



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 5, 2021

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for the Commercial Development at 2171 West River Road Located within Regulated Riparian Habitat (District 1)

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when cumulative disturbance of more than 1/3 acre of mapped riparian habitat occurs. If a project site contains suitable area(s) for mitigation, restoration, or enhancement, then on-site mitigation is required 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 off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Discussion:

The applicant, Greg Shinn with GRS Landscape Architects LLC has applied for a permit to develop a commercial property located southwest of the intersection, River Road and La Cholla Blvd. The property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Hydromesoparian Habitat. The applicant is proposing to do a combination of on-site planting and to contribute a fee of \$4,303.29. This fee is in lieu of part of the required onsite mitigation plantings and is based on a cost estimate by the applicant which is allowed per the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

Conclusion:

Acceptance of mitigation banking funds in-lieu of on-site 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 ILF proposal presented conforms with the Ordinance and, as such, the District recommends approval.

Fiscal Impact:

\$4,303.29

Board of Supervisor District:

1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

Department Director Signature/Date: J. Shields 12/7/2020

Deputy County Administrator Signature/Date: [Signature] 12/7/2020

County Administrator Signature/Date: C. R. [Signature] 12/7/2020

DATE: December 3, 2020

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 the Commercial Development at 2171 West River Road 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

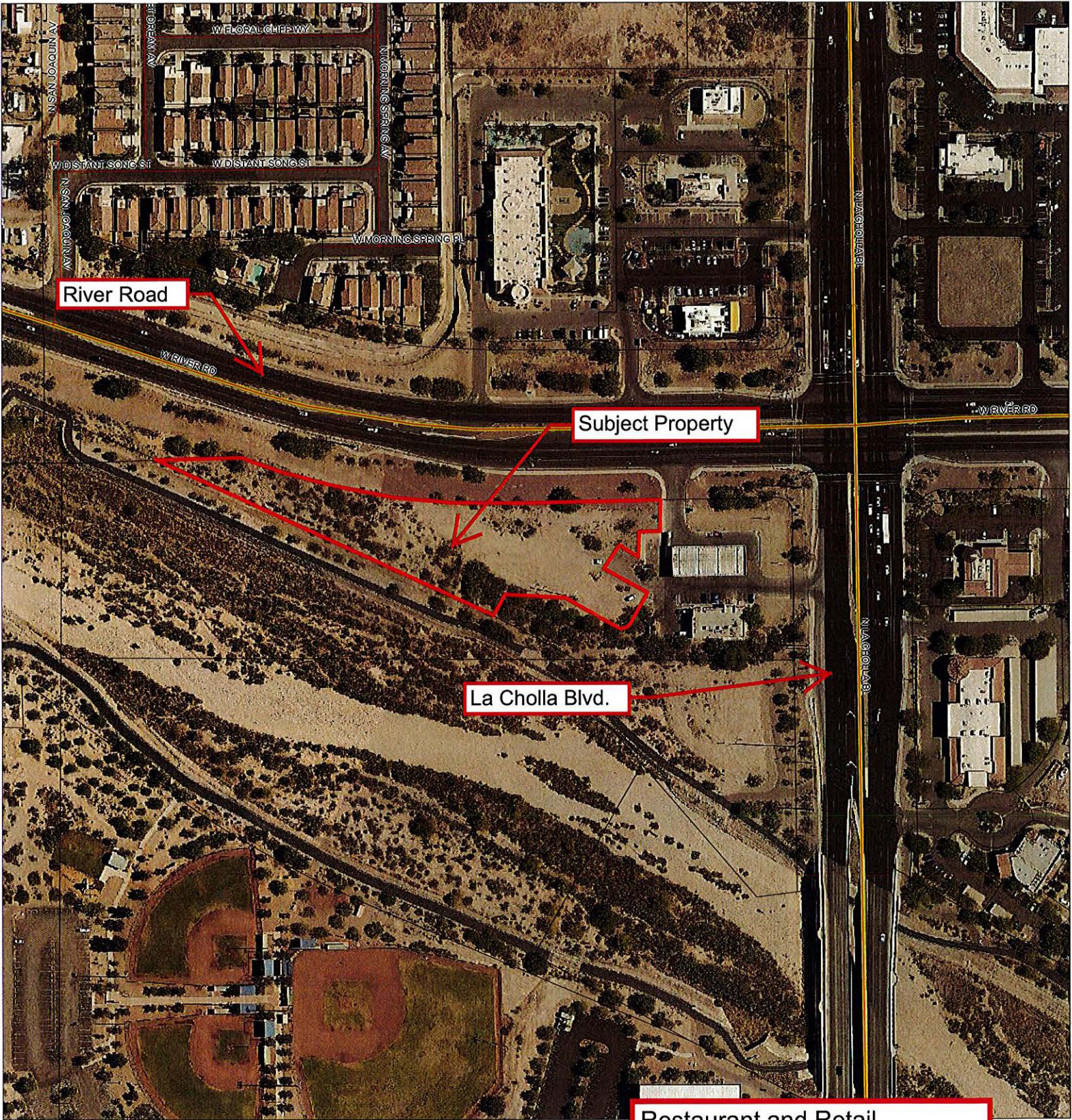
The applicant, Greg Shinn with GRS Landscape Architects LLC has applied for a permit to develop a commercial property located southwest of the intersection, River Road and La Cholla Blvd (Exhibit A). The entire property (1.99 acres) is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Hydromesoriparian Habitat (Exhibit B). The property was previously disturbed prior to the RRH mapping however there has been vegetative regrowth (0.29 acres) which will be counted towards the proposed disturbance for this project. The project disturbance to RRH is 0.97 acres (48% of the mapped RRH). The parcel is an irregular lot size which can be difficult lot to develop and to find areas for mitigation plantings. As a result, the applicant is proposing to do a combination of on-site planting and the remaining mitigation requirement will be a fee of \$4,303.29. This fee is in lieu of the required onsite mitigation plantings and is based on a cost estimate by the applicant which is allowed per 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 – Site Plan
Exhibit D – Mitigation Banking In-lieu Fee Proposal

Exhibit A



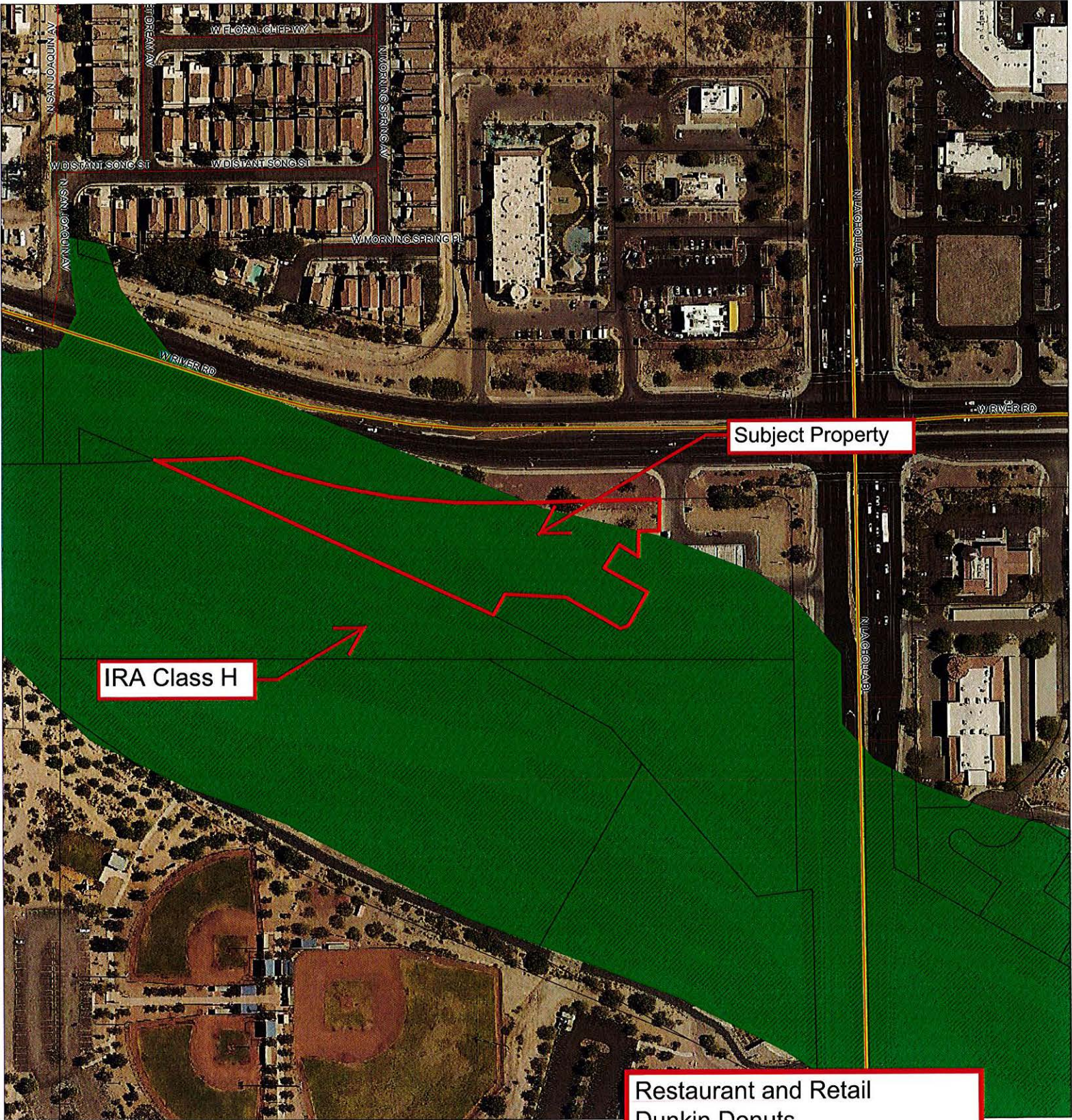
River Road

Subject Property

La Cholla Blvd.

Restaurant and Retail
Dunkin Donuts
2171 West River Road
BOS Meeting Date 1/05/2021

Exhibit B

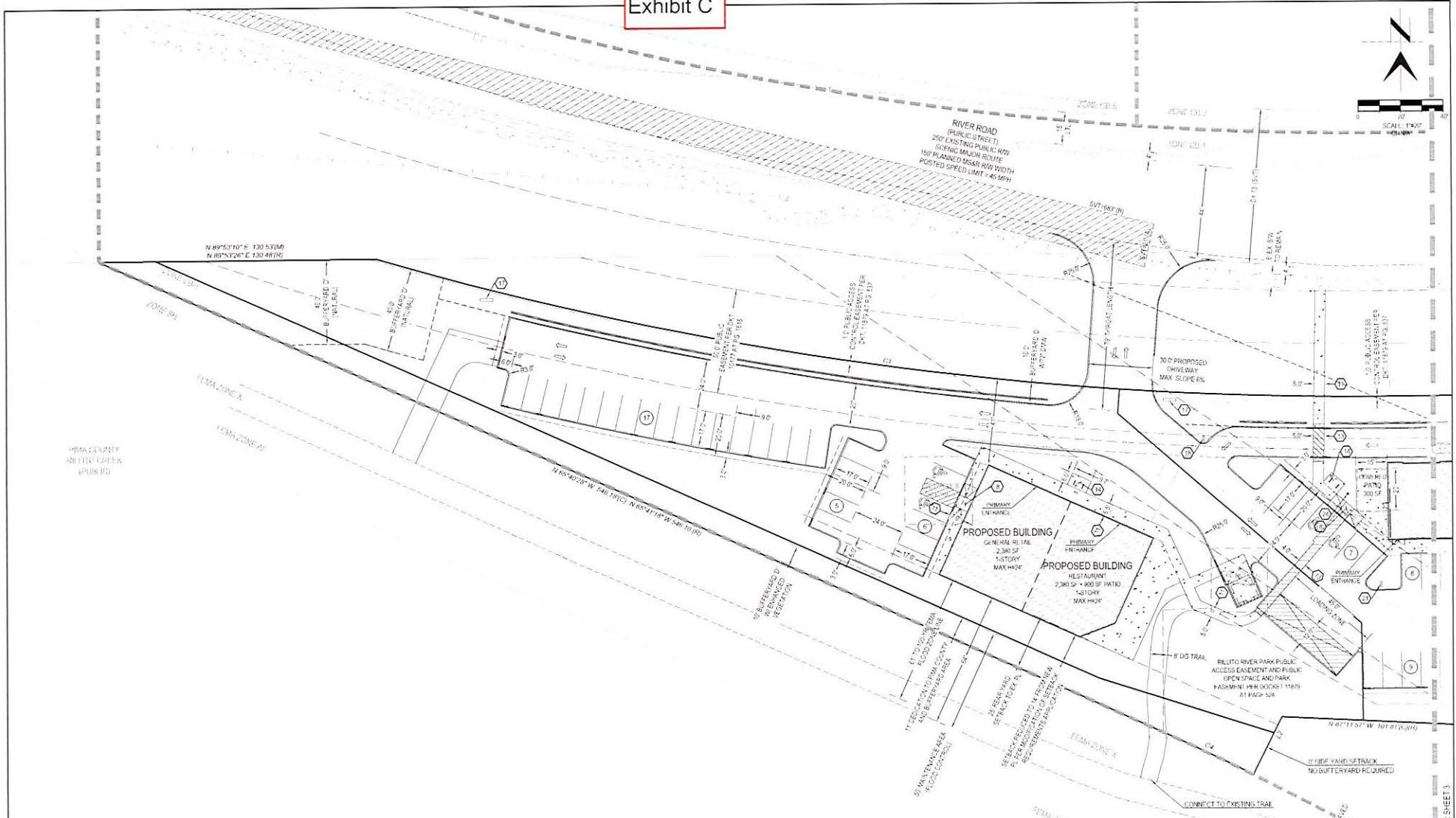
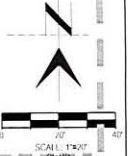


IRA Class H

Subject Property

Restaurant and Retail
Dunkin Donuts
2171 West River Road
BOS Meeting Date 1/05/2021

Exhibit C



- KEYNOTES:**
- 8 PROPOSED CURB ACCESS RAMP PER PAG SD 204 (TYPE 3 OR AS SHOWN) WITH TRUNCATED TOPS.
 - 11 CONCRETE SIDEWALK PER PAG SD 205 - ALL PRIVATE PROPERTY SIDEWALK (INCLUDING DRIVEWAYS TO WALK TO DRIVE) IN DRIVEWAYS PER CITY BUILDING CODE 156 AND 2000 IBC AT 17.5' SETBACK AND 1' MINIMUM ALI.
 - 13 MAX CROSS-SLOPE IN PAVED STAIR AND SIDEWALK IS 2.0% AND UNPAVED SIDEWALK WILL NOT EXCEED 5% FOR SIDEWALKS.
 - 14 SHORT TERM (RECYCLE) PARKING SEE TABLE D ON SHEET A.
 - 17 DUNKIN DONUTS MONUMENT SIGN BY SEPARATE PERMIT - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER.
 - 18 DO NOT ENFORCE DUNKIN DONUTS SIGN - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER.
 - 21 DUNKIN DONUTS DRIVE THROUGH SIGN WITH MONUMENT - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER.
 - 24 FLAG POLE - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER.

Line	Bearing	Distance
L2(C)(R)	S 26°38'52" W	30.26'

No.	Radius	Length	Central Angle	Chord Bearing	Chord Distance
C1(C)	7625.00'	488.48'	17°13'24"	S 82°00'00" E	486.65'
C1(R)	7625.00'	488.51'	17°13'28"		
C4(C)(R)	1300.00'	48.95'	2°09'27"	N 64°30'35" W	48.95'

SITE PLAN



DUNKIN DONUTS
2171 W RIVER ROAD
SITE CONSTRUCTION PERMIT
 LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST
 HMA COUNTY, ARIZONA

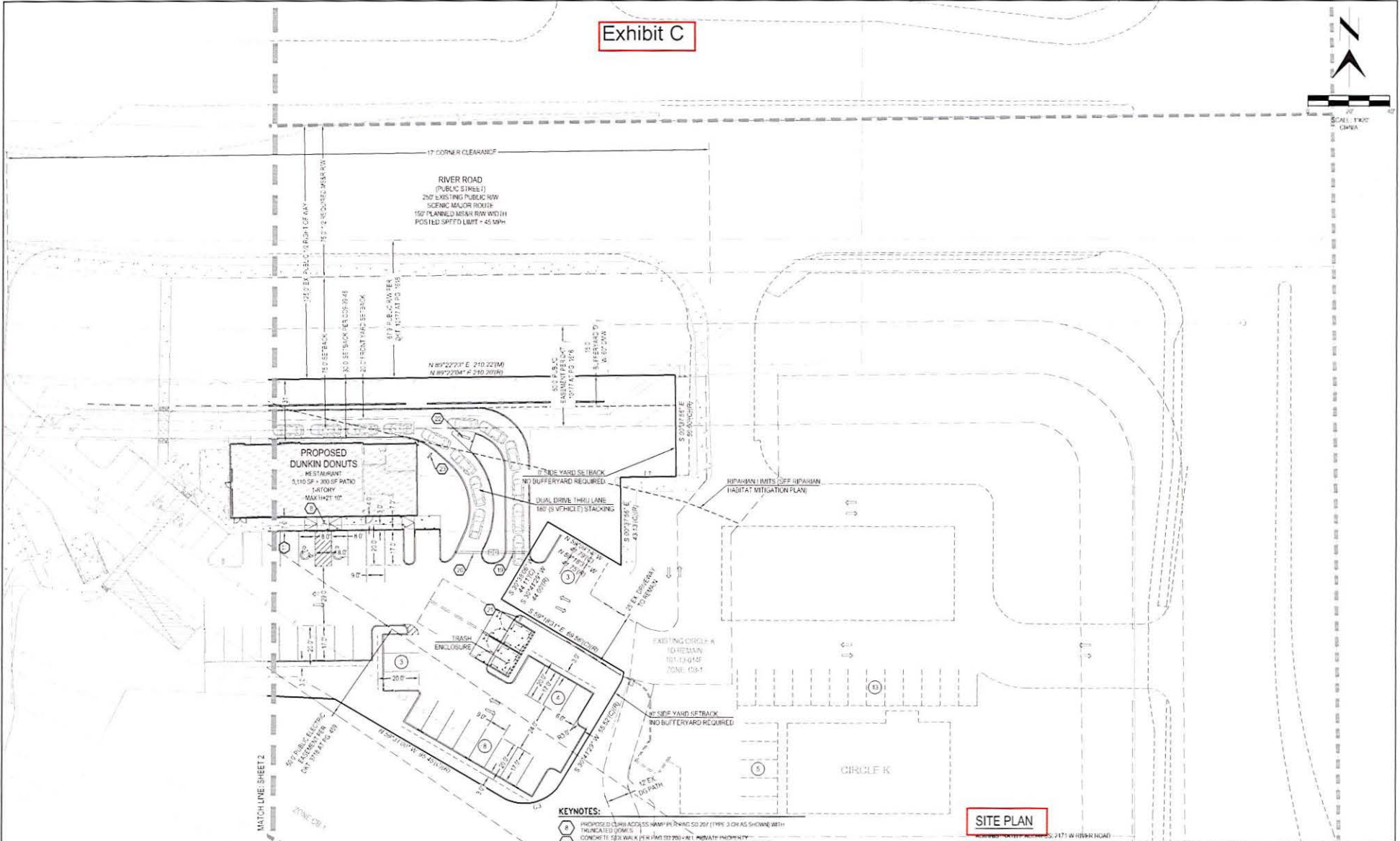
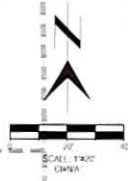
STAR CONSULTING
 P.O. BOX 3185
 TUCSON, AZ 85711
 (520) 425-0788
 INCLUDE CI NO. 19029

DATE: 01/20/2020
 SCALE: 1"=20'
 DRAWING NO: 12345-046
 SHEET NO: 015-98-01



MATCH LINE: SHEET 3

Exhibit C



SITE PLAN

Line	Bearing	Distance
L1(C)(R)	S 89°22'04" W	27.03'

No.	Radius	Length	Central Angle	Chord Bearing	Chord Distance
C1(R)	1625.00'	488.51'	17°13'28"		
C2(C)(R)	17.50'	7.20'	23°34'41"	S 18°54'09" W	7.15'
C3(C)(R)	20.50'	32.13'	89°47'31"	S 75°36'15" W	28.94'

- KEYNOTES:**
- 1 PROPOSED DRIVE ACCESS (NORTH) FROM RD 207 (TYPE 3 OR AS SHOWN) WITH TRUNCATED CORNER
 - 11 CORNER TO CIRCLE K (PER IAD 03/2004) - NOT PRIVATE PROPERTY - SETBACK (ONE LANE ONEWAY) TO MEET 30' (PER IAD) REQUIREMENTS FOR 20' (PER SECTION 156) AND 20' (PER IAD) SOLUTIONS (TYPICAL ALL)
 - 18 CLEARANCE BANK & DRIVE THRU LANE ONE WAY DUNKIN' DONUTS SIGN - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER
 - 20 CLEARANCE BANK & DRIVE THRU LANE ONE WAY DUNKIN' DONUTS SIGN - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER
 - 21 DUNKIN' DONUTS DRIVE THRU SIGN - MONUMENT - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER
 - 22 DUNKIN' DONUTS MENU BOARD (BY SEPARATE PERMIT) - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER
 - 23 DUNKIN' DONUTS SIGN - LOCATION TO BE FIELD VERIFIED BY ARCHITECT/TOWNER



STAR CONSULTING
 1500 W. WILLOW
 PHOENIX, AZ 85015
 PHONE: 602.960.1800

DUNKIN' DONUTS
2171 W RIVER ROAD
SITE CONSTRUCTION PERMIT
 18K ON 18E 11N N 30D SE 4N 4 1/2 AC REG
 LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST
 YUMA COUNTY, ARIZONA

PLN: P120200 SCALE: 1"=40'
 L2019446 L15288407
 PLAN NO. ---

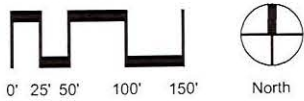
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Exhibit D



2005 Pima County Aerial

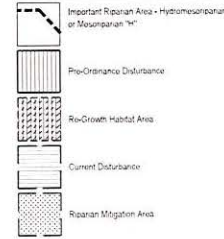
Scale: 1" = 50'



CALCULATIONS:	
This site contains Important Riparian Area with underlying Hydromesotarian or Mesoriparian H	
Total Regulated Riparian Habitat On-Site	84,423 sf (1.94 ac)
Total Area of Disturbed Riparian Habitat	74,823 sf (1.72 ac)
Total Area of Pre-Ordinance Disturbance	45,152 sf (1.04 ac)
Total Area of Re-Growth of Habitat	12,695 sf (0.29 ac)
Total Area of Current Disturbed Riparian Habitat	42,366 sf (0.97 ac)
Min. Mitigation Area Required = 1.5 x 0.97 x 0.7 =	44,484 sf (1.02 ac)
Total # of Trees Required = 3' x 0.97 x 1.5 =	5 Trees
Total # of Shrubs Required = 100 x 0.97 x 1.5 =	146 Shrubs
Total Riparian Mitigation Area Required	44,484 sf (1.02 ac)
Total Riparian Mitigation Area Provided on Site	15,437 sf (0.35 ac)
Total Riparian Mitigation Area Provided by in lieu fee	29,047 sf (0.67 ac)
Total # of Trees Required = 3' x 0.97 x 1.5 =	5 Trees
Total Trees Provided on Site	24 Trees
Total Trees Provided by in lieu fee	0 Trees
Total # of Shrubs Required = 100 x 0.97 x 1.5 =	146 Shrubs
Total Shrubs Provided on Site	79 Shrubs
Total Shrubs Provided by in lieu fee	67 Shrubs
Total Hydroseeded Required =	44,484 sf (1.02 ac)
Total Hydroseeded Provided on Site	15,437 sf (0.35 ac)
Total Hydroseeded Provided by in lieu fee	29,047 sf (0.67 ac)

*Based on current number of viable trees on site

RIPARIAN LEGEND



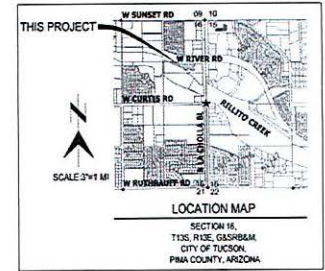
RIPARIAN MITIGATION NOTES

- The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
- Mitigated area will be hydroseeded with a minimum of 12 species from the approved Class H plant list found in Appendix B of the "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines." If plant species listed on the Mitigation Plan are unavailable, replacement species from the approved plant list may be selected based upon availability. Of the 12 species, 4 shall be shrubs, 4 shall be annuals/perennials/vines, and 4 shall be grasses.
- Mitigation plantings to be irrigated using an automatic drip irrigation system.
- Mitigation Plan implementation shall be completed by the first growing season following completion of construction, which is projected to be March-May, 2022.
- A monitoring plan, in accordance with the Guidelines, will be submitted annually for a period of five (5) years following implementation of the Riparian Habitat Mitigation Plan (RHMP). Any changes from the approved RHMP shall be noted on the monitoring plan submittal.

Monitoring Report Submittals shall be labeled "Annual Monitoring Report for P20C00067" and submitted to the RFGCD of Pima County Regional Flood Control District ATTN: Floodplain Management Division Staff 201 North Stone Ave, 9th Floor Tucson, Arizona 85703

Place the FRPJ# number on the envelope and monitoring plan submittal.

- The Project Owner, and/or the Owner's successors, agree to preserve and protect the Mitigation Area for the duration of the project. Further, the project owner and/or their successors agree to actively maintain the mitigated area for a period of not less than five years. Maintenance activities shall include, but not be limited to, the regular operation of the irrigation system; the replacement of dead trees; and the removal of noxious and/or invasive plant species.
- Mitigation area(s) to be left in a natural state. No disturbance shall occur within the mitigation area(s) without RFGD review and approval. Such disturbance includes but is not limited to secondary impacts such as the presence of livestock, fencing, intensive landscaping, outdoor play areas, etc.
- Materials within the sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.



RIPARIAN NOTES

- Zoning = CB-1
- Gross Site Area = 91,679 sf (2.10 acres)
- Land Use = Commercial
- Area Calculations
 - Gross site area = 91,679 sf (2.10 acres)
 - Total site grasses = 42,074 sf (1.00 acres)
 - Total riparian habitat on site = 1.94 acres (IRA = Hydromesotarian or Mesoriparian "H")
 - Total current riparian habitat disturbance = 0.97 acres
- See Riparian Habitat Mitigation Plan for Mitigation Quantities and Mitigation Area location. See Landuse Plan for Mitigation Plantings.

RIPARIAN METHODOLOGY

- This property contained disturbance prior to the Riparian Ordinance. This disturbance has been mapped on a 2005 Aerial and included on this plan. The total Pre-Ordinance Disturbance located within the limits of this project, is 45,152 sf. There are areas of re-growth within the pre-ordinance disturbance, which have been noted on the plan and are included in the Current Disturbance calculation.
- Tree mitigation has been calculated by inventorying trees on site and replanting them at a rate of 1:5:1.
- Shrub and hydroseeded mitigation has been calculated using the standard mitigation per acre (x 1.5 for IRA).
- Mitigation is being achieved with a combination of on-site mitigation and in-lieu fee. The calculations have been provided on this Riparian Habitat Mitigation Plan.

P1200209
CO9-99-46
C15-88-01

RESTAURANT and RETAIL at RIVER and LA CHOLLA

2171 West River Road, Tucson, AZ
IRR CNTRL PTN N 330' SE 4 NE 4 EXC RODS
Located in Section 16, T-13-S, R-13-E, GASRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

P20C00067

sheet 1 of 2

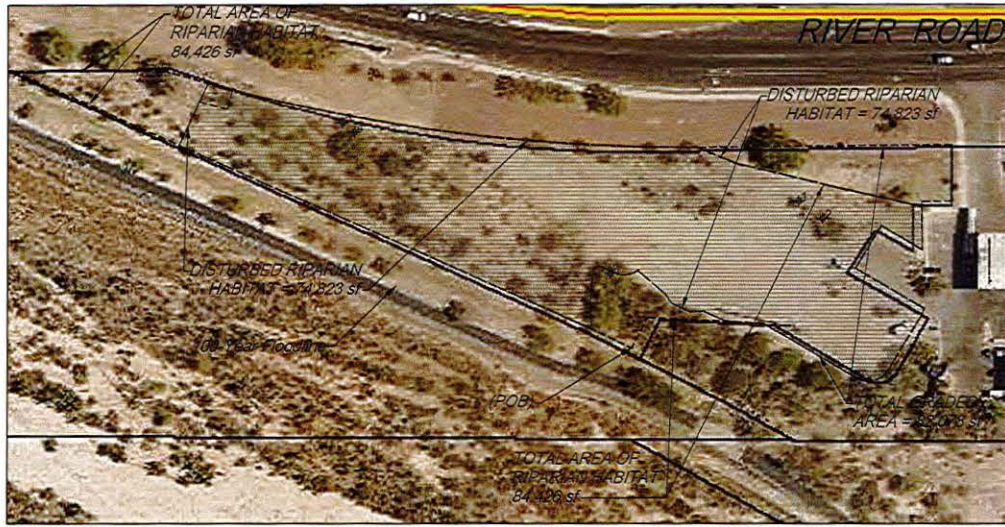


35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
grs@grslandscapearchitects.com

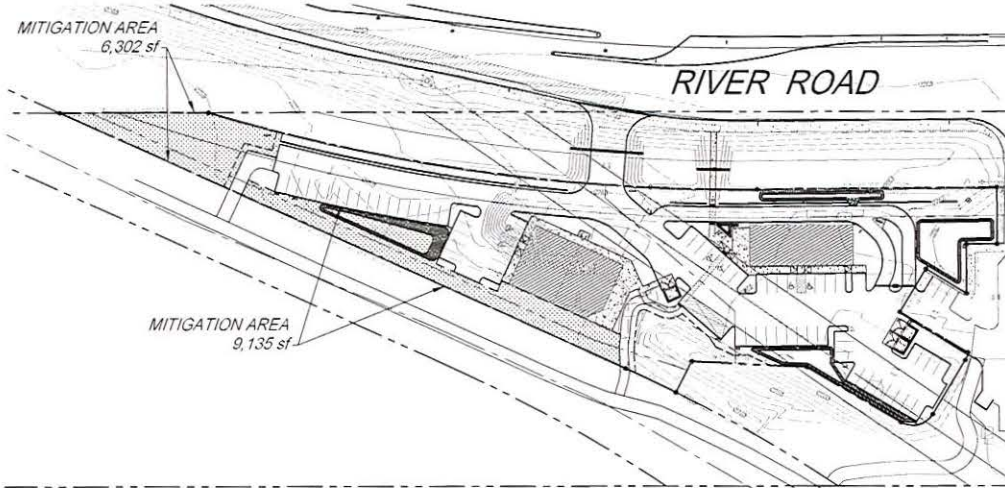
Date: 10/27/20
Drawn by: LMW
Checked by: GRS

- Design Review
- Construction Documents
- Agency Submittal
- Construction Set
- Not for Construction

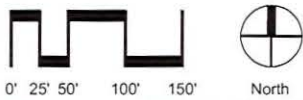
Exhibit D



2018 Pima County Aerial

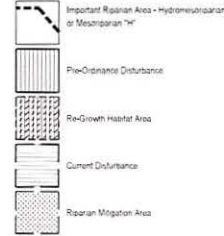


Riparian Habitat Mitigation Areas
Scale: 1" = 50'



ID NO.	DESCRIPTION	SIZE	VIABILITY		RECOMMEND		COMMENTS
			TRANSPLANT	RECOMMEND	RECOMMEND	RECOMMEND	
1	Cercidium floridum - Blue Palo Verde	6	H	H	RFS	PS	
2	Cercidium floridum - Blue Palo Verde	10	L	L	NV	MS, LB	
3	Cercidium floridum - Blue Palo Verde	12*	M	L	PP	SZ, LB	
4	Chilopsis linearis - Desert Willow	10	L	L	NV	DY, DW	
5	Cercidium floridum - Blue Palo Verde	18*	M	L	RFS	SZ, LB	
6	Chilopsis linearis - Desert Willow	12*	L	L	PP	DW, LB	

RIPARIAN LEGEND



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Total Hydroseed Provided by in lieu fee	29,047 sf (0.67 ac)

*Based on current number of viable trees on site

Dunkin Donuts - River and La Cholla

CALCULATION OF IN-LIEU FEE

Missing Plant Material

67 Shrubs - (50% 5 gal., 50% 1 gal.)
29,047 - SF Native Seed

Cost Calculations

0 - 15 gal. Trees - \$ 70.00 ¹	0.00
0 - 5 gal. Trees - \$ 35.00 ¹	0.00
34 - 5 gal. Shrubs - \$ 35.00 ²	1190.00
33 - 1 gal. Shrubs - \$ 10.00 ²	330.00
29,047 - SF Native Seed - \$ 0.07	2033.29

Maintenance Cost \$ 500.00
Irrigation Cost \$ 0.00²
Water Cost 250.00

TOTAL IN-LIEU FEE \$ 4,363.29

Notes

- 1 - These are "wet" costs that include the cost of spaghetti tubing and emitters.
- 2 - Irrigation structure (meter, backflow, irrigation controller, mainline, poly line, valve and pressure regulators) are not affected by the addition of this plant material. No Mainline extension or additional valves are required to irrigate additional plant material. Cost of irrigation is included in "wet" costs of 1 above.

MITIGATION PLANT SCHEDULE

TREES	QTY	SIZE
Mesquite	14	15 Gal
Prosopis velutina	0	5 Gal
Blue Palo Verde	6	15 Gal
Cercidium floridum	0	5 Gal
Desert Willow	4	15 Gal
Chilopsis linearis	0	5 Gal

SHRUBS	QTY	SIZE
Fairy Duster	0	5 Gal
Calliandra eriophylla	20	1 Gal
Creosote Bush	12	5 Gal
Larrea tridentata	0	1 Gal
Brittlebush	0	5 Gal
Encelia farinosa	13	1 Gal
Desert Hackberry	4	5 Gal
Celtis pallida	0	1 Gal
Nolina microcarpa	30	5 Gal
Bear Grass	0	1 Gal

HYDROMESORIPARIAN DESERT SEED MIX

The hydroseed mix shall consist of the following seeds

BOTANICAL NAME	COMMON NAME	PLS lbs/acs
Andropogon barboudus	Cane Beardgrass	5.0
Aquilegia chrysantha	Yellow Columbine	2.0
Bouteloua curtipendula	Sidecats Grama	10.0
Clematis drummondii	Old Man's Beard	2.0
Encimena lancifolia	Turpentine Bush	1.0
Justicia candidans	Red Justicia	2.0
Lobelia cardinalis	Monkey Flower	1.5
Lycium spp	Witchberry	3.0
Muhlenbergia rigens	Deergrass	2.0
Nolina microcarpa	Beargrass	3.0
Panicum obtusum	Vine Mesquite	3.0
Penstemon spp	Penstemon	4.0
Sporobolus cryptandrus	Sand Dropseed	2.0

P1200209
C09-99-46
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35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
grps@grslandscape.com

Date: 10/27/20
Drawn by: LMW
Checked by: GRS
 Design Review
 Construction Documents
 Agency Submittal
 Construction Set
 Not for Construction

RESTAURANT and RETAIL at RIVER and LA CHOLLA

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Located in Section 16, T-13-S, R-13-E, GKSRRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

P20SC00063

sheet 2 of 2