



## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

*Requested Board Meeting Date: October 1<sup>st</sup>, 2013*

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### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

The property owners, Robert and Charlotte Stacy, are proposing to construct a single-family residence on property located at 10375 North Blue Bonnet Road. The property is located in the Tortolita Alluvial Fan, within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area Zone AO-Alluvial Fan 1 floodplain. The project will disturb greater than 1/3 acre Regulated Riparian Habitat (RRH), which will be mitigated through contribution of an In-Lieu Fee (ILF). Because this development will impact Important Riparian Area with Underlying Xeroriparian Class C habitat, the applicant is subject to compliance with Chapter 16.30 of the Pima County Floodplain and Erosion Hazard Management Ordinance No. 2010-FC5 (Ordinance). Because the disturbance will be mitigated through contribution of an ILF, the mitigation proposal requires Flood Control District Board of Directors (Board) review and approval.

In order to comply with the Ordinance, the applicant is submitting a Riparian Habitat Mitigation ILF Proposal for Board approval. The mitigation proposal must be approved prior to issuance of a Floodplain Use Permit which specifies floodplain and building requirements for the proposed single-family residence.

CONTRACT NUMBER (If applicable):       N/A      

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### **STAFF RECOMMENDATION(S):**

The in-lieu fee presented conforms to the Ordinance and, as such, can be approved.

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

PIMA COUNTY COST: 0.0 and/or REVENUE TO PIMA COUNTY: \$ 3,852.00

FUNDING SOURCE(S): N/A  
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

**Advertised Public Hearing:**

☐

YES

☒

NO

**Board of Supervisors District:**

1 ☒

2 ☐

3 ☐

4 ☐

5 ☐

All ☐

**IMPACT:**

**IF APPROVED:**

If the Board approves the In-Lieu Fee proposal, \$3,852.00 will be contributed to the Mitigation Bank and the development will be in compliance with the Ordinance.

**IF DENIED:**

The applicant will not be able to continue with developing the property as currently planned and an alternative mitigation proposal will be required.

DEPARTMENT NAME: Regional Flood Control District

CONTACT PERSON: Eric Shepp/Patricia Gilbert TELEPHONE NO.: 724-4600

DIRECTOR'S SIGNATURE: \_\_\_\_\_

Suzanne Shields  
Suzanne Shields, P.E.



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# MEMORANDUM

Director's Office  
Regional Flood Control District

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DATE: September 16<sup>th</sup>, 2013

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 10375 North Blue Bonnet Road, Located within Important Riparian Area with Underlying Xeroriparian Class C Habitat (District 1)**

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## Background

Chapter 16.30 of the Pima County Floodplain and Erosion Hazard Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when greater than one third acre Regulated Riparian Habitat (RRH) is disturbed. 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*, which govern the type, amount, and location of required mitigation. When onsite mitigation is not feasible, offsite mitigation options become available in accordance with the adopted *Regulated Riparian Habitat Offsite Mitigation Guidelines for Unincorporated Pima County*. All offsite mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

## Report

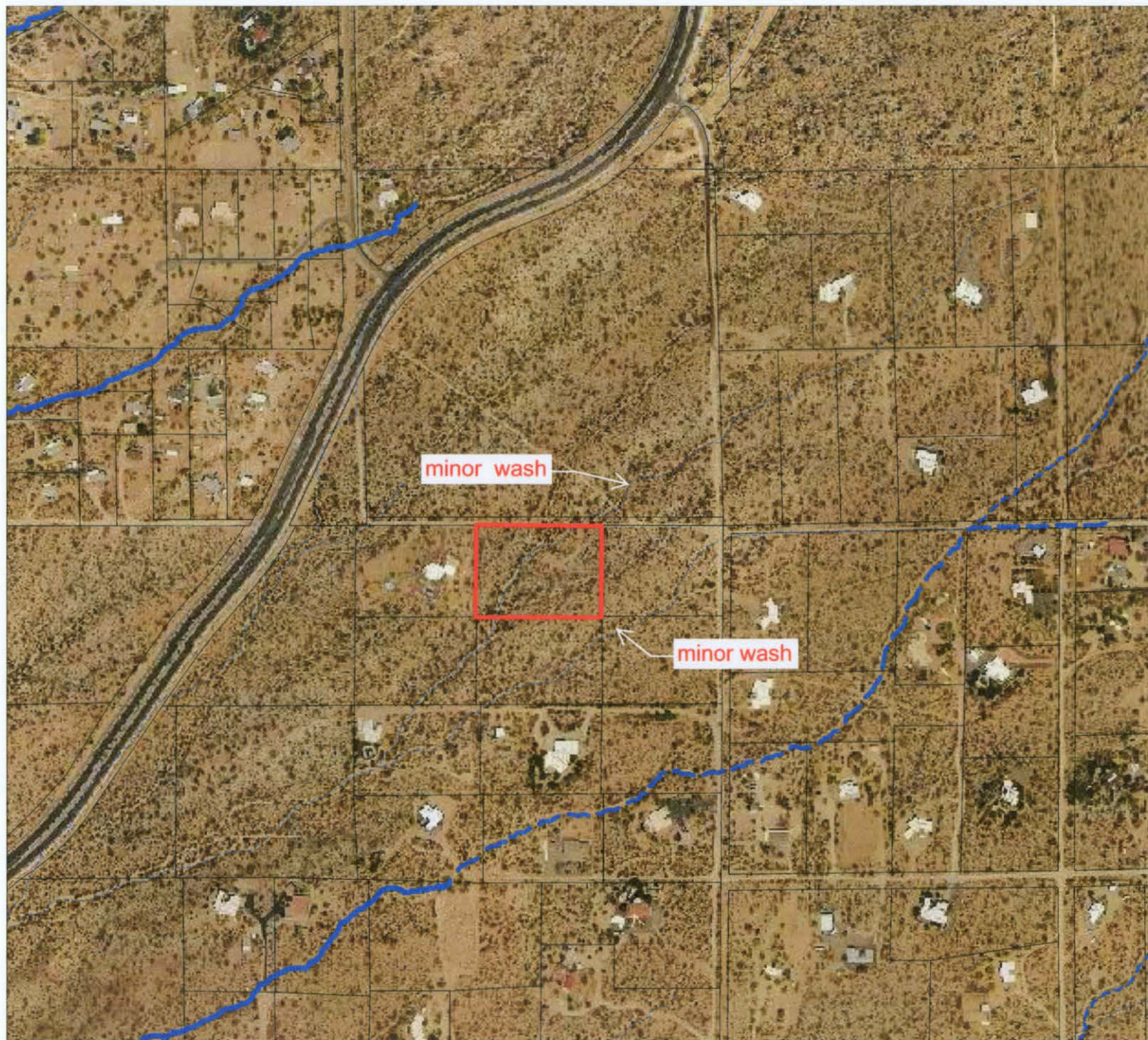
The owners, Robert and Charlotte Stacy are proposing to construct a single-family residence (SFR) on property located at 10375 North Blue Bonnet Road (Exhibit A). The property is mapped Important Riparian Area with underlying Xeroriparian Class C (IRA/XC) habitat (Exhibit B) and is located in the Tortolita Alluvial Fan, within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, Zone AO-Alluvial Fan 1 floodplain.

The entire property contains mapped Regulated Riparian Habitat (RRH), therefore, partial or total avoidance of riparian habitat is not possible. The owners are limited on where the SFR can be located due to the erosion hazard setback from the two minor washes that affect the property. The owners hired Acuna Coffeen Landscape Architects to assist in preparation of the mitigation proposal. The landscape architect assessed the project site for suitable onsite mitigation areas and determined there were no suitable areas available due to the lack of existing disturbed areas. Therefore, to achieve compliance with the Ordinance, the owner will compensate for disturbance by contributing a fee in-lieu of onsite mitigation to the mitigation bank.

A total of 0.415 acres of IRA/XC habitat will be disturbed and compensated for through submittal of an In-Lieu Fee (ILF) in the amount of \$3,852.00 (Exhibit C). The fee shall be paid prior to issuance of the Floodplain Use Permit. Any future development shall require submittal of a separate mitigation proposal.

Attachments: Exhibit A – Project Location  
Exhibit B – Project Site - Riparian Classification Maps  
Exhibit C – In-Lieu Fee Proposal

# Exhibit A



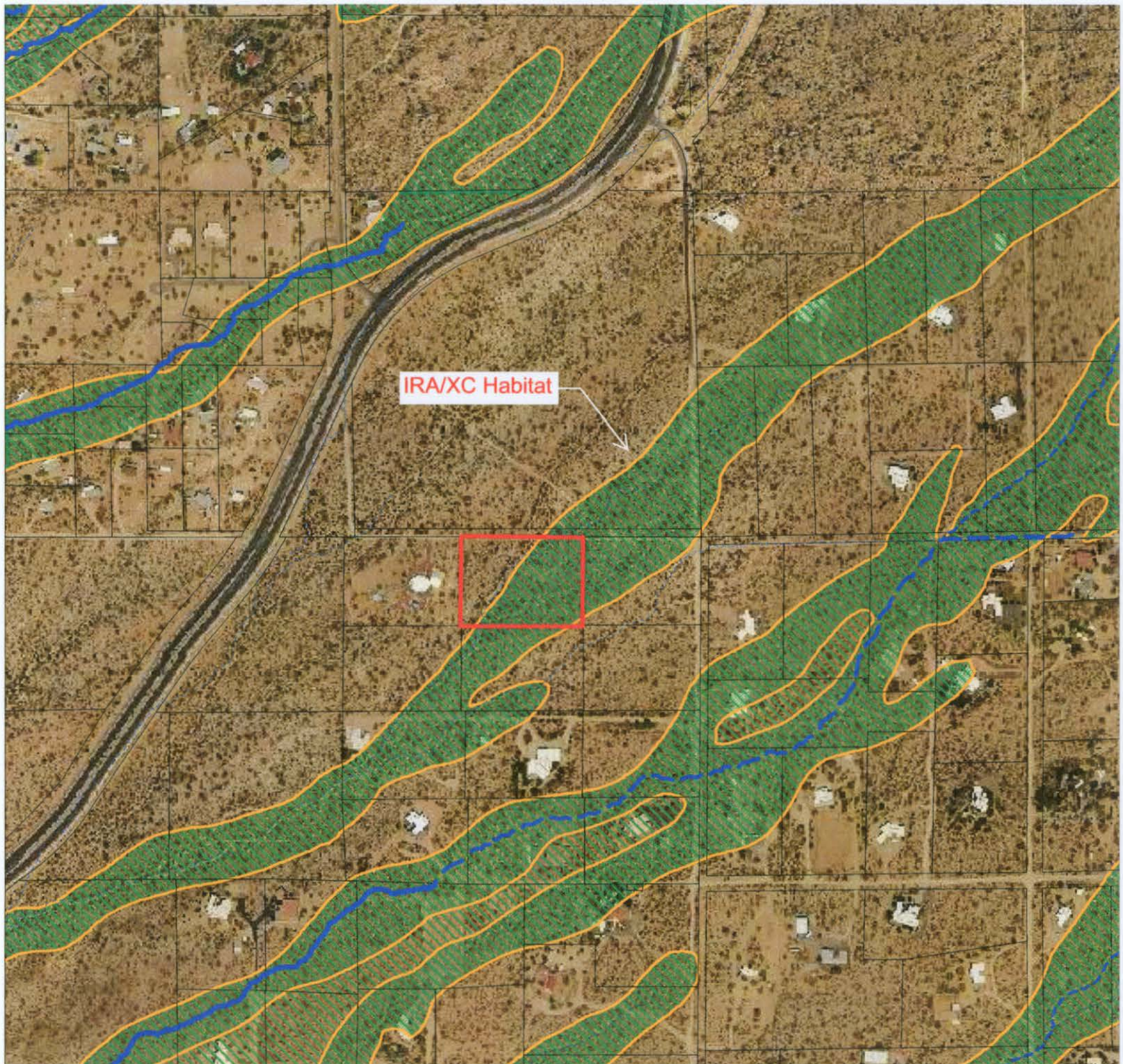
SCALE 1 : 6,000



Stacy Residence  
10375 North Blue Bonnet Rd.  
T12SR12ES14  
BOS Meeting date 10/8/13



# Exhibit B



IRA/XC Habitat

SCALE 1 : 6,000

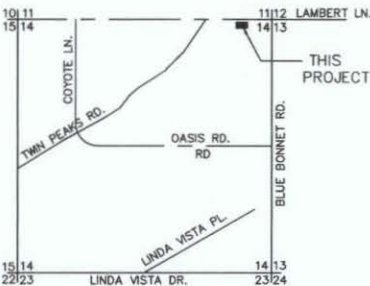


Stacy Residence  
10375 North Blue Bonnet Rd.  
T12SR12ES14  
BOS Meeting date 10/8/13

N



10375 N. BLUE BONNET ROAD  
RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL



LOCATION PLAN  
SECTION 14, T12S - R12E,  
G.&S.R.M., PIMA COUNTY, ARIZONA.  
SCALE: 3" = 1 MILE

GENERAL NOTES:

1. EXISTING ZONING IS SR, USE: SINGLE FAMILY RESIDENCE.
2. TOTAL SITE AREAS IS 3.34 ACRES.
3. PARCEL NO: 216-32-021B
4. PARCEL ADDRESS: 10375 N. BLUE BONNET RD.
5. SITE CALCULATIONNS
  - a) GROSS SITE AREA - 3.34 ACRES (145,490 SF)
  - b) TOTAL AREA TO BE GRADED- 0.415 AC (18,082 SF)
  - c) TOTAL NATURAL OPEN SPACE- 1.01 ACRES (43,879 SF) (30%)
  - d) TOTAL RIPARIAN HABITAT ON SITE- 2.13 AC (92,828 SF)
  - e) TOTAL PROPOSED RIPARIAN HABITAT DISTURBANCE- 0.415 AC (18,082 SF) (19%)

JUSTIFICATION FOR DISTURBANCE

LOCATION OF THE STRUCTURE IS SUBJECT TO AN EROSION HAZARD SETBACK, THEREFOR THE PROPERTY OWNER IS LIMITED ON LOCATION OF THE BUILDING PAD. THE BUILDING SITE SHOWN ON SHEET RP2 WAS ALSO SELECTED BECAUSE A SITE IN THE PORTION OF THE LOT WHICH LIES OUTSIDE THE RRH WOULD POSITION THE RESIDENCE SO THAT IT WOULD BE TOO CLOSE TO THE 30' INGRESS/EGRESS EASEMENT ALONG THE NORTH LOT BOUNDARY (LAMBERT LANE ALIGNMENT) AND TOO CLOSE TO THE EXISTING RESIDENCE ON THE ADJACENT LOT TO THE WEST.

EXISTING VEGETATION (REGULATED RIPARIAN HABITAT)

THE VEGETATION TYPE IS PALOVERDE-BURSAGE-SAGUARO. THE AREA WITHIN THE GRADING LIMITS HAS BEEN CLEARED OF SHRUBS AND CACTI; MOST OF THE TREES (FOOTHILL PALOVERDE) REMAIN IN PLACE. NO SAGUAROS OR IRONWOODS HAVE BEEN DESTROYED OR TRANSPLANTED.

ONSITE MITIGATION FEASIBILITY

THE OWNER IS ATTEMPTING TO KEEP THE DISTURBANCE AT A MINIMUM. THE AREA INCLUDES A RESIDENCE, GARAGE, DRIVE/PARKING, SEPTIC LEACHING FIELD AND WELL SITE. DUE TO EXISTING SITE CONSTRAINTS AND LACK OF AVAILABLE ONSITE MITIGATION AREA, THE OWNER IS PROPOSING TO PAY AN IN-LIEU FEE TO MITIGATE THE DISTURBED RRH.

IN-LIEU FEE CALCULATION

TOTAL MAPPED HABITAT: 2.13 AC  
AREA DISTURBED: 0.415 AC  
% MAPPED HABITAT DISTURBED: 19%  
AREA OF MITIGATION: 0.415 AC X 1.5 (IRA MULTIPLIER) = 0.62 AC  
TOTAL TREES REQUIRED: 28  
TOTAL SHRUBS REQUIRED: 44

FROM RFCD IN-LIEU FEE COSTS SPREAD SHEET			
ITEM	COST	QTY	TOTAL
TREE - 15 GC	\$80.00	14	\$1120.00
TREE - 5 GC	\$25.00	14	\$ 350.00
SHRUB - 5 GC	\$25.00	22	\$ 506.00
SHRUB - 1 GC	\$ 6.00	22	\$ 132.00
HYDROSEED	\$885/AC	0.62 AC	\$ 548.70
IRRIGATION	\$1500/AC	0.62 AC	\$ 930.00
5 YR MAINT. *	\$428.00/AC	0.62 AC	\$ 265.36
TOTAL			\$ 3852.06

\* MAINTENANCE COST HAS BEEN REDUCED FROM RFCD CALCULATION BASED ON THE USE OF WATER FROM ON SITE WELL

LEGEND

- IMPORTANT RIPARIAN AREA WITH UNDERLYING XERORIPARIAN CLASS C HABITAT (RECTIFIED)
- EXISTING CONTOUR
- 12 PROPOSED CONTOUR
- 100 YR FLOOD LIMIT 100 YEAR FLOOD LIMIT
- EROSION HAZARD SETBACK LINE
- LIMIT OF DISTURBANCE
- EASEMENT

OWNER

ROBERT & CHARLOTTE STACY  
220 RAINBOW DR. #12018  
LIVINGSTON, TX

BUILDER

T.J. BEDNAR HOMES  
7604 N. LA CHOLLA BLVD.  
TUCSON, AZ 85741

Acuña Coffeen  
Landscape Architects  
425 West Paseo Redondo Suite 3 Tucson, Arizona 85701  
Telephone (520) 870-1919 Fax (520) 870-1919



RIPARIAN HABITAT MITIGATION  
IN-LIEU FEE PROPOSAL  
10375 N. BLUE BONNET RD.

LOCATED IN A PORTION OF SEC. 14,  
T 12 S, R 12 E, G & S R B & M  
PIMA COUNTY, ARIZONA

FPUP 13-106RP

REF.	RP1 OF 2
SCALE: NA	
DWN: JC	
9/10/13	
REV.	