



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 Hydriparian 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 Hydromesori-riparian 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



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



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

RIPIARIAN HABITAT CLASS H



Justification Statement

SITE IS SPARSELY VEGETATED WITH NO DEFINED WASHES. LANDSCAPE WITH NATIVE PLANTS WILL BE INCORPORATED INTO THE CONSTRUCTION PHASE AND WILL IMPROVE SITE COVER ABOVE CURRENT CONDITIONS OF THE 12 VELVET MESQUITES (PROSOPIS VELUTINA) ARE ADJACENT TO ELENA MARIA PAVEMENT EDGE AND WILL BE RETAINED IN PLACE. THE 2 VELVET MESQUITES IMPACTED BY CONSTRUCTION ARE LOW VIABILITY AND WILL BE REPLACED BY THE SAME SPECIES. ONE ROSEWOOD (VAUQUEIRIA CALIFORNICA) ON SITE WILL BE PRESERVED IN PLACE. REMAINDER OF VEGETATION IS DESERT BROOK AND GRASSES. OWNER ELECTS IN-LIEU FEE OVER CONTINUED ON SITE MONITORING.

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

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

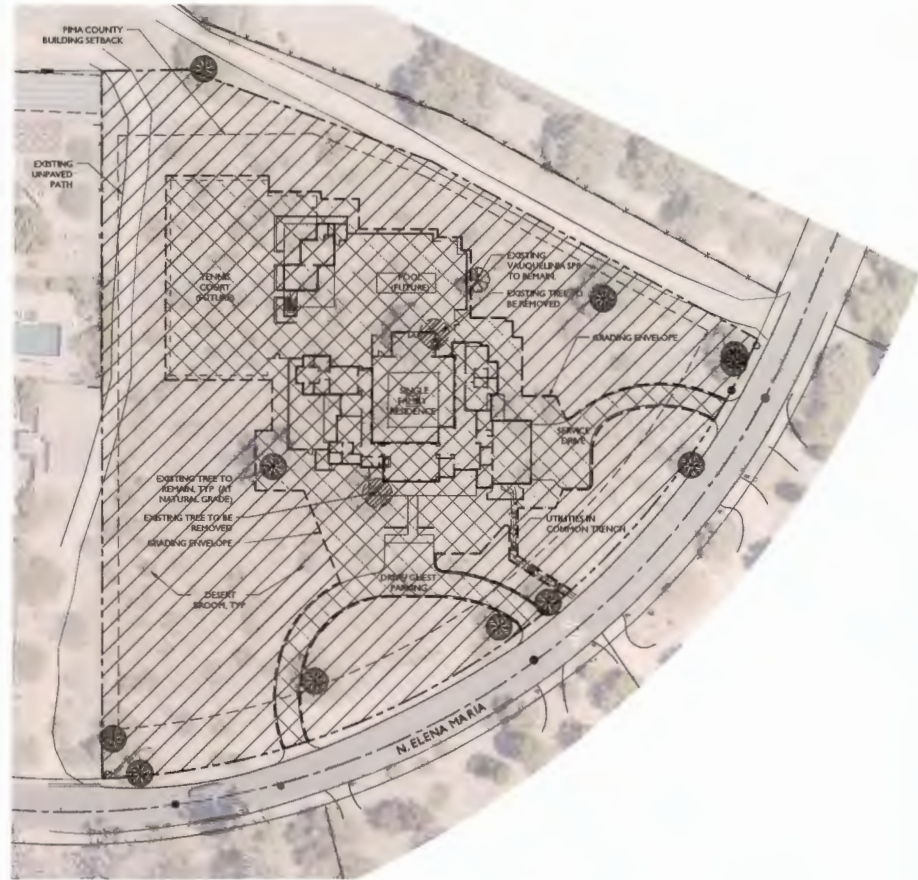
Riparian Habitat Calculations

TOTAL AMOUNT OF REGULATED RIPIARIAN HABITAT ON-SITE =	2.48 ACRES
15' GRADING ENVELOPE OF STRUCTURES	23,514 SF
UTILITY TRENCHING 9" @ 200 LF	1,000 SF
SITE WALLS 9" @ 247 LF	1,335 SF
OPEN FENCING 9" @ 380 LF	1,900 SF
SUBTOTAL	27,749 SF
ADD DISTURBANCE AREA NOT CALCULATED ABOVE (DRIVEWAY) PAVING/ GRADING	19,809 SF
TOTAL AMOUNT OF REGULATED RIPIARIAN HABITAT DISTURBANCE =	45,750 SF
ADJUSTED AREA FOR FEE CALCULATION (Disturbance area * mitigation ratio * 70%) =	1.1 ac 11,54,700

RIPIARIAN 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		\$60.00
5-gallon shrubs			\$0.00
1-gallon shrubs			\$0.00
Hydroseed	1.14 Acres(s)		\$1,008.90
Impaction system (materials and labor for installation)***	1.14 Acres(s)		\$1,710.00
5-year maintenance for Xeriscape****	0.00 Acres(s)		\$0.00
5-year maintenance for H and/or IRA****	1.14 Acres(s)		\$1,197.00
Total Cost			\$4,209.90

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



Revisions
NOCD REVIEW COMMENTS
3-2-22

RIPIARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL

Velu Residence
3109 North Elena Maria
Tucson, Arizona 85750

711 East North Street
Tucson, AZ 85719
www.a23studios.com

Project 20.107
Date 4.12.22
Scale Noted
Sheet

A1.1