



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 an Addition to a Single Family Residence at 1248 North Calle Rinconado, Located within Regulated Riparian Habitat (District 4)

***Introduction/Background:**

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires a riparian habitat mitigation plan (RHMP) for mapped riparian habitat disturbances greater than 1/3 acre. The RHMP requires a Flood Control District Board of Directors (Board) approval when disturbance of Important Riparian Area exceeds 1/3 of an acre and is more than 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 owners Mr. and Mrs. Smith have applied for a permit to construct a addition to their single family residence on their property located at 1248 North Calle Rinconado. Mr. and Mrs. Smith hired Greg Shinn with GRS Landscape Architects to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$4,196.00 in lieu of onsite mitigation.

***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:**

\$4,196.00

***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: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____

DATE: May 20, 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 an Addition to a Single Family Residence at 1248 North Calle Rinconado, Located within Regulated Riparian Habitat (District 4)

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires a riparian habitat mitigation plan (RHMP) for mapped riparian habitat disturbances greater than 1/3 acre. The RHMP requires a Flood Control District Board of Directors (Board) approval when disturbance of Important Riparian Area exceeds 1/3 of an acre and is more than 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 owners Mr. and Mrs. Smith have applied for a permit to construct an addition to their single family residence on their property located at 1248 North Calle Rinconado (Exhibit A). The entire property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with an Underlying Classification Xeroriparian C Habitat (Exhibit B). Upon review of the permit it was discovered there has been unpermitted disturbance to the RRH that has not been mitigated and the disturbance is over 5% of the RRH on the property. Mr. and Mrs. Smith hired Greg Shinn with GRS Landscape Architects to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$4,196.00 in lieu of onsite mitigation, based on the 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



1248 N Calle Rinconado
Smith 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



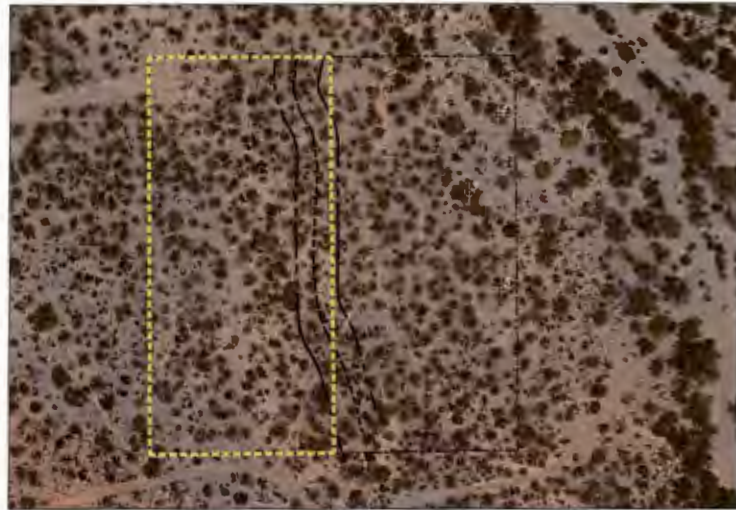
1248 N Calle Rinconado
Smith Residence

5/18/2022



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Exhibit C

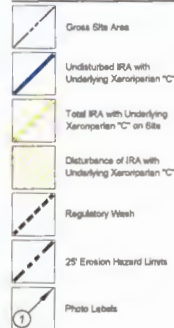


2005 Aerial



2020 Aerial

RIPARIAN LEGEND



RIPARIAN NOTES

1. Zoning = OR-1
2. Gross Site Area = 56,502 SF (1.30 acres)
3. Land Use = Rural Residential Zone
4. Area Calculations:
 - a. Gross Site Area = 56,502 SF (1.30 acres)
 - b. Undisturbed Riparian Area with Underlying Xeroriparian 'C' = 12,595 SF (0.29 acres)
 - c. Total Riparian Area with Underlying Xeroriparian 'C' = 56,502 SF (1.30 acres)
 - d. Disturbance of Riparian Area with Underlying Xeroriparian 'C' = 43,908 SF (1.01 acres)

CALLE RINCONADO METHODOLOGY

This site consists of Regulated Riparian Habitat (RRH) Xeroriparian 'C' with Important Riparian Area (IRA). Records indicate that FPU's exist for the property that allow for approximately 43,908 SF of clearing within the RRH. Clearing has exceeded this amount, as well as exceeding the 1/3 acre limit for no mitigation. As a result, all clearing of regulated riparian habitat must be mitigated. The methodology for determining the mitigation is outlined below.

1. Property lines as shown on Prime Maps are not correct. These lines have been corrected based on site survey pins encountered during a site visit.
2. Based on the site visit, the limit of disturbance was field verified. Note that an area immediately east of the eastern yard wall is regrowing nicely and is included within the undisturbed area.
3. A similar size parcel immediately East of the subject property was laid out on an aerial photo. This similar parcel was inventoried for trees. These are shown on the aerial photo. Only 5 trees were found within that similar sized parcel. These are mapped on the aerial along with the inventory.
4. A 2005 aerial was reviewed (and included on this submittal) to confirm that the pre-construction density on the subject property is similar to the density of the inventoried property next door. We believe they are similar.
5. As a result of this adjacent field inventory, we believe that the density of trees on these parcels is equal to 5 trees per acre. This has been used on our mitigation calculation.
6. Our inventory also suggests that the density of shrubs is consistent with the standard mitigation requirement (70 shrubs per acre).
7. Photographs are provided of the shrubs, undisturbed areas, regrowth areas, vegetation within the regrowth.
8. These photos also suggest that native grasses are not present, most likely due to soils.
9. The owner proposes to provide mitigation via an In-Lieu Fee (ILF). An In-Lieu Fee Calculation has been provided based on the combination of field conditions and inventory.

CALCULATIONS

This site contains IRA with Underlying Xeroriparian 'C'

| | |
|--|------------------------|
| Total Regulated Riparian Habitat On-Site | 56,502 SF (1.30 acres) |
| Total Area of Disturbed Riparian Habitat | 43,908 SF (1.01 ac) |
| Min. Mitigation Area Required = $1.5 \times 1.01 \times 0.7 =$ | 46,104 SF (1.06 ac) |
| Total # of Trees Required = $1.5 \times 1.01 \times 5 =$ | 8 Trees |
| Total # of Shrubs Required = $1.5 \times 1.01 \times 70 =$ | 106 Shrubs |
| Total Riparian Mitigation Area Required = | 46,104 SF (1.06 ac) |
| Total Riparian Mitigation Area Provided on Site = | 0 SF (0.00 ac) |
| Total Riparian Mitigation Area Provided by In-Lieu Fee = | 46,104 SF (1.06 ac) |
| Total # of Trees Required = $1.5 \times 1.01 \times 5 =$ | 8 Trees |
| Total Trees Provided on Site = | 0 Trees |
| Total Trees Provided by In-Lieu Fee = | 8 Trees |
| Total # of Shrubs Required = $1.5 \times 1.01 \times 70 =$ | 106 Shrubs |
| Total Shrubs Provided on Site = | 0 Shrubs |
| Total Shrubs Provided by In-Lieu Fee = | 106 Shrubs |
| Total Hydroseed Required = | 0 SF (0.00 ac) |
| Total Hydroseed Provided on Site = | 0 SF (0.00 ac) |
| Total Hydroseed Provided by In-Lieu Fee = | 0 SF (0.00 ac) |

TREE INVENTORY

| ID NO | DESCRIPTION | SIZE |
|-------|--------------------------------------|------|
| 1 | Prosopis juliflora - Native Mesquite | 12 |
| 2 | Prosopis juliflora - Native Mesquite | 10 |
| 3 | Prosopis juliflora - Native Mesquite | 6 |
| 4 | Prosopis juliflora - Native Mesquite | 6 |
| 5 | Prosopis juliflora - Native Mesquite | 6 |

Scale: 1" = 50'



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

Date: 5/18/22
Drawn by: LMW/KVP
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

1248 N Calle Rinconado
Vail, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN
In-Lieu Fee Methodology

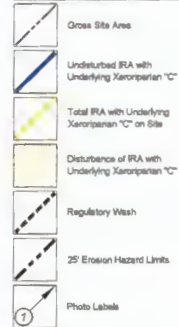
P. 1

RH-1 1-2

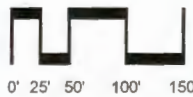


2020 Aerial

RIPARIAN LEGEND



Scale: 1" = 50'



1248 N Calle Rinconado

CALCULATION OF IN-LIEU FEE

Mixing Plant Material

8 - Trees (50% 15 gal. and 50% 5 gal.)
 51 - 5 gal. Shrubs
 50 - 1 gal. Shrubs
 0 - SP Native Seed

Cost Calculation

| | |
|--|---------|
| 4 - 15 gal. Trees - \$ 84.00 ¹ | 336.00 |
| 4 - 5 gal. Trees - \$ 42.00 ¹ | 168.00 |
| 51 - 5 gal. Shrubs - \$ 42.00 ² | 2142.00 |
| 50 - 1 gal. Shrubs - \$ 12.00 ² | 600.00 |
| 0 - SP Native Seed - \$ 0.00 ³ | 0.00 |

Maintenance Cost - \$ 500.00⁴
 Irrigation Cost - \$ 200.00⁴
 Water Cost⁴

500.00
 200.00
 250.00

TOTAL IN-LIEU FEE \$ 4,796.00

Notes

- 1 - These are "wet" costs that include the cost of spaghetti tubing and emitters. These costs have been increased by 20% based on recent inflation.
- 2 - Maintenance costs based on \$ 100.00 per year.
- 3 - Irrigation structure (meter, backflow, irrigation controller, mainline, poly line, valve and pressure regulators) are not affected by the addition of this plant material. No maintenance examine or additional valves are required to irrigate additional plant material. However the cost of approximately 100' of additional poly line is included. Cost of emitters and "spaghetti" tubing is included in plant costs (see note 1).
- 4 - Based on ADWR plant water demand for very low water use plants (less 5 years).



1



2



3



4



5



6



7



8



9



10



GRS
 LANDSCAPE ARCHITECTS, LLC

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 Tucson, AZ 85739
 (520) 909-4878
 greg@grslandscapearchitects.com

Date: 5/18/22
 Drawn by: LMW/KVP
 Checked by: GRS

☐ Design Review
☐ Construction Documents
☐ Agency Submittal
☐ Construction Set
☒ Not for Construction

1248 N Calle Rinconado
 Vall, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN In-Lieu Fee Methodology

P - RH-1 2-2