



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/15/2022

*= 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 Placement of a New Pool at 12008 N Star Cluster Dr., Located within Regulated Riparian Habitat (District 3)

***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, Elliot Rogers with TMC Custom Pools has applied for a permit to construct a new pool on the property located at 12008 N Star Cluster Dr. The majority of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class C. The property is densely vegetated with disturbed areas currently in use, therefore onsite mitigation is not suitable. As a result, the District has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal for the property owners and they're proposing to contribute a fee of \$5,460 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:**

\$5,460

***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:

SS Shields

Date:

1/19/21

Deputy County Administrator Signature:

[Signature]

Date:

1/20/2022

County Administrator Signature:

[Signature]

Date:

1/21/2022

DATE: January 19, 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 Placement of a New Pool at 12008 N Star Cluster Dr., 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, Elliot Rogers with TMC Custom Pools has applied for a permit to construct a new pool on the property located at 12008 N Star Cluster Dr (Exhibit A). The majority of the property is mapped within *Regulated Riparian Habitat (RRH)* and is classified as *Xeroriparian Class C (Exhibit B)*. The property is densely vegetated with disturbed areas currently in use, therefore onsite mitigation is not suitable. As a result, the District has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) for the property owners and they're proposing to contribute a fee of \$5,460 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

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

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

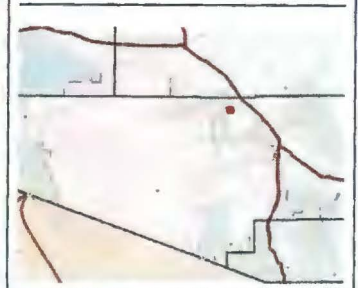
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Legend

☐ Parcels



Notes:

12008 N Star Cluster Dr

200.0 0 100.00
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

1/12/2022

Exhibit B

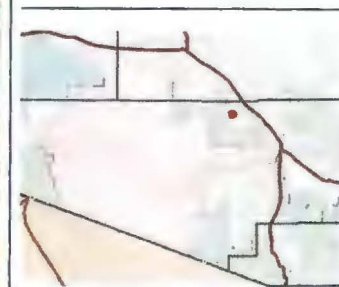


Legend

- Parcels
- Washes - All
- Unknown Discharge

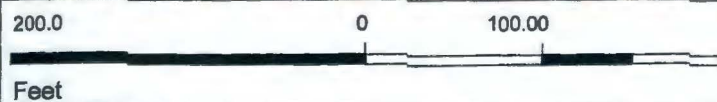
Riparian Habitat - Pima
County Ord. 2005-FC2,
Effective 10/20/2005

Xeroriparian C



Notes:

12008 N Star Cluster Dr



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1/10/2022

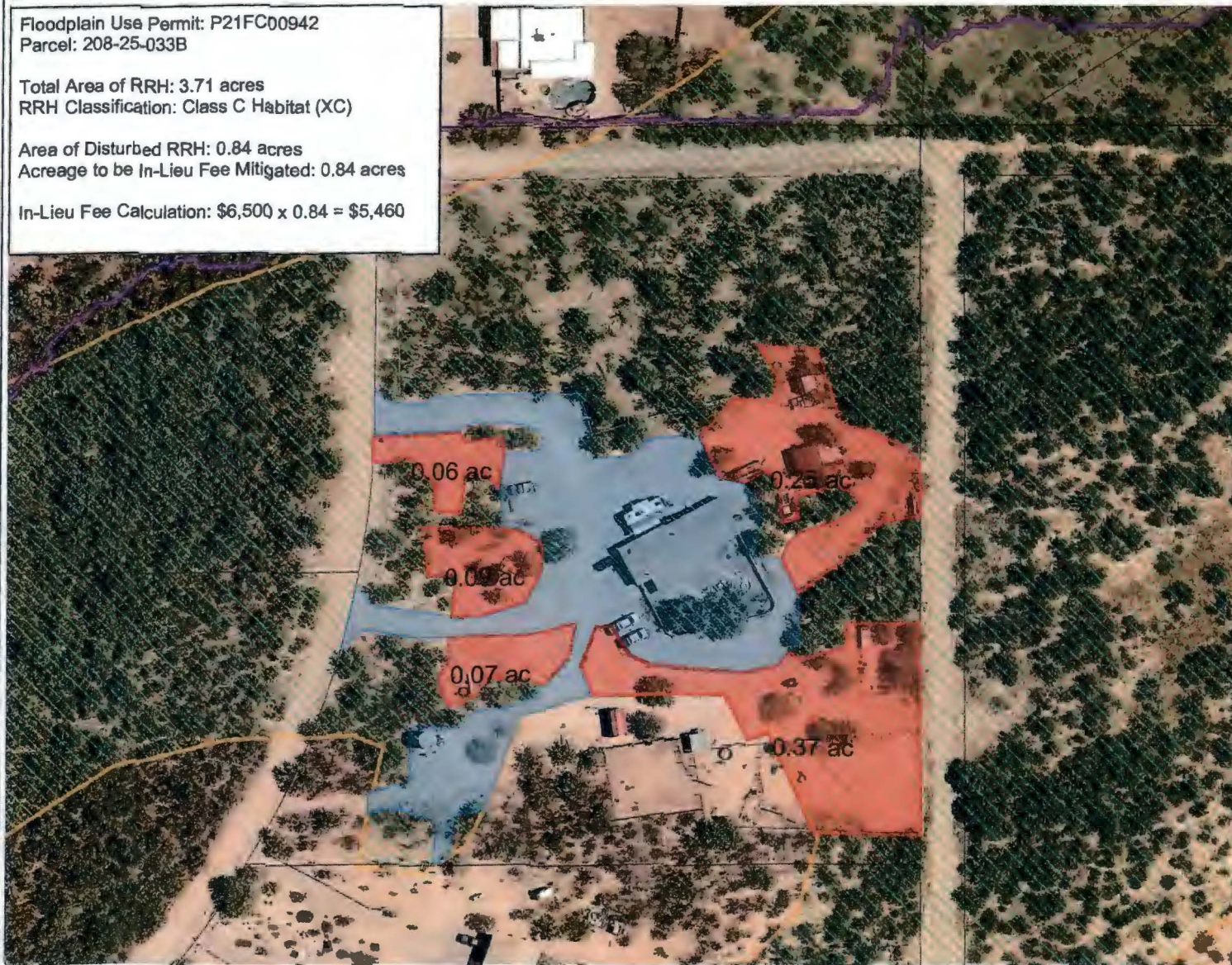
Exhibit C

Floodplain Use Permit: P21FC00942
Parcel: 208-25-033B

Total Area of RRH: 3.71 acres
RRH Classification: Class C Habitat (XC)

Area of Disturbed RRH: 0.84 acres
Acreage to be In-Lieu Fee Mitigated: 0.84 acres

In-Lieu Fee Calculation: $\$6,500 \times 0.84 = \$5,460$



Legend

- ☐ Parcels
- Washes - All
- Unknown Discharge

Riparian Habitat - Pima
County Ord. 2005-FC2,
Effective 10/20/2005

Xeroriparian C

Disturbed Habitat
Pre-mapping (not counted
toward In-lieu fee)

Disturbed Habitat
Post-mapping (counted
toward In-lieu fee)



Notes:

12008 N Star Cluster Dr

200.0 0 100.00
Feet



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1/10/2022