



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 5, 2015

Title: Riparian Habitat Mitigation Plan In-Lieu Fee Proposal for 3310 East Mescalero Drive

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when a project disturbs more than 1/3 acre of mapped riparian habitat. If a project site contains suitable area(s) for mitigation, restoration, or enhancement, then on-site mitigation is required 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 off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Discussion:

The proposed detached garage, located at 3310 East Mescalero Drive, will impact 0.38 acres of Xeroriparian Class C habitat. Since this disturbance is more than one-third of an acre, the applicant is subject to compliance with Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance). Due to site constraints, the applicant is proposing to mitigate through contribution of an In-Lieu Fee, which requires Flood Control District Board of Directors (Board) review and approval. The applicant has chosen to use the Flat Fee Table from the Guidelines which will result in a contribution of \$2,470 to the District's mitigation bank.

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

Fiscal Impact:

Revenue to District: \$2,470

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Regional Flood Control District Telephone: 724-4600

Department Director Signature/Date: Suzanne Shields

Deputy County Administrator Signature/Date: John Paul + 4/22/15

County Administrator Signature/Date: C. Dulceberry 4/22/15

DATE: April 21, 2015

TO: Flood Control District Board of Directors
Director

FROM: Suzanne Shields, P.E.

SUBJECT: **Approval of Off-Site Riparian Habitat Mitigation Plan for a Detached Garage
Located at 3310 E. Mescalero Drive within Xeroriparian Class C Habitat (District 4)**

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for projects that disturb more than 1/3 acre of mapped riparian habitat. If a project site contains suitable area(s) for riparian mitigation, restoration, or enhancement, on-site 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 off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Report

The owner, David Rich, is proposing to construct a detached garage on property located at 3310 E. Mescalero Drive (Exhibit A). The property contains 2.05 acres of Xeroriparian Class C habitat (Exhibit B). When Mr. Rich applied for the floodplain use permit, staff determined that portions of the property had been previously disturbed. Although most of the disturbance occurred prior to 2005, when the Riparian Classification Maps were adopted by the Board, the amount of habitat disturbed after that date mapping exceed 1/3 acre. This disturbance, 16,624 square feet (0.38 acres), will need to be mitigated for.

Due to site constraints, Mr. Rich is proposing to contribute \$2,470 in lieu of onsite habitat mitigation based on the Flat Fee Table for Single-Lot Development.

ILF Calculation Spreadsheet

Disturbance: 16,624 sq.ft. (0.38 acres) that requires mitigation

Flat fee table for Single Lot Development projects

	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

Flood Control District Board of Directors

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Recommendation – The District recommends approval.

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.

Exhibit A – Project Location

Exhibit B – Project Site – Riparian Classification Map

Exhibit A

Subject Property

E ANDRADA RD

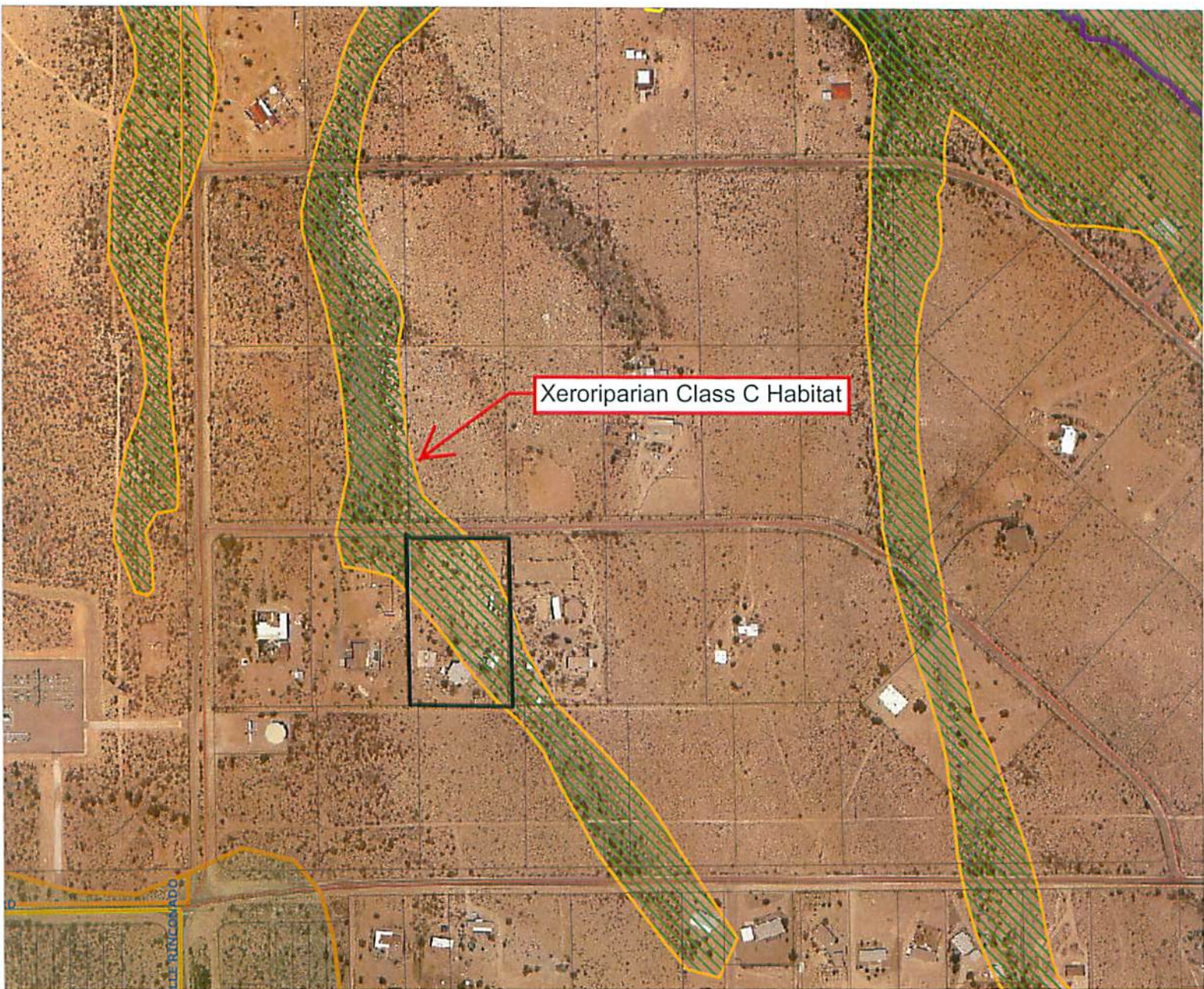
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Rich Residence
3310 East Mescalero Drive
BOS Meeting Date 5/05/15

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Exhibit B



Rich Residence
3310 East Mescalero Drive
BOS Meeting Date 5/05/15

