# BOARD OF SUPERVISORS AGENDA ITEM REPORT



Requested Board Meeting Date: September 17, 2019

Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 2191 East Desert Garden Drive, Located within Regulated Riparian Habitat (District 1)

# 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, Wissam Kaddoura with Phoenix Design Group has applied for a permit to construct a single family residence on property located at 2191 East Desert Garden Drive. Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Xeroriparian Class B. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, the applicant is proposing to contribute a fee of \$5,500 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 Impa	act:				C.C.	
\$5,500						
Board of S	upervisor Distric	et:				
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Departmen	t: Regional Flood	Control District	Te	elephone: 724-460	0	
Departmen	t Director Signatu	re/Date:	~ann	5 helds	8/28/19	
		Signature/Date:	Do.		8/28/19	
County Adr	ministrator Signatı	ure/Date:	Delle	etterry	8/29/19	



FLOOD CONTROL

TO:

**DATE:** August 27, 2019

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 2191 East Desert Garden Drive, Located within Regulated

Riparian Habitat (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.

### Report

The applicant, Wissam Kaddoura with Phoenix Design Group has applied for a permit to construct a single family residence on property located at 2191 East Desert Garden Drive (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Xeroriparian Class B (Exhibit B). The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Kaddoura has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$5,500 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

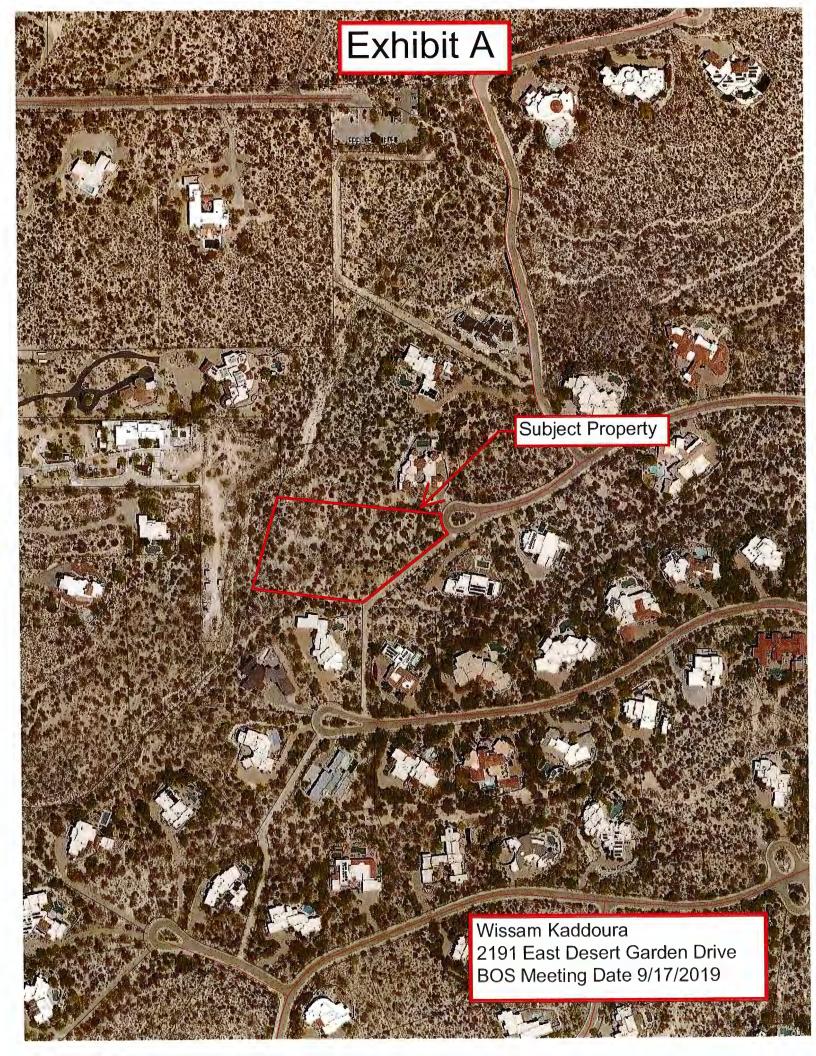
	XA	ХВ	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Cost per Acre	\$8,500	\$7,500	\$6,500	\$5,000	\$17,000	\$12,500	\$11,000	\$9,500	\$8,000
Single Lot									

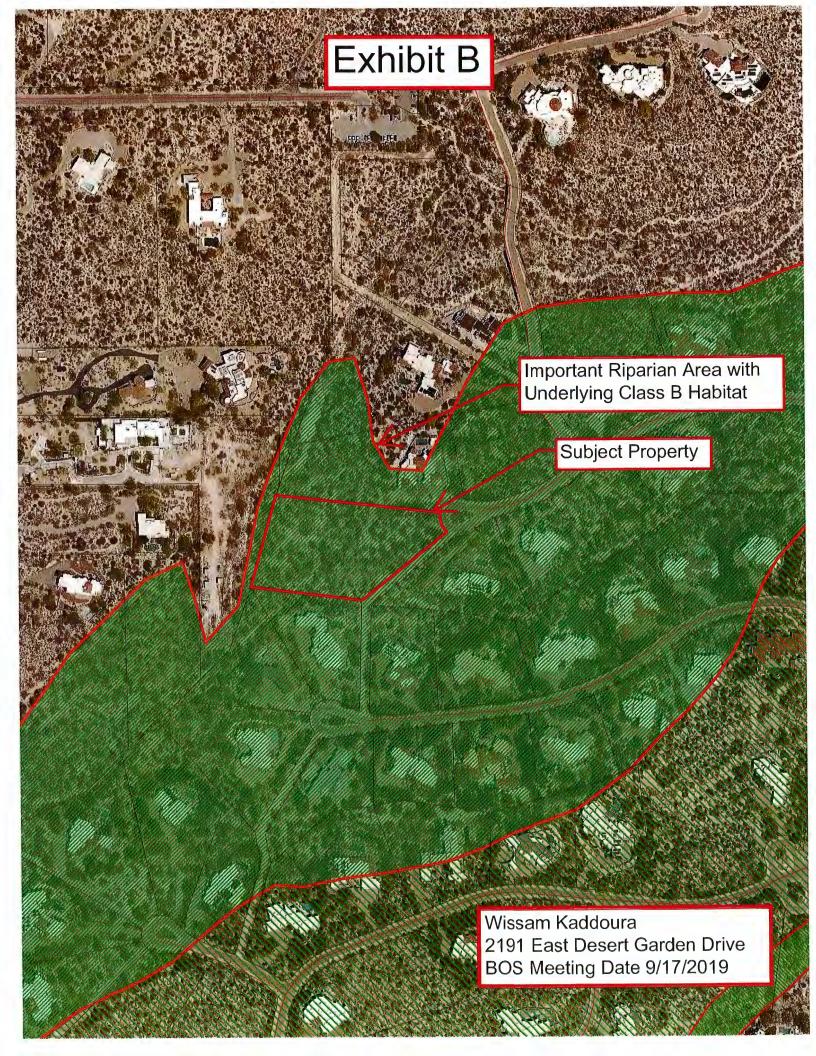
## Recommendation

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





FLOODPLAIN USE PERMIT # PISFC00419

LOT 81ZE: 2.14 ACRE (93,434 8Q, FT)
IRA/XB = 2.14 ACRE (93,434 8Q, FT.)
DISTURBED AREA = .50 ACRE (21,608 8Q, FT.)

PERCENTAGE OF THE DISTURBED HABITAT = .8/2.14 × 100 = 23%

CALCULATIONS 
THIS SITE CONTAINS IMPORTANT RIPARIAN AREA WITH UNDERLYING CLASS B XERORIPARIAN HABITAT.

TOTAL REGULATED RIPARIAN HABITAT ON SITE = 2.14 ACRES AREA OF DISTURBED REGULATED RIPARIAN HABITAT = .50 ACRES

APPLLICANT TO PAY A FEE IN LIEU OF SITE MITIGATION.

FLAT FEE (SINGLE LOT) .5 ACRE X \$11,000/ACRE (IRA/XB) = \$5,500