



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 15, 2019

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 5285 North Mesquite Canyon Place, 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, Philip Veneziano an architect has applied for a permit to construct a single family residence on property located at 5285 North Mesquite Canyon Place. Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as 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 \$3,975.00 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:

\$3,975.00

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date:

IShuldo 9/18/19

Deputy County Administrator Signature/Date:

C. Pulcetti 9/20/19

County Administrator Signature/Date:

C. Pulcetti 9/20/19

DATE: September 18, 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 5285 North Mesquite Canyon Place, 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, Philip Veneziano an architect has applied for a permit to construct a single family residence on property located at 5285 North Mesquite Canyon Place (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as 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. Veneziano hired Greg Shinn with GRS Landscape Architect to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$3,975 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	\$8,500	\$7,500	\$6,500	\$5,000	\$17,000	\$12,500	\$11,000	\$9,500	\$8,000
Single Lot									

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

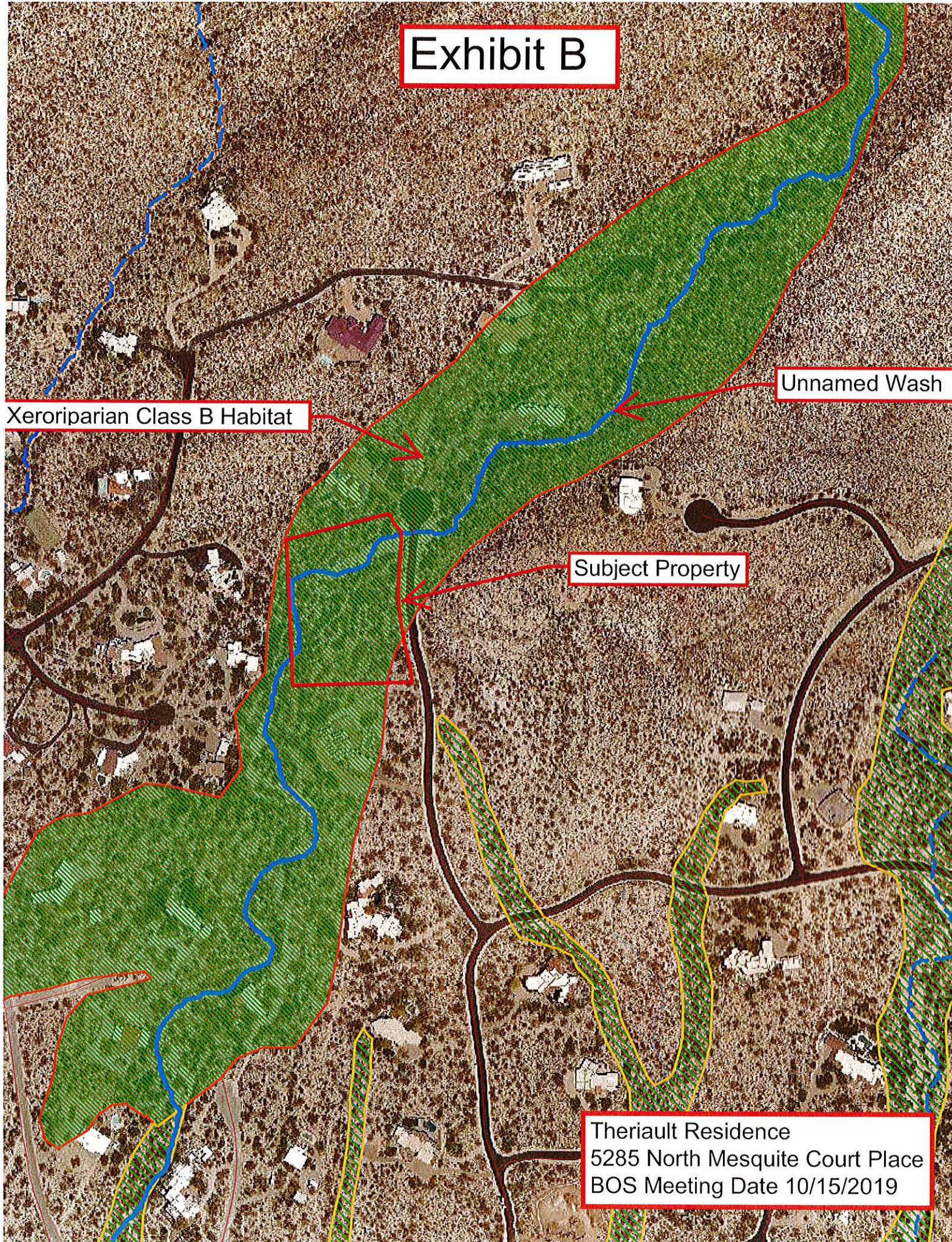
Exhibit A

Subject Property

Therault Residence
5285 North Mesquite Court Place
BOS Meeting Date 10/15/2019



Exhibit B

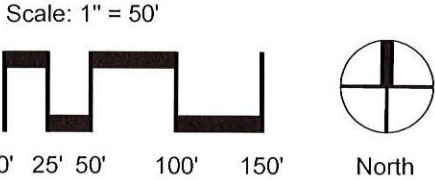


Unnamed Wash

Xeroriparian Class B Habitat

Subject Property

Theriault Residence
5285 North Mesquite Court Place
BOS Meeting Date 10/15/2019



RIPARIAN NOTES

- 1. Zoning = SR
- 2. Gross Site Area = 146,879 sf (3.37 acres)
- 3. Land Use = Residential
- 4. Any changes in grading limits or development layout must be submitted to the Planning Department to determine if a revised plan will be required.
- 5. Area Calculations:
 - a. Gross site area = 146,879 sf (3.37 acres)
 - b. Total area graded = 24,394 sf (0.56 acres)
 - c. Total riparian habitat on site = 3.24 acres (Xeroriparian Class B)
 - d. Total proposed riparian habitat disturbance = 0.53 acres
- 6. Bufferyard elements 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.

CALCULATIONS:	
This site contains Xeroriparian "B" Habitat	
Total Regulated Riparian Habitat On-Site	141,270 sf (3.24 acres)
Total Area of Disturbed Riparian Habitat	23,095 sf sf (0.53 ac)
Flat Fee Cost per Acre of Disturbed Riparian "B"	\$7,500.00
Flat Fee Cost for 0.53 Acre	\$3,975.00



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Date: 7/22/19
Drawn by: LMW
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

THERIAULT RESIDENCE
5285 North Mesquite Canyon Place, Tucson, AZ 85749
G&SRM, Pima County, AZ
RIPARIAN HABITAT MITIGATION PLAN