



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 1/4/2022

*= 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 7728 North Ancient Indian Drive

***Introduction/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.

***Discussion:**

Wissam Kaddoura, has applied for a permit to construct a single family residence on property located at 7728 North Ancient Indian Drive. The 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 for the 0.4 acre of disturbance. Mr. Kaddoura has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$2,600 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 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

***Recommendation:**

The In-Lieu Fee Proposal conforms to the Ordinance and the Guidelines, and, as such, the District recommends approval.

***Fiscal Impact:**

\$2,600.00

***Board of Supervisor District:**

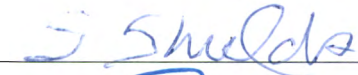
1 2 3 4 5 All

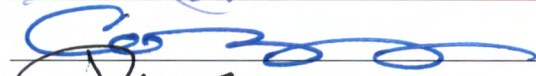
Department: Regional Flood Control District

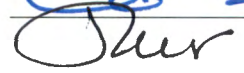
Telephone: 724-4600

Contact: Patricia Gilbert

Telephone: 724-4606

Department Director Signature:  Date: 12/16/21

Deputy County Administrator Signature:  Date: 12/16/2021

County Administrator Signature:  Date: 12/16/2021

DATE: December 14, 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 7728 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, Wissam Kaddoura, has applied for a permit to construct a single family residence on property located at 7728 North Ancient Indian Drive (Exhibit A). The 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 for the 0.4 acre of disturbance. As a result, Mr. Kaddoura has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$2,600 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

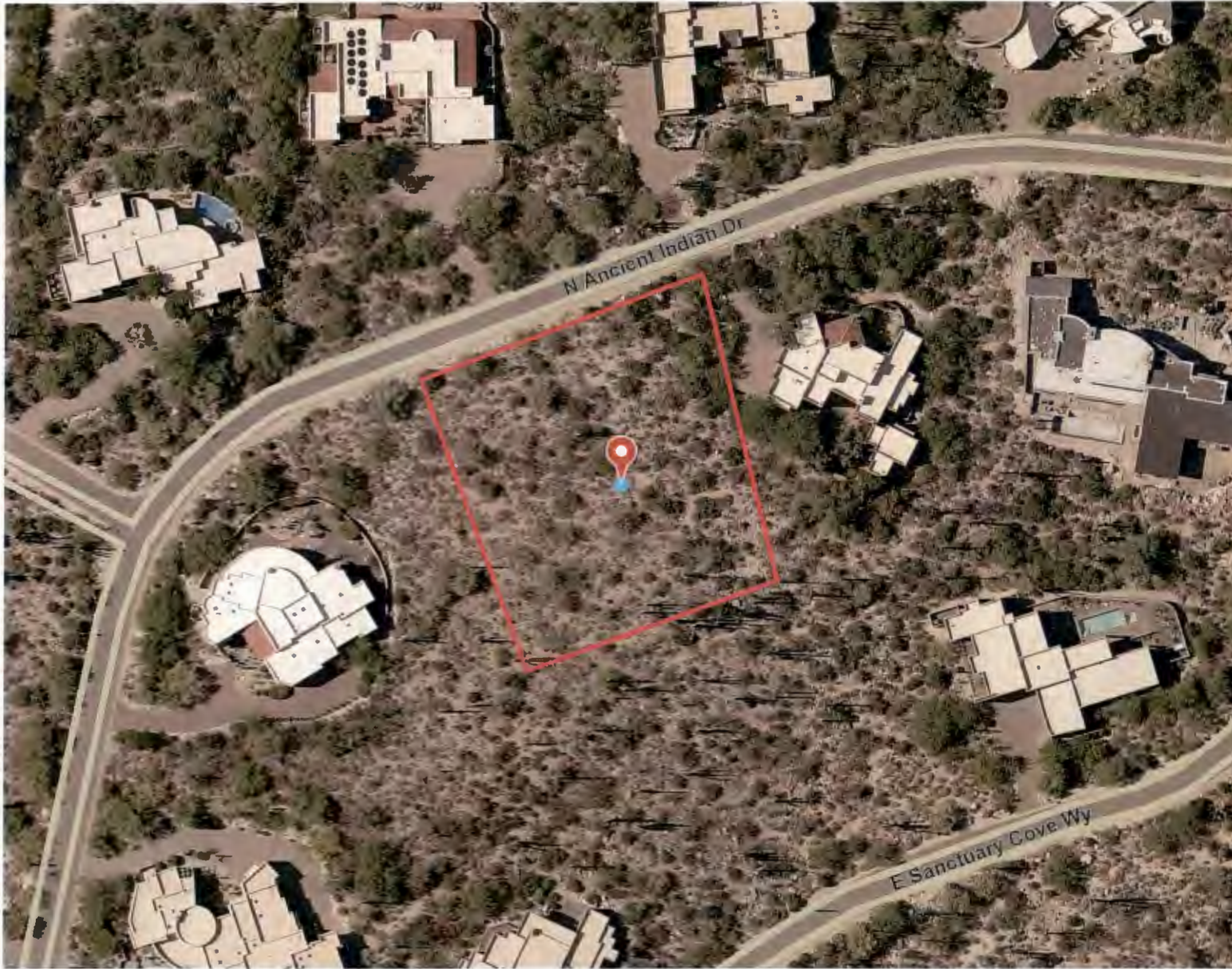
	XA	XB	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Cost per Acre Single Lot	\$8,500	\$7,500	\$6,500	\$5,000	\$17,000	\$12,500	\$11,000	\$9,500	\$8,000

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

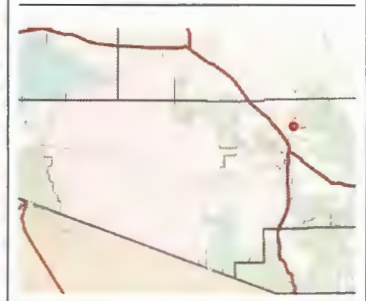
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Legend

- Washes - All**
- Unknown Discharge
 - - 100-500 CFS
 - - 500-1000 CFS
 - · - 1000-2000 CFS
 - 2000-5000 CFS
 - 5000-10000 CFS
 - Over 10000 CFS
 - Washes Greater Than 2000 CFS



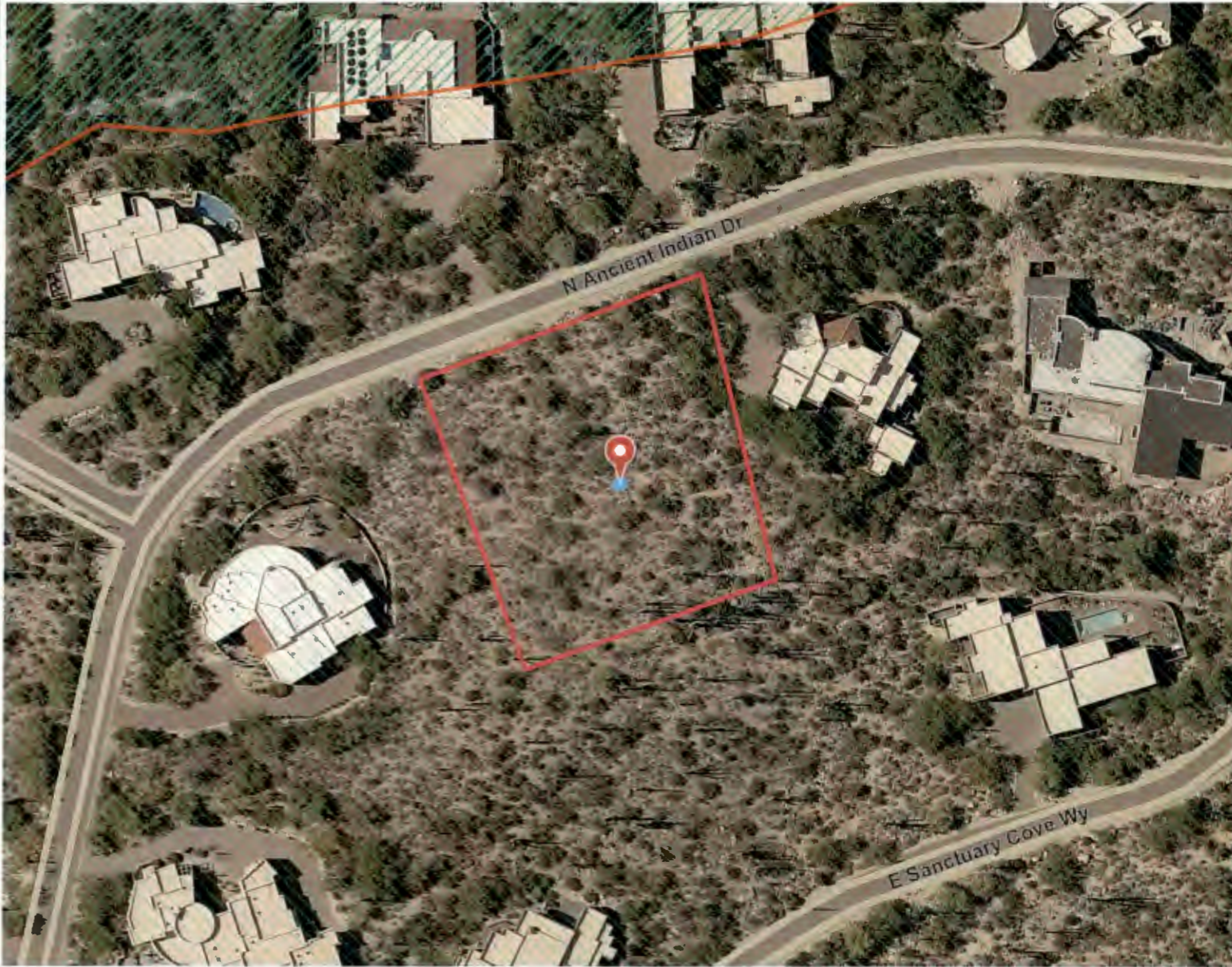
7728 North Ancient Indian Drive



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

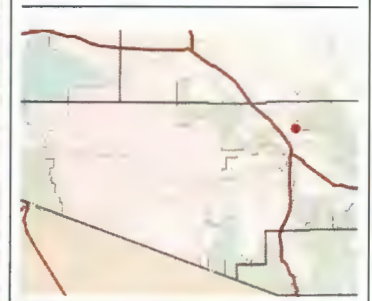
12/14/2021

Exhibit B



Legend

- Washes - All**
- Unknown Discharge
 - - - 100-500 CFS
 - - - 500-1000 CFS
 - - - 1000-2000 CFS
 - - - 2000-5000 CFS
 - - - 5000-10000 CFS
 - - - Over 10000 CFS
- Washes Greater Than 2000 CFS
- 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



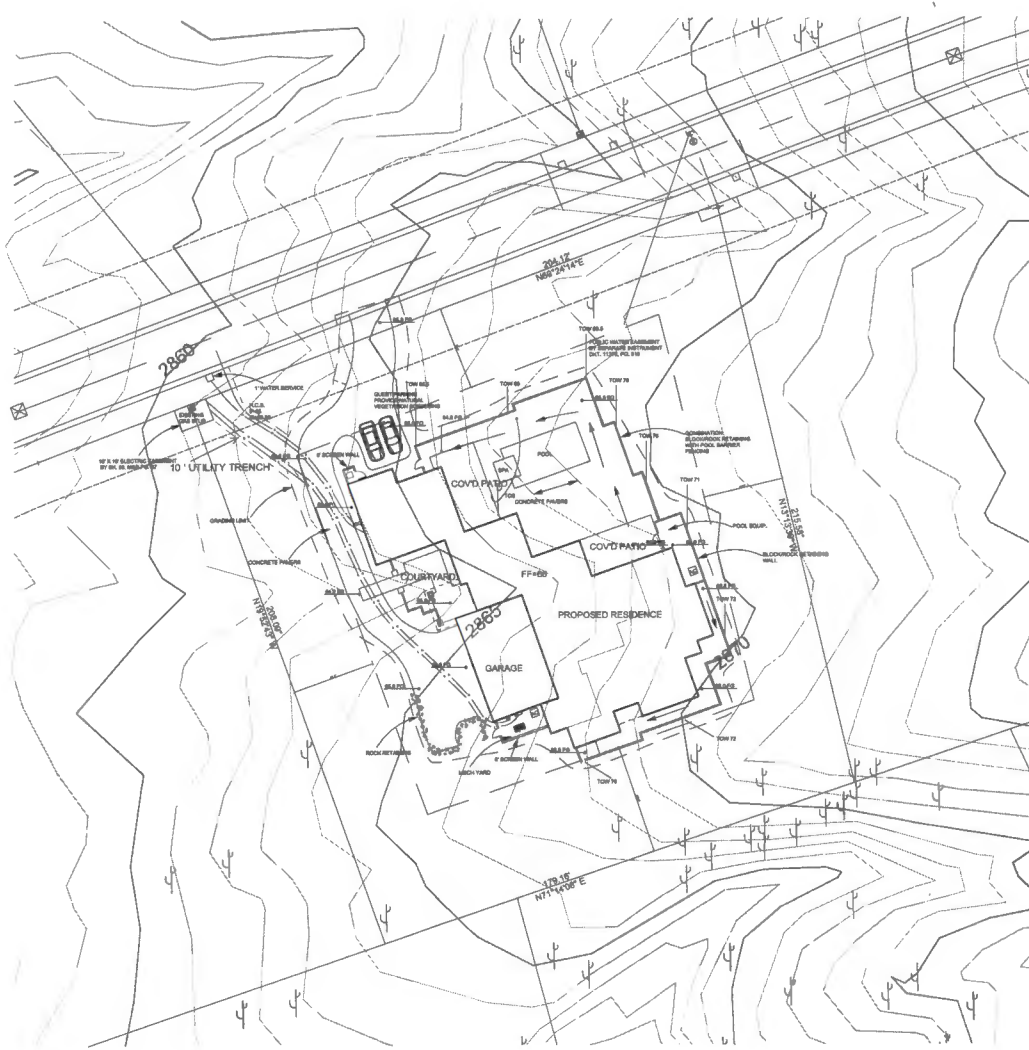
7728 North Ancient Indian Drive



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12/14/2021

Exhibit C



0'-1" = 20'-0"



RIPARIAN HABITAT MITIGATION FLOOD USE PERMIT #P21FC01124

LOT SIZE 0.93 ACRES(40,457 SQ FT)
XC=0.93 ACRES(40,457 SQ FT)

DISTURBED AREA=0.40 ACRES (17,262 SF)
PERCENTAGE OF DISTURBED HABITAT= 0.40/0.93
=43%

CALCULATIONS:

THE SITE CONTAINS RIPARIAN AREA WITH
UNDERLYING CLASS C XERORIPARIAN HABITAT

TOTAL REGULATED RIPARIAN
HABITAT ON SITE = 0.93 ACRES
AREA OF DISTURBED REGULATED
RIPARIAN HABITAT = 0.4 ACRES

APPLICANT TO PAY FEE IN LIEU
OF SITE MITIGATION

FLAT FEE (SINGLE LOT)
0.4 ACRES x \$6,500/ACRE(XC) = \$2,600

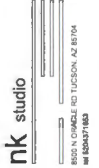
THE OFFSITE MITIGATION (IN LIEU FEE) OPTION IS
PROPOSED DUE TO THE INABILITY TO PROVIDE
MITIGATION ON SITE. ENTIRE PROPERTY IS
LOCATED IN XC RIPARIAN HABITAT WHICH MAKES IT
UNFEASIBLE TO MEET ON SITE MITIGATION WITHOUT
DISTURBING THE PRESERVED NATURAL HABITAT
AREAS OUTSIDE THE GRADING LIMITS.

BUILDING DATA
BUILDING AREA: 8062 SF
LIVABLE 5056 SF
GARAGE/MECH. 1006 SF
PATIOS 1019 SF
ENTRY 302 SF
TOTAL 7463 SF

LOT AREA: 216
PARCEL NUMBER: 220-20-2880
LOT AREA: 40,457 SF (0.93 ACRE)
DISTURBED AREA: 17,262 SF
LOT COVERAGE: 7463/40,457 =18.0%

LEGAL
DESCRIPTION:
LOT 218 OF PIMA CANYON ESTATES,
TUCSON , ARIZONA

DATE
08.12.2020




CUSTOM RESIDENCE
LOT 216 PIMA CANYON ESTATES
7728 N. ANCIENT INDIAN DR
TUCSON, AZ
RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL PLAN

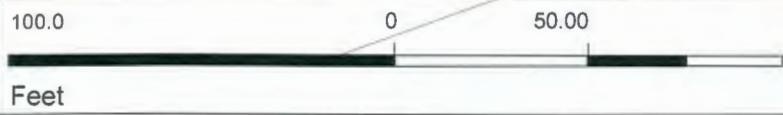
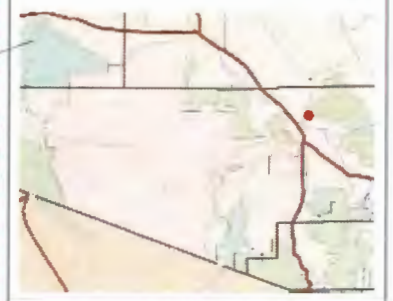
REVISION
MARK DATE REMARK

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SHT

Legend

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



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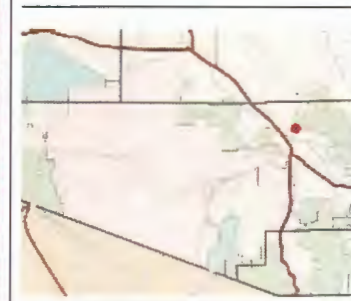
Notes:
 LOT216 PIMA CANYON ESTATES
 PARCEL # 220-20-2880
 Floodplain Use Permit P21FC01124
 LOT AREA = 40,457 SF
 XC AREA = 40,457 SF
 DISTURBED AREA= 17,262 SF

PICTURES KEY PLAN



Legend

- Parcels
- Riparian Habitat - Pima County Effective 10/20/2005
 - Xeroriparian A
 - Xeroriparian B
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 - Xeroriparian D
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Notes:
LOT 216 PIMA CANYON ESTATES
 PARCEL # 220-20-2880
 Floodplain Use Permit P21FC01124
 LOT AREA = 40,457 SF
 XC AREA = 40,457 SF

12/7/2021



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9