



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 20th, 2020

Title: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Single Family Residence at 1264 N. Calle Rinconado, Located within Regulated Riparian Habitat (District 4)

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, Bill Swoger with Swoger Drafting has applied for a permit to construct a single family residence on property located at 1264 North Calle Rinconado. Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Xeroriparian Class C. The construction footprint for the residence and supporting amenities will disturb 0.63 acres (27,442 sq. ft.) of RRH. 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 \$5,985 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:

\$5,985.00

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Department Director Signature/Date: J. Shields 9/25/2020

Deputy County Administrator Signature/Date: [Signature] 9/25/2020

County Administrator Signature/Date: C. R. Mulberry 9/25/2020

DATE: September 23, 2020

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 1264 North Calle Rinconado, Located within Regulated Riparian Habitat (District 4)

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, Bill Swoger with Swoger Drafting has applied for a permit to construct a single family residence on property located at 1264 North Calle Rinconado (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Xeroriparian Class C (Exhibit B). The construction footprint for the residence and supporting amenities will disturb 0.63 acres (27,442 sq. ft.) of RRH. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Swoger has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$5,985 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

Subject Property

Dwight and Kathleen Jackson
1264 N. Calle Rinconado
BOS Meeting Date 10/6/2020

Exhibit B

Important Riparian Area with
Underlying Class C Habitat

Flato Wash

Subject Property

Dwight and Kathleen Jackson
1264 N. Calle Rinconado
BOS Meeting Date 10/6/2020

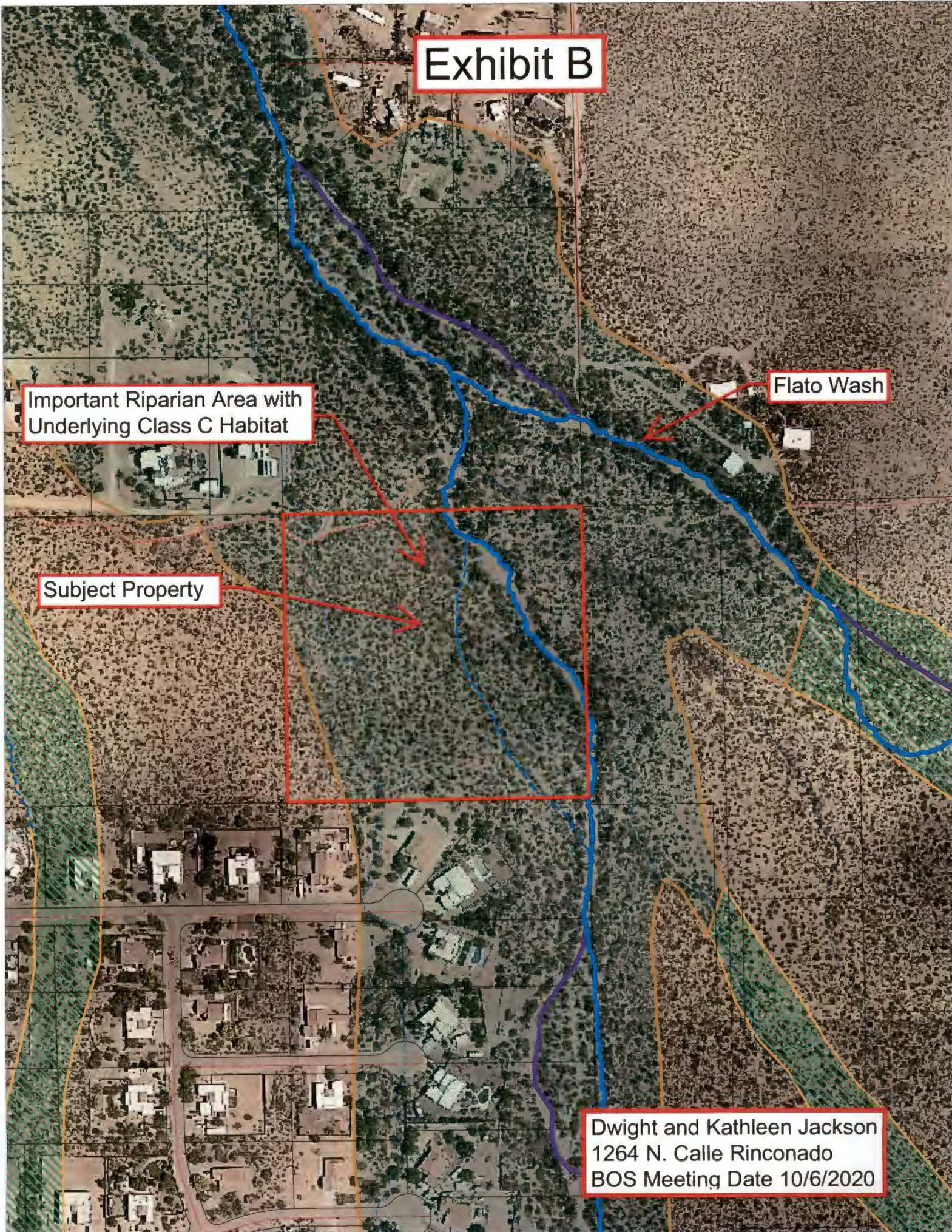


Exhibit C

CALCULATIONS	
TOTAL LOT	435,600 S.F. (10.0 ACRES)
TOTAL REGULATED IMPORTANT RIPARIAN HABITAT ON-SITE	408,592 S.F. (9.36 ACRES)
AREA DISTURBED EXISTING	4,438 S.F. (0.10 ACRES)
AREA DISTURBED NEW	77,429 S.F. (1.77 ACRES)
TOTAL DISTURBED	81,867 S.F. (1.87 ACRES)
FLAT FEE (RAXC)	\$9,500.00

- MITIGATION STATEMENT**
1. A MAJORITY OF THE LOT IS ARTIFICIALLY IMPROVED RIPARIAN HABITAT AND DISTURBANCE SHOULD BE MINIMIZED AND AVOIDED.
 2. CROPPED MITIGATION IS NOT POSSIBLE AS THE ENTIRE LOT IS HEAVILY VEGETATED AS SEEN ON AERIAL MAP.
 3. OWNER ACCEPTS FLAT FEE RATE OF \$9500.
 4. REGULATED RIPARIAN HABITAT SHALL BE PROTECTED DURING CONSTRUCTION USING PROTECTIVE FENCING. PROTECTIVE FENCING MUST BE LOCATED IN ACCORDANCE WITH THE SITE PLAN AND MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PHASES.



SCALE: 1"=30'

OWNER:
DANIEL JACKSON
1264 N. CALLE RINCONADO
LEGAL DESCRIPTION:
E807 8007 16055
SW/4 10 AC SEC 3-17-18
PARCEL 305-40-0380

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE CONSTRUCTION DOCUMENTS AND TO REVIEW THE CONSTRUCTION DOCUMENTS AND TO REVIEW THE CONSTRUCTION DOCUMENTS WITH THE DESIGNER AND DRAFTSMAN PRIOR TO CONSTRUCTION COMMENCEMENT.

RIPIARIAN MITIGATION
JACKSON RESIDENCE
SINGLE FAMILY RESIDENCE

RESIDENTIAL DESIGN
AND DRAFTING SERVICES
P.O. BOX 101, MAIL, AZ 85001
www.billstagger.com
BILL STAGGER DRAFTING

DANIEL JACKSON
1264 N. CALLE RINCONADO
LEGAL DESCRIPTION:
SW/4 10 AC SEC 3-17-18
PARCEL 305-40-0380

DESIGNED BY: JAC
DATE: JULY 2018
SCALE: 1"=30'

RRH

