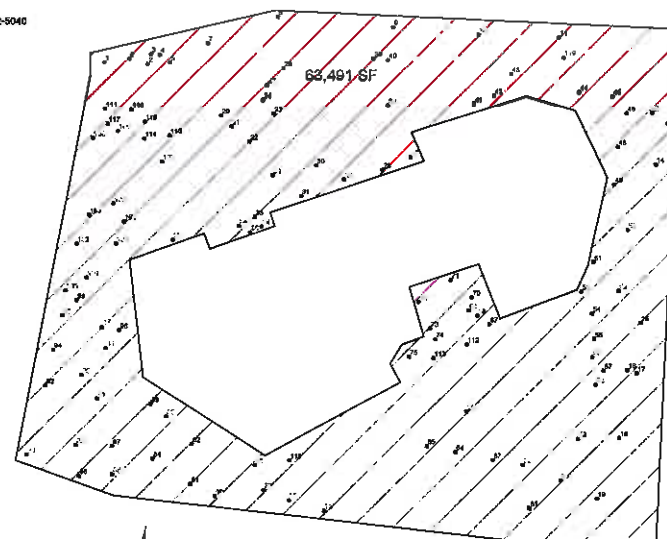
RHMP - Inventory
w/ Aerial

RHMP-2

NOTE: THERE WERE LITTLE TO NO NATURAL OCCURRING SHRUBS PRESENT AS A RESULT OF THE DENSE DECIDUOUS CANOPY OF THE AREA. THE INTRODUCTION OF SHRUBS TO THIS BIOZONE WOULD RESULT IN ALTERING THE NATURAL CONDITIONS OF THE HABITAT.

NO.	IDENTIFIC NAME	COMMON NAME	SIZE/CAL.	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE/CAL.
1.	Acacia greggii	Catclaw Acacia	<2"	56.	Acacia constricta	Whitethorn Acacia	<4"
2.	Prosopis velutina	Velvet Mesquite	<2"	57.	Prosopis Velutina	Velvet Mesquite	<4"
3.	Prosopis velutina	Velvet Mesquite	<2"	58.	Acacia greggii	Catclaw Acacia	<4"
4.	Prosopis velutina	Velvet Mesquite	<4"	59.	Acacia greggii	Catclaw Acacia	<4"
5.	Prosopis velutina	Velvet Mesquite	<4"	60.	Prosopis Velutina	Velvet Mesquite	<4"
6.	Prosopis velutina	Velvet Mesquite	<4"	61.	Prosopis Velutina	Velvet Mesquite	<4"
7.	Acacia greggii	Catclaw Acacia	<4"	62.	Acacia greggii	Catclaw Acacia	<4"
8.	Prosopis velutina	Velvet Mesquite	<4"	63.	Acacia constricta	Whitethorn Acacia	<4"
9.	Acacia constricta	Whitethorn Acacia	<4"	64.	Acacia greggii	Catclaw Acacia	<4"
10.	Prosopis velutina	Velvet Mesquite	<4"	65.	Prosopis Velutina	Velvet Mesquite	<4"
11.	Prosopis velutina	Velvet Mesquite	<4"	66.	Prosopis Velutina	Velvet Mesquite	<4"
12.	Acacia constricta	Whitethorn Acacia	<4"	67.	Prosopis Velutina	Velvet Mesquite	<4"
13.	Acacia constricta	Whitethorn Acacia	<4"	68.	Prosopis Velutina	Velvet Mesquite	<6"
14.	Prosopis velutina	Velvet Mesquite	<2"	69.	Prosopis Velutina	Velvet Mesquite	<6"
15.	Prosopis velutina	Velvet Mesquite	<2"	70.	Prosopis Velutina	Velvet Mesquite	<6"
16.	Acacia constricta	Whitethorn Acacia	<4"	71.	Prosopis Velutina	Velvet Mesquite	<6"
17.	Prosopis velutina	Velvet Mesquite	<2"	72.	Prosopis Velutina	Velvet Mesquite	<3"
18.	Prosopis velutina	Velvet Mesquite	<2"	73.	Prosopis Velutina	Velvet Mesquite	<6"
19.	Prosopis velutina	Velvet Mesquite	<2"	74.	Prosopis Velutina	Velvet Mesquite	<6"
20.	Acacia greggii	Catclaw Acacia	<4"	75.	Prosopis Velutina	Velvet Mesquite	<4"
21.	Acacia greggii	Catclaw Acacia	<4"	76.	Prosopis Velutina	Velvet Mesquite	<4"
22.	Prosopis velutina	Velvet Mesquite	<2"	77.	Acacia greggii	Catclaw Acacia	<4"
23.	Acacia greggii	Catclaw Acacia	<4"	78.	Acacia greggii	Catclaw Acacia	<4"
24.	Acacia greggii	Catclaw Acacia	<4"	79.	Prosopis Velutina	Velvet Mesquite	<4"
25.	Acacia greggii	Catclaw Acacia	<4"	80.	Prosopis Velutina	Velvet Mesquite	<4"
26.	Prosopis velutina	Velvet Mesquite	<4"	81.	Acacia greggii	Catclaw Acacia	<4"
27.	Prosopis velutina	Velvet Mesquite	<6"	82.	Prosopis Velutina	Velvet Mesquite	<4"
28.	Prosopis velutina	Velvet Mesquite	<6"	83.	Prosopis Velutina	Velvet Mesquite	<4"
29.	Prosopis velutina	Velvet Mesquite	<6"	84.	Prosopis Velutina	Velvet Mesquite	<4"
30.	Prosopis velutina	Velvet Mesquite	<6"	85.	Acacia greggii	Catclaw Acacia	<4"
31.	Prosopis velutina	Velvet Mesquite	<4"	86.	Acacia greggii	Catclaw Acacia	<4"
32.	Prosopis velutina	Velvet Mesquite	<4"	87.	Acacia greggii	Catclaw Acacia	<4"
33.	Prosopis velutina	Velvet Mesquite	<4"	88.	Acacia greggii	Catclaw Acacia	<4"
34.	Prosopis velutina	Velvet Mesquite	<4"	89.	Acacia greggii	Catclaw Acacia	<4"
35.	Prosopis velutina	Velvet Mesquite	<4"	90.	Prosopis velutina	Velvet Mesquite	<4"
36.	Prosopis velutina	Velvet Mesquite	<4"	91.	Acacia greggii	Catclaw Acacia	<4"
37.	Acacia greggii	Catclaw Acacia	<4"	92.	Acacia greggii	Catclaw Acacia	<4"
38.	Acacia greggii	Catclaw Acacia	<4"	93.	Acacia greggii	Catclaw Acacia	<4"
39.	Acacia greggii	Catclaw Acacia	<4"	94.	Acacia greggii	Catclaw Acacia	<4"
40.	Acacia greggii	Catclaw Acacia	<4"	95.	Acacia greggii	Catclaw Acacia	<4"
41.	Prosopis velutina	Velvet Mesquite	<2"	96.	Acacia greggii	Catclaw Acacia	<4"
42.	Acacia greggii	Catclaw Acacia	<2"	97.	Acacia greggii	Catclaw Acacia	<4"
43.	Acacia greggii	Catclaw Acacia	<2"	98.	Acacia greggii	Catclaw Acacia	<4"
44.	Acacia greggii	Catclaw Acacia	<2"	99.	Acacia greggii	Catclaw Acacia	<4"
45.	Prosopis velutina	Velvet Mesquite	<4"	100.	Acacia greggii	Catclaw Acacia	<4"
46.	Acacia greggii	Catclaw Acacia	<4"	101.	Acacia greggii	Catclaw Acacia	<4"
47.	Celtis laevigata	Canyon Hackberry	<4"	102.	Acacia greggii	Catclaw Acacia	<4"
48.	Prosopis velutina	Velvet Mesquite	<6"	103.	Acacia greggii	Catclaw Acacia	<4"
49.	Prosopis velutina	Velvet Mesquite	<6"	104.	Acacia greggii	Catclaw Acacia	<4"
50.	Acacia constricta	Whitethorn Acacia	<4"	105.	Acacia greggii	Catclaw Acacia	<4"
51.	Prosopis velutina	Velvet Mesquite	<4"	106.	Acacia greggii	Catclaw Acacia	<4"
52.	Acacia greggii	Catclaw Acacia	<4"	107.	Acacia greggii	Catclaw Acacia	<4"
53.	Prosopis velutina	Velvet Mesquite	<4"	108.	Acacia greggii	Catclaw Acacia	<4"
54.	Acacia greggii	Catclaw Acacia	<4"	109.	Acacia greggii	Catclaw Acacia	<4"
55.	Acacia greggii	Catclaw Acacia	<4"	110.	Acacia greggii	Catclaw Acacia	<4"
				111.	Acacia greggii	Catclaw Acacia	<4"
				112.	Prosopis velutina	Velvet Mesquite	<4"
				113.	Prosopis velutina	Velvet Mesquite	<2"
				114.	Acacia greggii	Catclaw Acacia	<4"
				115.	Acacia greggii	Catclaw Acacia	<4"
				116.	Acacia greggii	Catclaw Acacia	<4"
				117.	Acacia greggii	Catclaw Acacia	<4"
				118.	Prosopis velutina	Velvet Mesquite	<4"
				119.	Prosopis velutina	Velvet Mesquite	<4"

IDENTIFICACION	DESCRIPCION	FECHA	VALOR
ACTIVO A	ACTIVO A	2010	10
ACTIVO B	ACTIVO B	2010	20
ACTIVO C	ACTIVO C	2010	30
ACTIVO D	ACTIVO D	2010	40
ACTIVO E	ACTIVO E	2010	50



Scale: 1" = 50' - 0"

Calculating In-Lieu Fee Costs for Single-lot Development

Shaded fields are editable - Enter value in Acres

Exhibit D

			Option to basic requirement (Xeroriparian)*	Option to basic requirement (Class H)**	
Class H or IRA w/ Underlying Class H Habitat (H or IRA/H)**					
Total mapped habitat onsite		18.00 Acre(s)			
Area of disturbed RRH		0.65 Acre(s)			
% of mapped habitat disturbed		4% Acre(s)			
Area of mitigation		0.98 Acre(s)			
Total number of trees required (90 trees/ac)	88	86 Trees	na	102.96	Trees
Total number of shrubs required (100 shrubs/ac)	98	96 Shrubs	na	114.66	Shrubs

IRA w/ Underlying Xeroriparian Class A Habitat (IRA/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)	75	0 Trees	0	na	Trees
Total number of shrubs required (90 shrubs/ac)	90	0 Shrubs	0	na	Shrubs

IRA w/ Underlying Xeroriparian Class B Habitat (IRA/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	na	Trees
Total number of shrubs required (80 shrubs/ac)		0 Shrubs	0	na	Shrubs

IRA w/ Underlying Xeroriparian Class C Habitat (IRA/XC)**					
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 (45 trees/ac)		0 Trees	0	na	Trees
Total number of shrubs required (70 shrubs/ac)		0 Shrubs	0	na	Shrubs

IRA w/ Underlying Xeroriparian Class D Habitat (IRA/XD)**					
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 (30 trees/ac)		0 Trees	0	na	Trees
Total number of shrubs required (x shrubs/ac)*		0 Shrubs	0	na	Shrubs

ILF Calculation		
15-gallon trees	88	\$7,040.00
5-gallon trees	0	\$0.00
5-gallon shrubs	0	\$0.00
1-gallon shrubs	0	\$0.00
Hydroseed	0.65 Acres(s)	\$575.25
Irrigation system (materials and labor for installation)***	0.65 Acres(s)	\$975.00
5-year maintenance for Xeroriparian****	Acres(s)	\$0.00
5-year maintenance for H and/or IRA****	0.65 Acres(s)	\$682.50
Total Cost		\$9,272.75

Average Costs (Costs shown for plants do not include installation costs)	15-gallon tree	5-gallon tree	5-gallon shrub	1-gallon shrub	Seeding (per acre)	Irrigation (per acre)	Class H 5-year maintenance (per acre)	Xeroriparian 5-year maintenance (per acre)
	\$80	\$25	\$23	\$6	\$885	\$1,500	\$1,050	\$810

*Density 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.

***Irrigation costs are calculated as a percentage of the plant material costs

****Average cost based on annual plant water requirements, plant replacement @ 5% over five years, and invasive species control (cost for herbicide only).

*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.

**Option to basic requirement for Class H: Increase total plant quantity by 20% if 50% 15 gallon/50% 5 gallon trees are used and 100% 1 gallon shrubs are used.