



## **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** August 16th, 2021

**Title:** Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 12123 East Speedway Blvd., 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:**

The applicant, Bill Swoger with Swoger Drafting has applied for a permit to construct a single family residence on property located at 12123 East Speedway Blvd. The entire property is mapped within Regulated Riparian Habitat and is classified as Important Riparian Area with Underlying Hydromesoriparian Class H and a small portion of Hydromesoriparian. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Swoger has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$12,750 in lieu of onsite mitigation, based on the Flat Fee Table 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:**

\$12,750.00

### **Board of Supervisor District:**

☐ 1      ☐ 2      ☐ 3      ☒ 4      ☐ 5      ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date: *Stacyanne Shields* 7/12/21

Deputy County Administrator Signature/Date: *[Signature]* 7/13/2021

County Administrator Signature/Date: *C. Duluth* 7/13/21

**DATE:** July 12, 2021

**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 Single Family Residence at 12123 East Speedway Blvd., 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. A riparian habitat mitigation plan (RHMP) approved by the Flood Control District Board of Directors (Board) is required for disturbance of Hydroriparian habitat exceeding 1/3 of an acre and that exceeds 5 percent of the habitat on the property. 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, Bill Swoger with Swoger Drafting has applied for a permit to construct a single family residence on property located at 12123 East Speedway Blvd. (Exhibit A). The entire property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Hydromesoriparian Class H and a small portion of Hydromesoriparian (Exhibit B). The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Swoger has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$12,750 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

	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
Single Lot									

### 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 A

Subject Property

Craig & Karen Reay's Property  
12123 East Speedway Blvd  
BOS Meeting Date 8/16/2021

E SPEEDWAY BL



# Exhibit B

Tanque Verde Wash

Subject Property

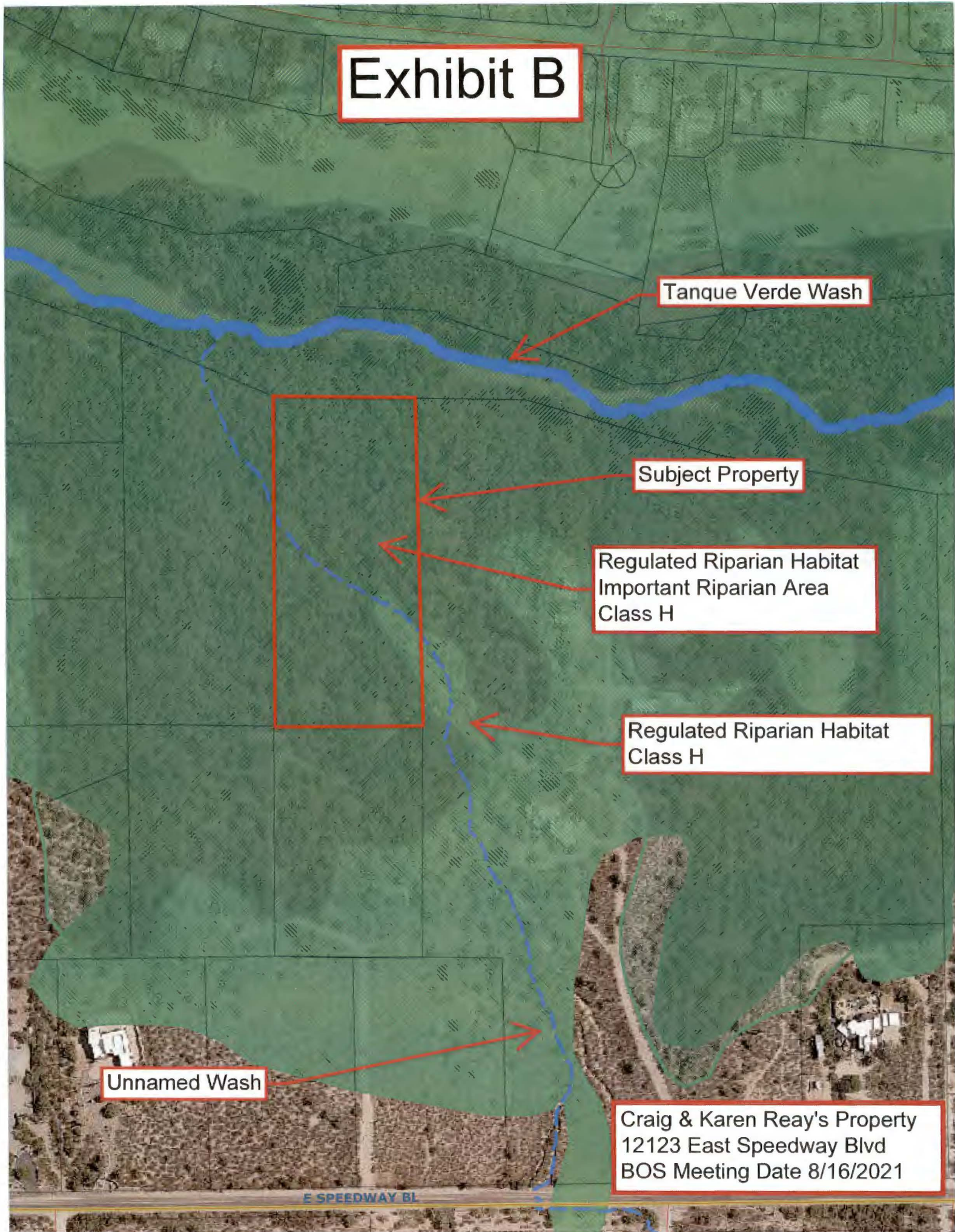
Regulated Riparian Habitat  
Important Riparian Area  
Class H

Regulated Riparian Habitat  
Class H

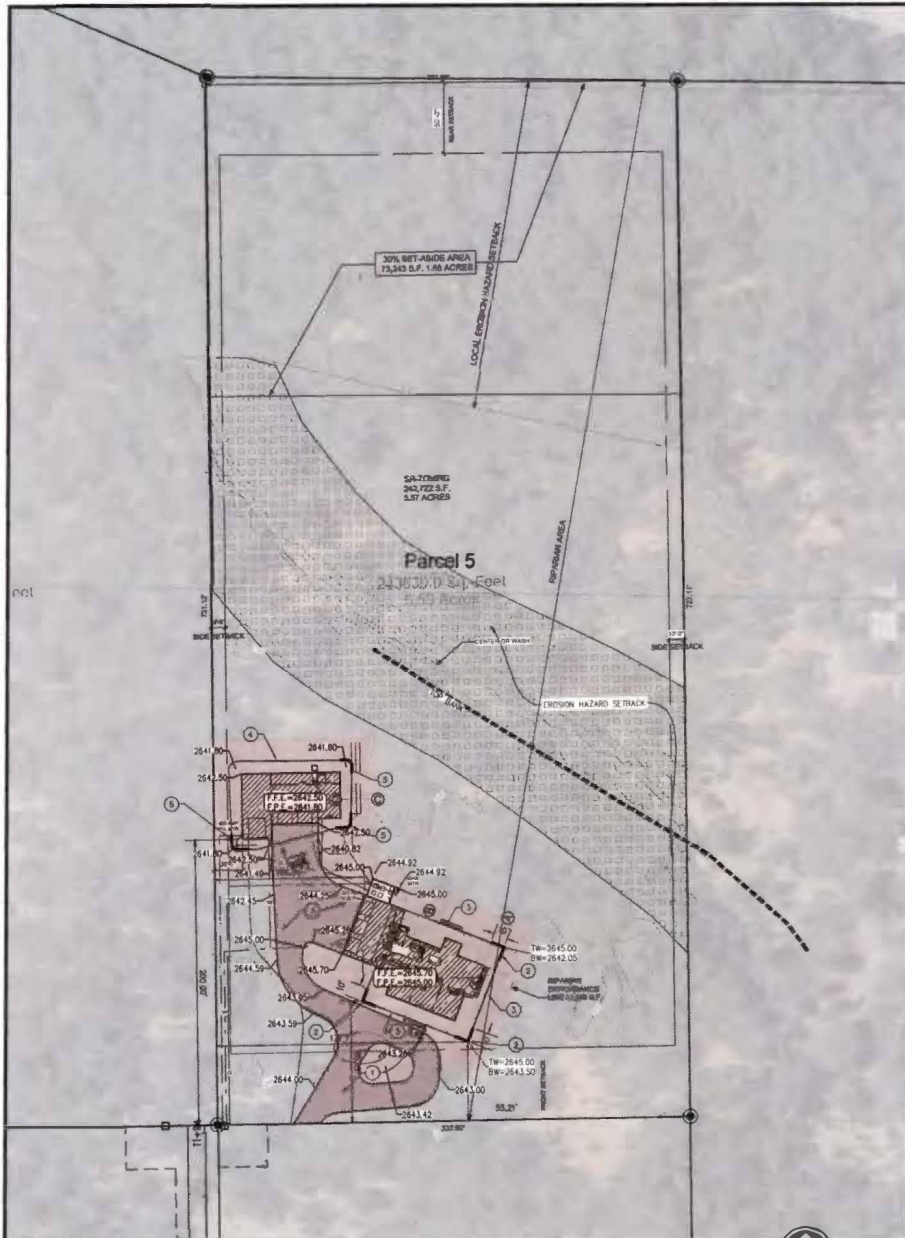
Unnamed Wash

Craig & Karen Reay's Property  
12123 East Speedway Blvd  
BOS Meeting Date 8/16/2021

E SPEEDWAY BL







CALCULATIONS

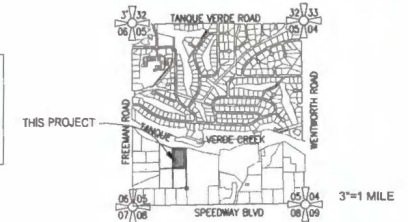
TOTAL LOT 242,722 S.F. (5.57 ACRES)  
 TOTAL REGULATED RIPARIAN HABITAT ON-SITE 242,722 S.F. (5.57 ACRES)  
 RIPARIAN HABITAT DISTURBED 32,800 S.F. (0.75 ACRES)  
 FLAT FEE PER ACRE \$17,000 \$12,750.00

RIPARIAN GENERAL NOTES

1. ALL OF THE LOT IS WITHIN MAPPED RIPARIAN HABITAT AND DISTURBANCE CANNOT BE REASONABLY AVOIDED.
2. ON-SITE MITIGATION IS NOT POSSIBLE AS THE ENTIRE LOT IS HEAVILY VEGETATED AS SEEN ON AERIAL MAP.
3. OWNER ACCEPTS FLAT FEE RATE OF \$12,750.
4. PRESERVED RIPARIAN HABITAT SHALL BE PROTECTED DURING CONSTRUCTION USING PROTECTIVE FENCING. PROTECTIVE FENCING MUST BE LOCATED AS SHOWN ON THE SITE PLAN AND MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.

RIPARIAN CALCULATIONS

TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ON SITE: 242,722 S.F. (5.57 ACRES)  
 TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED BY THIS PROJECT: 32,800 S.F. (0.75 ACRES)



LOCATION MAP

SECTION 05, TOWNSHIP 14 SOUTH, RANGE 18 EAST, Q.8.S.R.14.M.  
 LATITUDE: 32.23884  
 LONGITUDE: -110.72077  
 PIMA COUNTY SUPERVISOR DISTRICT 4  
 DATA SOURCE: PIMA COUNTY MAPS/PALE

LEGEND:

- (2410.31) EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- F.F.E. FINISHED FLOOR ELEVATION
- F.F.E. FINISHED PAD ELEVATION

GENERAL NOTES:

1. TOTAL AREA OF PARCEL 5.58 ACRES.
2. NET AREA OF NEW DEVELOPMENT SITE IS 26,500 SF OR 0.61 ACRES.
3. ASSUMES TAX PARCEL NO. 105-04-000A.
4. TOTAL PROPOSED BUILDING FOOTPRINT AREA IS 8,408 SF.
5. PROPOSED MAX. BUILDING HEIGHT = TWO STORY.
6. THE WATER PROVIDED FOR THIS DEVELOPMENT IS FROM THE CITY.
7. ANY RELOCATION, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
8. SINGLE FAMILY HOME WILL BE SERVED BY SEWER-CITY/STREET TO BE SUBMITTED SEPARATELY.
9. DETACHED GARAGE AND GUEST HOUSE WILL REQUIRE SEPARATE BUILDING PERMIT, FLOORPLAN USE PERMIT AND ELEVATION CERTIFICATE.

KEYNOTES:

1. HARD SURFACE DRIVEWAY.
2. CONCRETE RETAINING WALL WITH 4.5' DEEP FOOTING, 12" MINIMUM WALL WIDTH BELOW EXISTING GRADE. SEE SECTION A THIS SHEET.
3. CONCRETE RETAINING WALL WITH 2.0' DEEP FOOTING, 6" MINIMUM WALL WIDTH BELOW EXISTING GRADE. SEE SECTION B THIS SHEET.
4. CONCRETE CUT-OFF WALL 2.0' DEEP x 6" WALL WIDTH BELOW EXISTING GRADE. SEE SECTION C THIS SHEET.
5. CONCRETE CUT-OFF WALL 4' DEEP x 6" WALL WIDTH BELOW EXISTING GRADE. SEE SECTION C THIS SHEET.

EARTHWORKS:

DISTURBED SITE AREA = 0.61 AC  
 CUT = 30 C.Y.  
 FILL = 1,400 C.Y.  
 THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR TO USE OWN EARTHWORKS VOLUME.

RHMP-RIPARIAN HABITAT MITIGATION PLAN  
 FOR  
 12123 E SPEEDWAY BLVD

SW 1/4 OF SEC. 05, TOWNSHIP 14 SOUTH, RANGE 18 EAST,  
 G&SRM, PIMA COUNTY, ARIZONA

SCALE: 1"=30'

APRIL 2021  
 SHEET 1 OF 1