



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/21/2022

\*= 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 3109 North Elena Maria 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. A riparian habitat mitigation plan approved by the Flood Control District Board of Directors (Board) is required for disturbance of Hydroriparian habitat exceeding 1/3 of an acre and that exceeds 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 3109 North Elena Maria. A Riparian Habitat Mitigation In-Lieu Fee Proposal has been prepared and is proposing to contribute a fee of \$4205.90 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:**

\$4,205.90

**\*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

5/24/22

Deputy County Administrator Signature:

Date

5/25/2022

County Administrator Signature:

Date

5/25/2022

**DATE:** May 24, 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 3109 North Elena Maria 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. A riparian habitat mitigation plan (RHMP) approved by the Flood Control District Board of Directors (Board) is required for disturbance of Hydroriparian habitat exceeding 1/3 of an acre and that exceeds 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 applicant, Ben Cole with a.23 Studios has applied for a permit to construct a single family residence on property located at 3109 North Elena Maria (Exhibit A). The entire property of 2.68 acres is mapped within Regulated Riparian Habitat (RRH) and is classified as Hydromesoriparian Habitat (Exhibit B). The disturbance to this RRH is 1.1 acres which is 41% of the mapped habitat. The property is sparsely vegetated because of this the owners of the property chose to mitigate through a fee in-lieu of on-site mitigation. Mr. Cole has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$4205.90 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



3109 North Elena Maria  
Velu Residence

5/18/2022

200.0

0

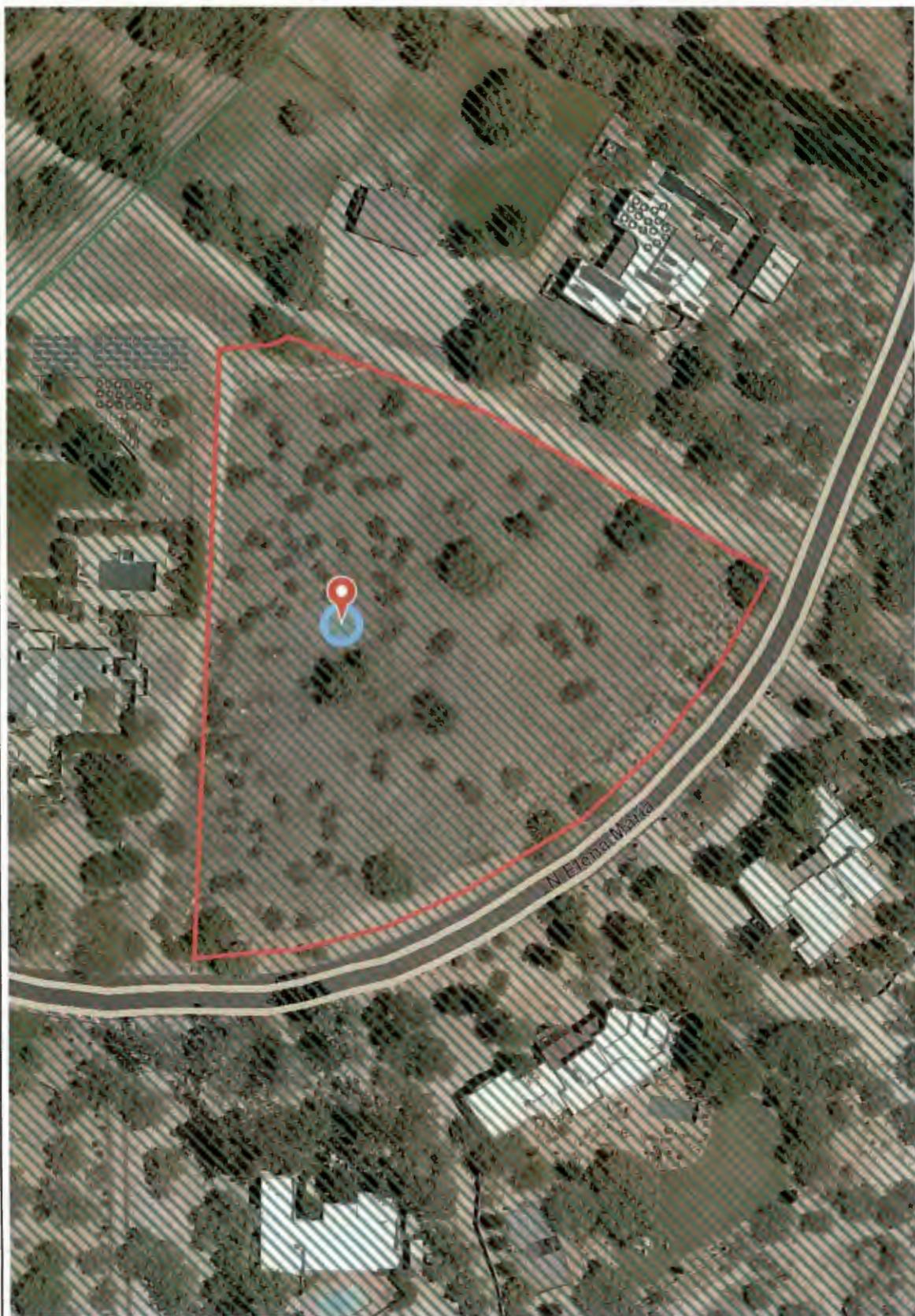
100.00

Feet



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



3109 North Elena Maria  
Velu Residence

5/18/2022

200.0

0

100.00

Feet



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



Site 5/28/2020 (source: Pima County)



Site 2/20/2022

Legend

RIPARIAN HABITAT CLASS H



Justification Statement

NOTE: NO BOUNDARY / SURVEY INFORMATION WAS CONDUCTED FOR THIS SCOPE OF WORK. SITE / SURVEY INFORMATION SHOWN, INCLUDING BUT NOT LIMITED TO BOUNDARY AND STRUCTURE LOCATIONS, ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL SITE RELATED DIMENSIONS IN THE FIELD.

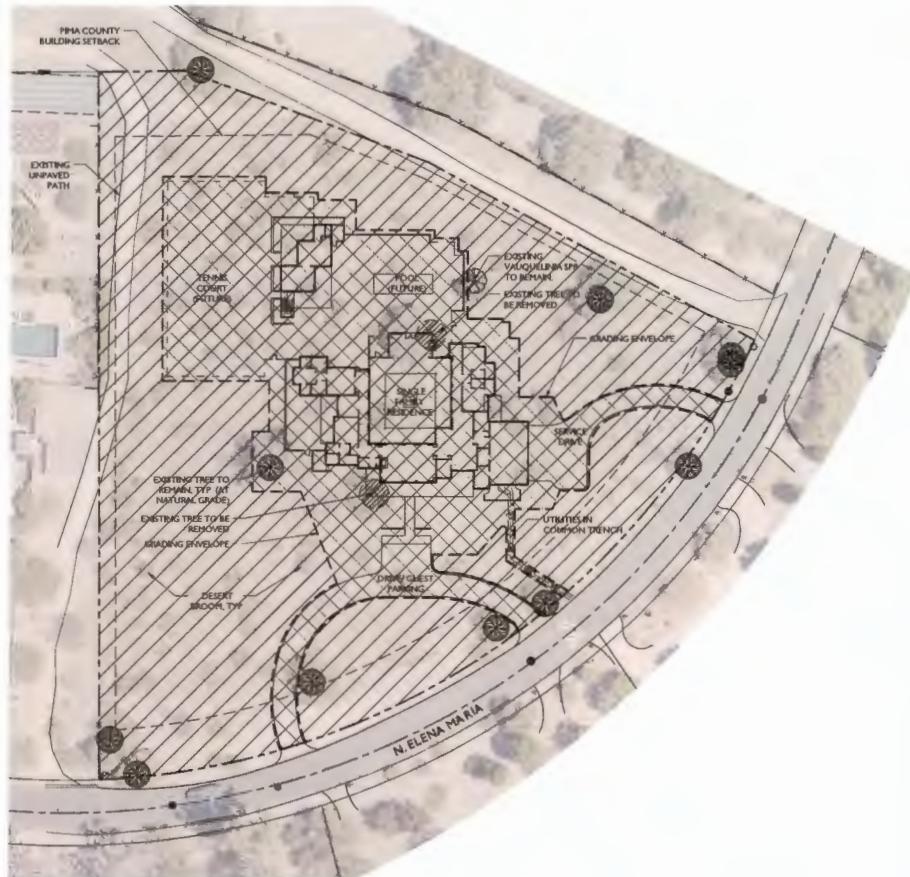
NOTE: DISTURBANCE OF TOTAL HABITAT  
1.1 ACRES / 2.48 ACRES = 0.41 = 41%

DISTURBANCE OF CLASS H EXCEEDS 1/3 ACRE AND EXCEEDS 5% OF TOTAL HABITAT

Riparian Habitat Calculations

TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ON-SITE *		2.48 ACRES
1' GRADING ENVELOPE OF STRUCTURES	23,514 SF	
UTILITY TRENCHING 5' @ 200 LF	1,000 SF	
SITE WALLS 5' @ 267 LF	1,335 SF	
OPEN FENCING 5' @ 380 LF	1,900 SF	
<b>SUBTOTAL</b>	<b>27,749 SF</b>	<b>.44 ACRE</b>
ADD DISTURBANCE AREA NOT CALCULATED ABOVE (DRIVEWAY) PAVING/GRAVEL	19,609 SF	45 ACRE
<b>TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBANCE =</b>	<b>45,750 SF</b>	<b>1.1 ACRES</b>
ADJUSTED AREA FOR FEE CALCULATION (Disturbance area * mitigation ratio * 70%)		1.1 ac * 1.5* .70 =

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



RIPARIAN HABITAT MITIGATION IN-LIEU  
FEE PROPOSAL PLAN



SCALE 1" = 30'-0"

ILF Calculation

ILF Calculation		
15-gallon trees	3	\$240.00
5-gallon trees	2	\$50.00
5-gallon shrubs		\$0.00
1-gallon shrubs		\$0.00
Hedgerow		\$0.00
Irrigation system (materials and labor for installation)***	1.14 Acre(s)	\$1,008.90
5-year maintenance for Xeroplanter****	1.14 Acre(s)	\$1,710.00
5-year maintenance for H and/or IRA****	0.00 Acre(s)	\$0.00
<b>Total Cost</b>	<b>1.14 Acre(s)</b>	<b>\$4,298.90</b>

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a23 studios  
Project 20.107  
Date 4.13.22  
Scale Noted  
Sheet

A1.1

RIPARIAN HABITAT MITIGATION  
IN-LIEU FEE PROPOSAL

Revisions  
AFCO REVIEW COMMENTS  
5/24/22