



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/1/2021

\*= 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 1704 East Sanctuary Cove Way, Located within Regulated Riparian Habitat

**\*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 review and approval.

**\*Discussion:**

The applicant, Greg Simmons, has applied for a permit to construct a single family residence on property located at 1704 East Sanctuary Cove Way. The property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class B and C Habitat. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation for the 0.49 acre of disturbance. As a result, Mr. Simmons has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$3,185 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:**

\$3,185.00

**\*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: 1/5/2022

Deputy County Administrator Signature: \_\_\_\_\_

Date: 1/5/2022

County Administrator Signature: \_\_\_\_\_

Date: 1/6/2022

**DATE:** December 29, 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 1704 East Sanctuary Cove Way, 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, Greg Simmons, has applied for a permit to construct a single family residence on property located at 1704 East Sanctuary Cove Way (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class B and C Habitat (Exhibit B). The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation for the 0.49 acre of disturbance. As a result, Mr. Simmons has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$3,185 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



1704 East Sanctuary Cove Way



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

12/29/2021

# 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



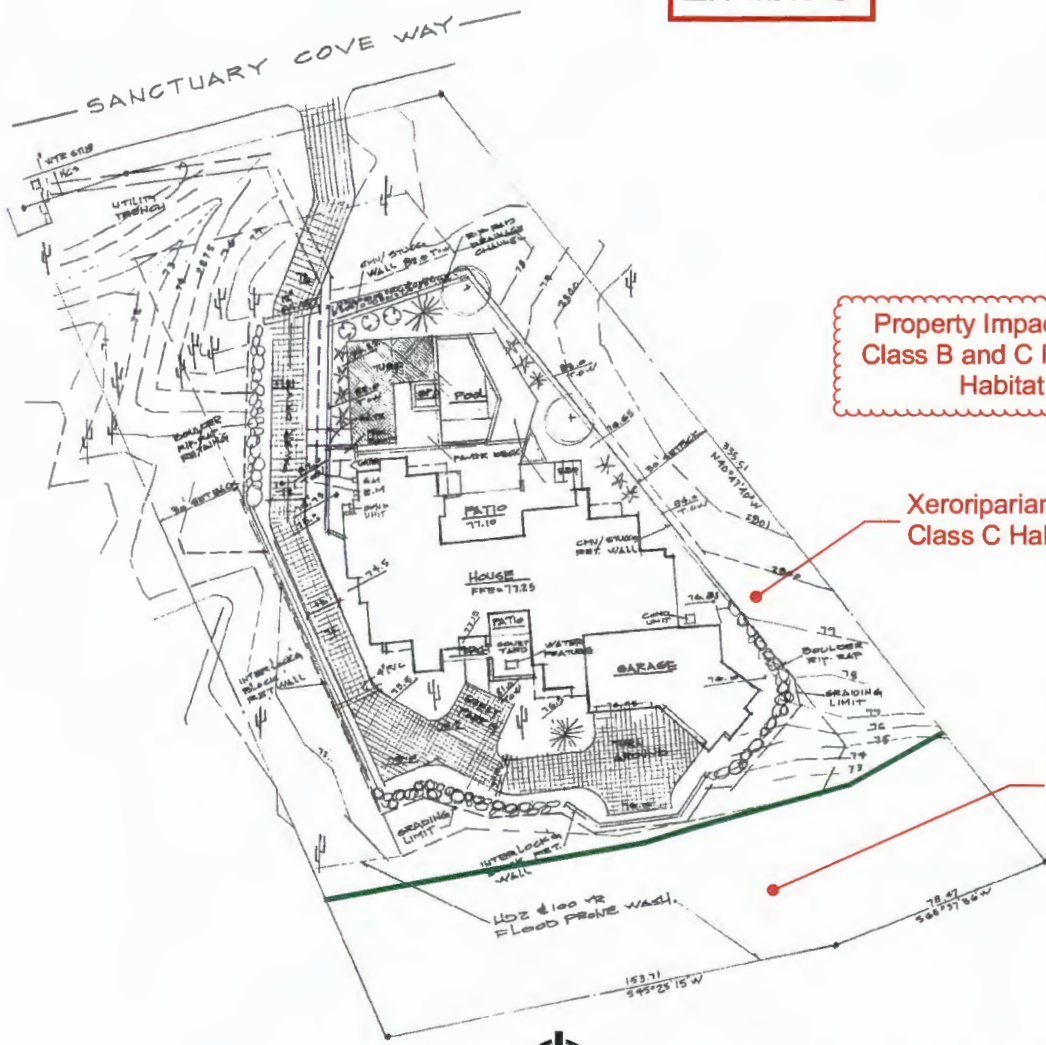
1704 East Sanctuary Cove Way Impacted by Xeroriparian Class B and C Riparian Habitat



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

12/29/2021

# Exhibit C



PROPERTY OWNER: DICKSON  
 1704 E SANCTUARY COVE WAY  
 TUCSON, AZ 857  
 LEGAL DESCRIPTION: PIMA CANYON ESTATES RESUB LOT 224  
 PARCEL NUMBER: 220-20-2960  
 AREA: 59,103 SQ. FT. (1.36 ACRES)  
 ZONING: CR-1  
 LOCATION: S 31 - T 120 - R 140E  
 SUBDIVISION RECORD: MAP 4 PLAT 50/87

## RIPARIAN HABITAT MITIGATION PLAN CALCULATIONS

THIS SITE CONTAINS CLASS 'C' XERORIPARIAN HABITAT.

LOT SIZE	(59,103 SQ. FT.) 1.36 ACRES
TOTAL REGULATED RIPARIAN HABITAT ON-SITE	1.36 AC
AREA OF DISTURBED REGULATED RIPARIAN HABITAT	0.49 AC
FLAT FEE XC (6,500 x 0.49)	\$3,185.00

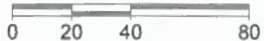
## RIPARIAN PLAN GENERAL NOTES

1. FLOOD PLAN PERMIT - P2FP01164.
2. OWNER ACCEPTS FLAT FEE RATE OF \$3,185.00
3. THE ENTIRE CONSTRUCTION LIES WITHIN THE MAPPED RIPARIAN HABITAT, AND DISTURBANCE CANNOT BE AVOIDED.
4. PRESERVED RIPARIAN HABITAT SHALL BE PROTECTED DURING CONSTRUCTION UTILIZING PROTECTIVE FENCING. PROTECTIVE FENCING MUST BE LOCATED ALONG GRADING LIMITS (AS SHOWN ON PLAN), AND IT MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.



## RIPARIAN HABITAT MITIGATION PLAN

IN-LIEU FEE PROPOSAL



SCALE: 1" = 40.0'

**1**

CUSTOM RESIDENCE  
 LOT 224 - PIMA CANYON ESTATES  
 TUCSON, ARIZONA  
 DATE: 11.15.2021  
 DRAWN BY: URCABEZ  
**SIMMONS HOME DESIGNS**  
 301 722-1025 P.O. BOX 31106 TUCSON, AZ 85711