



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/5/2021

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of an Addition to an Existing Garage at 3456 W. Calle Dos, Located within Regulated Riparian Habitat

***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, Caitlyn Green with Organic Construction has applied for a permit to construct an addition to an existing garage on property located at 3456 West Calle Dos. Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class C. Mrs. Green hired Karen Cesare with Novak Environmental to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$3,700.00 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:**

3,700.00

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Contact: Patricia Gilbert

Telephone: 724-4606

Department Director Signature: _____

Date: 9/6/21

Deputy County Administrator Signature: _____

Date: 9/8/2021

County Administrator Signature: _____

Date: 9/8/21

7/14/2021

DATE: September 7, 2021

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 an Addition to an Existing Garage at 3456 W. Calle Dos, 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, Caitlyn Green with Organic Construction has applied for a permit to construct an addition to an existing garage on property located at 3456 West Calle Dos (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class C (Exhibit B). Upon review of the permit it was found 0.58 acres of unpermitted disturbance has occurred to the RRH and requires mitigation. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mrs. Green hired Karen Cesare with Novak Environmental to prepare a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$3,700.00 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

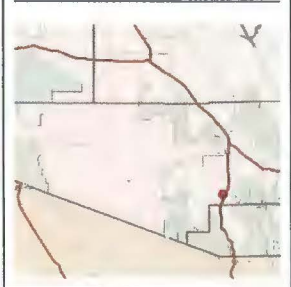
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



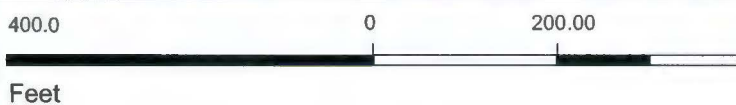
Legend

☐ Parcels



3456 W. Calle Dos

8/26/2021



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

Exhibit B



Legend

- ☐ Parcels
- Riparian Habitat - Pima
Effective 10/20/2005
- Xeroriparian A
- Xeroriparian B
- Xeroriparian C
- Xeroriparian D
- Hydromesoriparian or Me
- IRA - Xeroriparian A
- IRA - Xeroriparian B
- IRA - Xeroriparian C
- IRA - Xeroriparian D
- IRA - H
- Important Riparian Areas

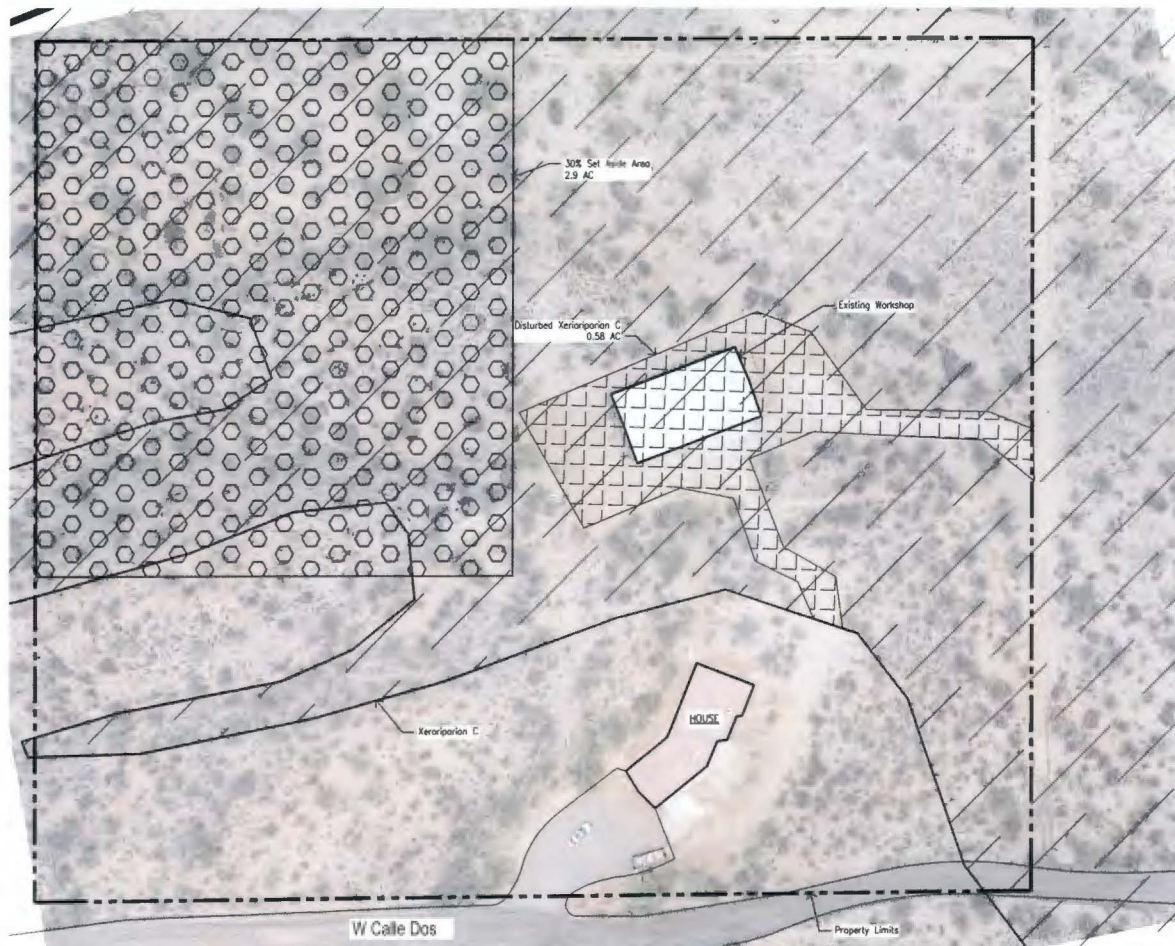


3456 W. Calle Dos

8/26/2021



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

[illegible]

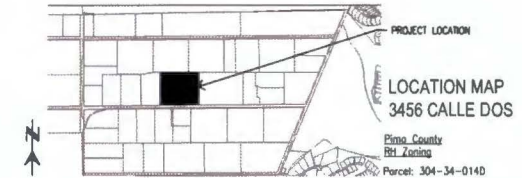
NE, INC. DRONE AIR PHOTO DATE: 6-4-21

LEGEND:

- | | PROPERTY LIMITS |
|---|--------------------------|
|  | XERORIPARIAN HABITAT C |
|  | DISTURBED XERORIPARIAN C |
|  | SET ASIDE AREA |



RIPARIAN HABITAT MITIGATION IN-LIEU FEE
PROPOSAL & NATIVE PLANT SETASIDE PLAN



NATIVE PLANT MITIGATION NOTES

1. **METHODOLOGY:** This Native Plant Preservation Plan utilizes the 30% Setaside Methodology.
2. **GRADING:** All Salvage work shall be done prior to grading and clearing of that portion (and construction phase) of the site.
3. **TRANSPLANTING AND WATERING:** A licensed contractor shall perform all salvages and transplanting. Transplanting will be performed by hand digging.
4. **INJURED PLANTS:** Any plants that do not survive the project construction process shall be replaced on a one-to-one basis (same size and species).
5. **FLAGGING AND TAGGING:** All viable protected native plants are tagged with flagging bearing the inventory number. Tagging must also remain in place for the duration of construction. Flagging and tagging will be maintained in place until final inspection.
6. **MONITORING:** The developer will provide on-site monitoring to be performed per guidelines set forth by Pima County. The assigned monitor for this project is: Karen Cesario, RLA, Novak Environmental, Inc., 520-206-0591.
7. **ENDANGERED AND PROTECTED PLANTS:** The preservation of the plants that are in conformity with the Confederated Tribes and Arizona Native Plant Law. There are no Federal endangered plant species or State of Arizona Specially Protected Plants present within the project limits.
8. **FENCING:** All existing plants to be preserved in place and areas designated to remain undisturbed shall be fenced prior to construction. The area to be fenced shall be beyond the drip-line of the vegetation and generally as designated on the project plans. For saguaros and cacti, the area to be fenced shall be equal to the distance of one-half (1/2) the height of the plant. The preservation of a substantial portion of the root system for either undisturbed natural desert areas of the Pinaloche River or Pinaloche Creek riparian habitat shall be maintained in-place will improve the survival rate and health of these plants as well as preserve portions of their associated plant community. No plants shall be salvaged from within fenced areas. The fencing shall be a highly visible white with high visibility orange colored plastic netting minimum 4' high with steel T fenceposts at a 10' minimum spacing. Protective fencing shall be removed after project is completely finished.

GENERAL NOTES:

1. This project's parcel boundaries and Regulated Riparian Habitat boundaries were obtained from Pinco County MapGuide.
2. This mitigation plan is required due to prior disturbance of Xeroriparian Habitat C.
3. Existing disturbance around workshop building is necessary to provide vehicular access for large trucks.

REGULATED RIPARIAN HABITAT NOTES

1. This project site contains Regulated Riparian Habitat (RRH) mapped as Xeroriparian C.
2. The disturbed Xeroriparian C area totals 0.58 acres (25078.9 SF). The disturbance will be mitigated with an in-lieu fee.
3. Total site area is 0.67 acres.

REGULATED RIPARIAN HABITAT IN-LIEU FEE CALCULATIONS

XEROPHILIC C MITIGATION--		
Total Site Area	9.67	acres
Total Area Xerophilic C	6.50	acres
Total Disturbed Area Xerophilic C	0.58	acres

Pinna County Flat Rate for Karriprorian C is \$6,500 per acre * 0.56 acres = \$3,700.00

TOTAL IN-LIEU FEE IS \$3,700.00

NATIVE PLANT SETASIDE CALCULATIONS

Property Area	9.67 acres
30% Required Setaside Area	2.90 acres
Provided Setaside Area	2.90 acres

*No Saguaros or Ironwoods were found on this site, therefore mitigation is not required.

ADDRESS: 3456 W Colle Dos
Green Valley, 85622



NE Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.268.0581 Fax 520.882.3009

Landscape Architecture • Natural Resources • Planning • Mitigation

**RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL
AND NATIVE PLANT SETASIDE PLAN**

3456 W Colte Dos				
MONTANA VISTA LOT 9 EXC E12' BLX 9				
SEC. 5, T 19 S, R 13 E, GASSIMA, PIMA COUNTY, ARIZONA				
DESIGNED:	DRAWN:	CHECKED:	SHEET	
EL/SS	EL/SS	KC	RHP1	
DATE:	PROJECT NO.:	SCALE:		
AUGUST 2021	21035	SEE PLAN	1 of 1	