



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/4/2022

\*= 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 Twin Peaks Road Improvement Project, 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, Amy Peron with Norris Design on behalf of the Town of Marana has applied for a floodplain use permit to construct improvements to Twin Peaks Road between Quarry Road and Silverbell Road. Approximately 7.13 acres of Regulated Riparian Habitat (RRH) classified as Xeroriparian Class C will be disturbed by the construction project. The project is not proposing on site mitigation due to project feasibility and survivability of mitigation plantings along a road. As such, Mrs. Peron has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$99,820 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:**

\$99,820.00

**\*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: \_\_\_\_\_

9/15/22

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

Date: \_\_\_\_\_

9/15/2022

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

Date: \_\_\_\_\_

9/15/2022

DATE: September 13<sup>th</sup>, 2022

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 Twin Peaks Road Improvement Project, Located within Regulated Riparian Habitat (District 3)**

### 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, Amy Peron with Norris Design on behalf of the Town of Marana has applied for a floodplain use permit to construct road improvements to Twin Peaks Road between Quarry Road and Silverbell Road, which is partially located in Unincorporated Pima County. (Exhibit A). Approximately 7.13 acres of Regulated Riparian Habitat (RRH) classified as Xeroriparian Class C (Exhibit B) will be disturbed by the construction project. The project is not proposing on site mitigation due to project feasibility and survivability of mitigation plantings along a road. As such, Mrs. Peron has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$99,820 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 Development Project		\$17,000	\$16,000	\$14,000	\$12,000	\$40,000	\$30,000	\$28,000	\$25,000	\$22,000

### 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



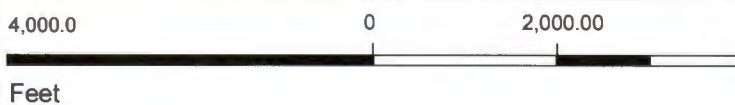
## Legend

Parcels



Notes: Twin Peaks Road Improvement Project

9/14/2022



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



**Notes: Twin Peaks Road Improvement Project**

9/14/2022

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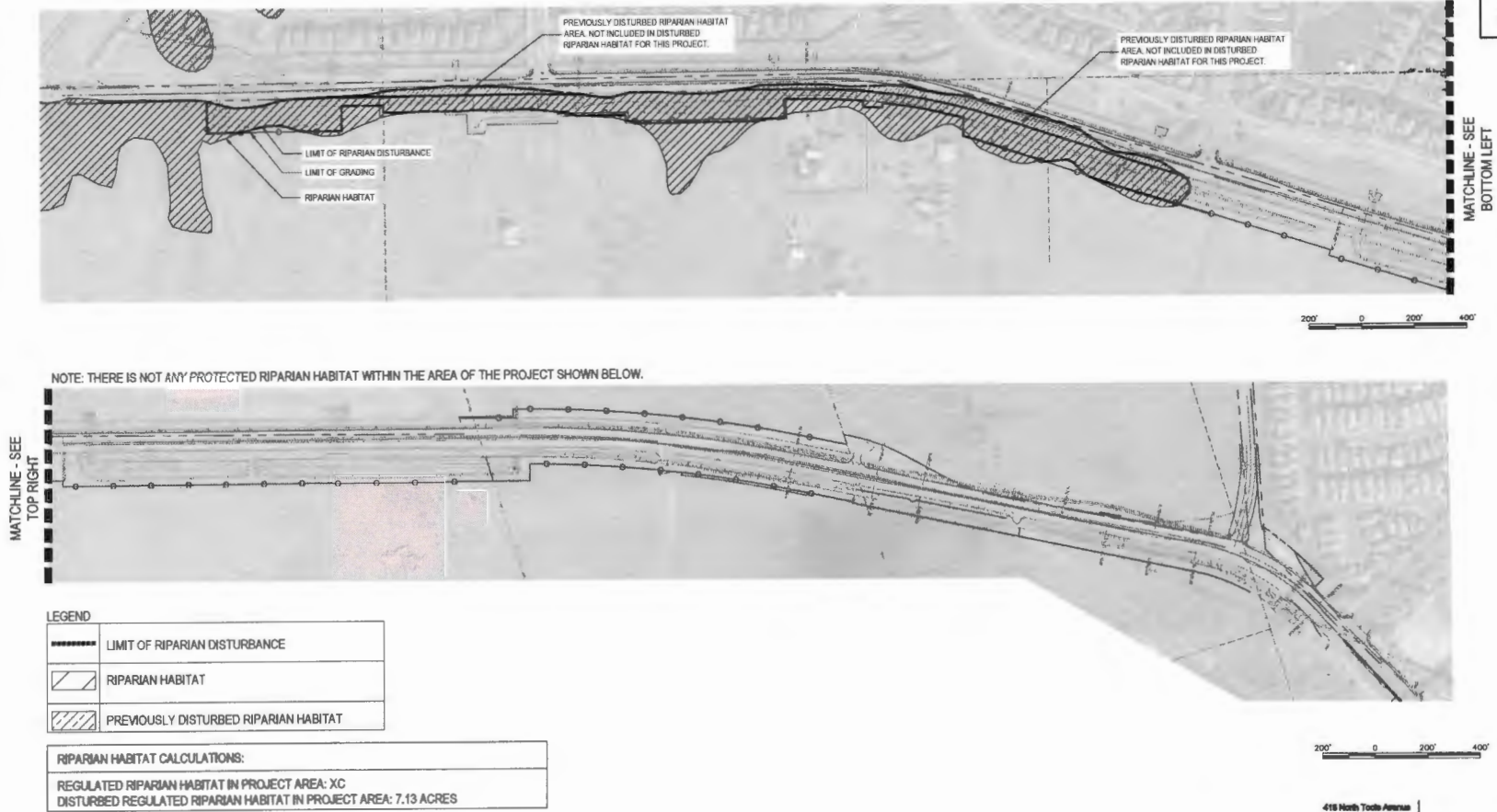
Feet



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



## Exhibit C



PRELIMINARY  
90% Review  
NOT FOR  
CONSTRUCTION  
OR RECORDING

DRAFT - PROGRESS SET: FOR INFORMATION ONLY. NOT FOR CONSTRUCTION.

[illegible][illegible][illegible]

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RIPARIAN HABITAT PLAN

EB TWIN PEAKS RD

TWIN PEAKS ROAD  
IMPROVEMENT PROJECT

R. AP/PA	DES AP/PA	CHK. JRM	SI	ET	TI	JUL
ATE: 11.10.21	DATE: 11.10.21	DATE: 11.10.	1		SH	ETS
SCALE: 1"=30' H; 1"=N/A			N/A		N/A	

SCALE: 1"=30' H; 1"=N/A