



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/18/2023

*= 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 Plan Located at 13667 West Manville Road

***Introduction/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 is required for habitat disturbance classified as Important Riparian Area 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 owner is applying for a floodplain use permit for a manufactured home located at 13667 West Manville Rd. The property is mapped within Regulated Riparian Habitat (RRH). Upon review of the floodplain use permit, staff determined that portions of the RRH had been previously disturbed and with the proposed disturbance concluded the RRH disturbance exceeded a 1/3 acre, as such requires a Riparian Habitat Mitigation Plan (RHMP). Mr. Smith has chosen to mitigate onsite and hired Karen Cesare, with Novak Environmental, Inc. to prepare a RHMP. Due to the proposed disturbance exceeding 5 percent of the Important Riparian Habitat on the property, Board approval is required.

***Conclusion:**

On-site planting is allowed under the Ordinance. Acceptance of the mitigation plan will provide connectivity for the existing Regulated Riparian Habitat.

***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: Patricia Gilbert

Telephone: 724-4606

Department Director Signature: _____

Date: 3/27/23

Deputy County Administrator Signature: _____

Date: 3/27/2023

County Administrator Signature: _____

Date: 3/27/2023

DATE: March 23, 2023

TO: Flood Control District Board of Directors

FROM: Eric Shepp, P.E.
Director

**SUBJECT: Approval of a Riparian Habitat Mitigation Plan Located at 13667 West Manville Road,
Located Regulated Riparian Habitat (District 3)**

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. Riparian habitat mitigation plan (RHMP) approval by the Flood Control District Board of Directors (Board) is required for disturbance of habitat classified as Important Riparian Area exceeding 1/3 of an acre and 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 owner Mr. Robert Smith is applying for a floodplain use permit for a manufactured home located at 13667 West Manville Road (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as important Riparian Area with an Underlying Classification Xeroriparian D and Xeroriparian Class D Habitat (Exhibit B). Upon review of the floodplain use permit, staff determined that portions of the RRH had been previously disturbed in addition to the proposed disturbance and concluded the RRH disturbance exceeded a 1/3 acre which requires mitigation. Mr. Smith plans on building a home with several accessory structures to accommodate stabling horses. The unpermitted, proposed and future RRH disturbance is 2.73 acres and is 24% of the total RRH on the property. Mr. Smith has chosen to mitigate onsite and hired Karen Cesare, with Novak Environmental, Inc. to prepare a RHMP (Exhibit C). Ms. Cesare recommended to include the future disturbance in effort to have one mitigation plan. 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.

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



Legend

-  Parcels
- Washes - All**
-  Unknown Discharge
-  100-500 CFS
-  500-1000 CFS
-  1000-2000 CFS
-  2000-5000 CFS
-  5000-10000 CFS
-  Over 10000 CFS
-  Washes Greater Than :



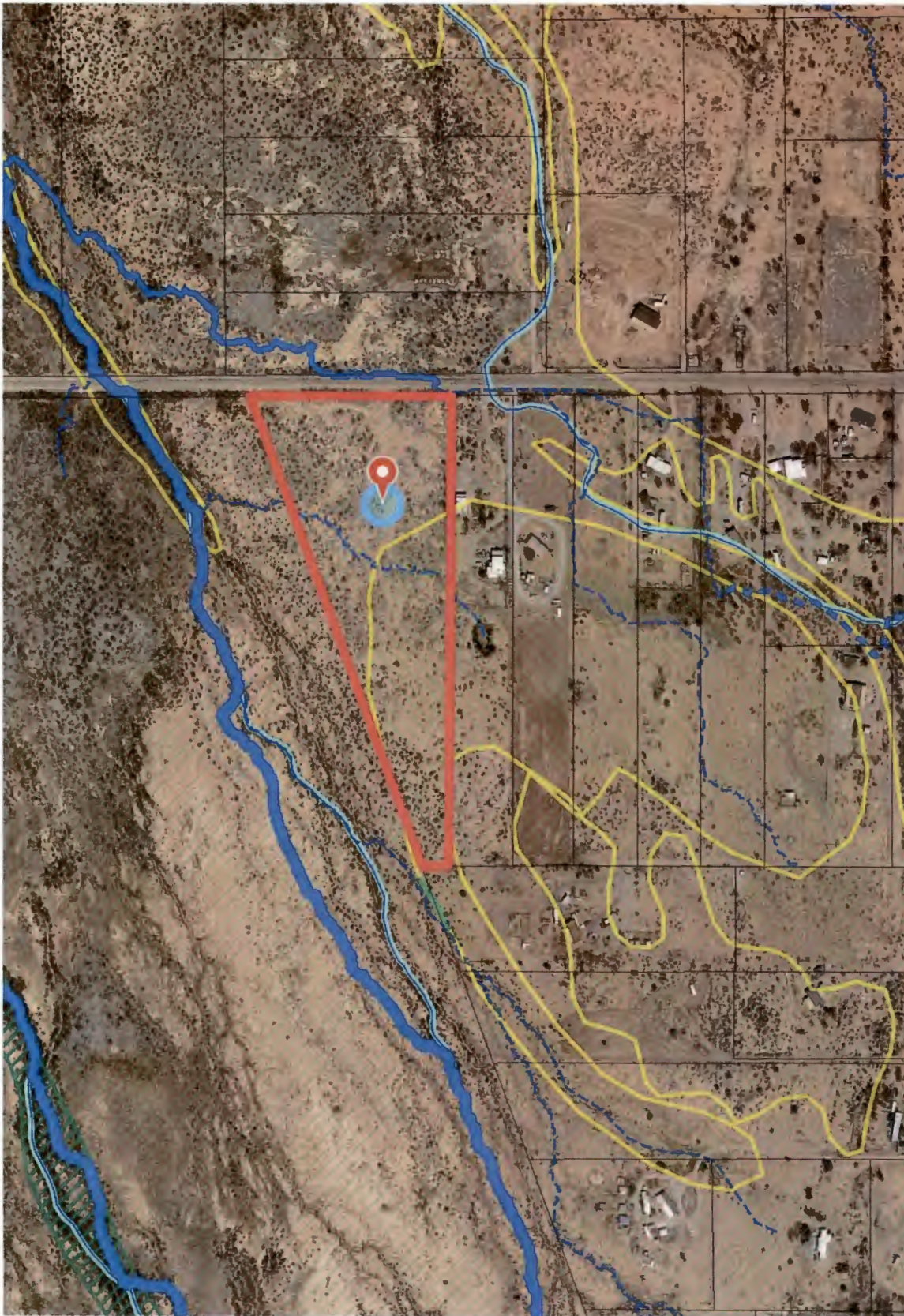
13667 West Manville Road

3/21/2023



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

Exhibit B



Legend

- Parcels
- Washes - All**
 - Unknown Discharge
 - 100-500 CFS
 - 500-1000 CFS
 - 1000-2000 CFS
 - 2000-5000 CFS
 - 5000-10000 CFS
 - Over 10000 CFS
- Washes Greater Than :
Riparian Habitat - Pima
Effective 10/20/2005
 - Xeroriparian A
 - Xeroriparian B
 - Xeroriparian C
 - Xeroriparian D
 - Hydromesoriparian or Me
 - IRA - Xeroriparian A
 - IRA - Xeroriparian B
 - IRA - Xeroriparian C
 - IRA - Xeroriparian D
 - IRA - H
 - Important Riparian Areas



13667 West Manville Road

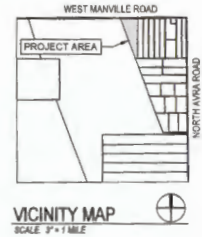
3/21/2023



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Exhibit C

SMITH RESIDENCE RIPARIAN HABITAT MITIGATION PLAN REGULATED RIPARIAN IMPACTS



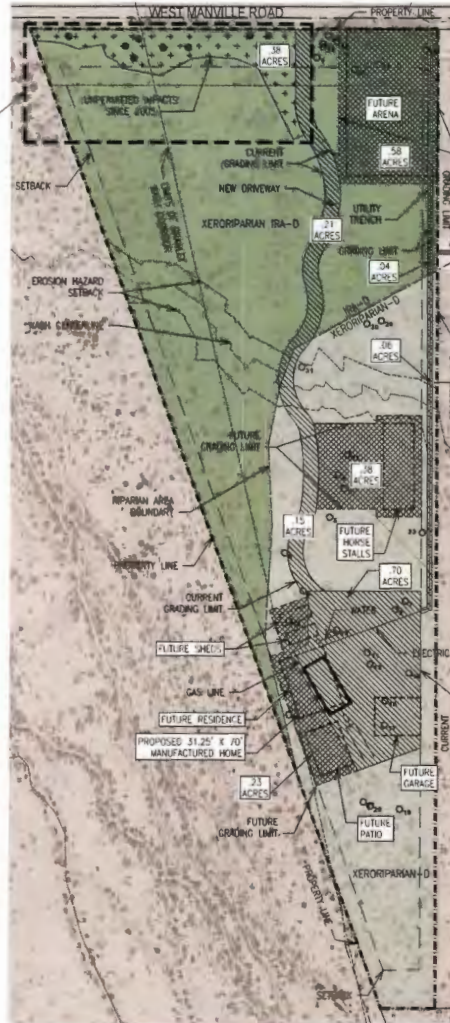
UNPERMITTED DISTURBANCE
THE IMPACTS IN THIS AREA ARE A RESULT OF WORK DONE BY TRICO ON THE POWER LINES IN 2021. FOR A DESCRIPTION AND DOCUMENTATION OF THIS DISTURBANCE SEE SHEET RHMP-3.

PLANT SURVEY DATA

1	<i>Prosopis juliflora</i> (Yahol Mesquite)
2	<i>Prosopis juliflora</i> (Yahol Mesquite)
3	<i>Prosopis juliflora</i> (Yahol Mesquite)
4	<i>Prosopis juliflora</i> (Yahol Mesquite)
5	<i>Prosopis juliflora</i> (Yahol Mesquite)
6	<i>Prosopis juliflora</i> (Yahol Mesquite)
7	<i>Prosopis juliflora</i> (Yahol Mesquite)
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20	<i>Prosopis juliflora</i> (Yahol Mesquite)
21	<i>Prosopis juliflora</i> (Yahol Mesquite)
22	<i>Acacia constricta</i> (Whitethorn Acacia)
23	<i>Prosopis juliflora</i> (Yahol Mesquite)
24	<i>Prosopis juliflora</i> (Yahol Mesquite)
25	<i>Prosopis juliflora</i> (Yahol Mesquite)
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30	<i>Acacia constricta</i> (Whitethorn Acacia)
31	<i>Prosopis juliflora</i> (Yahol Mesquite)
32	<i>Prosopis juliflora</i> (Yahol Mesquite)
33	<i>Prosopis juliflora</i> (Yahol Mesquite)



SITE PHOTO SHOWING EXISTING GROUND CONDITIONS



LEGEND

- XERORIPARIAN CLASS IRA-D = 223,871 S.F. (5.14 ACRES)
- XERORIPARIAN CLASS D = 166,765 S.F. (3.82 ACRES)
- PROPOSED STRUCTURE (THIS PROJECT)
- FUTURE PROJECTS
- NATIVE TREE (SEE NATIVE TREE TABLE FOR DETAILS)
- NATIVE TREE (POST 2005 IMPACT BASED ON 2005 PINA MAPS AERIAL PHOTO)

RIPARIAN DISTURBANCE

- UNPERMITTED DISTURBANCE SINCE 2000:
IRA-D = .38 ACRES
D = 0 ACRES
TOTAL = .38 ACRES
TREES IMPACTED = 8
- CURRENT DISTURBANCE (THIS PROJECT):
IRA-D = .31 ACRES
D = .85 ACRES
TOTAL = 1.16 ACRES
TREES IMPACTED = 9
- FUTURE DISTURBANCE
IRA-D = .58 ACRES
D = .81 ACRES
TOTAL = 1.39 ACRES
TREES IMPACTED = 6

SHEET INDEX

DESCRIPTION	SHEET
REGULATED RIPARIAN IMPACTS	RHMP-1
MITIGATION PLANTING PLAN	RHMP-2
TRICO DISTURBANCE DOCUMENTATION	RHMP-3

OWNER DESIRES TO PROVIDE MITIGATION FOR ALL PAST, CURRENT AND PROPOSED FUTURE IMPACTS TO REGULATED RIPARIAN HABITAT.
MITIGATION FOR PAST AND CURRENT IMPACTS = 1.54 ACRES
MITIGATION FOR PROPOSED FUTURE IMPACTS = 1.19 ACRES
SO LONG AS FUTURE IMPACTS ARE LOCATED WITHIN AREAS SHOWN ON THIS PLAN, AND MITIGATION HAS OCCURRED, OWNER (OR SUCCESSORS) HAVE MET THEIR OBLIGATION FOR RIPARIAN HABITAT MITIGATION. THE PINA COUNTY REGIONAL FLOOD CONTROL DISTRICT SHALL MAINTAIN A RECORD OF THE APPROVED PLAN AND APPLY THE APPROVAL OF FUTURE MITIGATION TO ANY FUTURE PERMIT ACTIVITY ON THE PROPERTY.

REGULATED RIPARIAN HABITAT NOTES

1. THIS PROJECT SITE CONTAINS REGULATED RIPARIAN HABITAT (RRH). THE SITE CONTAINS HABITAT MAPPED AS XERORIPARIAN D AND IMPORTANT RIPARIAN AREA D (IRA-D). AVOIDANCE OF IMPACTS TO THESE AREAS IS NOT POSSIBLE.
2. THE REGULATED RIPARIAN HABITAT AREAS THAT ARE DISTURBED WILL BE MITIGATED WITH RIPARIAN PLANTINGS PER THE RIPARIAN HABITAT MITIGATION PLAN SEE RHMP-2.
3. THE RIPARIAN MITIGATION PLANTINGS WILL BE CALCULATED FOR CURRENT AND FUTURE PROJECTS BASED ON A COUNT OF IMPACTED NATIVE TREES FOUND IN A SITE SURVEY. THE RIPARIAN MITIGATION PLANTINGS FOR UNPERMITTED IMPACTS (SINCE 2005) WILL BE CALCULATED BASED ON 2005 AERIAL PHOTO FROM PINA MAPS.
4. THE SPECIES SELECTED FOR THE TREE, SHRUB, AND NATIVE SEED MIX ARE A COMBINATION OF PLANTS FOUND ON SITE AND FROM THE APPROVED PLANT LISTS FOR THE PROJECT AREA.
5. RIPARIAN MITIGATION PLANTINGS WILL BE IRRIGATED AND MAINTAINED FOR FIVE YEARS PER PCRC REQUIREMENTS.
6. RIPARIAN MITIGATION PLANTING INSTALLATION WILL BE COMPLETED BY THE FIRST GROWING SEASON AFTER CONSTRUCTION.
7. TOTAL SITE AREA IS 9.19 ACRES.
8. TOTAL DISTURBED REGULATED RIPARIAN HABITAT = 2.73 ACRES
9. TOTAL DISTURBED CLASS IRA-D AREA = 1.21 ACRES
10. PERCENTAGE OF XERORIPARIAN CLASS IRA-D DISTURBED = 24% (DISTURBED IRA-D = 1.20 ACRES / TOTAL IRA-D = 5.14 ACRES)

ADDRESS: 13667 W. MANVILLE RD. TUCSON, AZ 85743
RECORD NUMBER: P22FC01352

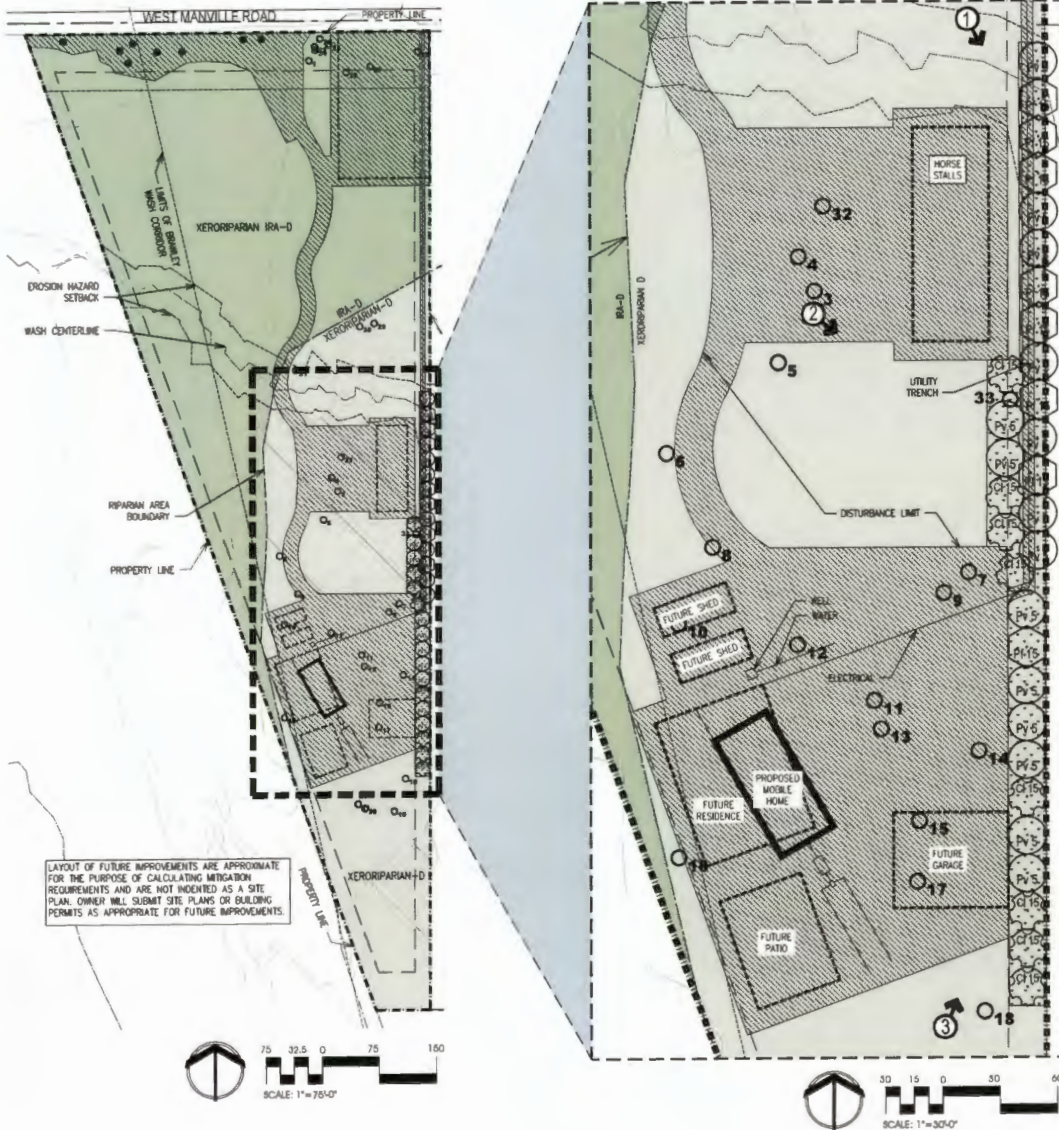
	Novak Environmental, Inc. 4324 North First Avenue #100 • Tucson, AZ 85718 Phone 520.368.0001 • Fax 520.368.2008 Landscape Architecture • Natural Resource • Planning • Mitigation									
	RIPARIAN HABITAT MITIGATION PLAN SMITH RESIDENCE REGULATED RIPARIAN IMPACTS									
NO.	REVISION	DATE	DESIGNED	RA	CHECKED	RA	DRAWN	RA	SCALE	SHEET
			DATE:	MARCH 2023		23012	SEE PLAN	1	3	

NOTICE: BY SIGNING AND SUBMITTING THIS PLAN, THE ENGINEER IS CERTIFYING THAT THE PROJECT DESCRIBED HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA ENGINEERING ACT AND THE ARIZONA BOARD OF ENGINEERING. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

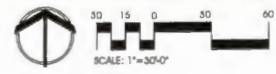
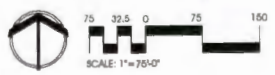
NOTES: 1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD BE USED ONLY AS A GUIDE. 2. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 11. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 12. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 13. 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MITIGATION PLANTING PLAN

MITIGATION AREA ENLARGEMENT



LAYOUT OF FUTURE IMPROVEMENTS ARE APPROPRIATE FOR THE PURPOSE OF CALCULATING MITIGATION REQUIREMENTS AND ARE NOT INDICATED AS A SITE PLAN. OWNER WILL SUBMIT SITE PLANS OR BUILDING PERMITS AS APPROPRIATE FOR FUTURE IMPROVEMENTS.



PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	CHILOPSIS LINEARIS	DESERT WILLOW	8	5 GAL
	PARKINSONIA FLORIDA	BLUE PALM VERDE	8	15 GAL
	PROSOPIS VELUTINA	VELVET MESQUITE	15	5 GAL
	NATIVE SEED MIX - 10,188 S.F. (.23 ACRES)			

LEGEND

- ALL DISTURBED AREAS (PAST PRESENT AND FUTURE)
- PROPOSED STRUCTURE (THIS PROJECT)
- FUTURE PROJECTS
- MONITORING PHOTO POINT

RIPIARIAN MITIGATION CALCULATIONS

XERORIPARIAN IRA-D
 TREES REMOVED = 11 (8 UNPERMITTED) + (3 FUTURE PROJECT)
 REQUIRED MITIGATION TREES: 11 X (1.5 MITIGATION RATION) = 17 TREES
 REQUIRED SHOULDS: HYDROSEED INCLUDING DOMINANT SHRUB SPECIES FOUND ON SITE.

XERORIPARIAN - D
 TREES REMOVED = 14
 REQUIRED MITIGATION TREES: 14 TREES
 REQUIRED SHOULDS: HYDROSEED INCLUDING DOMINANT SHRUB SPECIES FOUND ON SITE.

OPTIMUM MITIGATION PLANT MATERIAL REQUIRED FOR THIS PROJECT:
 TOTAL TREES: 31
 TOTAL SHOULDS: HYDROSEED ALL PLANNED AREAS

MITIGATION NATIVE SEED MIX

Botanical Name	Common Name	PLS / Acre
Shrubs:		
<i>Encelia farinosa</i>	Brittishbush	3.0
<i>Larrea tridentata</i> var. <i>tridentata</i>	Coccoloba bush	1.0
Annuals/Perennials/Forbs:		
<i>Glandularia goodingii</i>	Gooding's Verbena	2.0
<i>Kalibrowia grandiflora</i>	Arizona Poppy	1.0
Grasses:		
<i>Hilaria belandieri</i>	Curly-Mesquite	3.0
<i>Lepochloa dubia</i>	Green Sprangletop	3.0
<i>Muhlenbergia spicata</i>	Deer Grass	3.0
<i>Sporobolus airoides</i>	Alkali Sacaton	3.0

PLS = Plant Live Seed

NOTES

- PLANT MITIGATION PLANT MATERIAL IN OPEN AREAS BETWEEN EXISTING PLANTS AS AVAILABLE.
- PLANTS WILL BE HAND WATERED BY OWNER.
- 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 AREA FOR A PERIOD OF NOT LESS THAN 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.
- A MONITORING PLAN, IN ACCORDANCE WITH THE MONITORING SCHEDULE OUTLINED IN SECTION 3 OF THE GUIDELINES, WILL BE SUBMITTED OVER A FIVE YEAR PERIOD FOLLOWING IMPLEMENTATION OF THE RIPIARIAN HABITAT MITIGATION PLAN (RHMP). ANY CHANGES FROM THE APPROVED RHMP SHALL BE NOTED ON THE MONITORING PLAN SUBMITTAL. SUBMITTALS SHALL BE LABELED "ANNUAL MONITORING REPORT FOR P22FC01352" AND SENT TO THE FOLLOWING ADDRESS:
 PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT
 ATTN: FLOODPLAIN MANAGEMENT DIVISION STAFF
 201 N. STONE AVE., 9TH FLOOR
 TUCSON, AZ 85701

ADDRESS: 13667 W. MANVILLE RD. TUCSON, AZ 85743
 RECORD NUMBER: P22FC01352



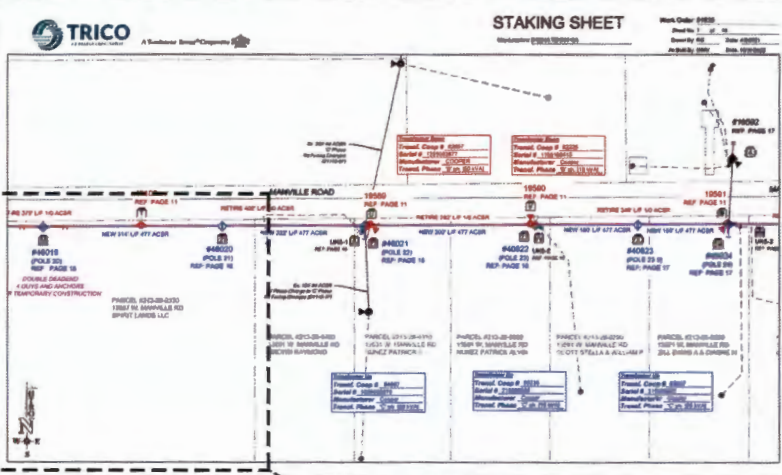
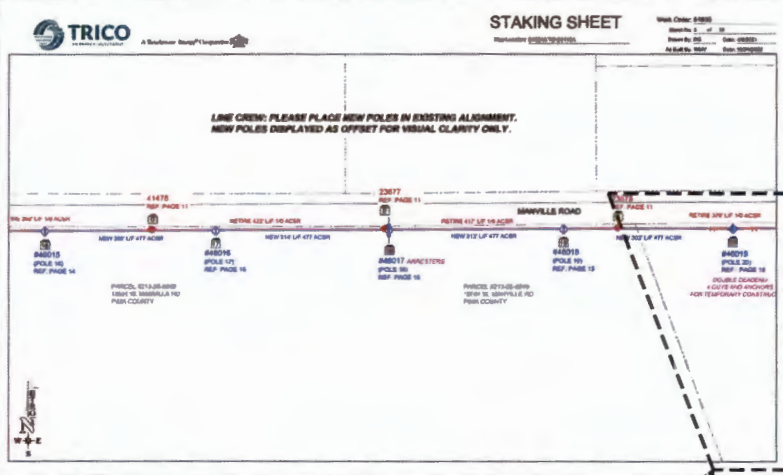
Novak Environmental, Inc.
 4024 North First Avenue #100 • Tucson, AZ 85719
 Phone 520.282.8841 Fax 520.282.3399
 Landscape Architecture • Natural Resources • Planning • Mitigation

RIPIARIAN HABITAT MITIGATION PLAN SMITH RESIDENCE MITIGATION PLANTING PLAN

NO.	REVISION	DATE	DESIGNED	CHECKED	DATE	SHEET

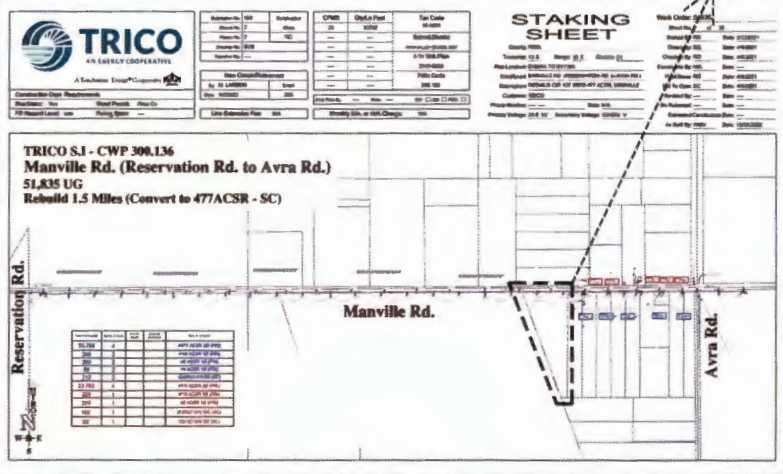
DESIGN: RA CHECKED: RA DATE: MARCH 2023
 PROJECT NO.: 23012 SHEET: SEE PLAN OF: 3

NOTE: ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TRICO ENERGY COOPERATIVE. ANY REUSE OR MODIFICATION OF THIS DOCUMENT IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THIS DOCUMENT IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THIS DOCUMENT IS STRICTLY PROHIBITED.



TRICO RIPARIAN DISTURBANCE

PER THE ATTACHED AERIAL PHOTOS, STAKING SHEET AND TRICO LETTER IT APPEARS THAT THE UNPERMITTED PORTION OF THE SITE DISTURBANCE OCCURRED DURING THE SUMMER OF 2021. A TRICO CONSTRUCTION CREW SERVICED THE POWER LINES IN THIS AREA IN THE AERIAL PHOTO 3. VEHICLES APPEAR TO BE INSIDE THE NORTH PROPERTY LINE AND ADJACENT TO THE POWER POLES THERE. FROM AN EXAMINATION OF THE 2005 AERIAL PHOTOS IT IS ESTIMATED THAT 8 TREES WERE IMPACTED. IN THIS AREA THE MARKED HABITAT IS BIA-B REQUIRING A (1.1.5) MITIGATION THEREFORE THE MITIGATION REQUIRED WILL BE (12) TREES.



TRICO
March 13, 2023

Patrick Gilliam, CFM
Principal Hydrologist
Floodplain Management Division
Pima County Regional Flood Control District
201 N. Stone St. Floor
Tucson, AZ 85725

Re: Trico Manville Rd System Improvement Project

Dear Mr. Gilliam:

In the summer of 2022 Trico Electric Cooperative (Trico) undertook a system improvement project to retrofit its system along Manville Road from Reservation Road to Avra Road. During the course of this project Trico's Right-of-Way (ROW) required clearing in order for crews and equipment to access Trico's facilities.

Along the Manville Road ROW of Pima County parcel# 213-28-0280, Trico cleared any what was needed to complete the project. Trico understands that plans for the development of this parcel are under review and an inspection of the activities along Trico's ROW was requested by Pima County.

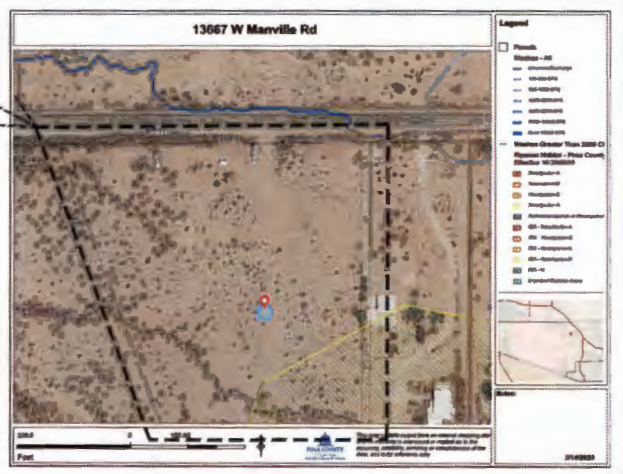
From Trico's staking sheet for the project, I have outlined the necessary pages pertaining to parcel# 213-28-0280. Construction was completed on September 2, 2022.

If you have any questions or comments, please feel free to contact me by e-mail at patrick.gilliam@pima.gov or by phone at 784-2844 ext. 1856.

Sincerely,
Patrick Gilliam
Patrick Gilliam
Supervisor, Land Services and Environmental

CC: Robert Smith
Each Staking Sheet for Manville Rd Rebuild

POWERED WITH PURPOSE
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We are an equal opportunity employer and M/F/V/D.



AERIAL PHOTO PROVIDED BY REGIONAL FLOOD CONTROL DISTRICT

ADDRESS: 13667 W. MANVILLE RD, TUCSON, AZ 85743
RECORD NUMBER: P22FC01352

OFFICE OF THE COUNTY CLERK
PIMA COUNTY
TUCSON, ARIZONA

Novak Environmental, Inc.
4534 North First Avenue #100 • Tucson, AZ 85718
Phone: 520.785.0001 Fax: 520.782.3033

Landscape Architecture • Natural Resources • Planning • Mitigation

RIPARIAN HABITAT MITIGATION PLAN
SMITH RESIDENCE
TRICO DISTURBANCE - SUPPORTING DOCUMENTS

NO.	REVISION	DATE	ISSUED BY	DATE	REVISION	DATE	REVISION	DATE

DATE: MARCH 2023 PROJECT NO: 23012 SCALE: SEE PLAN SHEET: 3 of 3

