



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/7/2023

*= 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 7858 North Ancient Indian Drive, 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, J Brown with Kevin B Howard Architects has applied for a permit to construct a single family residence on property located at 7858 North Ancient Indian Dr. The entire property is mapped within Regulated Riparian Habitat. The disturbance is to the RRH is 0.39 acres to the RRH on the property. Mr. Brown provided a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$2,535.00 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:**

\$2,535.00

***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: 1/12/23

Deputy County Administrator Signature: _____

Date: 1/12/2023

County Administrator Signature: _____

Date: 1/12/2023

DATE: January 11, 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 7858 North Ancient Indian 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

The applicant, J Brown with Kevin B Howard Architects has applied for a permit to construct a single family residence on property located at 7858 North Ancient Indian Drive (Exhibit A). The entire property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian C Habitat (Exhibit B), as such avoidance of the RRH is not possible. The disturbance to the RRH is 0.39 acres to the RRH on the property. Mr. Brown 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 \$2,535.00 in lieu of onsite mitigation, 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

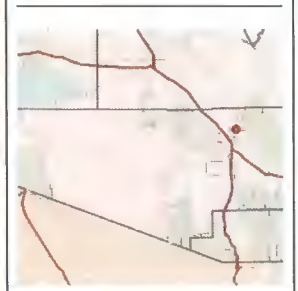
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Legend

 Parcels



7858 North Ancient Indian Drive

1/11/2023



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

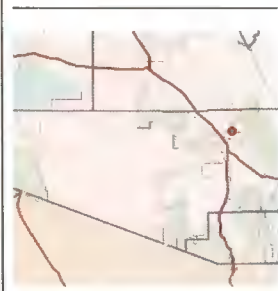
Exhibit B



Legend

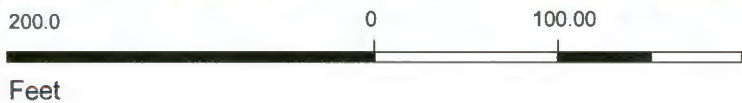
- Parcels
- Riparian Habitat - Pima Effective 10/20/2005**
- Xeroriparian A
- Xeroriparian B
- Xeroriparian C
- Xeroriparian D
- Hydromesoriparian or Me
- IRA - Xeroriparian A
- IRA - Xeroriparian B
- IRA - Xeroriparian C
- IRA - Xeroriparian D
- IRA - H
- Important Riparian Areas

Subject Property



7858 North Ancient Indian Drive

1/11/2023



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Exhibit C



RIPARIAN LEGEND

- Cross Site Area
- Total Xeroriparian "C" on Site (Entire Site)
- Limit of Disturbance

RIPARIAN NOTES

1. Zoning = CR-1
2. Gross Site Area = 41,810 sf (0.96 acres)
3. Land Use = Single Residence Zone
4. Area Calculations:
 - a. Gross Site Area = 41,810 sf (0.96 acres)
 - b. Total Xeroriparian "C" on Site = 41,810 sf (0.96 acres)
 - c. Total Limit of Disturbance = 17,197 sf (0.39 acres)
5. Mitigation will be per in-lieu fees.

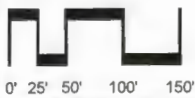
RIPARIAN IN LIEU FEE NOTES

1. The Owner wishes to provide mitigation via the in Lieu Fee Calculation.
2. Total Disturbance of the site since 2005 is 17,197 sf or 0.39 acres.
3. Per the Flat Fee Calculation, Xeroriparian "C" disturbance is calculated at \$4,500 per acre.
4. \$4,500 per acre x 0.39 acres = \$1,755 for disturbance on this property.

RIPARIAN METHODOLOGY

1. The site does not contain any pre-2005 Riparian Disturbance.
2. Disturbance has been calculated using the limits of grading provided by the Contractor and double checked against survey staking.
3. The In-Lieu Fee has been calculated using the per acre costs provided by Pima County Regional Flood Control.

Scale: 1" = 50'



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

Date: 1/6/23 Design Review
 Drawn by: LMW/KVP Construction Documents
 Agency Submittal Construction Set
 Checked by: GRS Not for Construction

7858 N Ancient Indian Dr.
Tucson, AZ 85718

RIPARIAN HABITAT MITIGATION PLAN

P ____ R-1 2 of 2