



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 6, 2019

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 4832 N. Placita Borboa, Located within Regulated Riparian Habitat (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:

The applicant, Chris Langham with PRE-CEG has applied for a permit to construct a single family residence on property located at 4832 N. Placita Borboa. Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Xeroriparian Class B. 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 \$4,620 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:

\$4,620

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date:

[Signature]

Deputy County Administrator Signature/Date:

[Signature] 7/12/19

County Administrator Signature/Date:

[Signature] 7/12/19

JUL 15 19 10 44 PC CLK DF RD

AKS

DATE: July 11th, 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 Single Family Residence at 4832 North Placita Borboa, Located within Regulated Riparian Habitat (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 applicant, Chris Langham with PRE-CEG has applied for a permit to construct a single family residence on property located at 4832 N. Placita Borboa (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Xeroriparian Class B (Exhibit B). The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Langham has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$4,620 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

	XA	XB	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Cost per Acre Single Lot	\$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

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

Exhibit A



Subject Property

Property Owner; Paul Pence
4832 North Placita Borboa
BOS Meeting August 6th, 2019

Exhibit B

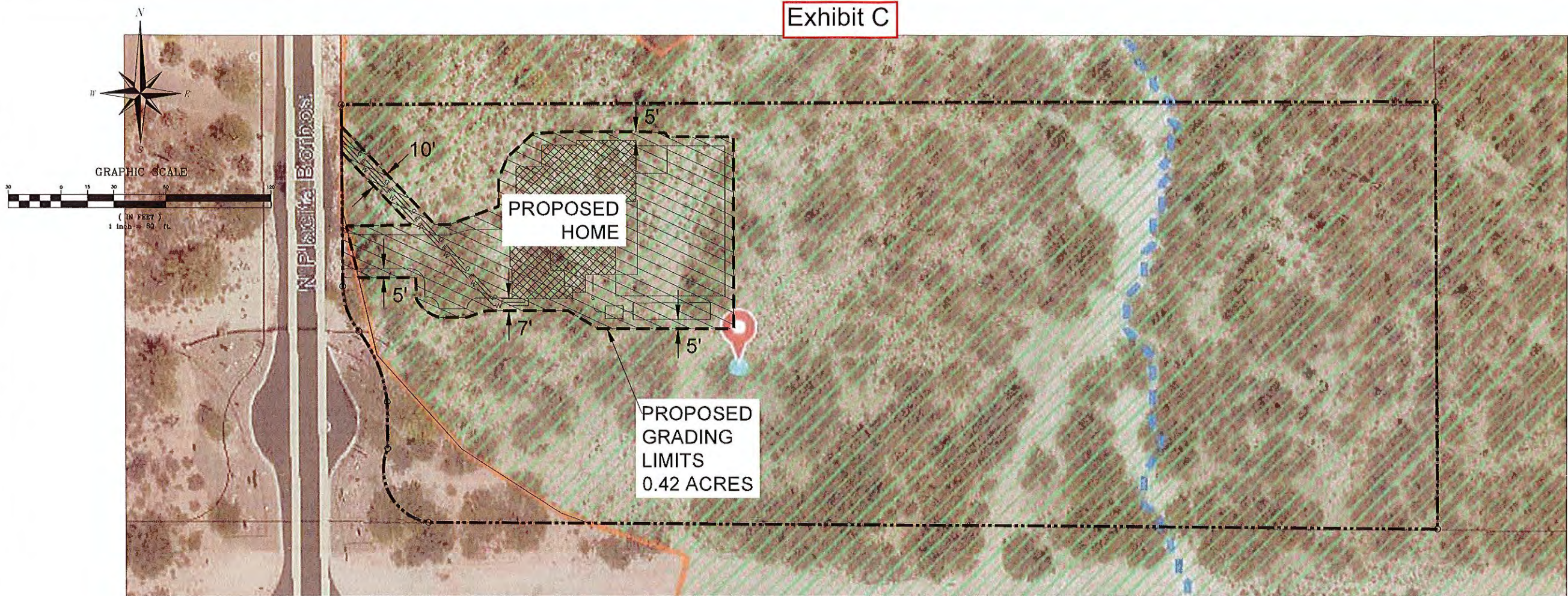


Subject Property

Important Riparian Area with
Underlying Xeroriparian Habitat

Property Owner; Paul Pence
4832 North Placita Borboa
BOS Meeting August 6th, 2019

Exhibit C



RIPARIAN HABITAT MITIGATION PLAN

CALCULATIONS

TOTAL LOT = 3.39 ACRES
TOTAL REGULATED
IMPORTANT RIPARIAN AREA HABITAT ON-SITE:
XERORIPARIAN CLASS B = 3.29 ACRES
AREA OF DISTURBED
RIPARIAN HABITAT (XB) = 0.42 ACRES
(12.8%)
FLAT FEE FOR XB
COST PER ACRE:
(\$11,000) x 0.42 ACRES = \$4,620

MITIGATION STATEMENT

1. THE ENTIRE LOT IS WITHIN MAPPED RIPARIAN HABITAT & DISTURBANCE CANNOT BE REASONABLY AVOIDED.
2. ON-SITE MITIGATION IS NOT POSSIBLE AS THE ENTIRE LOT IS HEAVILY VEGETATED AS SHOWN BY PHOTOS, BELOW.
3. OWNER ACCEPTS OFF-SITE MITIGATION IN-LIEU FEE (FLAT-FEE) PER CALCULATIONS.
4. PRESERVED RIPARIAN HABITAT SHALL BE PROTECTED DURING CONSTRUCTION USING PROTECTIVE FENCING. PROTECTIVE FENCING MUST BE LOCATED AS SHOWN ON THE SITE PLAN AND MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.

OWNER

PAUL PENCE, OWNER
ALL POINTS GENERAL CONTRACTING
7301 E. 22ND ST., #2W
TUCSON, ARIZONA 85710

PROPERTY INFORMATION

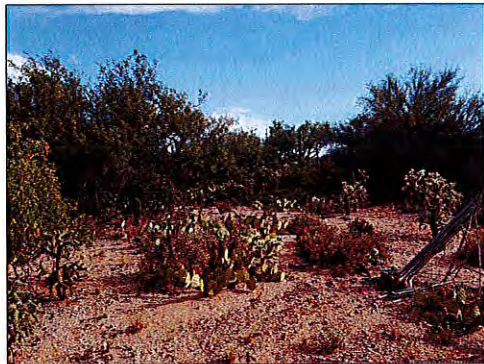
4832 N. PLACITA BORBOA
TUCSON, ARIZONA 85749
SNYDER CREEK CANYON LOT 22

ASSESSOR'S PARCEL NO.: 205-32-0840
PC FPUP NO.: P19FC00238

LEGEND

- PROPERTY LINE
- - - GRADING LIMITS
- PROPERTY CORNER
- FLOW DIRECTION
- G - G - PROPOSED GAS LINE
- E - E - PROPOSED ELECTRIC LINE
- W - W - PROPOSED WATER LINE
- S - S - PROPOSED SEPTIC SYSTEM
- ▨ IMPORTANT RIPARIAN AREA: XERORIPARIAN B

SITE PHOTOS - TYPICAL SPECIES COMPOSITION



DEVELOPER

ALL POINTS GEN. CONTRACT.
7301 E. 22nd ST., #2W
TUCSON, ARIZONA 85710
(520) 991-8350
CONTACT: PAUL PENCE, OWNER

ENGINEER

PRE-CEG ENGINEERING
4655 N FLOWING WELLS ROAD
TUCSON, ARIZONA 85705
(520) 690-1669 x105
CONTACT: CHRIS LANGHAM, P.E.

DRAWN BY: CGL
CHECKED BY: CGL
DATE: 06/28/19
SCALE: PROJECT #:
PURPOSE: 19-076

RIPARIAN HABITAT MAP
FOR
PRIVATE RESIDENCE
4832 N. PLACITA BORBOA
TUCSON, ARIZONA 85749

PRE-CEG
12408 W. INDIAN SCHOOL ROAD, SUITE C-303
AVONDALE, ARIZONA 85392 PHONE: 520.690.1668



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Professional Engineer
State of Arizona
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