



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 9757 North Blue Bonnet Road

***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 owners Mr. and Mrs. Cantoli have applied for a permit to construct a pool on their property located at 9757 North Blue Bonnet Road. Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with an Underlying Classification Xeroriparian C Habitat. Upon review of the permit, it was discovered there has been unpermitted disturbance to the RRH that has not been mitigated and the disturbance is over 5% of the RRH on the property.

***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:**

\$4,180.00

***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: 5-10-23

Deputy County Administrator Signature:  Date: 5/10/2023

County Administrator Signature:  Date: 5/10/2023

DATE: May 5, 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 at 9757 North Blue Bonnet Road, Located within Regulated Riparian Habitat (District 1)**

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. Cantoli have applied for a permit to construct a pool on their property located at 9757 North Blue Bonnet Road (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with an Underlying Classification Xeroriparian C Habitat (Exhibit B). Upon review of the permit, it was discovered there has been unpermitted disturbance to the RRH that has not been mitigated and the disturbance is over 5% of the RRH on the property. Mr. and Mrs. Cantoli 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 \$4,180.00 in lieu of onsite mitigation, based on the Flat Fee Table found 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



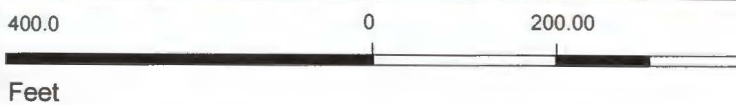
Legend

- 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 :



9757 North Blue Bonnet Road

5/5/2023



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

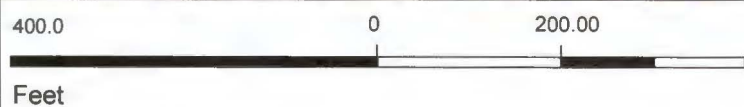


- Legend**
- Washes - All**
 - Unknown Discharge
 - - 100-500 CFS
 - - 500-1000 CFS
 - - 1000-2000 CFS
 - - 2000-5000 CFS
 - - 5000-10000 CFS
 - - Over 10000 CFS
 - Washes Greater Than :**
 - Riparian Habitat - Pima Effective 10/20/2005**
 - Xeroriparian A
 - Xeroriparian B
 - Xeroriparian C
 - Xeroriparian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



9757 North Blue Bonnet Road

5/5/2023



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 C



RIPARIAN LEGEND

	Gross Site Area	289,317	6.64
	Total IRA with Underlying Xeroriparian "C" on Site	228,061	5.24
	Current Disturbance of IRA with Underlying Xeroriparian "C"	17,009	0.38
	Future Disturbance of IRA with Underlying Xeroriparian "C"	2,047	0.05
	Photo Location and Direction		

RIPARIAN NOTES

- Zoning = SR
- Gross Site Area = 289,317 sf (6.64 acres)
- Land Use = Suburban Ranch Zone
- Area Calculations
 - Gross Site Area = 289,317 sf (6.64 acres)
 - Total IRA with Underlying Xeroriparian "C" on Site = 228,061 sf (5.24 acres)
 - Disturbance of IRA with Underlying Xeroriparian "C" = 19,056 sf (0.44 acres)
- Mitigation will be per in-lieu fees.

RIPARIAN METHODOLOGY

- This property contains mapped Important Riparian Area (IRA).
- There is existing disturbance for the house, driveway, well site and yard within the IRA. Additionally, the owner's wish to create additional disturbance for back yard amenities.
- Disturbance of the well site is already growing back. This regrowth area has not been included within the disturbance calculations. However, in anticipation of needed access for maintenance of the well site, a portion of this regrowth area has been included in the disturbance calculation.
- Mitigation is being achieved through the in-lieu fees (ILF). A calculation of the in-lieu fees has been provided.

CALCULATIONS

This site contains IRA with Underlying Xeroriparian "C"

Total Regulated Riparian Habitat On-Site	228,061 SF (5.24 acres)
Total Area of Disturbed Riparian Habitat	19,056 sf (0.44 ac)
Min. Mitigation Area Required = 1.5 x 0.44 x 0.7 =	20,008 SF (0.46 ac)
Total # of Trees Required = 1.5 x 0.44 x 45 =	30 Trees
Total # of Shrubs Required = 1.5 x 0.44 x 70 =	46 Shrubs

RIPARIAN IN LIEU FEE NOTES

- The Owner wishes to provide mitigation via the In Lieu Fee Calculation.
- Total Disturbance of the site 19,056 sf or 0.44 acres.
- Per the Flat Fee Calculation, Important Riparian Area with underlying Xeroriparian "C" disturbance is calculated at \$9,500 per acre.
- \$9,500 per acre x 0.44 acres = \$4,180 for disturbance on this property.

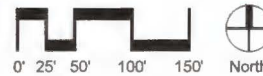


1 Ongoing disturbance necessary for wellsite maintenance and access



2 Regrowth area adjacent to the wellsite

Scale: 1" = 50'



35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
greg@grslandscapearchitects.com

Date: 5/4/23
Drawn by: LMW/KVP
Checked by: GRS
 Design Review
 Construction Documents
 Agency Submittal
 Construction Set
 Not for Construction.

9757 N Blue Bonnet Rd

RIPARIAN HABITAT MITIGATION PLAN

P - - - - - RH-1 1 of 1