



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 21, 2017

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal Located at 2118 East Desert Garden Drive (District 1)

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 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 review and approval.

Discussion:

The applicant, Joseph Brown with Kevin B. Howard Architects has applied for a permit on behalf of the owners to construct a single family residence on property located at 2118 East Desert Garden Drive in the Pima Canyon Estates Subdivision. The property is mapped within Regulated Riparian Habitat (RRH) and is classified in two different habitat types; Xeroriparian Class C Habitat and Important Riparian Area with Underlying Xeroriparian Class B Habitat. The construction footprint takes up 46% of the 1.15 acre parcel. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, the applicant is proposing to contribute a fee of \$5,713.33 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 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:


\$5,713.33

Board of Supervisor District:

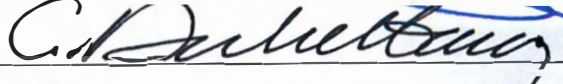
1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

Contact: Suzanne Shields, P.E. Telephone: 724-4600

Department Director Signature/Date:  10/30/17

Deputy County Administrator Signature/Date:  10/30/17

County Administrator Signature/Date:  10/30/17

DATE: October 24, 2017

TO: Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.
Director

SUBJECT: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal Located at 2118 East Desert Garden Drive, Located within Xeroriparian Class C Habitat and 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) 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.

Report

The owners, Toby and Lynn Lenk, are applying for a floodplain use permit to construct a single family residence on property located at 2118 Desert Garden Drive (Exhibit A). The property is mapped within two types of Regulated Riparian Habitat classified as Xeroriparian Class C Habitat and Important Riparian Area with Underlying Xeroriparian Class B Habitat (Exhibit B).

Joseph Brown with Kevin B. Howard Architects was hired to prepare a Riparian Habitat Mitigation Plan (Exhibit C). The construction footprint takes up 46% of the 1.15 acre parcel. The property is densely vegetated with healthy mature trees and shrubs therefore has no suitable place for onsite mitigation. As a result, the owner is proposing to contribute a fee of \$5,713.33 in lieu of onsite mitigation, based on the Flat Fee Schedule.

IRA/XB 0.51 acre of disturbance * \$11,000 = \$5,627.53

XC 0.01 acre of disturbance * \$6,500 = \$85.80

	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

Exhibit A – Project Location

Exhibit B – Project Site – Riparian Classification Map

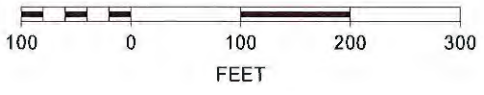
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Subject Property

SCALE 1 : 2,000



The Lenk Residence
2118 East Desert Garden Drive
BOS Meeting 11/21/2017

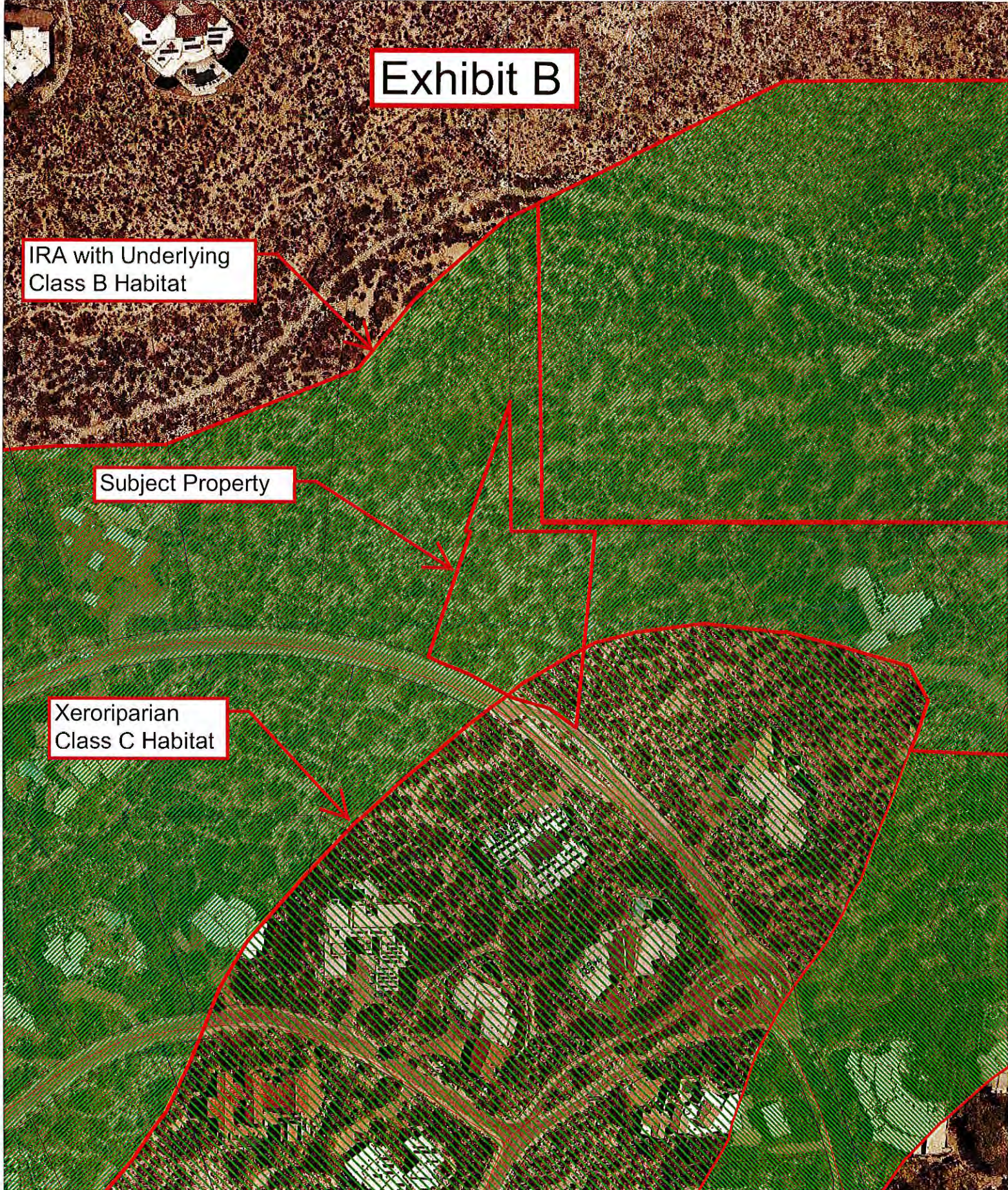


Exhibit B

IRA with Underlying Class B Habitat

Subject Property

Xeroriparian Class C Habitat

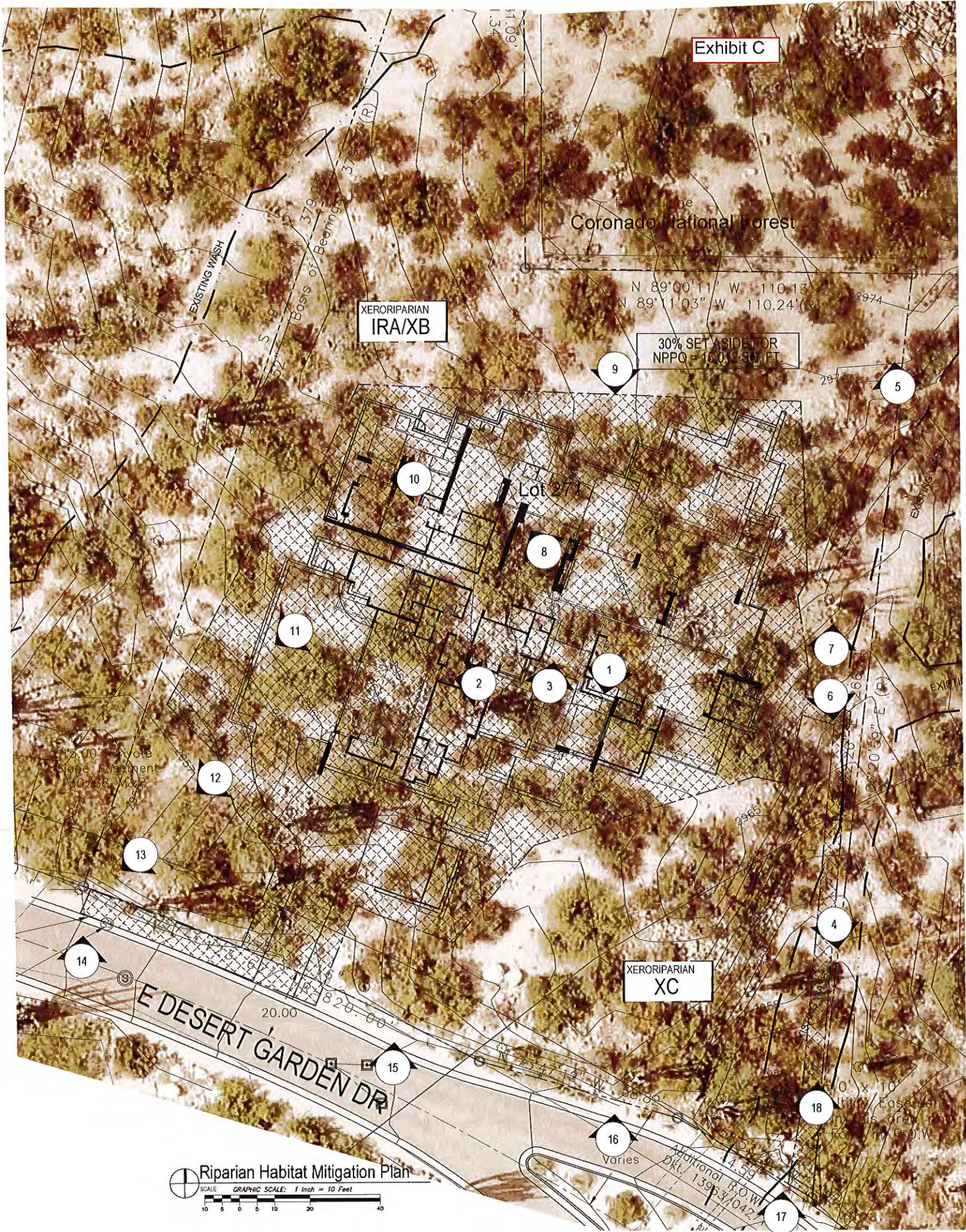


SCALE 1 : 2,000

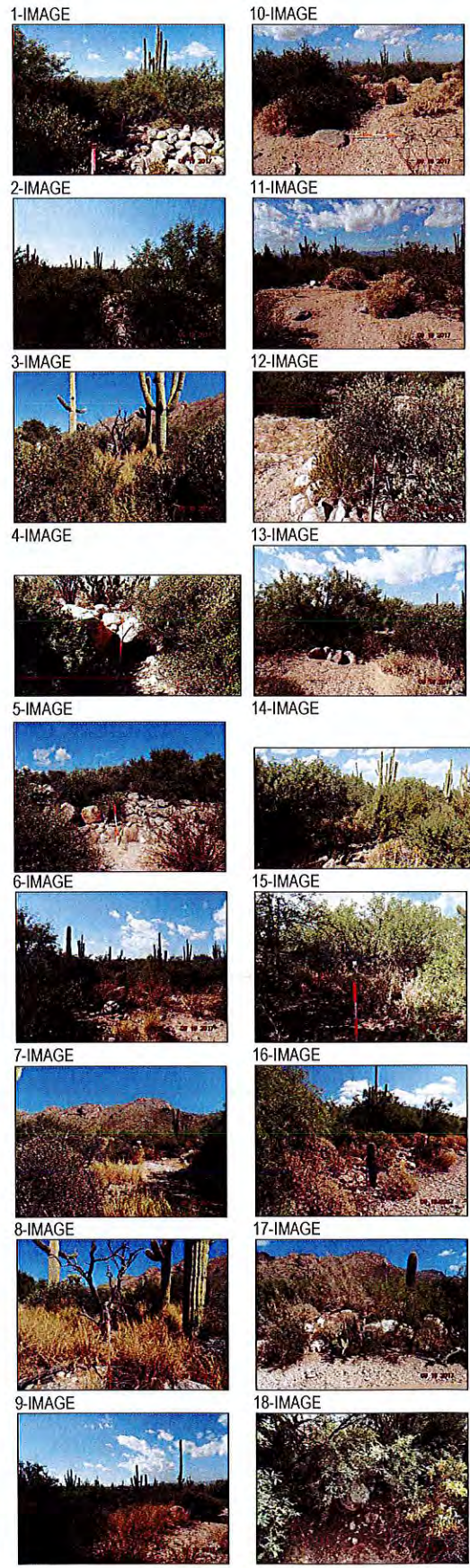


The Lenk Residence
2118 East Desert Garden Drive
BOS Meeting 11/21/2017





AREA	Xeroriparian DESIGNATION	VALUE/ACRE	EXISTING AREA SF	ACTUAL DISTURBANCE AREA SF	Percent of Total mapped RRH disturbed	ACRE	FEE
1	IRA/XB	\$11,000.00	44,192	22,285	50%	0.51	\$5,627.53
2	XC	\$6,500.00	5,850	575	10%	0.01	\$85.80
TOTAL			50,042	22,860	46%	0.52	\$5,713.33



IN-LIEU FEE CALCULATION

FLOOD PLAIN USE # P17FC00019RP

PROJECT OVERVIEW

THE PROPOSED RESIDENCE IS LOCATED AT 2118 E DESERT GARDEN DR, TUCSON, AZ 85718. ON LOT #271 OF PIMA CANYON ESTATES SUBDIVISION. THE GENERAL LOCATION IS NORTH OF INA ROAD ALONG THE CENTRAL FOOTHILLS IN PIMA COUNTY, ARIZONA. THE TOPOGRAPHY THROUGHOUT THE SUBDIVISION IS GENERALLY HOOKY AND DENSELY VEGETATED. THIS PARTICULAR LOT IS SLIGHTLY SLOPED WITH A SINGLE WASH THAT RUNS ALONG THE EASTERN PROPERTY LINE. IMPACTS TO RIPARIAN RESOURCES ARE UNAVOIDABLE BECAUSE THE ENTIRE SITE IS WITHIN RIPARIAN HABITAT. AS SHOWN ON THE PLAN, 0.52 ACRES OF RIPARIAN HABITAT AS CATEGORIZED BY PIMA COUNTY WILL BE DISTURBED FOR CONSTRUCTION OF DRIVEWAY, BUILDING PAD AND UTILITIES.

THE PROJECT IS SITE LOCATED IN PIMA CANYON ESTATES AT THE FOOTHILLS OF THE CAROLINA MOUNTAINS. MOST OF THE VEGETATION IS CHARACTERIZED BY PALO VERDE, CACTI, AND MIXED SCRUB SPECIES. THIS LOT SUPPORTS A DIVERSITY OF VEGETATION. 55% OF THE LOT IS IRA/XB, WITH A SMALL AREA OF XB NEAR THE AREA OF THE EXISTING NATURAL DRAINAGE PATTERN. THE LOCATION FOR DEVELOPMENT HAS AVOIDED THE NATURAL DRAINAGE PATTERN AND IS LOCATED TO AVOID SIGNIFICANTLY IMPACTING THIS PATTERN. THE SITE IS NOT IN A FLOODPLAIN AND THE DRAINAGE PATTERN IS NOT A SIGNIFICANT WASH. A DRAINAGE STUDY WAS PREPARED BY TETRA TECH (000000000) TO STUDY THE EFFECTS OF THE NATURAL PATTERNS OF DRAINAGE. THE RECOMMENDATIONS OF THE REPORT ARE INCORPORATED INTO THE DESIGN AND DEVELOPMENT AREA. THE PRIMARY VEGETATION SPECIES OBSERVED INCLUDE FOOTHILLS PALO VERDE, SILVER MESQUITE, AND SAGUARO. ALSO PRESENT IS CHOLLA, COTULID, AND BARREL CACTUS. MOST OF THE VEGETATION IS HEALTHY.

DEVELOPMENT OF THE SITE WILL BE PERFORMED IN A MANNER TO MINIMIZE DISTURBANCE TO ON SITE VEGETATION THAT IS LOCATED OUTSIDE THE DEVELOPMENT FOOTPRINT. THE LIMITS OF DISTURBANCE ARE ALREADY RESTRICTED BY THE HOME OWNERS ASSOCIATION (HOA) OF THIS SUBDIVISION TO PRESERVE THE NATURAL FEATURES AROUND EACH RESIDENCE AND ARE STRICTLY ENFORCED NOT ONLY DURING THE PLANNING STAGES BUT DURING CONSTRUCTION. LANDSCAPING MITIGATION IN THE FORMS OF SEVERAL NEW TREES ARE REQUIRED BY THE HOA TO HELP THE NEW DEVELOPMENT BLEND INTO THE EXISTING VEGETATION AND SCREEN FROM OFFSITE VIEWS. DUE TO THE DENSITY OF EXISTING VEGETATION AND THE TIGHT DEVELOPMENT ENVELOPE REQUIRED BY THE SUBDIVISION, IT IS IMPRACTICAL TO PROVIDE ADDITIONAL MITIGATION WITHOUT DISTURBING THE EXISTING VEGETATION AND NOW WE REQUEST THE IN-LIEU FEE PROPOSAL.

IN-LIEU FEE

TO COMPENSATE FOR THE DISTURBANCE TO REGULATED RIPARIAN HABITAT (RRH) THE IN-LIEU FEE (ILF) OPTION HAS BEEN CHOSEN IN LIEU OF ON-SITE MITIGATION AND ANNUAL REPORTING. FEE CALCULATIONS WERE PREPARED USING THE ILF SINGLE-LOT DEVELOPMENT FEE TABLE (TABLE 3) IN THE RRH OFFSITE MITIGATION GUIDELINES FOR UNINCORPORATED PIMA COUNTY MANUAL. THE COST PER ACRE FOR THE TWO TYPES OF RRH LOCATED ON THIS PROPERTY ARE INDICATED IN THE CHART ABOVE. THE AREAS OF EACH DISTURBED ZONE ARE INDICATED AND TOTAL THE FINAL DISTURBED AREA.

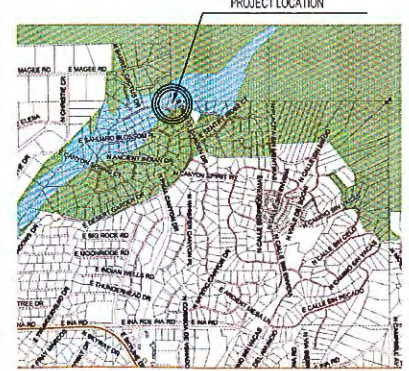
SPECIAL NOTE:

PRESERVED RIPARIAN HABITAT SHALL BE PROTECTED DURING CONSTRUCTIONS PROTECTIVE FENCING. PROTECTIVE FENCING MUST BE LOCATED AS SHOWN ON THE SITE PLAN AND MUST REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION AND DEVELOPMENT PROCESS. FENCE IS INDICATED AS THE LIMITS OF GRADING AND NOTHING OUTSIDE THOSE LIMITS SHALL BE DISTURBED.

KEY

DEVELOPED AREA= (GRADING & CONSTRUCTION AREA)

TOTAL DISTURBANCE ENVELOPE	22,500 SF
TOTAL OF LOT IN XERORIPARIAN AREA	100%
	50,042 SF



Location Map

SCALE: NTS

LOT #271 Pima Canyon Estates

Recorded in Book 50 of Maps and Plats at Page 87, Located in Sections 30 and 32, Township 12 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona

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Kevin B. Howard
ARCHITECTS
DESIGN-BUILD

The Lenk Residence
2118 E DESERT GARDEN DR, TUCSON, AZ 85718
Lot # 271 Pima Canyon Estates

RIPARIAN HABITAT MITIGATION PLAN IN-LIEU FEE PROPOSAL

Job#: 2017-04
Date: 9.12.2017

Drawn By: J. Brown, H. Waller
Checked By: J. Brown

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