



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/6/2023

*= 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 4991 North Placita Borboa, Located within Regulated Riparian Habitat

***Introduction/Background:**

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires a riparian habitat mitigation plan (RHMP) for mapped riparian habitat disturbances greater than 1/3 acre. The RHMP requires a Flood Control District Board of Directors (Board) approval when disturbance of Important Riparian Area exceeds 1/3 of an acre and is more than 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.

***Discussion:**

The applicant has applied for a permit to construct a single family residence on property located at 4991 N. Placita Borboa. A Riparian Habitat Mitigation In-Lieu Fee Proposal has been prepared and is proposing to contribute a fee of \$4,879.73 in lieu of onsite mitigation, based on a vegetative survey which is allowed under the guidance 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:**

\$4,879.73

***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: 5/3/23

Deputy County Administrator Signature: _____

Date: 5/3/2023

County Administrator Signature: _____

Date: 5/4/2023

DATE: April 28, 2023

TO: Flood Control District Board of Directors

FROM: Eric Shepp, P.E.
Director

SUBJECT: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 4991 North Placita Borboa, Located within Regulated Riparian Habitat (District 4)

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires a riparian habitat mitigation plan (RHMP) for mapped riparian habitat disturbances greater than 1/3 acre. The RHMP requires a Flood Control District Board of Directors (Board) approval when disturbance of Important Riparian Area exceeds 1/3 of an acre and is more than 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 owners Mr. and Mrs. Schroeder have applied for a permit to construct a single family residence on their property located at 4991 N Placita Borboa (Exhibit A). Most of property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with an Underlying Classification Xeroriparian B Habitat (Exhibit B). Upon review of the permit it was discovered the construction footprint is over 1/3 acre of RRH disturbance and the is over 5% of the RRH on the property. The disturbance amount to the habitat is 0.7 acres and is approximately 33% of the 2.14 acres of RRH. Mr. and Mrs. Schroeder hired a.23 Studios to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$4,879.73 in lieu of onsite mitigation, based on a vegetative survey which is allowed under the guidance provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

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

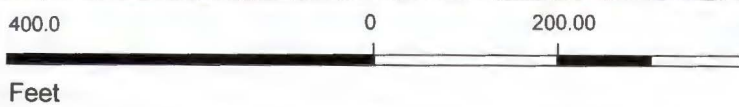


Legend



4991 N Placita Borboa

5/1/2023



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

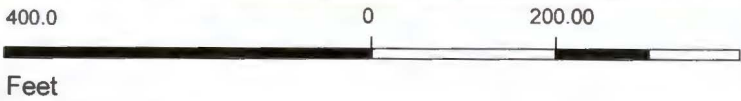


- Legend**
- Riparian Habitat - Pima Effective 10/20/2005
- Xeroriparian A
 - Xeroriparian B
 - Xeroriparian C
 - Xeroriparian D
 - Hydromesoriparian or Me
 - IRA - Xeroriparian A
 - IRA - Xeroriparian B
 - IRA - Xeroriparian C
 - IRA - Xeroriparian D
 - IRA - H
 - Important Riparian Areas



4991 N Placita Borboa

5/1/2023



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Exhibit C

Riparian Habitat Calculations

RIPIARIAN HABITAT CLASS IRA-XB

TOTAL AMOUNT OF REGULATED RIPIARIAN HABITAT ON-SITE = 2.14 AC

TOTAL AMOUNT OF REGULATED RIPIARIAN HABITAT DISTURBANCE = (INCLUDING DRIVEWAY WITHIN RIPIARIAN) 30,395 SF 7 AC

Mitigation Calculations for ILF

ADJUSTED AREA FOR FEE CALCULATION

DISTURBANCE AREA * MITIGATION RATIO (1.5) * 70% = MITIGATION AREA

7 * MITIGATION RATIO (1.5) * 70% = 735

NUMBER OF TREES AND SHRUBS REQUIRED

NUMBER OF TREES REMOVED * XX AC * MITIGATION RATIO (1.5) = XX TREES REQUIRED

NUMBER OF SHRUBS REMOVED * XX AC * MITIGATION RATIO (1.5) = XX SHRUBS REQUIRED

(b = ADJUSTED AREA OF DISTURBANCE)

25 * 735 AC * 1.5 = 27.4 TREES REQUIRED

4 * 735 AC * 1.5 = 4.4 SHRUBS REQUIRED

ILF Calculation

15-gallon trees	28	\$2,240.00
5-gallon trees		\$0.00
5-gallon shrubs	5	\$116.60
1-gallon shrubs		\$0.00
Hydroseed	0.74 Acre(s)	\$660.48
irrigation system (materials and labor for installation)***	0.74 Acre(s)	\$1,102.50
5-year maintenance for Xerotherm***	0.00 Acre(s)	\$0.00
5-year maintenance for H and/or IRA****	0.74 Acre(s)	\$771.75
Total Cost		\$4,879.73

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 Xerotherm maintenance (per acre)	5-year maintenance for riparian (per acre)
	\$80	\$25	\$23	\$0	\$661	\$1,500	\$1,500	\$999

Justification Statement

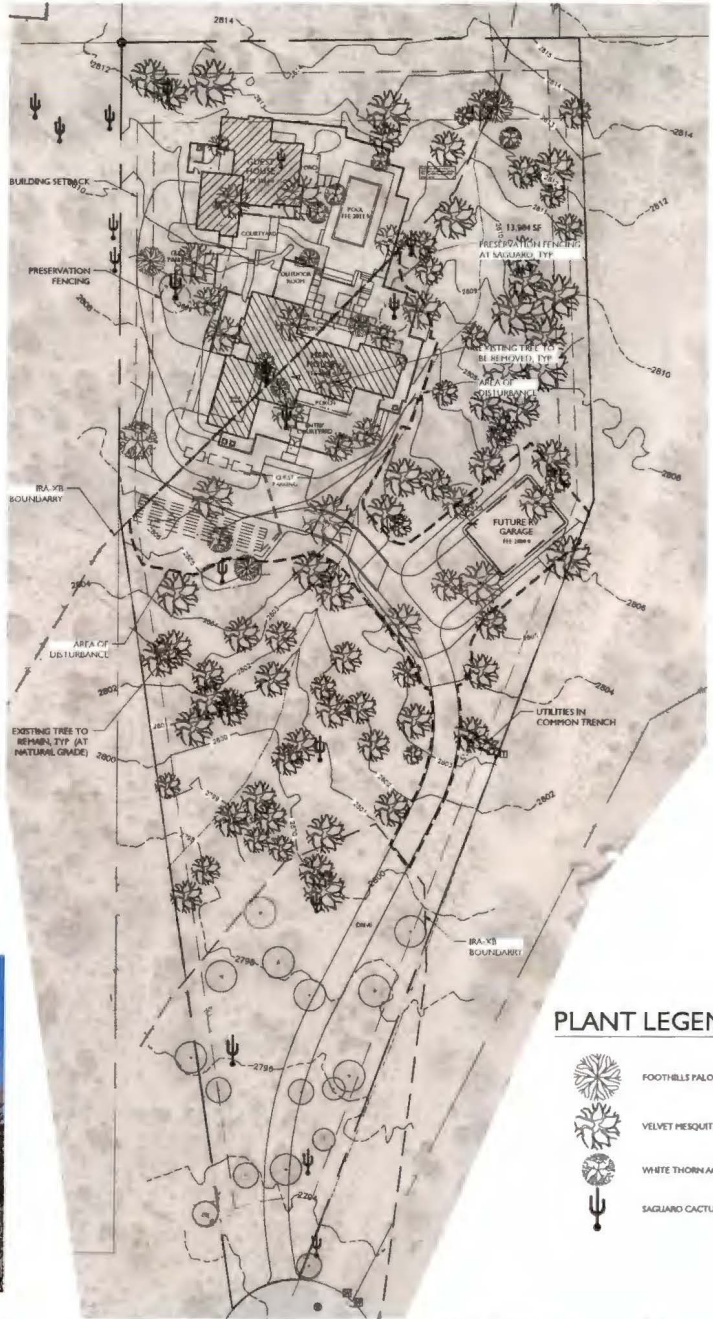
BUILDING FOOTPRINTS HAVE BEEN PUSHED TO THE NORTH AND WEST AS MUCH AS POSSIBLE WITHIN THE SETBACKS TO MAXIMIZE AVOIDANCE OF THE 100-YEAR FLOOD PLAN DESIGNATED AREA AND THE RIPIARIAN ZONE. THE SITE AREA WITH THE DENSEST VEGETATION IS DESIGNATED AS NATURAL OPEN SPACE. TRANSITION AREAS WITH THE GRADING LIPETS AND OUTSIDE THE PRIVATE ZONE WILL BE REVEGETATED SIMILAR TO THE ADJACENT NATURAL LANDSCAPE IN PALETTE AND DENSITY. MEETING MITIGATION REQUIREMENTS MAY NEGATIVELY IMPACT THE SITE BY REQUIRING MORE DISTURBANCE FOR PLANTING. OWNERS HAVE SELECTED THE IN-LIEU FEE OPTION INSTEAD OF CONTINUED ON-SITE MONITORING.



Site 3/2022



Site 1/9/2023



PLANT LEGEND

- FOOTHILLS PALO VERDE
- VELVET MESQUITE
- WHITE THORN ACACIA
- SAGUARO CACTUS

RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL PLAN

North arrow pointing up, P-37

NOTE: THESE DOCUMENTS ESTABLISH THE GENERAL STANDARDS OF QUALITY AND DETAIL FOR DEVELOPING A NEGOTIATED CONSTRUCTION CONTRACT.



Revisions

RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL

SCHROEDER RESIDENCE
Main House
4991 North Placita Borboa
Pima County, Arizona 85749

7111 East North Street
Scottsdale, AZ 85257
www.a23studios.com

a.23 studios

Project 22-086
Date 3.27.2023
Scale Noted
Sheet