



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 3, 2019

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Parking Lot for Pima Pistol Club Located at 13990 North Lago Del Oro Parkway, 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, Bradley Louis the Board of Director's President with Pima Pistol Club has applied for a permit to construct a parking lot on property located at 13990 North Lago Del Oro Parkway. Most of the property is mapped within Regulated Riparian Habitat and is classified as Important Riparian Area with Underlying Xeroriparian Class B. The property has been used as a commercial firing range and has no suitable place for onsite mitigation. As a result, the applicant is proposing to contribute a fee of \$1,997.49 in lieu of onsite mitigation, based on a cost estimate provided by Greg Shinn the GRS Landscape Architect LLC.

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:

\$1,997.49

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: _____

[Signature] 8/8/19

County Administrator Signature/Date: _____

C. R. [Signature] 8/8/19

DATE: August 6, 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 Parking Lot for Pima Pistol Club Located at 13990 North Lago Del Oro Parkway, 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, Bradley Louis the Board of Director's President with Pima Pistol Club, a commercial firing range, has applied for a permit to construct a parking lot on property located at 13990 North Lago Del Oro Parkway (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 has been used as a commercial firing range since 1968 and utilizes the entire property for several ranges and facilities for target shooting. Therefore the facility has no suitable place for onsite mitigation and will pay a fee in lieu of onsite mitigation.

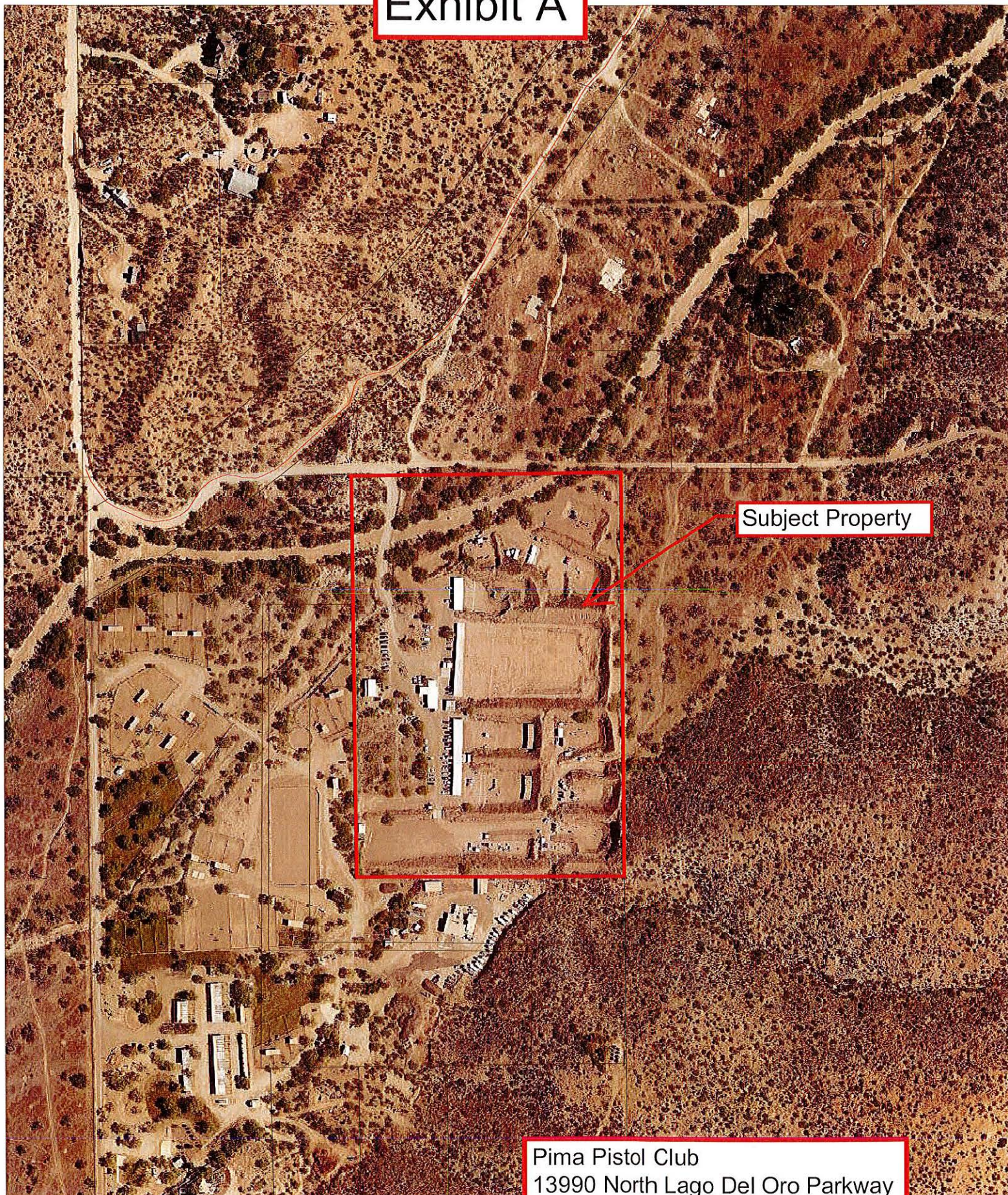
Mr. Louis hired Greg Shinn the GRS Landscape Architect LLC to prepare a Riparian Habitat Mitigation Plan. Mr. Shinn provided a cost estimate of the disturbance and is proposing to contribute a fee of \$1,997.49 in lieu of onsite mitigation, based on the guidance provided in the *Pima County Regulated 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

Pima Pistol Club
13990 North Lago Del Oro Parkway
BOS Meeting Date 9/03/2019

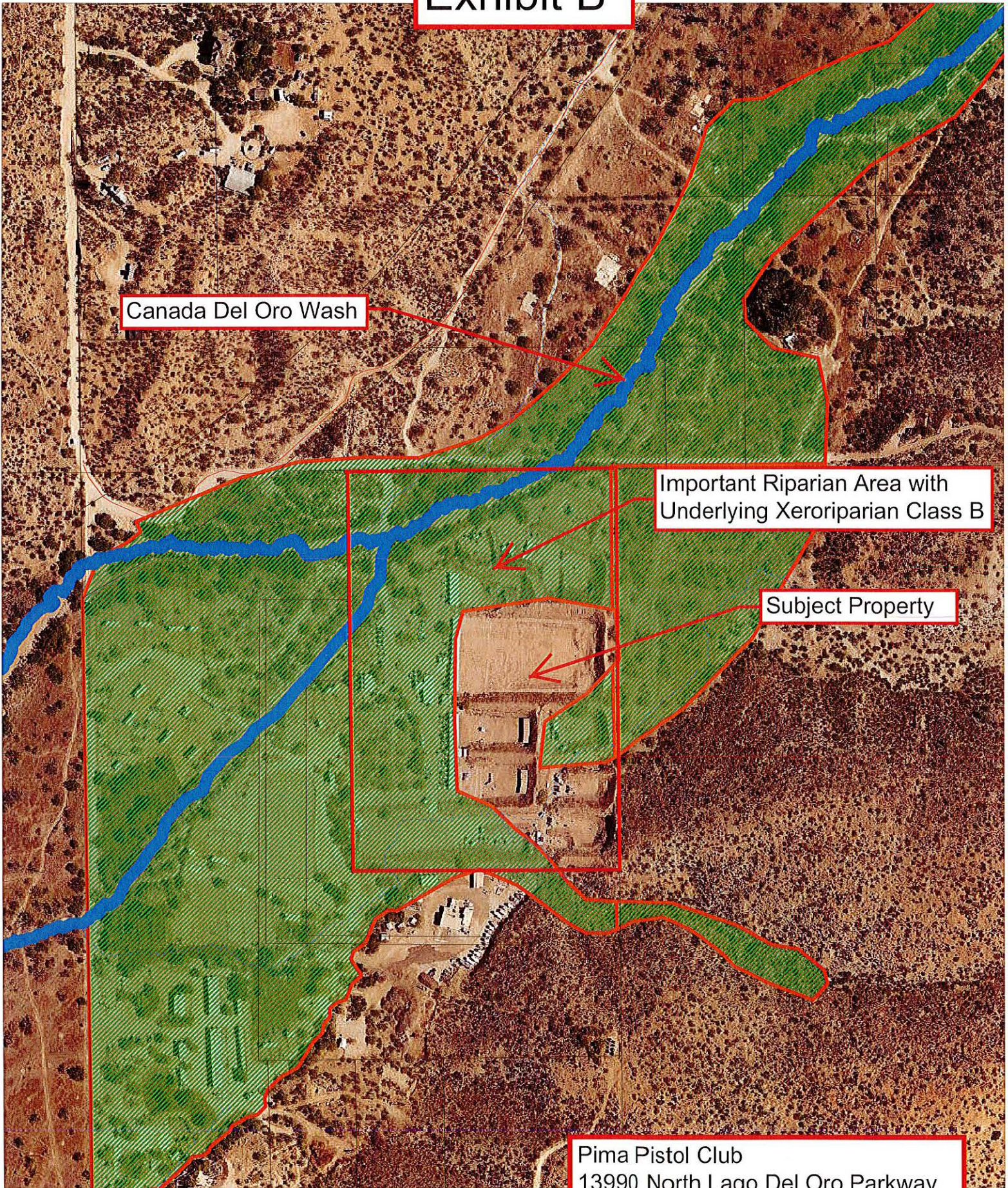
Exhibit B

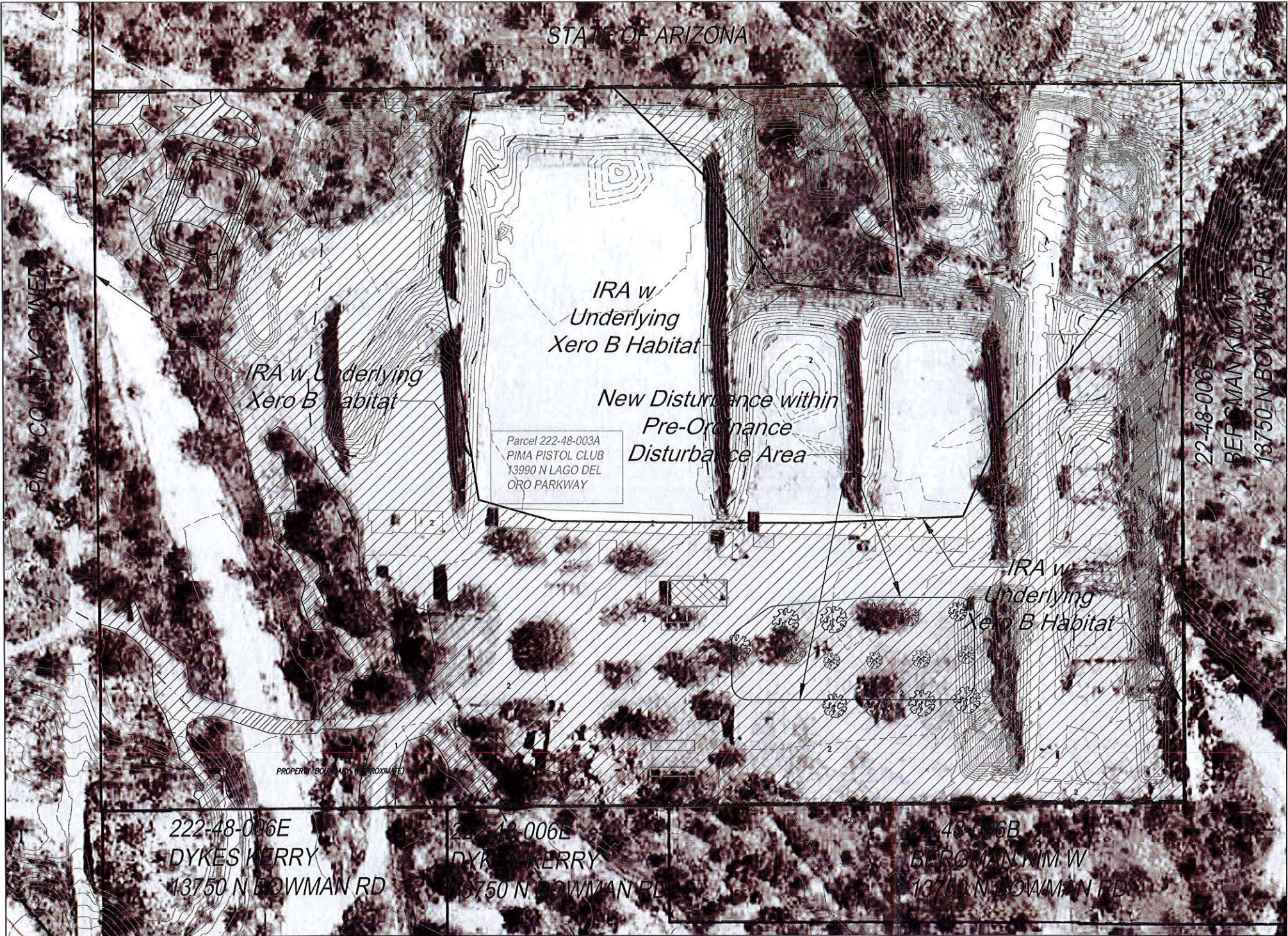
Canada Del Oro Wash

Important Riparian Area with
Underlying Xeroriparian Class B

Subject Property

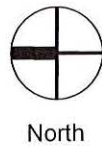
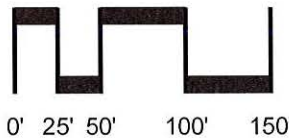
Pima Pistol Club
13990 North Lago Del Oro Parkway
BOS Meeting Date 9/03/2019





PRE-ORDINANCE DISTURBANCE BASED ON 2000 AERIAL

Scale: 1" = 50'



RIPARIAN LEGEND

| | |
|--|--|
| | Important Riparian Area with Underlying Class "B" Xeroriparian Habitat |
| | Prior Disturbance |
| | Current Disturbance |
| | Riparian Mitigation Area |



35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
gregs@grslandscapearchitects.com

Date: 8/5/19
Drawn by: LMW
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

| CALCULATIONS: | |
|---|--------------------------|
| This site contains Important Riparian Area with underlying Xeroriparian Class "B" Habitat | |
| Total Regulated Riparian Habitat On-Site | 452,750 sf (10.39 acres) |
| Total Area of Disturbed Mitigation Area | 15,107 sf (0.35 ac) |
| Total # of Trees Disturbed | 8 Trees |
| Total # of Shrubs Disturbed | 0 Shrubs |
| Total Amount of Hydroseed Disturbed | 15,107 sf (0.35 ac) |

NOTE: All disturbed vegetation is being mitigated by in-lieu fee.

PIMA PISTOL CLUB
CALCULATION OF IN-LIEU FEE

These calculations include paying an In-Lieu Fee (ILF) for the Mitigation Area that will be disturbed by the new overflow parking area. The calculation and methodology for the disturbance can be found on the RHMP submittal.

Destroyed Plant Material
8 Trees
0 Shrubs
15,107 SF of groundplane

ILF Cost Calculation

| | |
|---|---------|
| 4 - 15 gal. Trees - \$ 75.00 ¹ | 300.00 |
| 4 - 5 gal. Trees - \$ 35.00 ¹ | 140.00 |
| 0 - 5 gal. Shrubs - \$ 35.00 ¹ | 0.00 |
| 0 - 1 gal. Shrubs - \$ 10.00 ¹ | 0.00 |
| 15,107 - SF Native Seed - \$ 0.07 | 1057.49 |

| | |
|--|--------|
| Maintenance Cost | 500.00 |
| Irrigation Cost - \$ 0.00 ² | 0.00 |
| Water Cost ³ | 0.00 |

TOTAL IN-LIEU FEE \$ 1997.49

Notes

- 1 - These are "wet" costs that include the cost of spaghetti tubing and emitters.
- 2 - Irrigation structure (meter, backflow, irrigation controller, mainline, poly line, valve and pressure regulators) are not affected by the addition of this plant material. No Mainline extension or additional valves are required to irrigate additional plant material. Cost of irrigation is included in "wet" costs of # 1 above.
- 3 - Property is served by a well and does not pay commodity charges for water.

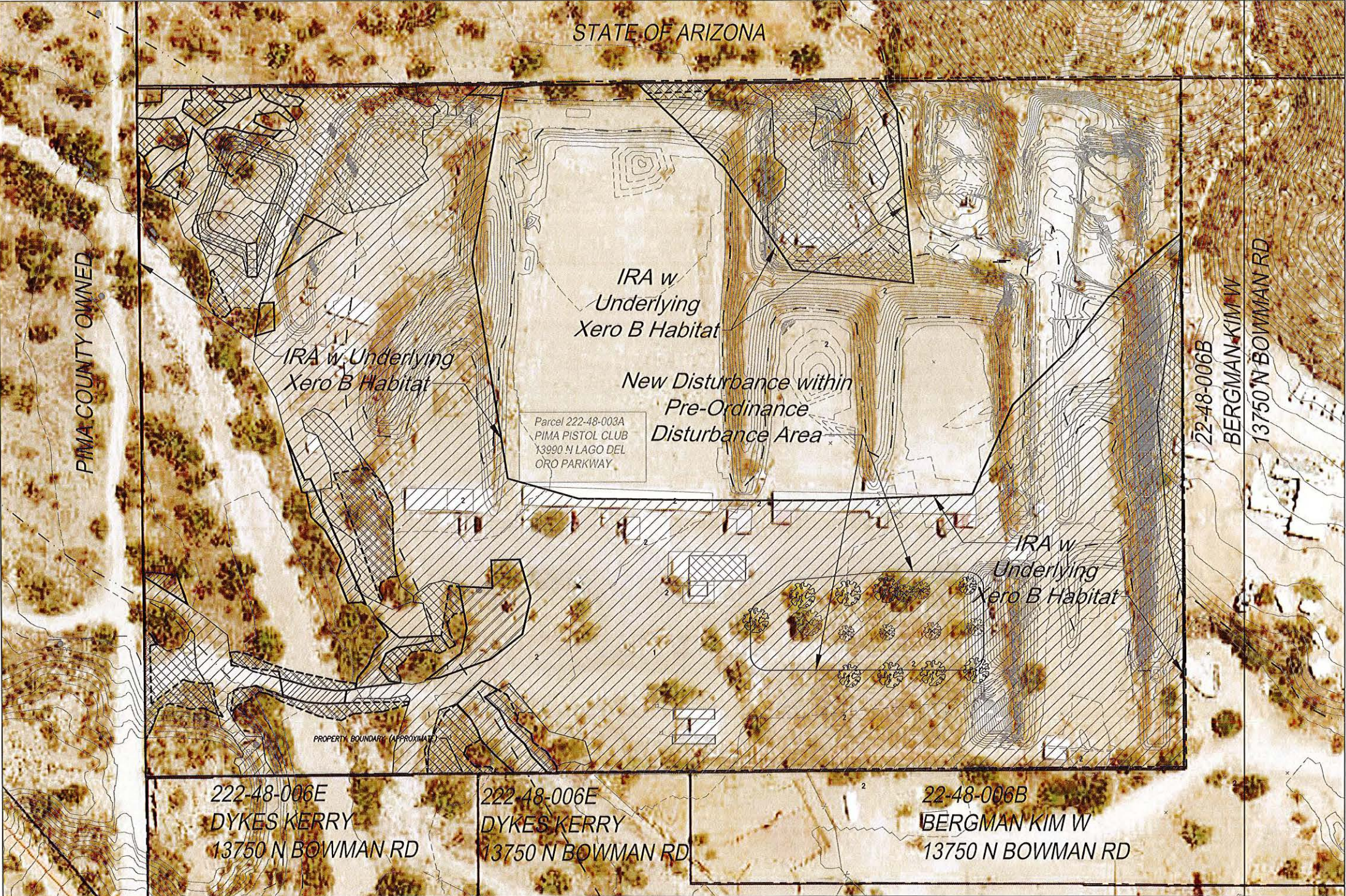
METHODOLOGY

1. This plan provides an In-Lieu Calculation for existing Mitigation Area on the property.
2. In a previous submittal (6/6/17), it was determined that this land was grandfathered disturbance and did not require mitigation.
3. In the same submittal, this land was utilized as mitigation for other disturbance. Mitigation was calculated at 150% of the disturbance and either mitigated on site or paid as in In-Lieu Fee.
4. With the elimination of some of the Mitigation Area, as shown on this plan, the Owner wishes to pay for the mitigation that is being removed as an In-Lieu Fee.
5. This plan provides documentation and calculation of this fee.

PIMA PISTOL CLUB

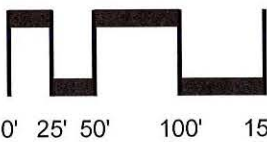
13990 N. LAGO DEL ORO PARKWAY, TUCSON, AZ 85739
A Portion of the Northwest Quarter of the Southwest Quarter
of Section 22, T-11-S, R-14-E, G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN
Floodplain Use Permit number: 17-210ERP

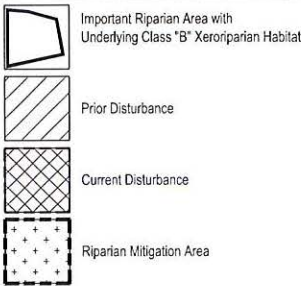


POST-ORDINANCE DISTURBANCE BASED ON 2016 AERIAL

Scale: 1" = 50'



RIPARIAN LEGEND



35974 S. Desert Sun Drive
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gregs@grslandscapearchitects.com

Date: 8/5/19
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☐ Design Review
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RIPARIAN MITIGATION NOTES

1. The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
2. Required mitigation as shown on these plans has been installed and is established. No further mitigation reports are required.
3. The Project Owner, and/or the Owner's successors, agree to preserve and protect the Mitigation Areas in perpetuity.
4. Mitigation area(s) to be left in a natural state. No disturbance shall occur within the mitigation area(s) without RFCD review and approval. Such disturbance includes but is not limited to secondary impacts such as the presence of livestock, fencing, intensive landscaping, outdoor play areas, etc.
5. Materials within the 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.

PIMA PISTOL CLUB
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PIMA PISTOL CLUB

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A Portion of the Northwest Quarter of the Southwest Quarter
of Section 22, T-11-S, R-14-E, G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

Floodplain Use Permit number: 17-210ERP



PHOTO #1

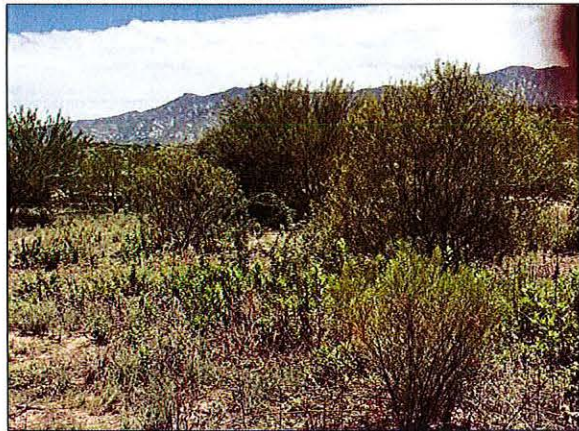


PHOTO #2



PHOTO #3

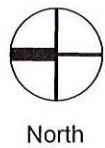
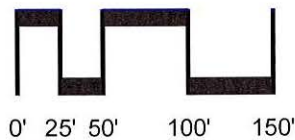
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MITIGATION AREAS

Scale: 1" = 50'



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grs@grslandscapearchitects.com

Date: 8/5/19
Drawn by: LMW
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☐ Design Review
☐ Construction Documents
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☐ Construction Set
☒ Not for Construction

| PLANT INVENTORY | | TO BE REMOVED |
|-----------------|--|---------------|
| ID NO. | DESCRIPTION | |
| 2 | Prosopis velutina - Native Mesquite | removed |
| 3 | Cercidium microphyllum - Palo Verde | |
| 4 | Cercidium microphyllum - Palo Verde | |
| 5 | Cercidium floridum - Blue Palo Verde | removed |
| 6 | Cercidium microphyllum - Palo Verde | removed |
| 7 | Prosopis velutina - Native Mesquite | |
| 8 | Cercidium microphyllum - Palo Verde | |
| 9 | Prosopis velutina - Native Mesquite | removed |
| 10 | Prosopis velutina - Native Mesquite | removed |
| 11 | Cercidium microphyllum - Palo Verde | removed |
| 12 | Cercidium microphyllum - Palo Verde | |
| 13 | Prosopis velutina - Native Mesquite | removed |
| 14 | Cercidium microphyllum - Palo Verde | removed |
| 15 | Cercidium microphyllum - Palo Verde | |
| 16 | Cercidium microphyllum - Palo Verde | |
| 17 | Prosopis velutina - Native Mesquite | |
| 18 | Prosopis velutina - Native Mesquite | |
| 19 | Chilopsis linearis - Desert Willow | |
| 20 | Chilopsis linearis - Desert Willow | |
| 21 | Chilopsis linearis - Desert Willow | |
| 22 | Zizyphus obtusifolia - Greythorn | |
| 23 | Prosopis velutina - Native Mesquite | |
| 24 | Prosopis velutina - Native Mesquite | |
| 25 | Zizyphus obtusifolia - Greythorn | |
| 26 | Cercidium microphyllum - Palo Verde | |
| 27 | Cercidium microphyllum - Palo Verde | |
| 28 | Prosopis velutina - Native Mesquite | |
| 29 | Cercidium floridum - Blue Palo Verde | |
| 30 | Cercidium microphyllum - Palo Verde | |
| 31 | Prosopis velutina - Native Mesquite | |
| 32 | Non-Native Species | |
| 33 | Ericameria laricifolia - Turpentine Bush | |
| 34 | Ericameria laricifolia - Turpentine Bush | |
| 35 | Ericameria laricifolia - Turpentine Bush | |
| 36 | Ericameria laricifolia - Turpentine Bush | |
| 37 | Ericameria laricifolia - Turpentine Bush | |
| 38 | Baccharis sarothroides - Desert Broom | |
| 39 | Baccharis sarothroides - Desert Broom | |
| 40 | Baccharis sarothroides - Desert Broom | |
| 41 | Baccharis sarothroides - Desert Broom | |
| 42 | Baccharis sarothroides - Desert Broom | |
| 43 | Baccharis sarothroides - Desert Broom | |
| 44 | Baccharis sarothroides - Desert Broom | |
| 45 | Baccharis sarothroides - Desert Broom | |
| 46 | Zizyphus obtusifolia - Greythorn | |
| 47 | Prosopis velutina - Native Mesquite | |
| 48 | Baccharis sarothroides - Desert Broom | |
| 49 | Lysiloma thomberi - Feather Bush | |
| 50 | Non-Native Species | |
| 51 | Prosopis velutina - Native Mesquite | |
| 52 | Prosopis velutina - Native Mesquite | |
| 53 | Baccharis sarothroides - Desert Broom | |
| 54 | Baccharis sarothroides - Desert Broom | |
| 55 | Non-Native Species | |
| 56 | Non-Native Species | |
| 57 | Cercidium microphyllum - Palo Verde | |
| 58 | Non-Native Species | |
| 59 | Non-Native Species | |
| 60 | Baccharis sarothroides - Desert Broom | |
| 61 | Non-Native Species | |
| 62 | Ericameria laricifolia - Turpentine Bush | |
| 63 | Rhus ovata - Sugar Bush | |
| 64 | Cercidium microphyllum - Palo Verde | |
| 65 | Prosopis velutina - Native Mesquite | |
| 66 | Rhus ovata - Sugar Bush | |

| | | |
|-----|--|--|
| 67 | Cercidium floridum - Blue Palo Verde | |
| 68 | Atriplex canescens - Saltbush | |
| 69 | Atriplex canescens - Saltbush | |
| 70 | Prosopis velutina - Native Mesquite | |
| 71 | Cercidium floridum - Blue Palo Verde | |
| 72 | Ericameria laricifolia - Turpentine Bush | |
| 73 | Non-Native Species | |
| 74 | Encelia farinosa - Brittle Bush | |
| 75 | Encelia farinosa - Brittle Bush | |
| 76 | Ericameria laricifolia - Turpentine Bush | |
| 77 | Prosopis velutina - Native Mesquite | |
| 78 | Encelia farinosa - Brittle Bush | |
| 79 | Encelia farinosa - Brittle Bush | |
| 80 | Encelia farinosa - Brittle Bush | |
| 81 | Cercidium microphyllum - Palo Verde | |
| 82 | Atriplex canescens - Saltbush | |
| 83 | Rhus ovata - Sugar Bush | |
| 84 | Prosopis velutina - Native Mesquite | |
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| 86 | Encelia farinosa - Brittle Bush | |
| 87 | Encelia farinosa - Brittle Bush | |
| 88 | Encelia farinosa - Brittle Bush | |
| 89 | Atriplex canescens - Saltbush | |
| 90 | Encelia farinosa - Brittle Bush | |
| 91 | Encelia farinosa - Brittle Bush | |
| 92 | Encelia farinosa - Brittle Bush | |
| 93 | Encelia farinosa - Brittle Bush | |
| 94 | Prosopis velutina - Native Mesquite | |
| 95 | Prosopis velutina - Native Mesquite | |
| 96 | Prosopis velutina - Native Mesquite | |
| 97 | Non-Native Species | |
| 98 | Encelia farinosa - Brittle Bush | |
| 99 | Encelia farinosa - Brittle Bush | |
| 100 | Encelia farinosa - Brittle Bush | |
| 101 | Prosopis velutina - Native Mesquite | |
| 102 | Prosopis velutina - Native Mesquite | |
| 103 | Non-Native Species | |
| 104 | Oleaya tesota - Ironwood | |
| 105 | Prosopis velutina - Native Mesquite | |
| 106 | Celtis pallida - Hackberry | |
| 107 | Encelia farinosa - Brittle Bush | |
| 108 | Prosopis velutina - Native Mesquite | |
| 109 | Encelia farinosa - Brittle Bush | |
| 110 | Celtis pallida - Hackberry | |

RIPIARIAN LEGEND

| | |
|--|--|
| | Important Riparian Area with Underlying Class "B" Xeroriparian Habitat |
| | Prior Disturbance |
| | Current Disturbance |
| | Riparian Mitigation Area |

PIMA PISTOL CLUB

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