

COB - BOSAIR FORM

01/07/2026 1:53 PM (MST)

Submitted by Irene.Castillo@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 02/03/2026

Project Title / Description: Quarterly Report of Riparian Mitigation Plans Approved by the Regional Flood Control District Chief Engineer

Agenda Item Report

Introduction / Background: Section 16.30.050(B) of the Floodplain Management Ordinance requires: "The Chief Engineer shall provide a quarterly report to the Board that states the number of Riparian Habitat Mitigation Plans that the Chief Engineer approved during the previous quarter. The quarterly report must include the number of approved plans that used mitigation banking and the number of approved plans that disturbed more than 5% of Important Riparian Area on a property."

During its November 7, 2023 meeting, the Board of Directors requested that District staff present the quarterly report on the Board's Consent Calendar and include in the report a summary of the District's use of in-lieu fees during the quarter.

Discussion: N/A

Conclusion: N/A

Recommendation: This item is for the Board's information and no vote or discussion is requested.

Fiscal Impact: None

Support of Prosperity Initiative: N/A

Provide information that explains how this activity supports the selected Prosperity Initiative N/A

Board of Supervisor District:

- 1
- 2
- 3
- 4
- 5

Department: Regional Flood Control District

Name: Irene Castillo

Telephone: 520-724-4689

Department Director Signature:  _____ Date: 1/13/2026

Deputy County Administrator Signature:  _____ Date: 1/15/2026

County Administrator Signature:  _____ Date: 1/14/2026

DATE: January 13, 2026

TO: Board of Directors
Regional Flood Control District

FROM: Eric Shepp, P.E.
Director

SUBJECT: Quarterly Report of Riparian Habitat Mitigation Plans Approved by the Pima County Regional Flood Control District Chief Engineer for the Fourth Quarter of 2025

Section 16.30.050(B) of the Floodplain Management Ordinance to requires:

“The chief engineer shall provide a quarterly report to the board that states the number of riparian habitat mitigation plans that the chief engineer approved during the previous quarter. The quarterly report must include the number of approved plans that used mitigation banking and the number of approved plans that disturbed more than 5% of important riparian area on a property.”

I am submitting the following Quarterly Report of riparian mitigation plans approved during the fourth quarter of 2025. Attached are the riparian habitat mitigation plans as Exhibit A - E to the report. This report also includes a summary of the District’s use of in-lieu fees during the quarter.

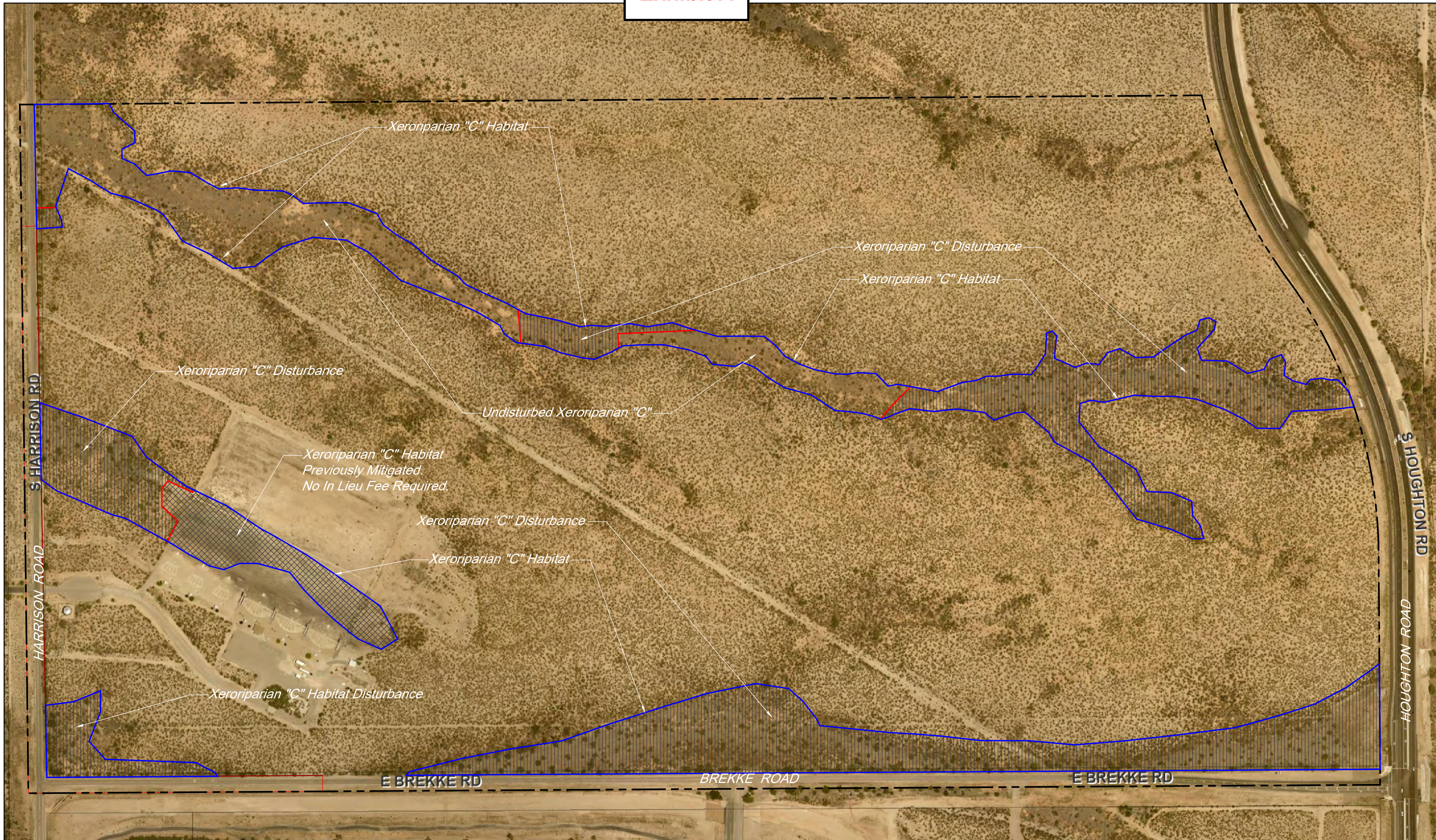
Mitigation Plans Approved by the Chief Engineer for the Fourth Quarter of 2025

Approval Date	District	Record #	Location/Project	Disturbance Amount (ac)	On-site Mitigation	IRA Disturbance	In-Lieu Fee	Exhibit
10/29/2025	4	P25SC00055	Project Blue	29.89	NO	NO	\$567,850	A
12/09/2025	3	P25FC00628	12715 W Emigh rd.	0.97	NO	NO	\$5,186	B
12/16/2025	4	P25FC00947	Chu Properties	4.76	NO	NO	\$42,113	C
12/17/2025	4	P25TP00004	Desert Vistas	1.90	NO	NO	\$35,824	D
12/26/2025	4	P25FC00974	Madera Canyon Rd Project	1.25	NO	YES	\$43,528	E

Use of In-Lieu Fees During the Fourth Quarter of 2025

During the fourth quarter of 2025, the District spent or encumbered approximately \$36,000 on restoration activities primarily on invasive species removal activities, fencing of Cienega Creek Preserve, and a restoration project on the newly acquired Blanco Wash Open Space.

Exhibit A



RIPARIAN LEGEND

- Gross Site Area
- Total Regulated Xeroriparian "C" Habitat
- Xeroriparian "C" Habitat Disturbance Requiring Mitigation
- Xeroriparian "C" Habitat - Previously Mitigated (No In Lieu Fee Required)

RIPARIAN NOTES

- Zoning = PAD
- Gross Site Area = 13,116,285 sf (301.11 acres)
- Land Use = Industrial
- Area Calculations:
 - Gross Site Area = 13,116,285 sf (301.11 acres)
 - Total Grade Limit = 12,249,002 sf (281.20 acres)
 - Total Xeroriparian "C" Habitat on Site = 1,942,089 sf (44.58 acres)
 - Xeroriparian Disturbance Requiring Mit = 1,301,803 sf (29.89 acres)
 - Total Previously Mitigated Disturbance = 154,366 sf (3.54 acres)
- Mitigation will be per in-lieu fee (ILF).
- Riparian Habitat to be preserved shall be fenced for protection during construction using minimum 4-foot high orange mesh barricade fencing. Protective fencing must remain in place throughout the construction and development process.

RIPARIAN METHODOLOGY

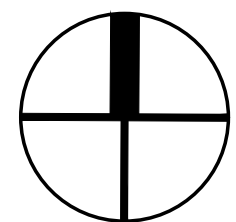
- Disturbance of Regulated Riparian Habitat (RRH) has been mapped based on the mass grading plan provided.
- The disturbance will be mitigated per the In Lieu Fee (ILF) methodology. A calculation has been provided based on our estimate of the actual cost of mitigation.

CALCULATIONS

This site contains Xeroriparian "C" Habitat

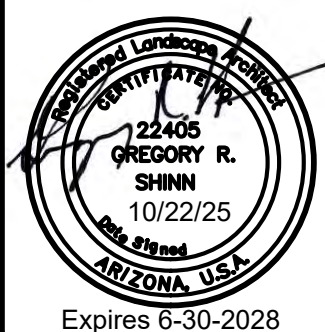
Total Regulated Riparian Habitat On Site	1,942,089 Sf (44.58 ac)
Area of Disturbed Riparian Habitat Requiring Mitigation	1,301,803 Sf (29.89 ac)
In Lieu Fee Required per Pima County In Lieu Fee Chart:	
\$18,998 per acre = \$18,998 x 29.89 ac	\$567,850.22

Scale: 1" = 200'



0' 100' 200' 400' 600'

North



35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
gregs@grslandscapearchitects.com

Date: 10/22/25
Drawn by: LMW
Checked by: GRS

- ☐ Design Review
- ☐ Construction Documents
- ☒ Agency Submittal
- ☐ Construction Set
- ☒ Not for Construction

HOUGHTON ROAD INDUSTRIAL CAMPUS

11295 S. Harrison Road, Tucson, AZ 85747
Parcel #305-01-009B, SE Corner of Houghton Road & Brekke Road
The South 1/2 of Section 11, T-16-S, R-15-E, G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

P25SC00055

RHMP-1 1 of 1

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Exhibit B

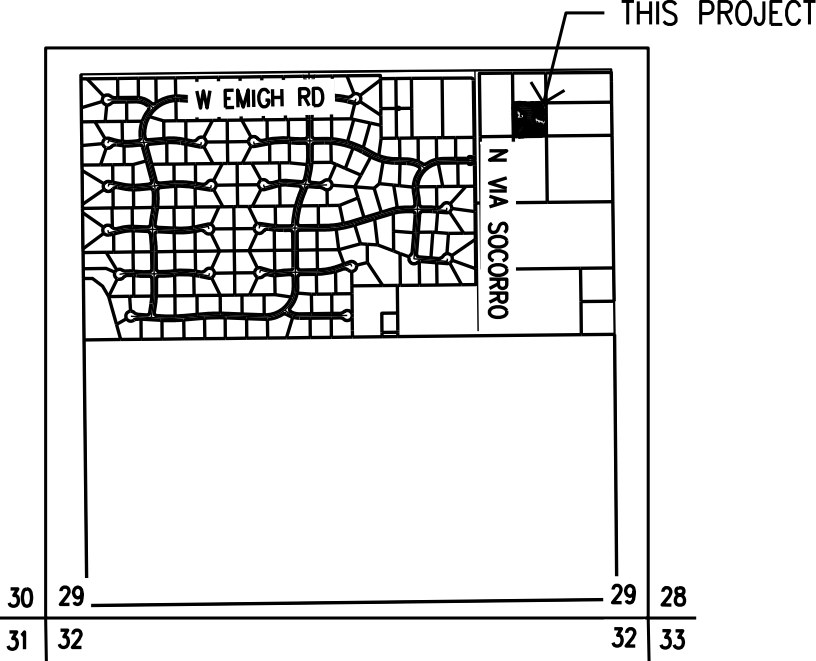
BARGER RESIDENCE
RIPARIAN IN-LIEU FEE PLANS

2005 AERIAL IMAGERY FROM PIMA MAPS

2025 AERIAL IMAGERY BY NOVAK ENVIRONMENTAL, INC.

LOCATION MAP

Scale: 3" = 1 Mile
Portions of Sections XX, T
1X S, R 1X E, G&SRM, PIMA
COUNTY, ARIZONA



RIPARIAN IN-LIEU FEE CALCULATIONS

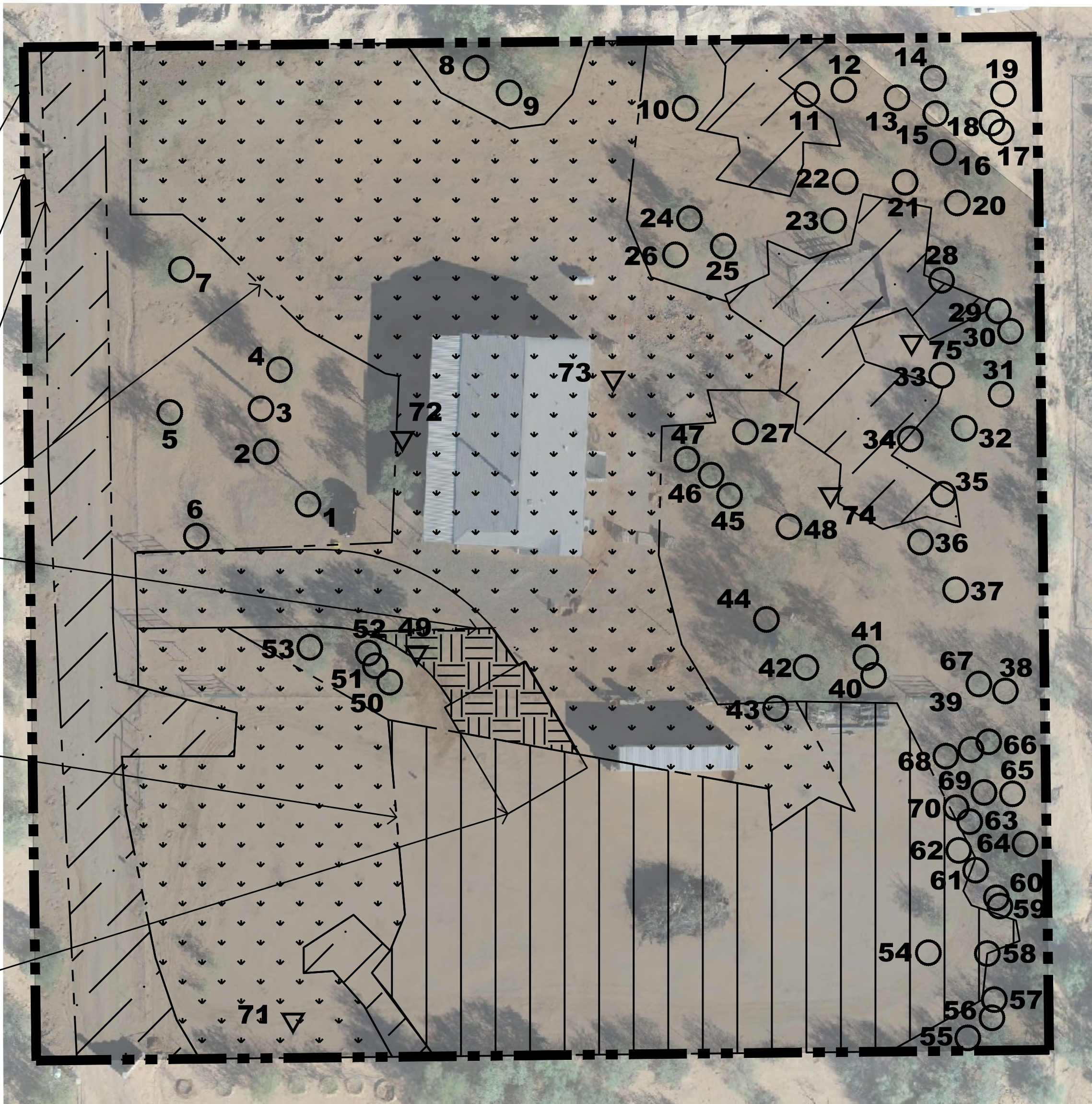
AREA OF POST-2005 RIPARIAN TREE DISTURBANCE:	0.41 ACRES (18,110 SF)
FLAT TABLE FEE FOR XERORIPARIAN-C:	\$8,821/ACRE
FEE FOR 0.41 ACRES OF TREE DISTURBANCE:	\$3,616.61
AREA OF POST-2005 SHRUB DISTURBANCE:	0.88 ACRES (37,957 SF)
AREA OF PLANNED RIPARIAN DISTURBANCE:	0.08 ACRES (01,275 SF)
TOTAL AREA OF SHRUB DISTURBANCE:	0.97 ACRES (39,232 SF)
COST TO HYDROSEED GRADED AREA:	\$0.04/SF
TOTAL COST OF HYDRO-SEEDING AREA:	\$1,569.28
TOTAL IN-LIEU FEE (TREE+SHRUBS):	\$5,185.89

GENERAL NOTES:

- This is a 2.5 acre (108,900 sq ft) site within Pima County's jurisdiction that contains approximately 0.32 acres (14,230 sq ft) of pre-2005 disturbance areas.
- Drone flight and imaging technology was utilized to capture up-to-date site conditions on this site. Aerial imagery was captured November 12th, 2025.
- The Pima County Standard In-Lieu Fee is appropriate for use on this site because the existing observed vegetation is consistent with the standard plant density for Xeroriparian-C mapped habitat.
- Inventory work was done on this site for the purpose of documenting existing vegetation densities on site to determine the approach to the in-lieu fee.

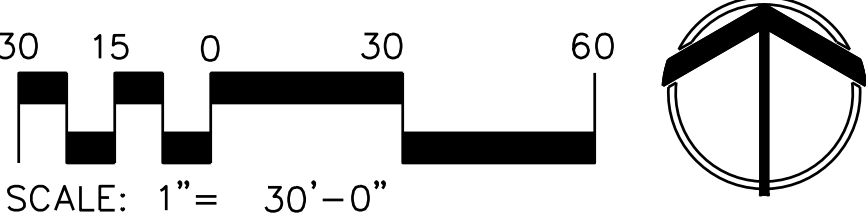


- PROPERTY LIMITS
- MAPPED XERORIPARIAN-C RIPARIAN HABITAT
- PRE-2005 DISTURBANCE AREA
- POST-2005 SHRUB DISTURBANCE AREA (0.97 ACRES XERORIPARIAN-C)
- PLANNED DISTURBANCE AREA
- POST-2005 TREE DISTURBANCE AREA (0.41 ACRES XERORIPARIAN-C)
- PROPOSED DETACHED GARAGE AND DRIVEWAY



RIPARIAN IN-LIEU FEE KEY

- PROPERTY LIMITS
- 5 INVENTORIED NATIVE PLANT NUMBER
- PRESERVED IN PLACE NATIVE PLANT
- ▽ REMOVE FROM SITE NATIVE PLANT
- MAPPED RIPARIAN HABITAT (XERORIPARIAN - C)
- PRE-2005 DISTURBANCE
- POST-2005 TREE DISTURBANCE
- POST-2005 SHRUB DISTURBANCE
- PLANNED DISTURBANCE



ADDRESS: 12715 W EMIGH RD
215-29-002H



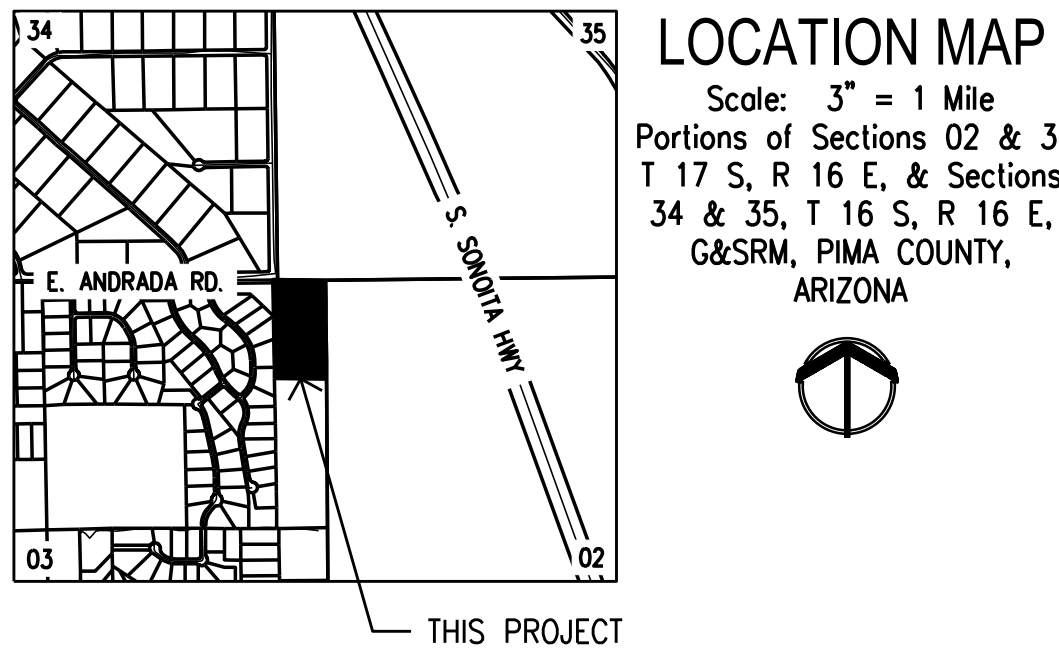
	Novak Environmental, Inc. 4574 North First Avenue #100 • Tucson, AZ 85718 Phone 520.206.0591 Fax 520.882.3006			
	Landscape Architecture • Natural Resources • Planning • Mitigation			
	RIPARIAN IN-LIEU FEE PLANS			
BARGER RESIDENCE S330' N660' E2 W2 NE4 NE4 2.50 AC SEC 29-12-11				
NE 1/4 OF SEC. 29, T 12 S, R 11 E, G&SRM, PIMA COUNTY, ARIZONA				
DESIGNED:	BBH2	CHECKED:	KC	IL-1
DATE:	DECEMBER 2025	PROJECT NO.:	25068	SCALE: SEE PLAN
				1 OF 2

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CHU PROPERTIES

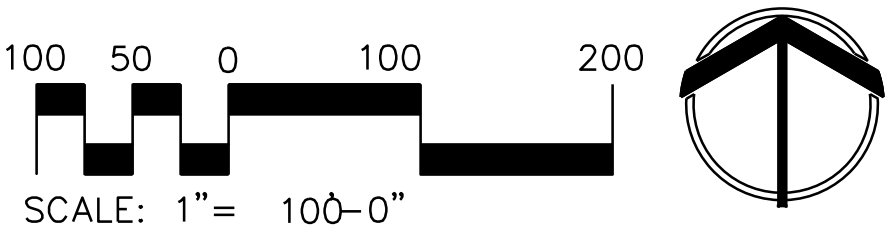
RIPARIAN HABITAT MITIGATION IN-LIEU FEE PLANS

Exhibit C



- PLANNED RIPARIAN DISTURBANCE
- PROPERTY LIMITS
- PRE-2005 RIPARIAN DISTURBANCE
- POST-2005 RIPARIAN DISTURBANCE

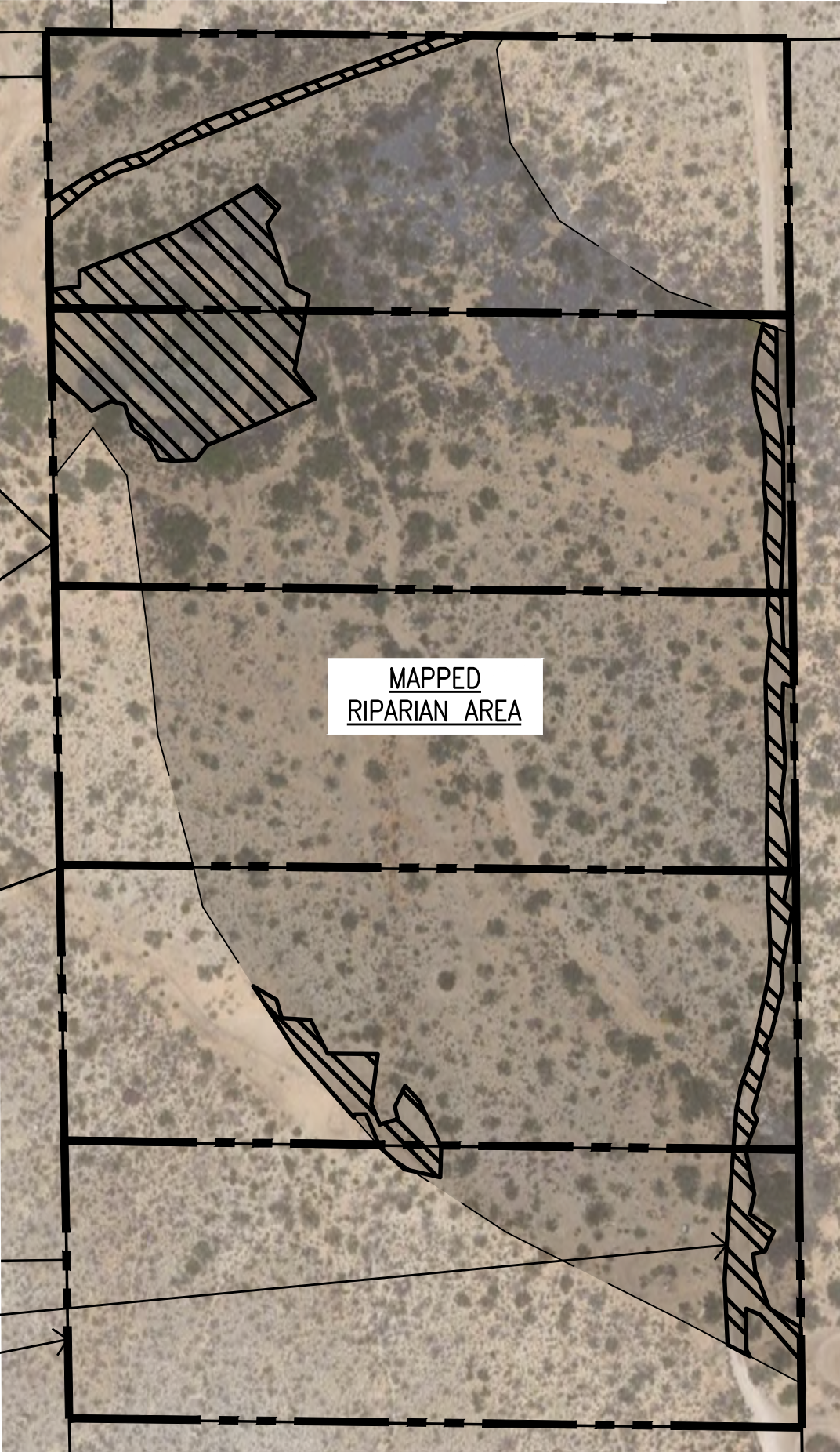
	Area (acres)	Riparian Area (acres)	Existing Riparian Disturbance (acres)	Planned Riparian Disturbance (acres)	Total Riparian Disturbance	Flat In-lieu Fee per Acre	Total In-lieu Fee
Lot 1	2.00	1.52	0.53	0.12	0.65	\$8,821.00	\$5,775.77
Lot 2	2.00	1.97	0.89	0.29	1.18	\$8,821.00	\$10,425.43
Lot 3	2.00	1.79	1.05	0.30	1.35	\$8,821.00	\$11,930.22
Lot 4	2.00	1.48	0.96	0.19	1.15	\$8,821.00	\$10,187.28
Lot 5	2.00	0.53	0.42	0.01	0.43	\$8,821.00	\$3,794.29
TOTAL							\$42,112.98



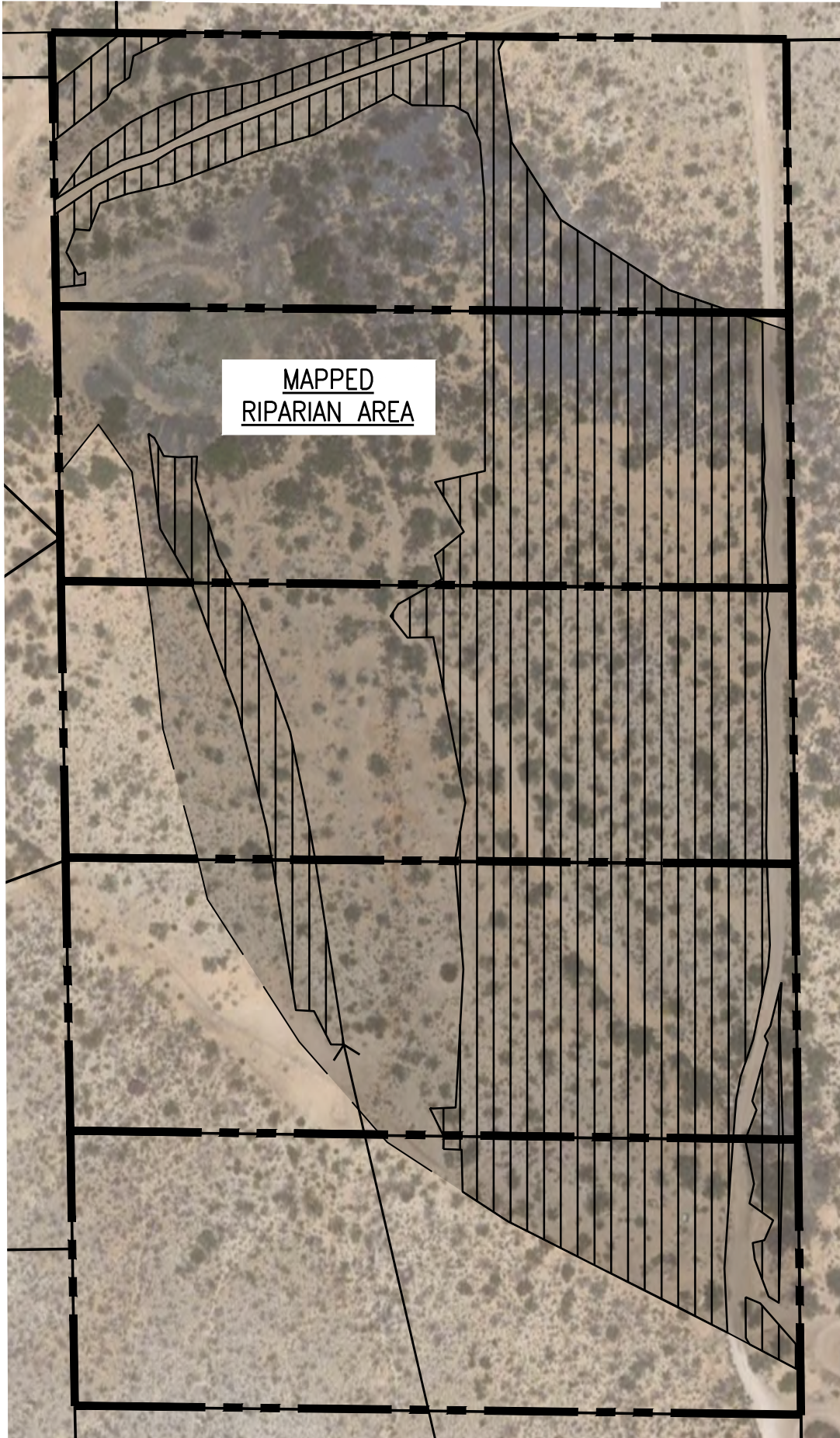
- MAPPED RIPARIAN AREA
- PRE-2005 DISTURBANCE
- POST-2005 DISTURBANCE AREA
- PLANNED RIPARIAN DISTURBANCE

- PRE-2005 RIPARIAN DISTURBANCE
- PROPERTY LIMITS

PRE-2005 RIPARIAN DISTURBANCE



POST-2005 RIPARIAN DISTURBANCE



- POST-2005 RIPARIAN DISTURBANCE

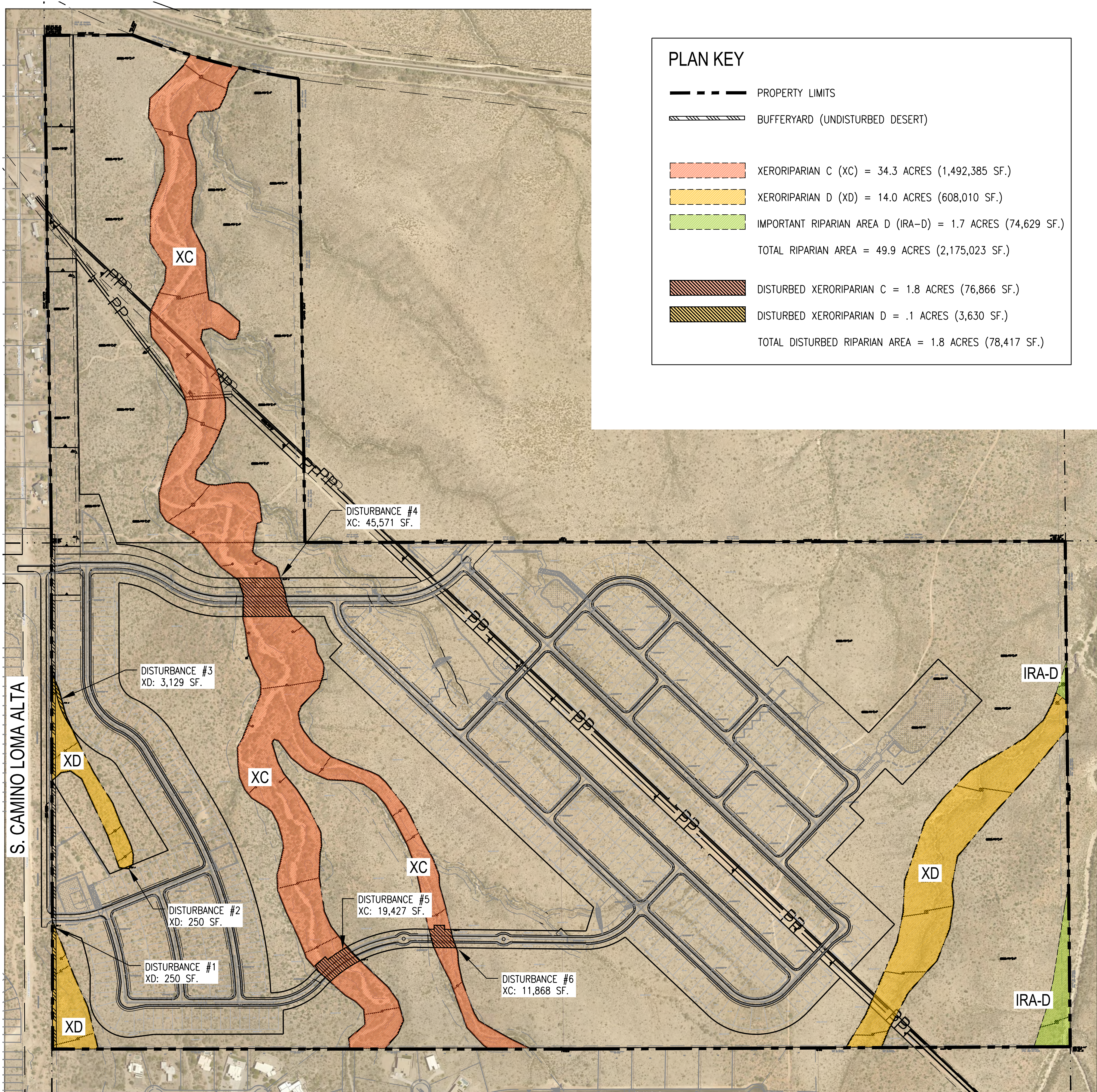
ADDRESS: 4016-4064 E. ANDRADA RD.
305-40-016F, G, H, J, & K



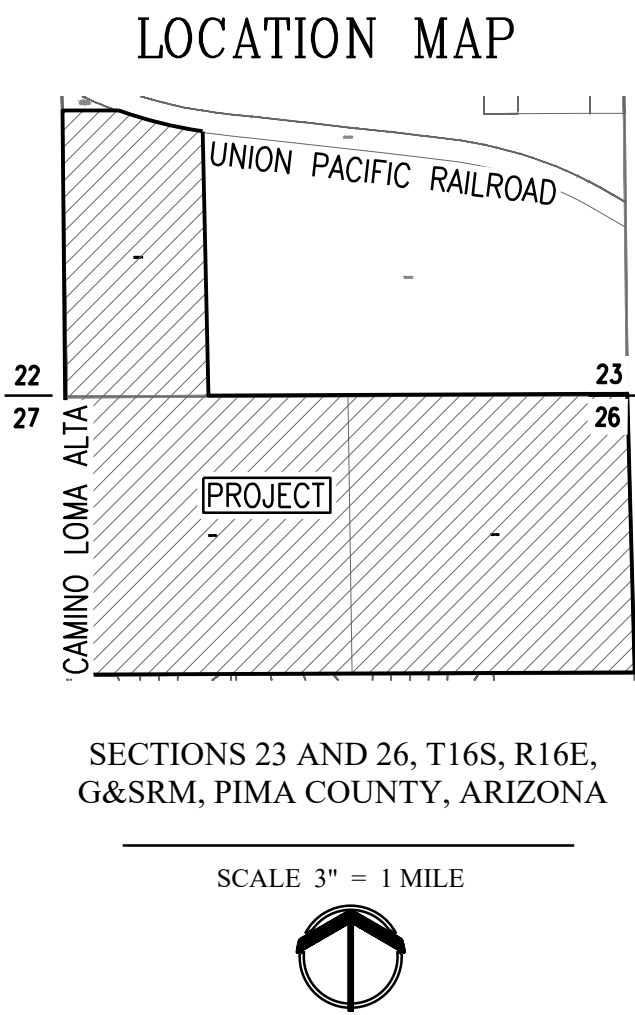
				Novak Environmental, Inc. 4574 North First Avenue #100 • Tucson, AZ 85718 Phone 520.206.0591 Fax 520.882.3006 Landscape Architecture • Natural Resources • Planning • Mitigation	
TENTATIVE PLAT RIPARIAN HABITAT MITIGATION IN-LIEU FEE CHU PROPERTIES S184.47' N923.17' E473.29' NE4 2 AC SEC 3-17-16 N184.49' E473.24' E473.3' NE4 2 AC SEC 3-17-16 NE 1/4 OF SEC. 3, T 17 S, R 16 E, G&SRM, PIMA COUNTY, ARIZONA					
NO.	REVISION	DATE	DESIGNED: BBH2	DRAWN: BBH2	CHECKED: KC
DATE: NOVEMBER 2025			PROJECT NO.: 25060	SCALE: SEE PLAN	SHEET OF 1

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Exhibit D



DESERT VISTAS
RIPARIAN IN-LIEU FEE PLAN



NOTES:

THE GROSS SITE AREA OF THE PROPOSED DESERT VISTAS RESIDENTIAL COMMUNITY IS 395.9 ACRES INCLUDING:

34.3 ACRES OF XERORIPARIAN C (XC),
14.0 ACRES OF XERORIPARIAN D (XD) AND
1.7 ACRES OF IMPORTANT RIPARIAN AREA D (IRA-D).

IMPACTS TO MAPPED RIPARIAN HABITAT WILL BE ADDRESSED WITH AN IN-LIEU FEE. THE ACREAGE DISTURBED WITHIN EACH HABITAT TYPE ARE SHOWN BELOW ALONG WITH A FEE CALCULATION AT THE JULY 1, 2025 RATE.

CURRENT IN LIEU FEES:
XC = \$18,998/ACRE
XD = \$16,284/ACRE

RIPARIAN IN LIEU FEE CALCULATIONS:

DISTURBED XC = 1.8 ACRES
XC FEE = 1.8 ACRES x \$18,998 = **\$34,196**

DISTURBED XD = .1 ACRES
XD FEE = .1 ACRES x \$16,284 = **\$1,628**

IRA-D = (NO DISTURBANCE)

TOTAL RIPARIAN IN-LIEU FEE: **\$34,196 + \$1,628 = \$35,824**

ADMINISTRATIVE ADDRESS: 12955 S. CAMINO LOMA ALTA, VAIL, ARIZONA 85641

P25TP00004

Novak Environmental, Inc.
4574 North First Avenue #100 • Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006

Landscape Architecture • Natural Resources • Planning • Mitigation

**DESERT VISTAS
RIPARIAN IN-LIEU FEE PLAN**

SECTIONS 23 AND 26, T16S, R16E,
G&SRM, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE	DESIGNED:	DRAWN:	CHECKED:	SHEET
1.	NEW BASE, Minor NUOS CHANGES	10-1-25	RA	RA	KC	R-1
DATE: OCTOBER 2025			PROJECT NO.: NE-25001		SCALE: SEE PLAN	1 OF 1

Exhibit E

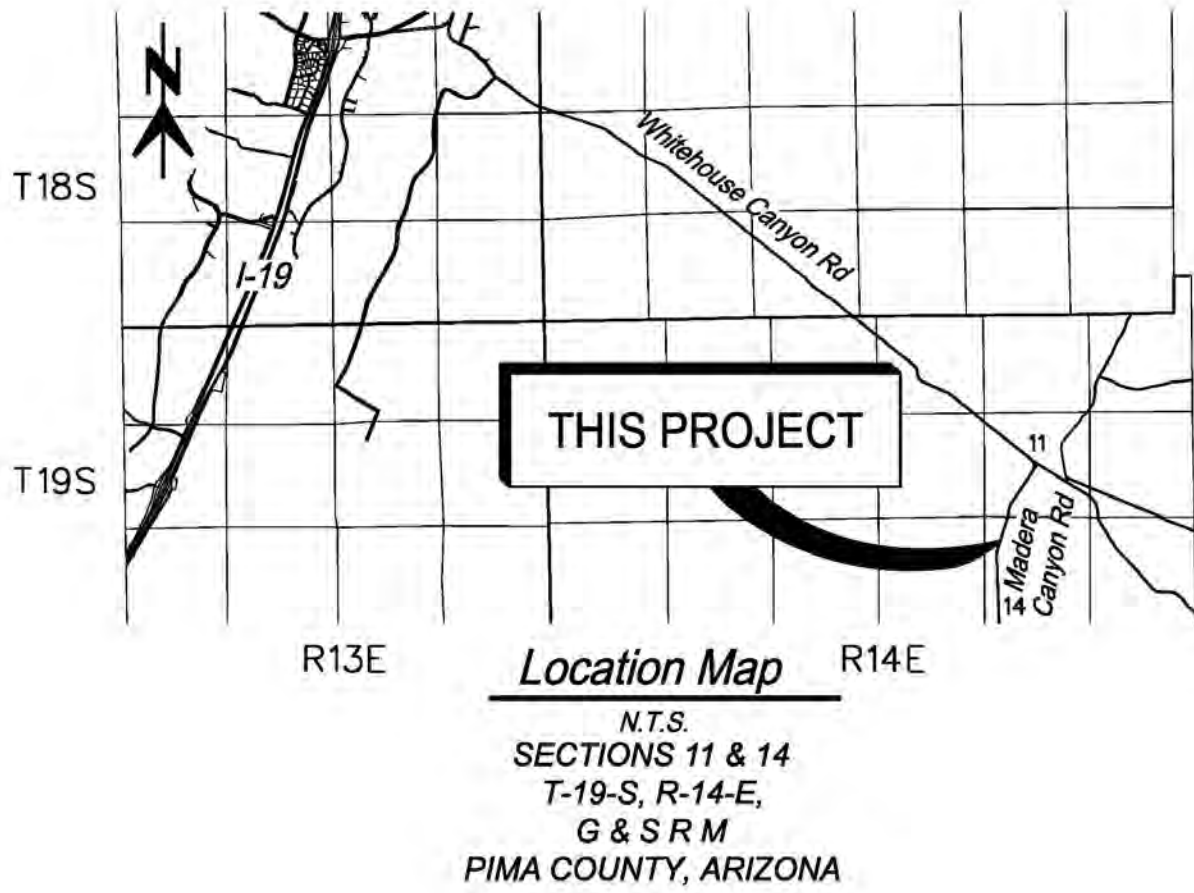
F.H.W.A. REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	ARIZ.	PPM-0127410			

T0541.DIC

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA

Call 811 or click Arizona811.com



GENERAL DESCRIPTION OF PROJECT

The proposed scope of work for this project includes the removal of an existing concrete slab bridge, construction of a new bridge with bank protection, asphalt concrete surface roadway, and other incidental items.

PROJECT OVERVIEW

The Pima County Department of Transportation Madera Canyon Road Medium Wash Bridge Replacement project Includes Improvements to Madera Canyon Rd. and Items listed in the General Description of the Project.

The project area is located within the Arizona Upland of the Sonoran desert scrub biotic community. Dominant species in the area include: Velvet Mesquite (*Prosopis velutina*), Whitehorn Acacia (*Acacia constricta*), Catclaw Acacia (*Acacia greggii*), Nettleleaf Hackberry (*Celtis reticulata*), Spiny Hackberry (*Celtis pallida*), Ocotillo (*Fouquieria splendens*), and Cholla (*Cylindropuntia*) species.

The project contains designated riparian habitat, a percent of which is Xeroriparian B classification. Disturbance is due to right of way and drainage improvements, and avoidance of these areas is not feasible.

This Riparian Habitat Mitigation Plan was conducted in conformance with Chapter 16.30.050.A of the Pima County Floodplain and Erosion Hazard Management Ordinance No. 2010-FC5.

RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL TABLE

SYMBOL	RIPARIAN CLASS	RIPARIAN AREA IMPACTED (AC)	COST PER ACRE	COST PER CLASS
	Xeroriparian B	.56	\$ 21,712	\$15,519
MITIGATION TO BE PROVIDED VIA IN-LIEU FEE				\$15,519

MEDIUM WASH
RIPARIAN HABITAT MITIGATION
IN-LIEU FEE PROPOSAL SUMMARY

Kathryn Skinner, P.E., Director

Date	11/2025	11/2025	11/2025
Designed	JM/PV	JM/PV	JM
Drawn			
Checked			
Proj. Engr.			

No.	Revision Description	Engineer	Date

INITIAL
PS&F
SUBMITTAL
Not For
Construction
or Recording



MADERA CANYON ROAD
MEDIUM WASH
BRIDGE REPLACEMENT
PROJECT NO. 4MADB

Madera Canyon Road, Medium Wash Bridge Replacement (4MADB)

MEDIUM WASH
RIPARIAN HABITAT MITIGATION
IN-LEU FEE PROPOSAL PLAN
STA 40+00 TO 49+00

RIPARIAN MITIGATION TABLE	
SYMBOL	RIPARIAN CLASS
	Xeroriparian B

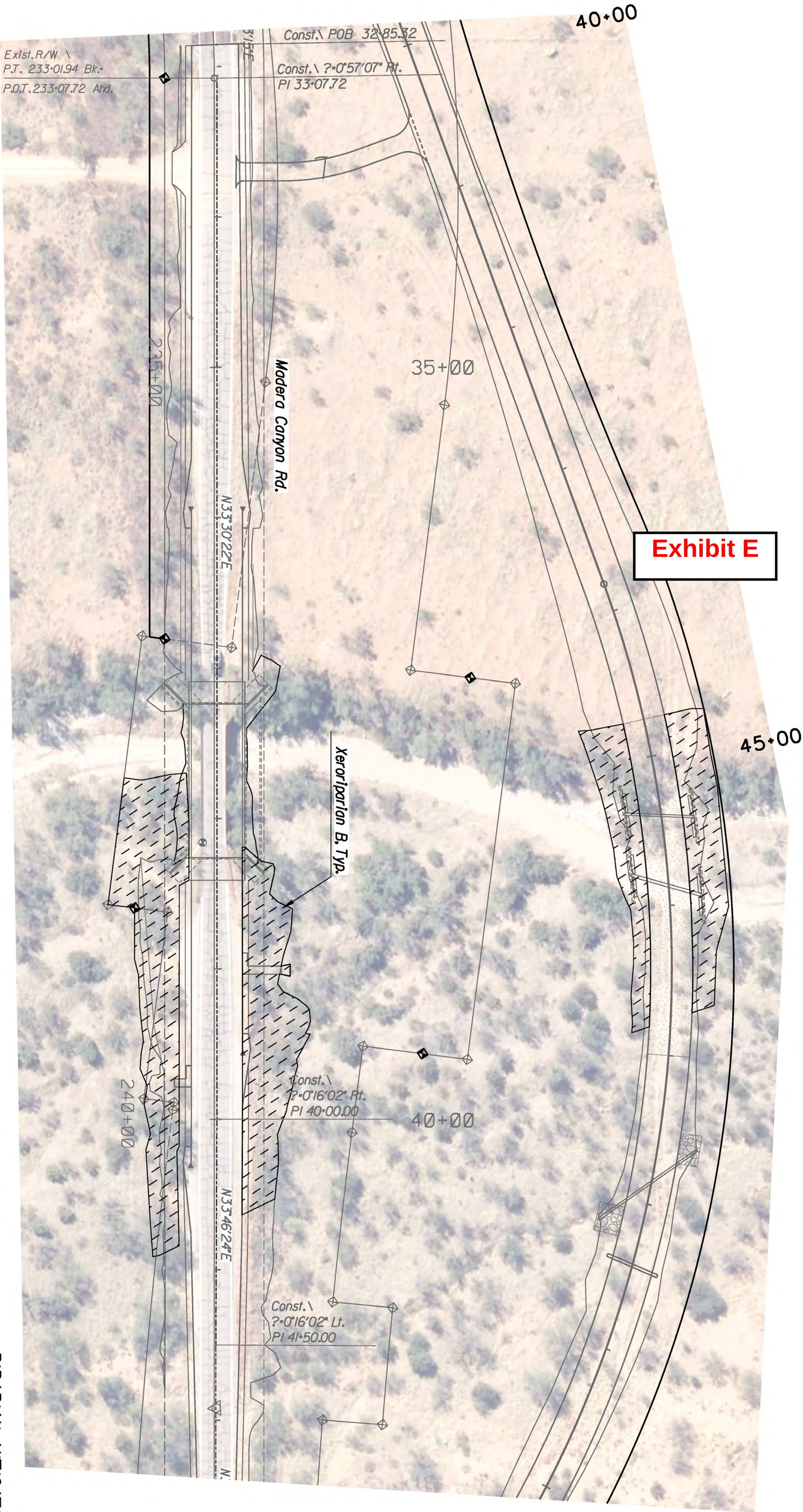
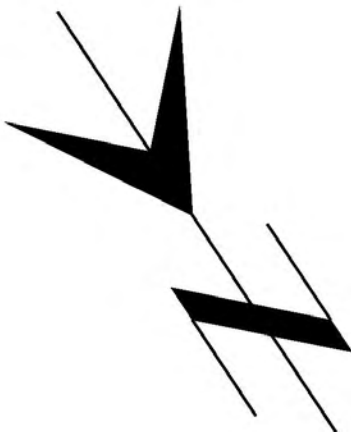


Exhibit E



F.A.M.A. REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	ARIZ	PM-02740			



Pima County Department of Transportation

Kathryn Skinner, P.E., Director

MADERA CANYON ROAD
MEDIUM WASH
BRIDGE REPLACEMENT
PROJECT NO. 4MADB



INITIAL
PS&E
SUBMITTAL
Not For
Construction
or Recording

No.	Revision Description	Engineer	Date

		Date
Designed	JM/PV	11/2025
Drawn	JM/PV	11/2025
Checked	LM	11/2025
Proj. Engr.		11/2025

Exhibit E

F.H.W.A. REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	ARIZ.	PPM-0(273)D			

T0540 OIC



Kathryn Skinner, P.E., Director

Designed	JM	11/2025	Date
Drawn	JM	11/2025	
Checked	LM	11/2025	
Proj. Engr.		11/2025	

No.	Revision Description	Engineer	Date

**INITIAL
PS&E
SUBMITTAL**
*Not For
Construction
or Recording*



**MADERA CANYON ROAD
FLORIDA CANYON WASH
BRIDGE REPLACEMENT
PROJECT NO.4MADFL**

Madera Canyon Road, Florida Canyon Wash Bridge Replacement (4MADEL)

Project ID\$PROJECTID\$
Client Number\$CLIENT\$
PentableJ2_FULLL.tbl
PlotdriverJ2-pdf.pltcfg

12/23/2025 11:28:41 AM PRINTED BY: PVasquez

Project * 4MADFL

Scales	Horiz. 1" = 40'	Sheet RH02 of RH02	Page -- of --

RIPARIAN MITIGATION TABLE	
SYMBOL	RIPARIAN CLASS
	IRA - B
	IRA - H

FLORIDA CANYON WASH
RIPARIAN HABITAT MITIGATION
IN-LIEU FEE PROPOSAL PLAN
STA.19+75 TO 30+00