



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/5/2022

\*= 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 Placement of a Single Family Residence at 5452 North Avenida de la Colina, Located within Regulated Riparian Habitat

**\*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 review and approval.

**\*Discussion:**

The applicant, Gene Goldstein has applied for a permit to construct a single family residence on property located at 5452 N. Avenida de la Colina. The entire property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class B. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Goldstein hired Greg Shinn with GRS Landscape Architects to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$3,225.00 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 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.

**\*Recommendation:**

The In-Lieu Fee Proposal conforms to the Ordinance and the Guidelines, and, as such, the District recommends approval.

**\*Fiscal Impact:**

\$3,225.00

**\*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: <u>Suzanne Shields</u>	Date: <u>3/2/2022</u>
Deputy County Administrator Signature: <u>[Signature]</u>	Date: <u>3/2/2022</u>
County Administrator Signature: <u>[Signature]</u>	Date: <u>3/2/2022</u>

**DATE:** February 28, 2022

**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 5452 N. Avenida de la Colina, 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**

The applicant, Gene Goldstein has applied for a permit to construct a single family residence on property located at 5452 N. Avenida de la Colina (Exhibit A). The entire property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class B (Exhibit B). The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Goldstein hired Greg Shinn with GRS Landscape Architects to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$3,225.00 in lieu of onsite mitigation for the 0.43 acres of disturbance, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

Flat Fee Table	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

**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



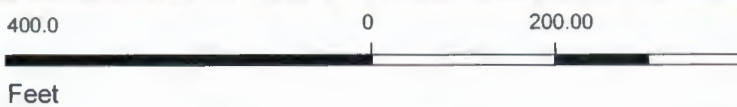
## Legend

- Parcels
- 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 :



5452 North Avenida de la Colina

2/24/2022



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



# 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

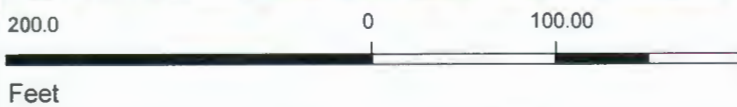
### Washes Greater Than : Riparian Habitat - Pima Effective 10/20/2005

- Xeroriparian A
- Xeroriparian B
- Xeroriparian C
- Xeroriparian D
- Hydromesoriparian or Me
- IRA - Xeroriparian A
- IRA - Xeroriparian B
- IRA - Xeroriparian C
- IRA - Xeroriparian D
- IRA - H
- Important Riparian Areas



5452 North Avenida de la Colina

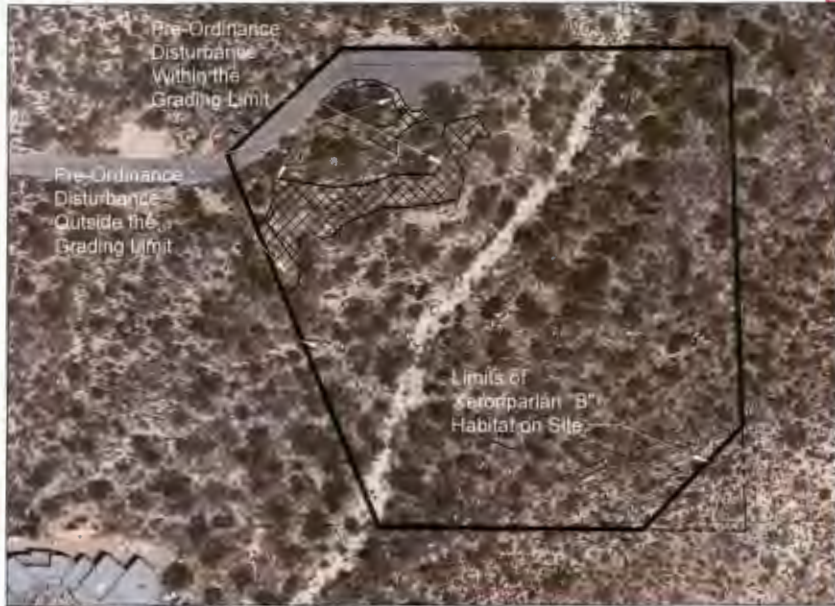
2/25/2022



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Exhibit C



PRE-ORDINANCE DISTURBANCE BASED ON 2005 AERIAL



POST-ORDINANCE DISTURBANCE BASED ON 2021 AERIAL

**RIPARIAN NOTES**

1. Zoning = SR
2. Gross Site Area = 162,398 SF (3.73 acres)
3. Land Use = Single Family Residential
4. Area Calculations:
  - a. Gross site area = 162,398 SF (3.73 acres)
  - b. Total Xeroriparian "B" Habitat on Site = 158,206 SF (3.63 acres)
  - c. Pre-Ordinance Disturbance Outside the Grading Limit = 1,268 SF (0.03 acres)
  - d. Pre-Ordinance Disturbance Within the Grading Limit = 8,039 SF (0.18 acres)
  - e. Total Grading Limit = 26,807 SF (0.62 acres)
  - f. New Disturbance to be Mitigated = 18,762 SF (0.43 acres)

**RIPARIAN METHODOLOGY**






The property contained disturbance prior to the Riparian Ordinance. This disturbance has been mapped on a 2005 Aerial and included on the plan. The Pre-Ordinance Disturbance, located within the grading limits, is 8,039 SF.

The Total Disturbance required for construction has been mapped on the 2021 aerial. Disturbance requiring mitigation is calculated as Total Disturbance minus Pre-Ordinance Disturbance where they overlap.

**Riparian In Lieu Fee Notes**

1. The Owner wishes to provide mitigation via the In Lieu Fee Calculation.
2. Total Disturbance of the site since 2005 is 18,762 SF or 0.43 acres.
3. Per the Flat Fee Calculation, Xeroriparian "B" disturbance is calculated at \$ 7,500 per acre.
4. \$7,500, per acre x 0.43 acres = \$3,225 for disturbance on this property.

**RIPARIAN LEGEND**

-  Total Xeroriparian "B" Habitat on Site
-  Pre-Ordinance Disturbance Outside the Grading Limit
-  Pre-Ordinance Disturbance Within the Grading Limit
-  Total Grading Limit
-  New Disturbance to be Mitigated

Scale: 1" = 50'



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Date: 2/24/22  
 Drawn by: LMW/KVP  
 Checked by: GRS  
 Design Review  
 Construction Documents  
 Agency Submittal  
 Construction Set  
 Not for Construction

**Tooke Residence**  
 5452 N Avenida de la Colina  
 Pima County, AZ

*Riparian Habitat Mitigation Plan  
 In Lieu Fee Proposal*

FPUP 21-1156 RHMP-1 1 of 1