

COB - BOSAIR FORM

06/18/2026 12:51 PM (MST)
Submitted by Irene.Castillo@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type:	Agenda Item
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	07/28/2026
Project Title / Description:	Quarterly Report of Riparian Mitigation Plans Approved by the Regional Flood Control District Chief Engineer

Agenda Item Report

Introduction / Background:	Section 16.30.050(B) of the Floodplain Management Ordinance requires: “The Chief Engineer shall provide a quarterly report to the Board that states the number of Riparian Habitat Mitigation Plans that the Chief Engineer approved during the previous quarter. The quarterly report must include the number of approved plans that used mitigation banking and the number of approved plans that disturbed more than 5% of Important Riparian Area on a property.” During its November 7, 2023 meeting, the Board of Directors requested that District staff present the quarterly report on the Board’s Consent Calendar and include in the report a summary of the District’s use of in-lieu fees during the quarter.
Discussion:	N/A
Conclusion:	N/A
Recommendation:	This item is for the Board’s information and no vote or discussion is requested.
Fiscal Impact:	N/A
Support of Prosperity Initiative:	N/A
Provide information that explains how this activity supports the selected Prosperity Initiative	N/A
Board of Supervisor District:	• 1 • 2 • 3 • 4 • 5

Department: Regional Flood Control District

Name: Irene Castillo

Telephone: 520-724-4689

Department Director Signature: Eric Slupp Date: 7/7/2026 | 3:45 PM MST

Deputy County Administrator Signature:  Date: 7/13/2026 | 10:37 AM MST

County Administrator Signature:  Date: 7/13/2026 | 11:09 AM MST



MEMORANDUM

DATE: June 23, 2026

TO: Board of Directors
Regional Flood Control District

FROM: Eric Shepp, P.E.
Director

SUBJECT: Quarterly Report of Riparian Habitat Mitigation Plans Approved by the Pima County Regional Flood Control District Chief Engineer for the Second Quarter of 2026

Section 16.30.050(B) of the Floodplain Management Ordinance to requires:

“The chief engineer shall provide a quarterly report to the board that states the number of riparian habitat mitigation plans that the chief engineer approved during the previous quarter. The quarterly report must include the number of approved plans that used mitigation banking and the number of approved plans that disturbed more than 5% of important riparian area on a property.”

I am submitting the following Quarterly Report of riparian mitigation plans approved during the second quarter of 2026. Attached are the riparian habitat mitigation plans as Exhibit A - J to the report. This report also includes a summary of the District's use of in-lieu fees during the quarter.

Mitigation Plans Approved by the Chief Engineer for the Second Quarter of 2026

Approval Date	District	Record #	Location/Project	Disturbance Amount (ac)	On-site Mitigation	IRA Disturbance	In-Lieu Fee	Exhibit
4/1/2026	3	P26FC00138	6035 N. River Rock Ln	2.50	NO	YES	\$1,238	A
4/28/2026	3	P25FC00965	5480 S. Tara Ln	0.40	NO	YES	\$1,285	B
5/12/2026	5	P25FC00860	6295 S Travisgant Ave	0.70	YES	YES	N/A	C
5/15/2026	4	P26TP00003	New Tucson Unit 10	7.18	NO	NO	\$136,406	D
5/15/2026	4	P26TP00004	New Tucson Unit 7	5.11	NO	NO	\$97,080	E
5/21/2026	4	P26BS00005	Drexel Distribution Center	0.64	NO	NO	\$12,158	F
6/4/2026	4	P26FC00306	1195 N. Blue Slate Dr	0.03	NO	NO	\$387	G
6/4/2026	4	P26FC00307	1134 N. Blue Slate Dr	0.03	NO	YES	\$288	H
6/11/2026	1	P26FC00406	7964 N. Pima Village Ct	0.76	NO	YES	\$10,747	I
6/15/2026	3	P26FC00237	Mesquite Ranch Campground	1.73	NO	YES	\$23,306	J

Use of In-Lieu Fees During the Second Quarter of 2026

During the second quarter of 2026, the District spent or encumbered approximately \$133,000 on restoration activities primarily on fencing activities on Empirita Ranch and in the San Pedro River properties as well as invasive species removal activities on the District's open space lands.

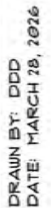
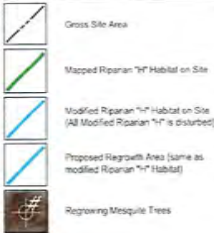


Exhibit B



2024 PimaMaps Aerial

RIPARIAN LEGEND



RIPARIAN NOTES

1. Zoning = RH
2. Gross Site Area = 190,904 sf (4.38 acres)
3. Land Use = Residential
4. Area Calculations:
 - a. Gross Site Area = 190,904 sf (4.38 acres)
 - b. Total Modified Class "H" Riparian Habitat on Site = 17,350 sf (0.40 acres)
 - c. Total Limit of Riparian Habitat Disturbance = 17,350 sf (0.40 acres)
 - d. Pre-Ordinance Disturbance Within the Grading Limit = 0 sf (0.00 acres)
 - e. Proposed Regrowth Area = 17,350 sf (0.40 acres)
 - f. New Disturbance to be Mitigated = 17,350 sf (0.40 acres)

RIPARIAN MITIGATION NOTES

1. The Property Owner shall be responsible for maintenance of the irrigation system for five years.
2. Regrowth plantings (Trees) to be irrigated using an automatic drip irrigation system.
3. The Project Owner, and/or the Owner's successors, agree to preserve and protect the Mitigation Area for the duration of the project. Further, the project owner and/or their successors agree to actively maintain the mitigated area for a period of not less than five years. Maintenance activities shall include, but not be limited to, the regular operation of the irrigation system, the replacement of dead trees, and the removal of noxious and/or invasive plant species.
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, extensive landscaping, outdoor play areas, etc.

NOTE:

The project owner, and/or the Owner's successors, agree to preserve and protect the Mitigation Area for the duration of the project. Further, the project owner and/or their successors agree to actively maintain the mitigated area for a period of not less than five years. Maintenance activities shall include, but not be limited to, the regular operation of the irrigation system, the replacement of dead trees and shrubs, and the removal of noxious and/or invasive plant species.

RIPARIAN METHODOLOGY

1. The boundary mapped on this parcel significantly exceeds the limits of Riparian H vegetation. Some of the mapped Riparian H contains no vegetation. Because of this, we have proposed a modified boundary to the RH. This is best seen on page 2 of this submittal. The proposed modification results in approximately 17,350 sf of Riparian H habitat.
2. During a field evaluation, it was noted that there is significant regrowth of the native mesquites on the property. These have been mapped on page 1 of this submittal.
3. This area will be designated as a regrowth area and preserved without further disturbance.
4. Irrigation will be brought to the regrowth area to enhance the rate of regrowth.
5. The regrowth area is short of the required tree mitigation by nine trees. These will be provided via an In Lieu Fee (ILF). A calculation of the ILF is provided on page 2 of this submittal.

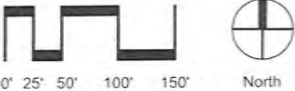
CALCULATIONS

This site contains Class "H" Riparian Habitat:	
Total Regulated Riparian Habitat On-Site	17,350 SF (0.40 acres)
Total Limit of Disturbance (2024 Aerial) =	17,350 SF (0.40 ac)
Pre-Ordinance Disturbance Within the Grading Limit (2005 Aerial) =	0 SF (0.00 ac)
Proposed Regrowth Area (same as RH) =	17,350 SF (0.40 ac)
Total # of Trees Required = 1.5 x 0.40 x 90 = 54 Trees	
Total # of Shrubs Required = 1.5 x 0.40 x 9 = 9 Shrubs	
Total # of Trees Provided on Site = 45 Trees	
Total Trees Provided by In Lieu Fee = 9 Trees	
Total # of Shrubs Required = 1.5 x 0.40 x 9 = 9 Shrubs	
*No Shrubs are found in undisturbed Riparian Areas upstream and downstream.	
Total Shrubs Provided on Site = 0 Shrubs	
Total Shrubs Provided by In Lieu Fee = 9 Shrubs	
Total Hydroseed Required = 0 SF (0.00 ac)	
Total Hydroseed Provided on Site = 0 SF (0.00 ac)	
*Hydroseed is regrowing	

RIPARIAN IN LIEU FEE NOTES

1. The Owner wishes to provide mitigation through a partial In Lieu Fee Calculation.
2. The disturbed area requires mitigation with 54 trees.
3. 45 trees are regrowing within the remapped mitigation area. The additional nine trees will be provided via an In Lieu Fee.
4. No shrubs are found within undisturbed Class H Riparian Areas upstream and downstream from this site.
5. Grasses are regrowing on the site, as part of the regrowth.

Scale: 1" = 50'



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

Date: 4/16/26
Drawn by: LMW
Checked by: GRS

5480 S TARA LN
5480 S Tara Ln, Tucson, AZ 85735
A Portion Located in Section 4, T-15-S, R-11-E
G&SRM, Pima County, AZ
RIPARIAN HABITAT MITIGATION PLAN

P ____ RHMP-1 1 of 2

Exhibit B



Current Conditions (NearMaps Aerial of the Site)

In Lieu Fee Calculation

9 trees (15 gal)	\$ 115.00	\$ 1035.00
0 shrubs ¹	\$ 0.00	\$ 0.00
Hydroseed ²	\$ 0.00	\$ 0.00
Irrigation ³	\$ 0.00	\$ 0.00
Water ⁴	\$ 0.00	\$ 0.00
Maintenance	\$ 50.00	\$ 250.00
Total In Lieu Fee		\$ 1285.00

Footnotes

- ¹Shrubs are not present within adjacent undisturbed Class H habitat
- ²Grasses are regrowing within the regrowth area
- ³Irrigation will be installed because of the requirement to irrigate the regrowth
- ⁴Property is on a well system and does not pay for water.

Scale: 1" = 50'



0' 25' 50' 100' 150'

North



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

Date: 4/16/26
Drawn by: LMW
Checked by: GRS

5480 S TARA LN

5480 S Tara Ln, Tucson, AZ 85735
A Portion Located in Section 4, T-15-S, R-11-E
G&SRM, Pima County, AZ

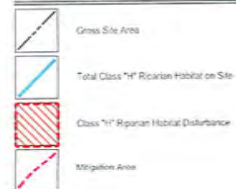
RIPARIAN HABITAT MITIGATION PLAN

P ____

RHMP-2 2 of 2

Exhibit C

NEAR MAPS AERIAL

RIPARIAN LEGEND**RIPARIAN METHODOLOGY**

1. The site does not contain any Pre-Ordinance (grandfathered) Disturbance.
2. The disturbed Regulated Riparian Habitat has been delineated on a current NearMaps aerial.
3. A mitigation area of equal or higher plant density has been delineated on the aerial. Because the mitigation area is fully vegetated, we believe it provides equal or better habitat than the disturbed area.
4. The Owner is to leave the mitigation area in its natural condition with no further disturbance.
5. The Owner is to leave the undisturbed portions of the Regulated Riparian Habitat, with no further disturbance, unless an updated RIMP is provided.
6. As a general comment, there has been a general decline in the vegetation health between 2005 and the current condition, not resulting from the actions of the land owner.

RIPARIAN NOTES

1. Zoning = R1
2. Gross Site Area = 195,834 sf (4.50 acres)
3. Land Use = Residential
4. Area Calculations:
 - a. Gross Site Area = 195,834 sf (4.50 acres)
 - b. Total Class 'H' Riparian Habitat on Site = 90,229 sf (2.07 acres)
 - c. Total Limit of Riparian Habitat Disturbance = 30,669 sf (0.70 acres)
 - d. Pre-Ordinance Disturbance Within the Grading Limit = 9 sf (0.00 acres)
 - e. New Disturbance to be Mitigated = 30,669 sf (0.70 acres)

CALCULATIONS

This site contains Class 'H' Riparian Habitat	
Total Regulated Riparian Habitat On-Site	90,229 SF (2.07 acres)
Total Limit of Disturbance (NearMaps Aerial) =	30,669 SF (0.70 ac)
Pre-Ordinance Disturbance Within the Grading Limit (2005 Aerial) =	9 SF (0.00 ac)
New Disturbance to be Mitigated =	30,669 SF (0.70 ac)
Min. Mitigation Area Required = $1.5 \times 0.70 \times 0.7 =$	32,202 SF (0.74 ac)
Total Riparian Mitigation Area Required =	32,202 SF (0.74 ac)
Total Riparian Mitigation Area Provided on Site =	32,232 SF (0.74 ac)

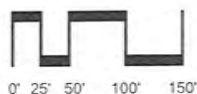
RIPARIAN MITIGATION NOTES

1. The Property Owner shall be responsible for maintenance of the required landscape in perpetuity.
2. A monitoring plan, in accordance with the Guidelines, will be submitted annually for a period of five (5) years following implementation of the Riparian Habitat Mitigation Plan (RIMP). Any changes from the approved RIMP shall be noted on the monitoring plan submittal.

Monitoring Report Submittals shall be labeled "Annual Monitoring Report for 6295 S Travisgant Ave" and submitted to the RFCO at:
Pima County Regional Flood Control District
ATTN: Floodplain Management Division Staff
201 North Stone Ave, 9th Floor
Tucson, Arizona 85701

Place the FFLUP number on the envelope and monitoring plan submittal.
3. The Project Owner, and/or the Owner's successors, agree to preserve and protect the Mitigation Area for the duration of the project. Further, the project owner and/or their successors agree to actively maintain the mitigated area for a period of not less than five years. Maintenance activities shall include, but not be limited to, the replacement of dead trees and the removal of noxious and/or invasive plant species.
4. Mitigation area(s) to be left in a natural state. No disturbance shall occur within the mitigation area(s) without RFCO 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.

Scale: 1" = 50'



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

Date: 5/11/26
Drawn by: LMW
Checked by: GRS

6295 S TRAVISGANT AVE

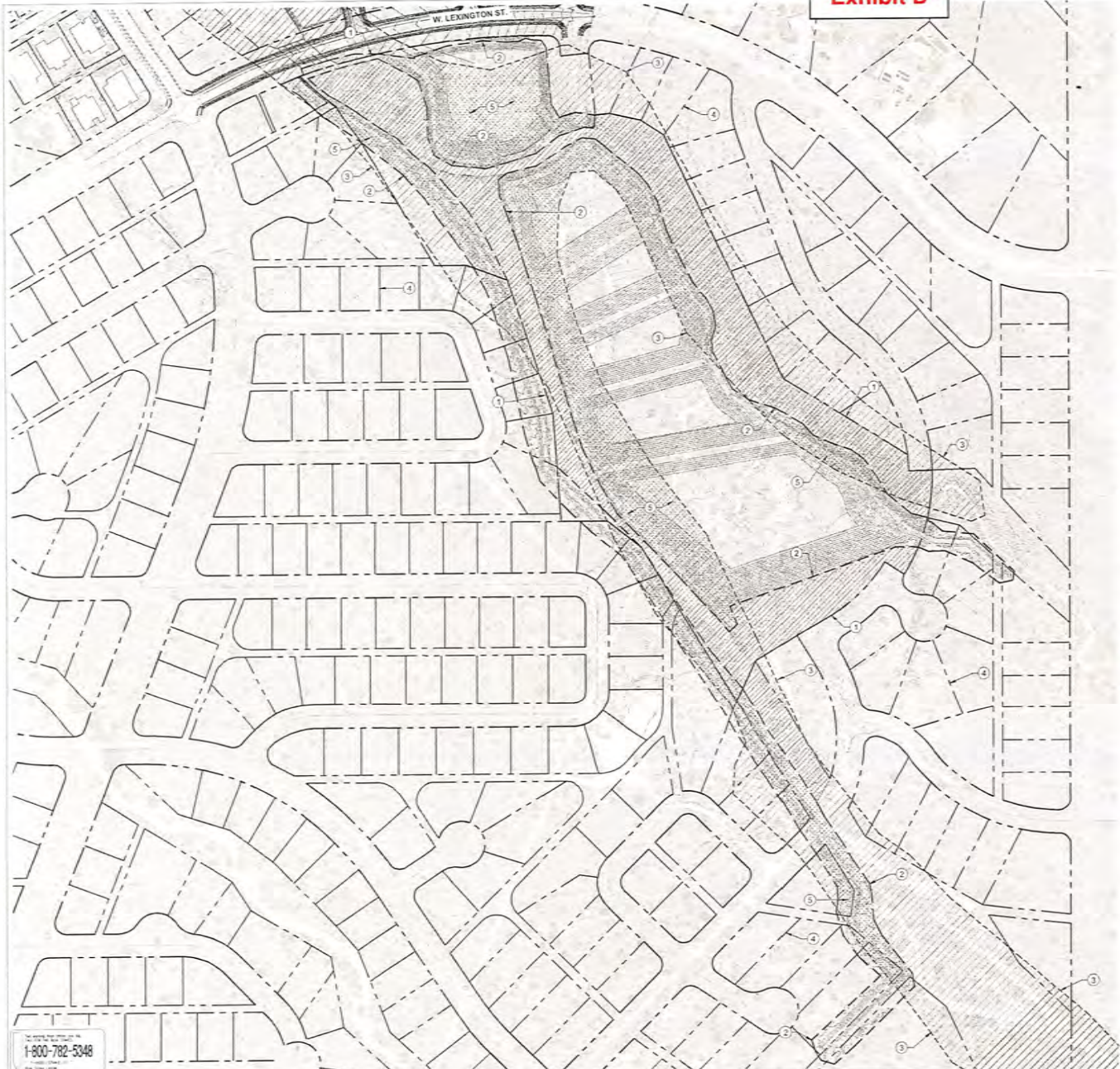
6295 S TRAVISGANT AVE, TUCSON, AZ 85735
Located in a Portion of Section 10, T-15-S, R-11-E
G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

P-____

RHMP-1 1 of 1

Exhibit D



SITE CALCULATIONS:
Unit 10 total riparian "C" area: 885,011 sf (20.40 acres)
Disturbed riparian area this project: 312,800 sf (7.18 acres)
In-Lieu Fee Calculation:
7.18 acres x XC mitigation fee of \$18,998.00 per acre
\$136,405.64 Mitigation In-Lieu Fee

LINE LEGEND
— plat boundary line
- - - right-of-way
- - - grading/clearing limits 4 foot orange fence
[] riparian area
[] riparian area disturbance
- - - lot property line

RIPIARIAN PROTECTION NOTES
1. Riparian habitat to be preserved shall be fenced for protection during construction using minimum 4-foot high orange mesh barricade fencing. Protective fencing must remain in place throughout the construction and development process.

RIPIARIAN MITIGATION SUMMARY NOTES
Due to the limited amount of common area for Unit 10, the developer has selected to utilize the In-Lieu Fee option of the Riparian Area Mitigation Standards.

RIPIARIAN LEGEND
Unit 7
Unit 8
Unit 9
Unit 10
[] Riparian Habitat C
[] Riparian Habitat D

RIPIARIAN MITIGATION KEY NOTES
1. Property line / right of way
2. Grading limits - 4 foot orange fence
3. Riparian habitat limit
4. Lot property line
5. Riparian area disturbance

owner/developer:
STEWART TITLE & TRUST OF TUCSON
BENEFICIARY: N1 PROPERTIES LLC
2001 E. BROADWAY BLVD.
TUCSON, AZ 85716
attn: KENNETH SILVERMAN
ph: 520.795.7738

project description:
A NATIVE PLANT PRESERVATION PLAN FOR
NEW TUCSON UNIT 10, COMMON AREA "C"
BEING A RE-SUBDIVISION OF UNIT 10, LOTS
180-187, 190-215, 217-220, DRAINAGE AND
EQUIDISTANT BAY
A RESIDENTIAL SUBDIVISION AS RECORDED IN
BOOK 17, PAGE 84 OF MAPS & PLATS LOCATED
IN A PORTION OF SEC. 23, T17N, R13E, GADSDEN
PINAL COUNTY, ARIZONA

project title:
NEW TUCSON 10 C.A. 'A'



landscape architecture · urban design
environmental services · mitigation design
record number:
5691
2026 04 26
project #:
21-25044
N2.1
5 of 5 Sheets

1-800-782-5348

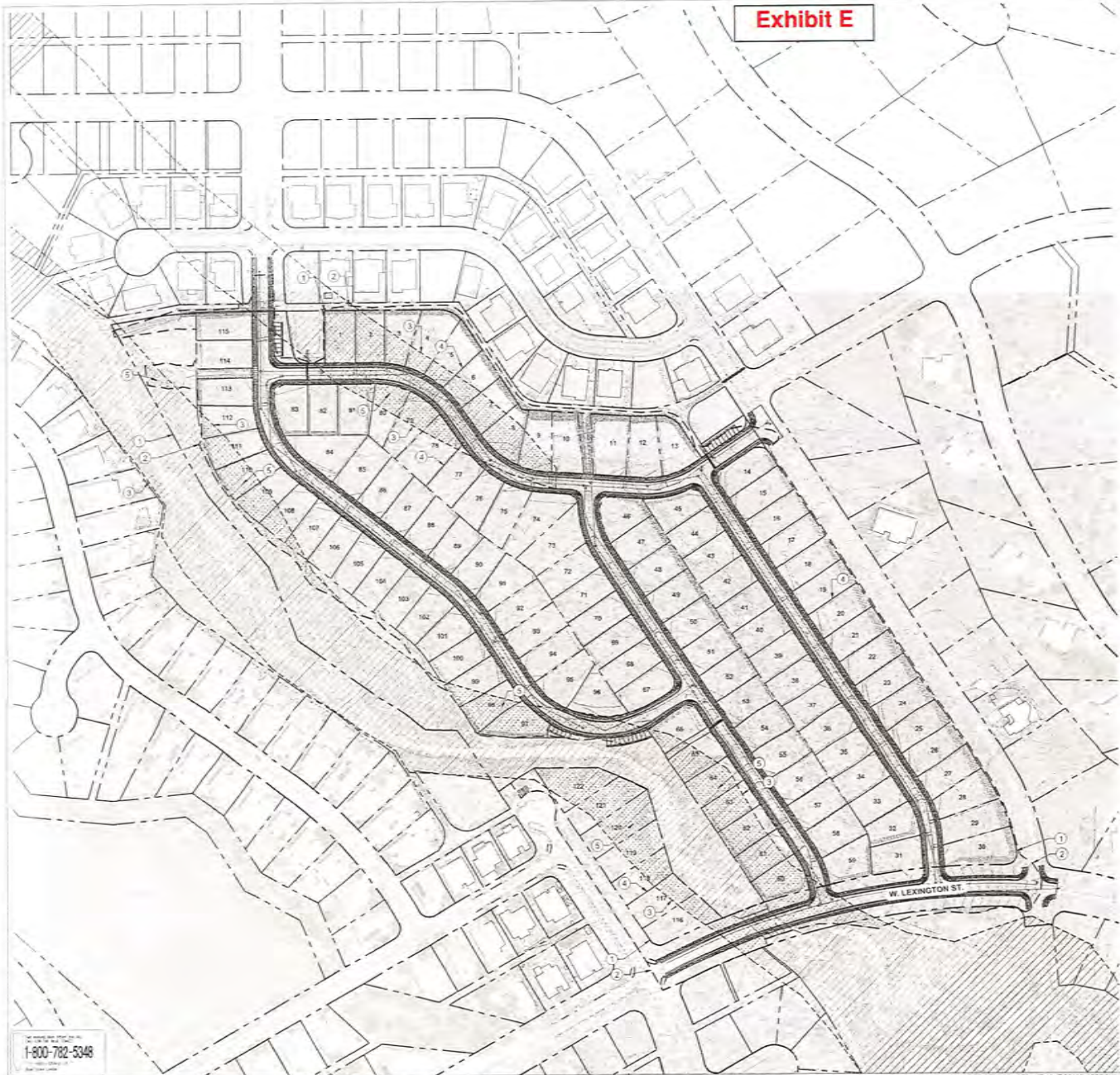


Exhibit E



SITE CALCULATIONS:
Unit 7 total riparian "C" area: 279,882 sf (6.42 acres)
Disturbed riparian area this project: 222,453 sf (5.11 acres)
In-Lieu Fee Calculation:
5.11 acres x NC mitigation fee of \$18,998.00 per acre
\$97,079.78 Mitigation In-Lieu Fee

LINE LEGEND
— plat boundary line
--- right-of-way
--- grading/clearing limits 4 foot orange fence
--- riparian area
--- riparian area disturbance
--- lot property line

RIPARIAN PROTECTION NOTES:
1. Riparian habitat to be preserved shall be fenced for protection during construction using minimum 4-foot high orange mesh barricade fencing. Protective fencing must remain in place throughout the construction and development process.

RIPARIAN MITIGATION SUMMARY NOTES:
Due to the limited amount of common area for Unit 7.2, the developer has selected to utilize the In-Lieu Fee option of the Riparian Area Mitigation Standards.

RIPARIAN LEGEND
Unit 7
Unit 8
Unit 9
Unit 10
Riparian Habitat C
Riparian Habitat D

RIPARIAN MITIGATION KEY NOTES
1. Property line / right of way
2. Grading limits 4 foot orange fence
3. Riparian habitat limit
4. Lot property line
5. Riparian area disturbance

General Developer:
STEWART TITLE & TRUST OF TUCSON
BENEFICIARY: NT PROPERTIES LLC
2001 E. BROADWAY BLVD.
TUCSON, AZ 85716
attn: KENNETH SILVERMAN
ph: 520.795.7738

Project Description:
A NATURAL PLANT PRESERVATION PLAN FOR
NEW TUCSON, UNIT 7 PHASE 2, LOTS 11-122

A RESIDENTIAL SUBDIVISION AS RECORDED IN
BOOK 17, PAGE 84 OF MAPS & PLATS LOCATED
IN A PORTION OF SEC. 23, T15N, R12E, G180M,
PIMA COUNTY, ARIZONA.

Project Name:
NEW TUCSON 7.2



landscape architecture, interior design
environmental sciences, urban design



EXP. 03/30/2027
RIPARIAN MITIGATION PLAN

Report Number:
DATE:
2026.06.01
Project # -
01-25044
N2.1
5 of 5 Sheets

1-800-782-5348

EXHIBIT B

Exhibit F

CALCULATIONS

This site contains Class B and C Xeroriparian Habitat:
- Total regulated Riparian Habitat on site = 2.16 acres
- Total area of Riparian Habitat Class B on site = 0.39 acres
- Total area of Riparian Habitat Class C on site = 1.77 acres
- Area of Disturbed Class B Regulated Riparian Habitat = 0 acres
- Area of Disturbed Class C Regulated Riparian Habitat = 0.64 acres
- Proposed In-Lieu Fee amount = \$12,358.72

** NOTE: Aerial used in this exhibit was captured in 2026



DREXEL DEVELOPMENT CENTER
EXHIBIT: IN-LIEU FEE PROPOSAL - RRH & DISTURBANCE LIMITS

06/20/2024



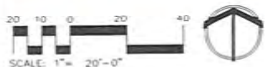
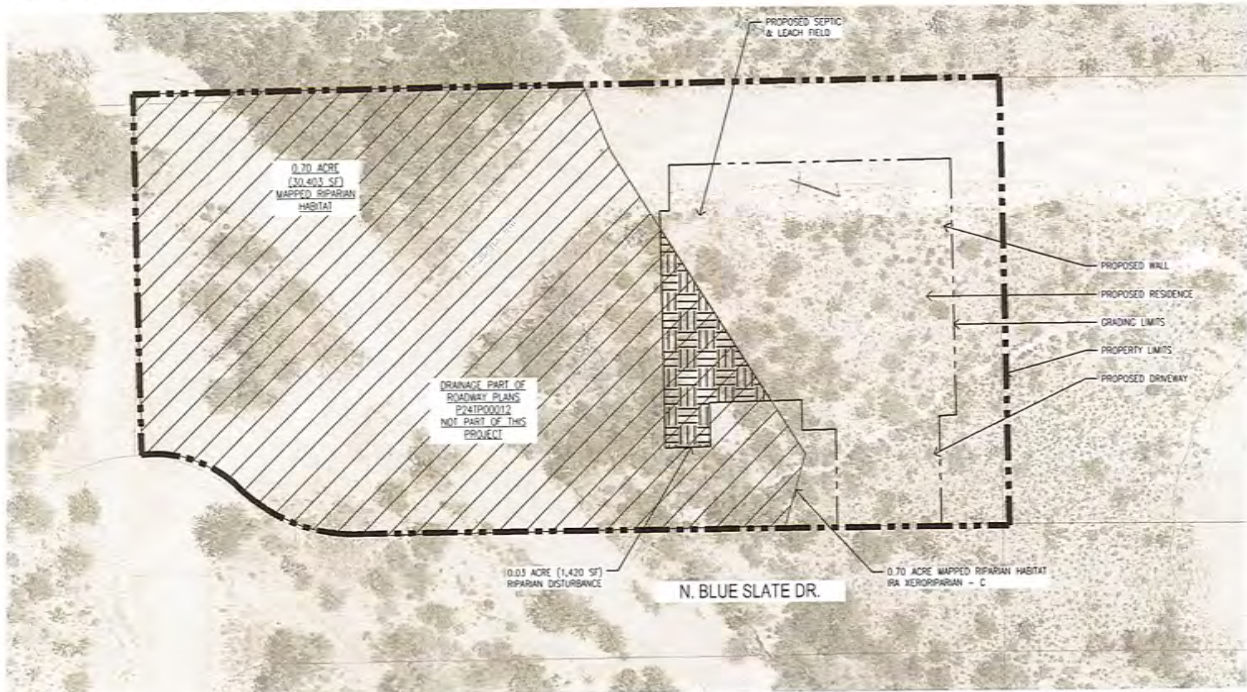
SHIVEHATTERY
ARCHITECTURE+ENGINEERING

NORRIS
DESIGN
PEOPLE • PLACE • PLANNING

BLUE SLATE ACRES LOT 13

RIPARIAN HABITAT IN-LIEU FEE PLAN

Exhibit G



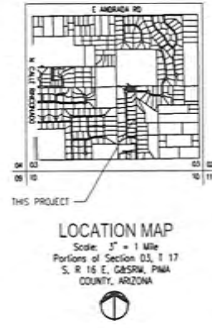
RIPARIAN IN-LIEU FEE KEY

- PROPERTY LIMITS
- REGULATED RIPARIAN HABITAT LIMITS
- MAPPED HABITAT: IRA XEROPARAPHAN - C
- RIPARIAN IMPACT AREA

RIPARIAN IN-LIEU FEE CALCULATIONS

TOTAL SITE AREA	1.08 ACRES (47,023 SF)
TOTAL AMOUNT OF RRH IRA XEROPARAPHAN-C	0.70 ACRES (30,403 SF)
TOTAL AMOUNT OF DISTURBANCE TO RRH:	0.03 ACRES (1,420 SF)
PIMA COUNTY RATE IRA XEROPARAPHAN-C	\$12,892.00 per acre
IRA XEROPARAPHAN-C DISTURBANCE	0.03 ACRES (1,420 SF)
IN-LIEU FEE IRA XEROPARAPHAN-C	\$386.75
TOTAL IN-LIEU FEE	\$386.75

NOTE:
This In-Lieu Fee amount covers disturbance for this lot of the Blue Slate Acres development only. Fee schedule is from the 2025-2026 Pima County I/LF Calculation Spreadsheet found at the pima.gov website.



ADDRESS: 1195 N. BLUE SLATE DRIVE
APN 305-40-3270



Novak Environmental, Inc.
4374 North First Avenue #100 • Tucson, AZ 85718
Phone 520.296.0201 Fax 520.893.3008

Landscape Architecture • Natural Resources • Planning • Mitigation

TENTATIVE PLAT
RIPARIAN HABITAT IN-LIEU FEE PLANS
BLUE SLATE ACRES LOT 13
BLUE SLATE ACRES SUBDIVISION LOT 13

NO.	REVISION	DATE
1	ISSUED	JUNE 2026

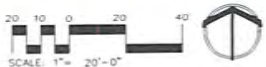
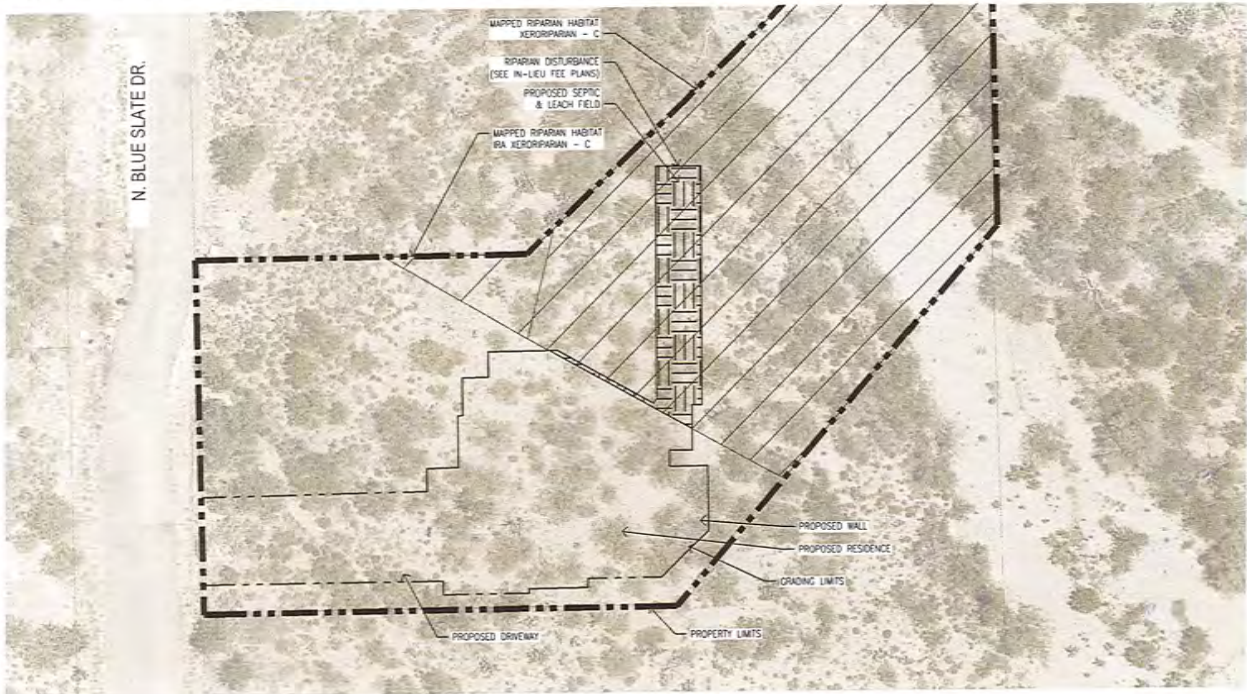
DESIGNED	BBH2	CHECKED	BBH2	DATE	23075
PROJECT NO.	23075	SCALE	KC	DATE	JUNE 2026
PROJECT NO.	23075	SCALE	KC	DATE	JUNE 2026

SEE 1/4 OF SEC. 3, T. 17 S., R. 16 E., CANTON, PIMA COUNTY, ARIZONA

2 OF 2

Exhibit H

BLUE SLATE ACRES LOT 15
RIPARIAN HABITAT IN-LIEU FEE PLAN



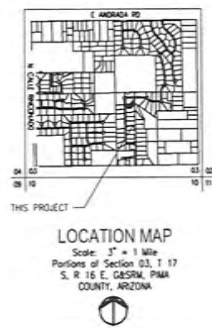
RIPARIAN IN-LIEU FEE KEY

- PROPERTY LIMITS
- REGULATED RIPARIAN HABITAT LIMITS
- MAPPED HABITAT: IRA XERORIPARIAN - C
- MAPPED HABITAT: XERORIPARIAN - C
- RIPARIAN IMPACT AREA

RIPARIAN IN-LIEU FEE CALCULATIONS

TOTAL SITE AREA	0.93 ACRES (40,715 SF)
TOTAL AMOUNT OF RRH IRA XERORIPARIAN-C	0.02 ACRES (902 SF)
TOTAL AMOUNT OF RRH XERORIPARIAN-C	0.47 ACRES (20,475 SF)
TOTAL AMOUNT OF DISTURBANCE TO RRH:	0.03 ACRES (1,420 SF)
PIMA COUNTY RATE IRA XERORIPARIAN-C	\$12,892.00 per acre
IRA XERORIPARIAN-C DISTURBANCE	0.00 ACRES
IN-LIEU FEE IRA XERORIPARIAN-C	\$0.00
PIMA COUNTY RATE XERORIPARIAN-C	\$5,821.00 per acre
XERORIPARIAN-C DISTURBANCE	0.03 ACRES (1,465 SF)
IN-LIEU FEE XERORIPARIAN-C	\$287.55
TOTAL IN-LIEU FEE	\$287.55

NOTE:
This In-Lieu Fee amount covers disturbance for this lot of the Blue Slate Acres development only. Fee schedule is from the 2025-2026 Pima County I/F Calculation Spreadsheet found at the pima.gov website.



ADDRESS: 1134 N. BLUE SLATE DRIVE
APN 305-40-3270

	Novak Environmental, Inc. 4574 North First Avenue #100 • Tucson, AZ 85718 Phone 520.298.0381 • Fax 520.682.3208			
	TENTATIVE PLAN RIPARIAN HABITAT IN-LIEU FEE PLANS BLUE SLATE ACRES LOT 15 SE 1/4 OF SEC. 3, T 17 S, R 16 E, CASIM, PIMA COUNTY, ARIZONA			
	DESIGNED BY BBH2	DRAWN BY BBH2	CHECKED BY KC	SCALE 2" = 1'
	DATE JUNE 2025	PROJECT NO. 23075	DATE JUNE 2025	SCALE 2" = 1'



DI CRISTOFANO RESIDENCE

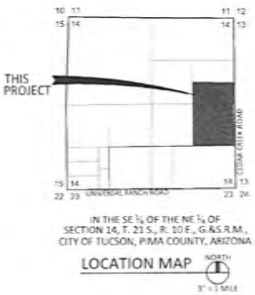
RIPARIAN IN-LIEU FEE PLANS



1976 wgs clear road. toll 112, lagoon, arizonas 85718
(520) 333-3876
www.cab-palmer.com

Exhibit J

RIPARIAN HABITAT MITIGATION PLAN for
MESQUITE RANCH CAMPGROUND



RIPARIAN HABITAT DISTURBANCE PLAN OVERVIEW

This site is located east of Arivaca Road and northeast from the town of Arivaca, AZ. This site is currently developed for both agricultural and recreational uses. In review of historical imagery and site observations, the major disturbances to the riparian habitat were caused by agricultural development that occurred prior to 2005 and the current owners. Since 2005, the site has been incrementally changed to reintroduce a recreational use to part of the parcel with most new disturbances being extensions of irrigated turf pasture areas and reduction in understory herbaceous plants thru combination of grazing and recreational vehicle use and tree canopy growth.

Land Use
The agricultural use has seen little change. This recreational use included the addition of an RV park and campground, restroom facilities, a carina and eatery, landscape areas designated for recreational activity (lounge chairs, picnic tables, horsehoes, etc.), and an esothermal pond.

Habitat Disturbances
The disturbances of landscape clearing and grading around the pond mostly occurred prior to 1992, with incremental changes occurring since 2006.

Habitat Improvements
Current ownership restored the pond and extended agricultural activities including irrigation of pasture lands that have enriched the riparian environment at its shores. We called these areas "enhanced riparian habitat". These areas will be used as credit toward the mitigation or in-lieu fee to reduce the overall mitigation requirements. Species diversity has increased to include riparian willow trees, reedbed, hackberry, and cottonwood species with the environment supporting a variety of wildlife per site observations.

Existing Vegetation
Majority of the natural riparian trees have remained since 2005 with an increase in canopy size and additional trees either planted by the owner or growing as a result of site improvements. Understory growth and enrichment from irrigated grounds includes a vegetation blend of native and non-native grasses and herbaceous plants supporting the agricultural and RV park mixed use activities and reduced erosion.

Plant Survey
The selective plant inventory methodology has been used to survey a sample of the plant species found in the undisturbed riparian habitat. Aerial image was downloaded from PimaMaps April 2026.

Overall Landscape Conditions
The plant material on this site ranges from fair to good condition with irrigated lands. The vegetation within the project area is representative of the riparian habitats found in the Upper Sonoran semidesert grasslands. Specifically, this site is dominated by velvet mesquite trees with sporadic understory other herbaceous perennials, grasses, and few catclaw acacias woody shrubs. Understory vegetation covers about 25% of the site and varies with seasonal conditions when non-irrigated.

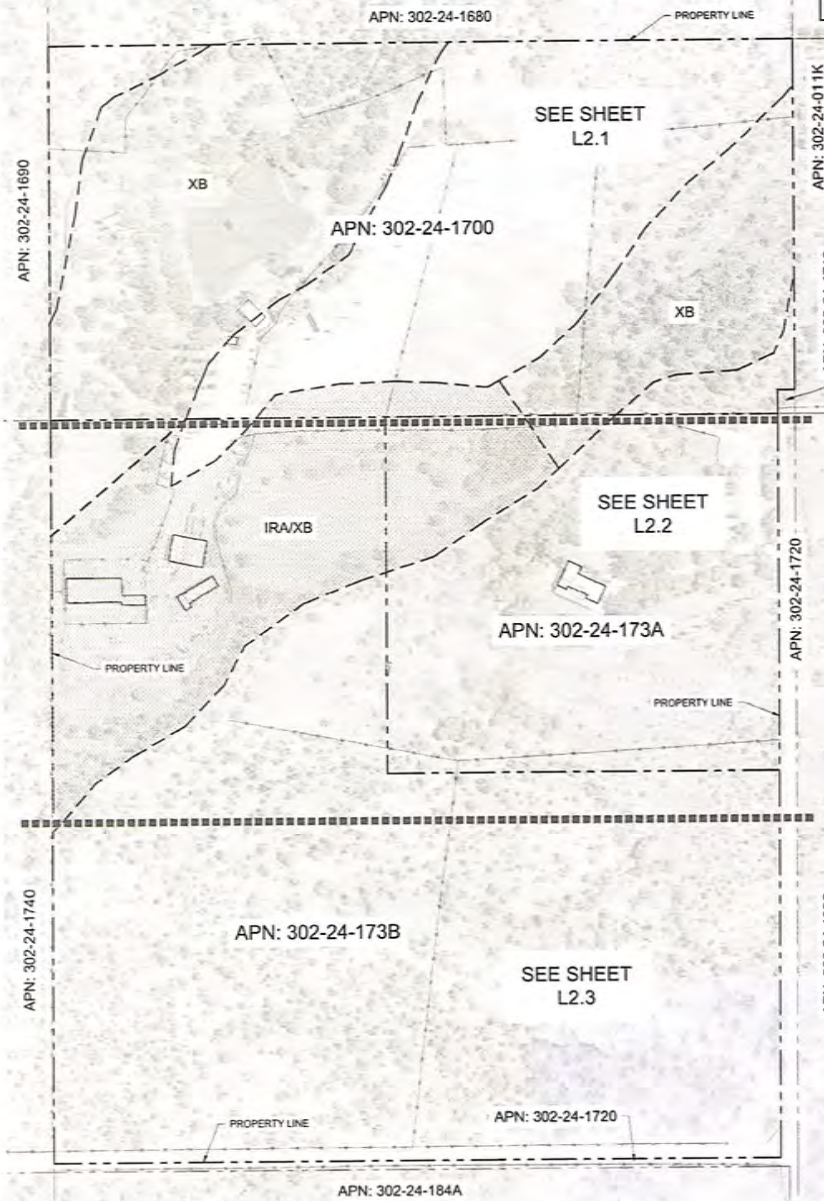
The property owner will pursue the fee in-lieu of mitigating the disturbed habitat.

RIPARIAN HABITAT ILF CALCULATIONS

Total site area	59.65 acres
Total Xeroriparian class B (XB)	10.65 acres
Total Important riparian area class B (IRA/XB)	7.52 acres
Total enhanced XB habitat for credit	0.43 acres
Total disturbed XB (including enhanced riparian habitat)	0.53 acres
Total disturbed IRA/XB	1.20 acres
Flat fee for disturbed XB	\$10.176/acres
Flat fee for disturbed IRA/XB	\$14.927/acres
Total in-lieu fee for disturbed XB	0.53 acres X \$10.176/acres = \$5,394.34
Total in-lieu fee for disturbed IRA/XB	1.20 acres X \$14.927/acres = \$17,912.40
Total in-lieu fee for site:	\$23,306.74

SHEET INDEX

- L1.0 Overview plan
- L2.1 Disturbance plan
- L2.2 Disturbance plan
- L2.3 Disturbance plan



owner/developer:
Daniel Hough
P.O. Box 414
Arivaca, AZ 85601-0414

email: danhough@hotmail.com

site address:
3560 S CEDAR CREEK RD
ARIVACA, AZ 85601

legal description:
BEING A RIPARIAN HABITAT DISTURBANCE AND
NATIVE PLANT PRESERVATION EVALUATION OF
PARCELS 302-24-1700, 302-24-173A, AND
302-24-173B, LOCATED IN SECTION 21, T21S, R10E,
GASBARR, PIMA COUNTY, ARIZONA.

project description:
MESQUITE RANCH
CAMPGROUND

ARC STUDIOS
3117 E. Flower Street
Tucson, Arizona 85718
phone: 520.880.1033
www.arcstudios.com



OVERVIEW
PLAN

FLUP number:
P24C00009

date:
2026.06.15
project #:
01-26032

L1.0
1 of 4 Sheets



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