



## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

*Requested Board Meeting Date: May 6<sup>th</sup>, 2014*

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### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

The proposed single family residence located at 5042 West Camino de Manana, will impact 0.44 acres of Xeroriparian Class C Habitat. The applicant is subject to compliance with Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance). The applicant is proposing to mitigate through contribution of an In-Lieu Fee. When the disturbance will be mitigated through contribution of an ILF, the mitigation proposal requires Flood Control District Board of Directors (Board) review and approval.

In order to comply with the Ordinance, the applicant is submitting a Riparian Habitat Mitigation ILF Proposal for approval by the Board. The habitat mitigation banking proposal must be approved prior to approval of the Floodplain Use Permit.

CONTRACT NUMBER (If applicable): N/A

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### **STAFF RECOMMENDATION(S):**

The ILF proposal presented conforms to the Ordinance and as such can be approved.

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

PIMA COUNTY COST: 0.0 and/or REVENUE TO PIMA COUNTY:\$ 2436.45

FUNDING SOURCE(S): N/A  
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

**Advertised Public Hearing:**

☐

YES

☒

NO

**Board of Supervisors District:**

1 ☒

2 ☐

3 ☐

4 ☐

5 ☐

All ☐

**IMPACT:**

**IF APPROVED:**

If the Board approves the In Lieu Fee proposal, an amount of \$ 2,436.45 will be contributed to the Mitigation Bank and the development will be in compliance with the Ordinance.

**IF DENIED:**

The Floodplain Use Permit will be delayed until the applicant provides an alternative onsite and/or offsite riparian habitat mitigation plan that meets all Ordinance requirements.

DEPARTMENT NAME: Regional Flood Control District

CONTACT PERSON: Eric Shepp/Patricia Gilbert TELEPHONE NO.: 4-4610/4-4606

DIRECTOR'S SIGNATURE: \_\_\_\_\_



Suzanne Shields, P.E.



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# MEMORANDUM

Director's Office  
Regional Flood Control District

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DATE: April 16, 2014

TO: Flood Control District Board of Directors

FROM:  Suzanne Shields, P.E.  
Director

SUBJECT: **Approval of Mitigation Banking Plan for Single Family Residence at 5042 West Camino de Manana Located within Xeroriparian C Habitat (District 1)**

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## 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. The proposed single family residence will disturb 0.44 acres of Xeroriparian Class C Habitat.

## Report

The owners, Mr. and Mrs. Mitchell Jones, are proposing to construct a single family residence on property located at 5042 West Camino de Manana (Exhibit A). The entire property contains Class C Xeroriparian Habitat (Exhibit B), therefore, partial or total avoidance of riparian habitat is not possible. The owners hired Steve Acuna, with Acuna Coffeen Landscape Architects, to assess the project site. Mr. Acuna assessed the project site for suitable onsite mitigation areas and determined that completing mitigation entirely onsite is not possible due to the size of the parcel, extent of disturbance, and presence of existing vegetation. Therefore, to achieve compliance with the Ordinance, the owner will mitigate by converting the disturbance acreage to a dollar amount, which will be contributed to the mitigation bank as a fee in-lieu of onsite mitigation. The project site contains 1.01 acres of mapped riparian habitat; 0.44 acres of the habitat will be disturbed by construction of the single family residence. The disturbed area of 0.44 acres (19,166 sq. ft.) will be compensated for through submittal of an In-Lieu Fee in the amount of \$2,436.45 (Exhibit C). The fee shall be paid prior to issuance of the Floodplain Use Permit. Any future development will require submittal of a separate mitigation proposal.



**Approval of Mitigation Banking Plan for Single Family Residence at 5042 West Camino de Manana  
Located within Xeroriparian C Habitat (District 1)**

April 16, 2014

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**ILF Calculation Spreadsheet**

**Disturbance: 19,166 sq.ft.**

**0.31 acres to be mitigated**

Required Mitigation by Vegetation Type in Xeroriparian Class C Habitat	Total Plants (Mitigation) Required	Total Plants (Mitigation) Actual
45 trees/acre	20 trees (50% 15 gal, 50% 5 gal)	20 trees (50% 15 gal, 50% 5 gal) mitigated through ILF contribution
70 shrubs/acre	31 shrubs (50% 5 gal, 50% 1 gal)	31 shrubs (50% 5 gal, 50% 1 gal) mitigated through ILF contribution
Seeding	Seed disturbed and/or mitigated areas using approved method and seed mix	Seeding requirement to be mitigated through ILF contribution
Irrigation	To be provided for 5 years (see Irrigation Notes)	Drip irrigation requirement to be mitigated through ILF contribution

**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.

Flood Control District Board of Directors

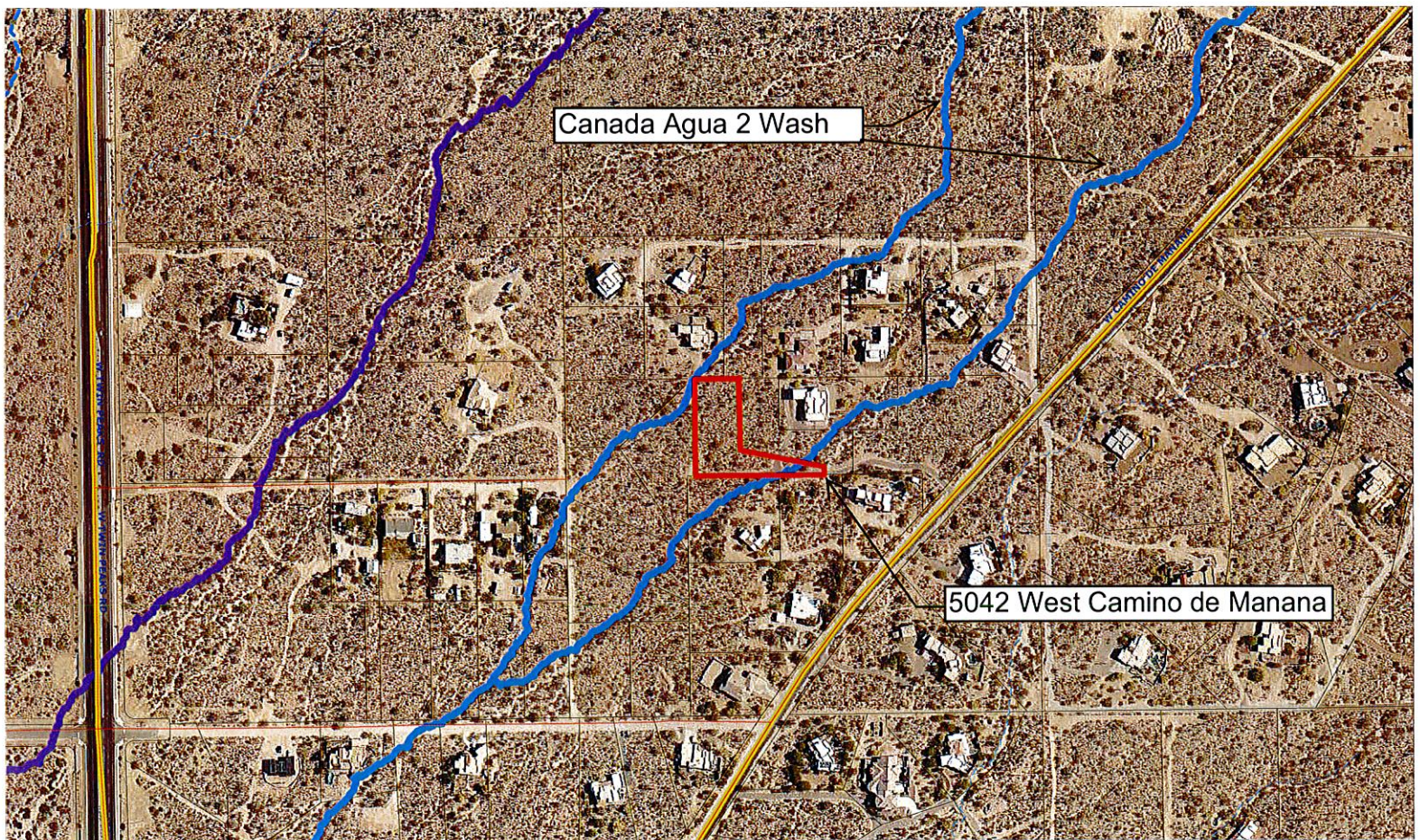
Respectfully submitted,

Suzanne Shields, P.E., Director  
Pima County Regional Flood Control District

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



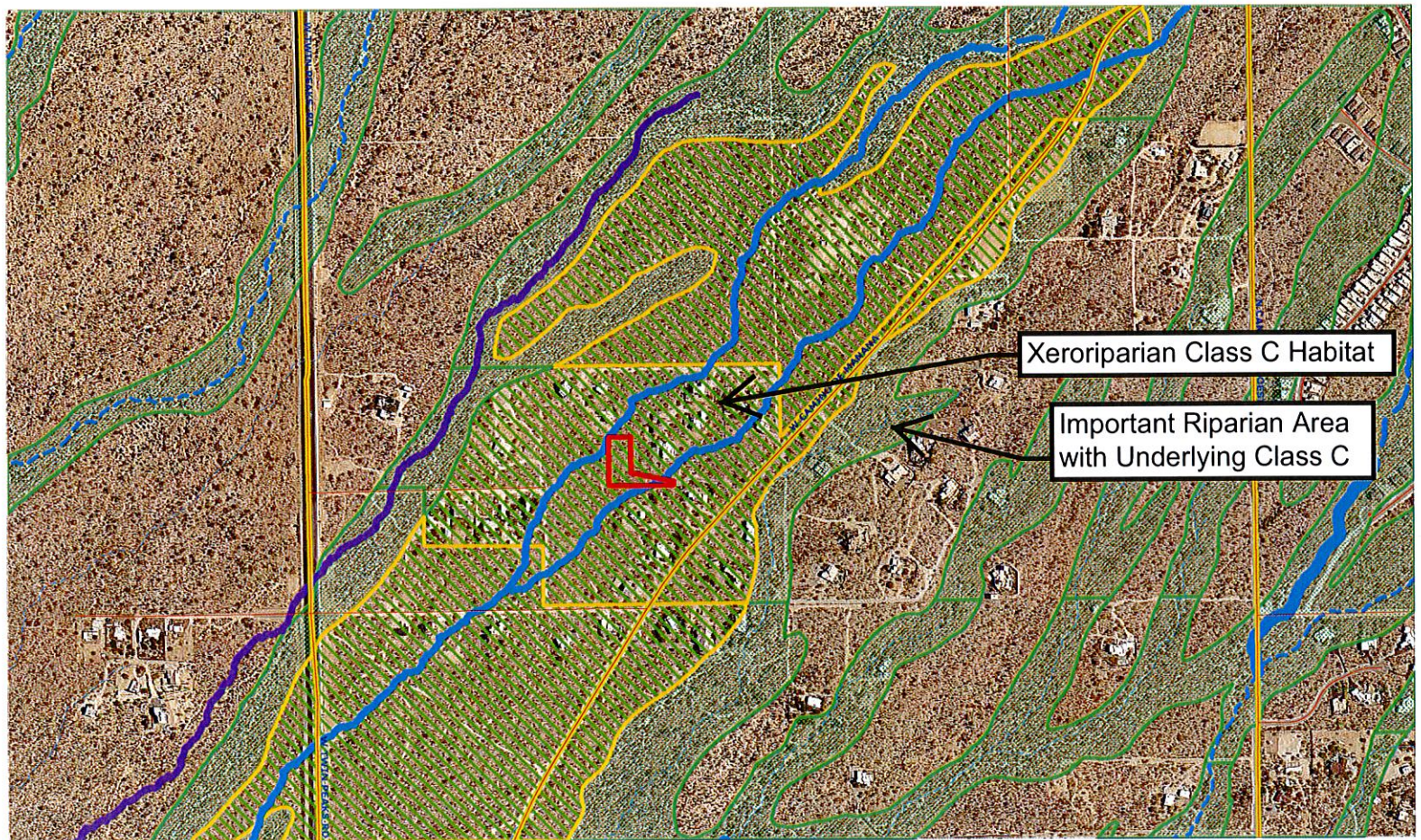
## Exhibit A



The Jones Residence  
5042 West Camino de Manana  
BOS Meeting Date 5/06/14



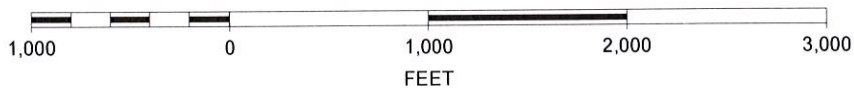
## Exhibit B



Xeroriparian Class C Habitat

Important Riparian Area  
with Underlying Class C

SCALE 1 : 11,085



The Jones Residence  
5042 West Camino de Manana  
BOS Meeting Date 5/06/14



# THE JONES RESIDENCE

## RIPARIAN HABITAT MITIGATION IN-LIEU FEE PRPOSAL

GENERAL NOTES:

- 1. EXISTING ZONING IS GR-1, USE: SINGLE FAMILY RESIDENCE.
- 2. TOTAL SITE AREAS IS 1.01 ACRES.
- 3. PARCEL NO: 216-03-0250
- 4. PARCEL ADDRESS: 5042 CAMINO DE MANANA
- 5. SITE CALCULATIONNS
  - a) GROSS SITE AREA - 1.01 ACRES (44,180 SF)
  - b) TOTAL AREA TO BE GRADED- 0.38 AC (16,612 SF)
  - c) TOTAL RIPARIAN HABITAT ON SITE- 1.01 AC (44,180 SF)
  - d) TOTAL PROPOSED RIPARIAN HABITAT DISTURBANCE- 0.50 AC (22,043 SF) (50%)

JUSTIFICATION FOR DISTURBANCE

ENTIRE SITE IS WITHIN A REGULATED RIPARIAN AREA WITHOUT A BUILDING  
SITE NOT IN THE RIPARIAN AREA.

EXISTING VEGETATION (REGULATED RIPARIAN HABITAT)

THE VEGETATION TYPE IS PALOVERDE-BURSAGE-SAGUARO. THE AREA WITHIN THE GRADING LIMITS WILL BEEN CLEARED, SUBJECT TO THE NATIVE PLANT PRESERVATION PLAN WHICH IS A 30% SET-ASIDE ALL VIABLE SAGUAROS AND IRONWOOD TREES ARE TO REMAIN UNDISTURBED, SALVAGED AND MITIGATED AS REQUIRED.

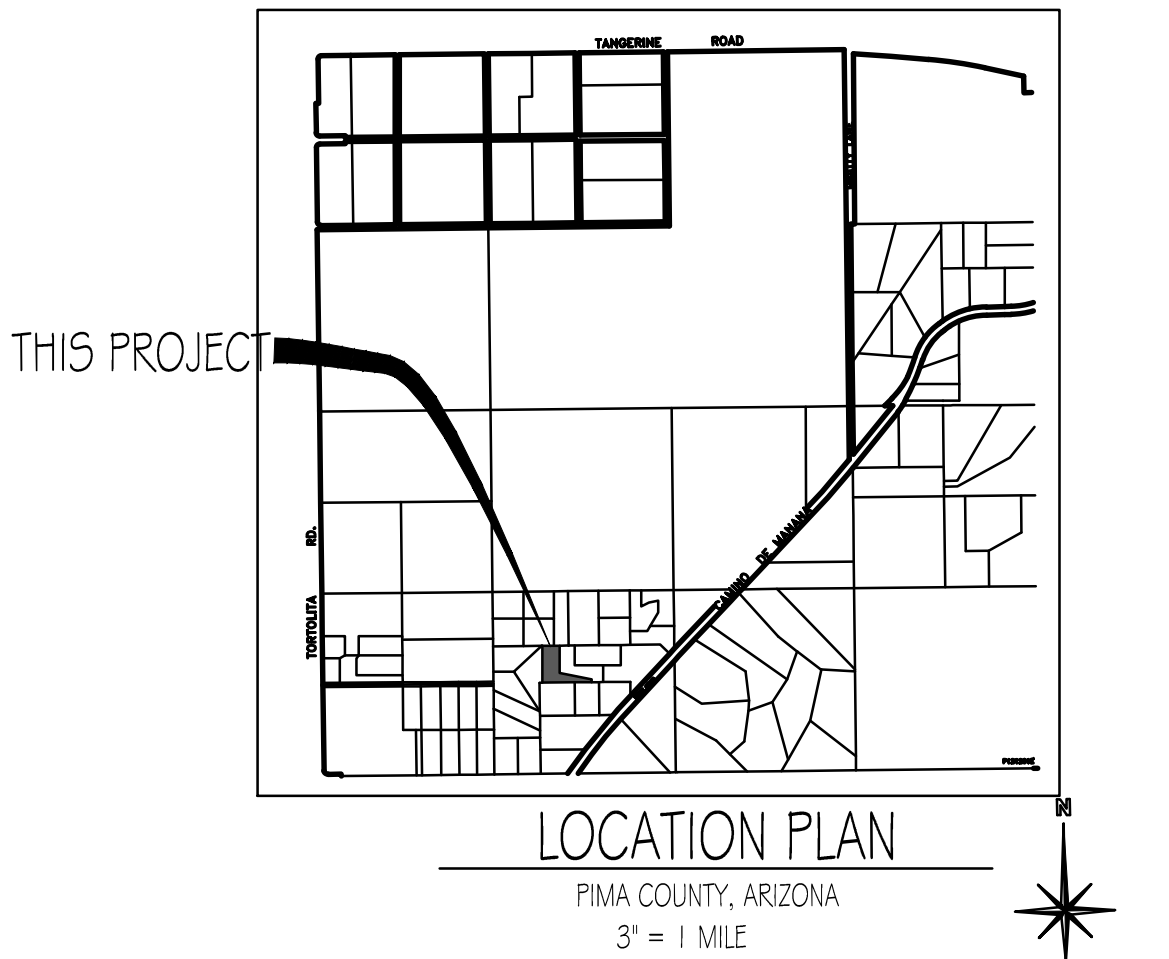
ONSITE MITIGATION FEASIBILITY

THE OWNER IS ATTEMPTING TO KEEP THE DISTURBANCE AT A MINIMUM. THE AREA INCLUDES A RESIDENCE, GARAGE, DRIVE/PARKING, AND SEPTIC LEACHING FIELD. DUE TO EXISTING SITE CONSTRAINTS AND LACK OF AVAILABLE ONSITE MITIGATION AREA, THE OWNER IS PROPOSING TO PAY AN IN-LIEU FEE TO MITIGATE THE DISTURBED RRH.

IN-LIEU FEE CALCULATION

TOTAL MAPPED HABITAT: 1.01 AC  
AREA DISTURBED: 0.44 AC  
% MAPPED HABITAT DISTURBED: 44%  
AREA OF MITIGATION: 0.31 AC  
TOTAL TREES REQUIRED: 20  
TOTAL SHRUBS REQUIRED: 31

FROM RFCD IN-LIEU FEE COSTS SPREAD SHEET			
ITEM	COST	QTY	TOTAL
TREE - 15 GC	\$80.00	10	\$ 800.00
TREE - 5 GC	\$25.00	10	\$ 250.00
SHRUB - 5 GC	\$23.00	16	\$ 368.00
SHRUB - 1 GC	\$ 6.00	15	\$ 90.00
HYDROSEED	\$885/AC	0.31 AC	\$ 274.35
IRRIGATION	\$1500/AC	0.31 AC	\$ 465.00
5 YR MAINT. *	\$610.00/AC	0.31 AC	\$ 189.10
TOTAL			\$ 2436.45



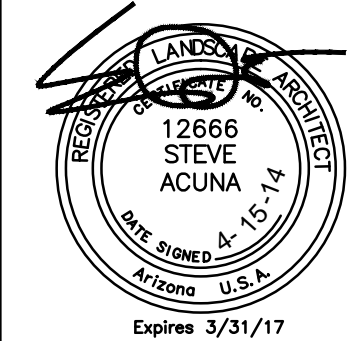
LEGAL DESCRIPTION:  
PTN 5264.49' NG60.49' E359.28' W721.30'  
SE4 SW4 1.02 AC  
SEC 1-12-12

LEGEND

- XERORIPARIAN CLASS C HABITAT
- EXISTING CONTOUR
- EROSION HAZARD SETBACK LINE
- GRADING LIMITS

OWNER

MITCH & ASHLEY JONES  
5042 CAMINO DE MANANA  
TUCSON, AZ 85742



THE JONES RESIDENCE  
5042 Camino De Manana Tucson, AZ 85742  
RIPARIAN MITIGATION IN LIEU OF FEE PROPOSAL

Acuña Coffeen  
Landscape Architects  
425 West Paseo Redondo Suite 3 Tucson, Arizona 85701  
(520) 670-1919

HORIZ.	1"=20'
VERT.	1"=20'
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

RP1 OF 2

