



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 18th, 2018

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Casas Adobes Station Residential Subdivision, Located within Xeroriparian Class B 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 Developer, KB Homes, has submitted a grading plan/tentative plat for a new residential subdivision located west of Oracle Road and directly north of Lavery Lane. The property is mapped within Regulated Riparian Habitat (RRH) classified as Xeroriparian Class B Habitat. The grading plan/tentative plat shows the project will preserve 30% of the vegetation on-site which includes over an acre of the RRH. However a portion of the RRH will be disturbed due to home construction and this disturbance is required to be mitigated. The project does not have the space to plant 96 trees and shrubs therefore the developer has opted to pay a fee in-lieu of planting on-site. Ms. Cesare prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal. Based on the cost estimate provided by Ms. Cesare the fee in-lieu of on-site mitigation for the project is \$13,964.56.

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:

\$13,964.56

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date: Suzanne Shields

Deputy County Administrator Signature/Date: C. Deibel 8/22/18

County Administrator Signature/Date: C. Deibel 8/22/18

DATE: August 22, 2018

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 Casas Adobes Station Subdivision, Located within Xeroriparian Class B 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 Developer, KB Homes, has submitted a grading plan/tentative plat for a new residential subdivision located west of Oracle Road and directly north of Lavery Lane (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as Xeroriparian Class B Habitat (Exhibit B). However the Riparian Classification Maps did not properly represent the vegetative density for Xeroriparian Class B Habitat. The developer hired Karen Cesare with Novak Environmental to evaluate the property more precisely classify the riparian habitat and provide a plan for mitigation. The District accepted a Ms. Cesare's evaluation, as it provides a better representation of the riparian habitat for the property (Exhibit C). The grading plan/tentative plat (Exhibit D) shows the project will preserve 30% of the vegetation on-site which includes over an acre of the RRH. However a portion of the RRH will be disturbed due to home construction and this disturbance requires mitigation. The project does not have the space to plant 96 trees and shrubs therefore the developer has opted to pay a fee in-lieu of planting on-site. Ms. Cesare prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit D). Based on the cost estimate provided by Ms. Cesare the fee in-lieu of on-site mitigation for the project is \$13,964.56.

IN-LIEU FEE COST ESTIMATE

Item	QTY	Unit cost	total cost
Trees	58	\$ 85.00	\$ 4,930.00
Shrubs	38	\$ 27.00	\$ 1,026.00
Seeding (87,714 SF)	87,714	\$ 0.04	\$ 3,508.56
Irrigation	1	\$ 2,000.00	\$ 2,000.00
Monitoring/Maintenance (5 years)	5	\$ 500.00	\$ 2,500.00
Total ILF paid to PCRFC			\$ 13,964.56

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 – Riparian Classification Map

Exhibit C – Riparian Habitat Boundary Change

Exhibit D – Tentative Plat/Grading Plan (Sheet 1)

Exhibit E – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Subject Property

KB Homes ATTN: Briana Rader
600 East Lavery Lane
BOS Meeting 9/18/2018

Exhibit B



KB Homes ATTN: Briana Rader
600 East Lavery Lane
BOS Meeting 9/18/2018

Exhibit C



CASAS ADOBES STATION (LAVERY LANE)
RIPARIAN LINES

No Scale



Exhibit D

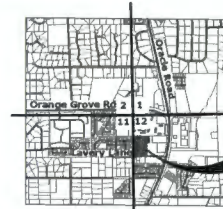
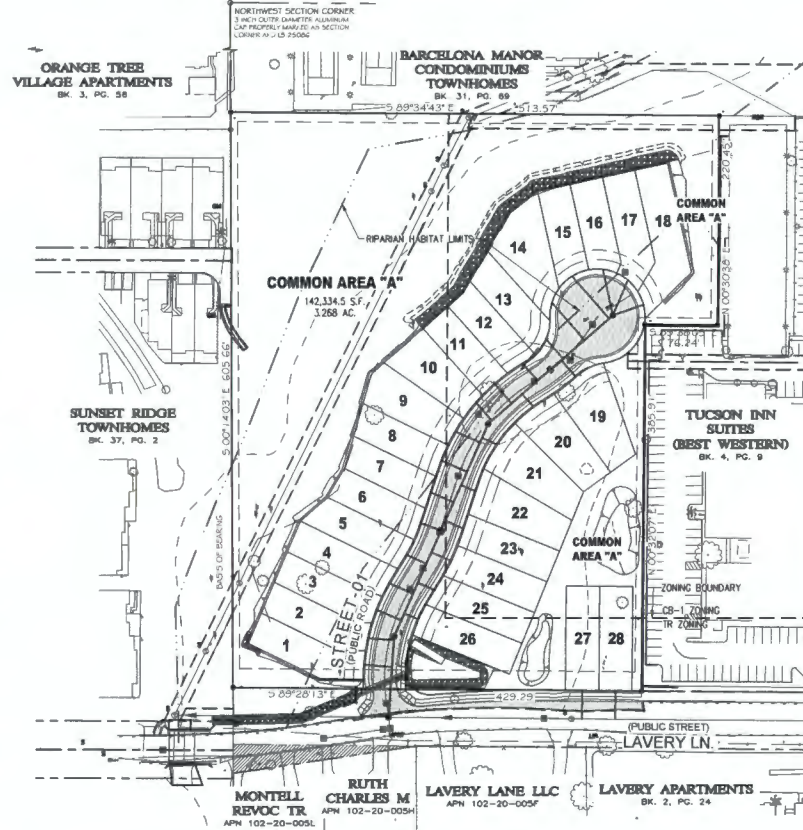
TENTATIVE PLAT AND GRADING PLAN CASAS ADOBES STATION

LOTS 1-28

COMMON AREA "A" (LANDSCAPE, DRAINAGE
AND RIPARIAN MITIGATION AREA)

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 6.418 ACRES.
2. AVERAGE LOT AREA PER DWELLING UNIT IS 3840.54 SF.
3. GROSS DENSITY IS 4.36 RAC.
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.098.
5. ASSESSORS TAX PARCEL #10220004F.
6. THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.43 AND 18.51 OF THE ZONING CODE.
7. EXISTING ZONING IS CD-1 AND TR.
8. THE POSTED SPEED LIMITS WITHIN THIS DEVELOPMENT SHALL BE 25 MPH. LOCAL STREETS WILL BE DESIGNED TO ACCOMMODATE THE SJU DESIGN VEHICLE.
9. LAVERY LANE IS THE NEAREST PAVED ACCESS THAT SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
10. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
11. CARPORT/GARAGE SHALL BE SETBACK A MINIMUM OF 20' FROM THE SIDEWALK.
12. PARKING CALCULATIONS:
PARKING SHALL BE IN ACCORDANCE WITH CHAPTER 18.75 OF PIMA COUNTY ZONING CODE.
REQUIRED PARKING: 2.5 PER 4 BEDROOM UNIT x 28 UNITS=70
VISITOR PARKING = 0.25/UNIT = 7
TOTAL REQUIRED OFF-STREET PARKING = 77 SPACES
GARAGE SPACES PER UNIT = 2
DRIVEWAY SPACES PER UNIT = 2
TOTAL PROVIDED PER UNIT = 4
TOTAL PARKING PROVIDED = 4/UNIT x 28 UNITS = 112 SPACES
13. THE WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS METRO WATER AND HAS A 100 YEAR ASSURED WATER SUPPLY.
14. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
15. A REPORT OF SOILS INVESTIGATIONS, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY WRIGHT ENGINEERS GEOTECHNICAL ENGINEERING REPORT ENTITLED CASAS ADOBES W LAVERY LN AND N ORACLE RD TUCSON, ARIZONA MAY 10, 2017 PROJECT NO. 170734-001. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ADDENDUMS THEREOF.
16. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
17. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
18. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
19. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ON-SITE: 3.33 ACRES.
20. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED BY THIS PROJECT (BY INFRASTRUCTURE, BUILDING PADS, SEPTIC, ETC.): 2.01 ACRES.
21. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED REQUIRES A RH MITIGATION PLAN.
22. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
23. THIS TENTATIVE PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN RECD RIPARIAN REVIEW AND APPROVAL OF THE IMPROVEMENT PLAN IS REQUIRED.
24. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, SHALL HOLD PIMA COUNTY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOODING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
25. DRAINAGE WILL REMAIN UNDISTURBED EXCEPT AS MODIFIED ON THIS PLAT.
26. TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR THE COMMON AREAS WITHIN THE SUBDIVISION.
27. THE BASIS OF ELEVATION IS: PIMA ASSOCIATION OF GOVERNMENTS (PAG) GEODETIC CONTROL POINT (AZ21) WHICH IS A RAILROAD SPIKE IN ORANGE GROVE ROAD APPROXIMATELY 1,000 FEET WEST OF ORACLE ROAD. SAID ELEVATION BEING: 2484.49 (NAD 83).
28. THE BASIS OF BEARINGS IS 0°14'03"E UPON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 12, T-13-S, R-13-E.



THIS SITE

LOCATION MAP
SCALE 3"=1 MILE
A PORTION OF SECTION 12, T-13-S, R-13-E
OF THE G&SRM,
PIMA COUNTY, ARIZONA

LEGEND

	SURVEY MONUMENT FOUND AS NOTED
	SECTION LINE
	SUBDIVISION BOUNDARY
	EXISTING ADJACENT BOUNDARIES
	RIGHT-OF-WAY (EXISTING)
	RIGHT-OF-WAY (NEW)
	CENTERLINE (EXISTING)
	CENTERLINE (NEW)
	LOT LINES (EXISTING)
	LOT LINES (NEW)
	EASEMENTS (EXISTING) AS NOTED
	EASEMENTS (NEW) AS NOTED
	WATER LINE (EXISTING)
	WATER LINE (NEW)
	FIRE HYDRANT & VALVE (NEW)
	SEWER LINE & MANHOLE (EXISTING)
	SEWER LINE & MANHOLE (NEW)
	XEORIPARIAN CLASS B HABITAT LIMITS
	EROSION HAZARD SETBACK LINE/ PROPOSED FLOOD PLAIN LIMITS
	LANDSCAPE & RIPARIAN MITIGATION AREA
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PAD ELEVATION (NEW)
	SEWER LENGTH & SLOPE (NEW)
	FLOW DIRECTION
	PROPOSED BRASS CAP
	FLOOD LIMIT

ABBREVIATIONS

AC	ACRES
A.C.F.	ALUMINUM CAP FLUSH
B.C.F.	BRASS CAP FLUSH
BK	BOOK
B.M.	BENCH MARK
D.K.T.	DOCKET
EX	EXISTING
FD	FLOOD
FG	FINISH GRADE
GB	GRADE BREAK
ID	IDENTIFICATION
LF	LOWEST FLOOR
LP	LOW POINT
L.S.E.	LANDSCAPE EASEMENT
MAP	MAPS & PLATS
N	NORTH
P.C.	PROPERTY CORNER
P.C.A.	PIMA COUNTY RECORDS
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG	PAGE
P.S.E.	PUBLIC SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.W.E.	PUBLIC WATER EASEMENT
R.M.	ROAD MAPS
R/W	RIGHT-OF-WAY
R.O.S.	RECORD OF SURVEY
S.F.	SQUARE FEET



TENTATIVE PLAT

CASAS ADOBES STATION

A RESIDENTIAL SUBDIVISION
LOTS 1-28 & COMMON AREA "A": LANDSCAPE,
DETENTION & XEORIPARIAN HABITAT MITIGATION AREA

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REFERENCE:	CROSS-REFERENCE:	SHT. 1 OF 16
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OWNER/DEVELOPER
C/O KIRKHOE TUCSON
ATTN: BRAD RASER
201 NORTH BONITA AVENUE, #105
TUCSON, ARIZONA 85745
(520) 622-0280

CIVIL ENGINEER
MARUM & ASSOCIATES
ENGINEERING, INC.
ATTN: PATRICK MARUM, P.E.
2730 E. BROADWAY BLVD., #250
TUCSON, ARIZONA 85716
(520) 448-4440
pmarum@marumeng.com

LANDSCAPE ARCHITECT
NOVAK ENVIRONMENTAL, INC.
ATTN: KAREN M. DESARIE, P.L.A.
4574 NORTH BONITA AVENUE, #100
TUCSON, ARIZONA 85716
(520) 208-0591
karen@novakenvironmental.com

SURVEYOR
TUCSON SURVEYING & MAPPING, LLC
ATTN: STEPHEN W. MCCLAM, R.L.S.
2814 E. GOSDEN, TUCSON, ARIZONA 85716
(520) 882-9392
Registration No.: 29881
s.mcclam@tucsonsurveying.com

SHEET INDEX

1	COVER, NOTES
2	TENTATIVE PLAT
3	GRADING PLAN
4	GRADING NOTES & DETAILS
5	SWPPP
6-9	NATIVE PLANT PRESERVATION PLAN (NPPP)
10-13	RIPARIAN BI-LEVEL FEE PROPOSAL (RLFP)
14-16	LANDSCAPE PLAN

SITE ADDRESS

600 E. LAVERY LANE
TUCSON, AZ 85715

Exhibit E

CASAS ADOBES STATION

LOTS 1-28, COMMON AREA "A" (LANDSCAPE, DRAINAGE AND RIPARIAN MITIGATION AREA)

RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL

JUSTIFICATION OF DISTURBANCE

An in-lieu fee (ILF) must be sought due to the small size of the site, the allowed and projected density of the project, the extent of the Regulated Riparian Habitat (RRH) on site, the large area preserved otherwise, and the lack of any additional area for mitigation.

GENERAL NOTES

1. FRUP number is (None obtained yet). Parcel ID is 102-20-004F.
2. Riparian Boundary has been changed as per prior agreement resulting from a meeting held 9.8.17 with Pima County Development Services (PCDS), Pima County Regional Flood Control District (PCRFCD), Broadway Realty and Trust (BRAT), and Novak Environmental, Inc.
3. Healthy and viable saguaros within the grading limit will be addressed as part of the HPPP. Moved saguaros may be:
 - 1) Transplanted on-site;
 - 2) Donated to the Tucson Cactus & Succulent Society (TCSS);
 - 3) Donated to the Pima County Native Plant Nursery (PCPNP);
 - 4) Sold to a third party-only if all other options have been exhausted.

Because the developer will be responsible for costs associated with donations to PCPNP, and saguaros able to be moved will be moved and not destroyed, the in-lieu fee does not include costs for these plants to avoid "double payment" for a salvaged plant.

IN-LIEU FEE COST ESTIMATE

Item	Qty	Unit cost	Total cost
Removal	88	\$	4,800.00
Grading	360	\$	1,800.00
Landscaping (w/ 1/4" SF)	87,734	\$	5,300.00
Landscaping	11	\$	2,000.00
Landscaping (w/ 1/4" SF)	6	\$	2,000.00
Total ILF proposed to PCPNP			15,900.00

DONATED CACTUS MOVE COST ESTIMATE (see note 3)

Item	Qty	Unit cost	Total cost
Removal (w/ 1/4" SF)	34	\$	1,700.00
Removal (w/ 1/4" SF)	88	\$	1,760.00
Landscaping			18,000.00

REQUIRED CALCULATIONS

Item	Qty	Unit cost	Total cost
RRH Area (w/ 1/4" SF)	141,000	\$	8,460.00
RRH Area (w/ 1/4" SF)	87,734	\$	5,300.00
RRH Area (w/ 1/4" SF)	6	\$	2,000.00

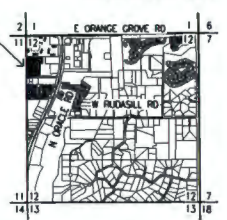


RHIF PLAN KEY

- PROPERTY LIMITS
- SHEET MATCHLINE
- XERO-RIPARIAN CLASS B (NEW BOUNDARY)
- 8 INVENTORIED RIPARIAN NUMBER
- INVENTORIED RIPARIAN PLANT
- ⊙ SAGUARO WITHIN RIPARIAN AREA
- CONTOUR LINES
- 30% SETASIDE/GRADING LIMITS
- RIPARIAN HABITAT IN-LIEU FEE AREA

This Project

LOCATION MAP



SCALE: 3" = 1 MILE
T13S, R13E, SEC 12

ADDRESS: 600 EAST LAVERY LANE
P18-

OWNER/DEVELOPER:

NAME: KID MEHE
ATTN: GREGORY GAGEP
ADDRESS: 301 N. BONITA AVE STE. 105
TUCSON, ARIZONA 85745
PHONE: 520-444-0344



Novak Environmental, Inc. 4514 North First Avenue P100 Tucson, AZ 85718 Phone 520.295.0041 Fax 520.802.3008			
Landscape Architecture • Natural Resources • Planning • Mitigation			
TENTATIVE PLAT RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL CASAS ADOBES STATION A RESIDENCIAL SUBDIVISION, LOTS 1-28 IN COMMON AREA "A" PTN 5505.80' N124.23' W513.35' NW1/4 SEC. 12 NW 1/4 OF SEC. 12, T. 13 S., R. 13 E., GERMEN, PIMA COUNTY, ARIZONA			
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