



BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: August 5th, 2014

ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:

The owners, Mr. and Mrs. Sarkice Nedder, are proposing to construct a single-family residence on property located at 6131 East Finisterra, Lot 161 of the Finisterra Subdivision, within the Ventana Wash watershed. This development will impact Important Riparian Area; therefore the applicant is subject to compliance with Chapter 16.30 of the Floodplain Management Ordinance No. 2010-FC5 (Ordinance). When more than five percent of the Important Riparian Area mapped on the site is disturbed, the Riparian Habitat Mitigation Plan requires Flood Control District Board of Directors (Board) review and approval.

In order to comply with the Ordinance, the applicant is submitting a Riparian Habitat Mitigation Plan for approval by the Board. The Plan must be approved prior to issuance of a Floodplain Use Permit, which specifies floodplain and building requirements for the proposed single-family residence.

CONTRACT NUMBER (If applicable): _____ *N/A*

STAFF RECOMMENDATION(S):

Conceptually, the Riparian Habitat Mitigation Plan presented conforms with the Ordinance and, as such, can be approved.

CLERK OF BOARD USE ONLY: BOS MTG. _____

ITEM NO. _____

PIMA COUNTY COST: 0.0 and/or REVENUE TO PIMA COUNTY:\$ 0.0

FUNDING SOURCE(S): N/A
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

Advertised Public Hearing:

YES NO

Board of Supervisors District:

1 2 3 4 5 All

IMPACT:

IF APPROVED:

Per the Plan, riparian habitat mitigation will occur onsite, within the specifically designated areas and will be performed in compliance with Board of Directors approved mitigation standards.

IF DENIED:

The applicant will not be able to continue with developing the property as currently planned.

DEPARTMENT NAME: Regional Flood Control District

CONTACT PERSON: Eric Shepp/Patricia Gilbert TELEPHONE NO.: 4-4610/4606

DIRECTOR'S SIGNATURE: 
Suzanne Shields, P.E.

DATE: July 7, 2014

TO: Flood Control District Board of Directors
Director

FROM: Suzanne Shields, P.E.

SUBJECT: Riparian Habitat Mitigation Plan Approval for 6131 East Finisterra, Located within Important Riparian Area with Underlying Xeroriparian Class A Habitat (District 1)

Background

Chapter 16.30 of the Pima County Floodplain and Erosion Hazard Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for disturbance of Regulated Riparian Habitat exceeding 1/3 of an acre. A riparian habitat mitigation plan (RHMP) approved by the Flood Control District Board of Directors (Board) is required for disturbance of Important Riparian Area, Hydroriparian and /or Mesoriparian habitat exceeding 1/3 of an acre that also exceeds 5 percent of this habitat. The adopted *Mitigation Standards and Implementation Guidelines* govern the type, amount, and location of required mitigation.

Report

The owners, Mr. and Mrs. Sarkice Nedder, are proposing to construct a single-family residence on property located at 6131 East Finisterra, Lot 161 of the Finisterra Subdivision. The entire property is mapped within Important Riparian Area with underlying Xeroriparian Class A (IRA/XA) habitat (Exhibit B) and is adjacent to an unnamed wash where the floodplain limits and erosion hazard setback affect the property. The owners have chosen to mitigate onsite and hired D. Alan Roberts, an architect, to prepare the RHMP. All onsite mitigation planting will occur per the RHMP (Exhibit C), which shows the type, number, and planting location of the vegetation that will compensate for riparian disturbance. The mitigation areas are located within existing or disturbed habitat adjacent to the SFR. Any future development will require submittal of a separate mitigation plan.

The mitigation plan being submitted for Board review and approval shows the mitigation planting scheme and lists all plant species to be chosen from the approved plant list contained in the *Mitigation Standards and Implementation Guidelines*. The site is 1.06 acres and is entirely within mapped IRA/XA. The site was previously disturbed prior to the 2005 mapping. The previous disturbance totals 0.11 acres and the owners are not responsible for mitigation this disturbance. The disturbance from the proposed structure totals 0.48 acres. The area of required mitigation is 0.50 acres.

**Riparian Habitat Mitigation Plan Approval for 6131 East Finisterra, Located within
Important Riparian Area with Underlying Xeroriparian Class A Habitat (District 1)**

July 7, 2014

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Disturbance= 20,909 sq. ft.

20,909 x 1.5 x 0.7 = 0.50 acres is the required mitigation area

Required Mitigation by Vegetation Type in Important Riparian Area with Underlying Xeroriparian Class A Habitat	Total Plants Required	Total Plants Actual
75 trees/acre * 1.5	54 trees (100% 15 gal)	54 trees (100% 15 gal)
90 shrubs/acre *1.5	65 shrubs (50% 5 gal, 50% 1 gal)	65 shrubs (50% 5 gal, 50% 1 gal)
Seeding	Seed disturbed and/or mitigated areas using approved seed mix	Mitigated areas to be hydroseeded with a minimum of 12 species from the approved Xeroriparian plant list
Irrigation	To be provided for 5 years	Drip irrigation to be provided for 5 years

Recommendation

The mitigation plan conforms with the Ordinance and associated mitigation standards and guidelines and, as such, can be approved.

SS/pg

- Attachments: Exhibit A - Property Location
Exhibit B - Project Site - Regulated Classification Map
Exhibit C - Riparian Habitat Mitigation Plan

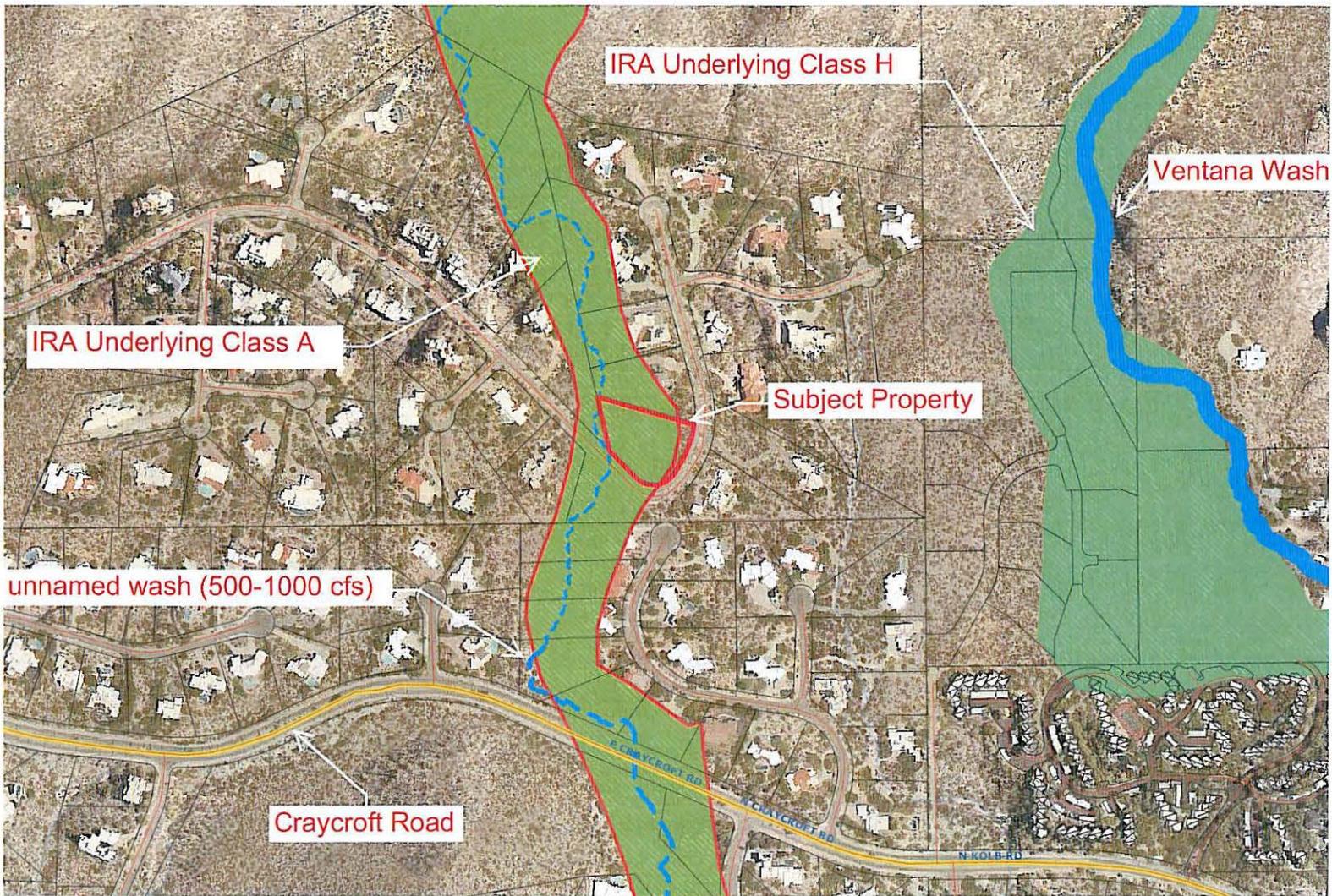
Exhibit A



Nedder Residence
6131 East Finisterra
BOS Meeting Date 8/05/14



Exhibit B



Nedder Residence
6131 East Finisterra
BOS Meeting Date 8/05/14



CUSTOM RESIDENCE

LOT 161, FINISTERRA
TUCSON, ARIZONA

Exhibit C

PROJECT DATA

LOT 161, FINISTERRA
6731 E FINISTERRA
OWNER: SARNICE NEDDER

Parcel: N09-C1-1660
FPUP #1545RP

D. ALAN ROBERTS ARCHITECT
520 634-8892

ZONING
CR-1

SETBACKS (PIMA COUNTY)

FRONT: 20'-0"
SIDES: 10'-0"
REAR: 42'-0"

CALCULATIONS:

THIS LOT CONTAINS IMPORTANT RIPARIAN AREA WITH UNDERLYING CLASS A XERORIPARIAN HABITAT

TOTAL REGULATED RIPARIAN HABITAT ON-SITE = 1.06 ACRES

AREA OF DISTURBED REGULATED RIPARIAN HABITAT = 59 ACRES

PREVIOUS AREA OF DISTURBED RRH = 11 ACRES

NET AREA OF DISTURBED REGULATED RIPARIAN HABITAT = 48 ACRES

PERCENT OF DISTURBED REGULATED RIPARIAN HABITAT = 45%

AREA OF REQUIRED MITIGATION = 50 ACRES

1.5 x 484 x 0.7 = 54 TREES

TOTAL # OF TREES REQUIRED = 75 x 484 x 1.5 = 54 SHRUBS

TOTAL # OF SHRUBS REQUIRED = 90 x 484 x 1.5 = 65 SHRUBS

MITIGATION AREAS

AREA #	SIZE	TREES	SHRUBS
AREA 1	4,752 = 10A x 1.5	12 TREES	12 SHRUBS
AREA 2	15,387 = 35A x 1.5	33 TREES	43 SHRUBS
AREA 3	3,774 = 05A x 1.5	9 TREES	10 SHRUBS
TOTALS:		54 TREES	65 SHRUBS

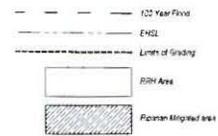
PLANT SCHEDULE

TREES	QTY	SIZE
VELVET MESQUITE	20	15 GAL
FRUITSOPS VELUTINA	18	15 GAL
BLUE PALM VERDE	18	15 GAL
CITRIFOLIUM LUTEUM	18	15 GAL
DESERT WILLOW	18	15 GAL
CHILDOPSIS LINEARIS	18	15 GAL
SHRUBS	QTY	SIZE
CREOSOTE	10	5 GAL
LARREA TRICENTATA	5	1 GAL
DESERT HACKBERRY	10	5 GAL
CELTIS PALMATA	10	5 GAL
BRITTLEBUSH	10	5 GAL
ENCELIA FARINOSA	5	1 GAL
JUGOS	10	5 GAL
BISSINOSA CHINENSIS	10	5 GAL
DESERT SPON	10	5 GAL
EASTLIGN WHEELERI	5	1 GAL

APPROVED SEED MIX SHALL INCLUDE:

ARISTIDA PURPUREA - PURPLE THREE-AWN	2.0 LBS/ACRE
ASTER TANACETIFOLIUS - PURPLE ASTER	3.0 LBS/ACRE
BAILEYA MULTIRADIATA - DESERT MARGOLD	1.5 LBS/ACRE
BISSINOSA CHINENSIS - BLUE JACKS	5.0 LBS/ACRE
FRANCOARA LACRIMIFOLIA - TURPENTINE BUSH	1.0 LBS/ACRE
ERIGONUM FASCICULATUM - FLAT TOP BUCKWHEAT	1.0 LBS/ACRE
HYPTIS EMORI - DESERT LAVENDER	4.0 LBS/ACRE
LEPTOCLOA DUBIA - GREEN SPANGLERTOP	4.0 LBS/ACRE
LYCUM SP. - WOLF BERRY	3.0 LBS/ACRE
LARREA TRICENTATA - CREOSOTE	2.0 LBS/ACRE
NOLINA MICROCARPA - BEARGRASS	3.0 LBS/ACRE
PARTI-ENUN INCANUM - MARJOLA	2.0 LBS/ACRE
PENSTEMON PARRYI - PENSTEMON	4.0 LBS/ACRE
SPHAERALCEA AMBIGUA - GLOBEMALLOW	3.0 LBS/ACRE
SPHORBOLUS CRYPHANDRUS - SAND DRIFSEED	2.0 LBS/ACRE

LEGEND:



GENERAL NOTES:

- MITIGATED AREA WILL BE HYDROSEEDED WITH A MINIMUM OF 12 SPECIES FROM THE APPROVED XERORIPARIAN PLANT LIST FOUND IN APPENDIX A OF THE REGULATED RIPARIAN HABITAT MITIGATION STANDARDS AND IMPLEMENTATION GUIDELINES. IF PLANT SPECIES LISTED ON THE MITIGATION PLAN ARE UNAVAILABLE, REPLACEMENT SPECIES FROM THE APPROVED PLANT LIST MAY BE SELECTED BASED UPON AVAILABILITY OF THE 12 SPECIES. 4 SHALL BE SHRUBS. 4 SHALL BE ANNUAL/PERENNIALS/VINES AND 4 SHALL BE GRASSES.
- MITIGATION PLANTINGS TO BE IRRIGATED USING AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- MITIGATION PLAN IMPLEMENTATION SHALL BE COMPLETED BY THE FIRST GROWING SEASON FOLLOWING COMPLETION OF CONSTRUCTION WHICH IS PROJECTED TO BE SEPT. - NOV. 2015.

- A MONITORING PLAN IN ACCORDANCE WITH THE GUIDELINES WILL BE SUBMITTED ANNUALLY FOR A PERIOD OF FIVE (5) YEARS FOLLOWING IMPLEMENTATION OF THE MITIGATION PLAN. ANY CHANGES FROM THE APPROVED MITIGATION PLAN SHALL BE NOTED ON THE MONITORING PLAN SUBMITTAL.

MONITORING PLAN SHALL BE SUBMITTED TO THE RRCD AT

PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT
ATTN: FLOOD PLAN MANAGEMENT DIVISION STAFF
97 E. CONGRESS ST., 3rd FLOOR
TUCSON, ARIZONA 85711

PLACE THE FPUP NUMBER ON THE ENVELOPE AND MONITORING PLAN SUBMITTAL

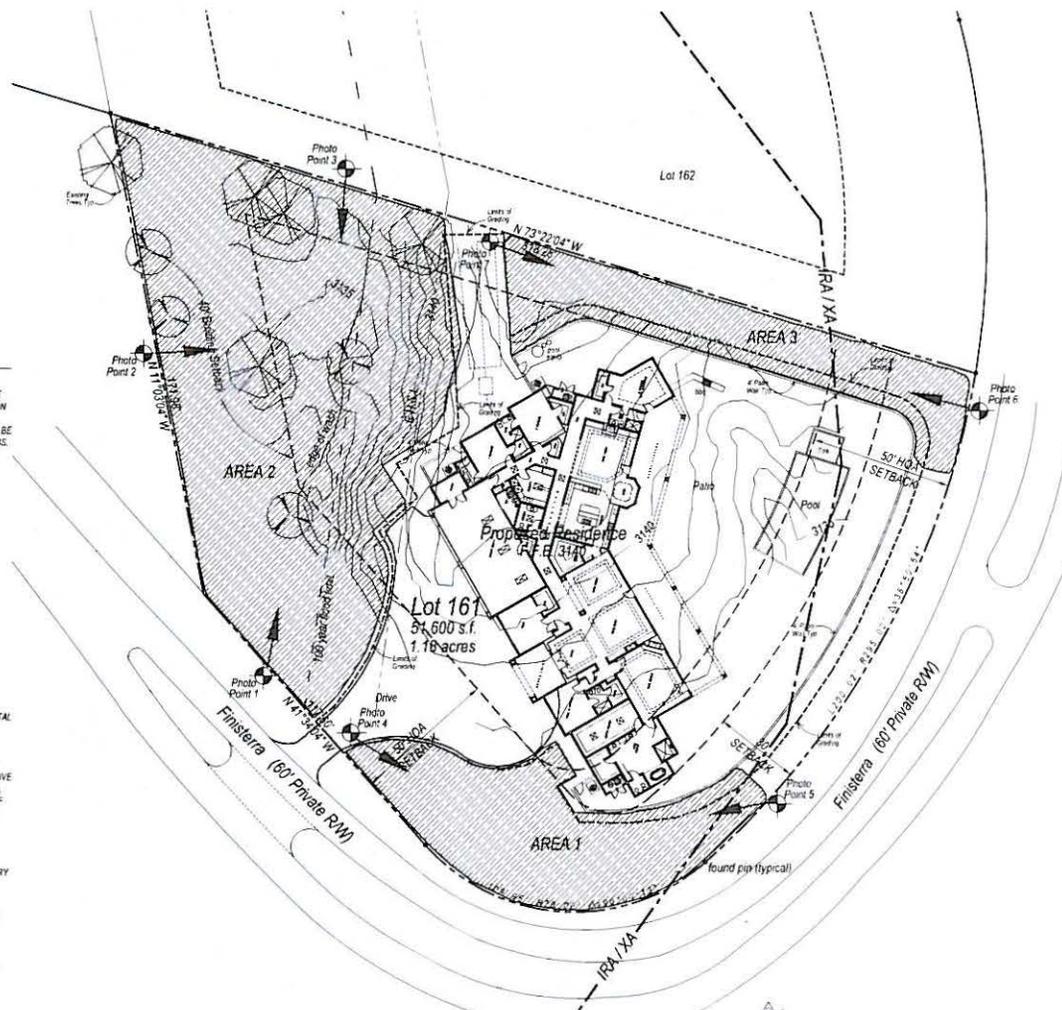
- THE PROJECT OWNER AND/OR THE OWNERS SUCCESSORS AGREE TO PRESERVE AND PROTECT THE MITIGATION AREA FOR THE DURATION OF THE PROJECT. FURTHER, THE PROJECT OWNER AND/OR SUCCESSORS AGREE TO ACTIVELY MAINTAIN THE MITIGATED AREA FOR A PERIOD OF NOT LESS THAN FIVE (5) YEARS. MAINTENANCE ACTIVITIES SHALL INCLUDE, 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.

- MITIGATION AREA(S) TO BE LEFT IN A NATURAL STATE. NO DISTURBANCE SHALL OCCUR WITHIN THE MITIGATION AREA(S) WITHOUT RRCD REVIEW AND APPROVAL. SUCH DISTURBANCE INCLUDES BUT IS NOT LIMITED TO SECONDARY IMPACTS SUCH AS THE PRESENCE OF LIVESTOCK, FENCING, INTENSIVE LANDSCAPING, OUTDOOR PLAY AREAS, ETC.

- 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. THE APPLICANT MAY PROPOSE AN ALTERNATIVE METHOD THAT IS ALSO SUITABLE FOR PROTECTING RIPARIAN HABITAT LEFT UNALTERED.

- ONCE PLANTS HAVE ESTABLISHED (APPROXIMATELY 1 TO 3 YEARS AFTER INSTALLATION), SUPPLEMENTAL IRRIGATION WILL BE DECREASED BY ACCORDANCE WITH APPENDIX C OF THE GUIDELINES.

- THE BUILDER/CONTRACTOR SHALL BE INITIALLY RESPONSIBLE FOR THE IMPLEMENTATION OF THE RRHP AS WELL AS IRRIGATION, MONITORING AND MAINTENANCE UNTIL THE PERMANENT OWNERS TAKE POSSESSION AND BECOME RESPONSIBLE FOR MONITORING AND MANAGEMENT.



Riparian Habitat
Mitigation Plan
1"=20'-0"

D. Alan Roberts
ARCHITECT



CUSTOM RESIDENCE
FOR LOT 161, FINISTERRA
TUCSON, ARIZONA

Riparian Habitat
Mitigation Plan