



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/21/2021

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Steel Tank and Well Repairs at 14366 S. Jacobson Drive

***Introduction/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.

***Discussion:**

Tucson Water has applied for a permit to address stormwater drainage issues and well repairs at a Tucson Water Well Site located at 14366 S. Jacobson Drive. The property is impacted by mapped Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class C. Upon review of the subject property it was found there had been unpermitted disturbance to the mapped RRH. Since, this is a remote area Tucson Water has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$8,820 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 conforms to the Ordinance, as such, the District recommends approval.

***Fiscal Impact:**

8,820.00

***Board of Supervisor District:**


1 2 3 4 5 All


Department: Regional Flood Control District

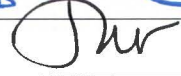
Telephone: 724-4600

Contact: Patricia Gilbert

Telephone: 724-4606

Department Director Signature:  Date: 12/1/21

Deputy County Administrator Signature:  Date: 12/1/2021

County Administrator Signature:  Date: 12/2/2021

DATE: November 30, 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 Steel Tank Rehabilitation and Well Repairs at 14366 South Jacobson Drive, 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

Tucson Water has applied for a permit to address stormwater drainage issues and well repairs at a Tucson Water Well Site located at 14366 S. Jacobson Dr. (Exhibit A). The property is impacted by mapped Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class C (Exhibit B). Upon review of the subject property it was found there had been unpermitted disturbance to the mapped RRH. Since, this is a remote area Tucson Water has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$8,820 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

Cost per Acre	XA	XB	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Development Project	\$17,000	\$16,000	\$14,000	\$12,000	\$40,000	\$30,000	\$28,000	\$25,000	\$22,000

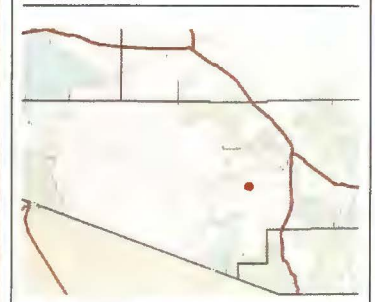
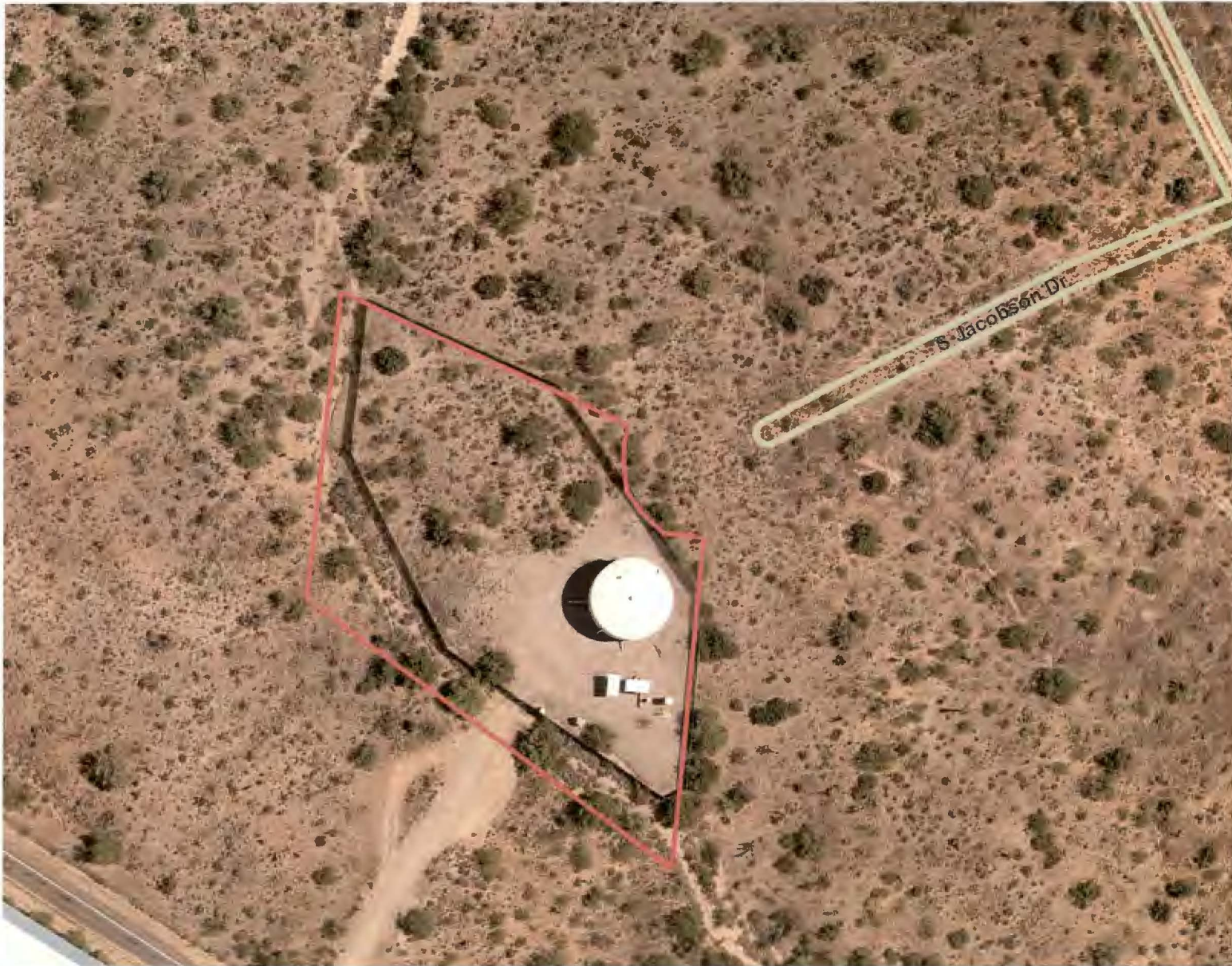
Recommendation

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

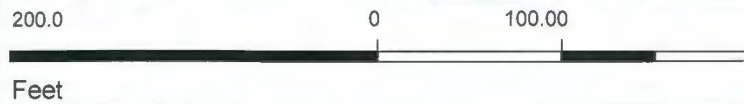
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A

Legend



Subject Property: 14366 South Jacobson Dr.



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

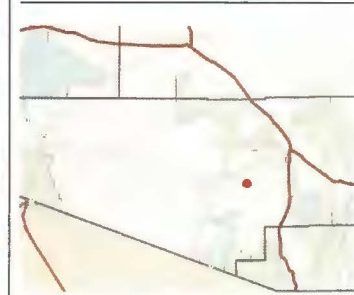
11/30/2021

Exhibit B

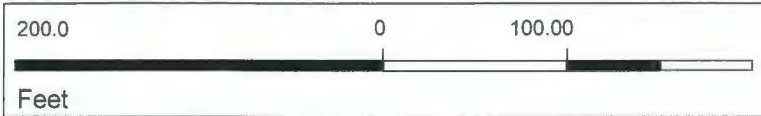


Legend

- Washes - All**
- Unknown Discharge
 - 100-500 CFS
 - 500-1000 CFS
 - 1000-2000 CFS
 - 2000-5000 CFS
 - 5000-10000 CFS
 - Over 10000 CFS
- Washes Greater Than 2000 CFS**
- Riparian Habitat - Pima County Effective 10/20/2005**
- Xeroriparian A
 - Xeroriparian B
 - Xeroriparian C
 - Xeroriparian D
 - Hydromesoriparian or Mesoriparian
 - IRA - Xeroriparian A
 - IRA - Xeroriparian B
 - IRA - Xeroriparian C
 - IRA - Xeroriparian D
 - IRA - H
 - Important Riparian Areas



Subject Property is impacted by Regulated Riparian Habitat classified as Xeroriparian Class C Habitat



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11/30/2021



In-Lieu Fee Proposal

Diamond Bell I-Zone

Steel Tank Rehabilitation and Miscellaneous
Repairs

Tucson, Arizona

September 30, 2021



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Appendices

Appendix A. Riparian Habitat Mitigation In-Lieu Fee Proposal



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1 Background

The Diamond Bell Ranch community water system supplies approximately 600 Tucson residents with water from two groundwater wells: F-002A and E-030A (Tucson Water 2019)¹. In 2006, a 250,000-gallon tank was installed as a safety measure to enhance fire flow protection to residents during power interruptions. The Diamond Bell tank site was constructed in a parcel owned by the City of Tucson that is mapped as Xeroriparian Class C habitat (XC) (Appendix A).

HDR was hired by Tucson Water to develop a rehabilitation plan to address stormwater drainage issues and other repairs for the Diamond Bell site. The Pima County Regional Flood Control District (PCRFCD) is the governing jurisdiction for stormwater on the property and is responsible for ensuring/enforcing compliance with both on- and off-site retention agreements and maintenance programs. During PCRFCD's review of the rehabilitation project's submittal, it was determined construction of the tank in 2006 disturbed more than 14,520 square feet (one-third acre) of Regulated Riparian Habitat (RRH). Per Pima County Code Chapter 16.30, a Riparian Habitat Mitigation Plan (RHMP) is required when more than one-third of an acre of RRH is disturbed. Because a RHMP was not previously submitted and approved for initial construction of the tank, permitting for the rehabilitation project will require retroactive mitigation for the disturbance caused by construction. The RRH disturbed by the project is XC.

The Diamond Bell Tank site was constructed along a minor unnamed wash that drains from the southeast and conveys flows adjacent to the site along its southwestern perimeter (Appendix A). A drainage statement prepared by HDR as part of this project determined the wash is expected to be overtopped in larger events (e.g., 100-year storm). To address stormwater drainage issues and protect the site from flooding and erosion, a riprap berm will be placed between the wash and the existing site as part of the steel tank rehabilitation and miscellaneous repairs project (Appendix A).

2 Project Information

Floodplain Use Permit (FPUP) Number: 06-023

Owner/Developer: City of Tucson Water Department

COT Contract Number: 212601-02

COT CIP Number: W891

HDR Project Number: 10304011

PN Number: 7-123-2019

Parcel IDs: 301652840 (site), 301652930 (access road), 301652920 (access road)

Parcel Address: 14366 S. Jacobson Drive, Tucson, AZ 85726

¹ Tucson Water. 2019. 20119 Annual Water Quality Report. Water Quality & Operations Division Diamond Bell Ranch PWS AZ0410159. Available online: https://www.tucsonaz.gov/files/water/docs/Water_Quality_Report_Diamond_Bell.pdf.

3 Avoidance Justification

Nearly 100 percent of the parcel where the Diamond Bell Ranch facilities are located is mapped as RRH XC; therefore, allowance for legal use of the property required encroachment into RRH. In addition, any RRH disturbed when the site was initially developed cannot be avoided and must be mitigated through an In-Lieu Fee (ILF).

Current improvements proposed at the site will avoid impacting additional RRH to the maximum extent feasible, and mapped xeroriparian habitat within the fence line of the existing site will not be affected (Figure 4-1). Minor impacts (0.04 acre) on additional XC along the fence line where the riprap berm will be placed are therefore unavoidable (Figure 4-2). On-site mitigation for this project is not possible since (1) areas not required for operation and maintenance of the facility are already fully vegetated, and (2) providing site access for long-term vegetation monitoring would create unnecessary safety considerations (Figure 4-3).

4 In-Lieu Fee Cost Estimate

The PCRFCFCD flat feel table was used to calculate the ILF. Correspondence with Patricia Gilbert at PCRFCFCD indicated the cost per acre of disturbance would be based on a development project rate of \$14,000 per acre. The total amount of RRH disturbed by the site is 0.63 acre (Appendix A); therefore, the ILF cost estimate for off-site mitigation is \$8,820.

Figure 4-1. Existing vegetation within the developed Diamond Bell site



Figure 4-2. Mapped XC vegetation surrounding Diamond Bell



Figure 4-3. Diamond Bell facilities



