



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 2, 2016

Title: Riparian Habitat Mitigation In-Lieu Fee Proposal for 4751 West Oasis Road

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:

Property owner, Mr. John Clelland, has applied for a building permit to construct a single family residence on property located at 4751 West Oasis Road (Exhibit A). The property is mapped within a regulated riparian area designated as Xeroriparian Class C Habitat (Exhibit B). Upon review of the floodplain use permit, staff determined that the disturbance exceeds 1/3 acre. Therefore, mitigation of the disturbance is required. Mr. Clelland hired Steve Acuna, with Acuna Coffeen Landscape Architects, to assess the project site for suitable on-site mitigation areas but, finding none, is proposing to contribute a fee in lieu of on-site mitigation. Mr. Acuna prepared a Riparian Habitat Mitigation Plan (Exhibit C) and is proposing to contribute \$1,943.75 in lieu of on-site habitat mitigation based on the ILF Calculation spreadsheet.

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:

1,943.75

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date: _____

FOR SUZANNE SHIELDS

Deputy County Administrator Signature/Date: _____

John Bond 1/11/16

County Administrator Signature/Date: _____

C. Gulabreany 1/12/16

DATE: January 5, 2016

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 4751 West Oasis Road Located within Xeroriparian Class C 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

Property owner, Mr. John Clelland, has applied for a building permit to construct a single family residence on property located at 4751 West Oasis Road (Exhibit A). The property is mapped within a regulated riparian area designated as Xeroriparian Class C Habitat (Exhibit B).

Upon review of the floodplain use permit, staff determined that portions of the property had been previously disturbed. Although some of the disturbance occurred prior to 2005, when the Riparian Classification Maps were adopted by the Board, the amount of habitat disturbed after that date exceeds 1/3 acre. This disturbance, 14,810.4 square feet (0.34 acres), requires a Riparian Habitat Mitigation Plan.

Mr. Clelland hired Steve Acuna, with Acuna Coffeen Landscape Architects, to assess the project site for suitable on-site mitigation but, finding none, is proposing to contribute a fee in lieu of onsite habitat mitigation. Mr. Acuna prepared a riparian habitat mitigation plan (Exhibit C) and is proposing to contribute \$1,943.75 in lieu of onsite habitat mitigation based on the ILF Calculation spreadsheet.

Recommendation

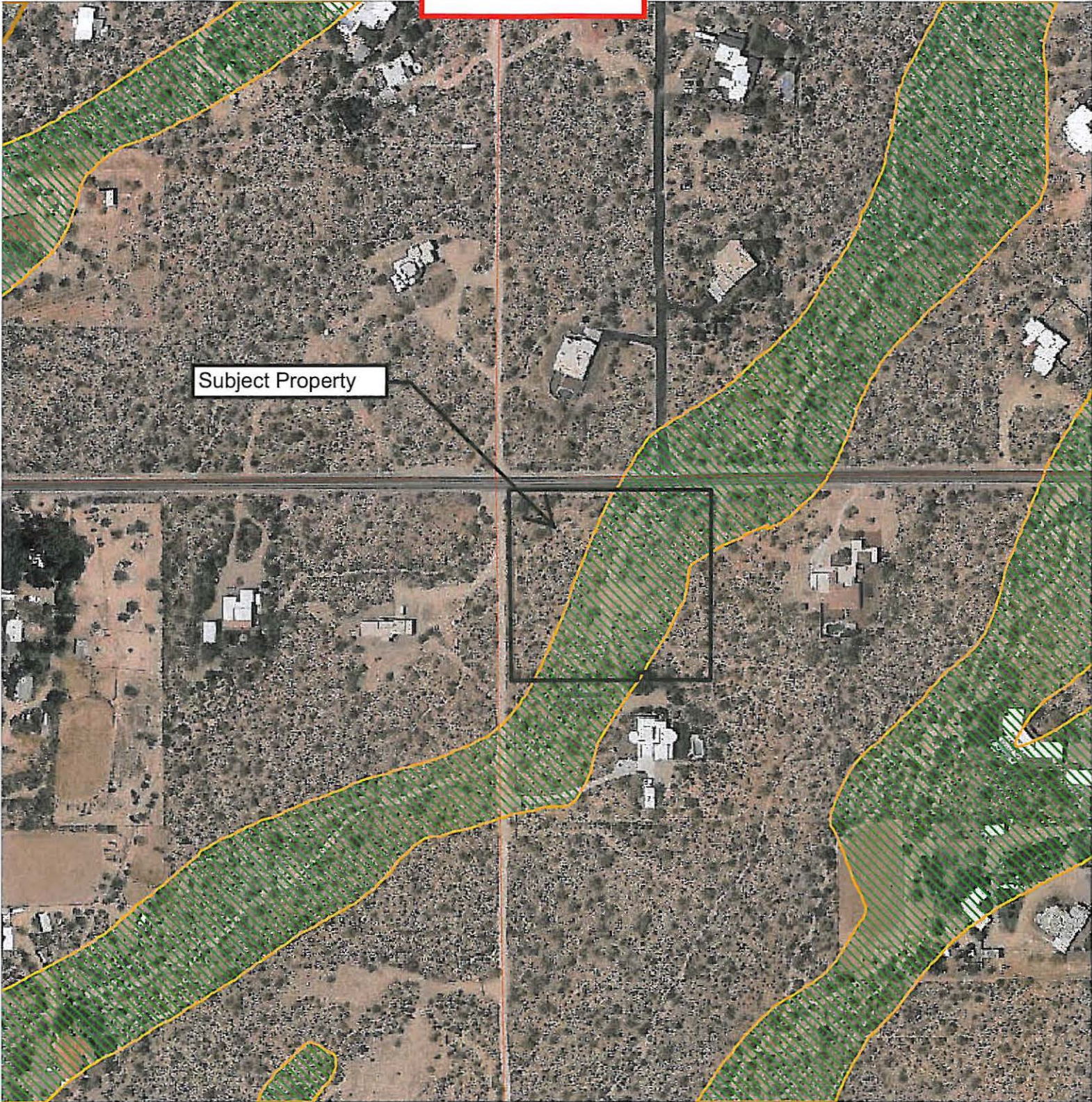
Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County.

Exhibit A – Project Location

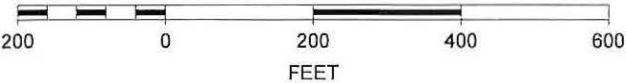
Exhibit B – Project Site – Riparian Classification Map

Exhibit C – Riparian Habitat Mitigation In-lieu Fee Proposal

Exhibit A



SCALE 1 : 3,000



Mr. John Clelland
4751 West Oasis Road
BOS Meeting February 2, 2016



Exhibit B

Xeroriparian Class C Habitat

Subject Property

Mr. John Clelland
4751 West Oasis Road
BOS Meeting February 2, 2016



CLELLAND RESIDENCE

RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL

GENERAL NOTES:

- 1. EXISTING ZONING IS SR, USE: SINGLE FAMILY RESIDENCE.
- 2. TOTAL SITE AREAS IS 3.33 ACRES.
- 3. PARCEL NO: 216-31-030V
- 4. PARCEL ADDRESS: 4751 W. OASIS ROAD
- 5. SITE CALCULATIONNS
 - a) GROSS SITE AREA - 3.33 ACRES (144,917 SF)
 - b) TOTAL AREA OF PRE-2005 DISTURBANCE- 0.16 AC (6,969.6 SF)
 - c) TOTAL RIPARIAN HABITAT ON SITE- 1.85 AC (80,586 SF)
 - d) TOTAL PROPOSED RIPARIAN HABITAT DISTURBANCE- 0.34 AC (14,810.4 SF) EXCLUDING PRE-2005 DISTURBANCE

JUSTIFICATION FOR DISTURBANCE

MOST OF THE SITE IS WITHIN A REGULATED RIPARIAN AREA WITHOUT A BUILDING SITE NOT IN THE RIPARIAN AREA.

EXISTING VEGETATION (REGULATED RIPARIAN HABITAT)

THE VEGETATION TYPE IS PALOVERDE-BURSAGE-SAGUARO. THE AREA WITHIN THE GRADING LIMITS WILL BEEN CLEARED, SUBJECT TO THE NATIVE PLANT PRESERVATION PLAN WHICH IS A SELECTIVE PLANT MRTHOD. ALL VIABLE SAGUAROS AND IRONWOOD TREES . ARE TO REMAIN UNDISTURBED, SALVAGED AND MITIGATED AS REQUIRED.

ONSITE MITIGATION FEASIBILITY

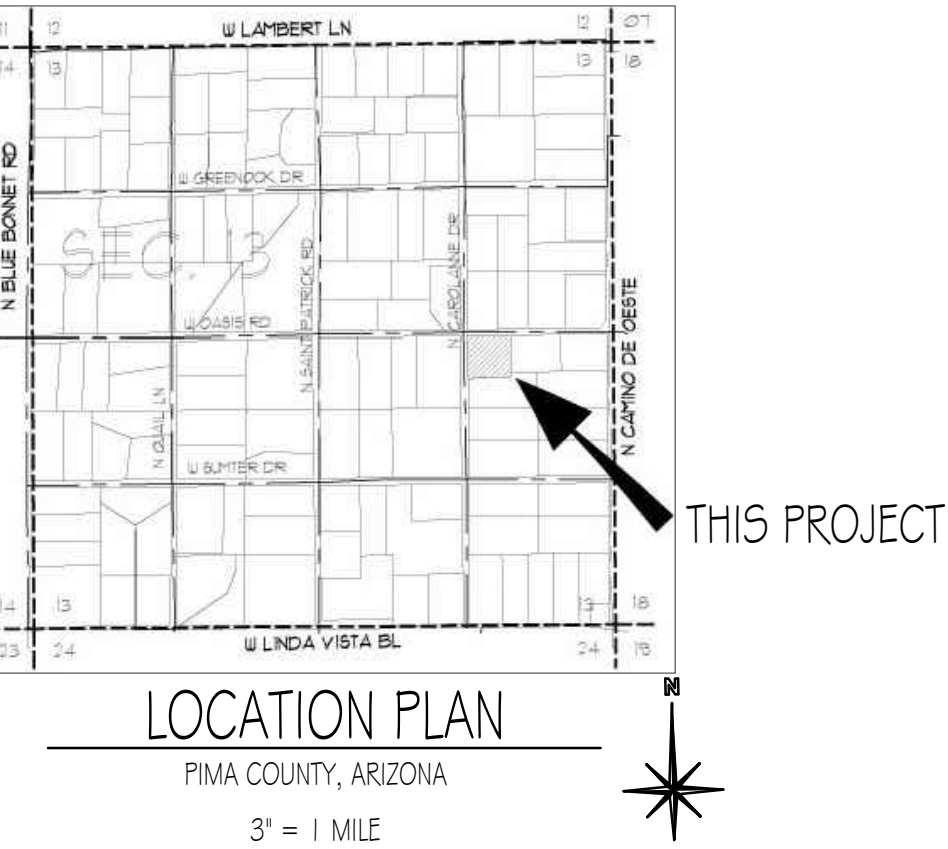
THE OWNER IS ATTEMPTING TO KEEP THE DISTURBANCE AT A MINIMUM. THE AREA INCLUDES A RESIDENCE, GARAGE, DRIVE/PARKING, AND SEPTIC LEACHING FIELD. DUE TO EXISTING SITE CONSTRAINTS AND LACK OF AVAILABLE ONSITE MITIGATION AREA, THE OWNER IS PROPOSING TO PAY AN IN-LIEU FEE TO MITIGATE THE DISTURBED RRH.

IN-LIEU FEE CALCULATION

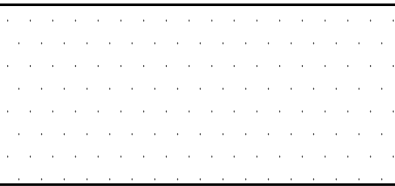
TOTAL MAPPED HABITAT: 1.85 AC
AREA DISTURBED: 0.34 AC
% MAPPED HABITAT DISTURBED: 18%
AREA OF MITIGATION: 0.24 AC
TOTAL TREES REQUIRED: 15
TOTAL SHRUBS REQUIRED: 24

FROM RFCD IN-LIEU FEE COSTS SPREAD SHEET

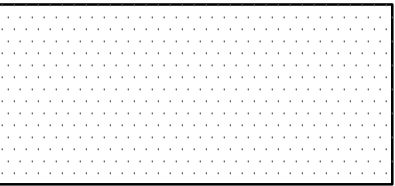
ITEM	COST	QTY	TOTAL
TREE - 15 GC	\$80.00	8	\$ 640.00
TREE - 5 GC	\$25.00	7	\$ 175.00
SHRUB - 5 GC	\$23.00	12	\$ 276.00
SHRUB - 1 GC	\$ 6.00	12	\$ 72.00
HYDROSEED	\$885/AC	0.24 AC	\$ 274.35
IRRIGATION	\$1500/AC	0.24 AC	\$ 360.00
5 YR MAINT. *	\$610/AC	0.24 AC	\$ 146.40
TOTAL			\$ 1943.75



LEGEND



XERORIPARIAN CLASS C
HABITAT



PRE 2005 DISTURBANCE

--- GRADING LIMITS

CLELLAND RESIDENCE

4751 W. Oasis Road Tucson, AZ

RIPARIAN MITIGATION IN LIEU OF FEE PROPOSAL

Acuña Coffeen

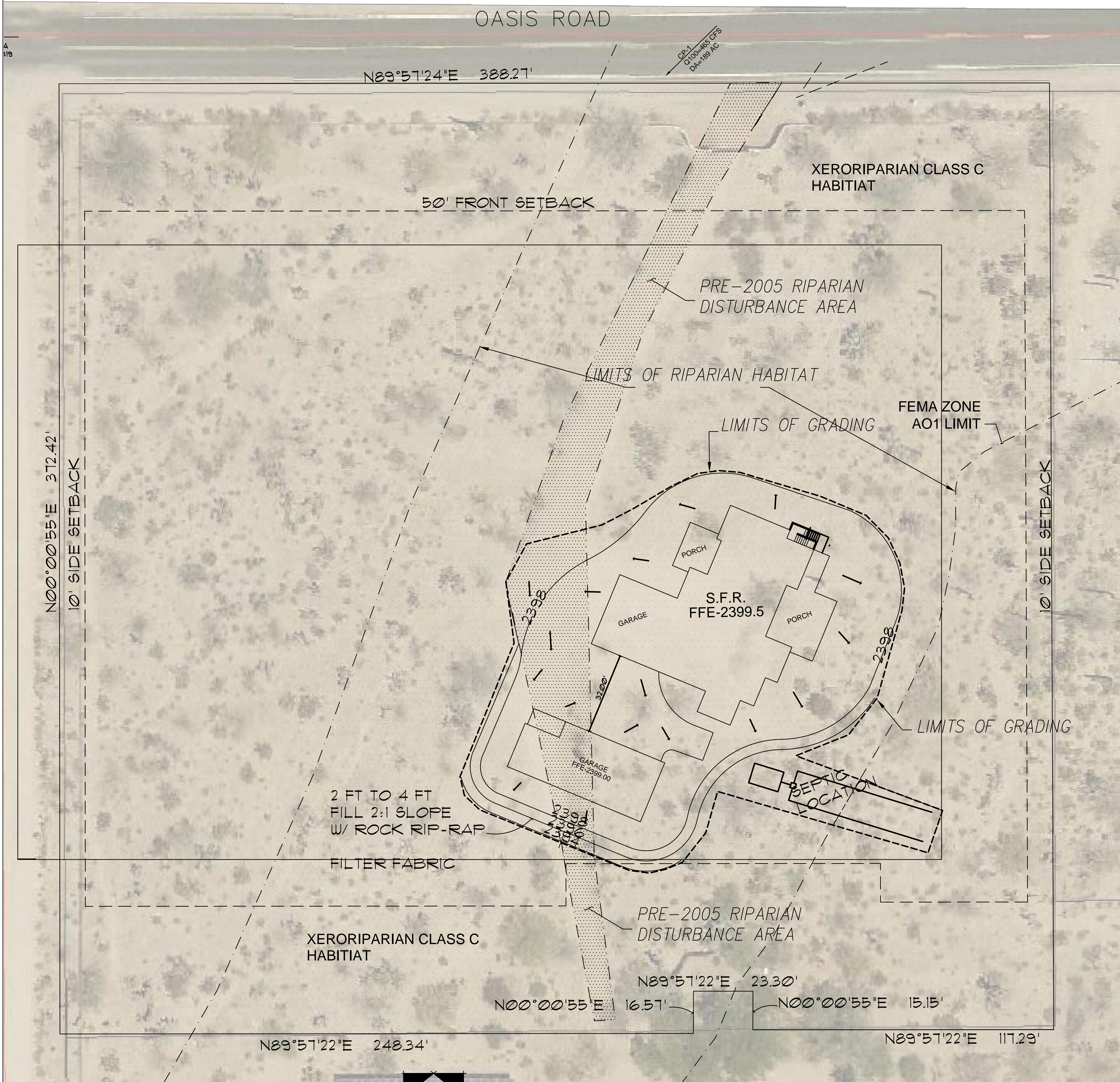
Landscape Architects

3532 N. Avenida Albor Tucson, Arizona 85745

(520) 441-2754

RP1 of 2

HORIZ.	1"=20'
VERT.	1"=20'
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

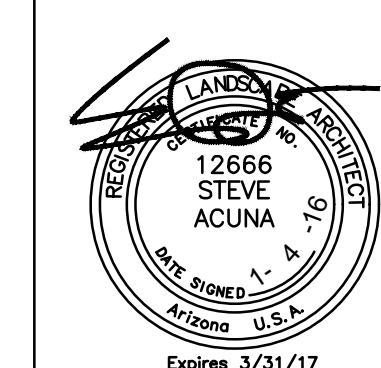
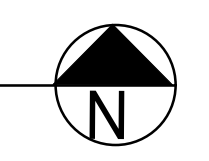


NOTE:

REMAINING RIPARIAN HABITAT TO BE PRESERVED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING A MINIMUM 4-FOOT HIGH ORANGE MESH BARRICADE FENCING. PROTECTIVE FENCING MUST REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

RIPARIAN MITIGATION PLAN

SCALE: 1" = 20'



CLELLAND RESIDENCE
4751 W. Oasis Road Tucson, AZ
RIPARIAN MITIGATION IN LIEU OF FEE PROPOSAL

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

RP2 of 2

HORIZ.	1"=20'
VERT.	1"=20'
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	