



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/19/2021

*= 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 a Single Family Residence at 7803 North Ancient Indian Drive, 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, J Brown with Kevin B Howard Architects has applied for a permit to construct a single family residence on property located at 7803 North Ancient Indian Drive. The entire property is mapped within Regulated Riparian Habitat and is classified as Xeroriparian Class C. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Brown has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$3,432.05 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:**

\$3,432.05

***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: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____

7/14/2021

DATE: September 27, 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 a Single Family Residence at 7803 North Ancient Indian Drive, 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, J Brown with Kevin B Howard Architects has applied for a permit to construct a single family residence on property located at 7803 North Ancient Indian Drive (Exhibit A). The entire property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class C (Exhibit B). The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Brown has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$3,432.05 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

Flat Fee Table	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

Recommendation

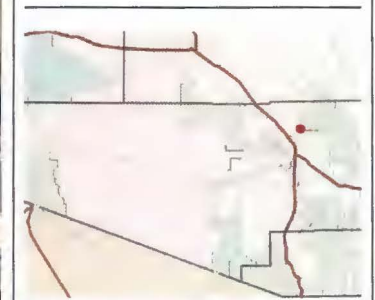
Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima 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



7803 N. Ancient Indian Drive

200.0 0 100.0
Feet



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

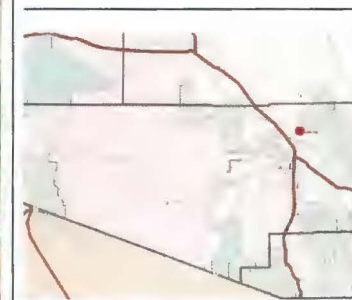
9/21/2021

Exhibit B



Legend

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



7803 N. Ancient Indian Drive

200.0 0 100.0
Feet



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

9/21/2021

Exhibit C



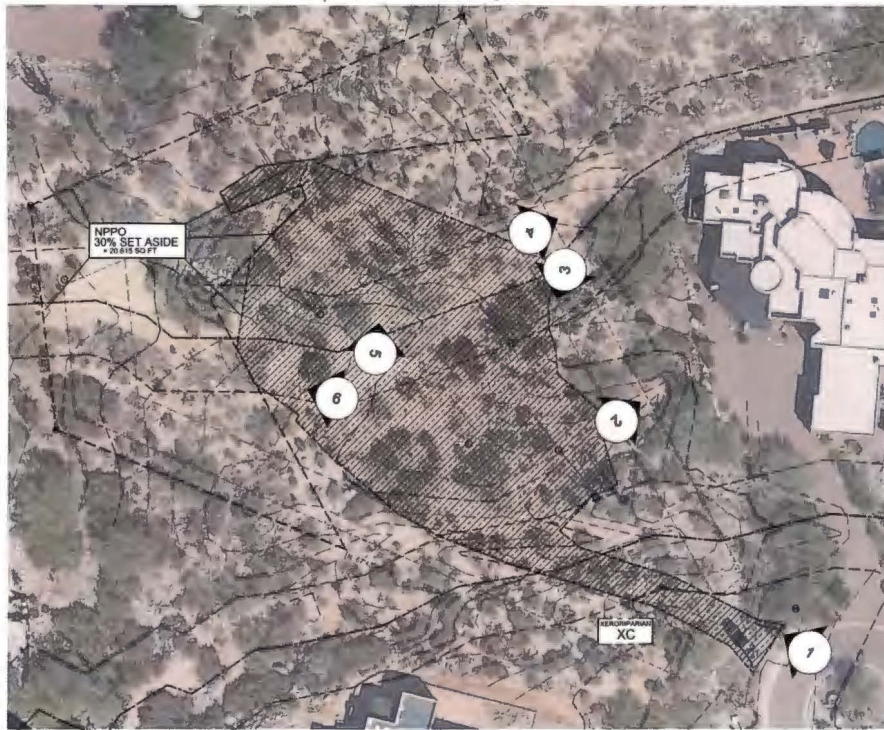
6-IMAGE



5-IMAGE



4-IMAGE



DEVELOPED ENVELOPE PLAN
SCALE: GRAPHIC SCALE: 1 inch = 30 Feet

AREA	Xeroriparian DESIGNATION	VALUE/ACRE	EXISTING AREA SF	ACTUAL DISTURBANCE AREA SF	Percent of Total mapped RRM disturbed	ACRE	FEE
1	XC	\$6,500.00	61,844	23,000	37%	0.53	\$3,432.05
TOTAL			61,844	23,000	37%	0.53	\$3,432.05

IN-LIEU FEE CALCULATION

FLOOD PLAIN USE # PROJECT OVERVIEW

THE PROPOSED RESIDENCE IS LOCATED AT 7803 N ANCIENT INDIAN DR, TUCSON, AZ 85718, ON LOT 245 OF PIMA CANYON ESTATES SUBDIVISION. THE GENERAL LOCATION IS NORTH OF I-10 ALONG THE CATALINA FOOTHILLS IN PIMA COUNTY, ARIZONA. THE TOPOGRAPHY THROUGHOUT THE SUBDIVISION IS GENERALLY ROCKY AND DENSELY VEGETATED. THIS PARTICULAR LOT IS SLIGHTLY SLOPED WITH TWO WASHES THAT RUN ALONG THE EAST TO THE WEST PROPERTY LINE. IMPACTS TO RIPARIAN RESOURCES ARE UNDESIRABLE BECAUSE THE ENTIRE SITE IS WITHIN RIPARIAN HABITAT. AS SHOWN ON THE PLAN, 0.53 ACRES OF RIPARIAN HABITAT ARE CATEGORIZED BY PIMA COUNTY WILL BE DISTURBED FOR CONSTRUCTION OF DRIVEWAY, BUILDING PAD AND UTILITIES.

THE PROJECT IS SITE LOCATED IN PIMA CANYON ESTATES AT THE FOOTHILLS OF THE CATALINA MOUNTAINS. MOST OF THE VEGETATION IS CHARACTERIZED BY PAID VERDE, CACTI AND MIXED SCRUB SPECIES. THIS LOT SUPPORTS A DIVERSITY OF VEGETATION. 100% OF THE LOT IS XC. THE LOCATION FOR DEVELOPMENT COULD NOT AVOID THE NATURAL DRAINAGE PATTERN BUT A DETAILED HYDROLOGY AND SWALE DESIGN HAVE BEEN PROPOSED TO MAINTAIN DRAINAGE. THE DRAINAGE STUDY WAS PREPARED BY PAUL HENNING, P.E., P.E., A.S.T., TO STUDY THE EFFECTS OF THE NATURAL PATTERNS OF DRAINAGE. THE RECOMMENDATIONS OF THE REPORT ARE INCORPORATED INTO THE DESIGN AND DEVELOPMENT AREA. THE PRIMARY VEGETATION SPECIES OBSERVED INCLUDE FOOTHILLS PAID VERDE, VELVET MESQUITE, AND SAGUARO. ALSO PRESENT IS CHOLILA, OCCOTILLO, AND BARNEL CACTUS. MOST OF THE VEGETATION IS HEALTHY.

IN-LIEU FEE

DEVELOPMENT OF THE SITE WILL BE PERFORMED IN A MANNER TO MINIMIZE DISTURBANCE TO ON SITE VEGETATION THAT IS LOCATED OUTSIDE THE DEVELOPMENT FOOTPRINT. THE LIMITS OF DISTURBANCE ARE ALREADY RESTRICTED BY THE HOME OWNER'S ASSOCIATION (HOA) OF THIS SUBDIVISION TO PRESERVE THE NATURAL FEATURES AROUND EACH RESIDENCE AND ARE STRICTLY ENFORCED NOT ONLY DURING THE PLANNING STAGES BUT DURING CONSTRUCTION. LANDSCAPING MITIGATION IN THE FORMS OF SEVERAL NEW TREES ARE REQUIRED BY THE HOA TO HELP THE NEW DEVELOPMENT BLEND INTO THE EXISTING VEGETATION AND SCREEN FROM OFFSITE VIEWS. DUE TO THE DENSITY OF EXISTING VEGETATION AND THE TIGHT DEVELOPMENT ENVELOPE REQUIRED BY THE SUBDIVISION, IT IS IMPRACTICAL TO PROVIDE ADDITIONAL MITIGATION WITHOUT DISTURBING THE EXISTING VEGETATION AND WHY WE REQUEST THE IN-LIEU FEE PROPOSAL.

SPECIAL NOTE:

TO COMPENSATE FOR THE DISTURBANCE TO REGULATED RIPARIAN HABITAT (RRH) THE IN-LIEU FEE (LIF) OPTION HAS BEEN CHOSEN IN-STEAD OF CREDIT MITIGATION AND ANNUAL REPORTING. FEE CALCULATIONS WERE PREPARED USING THE LIF SINGLE-LOT DEVELOPMENT FLAT FEE TABLE (TABLE 1) IN THE RRH OFFSITE MITIGATION GUIDELINES FOR UNINCORPORATED PIMA COUNTY MANUAL. THE COST PER ACRE FOR THE RRH LOCATED ON THIS PROPERTY IS INDICATED IN THE CHART ABOVE. THE AREAS OF THE DISTURBED ZONE IS INDICATED AND TOTAL THE FINAL DISTURBED AREA.



3-IMAGE



2-IMAGE

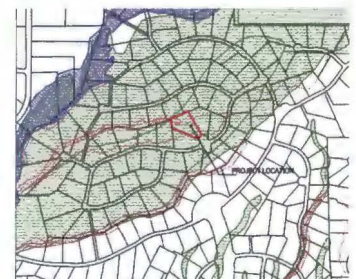


1-IMAGE

KEY

DEVELOPED AREA= (GRADING & CONSTRUCTION AREA)

TOTAL DISTURBANCE ENVELOPE	23,000 SF
TOTAL OF LOT IN XERORIPARIAN AREA	100%
	61,833 SF



LOCATION MAP

7803 N ANCIENT INDIAN DR
Tucson, Az 85718

A Portion of Lot 245 of Pima Canyon Estates, as Recorded in Book 50 of Maps and Plats at Page 87.
Located in Sections 30 and 32, Township 12 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona

Parcel 220-20-3170
ZONING = CR-1

John 110
EDNA
1003221-0800
Tucson
Pima
www.kharchitect.com

Kevin B Howard
ARCHITECTS
DESIGN + BUILD
AIA

New Spec Home for
Lot #245 of Pima Canyon Estates
7803 N ANCIENT INDIAN DR, TUCSON, ARIZONA 85718

100% Map of Pima Canyon Estates
100% Map of Pima Canyon Estates
100% Map of Pima Canyon Estates
100% Map of Pima Canyon Estates

John 2012-1-15
Date: 6.28.2021
REVISIONS:

Drawn By: J.B. BH, JKH
Checked By: J. Brown

L2.0