



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/19/2021

**= 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 Single Family Residence at 4650 East Dawson Road, Located within Regulated Riparian Habitat (District 2)

***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, has applied for a permit for placement of a manufactured home on property he recently purchased located at 4650 East Dawson Road. Most of the property is mapped within Regulated Riparian Habitat. Upon review of the permit it was found 0.58 acres of unpermitted disturbance has occurred to the RRH and requires mitigation and is proposing to contribute a fee of \$4355.00 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 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:**

\$4355.00

***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: _____

9/28/21

Deputy County Administrator Signature: _____

Date: _____

9/28/2021

County Administrator Signature: _____

Date: _____

9/28/21

DATE: September 23, 2021

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 4650 East Dawson Road, Located within Regulated Riparian Habitat (District 2)**

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, Mr. Cesar Alarcon has applied for a permit for placement of a manufactured home on property he recently purchased located at 4650 East Dawson Road. Most of the property is mapped within Regulated Riparian Habitat and is classified as Xeroriparian Class C. Upon review of the permit it was found 0.67 acres of unpermitted disturbance has occurred to the RRH and requires mitigation. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, the District assisted Mr. Alarcon with preparing a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$4355.00 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

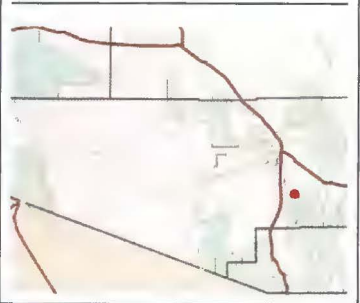
Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Riparian Disturbance Calculation

Exhibit A



Legend

☐ Parcels



4650 East Dawson Road



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

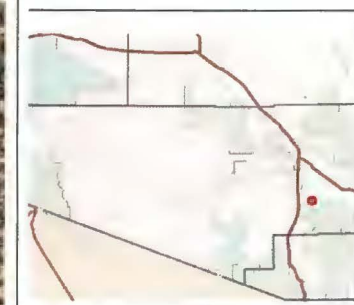
9/23/2021

Exhibit B

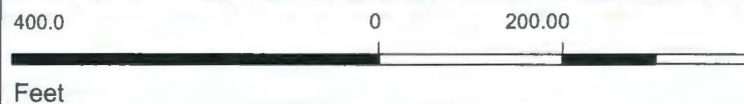


Legend

- ☐ Parcels
- Riparian Habitat - Pima County
Effective 10/20/2005
- Xeroriparian A
- Xeroriparian B
- Xeroriparian C
- Xeroriparian D
- Hydromesoriparian or Mesoriparian
- IRA - Xeroriparian A
- IRA - Xeroriparian B
- IRA - Xeroriparian C
- IRA - Xeroriparian D
- IRA - H
- Important Riparian Areas



4650 East Dawson Road

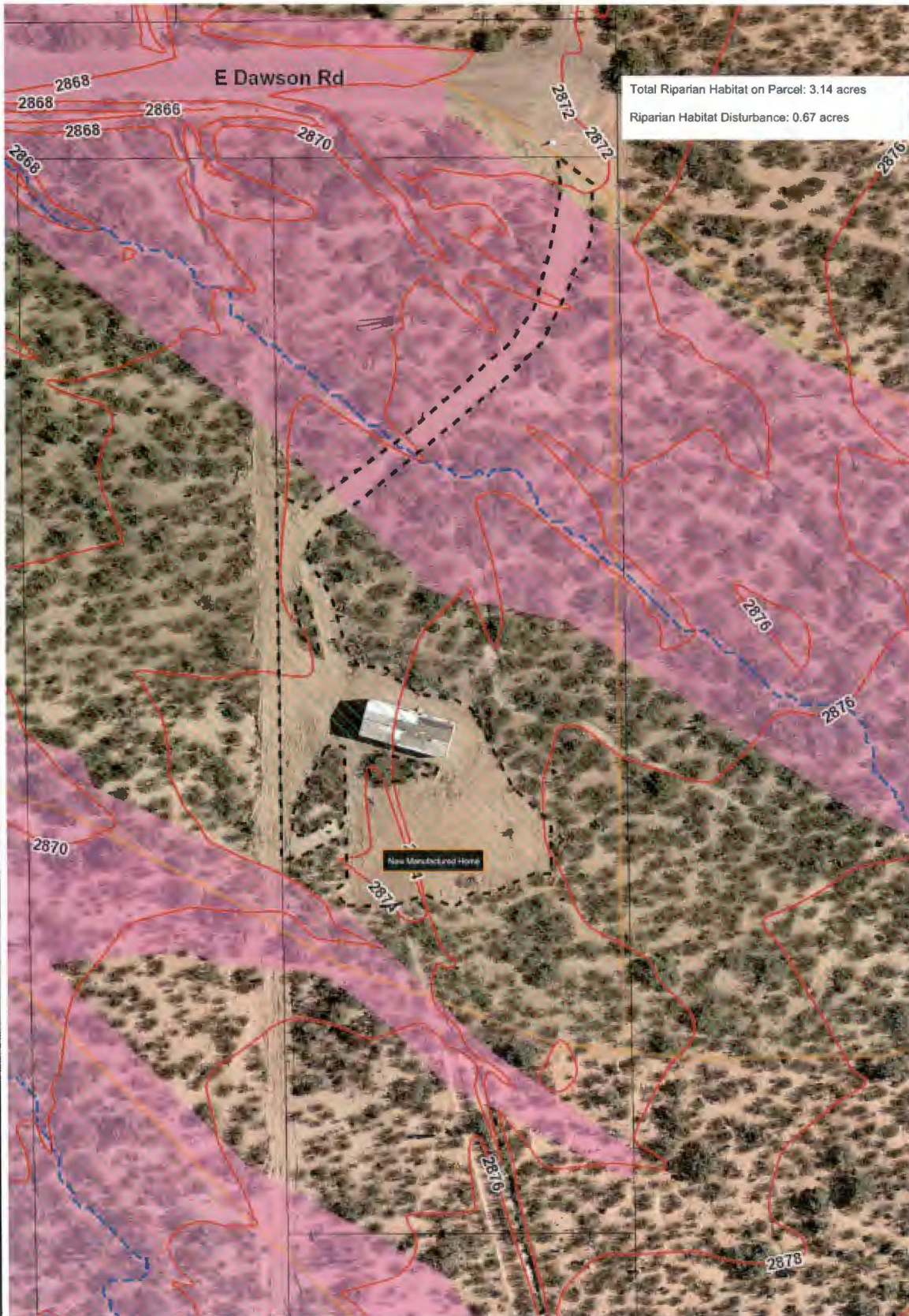


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9/23/2021

Riparian Disturbance Calculation

Exhibit C



Legend

- All 2-foot Contours Top
- Parcels
- Washes - All

- 100-500 CFS
- 500-1000 CFS
- 1000-2000 CFS
- 2000-5000 CFS
- 5000-10000 CFS
- Over 10000 CFS

Riparian Habitat - Pima
Effective 10/20/2005

Xeroriparian C

Local Floodplain Deline

Grading Limits/ Riparian
Habitat Disturbance
Area



Notes: 25ft erosion hazard
setback from wash banks

9/14/2021



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