



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/2/2022

*= 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 the Catalina Springs Apartment Complex at 4655 W Linda Vista Blvd, 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. 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.

***Discussion:**

The applicant, Linda Thompson with the WLB Group has applied for a permit to construct the Catalina Springs Apartment Complex at the property located at 4655 W Linda Vista Blvd. A portion of the property is located within a Regulated Riparian Habitat (RRH) classified as Xeroriparian Class C. The entire property is planned to be developed. Due to the extent of the proposed improvements, there is no suitable place for onsite mitigation. As a result, the applicant has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$7,560.00 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 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:**

\$7,560.00

***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:

Suparna Shukla

Date:

7/13/22

Deputy County Administrator Signature:

[Signature]

Date:

7/13/2022

County Administrator Signature:

Beer

Date:

7/13/2022

DATE: August 2, 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 the Catalina Springs Apartment Complex at 4655 W Linda Vista Blvd, 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, Linda Thompson with the WLB Group has applied for a permit to construct the Catalina Springs Apartment Complex at the property located at 4655 W Linda Vista Blvd (Exhibit A). The 8.69 acre property contains 0.54 acres of Regulated Riparian Habitat (RRH) classified as Xeroriparian Class C (Exhibit B). The entire property is planned to be developed with the existing wash modified to protect the improvements from the floodplain hazards. Due to the extent of the proposed improvements, there is no suitable place for onsite mitigation. As a result, the applicant has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$7,560.00 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

| | XA | XB | XC | XD | IRA/H, H | IRA/XA | IRA/XB | IRA/XC | IRA/XD |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Cost per Acre | \$17,000 | \$16,000 | \$14,000 | \$12,000 | \$40,000 | \$30,000 | \$28,000 | \$25,000 | \$22,000 |
| Development Project | | | | | | | | | |

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

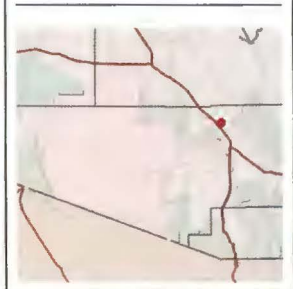
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



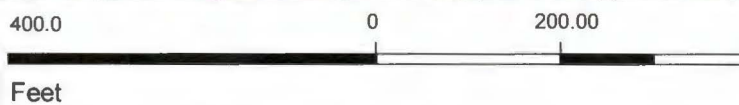
Legend

☐ Parcels



Notes: Catalina Springs
Apartment Complex. 4655 W
Linda Vista Blvd.

7/7/2022



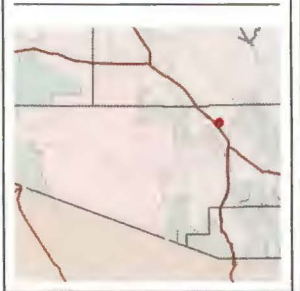
This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

Exhibit B



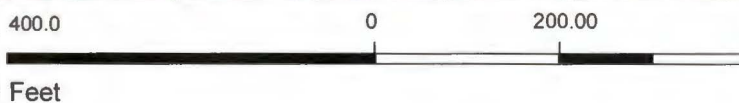
Legend

- ☐ Parcels
- Riparian Habitat - Pima County Ord. 2005-FC2, Effective 10/20/2005
-  Xeroriparian C



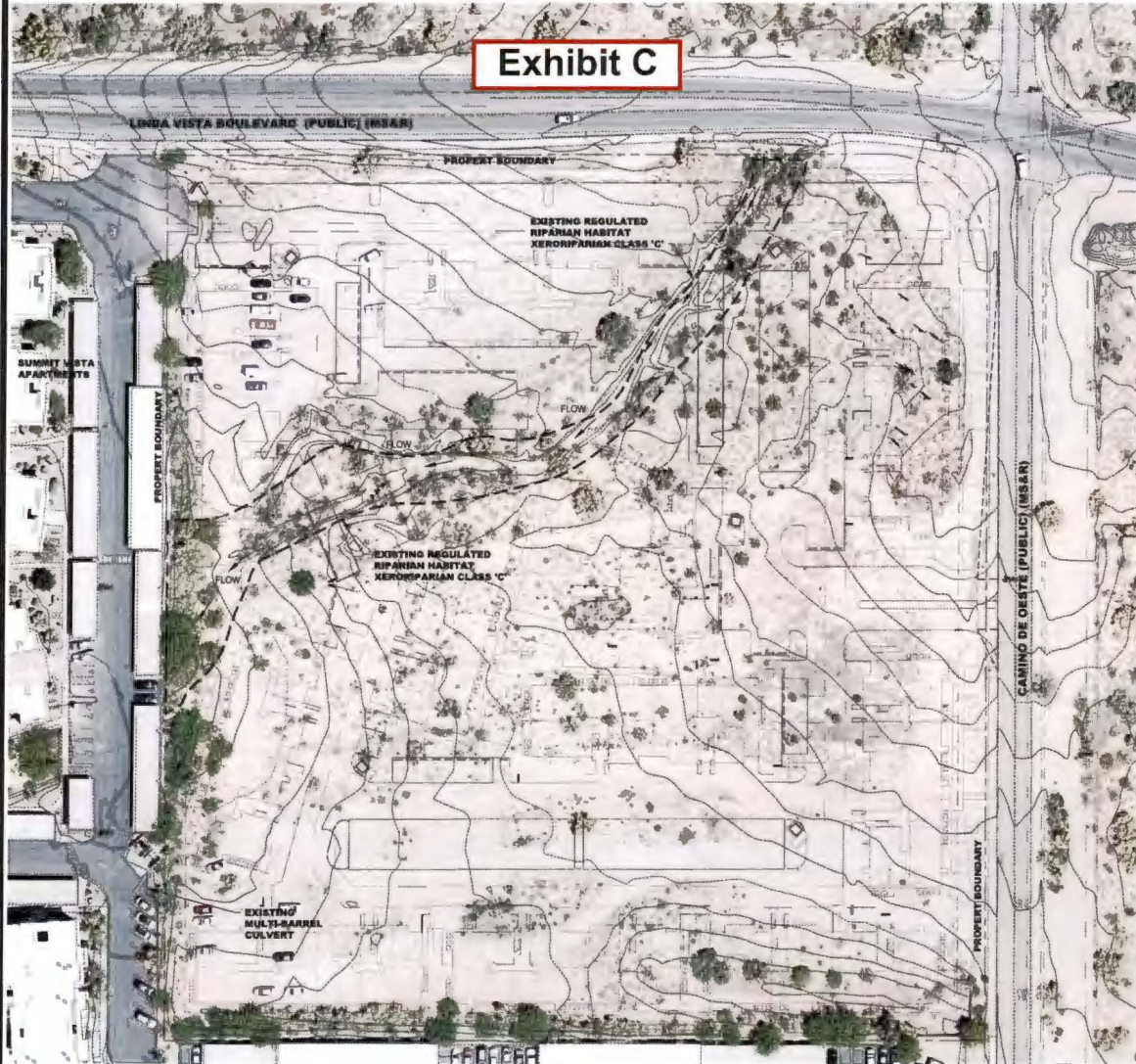
Notes: Catalina Springs Apartment Complex. 4655 W Linda Vista Blvd.

7/7/2022



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Exhibit C



LOCATION MAP
LOCATED IN A PORTION OF
SECTION 24, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

P21SC00115

NOTES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT
XERORIPARIAN 'C' = 0.54 ACRES

2019 AERIAL PHOTO FROM AEROTECH MAPPING (ATM #0519-054)

ASSESSOR PARCEL NUMBER: 221-08-4020

OWNER / DEVELOPER

EMERY STEPHENS HOLDINGS
FIDELITY NATIONAL TITLE TR 10809
5671 N ORACLE RD # 1101
TUCSON, ARIZONA 85704
PHONE: (520) 742-2114

JUSTIFICATION FOR DISTURBANCE TO REGULATED RIPARIAN HABITAT

THE REGULATED RIPARIAN HABITAT WILL BE DISTURBED WITH THE
PROPOSED DEVELOPMENT. THE HABITAT CAN NOT BE AVOIDED DUE TO
VEHICULAR ACCESS / CIRCULATION AND BUILDING PROXIMITY TO THE
HABITAT. SITE CONSTRAINTS IN ADDITION TO THE RIPARIAN HABITAT
CROSSING DIAGONALLY THROUGH THE SITE, PREVENTS THE RIPARIAN
HABITAT FROM BEING AVOIDED. TO CONTROL THE 100 YEAR FLOOD EVENT, A
CONSTRUCTED CHANNEL IS REQUIRED. ON SITE MITIGATION IS NOT FEASIBLE
DUE TO THE LACK OF AREA NEEDED FOR MITIGATION.

CALCULATION FOR THE PROPOSAL

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT
XERORIPARIAN 'C' = 0.54 ACRES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT
XERORIPARIAN 'C' TO BE DISTURBED = 0.54 ACRES

TOTAL AREA OF EXISTING REGULATED RIPARIAN HABITAT XERORIPARIAN 'C'
TO BE MITIGATED FOR AS AN IN-LIEU FEE = 0.54 ACRES

IN-LIEU FEE CALCULATION PER THE FLAT FEE TABLE OPTION
FOR A DEVELOPMENT PROJECT.
XERORIPARIAN 'C' = \$14,000 DOLLARS x .54 ACRES = \$7580 DOLLARS.

IN-LIEU FEE (B.F.) OF \$7580 DOLLARS SHALL BE PAID PRIOR TO THE
AUTHORIZATION OF ANY ACTIVITY ON THE PARCEL.



SITE CONSTRUCTION PERMIT FOR
CATALINA SPRINGS
APARTMENT BUILDINGS 1 THRU 10

A PORTION OF THE NE 1/4, SECTION 24, TOWNSHIP 12
SOUTH, RANGE 12 EAST, Q. & S.R.M., PIMA COUNTY,
ARIZONA

REFERENCE #: P15SC00037
P1205-085

JUNE 2022
WLB NO. 119014-6-001

P21SC00115

SHEET 33 OF 34



The
WLB
Group

Engineering Planning Surveying
Landscape Architecture Urban Design
Office locations in Tucson, Phoenix,
Flagstaff, AZ and Las Vegas, NV
4444 West Broadway Boulevard
Tucson, Arizona (520) 681-7480



Exhibit C

P21SC00115



PHOTO POINT #5



PHOTO POINT #6



PHOTO POINT #4



PHOTO POINT #1



PHOTO POINT #2



PHOTO POINT #3



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SITE CONSTRUCTION PERMIT FOR
CATALINA SPRINGS
APARTMENT BUILDINGS 1 THRU 10

A PORTION OF THE NE 1/4, SECTION 34, TOWNSHIP 12
SOUTH, RANGE 12 EAST, Q. & S.R.M., PIMA COUNTY,
ARIZONA

REFERENCE # P21SC00115
P21SC-001

JUNE 2022
VOLUME NO. 118014 AUGUST

P21SC00115

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