



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 2, 2018

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal Located at 4900 North Craycroft Road (District 1)

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 owner, Myles Lewis, purchased the property located at 4900 North Craycroft Road in 2014. The property is mapped within Regulated Riparian Habitat (RRH) classified as Xeroriparian Class C Habitat. The property was subject to a Riparian Habitat Mitigation Plan (RHMP) that was never implemented by the previous property owner. The RHMP proposed onsite planting throughout the property. Mr. Lewis preferred to not mitigate by planting onsite and requested to revise the RHMP to an In-lieu Fee Proposal. The District accepted the request to revise the RHMP to an In-lieu Fee Proposal.

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:

\$2,780.20

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: S Shields 12/7/17

Deputy County Administrator Signature/Date: [Signature] 12/8/17

County Administrator Signature/Date: C. [Signature] 12/8/17

DATE: December 1st, 2017

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 4900 North Craycroft Road, Located within Xeroriparian Class C 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

The owner, Myles Lewis, purchased the property located at 4900 North Craycroft Road in 2014 (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as Xeroriparian Class C Habitat (Exhibit B). The property was subject to a Riparian Habitat Mitigation Plan (RHMP) (Exhibit C) that was never implemented by the previous property owner. Therefore the responsibility to implement the mitigation was transferred to the new property owner, Myles Lewis. The RHMP proposed onsite planting throughout the property. Mr. Lewis preferred to not mitigate by planting onsite and requested to revise the RHMP to an In-lieu Fee Proposal. The District accepted the request to revise the RHMP and the District assisted Mr. Lewis in revising the mitigation from an onsite planting proposal to an In-lieu Fee Proposal (Exhibit D).

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 – Previously Approved RHMP
- Exhibit D – Mitigation Banking In-lieu Fee Proposal

Exhibit A

Craycroft Road

Subject Property

Myles Lewis
4900 North Craycroft Road
BOS Meeting Date 1/02/2018



Exhibit B

Xeroriparian Class C Habitat

Craycroft Wash

Myles Lewis
4900 North Craycroft Road
BOS Meeting Date 1/02/2018



Exhibit C



SITE

LOCATION MAP

A PORTION OF SW/4,
SEC 13, T13S, R14E, Q38RM,
PIMA COUNTY, ARIZONA

3" = 1 MILE

LEGEND

- PROJECT BOUNDARY
- RIPARIAN CLASS C HABITAT - POST 2005 GRADED AREAS
- MITIGATION AREA
- RIPARIAN CLASS C HABITAT LIMITS
- MITIGATION AREA
- PHOTO MONITORING POINT

GENERAL NOTES

1. MITIGATION AREA WILL BE HYDROSEEDED WITH A MINIMUM OF 12 SPECIES FROM THE APPROVED RIPARIAN PLANT LIST FOUND IN APPENDIX B OF THE "REGULATED RIPARIAN HABITAT MITIGATION STANDARDS AND IMPLEMENTATION GUIDELINES." IF PLANT SPECIES LISTED ON THE MITIGATION PLAN ARE UNAVAILABLE, REPLACEMENT SPECIES FROM THE APPROVED PLANT LIST MAY BE SELECTED BASED UPON AVAILABILITY. OF THE 12 SPECIES, 4 SHALL BE SHRUBS, 4 SHALL BE ANNUALS/PERENNIALS/VINES, AND 4 SHALL BE GRASSES.
 2. MITIGATION PLANTINGS TO BE IRRIGATED USING AN AUTOMATIC DRIP IRRIGATION SYSTEM.
 3. MITIGATION PLAN IMPLEMENTATION SHALL BE COMPLETED BY THE FIRST GROWING SEASON FOLLOWING COMPLETION OF CONSTRUCTION, WHICH IS PROJECTED TO BE MARCH-MAY, 2011.
 4. A MONITORING PLAN, IN ACCORDANCE WITH THE GUIDELINES, WILL BE SUBMITTED ANNUALLY FOR A PERIOD OF FIVE (5) YEARS FOLLOWING IMPLEMENTATION OF THE MITIGATION PLAN. ANY CHANGES FROM THE APPROVED MITIGATION PLAN SHALL BE NOTED ON THE MONITORING PLAN SUBMITTAL.
- MONITORING PLAN SHALL BE SUBMITTED TO THE RFD AT:
- PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT
AT&E WATER RESOURCES DIVISION STAFF
97 E. CONGRESS ST., 2ND FLOOR
TUCSON, ARIZONA 85701
5. THE PROJECT OWNER, AND/OR THE OWNERS SUCCESSORS, AGREE TO PRESERVE AND PROTECT THE MITIGATION AREA FOR THE DURATION OF THE PROJECT. FURTHER, THE PROJECT OWNER AND/OR SUCCESSORS AGREE TO ACTIVELY MAINTAIN THE MITIGATED AREA FOR A PERIOD OF NOT LESS THAN FIVE (5) YEARS. MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REGULAR OPERATION OF THE IRRIGATION SYSTEM, THE REPLACEMENT OF DEAD TREES AND SHRUBS, AND THE REMOVAL OF NOXIOUS AND/OR INVASIVE PLANT SPECIES.
 6. MITIGATION AREA(S) TO BE LEFT IN A NATURAL STATE. NO DISTURBANCE SHALL OCCUR WITHIN THE MITIGATION AREA(S) WITHOUT RFD REVIEW AND APPROVAL. SUCH DISTURBANCE INCLUDES BUT IS NOT LIMITED TO SECONDARY IMPACTS SUCH AS THE PRESENCE OF LIVESTOCK, FENCING, INTENSIVE LANDSCAPING, OUTDOOR PLAY AREAS, ETC.
 7. ONCE PLANTS HAVE ESTABLISHED (APPROXIMATELY 1 TO 3 YEARS AFTER INSTALLATION), SUPPLEMENTAL IRRIGATION WILL BE DECREASED IN ACCORDANCE WITH APPENDIX C OF THE GUIDELINES.

CALCULATIONS:

THIS SITE CONTAINS	RIPARIAN CLASS C HABITAT
TOTAL REGULATED RIPARIAN HABITAT ON-SITE=	7.73 ACRES
AREA OF DISTURBED REGULATED RIPARIAN HABITAT=	0.52 ACRES
AREA OF MITIGATION REQUIRED=	0.52 ACRES (22,500 SF)
AREA OF MITIGATION PROVIDED=	0.53 ACRES (22,893 SF)
TOTAL # OF TREES REQUIRED= 45x0.52 ACRES=	23 TREES
TOTAL # OF SHRUBS REQUIRED= 70x0.52 ACRES=	36 SHRUBS

SHEET INDEX

SHEET 1	POST 2005 GRADED AREAS
SHEET 2	MITIGATION AREAS

OWNER

PARCEL INFORMATION

TAX CODE= 100-10-0130
4800 NORTH CHAYCOFT
PUP NO. 10-6882P

#10CP08460

For more information, please call
1-800-782-5348
This State Center
CALL COLLECT

**RIPARIAN HABITAT MITIGATION PLAN
FOR
POST 2005 GRADED AREAS**

FOR

A PORTION OF SW/4,
SEC 13, T13S, R14E, Q38RM,
PIMA COUNTY, ARIZONA

DATE	PROJECT	SHEET	DATE	BY	NO.	OF
02/05/2011		1				1
		2				2

Exhibit C



- LEGEND**
- PROJECT BOUNDARY
 - RIPARIAN CLASS C HABITAT - POST 2000 GRADED AREAS
 - MITIGATION AREA
 - RIPARIAN CLASS C HABITAT LIMITS
 - MITIGATION AREA
 - PHOTO MONITORING POINT



PLANT SCHEDULE

TREES	QTY	SIZE
IRONWOOD	2	15 GAL
(OLNEYA TESOTA)	2	5 GAL
VELVET MESQUITE	8	15 GAL
(PROSOPIA VELLUTAE)	8	5 GAL
BLUE-PALM-NERVE	1	15 GAL
DESERT WILLOW	2	5 GAL
(CHALCOPHIS MINORIS)		
SHRUBS	QTY	SIZE
CREOSOTE	4	5 GAL
(LARREA TRIDACTATA)	4	1 GAL
DESERT HACKBERRY	4	5 GAL
(CELTIS PALLIDA)	3	1 GAL
BRITTLEBUSH	4	5 GAL
(ENCHELIA FARNOSA)	3	1 GAL
JUDBA	4	5 GAL
(SIMONDSIA CHINENSIS)	3	1 GAL
TRIANGLE-LEAF BURSAGE	4	5 GAL
(AMBROSIA DELTOIDEA)	3	1 GAL

MITIGATION AREAS

LOCATION	AREA (SF)	TREES	SHRUBS
①	248	0	0
②	370	0	0
③	520	0	1
④	825	8	2
⑤	5395	3	7
⑥	2080	2	3
⑦	277	1	1
⑧	814	1	2
⑨	317	1	2
⑩	118	0	1
⑪	1253	3	3
⑫	5334	6	8
⑬	1146	1	1
⑭	812	1	1
⑮	375	0	2
⑯	2799	3	2
TOTAL	22893	22	38

NOTE: ALL MITIGATION AREAS ARE TO BE RE SEEDED.

APPROVED SEED MIX SHALL INCLUDE:

ARISTIDA TENNIPES- SPODERGRASS	2.0 LBS/ACRE
ASTER TAMAGETIFOLIUS- PURPLE ASTER	3.0 LBS/ACRE
KALLSTROEMIA GRANDIFLORA- ARIZONA POPPY	1.5 LBS/ACRE
DISCHLISYMBIA POLYDALLII- BLUE DICKS	3.0 LBS/ACRE
ERIDANZIA LACINIFOLIA- TURPENTINE BUSH	1.0 LBS/ACRE
ERIDANZIA FASCICULARIS- FLAT TOP BUCKWHEAT	1.0 LBS/ACRE
HYPTIS EMOR- DESERT LAVENDER	4.0 LBS/ACRE
LEPTOCHLOA DUBA- GREEN SPRAWLETOP	4.0 LBS/ACRE
LYCUM SPP- BOLFBERRY	3.0 LBS/ACRE
LARREA TRIDACTATA- CREOSOTE	2.0 LBS/ACRE
NOLMA MICROCARPA- BEARGRASS	3.0 LBS/ACRE
BRICKELLIA COULTERI- BRICKLEBUSH	2.0 LBS/ACRE
PENSTEMON PARRYI- PENSTEMON	4.0 LBS/ACRE
SPARGALICIA AMBIGUA- GLOBEMALLOW	3.0 LBS/ACRE
MUNDABERGIA RIGENS- DEERGRASS	2.0 LBS/ACRE

For more information call for the full details
1-800-782-5348
 The Only Order Call Center!

**RIPARIAN HABITAT MITIGATION PLAN
 MITIGATION AREAS**

FOR

A PORTION OF 8994,
 SEC 13, T13N, R14E, O6SDRM
 PIMA COUNTY, ARIZONA

DATE: 01/15/2011	2
SCALE: 1"=50'	2
DATE: 01/15/2011	2
SCALE: 1"=50'	2

Calculating In-Lieu Fee Costs for Single-lot Development

Shaded fields are editable - Enter value in Acres

Exhibit D

Option to basic
requirement
(Xeroriparian)*

<u>Xeroriparian Class A Habitat (XA)**</u>				
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (75 trees/ac)		0 Trees	0	Trees
Total number of shrubs required (90 shrubs/ac)		0 Shrubs	0	Shrubs

<u>Xeroriparian Class B Habitat (XB)**</u>				
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (60 trees/ac)		0 Trees	0	Trees
Total number of shrubs required (80 shrubs/ac)		0 Shrubs	0	Shrubs

<u>Xeroriparian Class C Habitat (XC)**</u>				
Total mapped habitat onsite		7.73 Acre(s)		
Area of disturbed RRH		0.52 Acre(s)		
Area of mitigation		0.52 Acre(s)		
Total number of trees required (45 trees/ac)	45	23 Trees	19	Trees
Total number of shrubs required (70 shrubs/ac)	70	36 Shrubs	29	Shrubs

<u>Xeroriparian Class D Habitat (XD)**</u>				
Total mapped habitat onsite		0.00 Acre(s)		
Area of disturbed RRH		Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (30 trees/ac)		0 Trees	0	Trees
Total number of shrubs required (x shrubs/ac)*		0 Shrubs	0	Shrubs

<u>ILF Calculation</u>		
15-gallon trees	11	\$880.00
5-gallon trees	12	\$300.00
5-gallon shrubs	18	\$414.00
1-gallon shrubs	18	\$108.00
Hydroseed	0.36 Acre(s)	\$318.60
Irrigation system (materials and labor for installation)***	0.36 Acre(s)	\$540.00
5-year maintenance****	0.36 Acre(s)	\$219.60
Total Cost		\$2,780.20

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)	5-year maintenance (per acre)
	\$80	\$25	\$23	\$6	\$885	\$1,500	\$610

*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.