



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: June 18th, 2019

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Joint Sewer Line for Wildflower Development and Tucson Airport Authority (District 3)

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 applicants, Tucson Airport Authority and the Crown West Land Group are proposing to construct a sewer line within Ryan Air Field and an offsite portion north of Ryan Air Field. The property is mapped within Regulated Riparian Habitat and is classified in two different habitat types; Important Riparian Area with the Underlying Class H and Hydromesopariparian Habitat. The disturbance to riparian habitat from this project is 1.72 acres, therefore requires a Riparian Habitat Mitigation plan (RHMP). Karen Cesare, with Novak Environmental was hired to prepare an RHMP. The project does not have an area that will be suitable for on-site mitigation due to the absence of a water source. As a result, the applicants will mitigate for the disturbance by paying a fee in-lieu of on-site mitigation. The Riparian Habitat Mitigation In-Lieu Fee Proposal will contribute a fee of \$26,211.74.

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:

\$26,211.74

Board of Supervisor District:

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Regional Flood Control District Telephone: 724-4600

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

5/17/19

5/20/19

C. P. D. 5/21/19

DATE: May 14, 2019

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 Joint Sewer Line for Wildflower Development and Tucson Airport Authority (District 3)**

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 applicants, Tucson Airport Authority and the Crown West Land Group are proposing to construct a sewer line within Ryan Air Field and an offsite portion north of Ryan Air Field (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) and is classified in two different habitat types; Important Riparian Area with the Underlying Class H and Hydromesoriparian Habitat (Exhibit B). The disturbance to the riparian habitat from this project is 1.72 acres, therefore requires a Riparian Habitat Mitigation plan (RHMP).

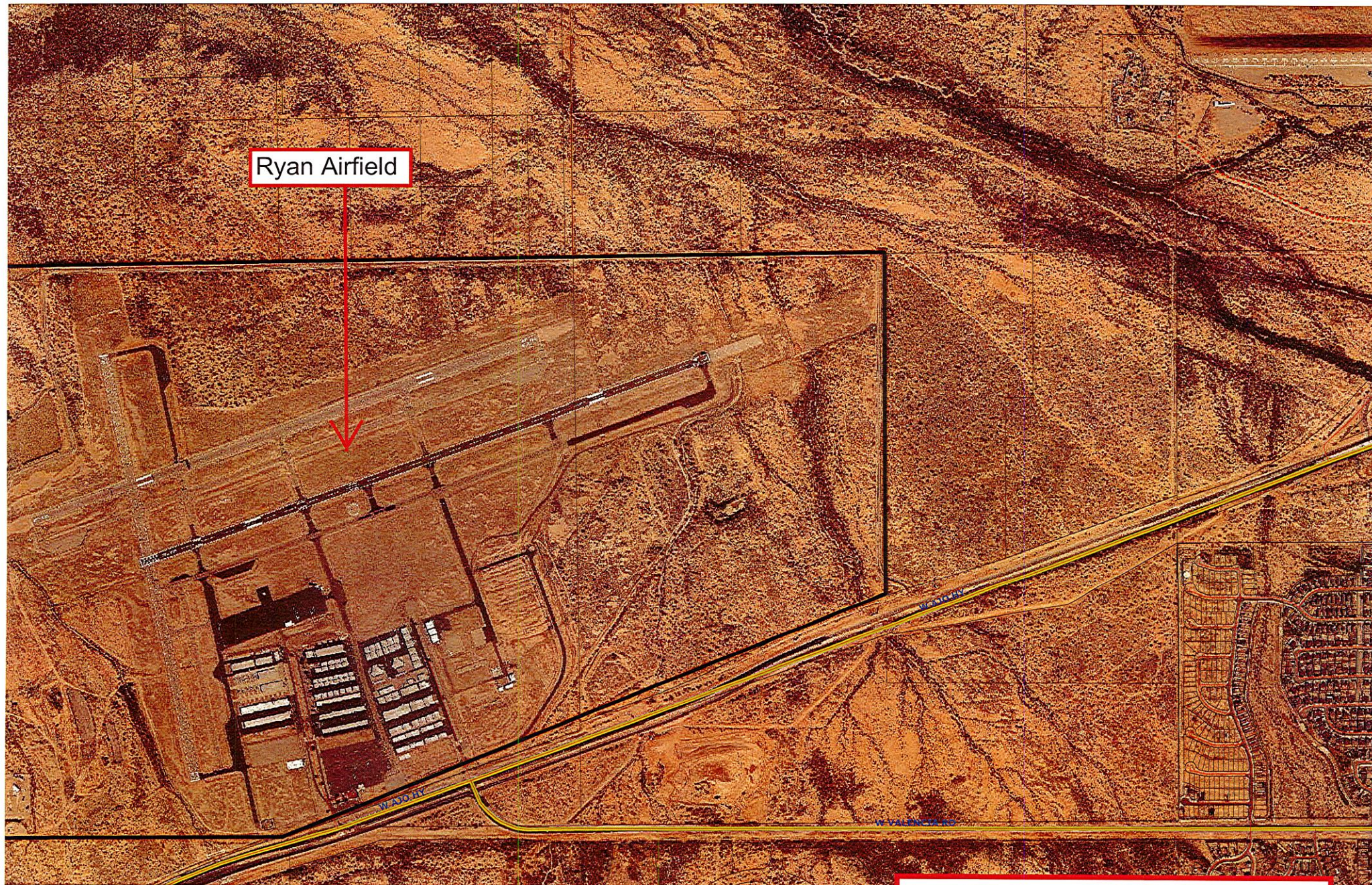
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Recommendation

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

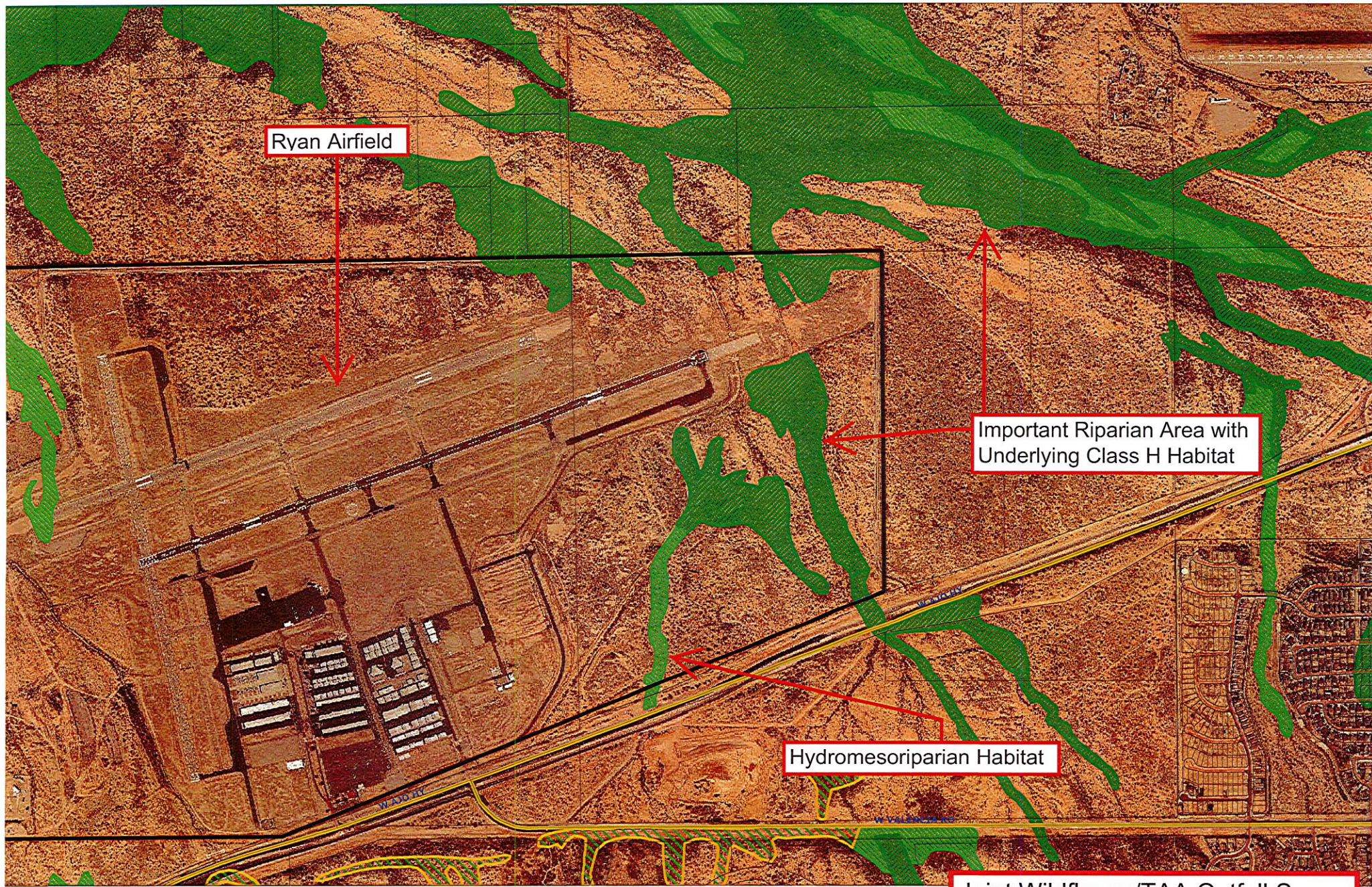
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Joint Wildflower/TAA Outfall Sewer
6209 South Airfield Drive
BOS Meeting Date 6/18/2019

Exhibit B



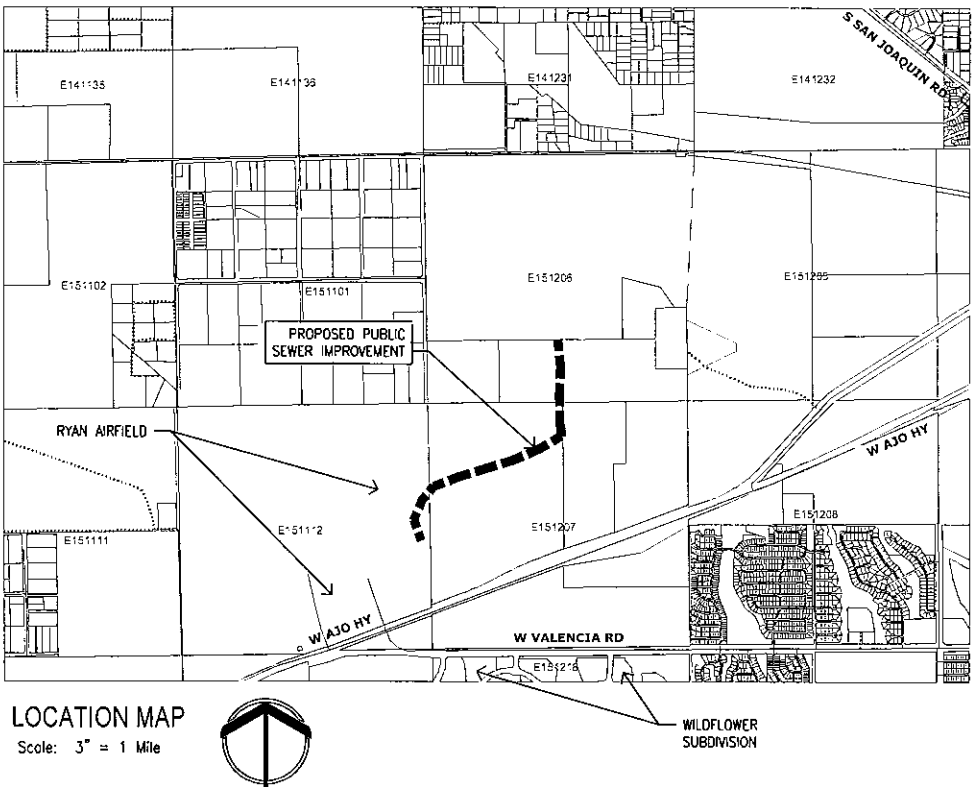
Ryan Airfield

Important Riparian Area with
Underlying Class H Habitat

Hydromesoriparian Habitat

Joint Wildflower/TAA Outfall Sewer
6209 South Airfield Drive
BOS Meeting Date 6/18/2019

JOINT WILDFLOWER/TAA OUTFALL SEWER
RIPARIAN HABITAT MITIGATION PLAN . IN-LIEU FEE PROPOSAL



JOINT WILDFLOWER/TAA
OUTFALL SEWER
PIMA COUNTY NO. P19SC00020
REF: P171P00001

PROPERTY OWNER:
TUCSON AIRPORT AUTHORITY
7250 S. TUCSON BLVD., SUITE 300
TUCSON, ARIZONA 85756
ATTN: MIKE SWEJAK
(520) 573-6100

LEASE HOLDER:
PIMA COUNTY REGIONAL WASTEWATER
SEWER LINE WILL BE THE PROPERTY OF
PIMA COUNTY REGIONAL WASTEWATER.

DEVELOPER:
POMESONITE FARMS-TUCSON LLC
C/O CROWN WEST LAND GROUP
333 E. WETMORE ROAD, SUITE 250
TUCSON, ARIZONA 85705
ATTN: DEAN WINGERT
(520) 888-3962

PARTICIPANTS:
TUCSON AIRPORT AUTHORITY
SUNBELT HOLDINGS for SENDERO

ADDRESS: 6209 S. AIRFIELD DR.
FPUP#



Landscape Architecture • Natural Resources • Planning • Mitigation			
RIPARIAN HABITAT MITIGATION PLAN RIPARIAN HABITAT COVER SHEET JOINT WILDFLOWER/TAA OUTFALL SEWER LOCATED IN SECTIONS 6, 7 & 12, T 15 S, R 12 E, G&SRM, PIMA COUNTY, ARIZONA			
NO.	REVISION	DATE	
DESIGNED:	TC	DRAWN:	TC
CHECKED:	KC	PROJECT NO.:	19005
DATE:	MAY 2019	SCALE:	SEE PLAN
			SHEET RHMP--1 1 of 2

JOINT WILDFLOWER/TAA OUTFALL SEWER

RIPARIAN HABITAT MITIGATION PLAN . IN-LIEU FEE PROPOSAL

REGULATED RIPARIAN HABITAT

This sewer line alignment contains regulated riparian habitat. This habitat consists of both Hydromesoriparian and Important Riparian Area (IRA) underlain by Hydromesoriparian. Existing riparian vegetation along the sewer alignment is relatively sparse along much of its length. Existing riparian vegetation was counted along the alignment using 100' x 100' areas. The new sewer line easement is 50' wide. However, we counted plants in a 100' wide swath to better capture the plant density in the regulated riparian areas. The plant density is applied to the disturbance area only (the width of the easement) to determine the in-lieu fee amount.

The results of the plant counts are shown by segment on the plan at left. Some of the segments contained no riparian trees. Trees in each segment are listed in the callout. Most segments also contained a variety of smaller plants including: Sphaeralcea, Cordalia, Lycium, Altriplex, Ferocactus, Baccharis, and numerous riparian grasses.

JUSTIFICATION OF DISTURBANCE

An in-lieu fee (ILF) must be sought due to the location of the site at an airport, and lack of suitable area for mitigation. Tree plantings that might encourage birds are to be avoided near airport facilities.

GENERAL NOTES

1. FPUP number is: (None obtained yet)
2. Riparian Boundary has been used directly from the regulatory polygons from Mapguide.
3. Due to the relatively sparse riparian vegetation on this site, the In-Lieu fee is calculated on vegetation densities based on a site inventory of a 100' wide strip along the sewer line route.
4. While a 100' wide strip was inventoried for riparian vegetation, this sewer line installation will disturb only a 50' wide strip centered on the sewer line.

IN-LIEU FEE CALCULATION

Riparian Habitat Areas:			
Riparian Survey Area (100' wide)	3.43 AC		
Riparian Disturbance Area (50' wide)	1.72 AC	IRA Multiplier (1.5)	2.58 AC
Riparian Mitigation Area Required	2.58 AC		

100' Wide Sample Riparian Inventory Results:			
Velvet Mesquites (Prosopis velutina)	158 EA		
Whitehorn Acacias (Vachellia constricta)	10 EA		
Catclaw Acacias (Senegalia greggii)	2 EA		
Blue Palo Verde (Parkinsonia florida)	2 EA		
Total Riparian Trees	173 EA	Trees/Acre	50.4
Existing Tree Density	50 EA	Trees/Acre	

50' Wide Disturbance Area:			
Total Trees Disturbed	87 EA	IRA Multiplier (1.5)	131 EA
Total Area Disturbed	1.72 AC	IRA Multiplier (1.5)	2.58 AC

In-Lieu Fee to RFCD:			
Item	QTY	Unit Cost	Total Cost
Trees	131 EA	\$ 85.00	\$ 11,092.50
Seeding	112,384.80 SF	\$ 0.05	\$ 5,619.24
Irrigation	1 LS	\$ 5,000.00	\$ 5,000.00
Monitoring/Maintenance	3 YR	\$ 1,500.00	\$ 4,500.00
Subtotal			\$ 26,211.74

RIPARIAN LEGEND

	Regulated Riparian Habitat-- Hydromesoriparian
	Regulated Riparian Habitat-- IRA Hydromesoriparian
	Regulated Riparian Habitat Inventory Count Area

ADDRESS: 6209 S. AIRFIELD DR.
FPUP#



Novak Environmental, Inc. 4574 North First Avenue #100 Tucson, AZ 85718 Phone 520.206.0591 Fax 520.882.3006 Landscape Architecture • Natural Resources • Planning • Mitigation			
RIPARIAN HABITAT MITIGATION PLAN RIPARIAN HABITAT IN-LIEU FEE PROPOSAL JOINT WILDFLOWER/TAA OUTFALL SEWER LOCATED IN SECTIONS 6, 7 & 12, T 15 S, R 12 E, G&SRM, PIMA COUNTY, ARIZONA			
NO.	REVISION	DATE	
DESIGNED:	TC	CHECKED:	TC
DATE:	MAY 2019	SCALE:	19005
PROJECT NO.:		SEE PLAN	
SHEET		2 of 2	



NOTES: 1. DRAWING NOT TO SCALE. 2. ALL DIMENSIONS ARE IN FEET. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.