



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/25/2023

*= 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 5465 West Sunset Road, Located within Important Riparian Area Habitat

***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 (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 owner, Barbara Dewitt, is applying for a floodplain use permit to construct a pool on the property located at 5465 West Sunset Road Lane. The property is mapped within Regulated Riparian Habitat classified as Important Riparian Area with an Underlying Classification Xeroriparian C Habitat. Upon review of the floodplain use permit, staff determined the proposed pool construction in addition to the construction footprint for the residence exceeds a 1/3 acre, therefore requires mitigation.

***Conclusion:**

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.

***Fiscal Impact:**

n/a

***Board of Supervisor District:**

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 520-724-4600

Contact: Patricia Gilbert

Telephone: 520-724-4606

Department Director Signature: _____

Date: 6/21/23

Deputy County Administrator Signature: _____

Date: 6/23/2023

County Administrator Signature: _____

Date: 6/23/2023

DATE: June 19, 2023

TO: Flood Control District Board of Directors
Director

FROM: Eric Shepp, P.E.

SUBJECT: Approval of a Riparian Habitat Mitigation Plan Located at 5465 West Sunset Road,
Located within Important Riparian Area 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. 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.

Report

The owner, Barbara Dewitt, is applying for a floodplain use permit to construct a pool on the property located at 5465 West Sunset Road Lane (Exhibit A). The property is mapped within Regulated Riparian Habitat (RRH) classified as Important Riparian Area with an Underlying Classification Xeroriparian C Habitat (Exhibit B). Upon review of the floodplain use permit, staff determined the proposed pool construction in addition to the construction footprint for the residence exceeds a 1/3 acre, therefore requires mitigation.

Mrs. Dewitt has chosen to mitigate onsite and hired Karen Cesare, with Novak Environmental, 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

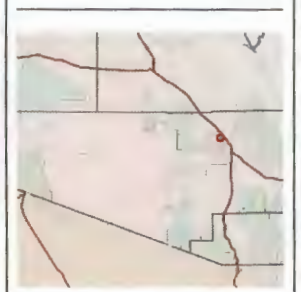
Exhibit A



Legend

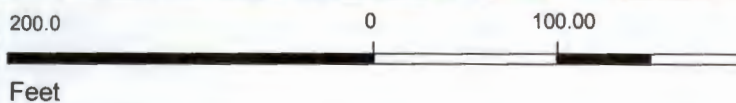
- ☐ Parcels
- Washes - All
 - Unknown Discharge
 - 100-500 CFS
 - 500-1000 CFS
 - 1000-2000 CFS
 - 2000-5000 CFS
 - 5000-10000 CFS
 - Over 10000 CFS
- Washes Greater Than :

W SUNSET RD



5465 W Sunset Road

6/19/2023



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



W SUNSET RD



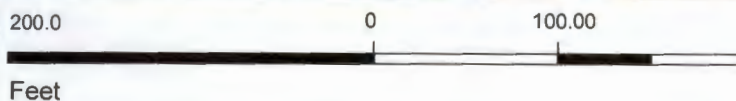
Legend

- ☐ 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

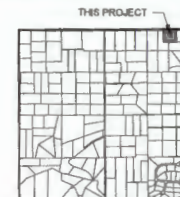



5465 W Sunset Road

6/19/2023



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



 LOCATION MAP
Scale: 5" = 1 Mile

L.B.#	Botanical Name	Common Name	Caliper	Mid-Term	Height	Seeds	Vegetative	Notes	Transplant	Index	Notes	PP	YLS
1	<i>C. campestris</i>	Squash	6	H			H		H			PP#1	
2	<i>C. pepo</i>	Squash	5	H			H		H			PP#2	
3	<i>C. pepo</i>	Squash	5	H			H		H			PP#3	
4	<i>C. pepo</i>	Squash	5	H			H		H			PP#4	
5	<i>C. pepo</i>	Squash	5	H			H		H			PP#5	
6	<i>C. pepo</i>	Squash	5	H			H		H			PP#6	
7	<i>C. pepo</i>	Squash	5	H			H		H			PP#7	
8	<i>C. pepo</i>	Squash	5	H			H		H			PP#8	
9	<i>C. pepo</i>	Squash	5	H			H		H			PP#9	
10	<i>C. pepo</i>	Squash	5	H			H		H			PP#10	
11	<i>C. pepo</i>	Squash	5	H			H		H			PP#11	
12	<i>C. pepo</i>	Squash	5	H			H		H			PP#12	
13	<i>C. pepo</i>	Squash	5	H			H		H			PP#13	
14	<i>C. pepo</i>	Squash	5	H			H		H			PP#14	
15	<i>C. pepo</i>	Squash	5	H			H		H			PP#15	

PROPERTY LIMITS

REGULATED RIPARIAN HABITAT

5 INVENTORIED NATIVE PLANT NUMBER

PRESERVED IN PLACE NATIVE PLANT

PHOTOPPOINT LOCATION

SETASIDE AREA

DISTURBED REGULATED RIPARIAN HABITAT

SEED MIX

Botanical Name	Common Name	P.L.S. # Acres
Strubs:		
<i>Callisander eriophylla</i>	Fairy Duster	1.8
<i>Dodonaea viscosa</i>	Hyalash	1.8
<i>Encelia farinosa</i>	Bridalwreath	2.5
<i>Zinnia elaeagnifolia</i> <i>var. canescens</i>	Graythorn	1.0
Annuals/Perennials/Forbs:		
<i>Gutierrezia pendula</i>	Goodding's Verbena	2.5
<i>Lupinus albus</i> <i>spp. Mulsantii</i>	Custer's Lupine	1.8
<i>Kalimeris grandiflora</i>	Antone Poppy	1.0
<i>Zinnia acrota</i>	Dwarf Zinnia	1.0
Grasses:		
<i>Hilaria belandieri</i>	Curly Mesquite	1.8
<i>Leptochloa dubia</i>	Green Springgrass	2.5
<i>Muhlenbergia rigens</i>	Deer Grass	2.5
<i>Sporobolus airoides</i>	Alkali Sacaton	2.5

METHODOLOGY. THIS NATIVE PLANT PRESERVATION PLAN UTILIZES THE 30% SETASIDE METHODOLOGY. THE PROPERTY IS 3.34 ACRES.

2.32 ACRES (101180.80 SQUARE FEET) WILL BE SET ASIDE, 70% OF THE SITE.

3. TAGGING. TAGGING OF ALL PLANTS TO BE PRESERVED FOR THE PROJECT OR FOR PIMA PINEPALES WERE FOUND ON SITE. NO MITIGATION IS REQUIRED FOR PLANT ORDRANCE COMPLIANCE.

2. GRADING. ALL SALVAGE WORK SHALL BE DONE PRIOR TO GRADING AND CLEARING OF THAT PORTION (AND CONSTRUCTION PHASE) OF THE SITE.

4. TRANSPLANTING AND WATERING. A LICENSED CONTRACTOR SHALL PERFORM ALL SALVAGE AND TRANSPLANTING. TRANSPLANTING WILL BE PERFORMED BY HAND DIGGING.

4. INJURED PLANTS: ANY PLANTS THAT DO NOT SURVIVE THE PROJECT CONSTRUCTION PROCESS SHALL BE REPLACED ON A ONE-TO-ONE BASIS (SAME SIZE, SPECIES).

5. TAGGING AND FLAGGING. ALL PLANTS TO BE PRESERVED ARE TAGGED WITH FLAGGING BEARING THE INVENTORY NUMBER. TAGGING MUST ALSO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION. FLAGGING AND TAGGING WILL BE MAINTAINED IN PLACE UNTIL FINAL INSPECTION.

6. BOUNDARY. THE PROJECT BOUNDARY WILL BE MARKED BY 1/2" GALVANIZED STEEL RAILS OR GUIDELINES SET FORTH BY PIMA COUNTY. THE ASSIGNED MONITOR FOR THIS PROJECT IS: KAREN CARSIE, RLA, NOVAK ENVIRONMENTAL, INC. 520-206-0591.

7. ENDANGERED SPECIES. THE PRESERVATION PLAN SHALL ALSO BE IN CONFORMANCE WITH THE FEDERAL ENDANGERED SPECIES ACT AND ARIZONA NATIVE PLANT LAW. THERE ARE NO FEDERAL ENDANGERED PLANT SPECIES OR STATE OF ARIZONA SAFEGUARDED PLANTS PRESENT WITHIN THE PROJECT LIMITS.

8. FENCING. EXISTING PLANTS TO BE PRESERVED IN PLACE AND AREAS DESIGNATED TO REMAIN UNDISTURBED SHALL BE FENCED PRIOR TO CONSTRUCTION. THE AREA TO BE FENCED SHALL BE BEYOND THE DRIP-LINE OF THE VEGETATION AND GENERALLY AS DESIGNATED ON THE PROJECT PLANS. FOR AREAS OF THE PROJECT TO BE PRESERVED AS WELL AS PRESERVE PORTION OF THEIR ASSOCIATED PLANT COMMUNITY (1/2) THE HEIGHT OF THE PLANT. THE PRESERVATION OF A SUBSTANTIAL PORTION OF THE ROOT SYSTEM FOR EITHER UNDISTURBED NATURAL DESERT AREAS OF PROTECTED NATIVE PLANTS OR INDIVIDUAL PROTECTED NATIVE PLANTS PRESERVED-IN-PLACE WILL IMPROVE THE SURVIVAL RATE AND GROWTH OF THE PLANTS AS WELL AS PRESERVE PORTION OF THEIR ASSOCIATED PLANT COMMUNITY. NO PLANTS SHALL BE SALVAGED FROM WITHIN FENCED AREAS. THE FENCING SHALL BE A HIGHLY VISIBLE FENCE WITH HIGH VISIBILITY ORANGE COLORED PLASTIC NETTING MINIMUM 4" HIGH WITH STEEL T POSTS. FENCING WITH MINIMUM SPACING. PROTECTED FENCING SHALL BE REMOVED AFTER PROJECT IS COMPLETELY FINISHED.

3. METHODOLOGY: THE RIPARIAN HABITAT MITIGATION PLAN SERVES TO ADDRESS THE PRIOR DISTURBANCE OF REGULATED RIPARIAN HABITAT, AS WELL AS THE PROPOSED DISTURBANCE TO THE RHM IN ORDER TO ADD A POOL IN THE BACKWATER. THE PROJECT WILL BE CONDUCTED USING HISTORICAL AERIAL PHOTOS FROM PIMA MAPS AND COMPARING TO THE CURRENT STATE OF THE PROPERTY.

4. REGULATED RIPARIAN HABITAT: THE TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE INCLUDES 112642.42 SF OR 2.59 ACRES OF IMPORTANT RIPARIAN HABITAT WITH UNDERLYING CLASSIFICATION OF "VERY HIGH" AND 100000.00 SF OR 2.28 ACRES OF IMPORTANT RIPARIAN HABITAT WITH NO UNDERLYING CLASSIFICATION.

5. IMPACTS: THE IRA WILL BE LEFT UNDISTURBED. THE RA XEROPIAN/C CACTUS AND YUCCA ARE NOT AFFECTED BY THE PROJECT.

6. MITIGATIONS: THE IMPACTS WILL BE MITIGATED ONSITE, WITH PLANTINGS AND SEEDING TO ENHANCE THE EXISTING RIPARIAN HABITAT.

7. VERIFICATION: THE MITIGATION AREA WILL BE HAND WATERED BY THE PROPERTY OWNER.

Type	Common Name	QTY	Rate
Acacia acacioides	Widowhood Acacia	8	15-g
Chilopsis linearis	Desert Willow	8	10-g
Prosopis juliflora	Velvet Mesquite	10	15-g
Stemodia gracilis	Citadel Acacia	8	15-g
Total Trees:		34	
Shrub:	Common Name	QTY	Rate
Cordia alliodora	Desert Honeysuckle	10	5-g
Eriocaulon fasciculatum	Bottlebrush	10	5-g
Lycium arborescens	Wolfberry	10	5-g
Larrea tridentata	Crenate	8	5-g
Total Shrubs:		38	

PROPERTY AREA 3.34 ACRES
30% REQUIRED SETASIDE AREA 1.00 ACRES
PROVIDED SETASIDE AREA (70%) 2.32 ACRES

DISTURBED AREA XEROPHARIAN C 0.35 ACRES
REQUIRED RRH MITIGATION 23 TREES & 36 SHRUBS

*THE REQUIRED NUMBER OF MITIGATION PLANTS FOR
XEROPHARIAN C IS 45 TREES AND 70 SHRUBS PER ACRE. AN
ADDITIONAL MULTIPLIER OF 1.5 IS REQUIRED FOR THE ARA
DESIGNATION.

*ALL SAGUAROS WILL BE PRESERVED IN PLACE, AND NO DESERT
IRONWOODS OR PINA PINEAPLES WERE FOUND ON SITE. NO
MITIGATION IS REQUIRED FOR NATIVE PLANT ORDINANCE
COMPLIANCE.

ADDRESS: 5465 W. SUNSET RD



NE Novak Environmental, Inc.
4524 North First Avenue #100 • Tucson, AZ
Phone 520.288.0101 Fax 520.893.2003

NATIVE PLANT PRESERVATION AND

NEWTON RESIDENCE

PTM-5283.87 4393.87 8396.84 1201.34 ME4 ME

[illegible]

SS	SS	BC
----	----	----

JUNE 2023	23050	SEE PLAN
-----------	-------	----------