



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 18th, 2021

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 1252 North Calle Rinconado, Located within Regulated Riparian Habitat (District 4)

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when cumulative disturbance of more than 1/3 acre of mapped riparian habitat occurs. 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 applicant, Bill Swoger, with Swoger Drafting has applied for a permit to construct a single family residence on property located at 1252 N. Calle Rinconado. The entire parcel is mapped within Regulated Riparian Habitat (RRH) that is classified as Important Riparian Area with Underlying Xeroriparian Class C. The owners intend to sell the property after construction is complete and do not want to transfer any ongoing riparian mitigation requirements that would occur with on-site mitigation. As a result, the Riparian Habitat Mitigation In-Lieu Fee Plan proposes to contribute a fee of \$4,560 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 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:

\$4,560

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date: _____

[Signature]

4/26/2021

Deputy County Administrator Signature/Date: _____

[Signature]

4/27/2021

County Administrator Signature/Date: _____

[Signature]

4/27/21

DATE: April 26, 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 1252 North Calle Rinconado, Located within Regulated Riparian Habitat (District 4)

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, Bill Swoger, with Swoger Drafting has applied for a permit to construct a single family residence on property located at 1252 N. Calle Rinconado (Exhibit A). The entire parcel is mapped within Regulated Riparian Habitat (RRH) that is classified as Important Riparian Area with an underlying classification of Xeroriparian C (Exhibit B). The owners intend to sell the property after construction is complete and do not want to transfer any on-going riparian mitigation requirements that would occur with on-site mitigation. As a result, the Riparian Habitat Mitigation In-Lieu Fee Plan (Exhibit C) proposes to contribute a fee of \$4,560 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

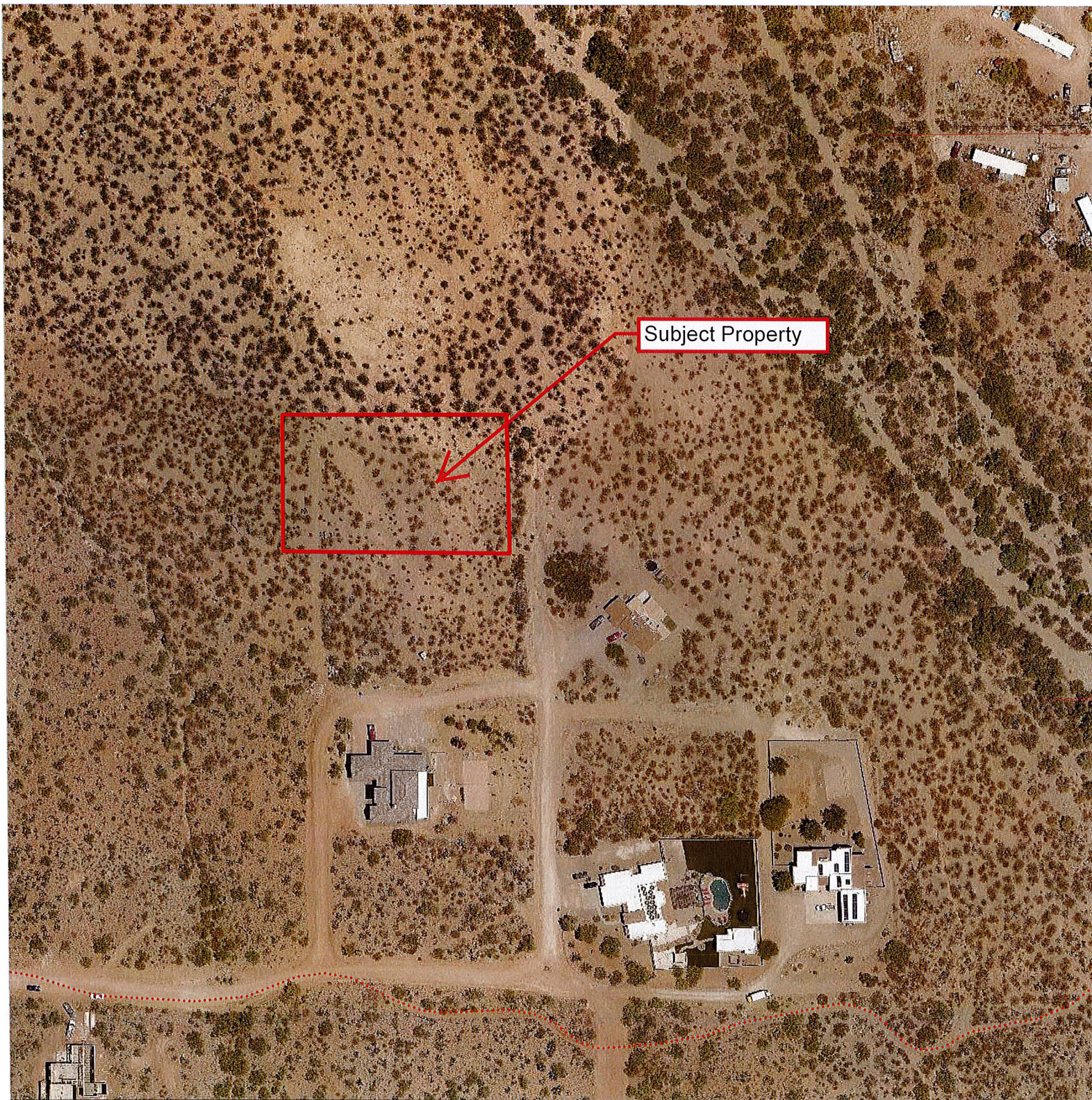
	XA	XB	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Cost per Acre	\$8,500	\$7,500	\$6,500	\$5,000	\$17,000	\$12,500	\$11,000	\$9,500	\$8,000
Single Lot									

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

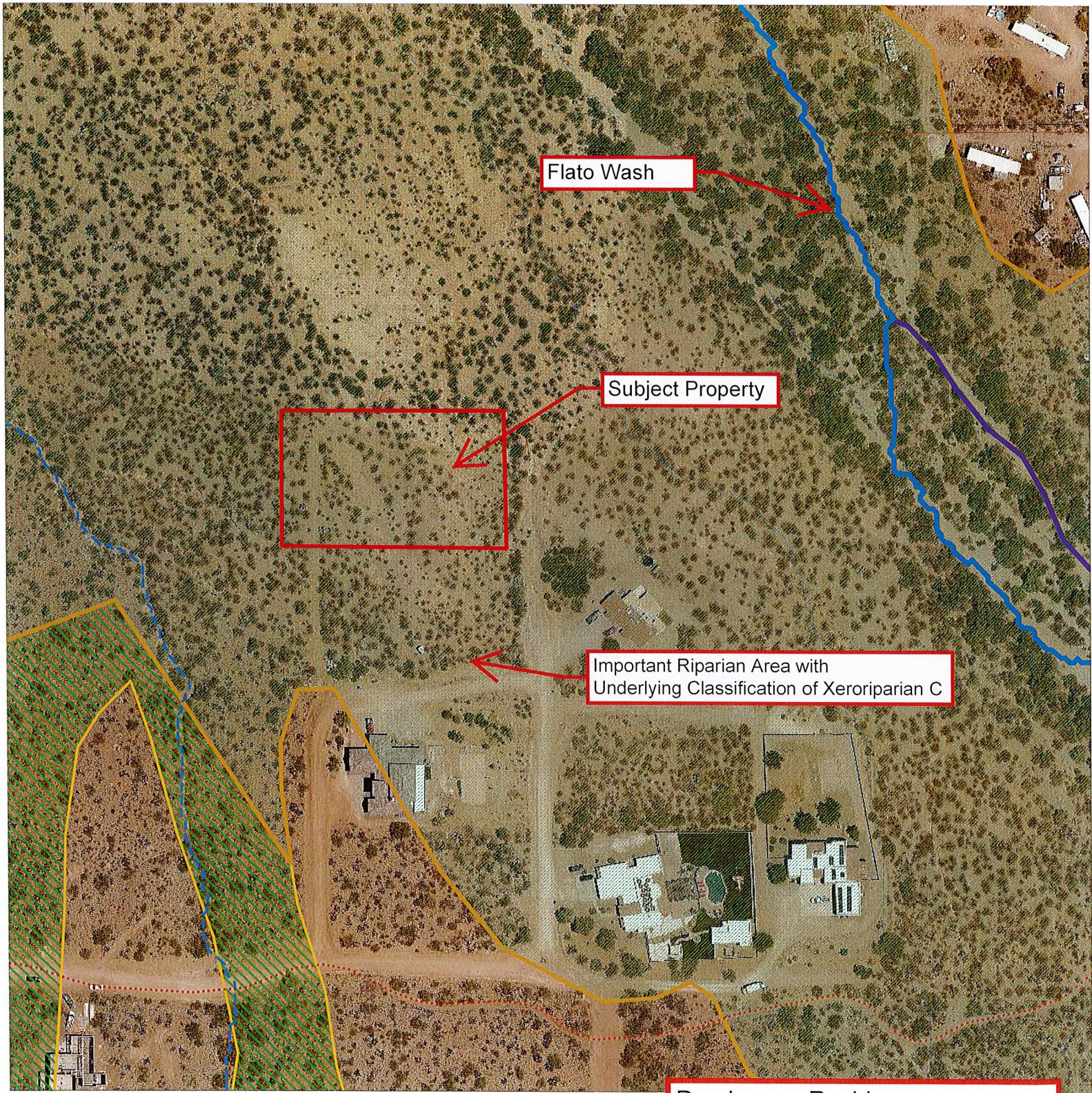
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Dominguez Residence
1252 North Calle Rinconado
BOS Meeting Date 5/18/2021

Exhibit B



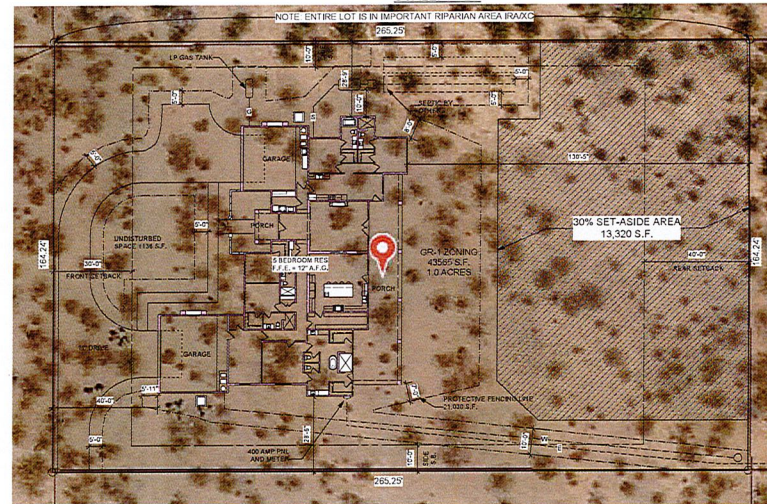
Dominguez Residence
1252 North Calle Rinconado
BOS Meeting Date 5/18/2021

Exhibit C

RICHARD AND LAURA DOMINGUEZ
1252 N CALLE RINCONADO
VAL, AZ 85641
N2 PARCEL A RS 384 AKA
PTN S2 NW1/4 AC SEC 3-17-16
PARCEL 305-40-041L



SCALE: 1"=20'



CALCULATIONS

TOTAL LOT 43,565 S.F. (1.0 ACRES)
TOTAL REGULATED IMPORTANT RIPARIAN HABITAT ON-SITE
RIPARIAN HABITAT (IRA/XC) 43,565 S.F. (1.0 ACRES)
AREA DISTURBED NEW 21,030 S.F. (0.48 ACRES)
TOTAL DISTURBED 21,030 S.F. (0.48 ACRES)

FLAT FEE IRA/XC \$9,500 x 0.48 = \$4,560.00

RIPARIAN GENERAL NOTES

1. THE ENTIRE LOT IS WITHIN MAPPED RIPARIAN HABITAT AND DISTURBANCE CANNOT BE REASONABLE AVOIDED.
2. ON-SITE MITIGATION IS NOT POSSIBLE AS THE ENTIRE LOT IS HEAVILY VEGETATED AS SEEN ON AERIAL MAP.
3. OWNER ACCEPTS FLAT FEE RATE OF \$4,560.
4. PRESERVED RIPARIAN HABITAT SHALL BE PROTECTED DURING CONSTRUCTION USING PROTECTIVE FENCING. PROTECTIVE FENCING MUST BE LOCATED AS SHOWN ON THE SITE PLAN AND MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.

REVISIONS

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3	

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE CONSTRUCTION DOCUMENTS AND THE CONSTRUCTION SITE FOR ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER AND DRAFT SWM PRIOR TO CONSTRUCTION COMMENCEMENT.

RIPARIAN HABIT MITIGATION PLAN
DOMINGUEZ RESIDENCE

RESIDENTIAL DESIGN
BILL SWOGER / DRAFTING
P.O. BOX 113, VAL, AZ 85641
CELL: 602.418.1133
WWW.BILLSWOGER.COM

RICHARD AND LAURA DOMINGUEZ
1252 N CALLE RINCONADO
VAL, AZ 85641
N2 PARCEL A RS 384 AKA
PTN S2 NW1/4 AC SEC 3-17-16
PARCEL 305-40-041L

DRAWN BY: WJS
DATE: FEB 2021
SCALE: 1"=20'

DOMINGUEZ RESIDENCE

LIVING AREA: 4254 S.F.
GARAGE/MECH: 1446 S.F.
PORCHES: 1188 S.F.
TOTAL AREA: 6888 S.F.

RP