



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/21/2021

*= 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 a Residence at 2126 East Desert Garden Drive

***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 (Board) review and approval. Additionally, when disturbance of Important Riparian Area Riparian Habitat exceeds 1/3 of an acre and 5 percent of the habitat on the property, Board review is required.

***Discussion:**

The applicant, Greg Simmons with Simmons Home Design has applied for a permit to construct a single family residence on property located at 2126 East Desert Garden Drive. The RRH disturbance caused by construction will be 0.71 acres which is over 5% of the RRH on the property. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Simmons has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$7810 in lieu of onsite mitigation, based on the Flat Fee Table.

***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 conforms to the Ordinance, as such, the District recommends approval.

***Fiscal Impact:**

\$7810.00

***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: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____

DATE: December 2, 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 2126 East Desert Garden Drive, Located within Regulated Riparian Habitat Classified as Important Riparian Area (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. Additionally, when disturbance of Important Riparian Area Riparian Habitat exceeds 1/3 of an acre and 5 percent of the habitat on the property, Board review is required.

Report

The applicant, Greg Simmons with Simmons Home Design has applied for a permit to construct a single family residence on property located at 2126 East Desert Garden Drive (Exhibit A). The property has 2.55 acres of mapped Regulated Riparian Habitat (RRH) classified as Important Riparian Area with Underlying Xeroriparian Class B (Exhibit B). The RRH disturbance caused by construction will be 0.71 acres which is over 5% of the RRH on the property. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. 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 \$7810 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 Single Lot	\$8,500	\$7,500	\$6,500	\$5,000	\$17,000	\$12,500	\$11,000	\$9,500	\$8,000

Recommendation

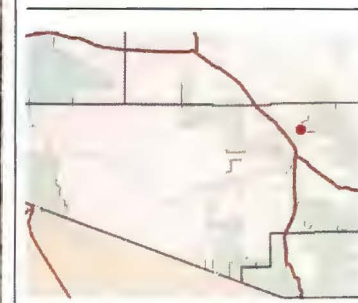
Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County

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

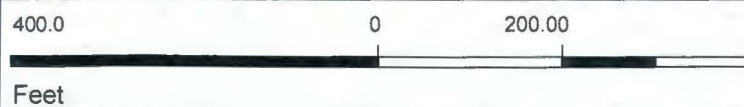
Exhibit A

Legend

☐ Parcels



Notes: Subject Property
2126 East Desert Garden Dr.



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

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Exhibit B



Legend

- ☐ Parcels
- Washes - All
 - Unknown Discharge
 - 100-500 CFS
 - 500-1000 CFS
 - 1000-2000 CFS
 - 2000-5000 CFS
 - 5000-10000 CFS
 - Over 10000 CFS
- Washes Greater Than 2000 CFS
- 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



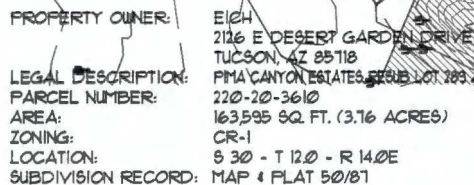
Notes: Subject property is impacted by mapped Regulated Riparian Habitat classified as Important Riparian Area with an underlying classification of Xeroriparian B Habitat

400.0 0 200.00
Feet



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RIPARIAN HABITAT MITIGATION PLAN CALCULATIONS

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

LOT SIZE (4.00 ACRES) 174,249 SQ. FT.

TOTAL REGULATED RIPARIAN HABITAT ON-SITE	255 AC
AREA OF DISTURBED REGULATED RIPARIAN HABITAT	0.11 AC
FLAT FEE IRA/XB (11,000 x 0.11)	\$781,000

RIPARIAN PLAN GENERAL NOTES

1. FLOOD PLAN PERMIT - F2FP00951.
2. OWNER ACCEPTS FLAT FEE RATE OF 7810.00
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.

CUSTOM RESIDENCE
LOT 288 - PIMA CANYON ESTATES
TUCSON ARIZONA
DATE: 1/22/2001
DRAWN BY: URC002

SIMMONS HOME DESIGNS
550722 1855 P.O. BOX 31108
TUCSON, AZ 85751