



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: July 3rd, 2018

Title: Approval of a Riparian Habitat Mitigation Plan Located at 5740 East Santa Fee

Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for disturbance of Regulated Riparian Habitat (RRH) 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 Hydroriparian habitat exceeding 1/3 of an acre and that exceeds 5 percent of the habitat on the property. The adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines (Guidelines)* govern the type, amount, and location of required mitigation.

Discussion:

The owners, Garrett and Beth Rustand, are applying for a floodplain use permit to construct a single family residence on the property located at 5740 East Santa Fee. The property is mapped within Regulated Riparian Habitat (RRH) classified as Important Riparian Area with underlying Class H Habitat as well as Hydromesoriparian Habitat. There has been previous permitted disturbance on this property. With the additional disturbance for construction of the single family residence, the RRH disturbance exceeds the 1/3 acre threshold. The cumulative disturbance is 41,736 square feet (0.96 acres), therefore a RHMP is required.

Conclusion:

Acceptance of the on-site Riparian Habitat Mitigation Plan allows for the disturbed riparian habitat to re-establish to a healthy valuable resource that supports the natural function of floodplains.

Recommendation:

The RHMP conforms to the Ordinance and the Guidelines and, as such, the District recommends approval.

Fiscal Impact:


n/a

Board of Supervisor District:

1 2 3 4 5 All

Department: Regional Flood Control District Telephone: 724-4600

Contact: Suzanne Shields, P.E. Telephone: 724-4600

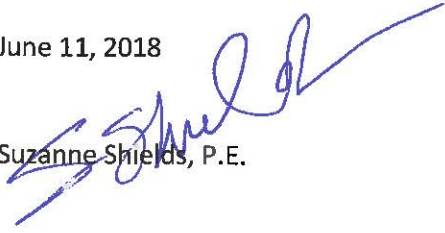
Department Director Signature/Date: 

Deputy County Administrator Signature/Date:  6/12/18

County Administrator Signature/Date:  6/12/18

DATE: June 11, 2018

TO: Flood Control District Board of Directors
Director

FROM:  Suzanne Shields, P.E.

SUBJECT: **Approval of a Riparian Habitat Mitigation Plan Located at 5740 East Santa Fee,
Located in Important Riparian Area and Hydromesoriparian Habitat (District 4)**

Background

Chapter 16.30 of the Pima County Floodplain 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 Hydroriparian habitat exceeding 1/3 of an acre when the disturbance exceeds 5 percent of the habitat on the property. The adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines (Guidelines)* govern the type, amount, and location of required mitigation.

Report

The owners, Garrett and Beth Rustand, are applying for a floodplain use permit to construct a single family residence on the property located at 5740 East Santa Fee (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as Important Riparian Area with underlying Class H habitat as well as Hydromesoriparian Habitat (Exhibit B). There has been previous permitted disturbance on the property. With the additional disturbance for construction of the single family residence, the RRH disturbance exceeds the 1/3 acre threshold. The cumulative disturbance is 41,736 square feet (0.96 acres), therefore a Riparian Habitat Mitigation Plan (RHMP) is required.

Mr. and Mrs. Rustand have chosen to mitigate onsite and hired Jeff Stewart, with Steadfast Drafting and Design, Inc. to prepare a RHMP (Exhibit C). All onsite mitigation planting will occur per the RHMP, which shows the type, number, and planting location of the vegetation that will compensate for riparian disturbance. The mitigation areas are located within existing RRH and within disturbed areas on the property that have the space to support new plantings. Any future development will require submittal of a separate mitigation plan.

Recommendation

The RHMP conforms to the Ordinance and the Guidelines, and, as such, the District recommends approval.

Exhibit A – Project Location

Exhibit B – Project Site – Riparian Classification Map

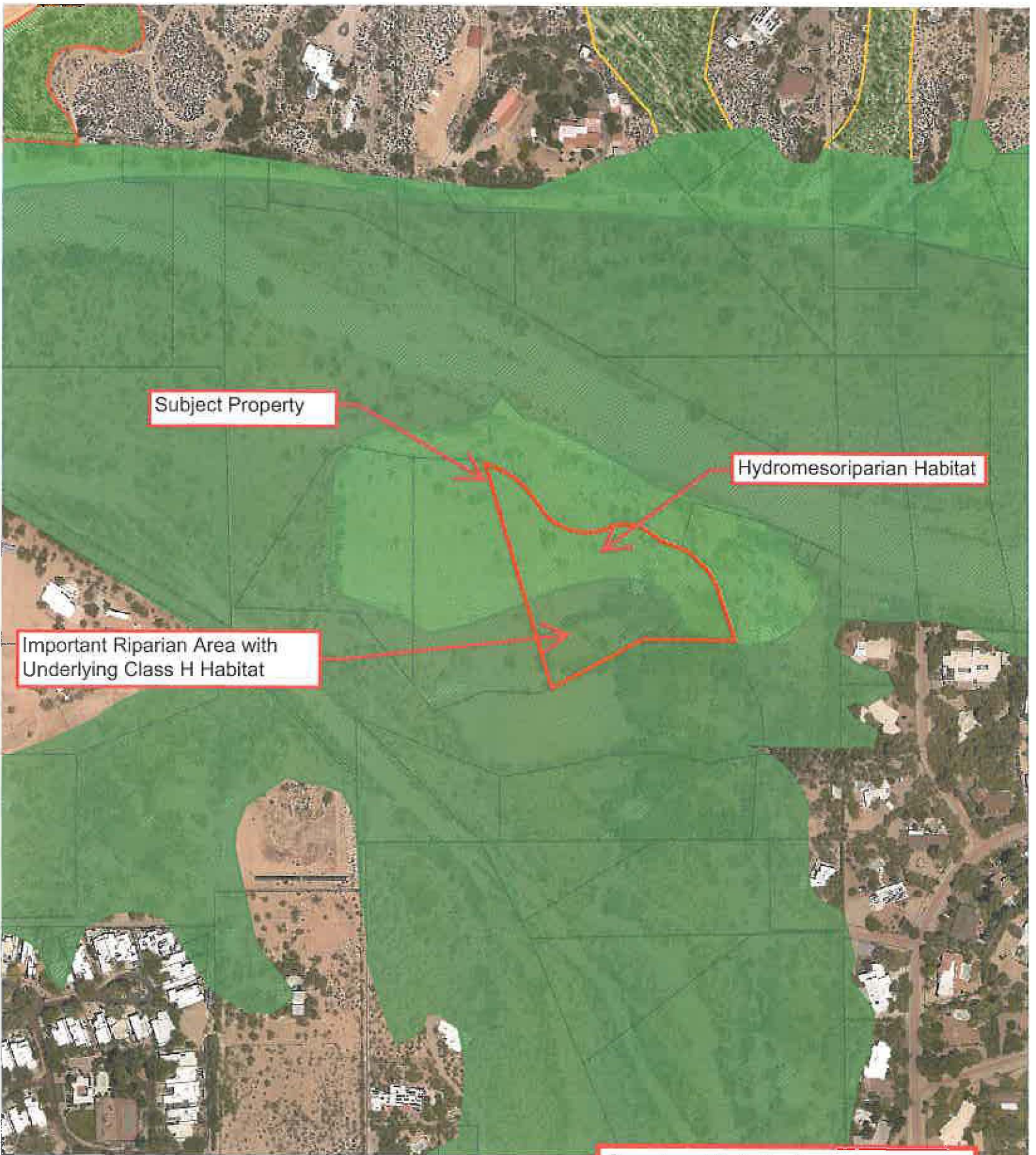
Exhibit C – Riparian Habitat Mitigation Plan

Exhibit A



Subject Property

Garrett and Beth Rustand
5740 East Santa Fee
BOS Meeting Scheduled on 7/3/2018



Subject Property

Hydromesoriparian Habitat

Important Riparian Area with Underlying Class H Habitat

Garrett and Beth Rustand
5740 East Santa Fee
BOS Meeting Scheduled on 7/3/2018

Exhibit C

RIPARIAN HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE

RIPARIAN HABITAT MITIGATION PLAN NOTES

1. ALL RIPARIAN HABITAT TO BE CREATED OR RESTORED SHALL BE PLANTED WITH NATIVE SPECIES OF PLANTS AND TREES APPROPRIATE TO THE LOCAL CLIMATE AND SOIL TYPE. THE PLANTING OF NON-NATIVE SPECIES SHALL BE LIMITED TO THE PLANTING OF SPECIFIC TREES FOR SHADING AND/OR HABITAT PURPOSES ONLY.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RIPARIAN HABITAT MITIGATION PLAN AND THE RIPARIAN HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE.
3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RIPARIAN HABITAT MITIGATION PLAN AND THE RIPARIAN HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE.
4. THE RIPARIAN HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE SHALL BE USED AS A GUIDE TO THE PLANTING OF RIPARIAN HABITAT.
5. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RIPARIAN HABITAT MITIGATION PLAN AND THE RIPARIAN HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE.
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NOTE:
COPY OF THE LOCAL HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE SHALL BE PROVIDED TO THE RIPARIAN HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE.



PROPERTY DATA

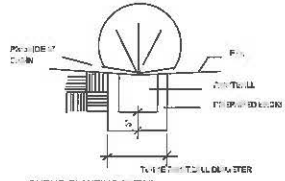
ACRES: 30.00
TOTAL LOT AREA: 1,633,912.00 SQ. FT.
RIPARIAN HABITAT MITIGATION PLAN FOR 5740 EAST SANTA FEE

RIPARIAN AREA CALCULATIONS

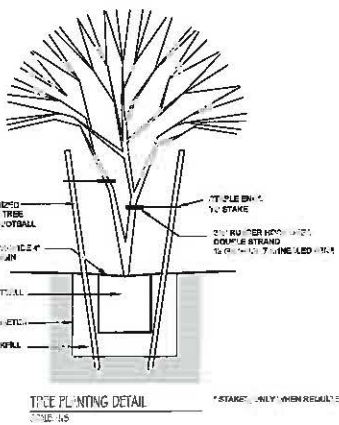
ORIGINAL RIPARIAN HABITAT AREA	= 117,214 SF
AREA OF RIPARIAN HABITAT TO BE RESTORED	= 117,214 SF
AREA OF RIPARIAN HABITAT TO BE CREATED	= 117,214 SF
TOTAL RIPARIAN HABITAT AREA	= 234,428 SF
TOTAL RIPARIAN HABITAT AREA (ACRES)	= 5.35 ACRES
TOTAL RIPARIAN HABITAT AREA (SQ. FT.)	= 234,428 SQ. FT.

AND CALCULATED FROM THE ABOVE INFORMATION IS THE FOLLOWING:

AREA OF RIPARIAN HABITAT TO BE RESTORED = 117,214 SQ. FT.
 AREA OF RIPARIAN HABITAT TO BE CREATED = 117,214 SQ. FT.
 TOTAL RIPARIAN HABITAT AREA = 234,428 SQ. FT.
 TOTAL RIPARIAN HABITAT AREA (ACRES) = 5.35 ACRES



NOTE: THIS IS A GRAPHIC DETENTION. ACTUAL PHOTOGRAPHY OF THE NATURE OF THE PHOTOGRAPHY, DON'T SCALE.



SITE PLAN

PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME	NO.
TREES			
15 GALLON	PROPIERIS VELUTINA	WHEATGRASS	70
15 GALLON	SAGIA GREGGII	CATCLAW SAGUA	30
15 GALLON	FRAXINUS VELUTINA	ARIZONA WALNUT	30
SHRUBS			
5 GALLON	CELTIS ENRIPIDENS	DESSERT HICKORY	15
5 GALLON	RHUS OVATA	SUGAR BUSH	25
5 GALLON	ANACANTHUS THURBERI	DESSERT HONEYSUCKLE	30
5 GALLON	LYCILIUM ANDERSONI	ARIZONA WOLFBERRY	15
5 GALLON	DIPLYTELE RESUPINATA	ARIZONA FOLDING	30

Garrett and Beth Rustland
5740 East Santa Fee
BOS M-909 S. J. Scheduled on 7.3.2018

FPUP P18FC00178

RIPARIAN MITIGATION PLAN

GARRETT & BETH RUSTLAND
5740 EAST SANTA FEE
TUCSON, ARIZONA 85715

STEADFAST

DATE: 6/20/18

C-2

THIS PLAN IS A GRAPHIC DETENTION. ACTUAL PHOTOGRAPHY OF THE NATURE OF THE PHOTOGRAPHY, DON'T SCALE.