



## **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** March 3, 2020

**Title:** Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 5300 Camino Tierra, Located within Regulated Riparian Habitat (District 5)

### **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 property owner, Cristobal Burruel has applied for a permit to construct a single family residence on property located at 5300 West Camino Tierra. The property has mapped Regulated Riparian Habitat (RRH) along the north side of the property and is classified as Important Riparian Area with Underlying Xeroriparian Class B. Upon review of the floodplain use permit, staff determined that the RRH had been previously disturbed by livestock over a period of several years. The disturbance exceeds the 1/3 acre threshold, therefore a Riparian Habitat Mitigation Plan is required. As a result, Mr. Burruel has decided to mitigate through paying a fee in-lieu of replacement planting on his property. The Flood Control District assisted Mr. Burruel by preparing a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$4,960.25.

### **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:**

\$4,960.25

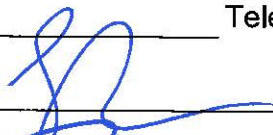
### **Board of Supervisor District:**

☐ 1      ☐ 2      ☐ 3      ☐ 4      ☒ 5      ☐ All

Department: Regional Flood Control District

Telephone: 724-4600


Department Director Signature/Date: \_\_\_\_\_

 2/11/2020

Deputy County Administrator Signature/Date: \_\_\_\_\_

 2/12/2020

County Administrator Signature/Date: \_\_\_\_\_

 2/12/2020

**DATE:** February 7, 2020

**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 5300 West Camino Tierra, Located within Regulated Riparian Habitat (District 5)**

### **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 property owner, Cristobal Burruel has applied for a permit to construct a single family residence on property located at 5300 West Camino Tierra (Exhibit A). The property has mapped Regulated Riparian Habitat (RRH) along the north side of the property and is classified as Important Riparian Area with Underlying Xeroriparian Class B (Exhibit B). Upon review of the floodplain use permit, staff determined that the RRH had been previously disturbed by livestock over a period of several years. The disturbance exceeds the 1/3 acre threshold, therefore a Riparian Habitat Mitigation Plan (RHMP) is required. Mr. Burruel intends to continue using the area for livestock. As a result, Mr. Burruel has decided to mitigate through paying a fee in-lieu of replacement planting on his property. The Flood Control District assisted Mr. Burruel by preparing a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$4,960.25, based on a plant count and cost estimate through the methods 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 (RHMP)



# Exhibit A



Subject Property

Cristobal Burrue!  
5300 West Camino Tierra  
BOS Meeting Date 3/3/2020



## Exhibit B



Important Riparian Area with Underlying  
Xeroriparian Class B Habitat

The image is an aerial photograph of a residential neighborhood. A green hatched area, representing a riparian zone, runs diagonally from the upper left towards the lower right. A red rectangular outline highlights a specific property within this area. Red arrows point from the text labels to the corresponding features on the map.

Subject Property

Cristobal Burruel  
5300 West Camino Tierra  
BOS Meeting Date 3/3/2020



# Exhibit C

## Calculating In-Lieu Fee Costs for Single-lot Development

Shaded fields are editable - Enter value in Acres

Class H or IRA w/ Underlying Class H Habitat (H or IRA/H)**				Option to basic requirement (Xeroriparian)*	Option to basic requirement (Class H)**	
Total mapped habitat onsite		Acre(s)				
Area of disturbed RRH		Acre(s)				
% of mapped habitat disturbed	#DIV/0!	Acre(s)				
Area of mitigation	0.00	Acre(s)				
Total number of trees required (90 trees/ac)	0	Trees	na	0		Trees
Total number of shrubs required (100 shrubs/ac)	0	Shrubs	na	0		Shrubs
<b>IRA w/ Underlying Xeroriparian Class A Habitat (IRA/XA)**</b>						
Total mapped habitat onsite		Acre(s)				
Area of disturbed RRH		Acre(s)				
% of mapped habitat disturbed	#DIV/0!	Acre(s)				
Area of mitigation	0.00	Acre(s)				
Total number of trees required (75 trees/ac)	75	0 Trees	0	na		Trees
Total number of shrubs required (90 shrubs/ac)	90	0 Shrubs	0	na		Shrubs
<b>IRA w/ Underlying Xeroriparian Class B Habitat (IRA/XB)**</b>						
Total mapped habitat onsite		Acre(s)				
Area of disturbed RRH		Acre(s)				
% of mapped habitat disturbed	#DIV/0!	Acre(s)				
Area of mitigation	0.00	Acre(s)				
Total number of trees required (60 trees/ac)	83	0 Trees	0	na		Trees
Total number of shrubs required (80 shrubs/ac)		0 Shrubs	0	na		Shrubs
<b>IRA w/ Underlying Xeroriparian Class C Habitat (IRA/XC)**</b>						
Total mapped habitat onsite		Acre(s)				
Area of disturbed RRH		Acre(s)				
% of mapped habitat disturbed	#DIV/0!	Acre(s)				
Area of mitigation	0.00	Acre(s)				
Total number of trees required (45 trees/ac)		0 Trees	0	na		Trees
Total number of shrubs required (70 shrubs/ac)		0 Shrubs	0	na		Shrubs
<b>IRA w/ Underlying Xeroriparian Class D Habitat (IRA/XD)**</b>						
Total mapped habitat onsite		Acre(s)				
Area of disturbed RRH		Acre(s)				
% of mapped habitat disturbed	#DIV/0!	Acre(s)				
Area of mitigation	0.00	Acre(s)				
Total number of trees required (30 trees/ac)		0 Trees	0	na		Trees
Total number of shrubs required (x shrubs/ac)*		0 Shrubs	0	na		Shrubs

### ILF Calculation

15-gallon trees	42	\$3,360.00
5-gallon trees	41	\$1,025.00
5-gallon shrubs		\$0.00
1-gallon shrubs		\$0.00
Hydroseed	0.65 Acres(s)	\$575.25
Irrigation system (materials and labor for installation)***	Acres(s)	\$0.00
5-year maintenance for Xeroriparian****	Acres(s)	\$0.00
5-year maintenance for H and/or IRA****	Acres(s)	\$0.00
<b>Total Cost</b>		<b>\$4,960.25</b>

Average Costs (Costs shown for plants do not include installation costs)	15-gallon tree	5-gallon tree	5-gallon shrub	1-gallon shrub	Seeding (per acre)	Irrigation (per acre)	Class H 5-year maintenance (per acre)	Xeroriparian 5-year maintenance (per acre)
	\$80	\$25	\$23	\$6	\$885	\$1,500	\$1,050	\$610

\*Density determined by onsite plant survey.

\*\*Guideline plant density requirements have been provided. The applicant may choose to perform an onsite plant survey in accordance with TECH-116 to determine plant density.

\*\*\*Irrigation costs are calculated as a percentage of the plant material costs

\*\*\*\*Average cost based on annual plant water requirements, plant replacement @ 5% over five years, and invasive species control (cost for herbicide only).

\*Option to basic requirement for Xeroriparian Classes A-D: Reduce total plant quantity by 20% if 100% 15 gallon trees and 100% 5 gallon shrubs are used.

\*\*Option to basic requirement for Class H: Increase total plant quantity by 20% if 50% 15 gallon/50% 5 gallon trees are used and 100% 1 gallon shrubs are used.

## Exhibit C

# 5300 W. Camino Tierra



### Riparian Habitat Mitigation Plan

Cristobal Burrueal & Alma Reyes

**FPUP No. 19-797**

Mitigation Area = 0.65 Acres

Seed with Native Seed Mix (minimum of 4 shrubs, 4 annuals/perennials/vines and 4 grasses)

Tree Replacement = 55 trees \* 1.5 (Mitigation Ratio) = 83 trees

