



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 17, 2019

**Title:** 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 Impact:

\$5,500

### Board of Supervisor District:

☒ 1      ☐ 2      ☐ 3      ☐ 4      ☐ 5      ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date: Joyanne Shields 8/28/19

Deputy County Administrator Signature/Date: [Signature] 8/28/19

County Administrator Signature/Date: C. DeCatur 8/29/19

AUG 29 19 10 48 PCTC KLF RD

**DATE:** August 27, 2019

**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 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	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

Subject Property

Wissam Kaddoura  
2191 East Desert Garden Drive  
BOS Meeting Date 9/17/2019



# Exhibit B

Important Riparian Area with  
Underlying Class B Habitat

Subject Property

Wissam Kaddoura  
2191 East Desert Garden Drive  
BOS Meeting Date 9/17/2019



# Exhibit C

△ FLOODPLAIN USE PERMIT # P19FC00479

LOT SIZE: 2.14 ACRE (93,434 SQ. FT.)  
IRA/XB = 2.14 ACRE (93,434 SQ. FT.)  
DISTURBED AREA = .50 ACRE (21,608 SQ. FT.) △

PERCENTAGE OF THE DISTURBED HABITAT =  $.5/2.14 \times 100 = 23\%$

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

△ APPLICANT TO PAY A FEE IN LIEU OF SITE  
MITIGATION.

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



LEGEND  
--- PROPERTY LINE  
--- GRADING LIMIT  
-.- 100 YR FLOOD LIMIT LINE

RIPARIAN HABITAT MITIGATION PLAN  
CUSTOM RESIDENCE  
LOT 279 PIMA CANYON ESTATES  
2191 E DESERT GARDEN DRIVE  
TUCSON, AZ

REVISION: 04/22/2019  
DATE: 8/13/19  
MARK: 1  
REMARK: FEE IN LIEU OF MIT.

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