



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/6/2022

*= 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 Previously Unpermitted Disturbance at 10095 N Camino Pico Vista, Located within Regulated Riparian Habitat

***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 review and approval.

***Discussion:**

The applicant, Icon Power, on behalf of the property owner Courtney Smith, has applied for a permit to construct a roof mount PV system on the property located at 10095 N Camino Pico Vista. The entire property is mapped within Regulated Riparian Habitat (RRH). The property owner had previously cleared the habitat in order to construct structures for their children's 4H club. All portions of the property currently contain improvements and are unsuitable for onsite mitigation. As a result, the District has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$2,470.00 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 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.

***Recommendation:**

The In-Lieu Fee Proposal conforms to the Ordinance and the Guidelines, and, as such, the District recommends approval.

***Fiscal Impact:**

\$2,470.00

***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: 8/20/22

Deputy County Administrator Signature: _____

Date: 8/10/2022

County Administrator Signature: _____

Date: 8/11/2022

DATE: August 10, 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 Previously Unpermitted Disturbance at 10095 N Camino Pico Vista, 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, Icon Power, on behalf of the property owner Courtney Smith, has applied for a permit to construct a roof mount PV system on the property located at 10095 N Camino Pico Vista (Exhibit A). The entire property is mapped within Regulated Riparian Habitat (RRH) and is classified as Xeroriparian Class C (Exhibit B). The property owner had previously cleared the habitat in order to construct structures for their children's 4H club. All portions of the property currently contain improvements and are unsuitable for onsite mitigation. As a result, the District has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$2,470.00 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



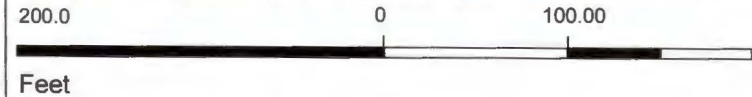
Legend

☐ Parcels



Notes: 10095 N Camino Pico Vista

8/10/2022



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

Exhibit B



Legend

- Parcels
- Riparian Habitat - Pima County Ord. 2005-FC2, Effective 10/20/2005
- Xeroriparian C
- IRA - Xeroriparian C



Notes: 10095 N Camino Pico Vista

8/10/2022



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Exhibit C

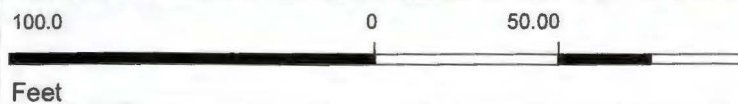
Riparian Habitat Mitigation Plan In-Lieu Fee Proposal for 10095 N Camino Pico Vista



□ - Pre 2005 Map
Disturbance = 0.63 acres
(Not counted towards
In-Lieu fee mitigation)



Notes: 10095 N Camino Pico Vista



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8/10/2022

Exhibit C

Riparian Habitat Mitigation Plan In-Lieu Fee Proposal for 10095 N Camino Pico Vista



■ - Pre 2005 Map
Disturbance = 0.63 acres
(Not counted towards
In-Lieu fee mitigation)

■ - Post 2005 Map
Disturbance = 0.38 acres
(Area to be covered by
In-Lieu fee mitigation)

**0.38 acres * \$6,500/acre =
\$2,470 In-Lieu fee amount
to be paid**



Notes:
10095 N Camino Pico Vista



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8/09/2022