



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 2, 2016

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for property located within Important Riparian Area With Xeroriparian B Habitat as the Underlying Classification (District 4)

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 owners are proposing to construct a single family residence located at 11530 East Snyder Road. The entire property resides within Regulated Riparian Habitat and is mapped as Important Riparian Area with Underlying Classification being Xeroriparian B (IRA XB) Habitat. The project will disturb 0.57 acres of IRA XB habitat. The owners hired Richard Schonfeld, with Westland Resources, to prepare a riparian habitat mitigation plan and to assess the project site for suitable on-site mitigation. The property is densely vegetated and a suitable area for mitigation plantings is not available. As such, the owner is proposing to contribute \$6,270 in lieu of on-site mitigation. The Flat Fee Table for Single-Lot Development was used to determine the in-lieu fee.

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:

\$6,270

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: [Signature] 7/12/16

County Administrator Signature/Date: [Signature] 7/12/16

DATE: July 11th, 2016

TO: Flood Control District Board of Directors
Director

FROM: Suzanne Shields, P.E.

SUBJECT: **Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Construction of a Single Family Residence, Located within Important Riparian Area with Xeroriparian B Habitat as the Underlying Classification (District 4)**

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 owners, Mr. and Mrs. Levey, are proposing to construct a single family residence at 11530 East Snyder Road (Exhibit A). The entire property resides within Regulated Riparian Habitat and is mapped as Important Riparian Area with Underlying Classification being Xeroriparian B (IRA XB) Habitat. Additionally the Soldier Canyon Wash is located along the west boundary of the parcel (Exhibit B). The project will disturb 0.57 acres of IRA XB habitat. The owners hired Richard Schonfeld, with Westland Resources, to prepare a riparian habitat mitigation plan (Exhibit C) and to assess the project site for suitable on-site mitigation. The property is densely vegetated and a suitable area for mitigation plantings is not available. As such, the owner is proposing to contribute \$6,270 in lieu of on-site mitigation. The Flat Fee Table for Single-Lot Development was used to determine the in-lieu fee.

Flat fee table for Single Lot Development projects

	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

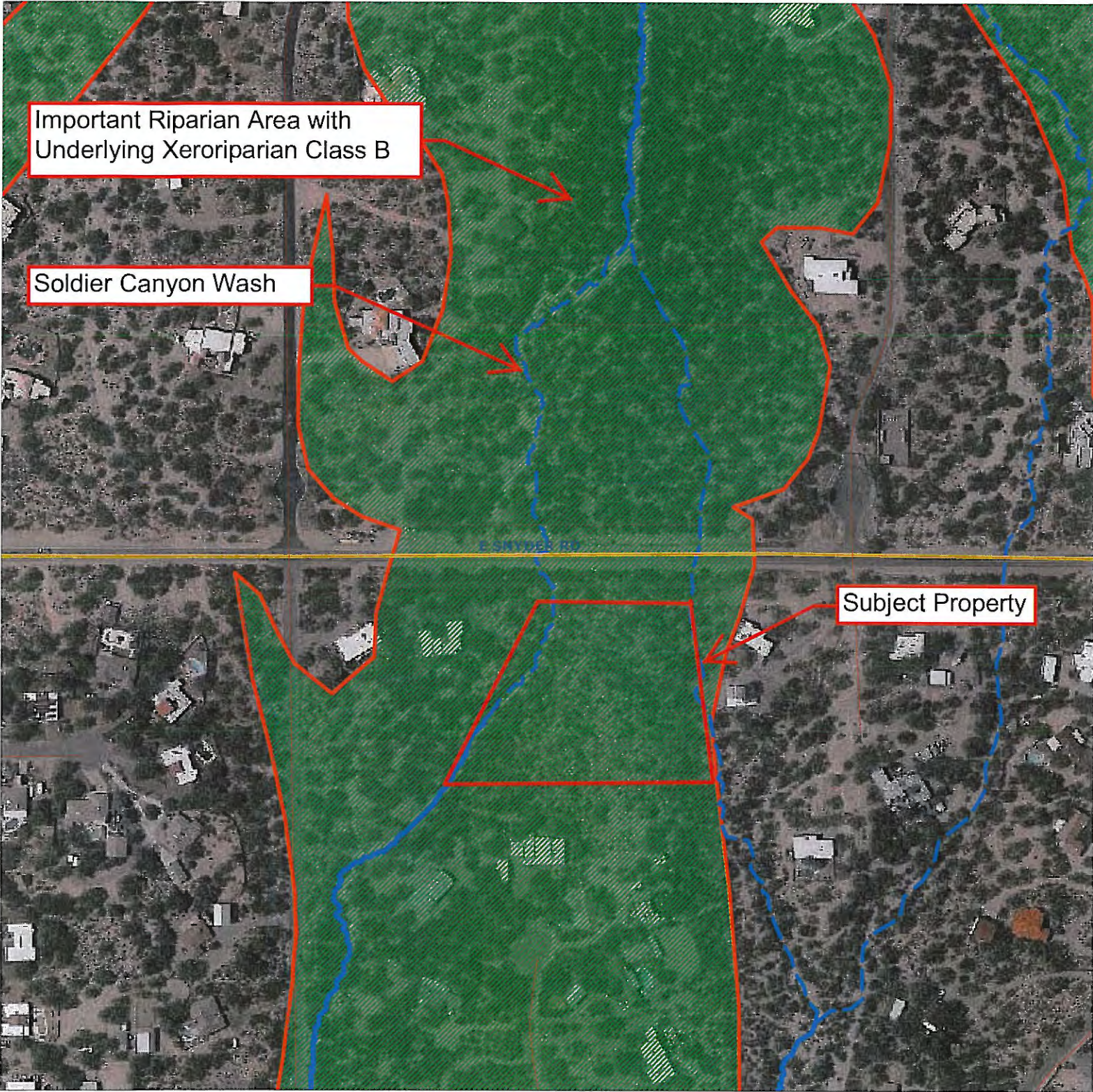
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Levey Residence
11530 E. Snyder Road
BOS Meeting Date
8/02/2016

Exhibit B



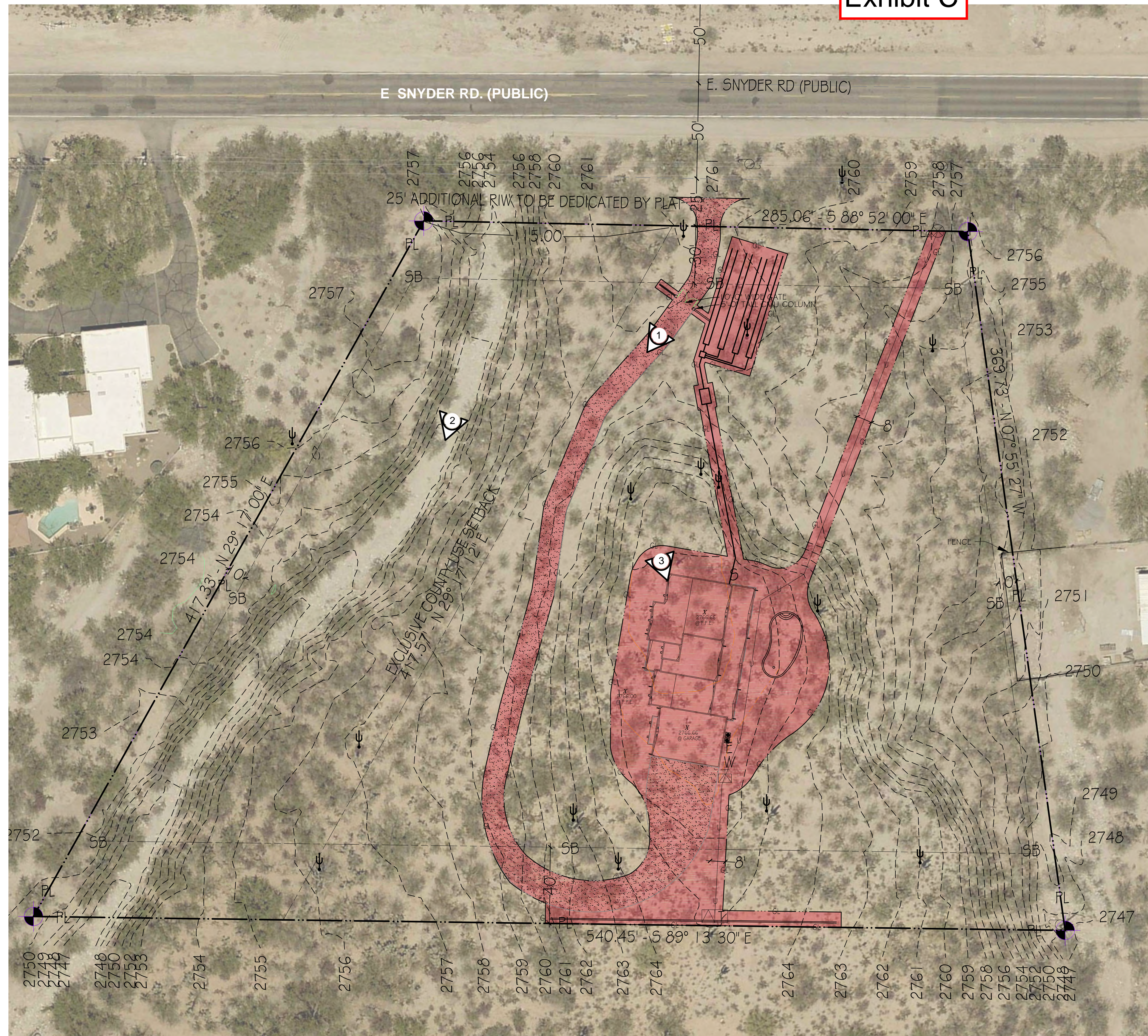
Important Riparian Area with
Underlying Xeroriparian Class B

Soldier Canyon Wash

Subject Property

Levey Residence
11530 E. Snyder Road
BOS Meeting Date 8/02/2016

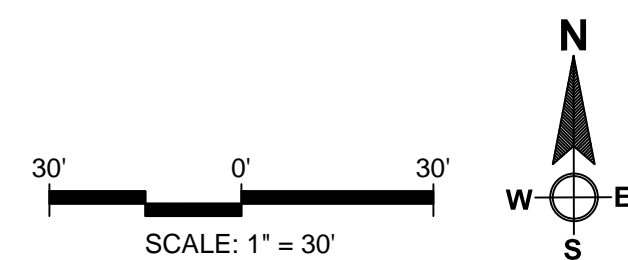
Exhibit C



LEGEND

PHOTO POINT LOCATION
AND DIRECTION

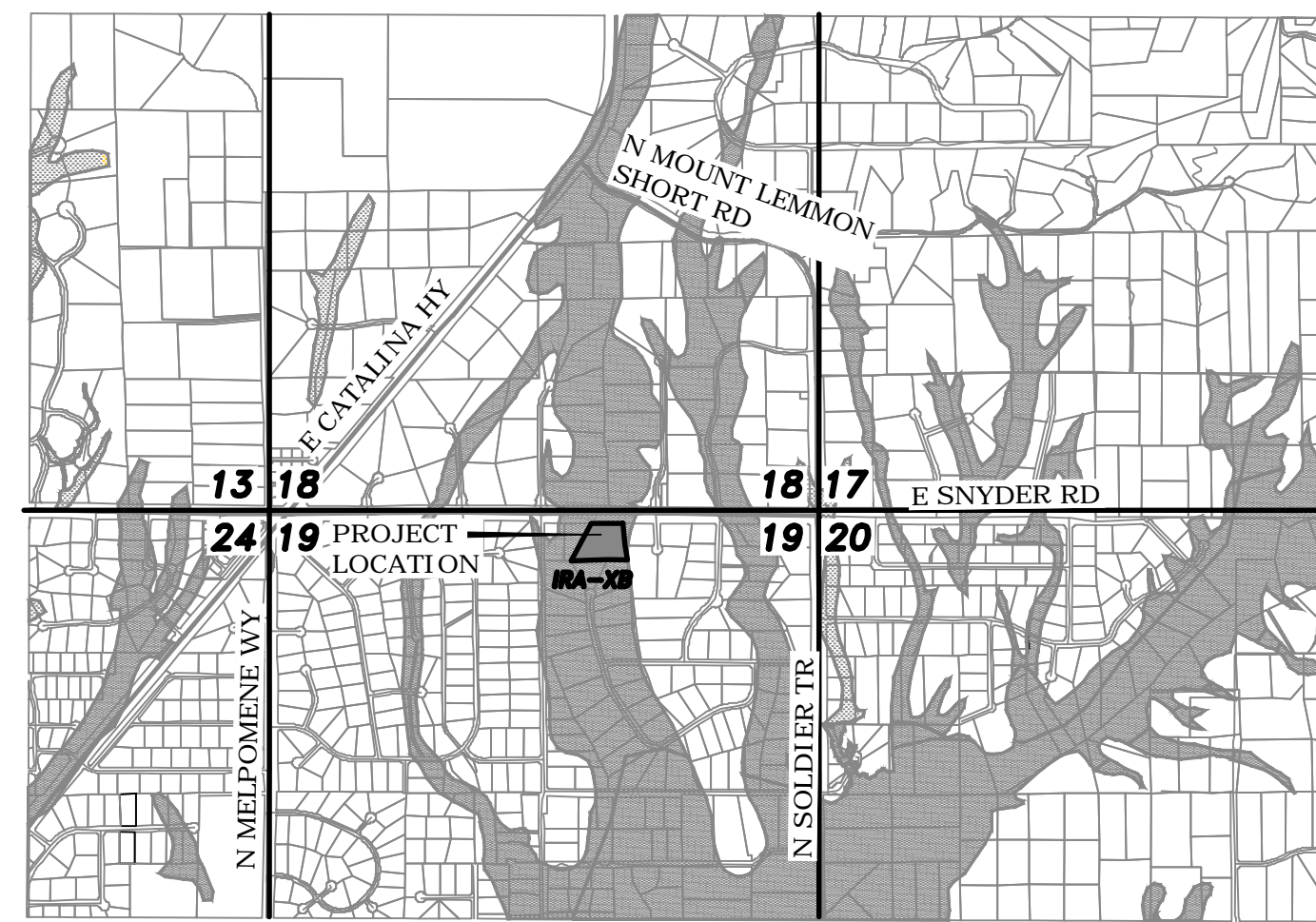
AREAS OF SITE TO BE
CLEARED AND GRADED



SITE PHOTOS



LOCATION MAP



SCALE: 3"=1 MILE
A PORTION OF SECTION 19,
T13S, R16E G&SRM, PIMA COUNTY, ARIZONA

PROJECT OVERVIEW

The proposed development property (Levey Residence) is located at 11530 E Snyder Road in Pima County. The entire property boundary falls within Riparian IRA-XB as mapped and provided by Pima County(GIS). For this development, impacts to riparian resources are unavoidable because the entire site is within riparian habitat. As represented on the plans 0.57 acres of important riparian habitat as categorized by Pima County will be disturbed for construction of driveway, building pad and utilities.

The Project Site is located within the Arizona Upland subdivision of the Sonoran Desertscrub biotic community, most of which is characterized by Paloverede-Cacti Mixed Scrub series as described and mapped by Brown and Lowe (1980). The Project Site supports a diversity of vegetation. The highest density of IRA-XB is located along the western edge of the property following existing natural drainage. The portion of the property proposed for development is located in the higher, less dense vegetation on site outside of the drainage channel on a small hill. The primary vegetation species observed include Foothills Palo Verde (*Parinsonia microphyllum*) Velvet Mesquite (*Prosopis velutina*) and Saguaro (*Carnegiea gigantea*). Also present are whitethorn acacia (*Acacia constricta*), burrow weed (*Isocoma tenuiseta*), Catclaw Acacia (*Senegalia greggii*), Prickly Pear (*Opuntia* sp.), Teddy Bear Cholla (*Cylindropuntia bebbelovii*), Ocotillo (*Fouquieria splendens*) and Barrel Cactus (*Ferrocactus wislizenii*). Most of the existing vegetation on site is healthy.

Development of this site will be performed in a manner to minimize disturbance to on-site vegetation. Of the habitat area disturbed, 6,419 sf is associated with improvements to access the site. In addition, 1,452 sf is associated with an utility easement and 2920 sf is associated with a septic system on the north side. The remaining habitat disturbance results from development of the site associated with the grading of the housepad.

All saguaros on site will remain preserved-in-place.

IN-LIEU FEE

To compensate for disturbance to regulated riparian habitat (RRH) the in-lieu fee (ILF) option has been chosen in-lieu of onsite mitigation. Fee calculations were prepared using the ILF Single-Lot Development Flat Fee Table (Table 1) in the RRH Offsite Mitigation Guidelines for Unincorporated Pima County Manual. The cost per acre for IR/XB disturbance for Single-Lot development is listed as \$11,000.

CALCUALTIONS

GENERAL NOTES:

UNDER ROOF	=	4,397 SQ FT	AREA OF GRADING LIMITS @ HOUSE	=	12,446 SQ FT
LIVING	=	2,382 SQ FT	AREA OF VEHICULAR USE	=	6,419 SQ FT
GARAGE	=	974 SQ FT	AREA OF WALL	=	1,542 SQ FT
			AREA OF SEPTIC	=	2,920 SQ FT
ZONING	=	CR-1	AREA OF UTILITY GRADING	=	1,452 SQ FT
			AREA OF TOTAL GRADING	=	24,779 SQ FT TOTAL
RIPARIAN HABITAT:	MPORTANT RIPARIAN HABITAT		PERCENT OF LOT GRADED	=	17.14%
	XERORIPARIAN 'B'. ENTIRE SITE				
AREA OF LOT	=	3.32 ACRES			
	=	144,595 SQ FT			

IN-LIEU FEE

The cost per acre for IR/XB disturbance for Single-Lot development is listed as \$11,000. $11,000 \times .57\text{ac} = \$6,270$ Total In Lieu Fee

LEVEY
FLOODPLAIN USE PERMIT

16-226

[illegible]

LEVEY RESIDENCE
11530 E SNYDER ROAD
TUCSON, AZ 85749
RIPARIAN HABITAT MITIGATION PLAN



PLAN DATE:	JUNE 29, 2016
PROJECT NUMBER:	1961.01
SHEET NO.	