



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

*Requested Board Meeting Date:* December 2, 2014

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

The proposed commercial stable, will impact 8.55 acres of Important Riparian Area with underlying Xeroriparian Class B (IRA/X B) habitat on property located at 13750 North Bowman Road. The property is impacted by a regulatory floodplain associated with the Canada Del Oro Wash and is within a FEMA Zone AE Special Flood Hazard Area. This development will impact over one-third of an acre of regulated riparian habitat. As such, the applicant is subject to compliance with Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance). Due to site constraints, the applicant is proposing to mitigate through contribution of an In-Lieu Fee. When 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 Plan for approval by the Board. The Riparian Habitat Mitigation Plan must be approved prior to approval of the Development Plan.

*CONTRACT NUMBER (If applicable):* N/A

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

The ILF proposal presented conforms with the Ordinance and as such can be approved.

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

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

**PIMA COUNTY COST: 0.0 and/or REVENUE TO PIMA COUNTY:\$ 30,809.63**

**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

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4

5

All

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**IMPACT:**

**IF APPROVED:**

If the Board approves the In Lieu Fee proposal, an amount of \$ 30,809.63 will be contributed to the Mitigation Bank and the development will be in compliance with the Ordinance.

**IF DENIED:**

The Development Plan will be delayed until the applicant provides an alternative onsite and/or offsite riparian habitat mitigation plan that meets all Ordinance requirements.

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**DEPARTMENT NAME:** Regional Flood Control District

**CONTACT PERSON:** Eric Shepp/Patricia Gilbert **TELEPHONE NO.:** 4-4610/4606

**DIRECTOR'S SIGNATURE:**

Suzanne Shields  
Suzanne Shields, P.E.

**DATE:** November 18, 2014

**FROM:** Suzanne Shields, P.E.

**TO:** Flood Control District Board of Directors  
Director

**SUBJECT:** **Approval of a Riparian Habitat Mitigation Plan for the Spirit Dog Ranch Commercial Stable Located within Important Riparian Area with Underlying Xeroriparian Class B 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 owners Kerry Dykes and Kim Bergman are bringing to compliance a commercial stable on property located at 17350 North Bowman Road (Exhibit A). The property contains 23.12 acres of Important Riparian Area with Underlying Xeroriparian Class B Habitat (IRA/X B)(Exhibit B). The project has disturbed 8.55 acres of IRA/XB.

The owners hired Greg Shinn, with GRS Landscape Architects, Inc. to prepare a riparian habitat mitigation plan (Exhibit C) and is proposing to contribute \$30,809.63 in lieu of onsite habitat mitigation based on the ILF Cost Estimate (Exhibit D) provided by Greg Shinn.

#### **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.

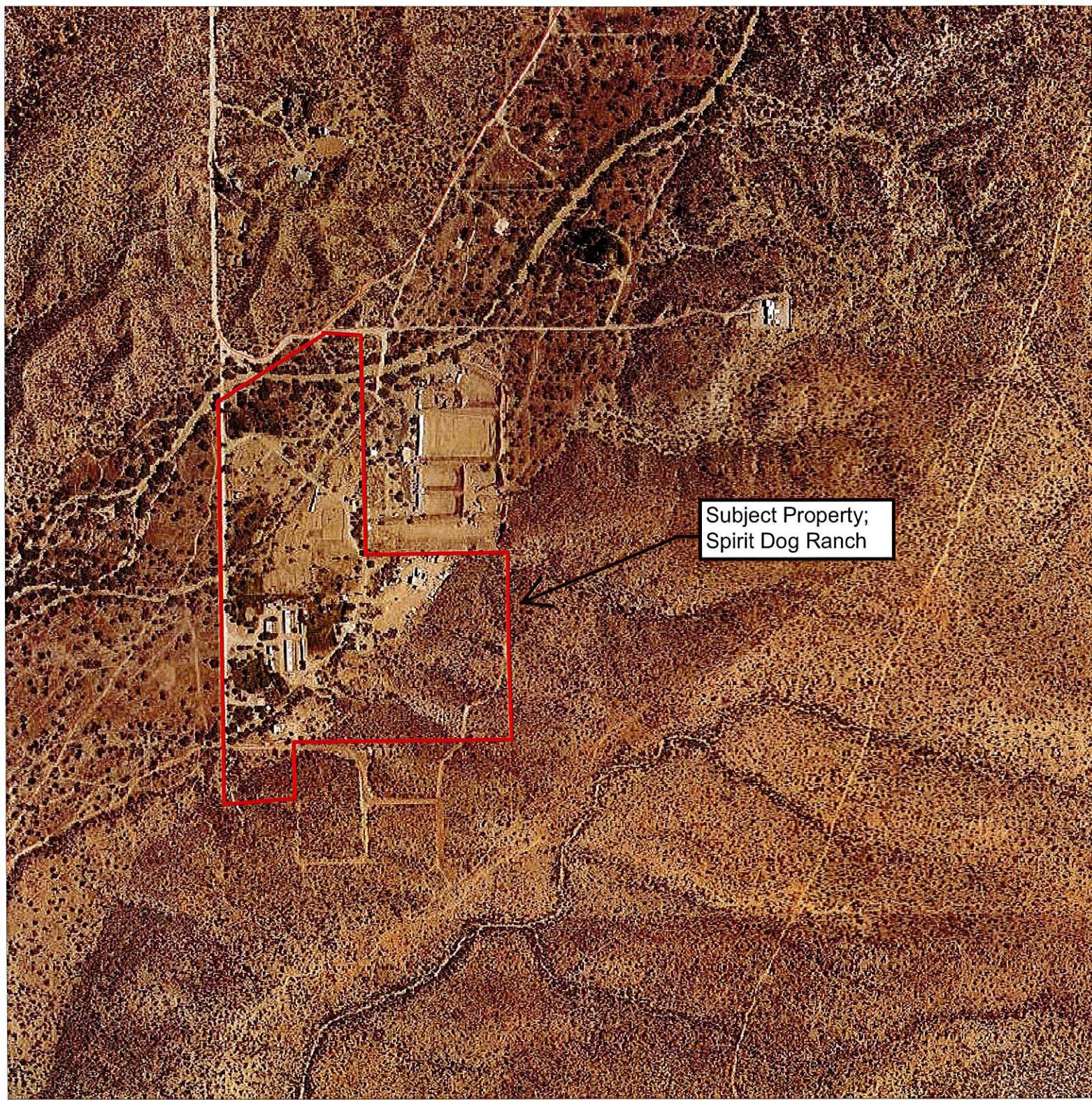
Exhibit A – Project Location

Exhibit B – Project Site – Riparian Classification Map

Exhibit C – Riparian Habitat Mitigation Plan

Exhibit D – Mitigation Banking In-lieu Fee Proposal

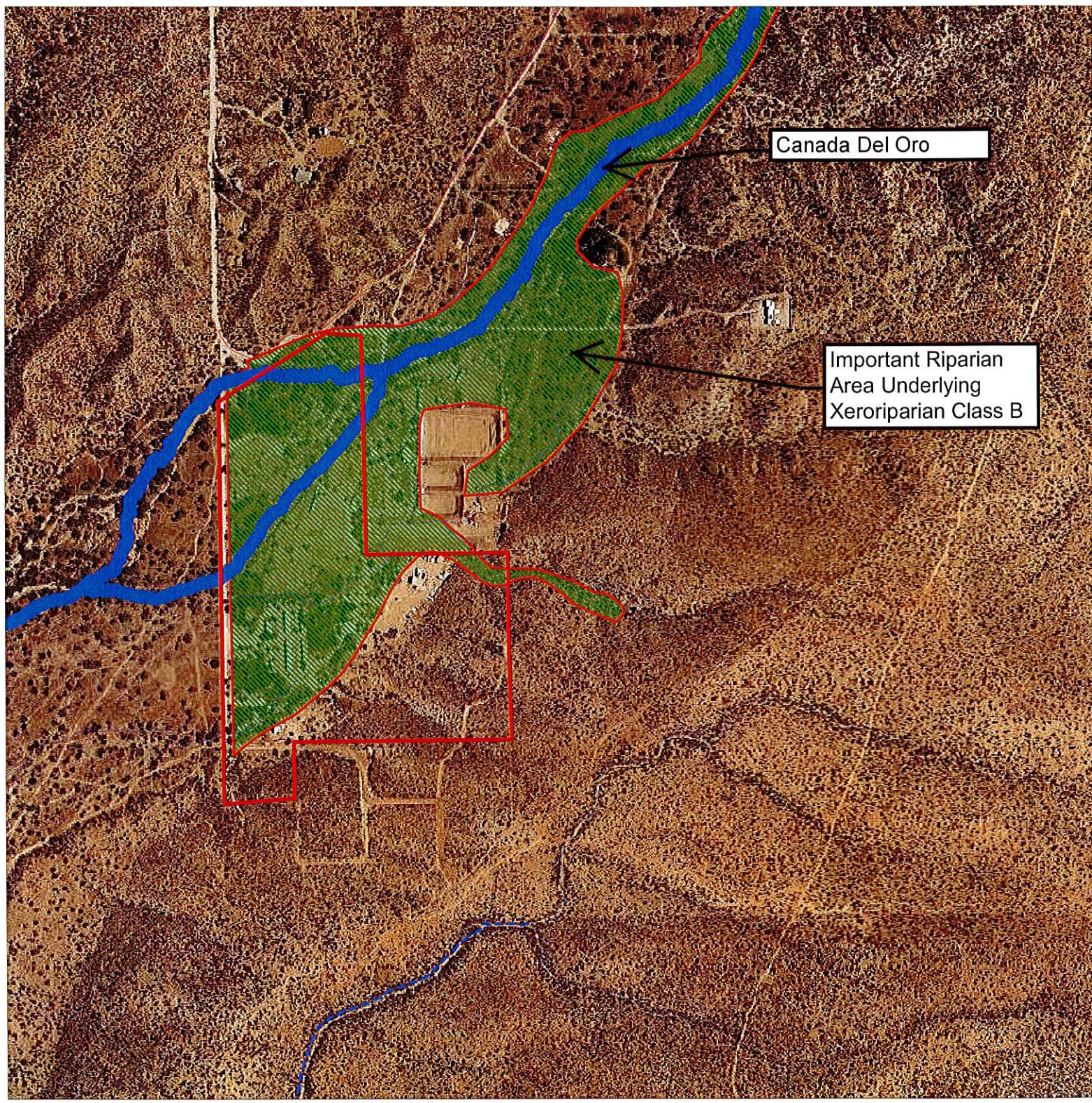
# Exhibit A



Spirit Dog Ranch  
Owners: Kerry Dykes and Kim Bergman  
17350 North Bowman Rd  
BOS Meeting Date 12/02/14

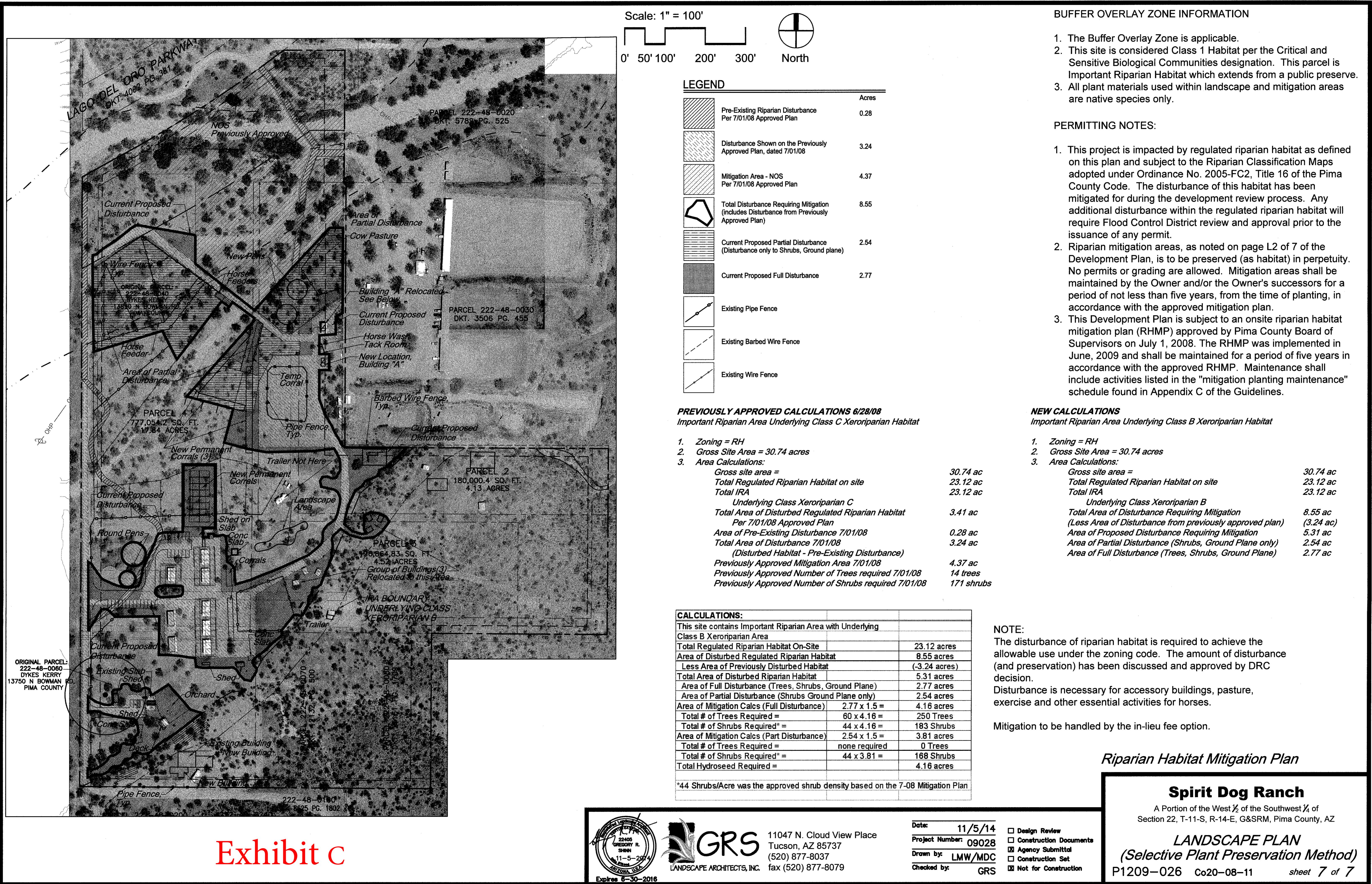


# Exhibit B



Spirit Dog Ranch  
Owners: Kerry Dykes and Kim Bergman  
17350 North Bowman Rd  
BOS Meeting Date 12/02/14





# Exhibit D

## OFFSITE MITIGATION CALCULATION

Spirit Dog Ranch  
13750 N. Bowman Rd.  
Tucson, AZ

OFFSITE REQUIREMENTS FROM RHMP (copy provided on next page)

<u>REQUIREMENT</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
250 Trees				
5 Gal. Trees <sup>1</sup>	125	Each	\$28.00	\$3,500.00
15 Gal. Trees <sup>1</sup>	125	Each	\$60.00	\$7,500.00
183 Shrubs				
5 Gal. Shrubs <sup>1</sup>	92	Each	\$28.00	\$2,576.00
1 Gal. Shrubs <sup>1</sup>	91	Each	\$11.00	\$1,001.00
Mitigation Shrub				
Replacement <sup>2</sup>	91	Each	\$28.00	\$2,548.00
Seeding				
Hydroseeding	181209	SF	\$0.07	\$12,684.63
Irrigation <sup>3</sup>		1 Lump Sum	\$1,000.00	\$1,000.00
Water <sup>4</sup>		5 Yearly Cost	\$0.00	\$0.00
<b>TOTAL IN LIEU MITIGATION COST</b>				<b>\$30,809.63</b>

### Footnotes

1 - Cost Reflects Available Labor and Owned Equipment on the Ranch

1 - Cost Includes Emitter, Poly Line and Spaghetti Line Cost at \$5.00 per  
1 and 5 gal. and \$ 10.00 per 15 gal. Tree

2 - This reflects previous mitigation shrubs that have not survived (frost damage)

3 - Includes cost of Valving and Connection to Existing System

4 - Property is on well water

**CALCULATIONS:**

This site contains Important Riparian Area with Underlying  
Class B Xeroriparian Area

Total Regulated Riparian Habitat On-Site		23.12 acres
Area of Disturbed Regulated Riparian Habitat		8.55 acres
Less Area of Previously Disturbed Habitat		(-3.24 acres)
Total Area of Disturbed Riparian Habitat		5.31 acres
Area of Full Disturbance (Trees, Shrubs, Ground Plane)		2.77 acres
Area of Partial Disturbance (Shrubs Ground Plane only)		2.54 acres
Area of Mitigation Calcs (Full Disturbance) =	$2.77 \times 1.5 =$	4.16 acres
Total # of Trees Required =	$60 \times 4.16 =$	250 Trees
Total # of Shrubs Required* =	$44 \times 4.16 =$	183 Shrubs
Area of Mitigation Calcs (Part Disturbance) =	$2.54 \times 1.5 =$	3.81 acres
Total # of Trees Required =	none required	0 Trees
Total # of Shrubs Required* =	$44 \times 3.81 =$	168 Shrubs
Total Hydroseed Required =		4.16 acres

\*44 Shrubs/Acre was the approved shrub density based on the 6-08 Mitigation Plan