



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 6, 2018

Title: Approval of a Riparian Habitat Mitigation Plan Located at 7973 N. Barrel Cactus Road

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 requires mitigation for disturbance of Regulated Riparian Habitat (RRH) exceeding 1/3 of an acre. A riparian habitat mitigation plan (RHMP) approved by the Flood Control District Board of Directors (Board) is required for disturbance of habitat with the classification of Important Riparian Area exceeding 1/3 of an acre and that exceeds 5 percent of the habitat on the property. When a project site contains suitable area(s) for onsite mitigation it shall be in accordance with the *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. When on-site mitigation is not feasible, the Ordinance contains a provision for mitigation banking. Offsite mitigation proposals likewise, require Board review and approval.

Discussion:

The owners, Ahmad and Zarifi Samia, are applying for a floodplain use permit to construct a single family residence on the property located at 7973 North Barrel Cactus Road. The property is mapped within RRH classified as Important Riparian Area with underlying Class B Habitat. The property has 1.38 acres of RRH and the disturbance from construction is 24,844 square feet (0.57 acres), requires a RHMP. The property is densely vegetated therefore has no suitable place for onsite mitigation. As a result, the owner is proposing to contribute a fee of \$6,270.00 in lieu of onsite mitigation.

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 proposal conforms with the Ordinance and, as such, the District recommends approval.

Fiscal Impact:

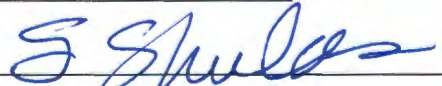
\$6,270.00

Board of Supervisor District:

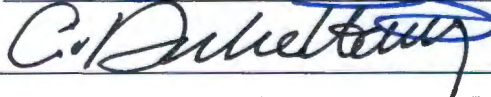
1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

Contact: Suzanne Shields, P.E. Telephone: 724-4600

Department Director Signature/Date:  1/11/18

Deputy County Administrator Signature/Date:  1/11/18

County Administrator Signature/Date:  1/12/18

DATE: January 10, 2018

TO: Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.
Director

SUBJECT: Approval of a Riparian Habitat Mitigation Plan Located at 7973 North Barrel Cactus Road, Located Within Important Riparian Area With Underlying Class B Habitat (District 1)

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 requires mitigation for disturbance of Regulated Riparian Habitat exceeding 1/3 of an acre. A riparian habitat mitigation plan (RHMP) approved by the Flood Control District Board of Directors (Board) is required for disturbance of habitat with the classification of Important Riparian Area exceeding 1/3 of an acre and that exceeds 5 percent of the habitat on the property. When a project site contains suitable area(s) for onsite riparian mitigation it shall be in accordance with the adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. When on-site mitigation is not feasible, the Ordinance contains a provision for mitigation banking. Offsite mitigation proposals likewise, require Board review and approval.

Report

The owners, Ahmad and Zarifi Samia, are applying for a floodplain use permit to construct a single family residence on the property located at 7973 North Barrel Cactus Road (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as Important Riparian Area with underlying Class B Habitat (Exhibit B).

The property has 1.38 acres of RRH and the disturbance generated from construction is 24,844 square feet (0.57 acres), requires a RHMP.

The architect, D. Alan Roberts for the project prepared an RHMP (Exhibit C). The property is densely vegetated with mature trees and cactus therefore has no suitable place for onsite mitigation. As a result, the owner is proposing to contribute a fee of \$6,270.00 in lieu of onsite mitigation, based on the 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

The RHMP conforms to the Ordinance and the Guidelines, and, as such, the District recommends approval.

- Exhibit A – Project Location
- Exhibit B – Project Site – Riparian Classification Map
- Exhibit C – Riparian Habitat Mitigation Plan

Exhibit A



Subject Property

Ahmad & Samia Zarifi Residence
7973 North Barrel Cactus Drive
BOS Meeting 2/06/2018



Exhibit B



Pima Wash

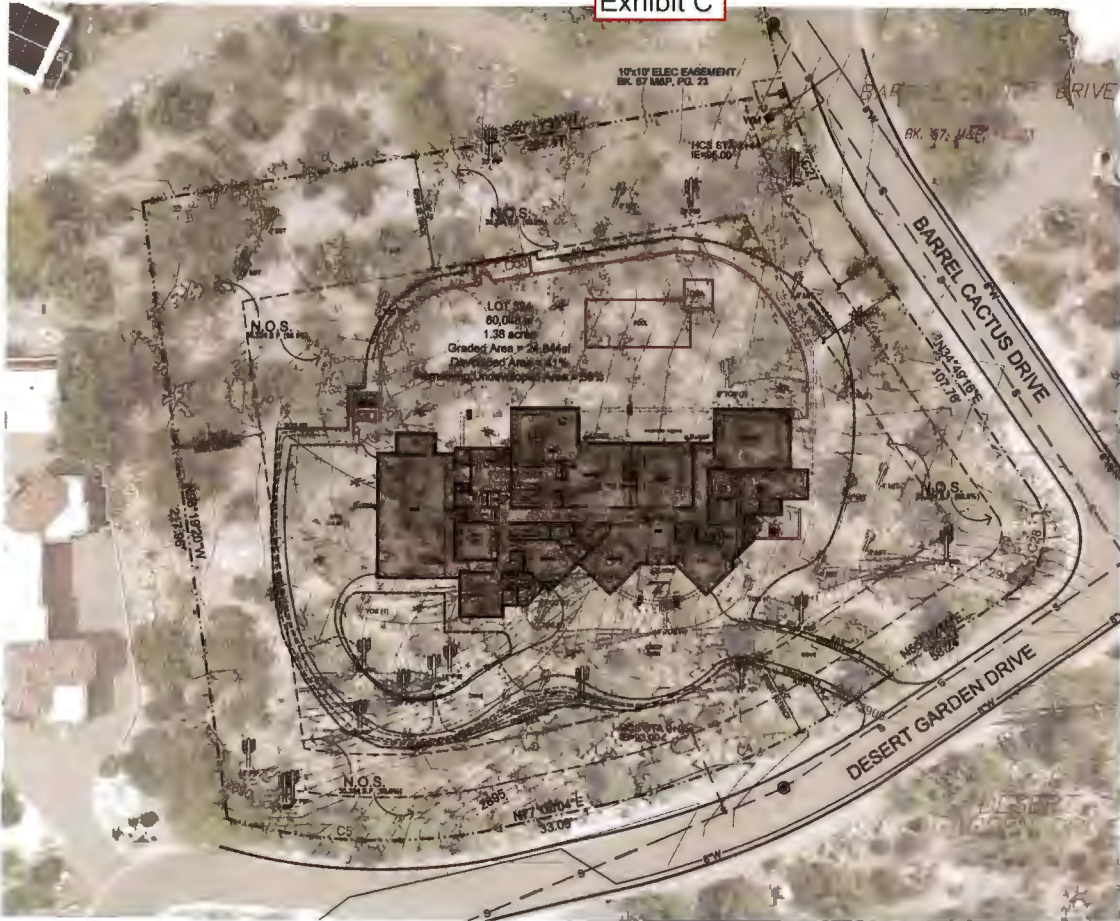
Important Riparian Area with Underlying Class B Habitat

Subject Property

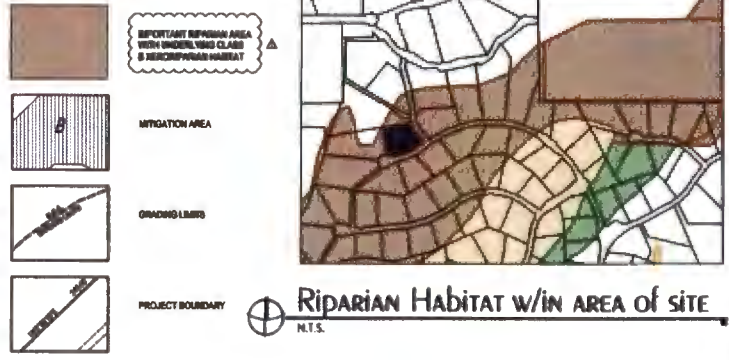
Ahmad & Samia Zarifi Residence
7973 North Barrel Cactus Drive
BOS Meeting 2/06/2018



Exhibit C



LEGEND:



CALCULATIONS:

THIS SITE CONTAINS IMPORTANT RIPARIAN AREA WITH UNDERLYING CLASS B XERORIPARIAN HABITAT.

TOTAL REGULATED RIPARIAN HABITAT ON SITE	=	80,848 s.f. (1.38 acres)
AREA OF DISTURBED REGULATED RIPARIAN HABITAT	=	24,844 s.f. (0.57 acres)
AREA OF MITIGATION = 0.57 acres x 1	=	24,844 s.f. (0.57 acres)
IN LIEU FEE FOR IFA/AB, (METHOD 1 FOR OFFSITE MITIGATION)	=	\$11,000 / PER ACRE

$\$11,000 \times 0.57 \text{ ACRES} = \6270.00 TOTAL

Fees will be collected prior to issuance of the FPUP. For projects that require a specific hold, such as Prior to Slab Inspection (P2S) or Prior to Electrical Inspection (P2E), submittal of the ILF may be delayed until the time of inspection. The applicant shall provide a written request to delay payment of the ILF, which will be reviewed on a case-by-case basis. Delayed ILF payments, if approved, must be received prior to the P2S or P2E inspection.

PROPERTY OWNER: Samia Zarifi
 PROPERTY ADDRESS: 7973 N BARREL CACTUS DRIVE
 PARCEL TAX CODE NO.: 220-20-4010

Riparian Habitat Mitigation Plan
 1"=20'-0"

D. Alan Roberts
 ARCHITECT
 1111 N. Meade Park Blvd #207
 Chandler, Arizona
 480.751.1490



CUSTOM RESIDENCE

P17FC006768P
 RIPARIAN HABITAT
 MITIGATION PLAN