

COB - BOSAIR FORM

03/24/2026 2:22 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:	04/21/2026
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:	N/A
Support of Prosperity Initiative:	N/A
Provide information that explains how this activity supports the selected Prosperity Initiative	N/A
Board of Supervisor District:	<ul style="list-style-type: none">• 1• 2• 3• 4• 5

Department: Regional Flood Control District

Name: Irene Castillo

Telephone: 520-724-4689

Department Director Signature: _____ Date: 3/26/2026

Deputy County Administrator Signature: _____ Date: 3/31/2026

County Administrator Signature: _____ Date: 3/31/2026

DATE: April 21, 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 First Quarter of 2026**

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 first quarter of 2026. Attached are the riparian habitat mitigation plans as Exhibit A - K 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 First Quarter of 2026

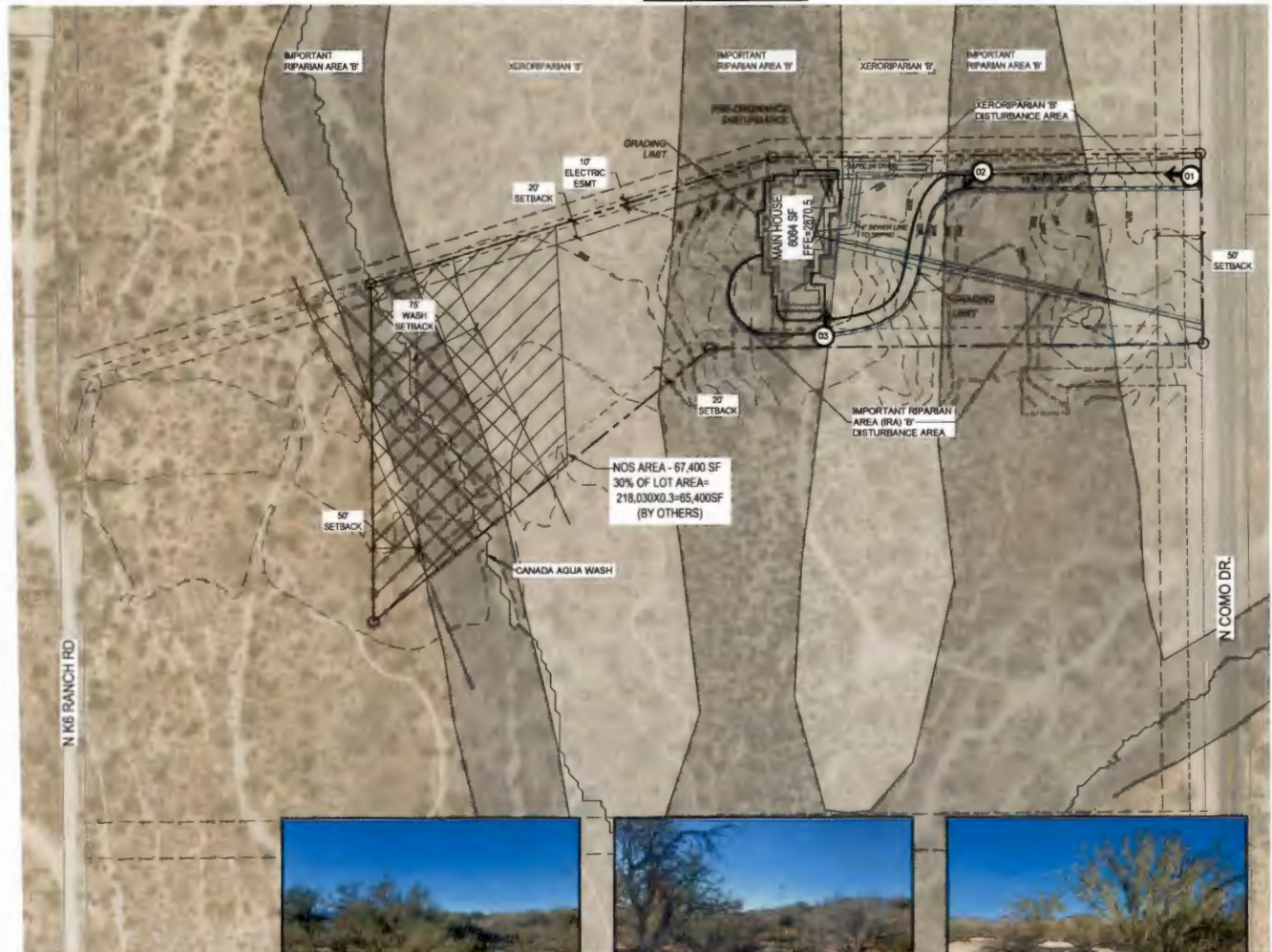
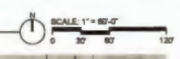
Approval Date	District	Record #	Location/Project	Disturbance Amount (ac)	On-site Mitigation	IRA Disturbance	In-Lieu Fee	Exhibit
1/7/2026	1	P25FC00712	12901 N. Como Dr.	0.75	NO	YES	\$8,172	A
1/9/2026	3	P25FC00913	10386 N. Coyote Ln.	0.38	NO	NO	\$3,352	B
1/13/2026	4	P25FC00718	Wilmot Energy Staging & Roads	1.94	NO	YES	\$63,250	C
1/14/2026	1	P26FC00022	Esperero Wash Culvert	1.07	NO	NO	\$43,558	D
1/16/2026	4	P25FC00780	13590 E. Rex Molly Rd.	0.42	NO	NO	\$3,729	E
1/22/2026	5	P26FC00041	Valencia Roadway Project	0.48	NO	NO	\$13,707	F
2/10/2026	4	P22FC01116	1050 N. Blue Slate Dr.	0.08	NO	NO	\$706	G
2/20/2026	3	P26FC00096	14358 W. Desert Owl Wy.	1.8	NO	YES	\$4,198	H
2/20/2026	4	P25FC00881	4301 W. Calle Dos	0.46	NO	YES	\$5,930	I
2/27/2026	2	P25FC00813	Hudbay Minerals	1.66	NO	NO	\$40,657	J
3/25/2026	1	P25FC00933	12675 N Caminito Al Sol	0.53	YES	NO	N/A	K

Use of In-Lieu Fees During the First Quarter of 2026

During the first quarter of 2026, the District spent or encumbered approximately \$44,000 on restoration activities primarily on invasive species removal activities, and restoration of the newly acquired Blanco Wash Open Space.

01 RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL

Exhibit A



NOS AREA - 67,400 SF
30% OF LOT AREA =
218,000 X 0.3 = 65,400 SF
(BY OTHERS)

02 LOCATION MAP



03 GENERAL NOTES

1. THE GROSS AREA OF THIS PARCEL IS ± 218,000 SF, OR 5.01 ACRES.
PROPOSED BUILDING AREA: 6,500 SF
PROPOSED GRADED AREA: 22,000 SF
2. PARCEL NUMBER FOR PARENT PARCEL IS 219-29-0020. THE SITE IS IN THE PROCESS OF A MINOR LAND DIVISION AND IS LOT 9 IN THE MLD EXHIBIT.
3. EXISTING ZONING IS RH
4. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 210,378 SF OR 4.83 ACRES
5. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT:
IRA B: 10,218 SF OR 0.23 ACRES
XERORIPARIAN B: 11,519 SF OR 0.26 ACRES
TOTAL DISTURBED AREA: 21,737 SF OR 0.49 ACRES
6. REGULATED RIPARIAN HABITAT DISTURBED AS PART OF THIS PROJECT SHALL BE MITIGATED VIA THE IN-LIEU FEE OPTION.
7. NATIVE PLANT INVENTORY AND NATURAL OPEN SPACE AREA (NOS) BY OTHERS

04 IN-LIEU FEE CALCULATION

AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT:

IRA B: 10,218 SF OR 0.23 ACRES.
IN-LIEU FEE COST PER ACRE: \$14,927.00
IRA B COST: (0.27 ACRES X \$14,927) = \$4,032.39
XERORIPARIAN B: 11,519 SF OR 0.26 ACRES.
IN-LIEU FEE COST PER ACRE: \$10,187.00
XERORIPARIAN B COST: (0.26 ACRES X \$10,187.00) = \$2,648.62
TOTAL FEE: \$4,032.39 + \$2,648.62 = \$6,681.01

	SA	XB	XC	XD	RA/VA	RA/XB	RA/XC	RA/VD
Cost per Acre	\$33,335	\$14,119	\$6,481	\$4,780	\$23,889	\$14,917	\$23,889	\$14,919
Highly Sensitive								
Cost per Acre	\$33,335	\$14,119	\$6,481	\$4,780	\$23,889	\$14,917	\$23,889	\$14,919

05 AVOIDANCE JUSTIFICATION

THE DISTURBANCE OF IMPORTANT RIPARIAN AREA B (IRA-B) AND XERORIPARIAN B IS UNAVOIDABLE BECAUSE THE MAJORITY OF THE PROPERTY IS COMPRISED OF THESE TWO RIPARIAN CLASSIFICATIONS, ACCESS AND RESIDENCE PLACEMENT HAS BEEN DESIGNED TO MINIMIZE IMPACTS AND PROVIDE LONG TERM PROTECTION TO INFRASTRUCTURE BY PLACING THE RESIDENCE ON A RIDGE LINE. PRESERVATION OF EXISTING DRAINAGE FLOW PATHS HAS BEEN MAXIMIZED TO THE GREATEST EXTENT POSSIBLE.
THE CANADA AGUA WASH AND IMMEDIATELY SURROUNDING AREAS WILL BE LEFT UNDISTURBED AS NATURAL OPEN SPACE TO MAINTAIN THE FUNCTIONALITY OF THE WASH ITS DRAINAGE FUNCTION AND RIPARIAN AREAS.

06 REQUIRED NOTES

1. RIPARIAN HABITAT TO BE PRESERVED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4-FOOT HIGH CRANES MESH BARRICADE FENCING. PROTECTIVE FENCING MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.

07 LEGEND

- IMPORTANT RIPARIAN AREA (IRA) B
- IMPORTANT RIPARIAN AREA (IRA) B DISTURBANCE
- XERORIPARIAN B
- XERORIPARIAN B DISTURBANCE
- Z' CONTOUR INTERVAL
- PHOTO POINT GENERAL LOCATION AND DIRECTION



RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL
SBC GLOBAL - RHMP
TUCSON, AZ



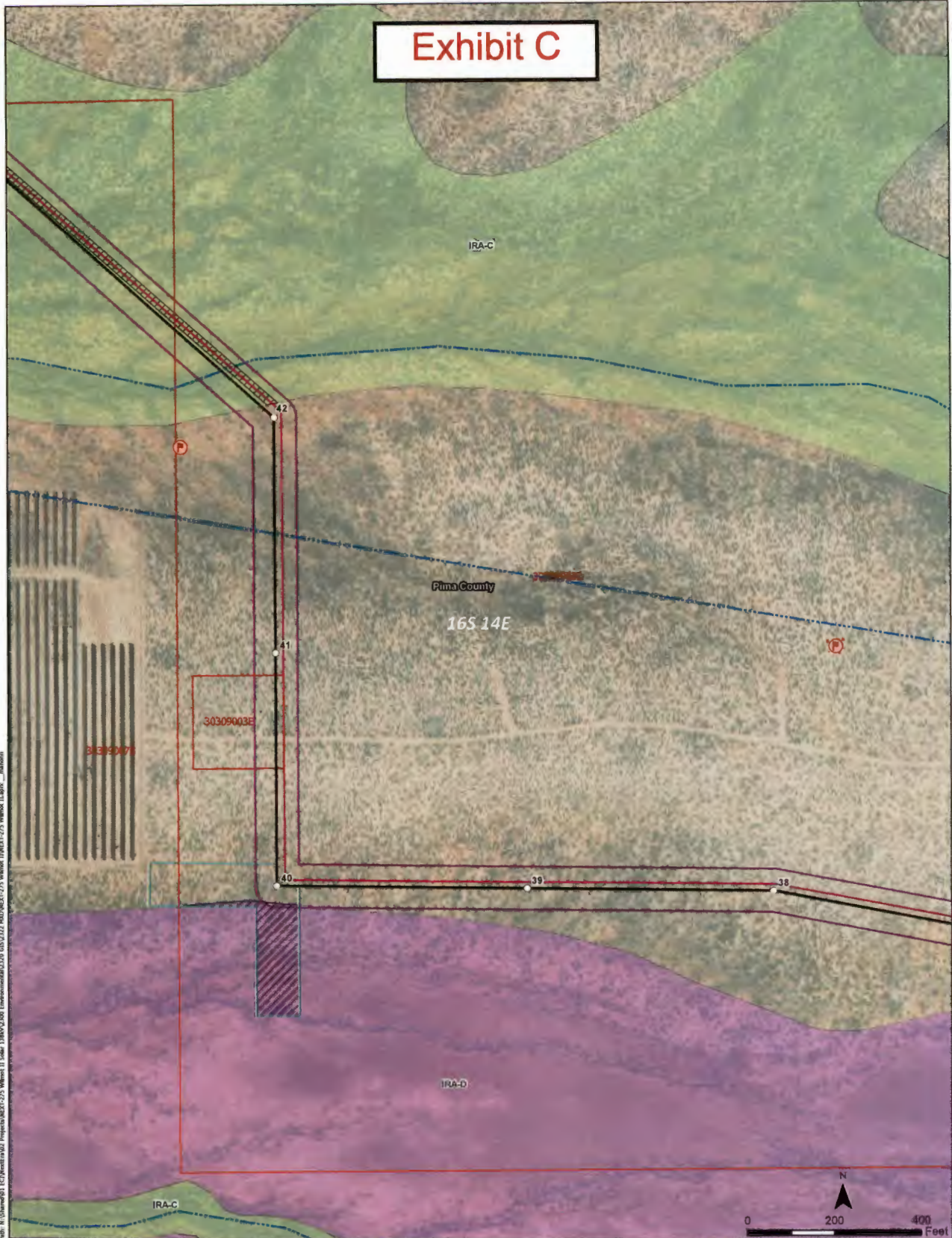
PLAN STATUS

DATE	DESCRIPTION

DATE	DESCRIPTION

RRMP-1
SHEET 1 OF 1

Exhibit C



Path: H:\Gis\Map901_EC7\Area60_Proposed\Map901_EC7_18MW_2008_Environment\01109_0151212_HDD\MSFC\275_Wilmet II Solar_18MW_2008_Environment\01109_0151212_HDD\MSFC\275_Wilmet II Solar_18MW_2008_Environment.mxd

Source: ECI, Nextera, HPLD, TIGER, USGS, NHD, NPHS, PLSS, Aerial, Esri, HERE, Garmin, USGS, EPA, NPS, Pima County Information Technology Department - Geographic Information Systems, 33 N Stone Ave, 15th Floor, Tucson, AZ 85701, Microsoft, Vector



○ Proposed Structure	NHD Flowline
● Pima Pineapple Cactus Area	~ Intermittent Stream
— Proposed Transmission Line	Regulated Riparian Habitat
▭ Right of Way (100ft)	IRA-C
— Proposed Access Road	IRA-D
▭ Pull Site	▨ Proposed RRH Impacts
▭ Parcel Boundary	

Wilmet II Solar
138 kV Transmission Line
Pima County, AZ
RRH Mitigation Plan

Exhibit D

ESPERERO WASH AT SUNRISE DRIVE CULVERT REPLACEMENT

RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL
SUNRISE DRIVE AT ESPERERO WASH CULVERT REPLACEMENT
PIMA COUNTY PROJECT NO. 24042PJ



PIMA COUNTY BOARD OF SUPERVISORS

REX SCOTT, CHAIR, DISTRICT 1

ANDRÉS CANO, DISTRICT 5 MATT HEINZ, DISTRICT 2

JENNIFER ALLEN, DISTRICT 3 STEVE CHRISTY, DISTRICT 4

THIS PROJECT IS LOCATED
WITHIN SUPERVISOR DISTRICT 1

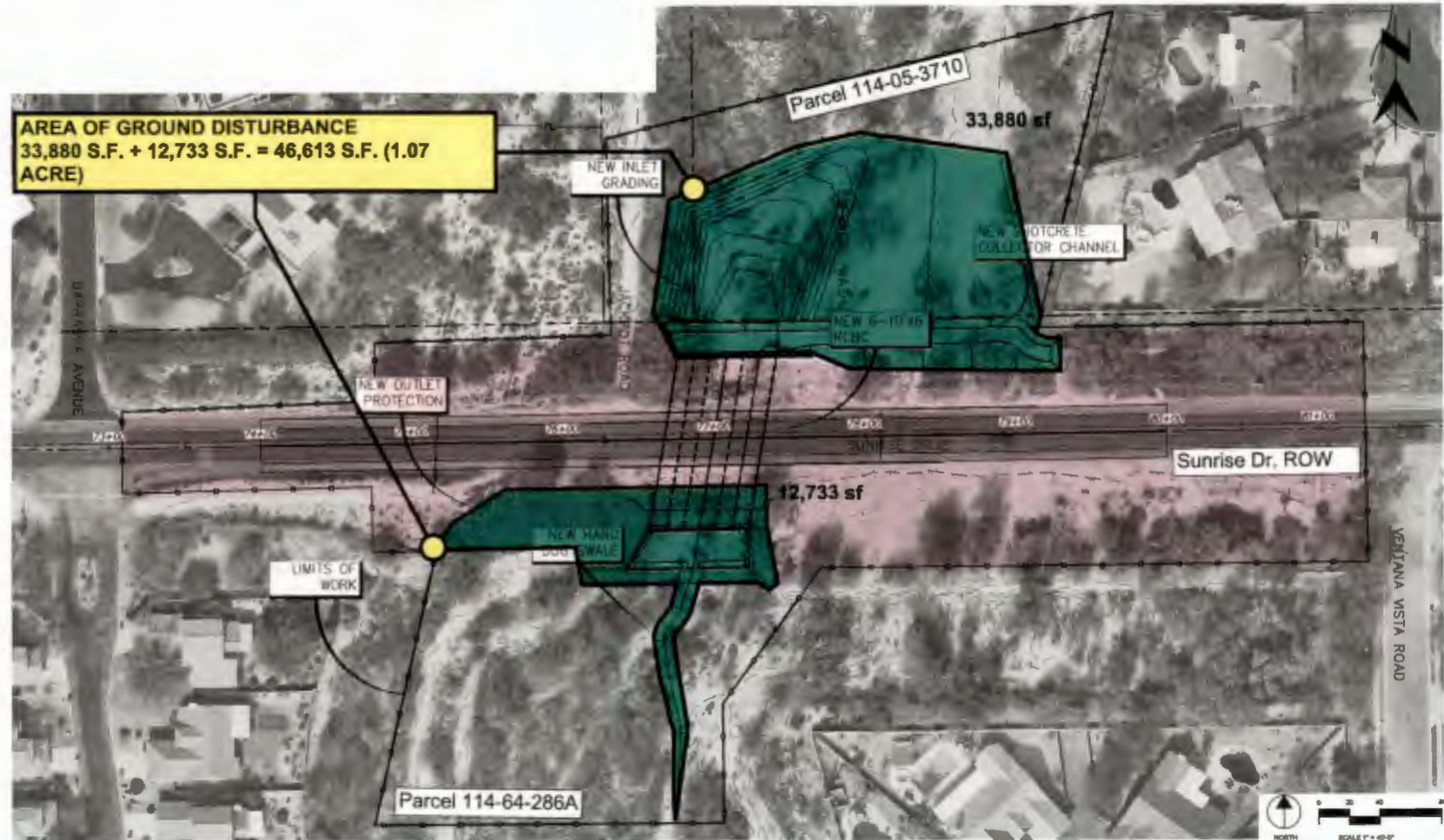
AVOIDANCE JUSTIFICATION:
HABITAT CANNOT BE AVOIDED BECAUSE OVERGROWN PLANT MATERIAL IS RESTRICTING THE DRAINAGE AND PROVIDING DEBRIS THAT BLOCKS THE CURRENT INLET. THIS PROJECT REGRADES THE AREA UPSTREAM OF THE NEW INLET TO IMPROVE THIS CONDITION. REMOVAL OF PLANT MATERIAL IS REQUIRED TO CORRECT THE EXISTING CONDITION AND THEREFORE HABITAT CANNOT BE AVOIDED.

JUSTIFICATION FOR INABILITY TO PROVIDE ONSITE MITIGATION:
THE AREA OF DISTURBANCE WILL BE RESEEDED AND ALLOWED TO RE-ESTABLISH NATURALLY. ONSITE MITIGATION WOULD NOT BE SUCCESSFUL BECAUSE THERE IS NO IRRIGATION TO SUPPORT ESTABLISHMENT OF NEW PLANT MATERIAL. HAND WATERING FOR ESTABLISHMENT IS NOT FEASIBLE BECAUSE IT WOULD REQUIRE TRAVERSING OVER SEEDED AREAS AND MOVING ON STEEP SLOPES AND WITHIN DRAINAGES. THIS WOULD CREATE EROSION ISSUES AND DISTURB NEWLY SEEDED AREAS.



LOCATION MAP

Sections 8 and 17
T-13-S, R-15-E, G and S R M
Pima County, Arizona



AREA OF RRH TO BE DISTURBED 1.07 ACRES OF TYPE IRA-XA
100% OF THE DISTURBED AREA DELINEATED IS TYPE IRA-XA.
ACREAGE OF HABITAT TO BE MITIGATED FOR AN IN-LIEU FEE = 1.07 ACRES
FLAT FEE COST PER ACREA FOR RRH DISTURBANCE (IRA-XA) = \$40,710 PER ACRE
CALCULATED IN-LIEU FEE:

1.07 ACRES X \$40,710/ACRE = **\$43,667.70**

No.	Revisions	Engineer	Date

No.	As Built	Engineer	Date

Project No. 24042PJ

Pima County
Department of Transportation
201 N. Stone Ave. 4th floor Tucson, Arizona 85701
Phone Number: 724-6410
Kathryn Skinner, P.E. Director

Approved: _____ 20____
Director

Exhibit F



LOCATION MAP
 NOT TO SCALE
 Sections 8, 9, 16 and 17
 T 15 S, R 13 E
 G & S R M
 Pima County, Arizona

GENERAL DESCRIPTION OF PROJECT

The Pima County Department of Transportation (PUDOT) will be improving a 1.3-mile segment of Valencia Road, from Mission Road to Camino de la Tierra. The 1.3-mile project area is a rapidly growing commercial and retail district. It is part of a major transportation corridor serving Greater Scottsdale, Tucson and the Pascua Yaguai Tribe and Toronto O'odham Nation. Project treatments will address multiple transportation challenges: reducing traffic congestion and ensuring safety, mobility, and accessibility for diverse users. Specific benefits include: providing new and improved transit stops, bike lanes, and sidewalks for all transportation modes; increasing travel speed along an important corridor; improving drainage; adding public art and native plant, grasses; Restoring, adding, and modernizing transportation infrastructure; and Supporting the area economy by improving access to local businesses and jobs as well as regional destinations such as Saguaro National Park, tourist destinations, and the Chuck Lickberry Loop.

PROJECT OVERVIEW

The Valencia Road: Mission Road to Camino de la Tierra Improvement Project includes improvements to the Valencia Road corridor and lands listed in the General Description of the Project.

The project area is located within the Arizona habitat of the Sonoran desert scrub plant community. Dominant species in the area include: Yucca venusta (Yucca venusta), Blue Palo Verde (Parkinsonia florida), Foothill Palo Verde (Parkinsonia microphylla), Whitehorn Acacia (Acacia constricta), Golden Acacia (Acacia greggii), Desert Willow (Wilcoxia linearis), Desert cactus (Ferocactus wislizeni), Opuntia (Fouquieria splendens), and Saguaro (Cylindropuntia gigantea).

The project contains designated riparian habitat, a portion of which falls under the Xeroriparian C and RA II classifications. Disturbance to the riparian habitat requires improvements, and avoidance of these areas is not feasible.

The riparian habitat mitigation plan was conducted in accordance with Chapter 16.40.00.A of the Pima County Handbook and Riparian Habitat Management Ordinance No. 2010-75.

RIPARIAN MITIGATION TABLE

SYMBOL	DESCRIPTION	RIPARIAN AREA IMPACTED (AC)	COST PER ACRE	COST PER CLASS
[Hatched Pattern]	Xeroriparian C	.30	\$18,998	\$6,666
[Dotted Pattern]	Xeroriparian RA II	.3	\$54,290	\$7,057
MITIGATION TO BE PROVIDED VIA IN-LEI FEE				\$14,707

KATHRYN SUMNER, P.E., DIRECTOR

DATE	DESCRIPTION	BY

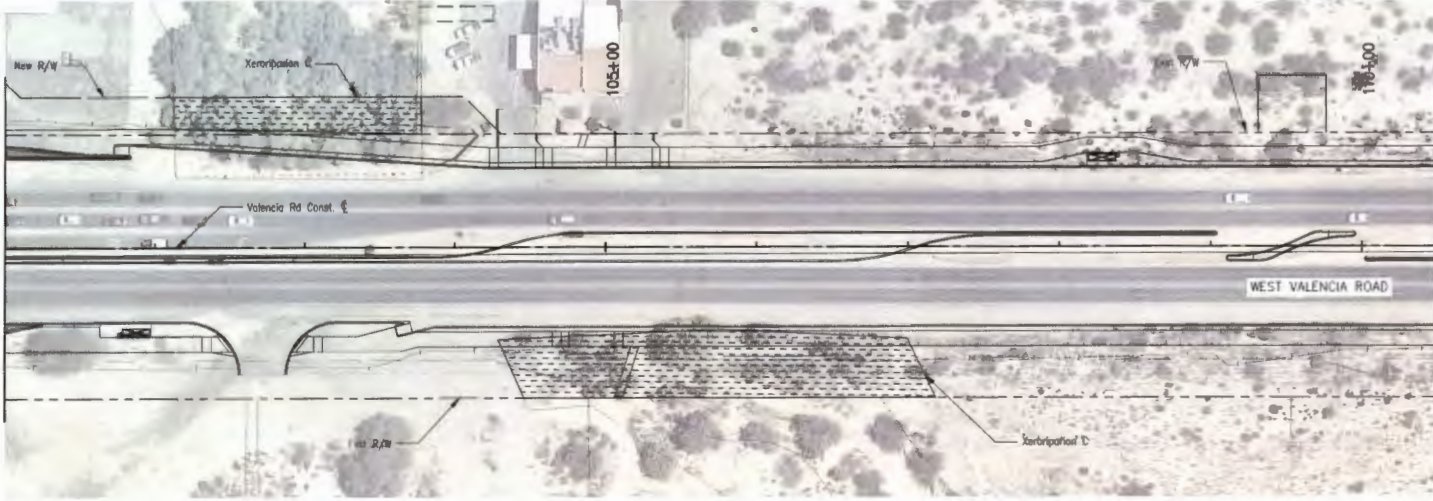
100% PRELIMINARY NOT FOR CONSTRUCTION
 a J Design Studio

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
 RIPARIAN MITIGATION PLAN
 FOR
 VALENCIA RD. CAMINO DE LA TIERRA
 IMPROVEMENT PROJECT
 SUMMARY SHEET



Exhibit F

MATCHLINE STA 101+00



MATCHLINE STA 110+50

MATCHLINE STA 158+00



MATCHLINE STA 167+50

RIPARIAN MITIGATION SCHEDULE

SYMBOL	DESCRIPTION
	Xeroriparian C
	IRA - H

Note: The impacted Riparian Areas shown on this sheet (RM02) are the only impacted Riparian Areas within the project limits



Project No. 4VALMR
 HORIZ. 1"=40'
 VERT. #12



KATHRYN SKINNER, P.E., DIRECTOR

DATE	DESCRIPTION
07/26	DESIGNED
07/26	DRAWN
07/26	CHECKED
07/26	APPROVED

NO.	REVISION DESCRIPTION	DATE	ENGR.

100% PRELIMINARY NOT FOR CONSTRUCTION



PIMA COUNTY DEPARTMENT OF TRANSPORTATION

RIPARIAN MITIGATION PLAN

FOR
 VALENCIA RD, CAMINO DE LA TIERRA
 INTERSECTION IMPROVEMENTS
 PLAN SHEET

Exhibit H



2005 PIMA MAPS AERIAL - 300 SCALE



2015 PIMA MAPS AERIAL - 300 SCALE



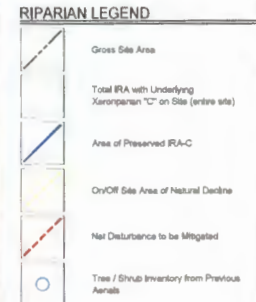
2019 PIMA MAPS AERIAL - 300 SCALE



2022 PIMA MAPS AERIAL - 300 SCALE



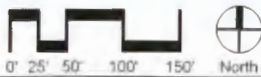
2024 PIMA MAPS AERIAL - 300 SCALE



2024 PIMA MAPS AERIAL - 50 SCALE

2024 PIMA MAPS AERIAL W-PHOTO POINTS

Scale: 1" = 50'



① Location and Direction of Photo
See Photos, next sheet

RIPARIAN METHODOLOGY

- A review of the site and surrounding property with +/- 1/2 mile of the site indicates significant decline in the riparian habitat over the last 20 years. This decline is not caused by landowners but rather is most likely the result of long term drought conditions. We have provided aerials from 2005, 2015, 2019, 2022 and 2024 to document the decline.
- To further focus on this decline, we have provided an outline that highlights decline both on and off the property. Additionally, photos are provided of adjacent undisturbed property. These help to document similarities between adjacent undisturbed property and this site. Photo #s 7, 8, 9, 10, 11 and 14 best document this similarity. With this evidence, we believe that the area within the outline is not man-made disturbance.
- While there is ongoing regional decline in riparian habitat, there has also been clearing within the property which has exacerbated the decline. Our opinion is that these areas do constitute disturbance that is subject to mitigation requirements. A close-in 2024 aerial delineates the limit of disturbance subject to mitigation.
- The Owner has elected to provide mitigation via the In Lieu Fee (ILF) methodology.
- Mitigation of Xeroriparian "C" habitat is calculated at 70 shrubs and 45 trees per acre. This is subject to a 50% increase due to the IRA designation. As allowed by Code, we are providing an ILF calculation based on field inventory. To document actual field densities prior to disturbance, we noted all plants approximately 5' in diameter. This equates to Creosote and Mesquite sizes. The inventory was then used to calculate the amount of shrub and tree disturbance.
- Photos #s 7, 8, 11 and 14 clearly show the absence of grasses in adjacent undisturbed property. As a result, we have not included grassland revegetation on our ILF calculation.

RIPARIAN NOTES

- Zoning = RH
- Gross Site Area = 199,236 sf (4.57 acres)
- Land Use = Residential
- Area Calculations
 - Gross Site Area = 199,236 sf (4.57 acres)
 - Total IRA with Underlying Xeroriparian "C" on Site = 189,208 sf (4.37 acres)
 - Area of Natural Decline within Site = 83,232 sf (1.91 acres)
 - Net Disturbance to be Mitigated = 78,568 sf (1.80 acres)

RIPARIAN IN LIEU FEE NOTES

- The site contains IRA Class D Riparian Habitat.
 - Total Ground Plan Disturbance
For photos provided this area does not contain grasses, so no mitigation is required.
 - Tree Disturbance
The tree cost is 23 trees @ \$71.50 each. \$1572.00
 - Shrub Disturbance
The shrub cost is 68 shrubs @ \$37.30 each. \$2475.00
 - Maintenance cost is minimal for the mitigated trees and shrubs and is proposed at \$150.00.
 - Water Cost
Because the property is on a well, water costs were calculated at \$0.00 per year = \$0.00

Total In Lieu Fee = \$4197.00

CALCULATIONS

This site contains IRA with Underlying Xeroriparian "C"

Total Regulated Riparian Habitat On-Site	199,236 SF (4.57 acres)
Area of Natural Decline within Site (2024 Aerial) =	83,232 SF (1.91 ac)
Net Disturbance to be Mitigated =	78,568 SF (1.80 ac)
Total # of Trees / Shrubs Required = (based on inventory)	88
Total # of Trees Required (based on inventory)	22
Total # of Shrubs Required (based on inventory)	66
Total Trees Provided by In Lieu Fee =	22
Total Shrubs Provided by In Lieu Fee =	66
Total Hydroseed Required =	0
Total Hydroseed Provided on Site =	0.00 acres
Total Hydroseed Provided by In Lieu Fee =	0



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

Date: 2/11/26
Drawn by: LMW
Checked by: GRS

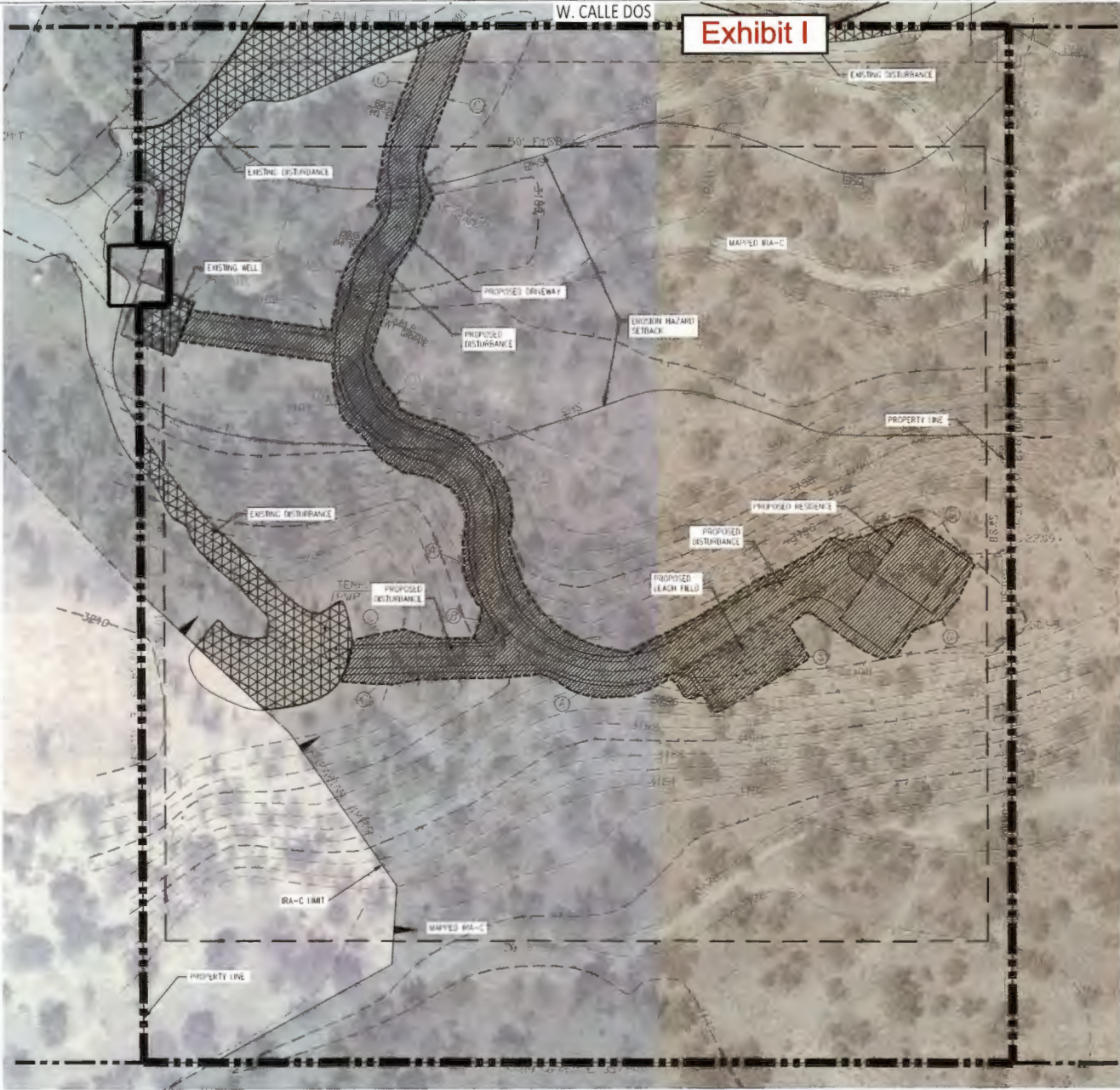
Design Review
 Construction Documents
 Agency Submittal
 Contribution Bid
 Not for Construction

14358 W Desert Owl Way
14358 W Desert Owl Way, Tucson, AZ 85753
A Portion of Section 14, T-12-S, R-10-E
G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

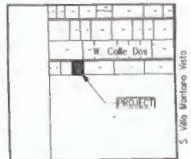
P. _____ RHMP-1 1-2

NOTED: JOHN W. COOPER, INC. PREPARED A PRELIMINARY PROPOSAL FOR THE PROPOSED RESIDENCE AT 4301 W. CALLE DOS, APN 304-36-039D, IN THE NORTHWEST QUARTER OF TOWNSHIP 19S, RANGE 13E, SECTION 6, PIMA COUNTY, ARIZONA. THIS PROPOSAL IS FOR AN IN-LIEU FEE PAID FOR IMPACTS TO CLASS C IMPORTANT RIPARIAN HABITAT (IRA-C) FOR THE PROPOSED RESIDENCE AT 4301 W. CALLE DOS.



RIPARIAN IN-LIEU FEE PLAN for 4301 W. CALLE DOS

THIS PROPOSAL IS FOR AN IN-LIEU FEE PAID FOR IMPACTS TO CLASS C IMPORTANT RIPARIAN HABITAT (IRA-C) FOR THE PROPOSED RESIDENCE AT 4301 W. CALLE DOS



The NW Quarter of Township
19S, Range 13E, Section 6
LOCATION MAP
SCALE: 5"=1 MILE

PLAN LEGEND

- SUBJECT PROPERTY LIMITS
- OTHER PROPERTY LINES
- IRA-C (FROM PIMA MAPS)
- EXISTING GRADING (6,308 SF)*
- PROPOSED NEW GRADING (13,712 SF)*

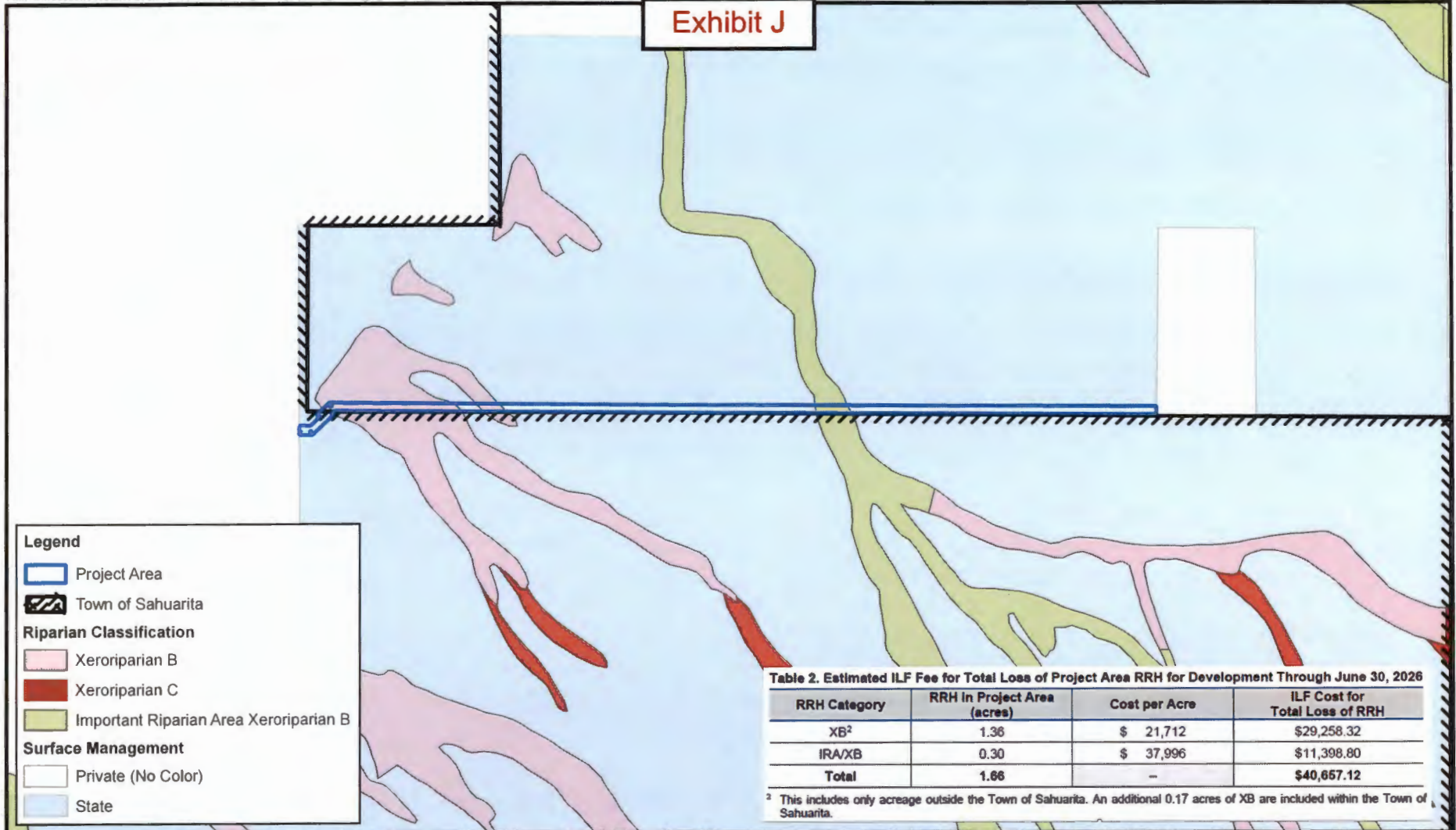
*GRADING LIMIT BASED ON CIVIL SITE PLAN.

IN-LIEU FEE CALCULATIONS	
PROPERTY AREA:	= 149,479 SF. (3.43 ACRES)
TOTAL SITE MAPPED HABITAT (IRA CLASS C):	= 137,906 SF. (3.17 ACRES)
EXISTING GRADING	= 6,308 SF.
PROPOSED NEW GRADING	= 13,712 SF.
TOTAL DISTURBANCE	= 20,020 SF. (0.46 ACRES)
IN-LIEU FEE FOR (IRA-CLASS C)	= \$12,892/ACRE
FEE PRORATED FOR A 0.46 ACRE DISTURBANCE:	\$12,892 X 0.46 = \$5,930.32

ADDRESS: 4301 W. CALLE DOS, (APN 304-36-039D)

	Novak Environmental, Inc. 8514 North First Avenue #100 Tucson, AZ 85718 Phone 520.308.8889 Fax 520.882.3088 services: Architecture • Natural Resources • Planning • Wetlands	
RIPARIAN IN-LIEU FEE PLAN 4301 W. CALLE DOS THE NORTHWEST QUARTER OF TOWNSHIP 19S, RANGE 13E, SECTION 6, PIMA COUNTY, ARIZONA		
PREPARED BY: DATE: FEBRUARY 2026	DRAWN BY: CHECKED BY: DATE: FEBRUARY 2026	SHEET NO.: 26010 SEE PLAN

Exhibit J



Legend

- Project Area
- Town of Sahuarita
- Riparian Classification**
- Xeroriparian B
- Xeroriparian C
- Important Riparian Area Xeroriparian B
- Surface Management**
- Private (No Color)
- State

Table 2. Estimated ILF Fee for Total Loss of Project Area RRH for Development Through June 30, 2026

RRH Category	RRH in Project Area (acres)	Cost per Acre	ILF Cost for Total Loss of RRH
XB ²	1.36	\$ 21,712	\$29,258.32
IRA/XB	0.30	\$ 37,996	\$11,398.80
Total	1.66	-	\$40,657.12

² This includes only acreage outside the Town of Sahuarita. An additional 0.17 acres of XB are included within the Town of Sahuarita.

T17S, R14E, Portions of Sections 29-31,
 Pima County, Arizona
 Sahuarita USGS 7.5' Quadrangle (2021)
 Projection: NAD 1983 UTM Zone 12N
 Surface Management: BLM 2022, WestLand modified 2023
 Riparian Classification: Pima County 2015

No street address.
 Pima County Assessor's Parcel Numbers:
 30354005C, 30366013A, 30367002H,
 30367002J
 Project Owner: Copper World, Inc.

The location of the utilities within the
 easement leaves no opportunity to preserve
 or mitigate the RRH within the Project Area.

COPPER WORLD, INC.
 Riparian Habitat Mitigation
 In-Lieu Fee Proposal

PIMA COUNTY REGULATED RIPARIAN HABITAT
 AND SURFACE MANAGEMENT

Figure 2

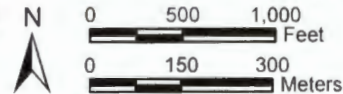
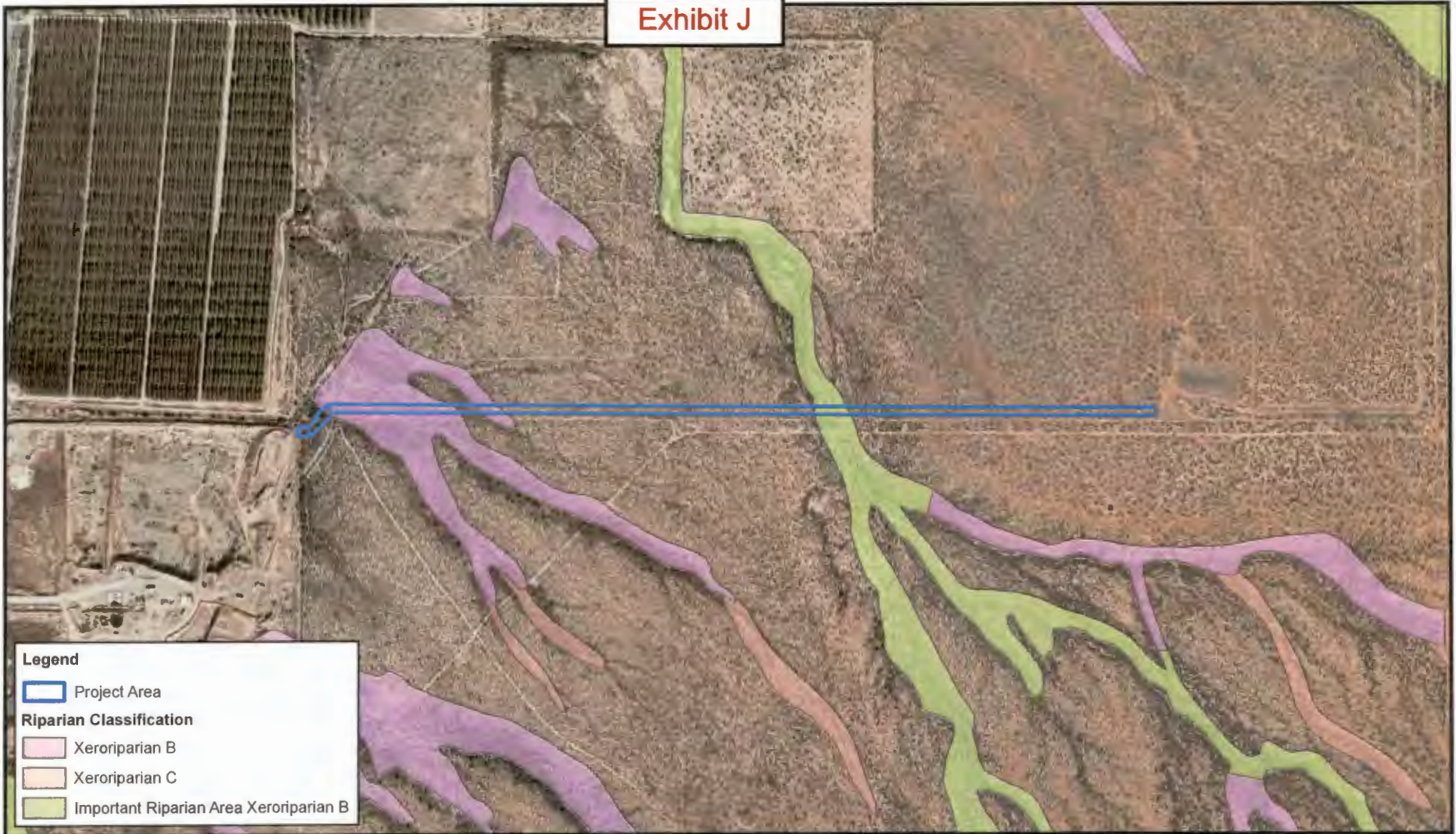


Exhibit J



Legend

- Project Area
- Riparian Classification**
- Xeroriparian B
- Xeroriparian C
- Important Riparian Area Xeroriparian B

T17S, R14E, Portions of Sections 29-31,
Pima County, Arizona
Projection: NAD 1983 UTM Zone 12N
Riparian Classification: Pima County 2015
Image Source: 12/17/2023 - 02/09/2024

COPPER WORLD
Riparian Habitat Mitigation
In-Lieu Fee Proposal

IMPACTED RIPARIAN HABITAT
Figure 3

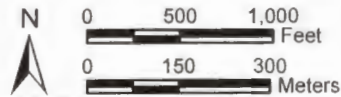


Exhibit K

RIPARIAN HABITAT MITIGATION PLAN

PROPERTY OWNER: KMW REVOC LIVING TR ATTN: KELLIE WALEJESKI
 PROPERTY ADDRESS: 12675 N CAMINITO AL SOL TUCSON, AZ 85755
 PARCEL TAX CODE NO: 219-40-014B

FPUP NO. 25-933



MITIGATION AREAS	TREES	SHRUBS
CLUSTER 1	6	8
CLUSTER 2	4	5
CLUSTER 3	4	6
CLUSTER 4	2	3
CLUSTER 5	4	4
CLUSTER 6	3	4
CLUSTER 7	3	4
TOTAL	26	34

PLANT SCHEDULE

TREES	
NAME	QTY
ASH ARIZONA	10
PALO VERDE BLUE	10
DESERT WILLOW MULTI	6
TOTAL 15 GALLON	26

SHRUBS	
NAME	QTY
CREOSTE	7
DESERT HONEYSUCKLE	7
DESERT HACKBERRY	7
FAIRY DUSTER RED	7
ARIZONA YELLOW BELL	6
TOTAL 5 GALLON	34

HYDROSEE MIX TO INCLUDE A MIX OF:

- Ambrosia ambrosioides
- Canyon Ragweed
- Aristida temipes
- Spidergrass
- Atriplex canescens
- Four-Winged Saltbush
- Atriplex lentiformis
- Quailbush
- Cucurbita digitata
- Fingerleaf Gourd
- Hilaria belangeri var. belangeri
- Curly-mesquite
- Hymenoclea monogyra
- Burrobrush
- Larrea tridentata var. tridentata
- Creosote Bush
- Lesquerella gordonii var. gordonii
- Gordon's Bladderpod
- Machaeranthera tanacetifolia
- Purple Aster
- Muhlenbergia rigens
- Deergrass
- Vulpia octoflora
- Sixweeks Fescue

Monitoring plan shall be submitted to the RFCDD at:
PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT
 ATTN: WATER RESOURCES DEVISION STAFF
 97 E CONTRASS ST 2ND FLOOR
 TUCSON, ARIZONA 85701

PROPERTY OWNER: KMW REVOC LIVING TR ATTN: KELLIE WALEJESKI
 PROPERTY ADDRESS: 12675 N CAMINITO AL SOL TUCSON, AZ 85755
 PARCEL TAX CODE NO: 219-40-014B

CALCULATIONS. Site Contains XB habitat
 Total Regulated Riparian Habitat(RRH) onsite = .72 acres
 Area of distgrubed RRH = .53 acres
 Mitigation Requirement:

- 26 15-Gallon Trees
- 34 5-Gallon Shrubs

MITIGATION AREA WILL COVER A MINIMUM OF .37 ACRES

GENERAL NOTES

MITIGATED AREA WILL BY VEGETATED BY SPECIES ON THE "APPROVED PLANT SPECIES (BY WATERSHED) FOR USE IN RIPARIAN MITIGATION AREAS, PIMA LIST. IF SPECIES NOT AVAILABLE, REPLACEMENT SPECIES FROM THE APPROVED LIST WILL BE CHOSEN. Mitigation area will be hydroseeded with a minimum of 12 species from the approved Xeroriparian plant list.

MITIGATION PLANTINGS TO BE IRRIGATED USING AN AUTOMATIC DRIP IRRIGATION SYSTEM.

MITIGATION PLAN IMPLEMENTATION SHALL BE COMPLETED BY THE END OF THE FALL/WINTER 2026 PLANTING SEASON, (Sept-Nov).

THE OWNER AGREE TO PRESERVE AND PROTECT THE MITIGATION AREA FOR THE DURATION OF THE PROJECT.

MITIIGATION AREA TO BE LEFT IN A NATUAL STATE. NO DISTURBANCE SHALL OCCUR WITHIN THE MITIGATION AREA WITHOUTH RFCDD REVIEW AND APPROVAL

A monitoring plan, in accordance with the guidelines, will be submitted annually for a period of 5 years follwinging implementation of the mitigation plan. Any changes from the approved mitigation plan shall be noted on the monitoring plan submittal

The project owner, and/or the Owner's successors, agree to preserve and protect the Mitigation Area for the duration of the project. Further, the project owner and/or their successors agree to actively maintain the mitigated aread for a perios of not less then five years. Maintenance activities shall include, but not be limited to , the regular operation of the irrigation system, the replacement of dead trees and shrubs, and the removal of noxious and/or invasive plant species

Exhibit K



Parcel contains Regulated Riparian Habitat
Xeroriparian Class B

Current Disturbance: 23,026 sqft (0.53 acres)

Minimum Area Mitigation Area: 16,117 sqft
(0.37 acres)

Scale 1" = 25'