



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 7, 2017

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 7993 North Pima Village Court, Located within Regulated Riparian Habitat (District 1)

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:

The applicant, Joseph Brown with Kevin B. Howard Architects has applied for a permit to construct a single family residence on property located at 7993 North Pima Village Court in the Pima Canyon Estates Subdivision. The property is mapped within Regulated Riparian Habitat (RRH) and is classified in three different habitat types; Important Riparian Area with Underlying Xeroriparian Class B, Xeroriparian Class B and Class C Habitat. The construction footprint takes up 45% of the 1.25 acre parcel. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, the applicant is proposing to contribute a fee of \$4,563.74 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 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:

\$4,563.74

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:  2/17/17

County Administrator Signature/Date:  2/17/17

DATE: February 10, 2017

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 7993 North Pima Village Court, 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 Joseph Brown with Kevin B. Howard Architects has applied for a permit to construct a single family residence on property located at 7993 North Pima Village Court in the Pima Canyon Estates Subdivision (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) and is classified in three different habitat types; Important Riparian Area with Underlying Xeroriparian Class B, Xeroriparian Class B and Class C Habitat (Exhibit B).

The construction footprint takes up 45% of the 1.25 acre parcel. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Brown has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$4,563.74 in lieu of onsite mitigation, based on the Flat Fee Table 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

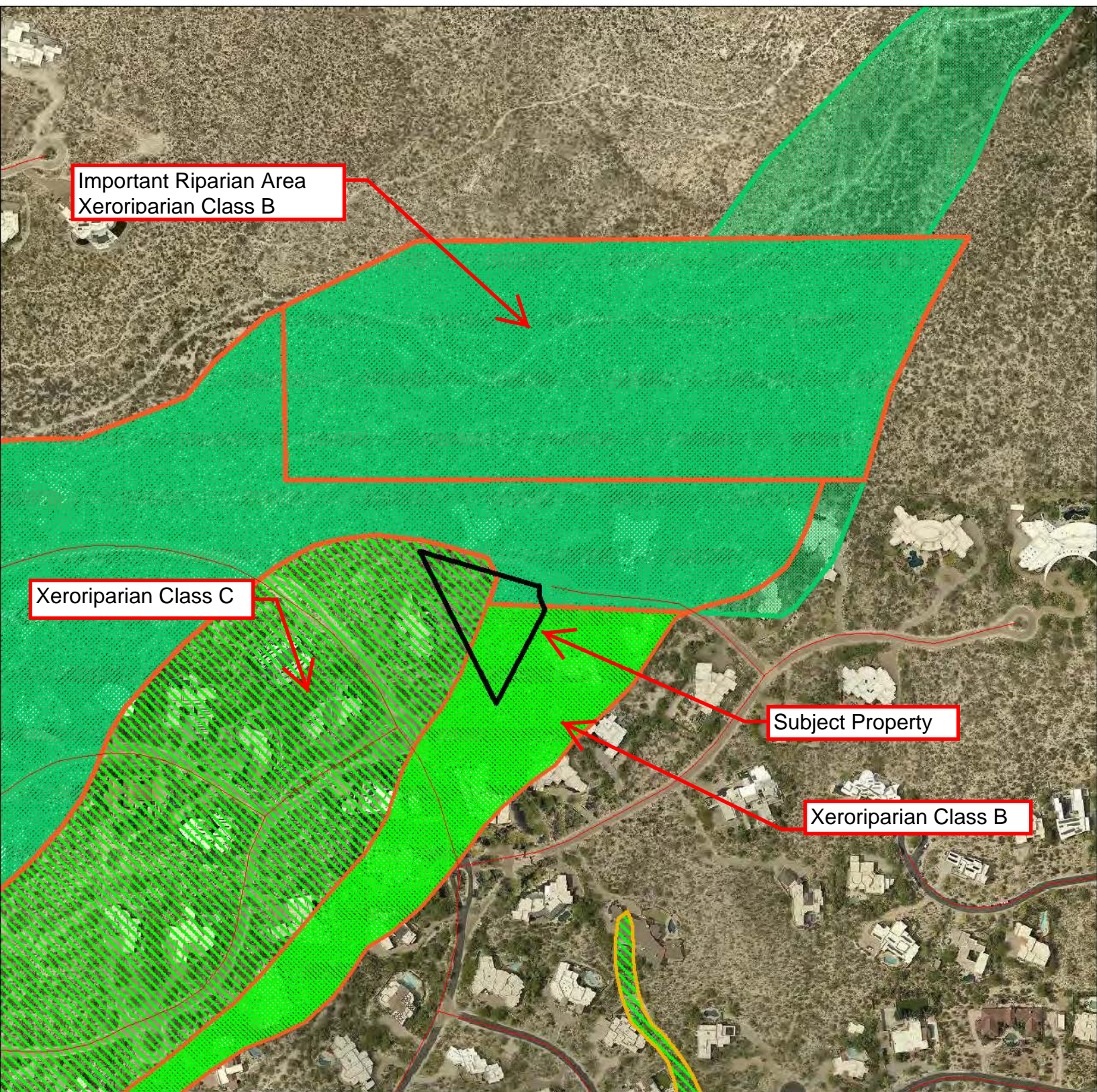
Exhibit A



Subject Property

Bartholomew Residence
7993 N. Pima Village Court
BOS Meeting Date 3/07/17

Exhibit B



Important Riparian Area
Xeroriparian Class B

Xeroriparian Class C

Subject Property

Xeroriparian Class B

Bartholomew Residence
7993 N. Pima Village Court
BOS Meeting Date 3/07/17

| AREA | Xeroriparian DESIGNATION | VALUE/ACRE | EXISTING AREA SF | ACTUAL DISTURBANCE AREA SF | Percent of Total mapped RRH disturbed | ACRE | FEE |
|-------|--------------------------|-------------|------------------|----------------------------|---------------------------------------|------|------------|
| 1 | IRA/XB | \$11,000.00 | 7,675 | 6,285 | 82% | 0.14 | \$1,587.12 |
| 2 | XC | \$6,500.00 | 21,516 | 10,806 | 50% | 0.25 | \$1,612.47 |
| 3 | XB | \$7,500.00 | 25,615 | 7,923 | 31% | 0.18 | \$1,364.15 |
| TOTAL | | | 54,806 | 25,014 | 46% | 0.57 | \$4,563.74 |

IN-LIEU FEE CALCULATION

FLOOD PLAIN USE # P17FC00019RP
PROJECT OVERVIEW

THE PROPOSED RESIDENCE IS LOCATED AT 7993 NORTH PIMA VILLAGE CT. ON LOT #197 OF PIMA CANYON ESTATES SUBDIVISION. THE GENERAL LOCATION IS NORTH OF INA ROAD ALONG THE CATALINA FOOTHILLS IN PIMA COUNTY, ARIZONA. THE TOPOGRAPHY THROUGHOUT THE SUBDIVISION IS GENERALLY ROCKY AND DENSELY VEGETATED. THIS PARTICULAR LOT IS STEEPLY SLOPED WITH A SINGLE WASH THAT RUNS ALONG THE EASTERN PROPERTY LINE. IMPACTS TO RIPARIAN RESOURCES ARE UNAVOIDABLE BECAUSE THE ENTIRE SITE IS WITHIN RIPARIAN HABITAT. AS SHOWN ON THE PLAN, 0.57 ACRES OF RIPARIAN HABITAT AS CATEGORIZED BY PIMA COUNTY WILL BE DISTURBED FOR CONSTRUCTION OF DRIVEWAY, BUILDING PAD AND UTILITIES.

THE PROJECT IS SITE LOCATED IN PIMA CANYON ESTATES AT THE FOOTHILLS OF THE CATALINA MOUNTAINS. MOST OF THE VEGETATION IS CHARACTERIZED BY PALO VERDE, CACTI, AND MIXED SCRUB SPECIES. THIS LOT SUPPORTS A DIVERSITY OF VEGETATION. THE HIGHEST DENSITY OF THE IRA/XB IS LOCATED ALONG THE NORTH-EAST EDGE OF THE PROPERTY, NEAR THE AREA OF THE EXISTING NATURAL DRAINAGE PATTERN. THE LOCATION FOR DEVELOPMENT HAS AVOIDED THE NATURAL DRAINAGE PATTERN AND IS LOCATED TO AVOID SIGNIFICANTLY IMPACTING THIS PATTERN. THE SITE IS NOT IN A FLOODPLAIN AND THE DRAINAGE PATTERN IS NOT A SIGNIFICANT WASH. A DRAINAGE STUDY WAS PREPARED BY TETRA TECH (DECEMBER 23, 2016) TO STUDY THE EFFECTS OF THE NATURAL PATTERNS OF DRAINAGE. THE RECOMMENDATIONS OF THE REPORT ARE INCORPORATED INTO THE DESIGN AND DEVELOPMENT AREA. THE PRIMARY VEGETATION SPECIES OBSERVED INCLUDE FOOTHILLS PALO VERDE, VELVET MESQUITE, AND SAGUARO. ALSO PRESENT IS CHOLLA, OCOTILLO, AND BARREL CACTUS. MOST OF THE VEGETATION IS HEALTHY.

DEVELOPMENT OF THE SITE WILL BE PERFORMED IN A MANNER TO MINIMIZE DISTURBANCE TO ON SITE VEGETATION THAT IS LOCATED OUTSIDE THE DEVELOPMENT FOOTPRINT. THE LIMITS OF DISTURBANCE ARE ALREADY RESTRICTED BY THE HOME OWNER'S ASSOCIATION (HOA) OF THIS SUBDIVISION TO PRESERVE THE NATURAL FEATURES AROUND EACH RESIDENCE AND ARE STRICTLY ENFORCED NOT ONLY DURING THE PLANNING STAGES BUT DURING CONSTRUCTION. LANDSCAPING MITIGATION IN THE FORMS OF SEVERAL NEW TREES ARE REQUIRED BY THE HOA TO HELP THE NEW DEVELOPMENT BLEND INTO THE EXISTING VEGETATION AND SCREEN FROM OFFSITE VIEWS. DUE TO THE DENSITY OF EXISTING VEGETATION AND THE TIGHT DEVELOPMENT ENVELOPE REQUIRED BY THE SUBDIVISION, IT IS IMPRACTICAL TO PROVIDED ADDITIONAL MITIGATION WITHOUT DISTURBING THE EXISTING VEGETATION AND WHY WE REQUEST THE IN-LIEU FEE PROPOSAL.

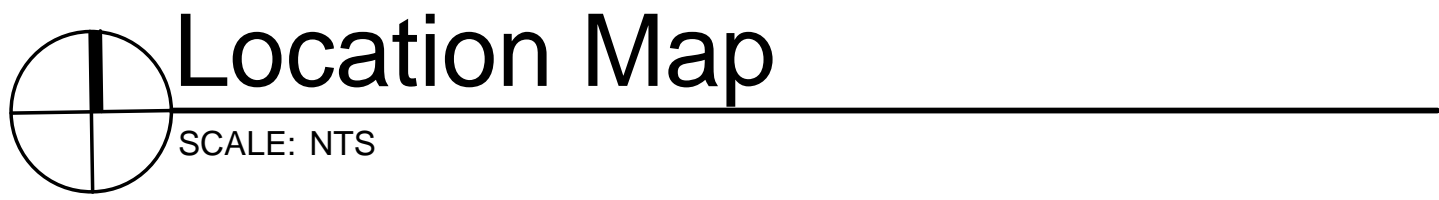
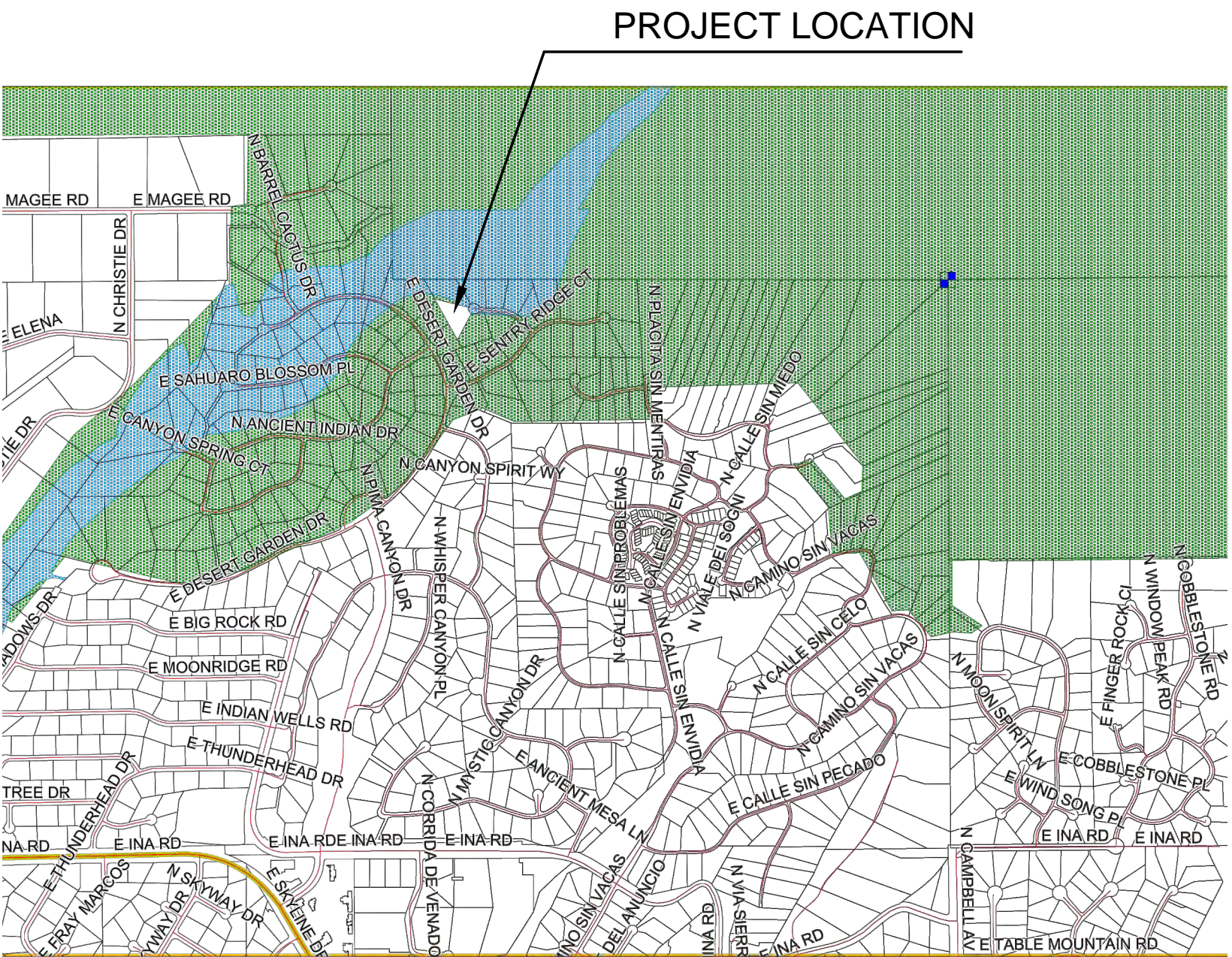
IN-LIEU FEE

TO COMPENSATE FOR THE DISTURBANCE TO REGULATED RIPARIAN HABITAT (RRH) THE IN-LIEU FEE (ILF) OPTION HAS BEEN CHOSEN IN-LIEU OF ONSITE MITIGATION AND ANNUAL REPORTING. 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 THE THREE TYPES OF XERORIPARIAN LOCATED ON THIS PROPERTY ARE INDICATED IN THE CHART BELOW. THE AREAS OF EACH DISTURBED ZONE ARE INDICATED AND TOTAL THE FINAL DISTURBED AREA.

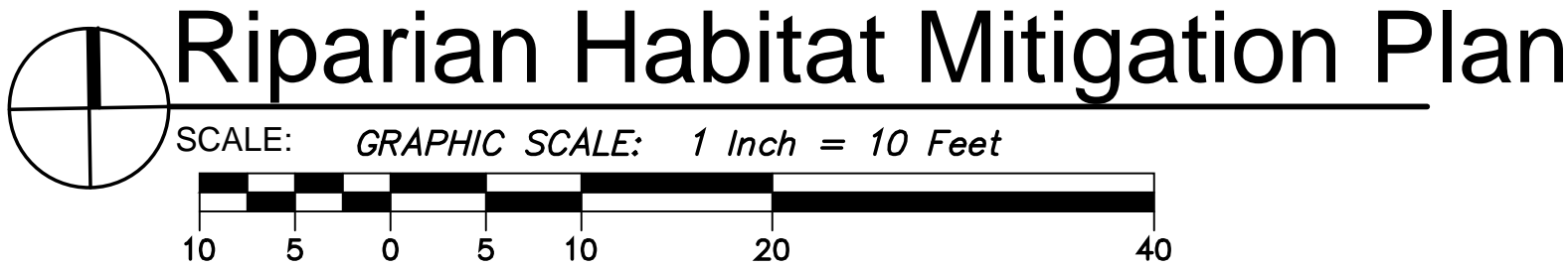
DEVELOPED AREA= (GRADING & CONSTRUCTION AREA)

| | |
|-----------------------------------|-----------|
| TOTAL DISTURBANCE ENVELOPE | 25,014 sf |
| TOTAL OF LOT IN XERORIPARIAN AREA | 100% |
| 54,806 sf | |

LOT #197 PIMA CANYON ESTATES
BOOK 50 - MAPS AND PLATS - PAGE 87
IN SECTION 31 AND 32 - T12S - R14E - G&SRM.
PIMA COUNTY, ARIZONA
ZONING = CR-1



SPECIAL NOTE:
PRESERVED RIPARIAN HABITAT SHALL BE PROTECTED DURING CONSTRUCTIONS PROTECTIVE FENCING. PROTECTIVE FENCING MUST BE LOCATED AS SHOWN ON THE SITE PLAN AND MUST REMAIN IN PLACE THOUGHOUT THE ENTIRE CONSTRUCTION AND DEVELOPMENT PROCESS.



1-IMAGE ELECTRICAL ACCESS



2-IMAGE DRIVEWAY ACCESS



3-IMAGE PRESERVED



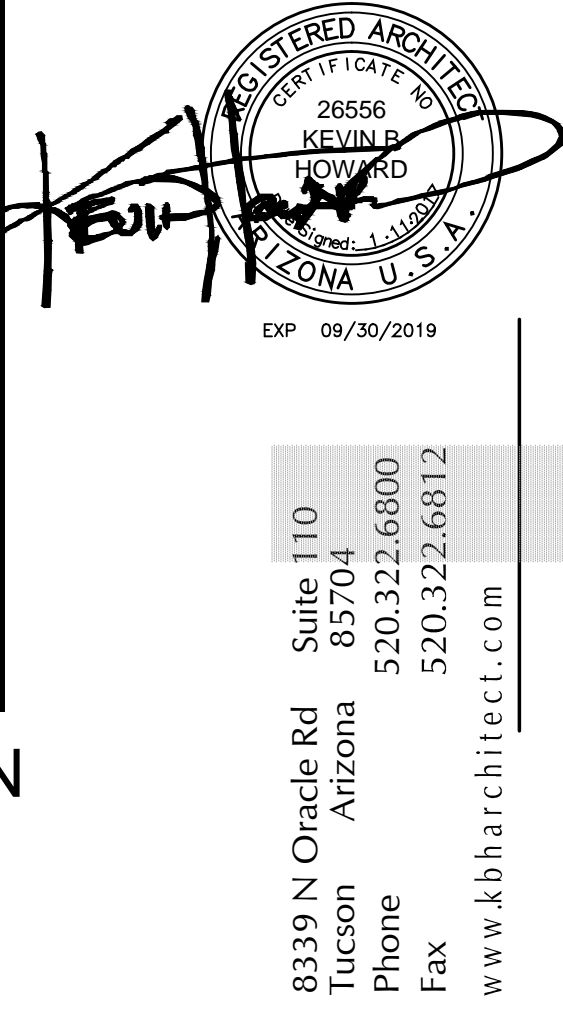
4-IMAGE CENTER OF BUILD AREA



5-IMAGE DRIVEWAY



6-IMAGE POOL



Kevin B. Howard
ARCHITECTS
DESIGN + BUILD
AIA

Bartholomew Residence
7993 N Pima Village Ct, Tucson Az 85718
Lot # 197 Pima Canyon Estates

RIPARIAN HABITAT
MITIGATION PLAN
IN-LIEU FEE PROPOSAL

Job: 2016-10
Date: 1.31.2016
REVISIONS:
Drawn By: J. Brown
Checked By: J. Brown

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