



## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

*Requested Board Meeting Date: August 5<sup>th</sup>, 2014*

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### ***ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:***

The property owner, Manuela Aguirre Chacon, is proposing to develop residential property located at 1960 and 1970 East Old Creek Trail where she is applying for floodplain use permits for a manufactured home, a barn and chain link fence. The property is impacted by a regulatory floodplain associated with the Franco Wash and is also impacted by a FEMA Zone A Special Flood Hazard Area. This development will impact over one-third of an acre of regulated riparian habitat. As such, the applicant is subject to compliance with Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance). The applicant is proposing to perform mitigation partially onsite and contributing an in-lieu fee (ILF) for the remaining amount. When a portion of the disturbance will be mitigated through contribution of an ILF, the mitigation proposal requires Flood Control District Board of Directors (Board) review and approval.

In order to comply with the Ordinance, the applicant is submitting a partial onsite riparian habitat mitigation plan and partial ILF for Board approval. The mitigation proposal must be approved prior to issuance of a Floodplain Use Permit which specifies floodplain and building requirements for the proposed infrastructure on the property.

*CONTRACT NUMBER (If applicable):* \_\_\_\_\_ *N/A*

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### ***STAFF RECOMMENDATION(S):***

Conceptually, the combination onsite mitigation plan and in-lieu fee 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: \$ 8000.00

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 specifically designated areas and will be performed in compliance with Board approved mitigation standards with the remaining amount of mitigation contributed to the mitigation bank as an in-lieu fee in the amount of \$ 8000.00. By performing a combination of onsite and offsite mitigation, the development will be in compliance with the Ordinance.

**IF DENIED:**

The applicant will not be able to continue with developing the property as currently planned and an alternative mitigation proposal will be required.

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 16, 2014

**TO:** Flood Control District Board of Directors

**FROM:** Suzanne Shields, P.E.  
Director

**SUBJECT:** Approval of a Riparian Habitat Mitigation Plan for 1960/1970 East Old Creek Trail, Located within Hydro/Mesoriparian and Xeroriparian Class C Habitat. (District 2)

### Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when greater than one third of an acre of Regulated Riparian Habitat (RRH) is disturbed. When such disturbance occurs, a Riparian Habitat Mitigation Plan (RHMP) is required to be submitted to the Pima County Flood Control District (District) for review and approval. When the RHMP proposes off-site mitigation in the form of an In-Lieu Fee, additional review and approval by the Flood Control District Board of Directors (Board) is required.

If a project site contains suitable area(s) for riparian restoration, enhancement, or establishment, onsite mitigation shall occur in accordance with the adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines (Guidelines)*; which govern the type, amount, and location of required mitigation. When offsite mitigation is proposed in addition to the onsite mitigation, the offsite mitigation options are available when in accordance with the adopted *Regulated Riparian Habitat Offsite Mitigation Guidelines for Unincorporated Pima County*.

### Report

The owner, Mrs. Chacon, has applied for floodplain use permits (FPUPs) for a manufactured home, a barn and a chain link fence on the property located at 1960/1970 East Old Creek Trail (Exhibit A). . Most of the property is located within RRH with classifications of Hydro/Mesoriparian (H) and Xeroriparian Class C (XC) (Exhibit B). In addition, property is impacted by FEMA Zone A Special Flood Hazard Area and a locally delineated floodplain associated with the Franco Wash, which lies on the west side of the property.

Upon review of the project, staff determined that previous disturbance of the RRH had occurred prior to the Chacon's purchase of the parcels. The disturbance is greater than one third acre of RRH, which requires riparian mitigation in order to comply with the Ordinance. Once notified of the requirement, a RHMP was submitted to mitigate for the previous disturbance to RRH.

Karen Cesare with Novak Environmental, Inc. was hired to prepare the mitigation proposal. A site specific evaluation was conducted in order to provide a more accurate number of plants on the property previous to the disturbance. The results of the assessment found the Hydro/Mesoriparian habitat had plant densities more compatible with Xeroriparian B habitat and the Xeroriparian C habitat had plant densities more compatible with Xeroriparian D (sheet 2 of the RHMP). The District accepted the reclassification of the habitat and a proposal for suitable mitigation was submitted by Novak Environmental, Inc. Partial onsite and offsite mitigation was the most appropriate solution for the mitigation proposal due to the

**Approval of a Riparian Habitat Mitigation Plan for 1960/1970 East Old Creek Trail, Located within Hydro/Mesoriparian and Xeroriparian Class C Habitat. (District 2)**

July 16, 2014

Page 2

existing and proposed site improvements. The offsite mitigation will be a contribution to the mitigation bank as a fee in-lieu of onsite mitigation.

The RHMP being submitted for Board review and approval shows the mitigation planting scheme and lists all plant species which were chosen from the approved plant list contained in the *Guidelines*. The property is 4.52 acres which is impacted by 1.66 acres of Xeroriparian B habitat and 2.59 acres of Xeroriparian D habitat. 4 acres of the RRH habitat has been previously disturbed. Area of mitigation, which totals 1.1 acres, will be located within water harvesting basins, the disturbed habitat, and along Franco Wash. All onsite mitigation planting will occur per the RHMP (Exhibit C), which shows the type, number, and planting location of vegetation to partially compensate for land disturbance. The remaining disturbed area will be compensated for through submittal of an ILF in the amount of \$ 8,000.00 (Exhibit D). The fee shall be paid prior to issuance of the FPUP. Any future development will require submittal of a separate mitigation proposal.

Disturbance: XB 1.40 acres + XD 2.59 acres = **3.99 acres**

**1.1 acres to be mitigated onsite and 2.89 acres to be mitigated through an in-lieu fee**

Required Mitigation by Vegetation Type in XB and XD Habitat	Total Plants (Mitigation) Required	Total Plants Planted Onsite
XB = 60 trees/acre XD = 30 trees/acre	162 trees (50% 15 gal 50% 5 gal)	96 trees (50% 15 gal, 50% 5 gal)  66 trees (50% 15 gal, 50% 5 gal) mitigated through ILF contribution
XB = 80 shrubs/acre XD = like density shrubs/acre	242 shrubs (50% 5 gal 50% 1 gal)	155 shrubs (50% 5 gal, 50% 1 gal) 87 shrubs (50% 5 gal, 50% 1 gal) mitigated through ILF contribution
Seeding	Seed disturbed and/or mitigated areas using approved method and seed mix	Seeding requirement to be completed partially onsite in accordance with the RHMP and partially mitigated through ILF contribution
Irrigation	To be provided for 5 years (see Irrigation Notes)	Irrigation requirement to be completed partially onsite in accordance with the RHMP and partially mitigated through ILF contribution

**Recommendation**

Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value riparian resources or towards restoration of degraded riparian habitat within Pima

Flood Control District Board of Directors

**Approval of a Riparian Habitat Mitigation Plan for 1960/1970 East Old Creek Trail, Located within Hydro/Mesoriparian and Xeroriparian Class C Habitat. (District 2)**

July 16, 2014

Page 3

County. Additionally, the RHMP conforms to the Ordinance and associated mitigation standards and guidelines and, as such, can be approved.

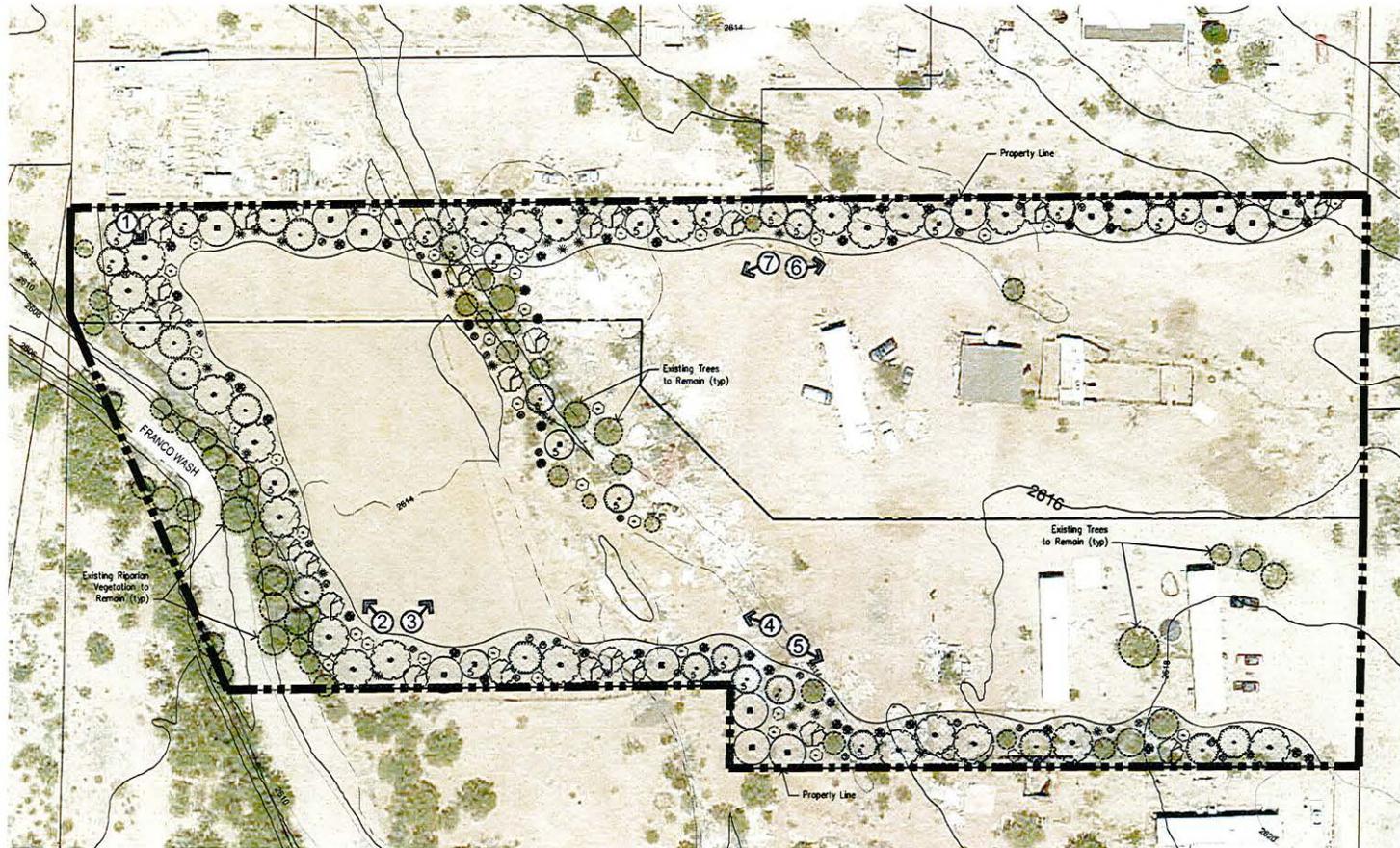
Respectfully submitted,

Suzanne Shields, P.E., Director  
Pima County Regional Flood Control District

SS/pg

Attachments: Exhibit A – Project Location  
Exhibit B – Project Site - Riparian Classification Map  
Exhibit C – Riparian Habitat Mitigation Plan  
Exhibit D – In-Lieu Fee Proposal

KYLE J. DAVIES, ARCHITECT, 250 SHAWNEE, SUITE 200, CHANDLER, ARIZONA 85226, PH: 480-948-1111, FAX: 480-948-1112, WWW.KJDAVIESARCHITECT.COM  
 NATE J. DAVIES, ARCHITECT, 250 SHAWNEE, SUITE 200, CHANDLER, ARIZONA 85226, PH: 480-948-1111, FAX: 480-948-1112, WWW.NJDAVIESARCHITECT.COM  
 NATE J. DAVIES, ARCHITECT, 250 SHAWNEE, SUITE 200, CHANDLER, ARIZONA 85226, PH: 480-948-1111, FAX: 480-948-1112, WWW.NJDAVIESARCHITECT.COM



**PLAN NOTES**

1. This project site plan was obtained from Pima County MapGuide. The riparian habitat linework is also straight from MapGuide with no adjustments made.
2. The air photo shown on this plan is the 2012 photo from MapGuide and shows the current condition of the site. Other older photos were consulted and compared to the current conditions.

**LEGEND**

1. Photo point location arrow indicates position and direction of all future photos for monitoring report.

**PLANT KEY**

Biological Name	Common Name	Size
<b>Trees:</b>		
<i>Acacia greggii</i>	Coldlaw Acacia	5 gallon
<i>Cercidium floridum</i>	Blue Palo Verde	5 gallon
<i>Cercidium floridum</i>	Blue Palo Verde	15 gallon
<i>Chilopsis linearis</i>	Desert Willow	5 gallon
<i>Chilopsis linearis</i>	Desert Willow	15 gallon
<i>Prosopis velutina</i>	Velvet Mesquite	15 gallon
<b>Shrubs:</b>		
<i>Atriplex canescens</i>	Four Wing Saltbush	1 gallon
<i>Calliandra eriophylla</i>	Fairy Duster	1 gallon
<i>Celtis pallida</i>	Desert Hackberry	5 gallon
<i>Larrea tridentata</i>	Crosette Bush	5 gallon
<b>Groundplane:</b>		
Native Seed Mix--		
See Seed Mix Below		

**NATIVE SEED MIX**

Biological Name	Common Name	Rate (PLS)
<b>Shrubs:</b>		
<i>Atriplex canescens</i>	Four Wing Saltbush	2.0
<i>Calliandra eriophylla</i>	Fairy Duster	1.0
<i>Celtis pallida</i>	Desert Hackberry	1.0
<i>Encelia farinosa</i>	Brittlebush	3.0
<b>Annuals/Perennials/Forbs:</b>		
<i>Baileya multiradiata</i>	Desert Marigold	3.0
<i>Eschscholzia mexicana</i>	Mexican Gold Poppy	2.0
<i>Phacelia distans</i>	Blue Eyed Scorpionweed	1.0
<i>Sphaeralcea ambigua</i>	Desert Globemallow	1.0
<b>Grosses:</b>		
<i>Arctostaphylos</i>	Spider Grass	2.0
<i>Bouteloua curtipendula</i>	Saltgrass	1.0
<i>Muhlenbergia ripens</i>	Deer Grass	2.0
<i>Sporobolus cryptandrus</i>	Sand Dropseed	2.0

Seeding Rate: Pounds Live Seed (PLS) per Acre

**NOTES:**

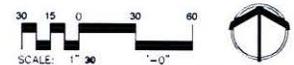
1. All on-site mitigation plantings shall be placed in mitigation areas as shown.
2. Irrigation will be provided to mitigation plantings for five years as part of the planting plans in order to facilitate tree and shrub establishment. Irrigation system shall be an underground water-conserving, automatically controlled drip irrigation system.
3. Planted mitigation areas shall be native seeded with a PCFD approved seed mix as shown on this sheet. The seed mix shall contain a minimum of 12 species with 4 being shrubs, 4 being annuals and perennials, and 4 being native grasses.
4. The property 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 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 inspection and repair of the irrigation system, the replacement of dead trees and shrubs, and the removal of noxious plant species.
5. Riparian Mitigation Planting installation will be completed by the first growing season after construction (November 2015).

FPUP No. 14-032ERP  
 ADDRESS: 1960 & 1970 E OLD CREEK TRAIL



**Novak Environmental, Inc.**  
 4214 North First Avenue, Suite 100, Tucson, AZ 85718  
 Phone: 520.206.0591 Fax: 520.882.3006

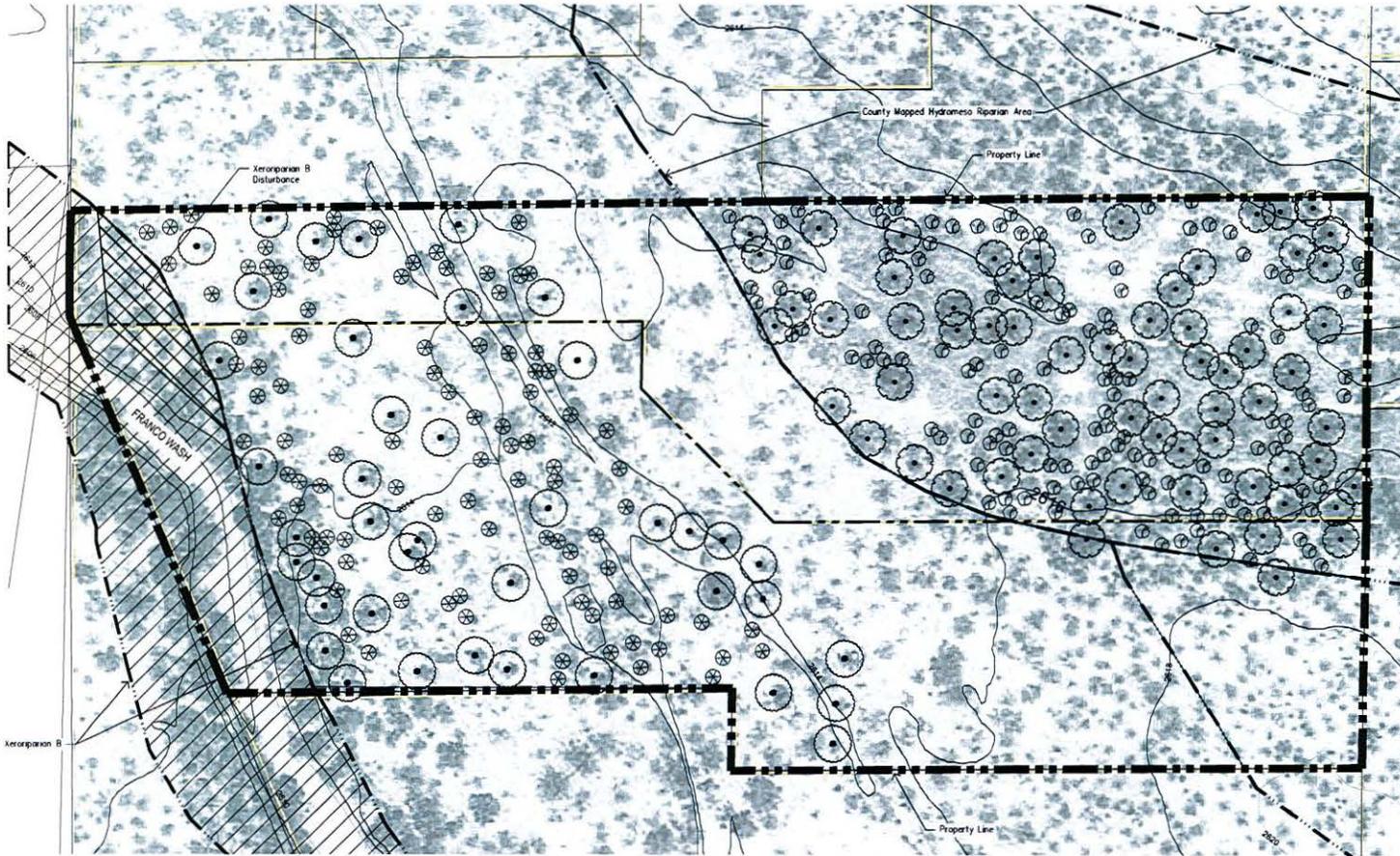
**RIPIAN HABITAT MITIGATION PLAN**  
**RIPIAN HABITAT MITIGATION**  
**CHACON PROPERTY**



NO.	REVISION	DATE

PTN OF 1970.00' X 1177.42' HIGHWAY 2 AC.  
 SW 1/4 OF SEC 5, T 16 S, R 14 E, G2818M, PIMA COUNTY, ARIZONA  
 DRAWN: TC, CUL  
 CHECKED: R.M.C.  
 DATE: 7/14/14  
 SCALE: 1"=30'-0"  
 SHEET: 3 OF 3

# CHACON PROPERTY RIPARIAN RECLASSIFICATION CALCULATIONS 1998 AERIAL PHOTO



- LEGEND**
- PROPERTY LIMITS
  - REGULATED RIPARIAN HABITAT
  - XERORIPARIAN B
  - XERORIPARIAN B DISTURBANCE
  - TWO FOOT CONTOUR LINES
  - HYDROMESO MAPPED TREE
  - HYDROMESO MAPPED SHRUB
  - XERORIPARIAN C MAPPED TREE
  - XERORIPARIAN C MAPPED SHRUB

Trees/Ac    Shrubs/Ac    Area Acres    Total Trees    Total Shrubs    Trees mapped    Shrubs mapped    Trees mapped/Ac    Shrubs mapped/Ac

**County Mapped Hydromesoriparian area**  
Trees and shrubs mapped are based on 1998 air photo which shows no disturbance

90	100	1.34	121	134	69	100	51	81
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Based on trees and shrubs mapped, the county mapped hydromesoriparian should have been mapped as Xeroriparian B

**County Mapped Xeroriparian C area**  
Trees and shrubs mapped are based on 2005 air photo which shows 1.57 acres of undisturbed county mapped Xeroriparian C

45	70	1.57	71	110	41	100	26	64
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Based on trees and shrubs mapped, the county mapped xeroriparian c should not be considered riparian area.

FPUP No. 14-032ERP  
ADDRESS: 1960 & 1970 E OLD CREEK TRAIL

City, Phoenix, AZ  
602-263-1100  
602-263-1100  
4000 N. CENTRAL AVENUE  
SUITE 100  
PHOENIX, AZ 85018

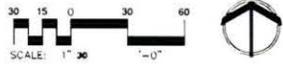


**Novak Environmental, Inc.**  
4574 North East Avenue #100    Tucson, AZ 85712  
Phone: 520.206.0501    Fax: 520.882.3006  
License: 10000    State: Arizona

**RIPARIAN HABITAT CALCULATIONS**  
**RIPARIAN HABITAT RECLASSIFICATION**  
**CHACON PROPERTY**

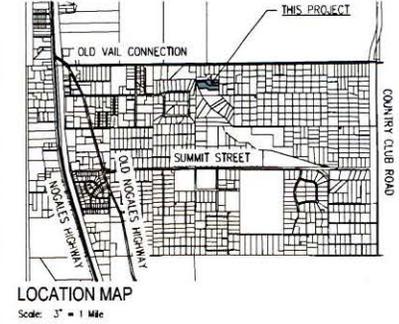
PTN UP 0029505 5172 S2 N04R00' 2 AC  
S4 1/4 OF SEC. 5, T.16S, R.14E, COCONA, PIMA COUNTY, ARIZONA

DATE	CUL	CUL	K.M.C.	RHMP-2
7/14/14				



NOTICE: NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NOVAK ENVIRONMENTAL, INC.

Exhibit C



**OWNER**  
 The Chacons  
 1960 East Old Creek Trail  
 Tucson, Arizona 85756  
 Phone: (520) \_\_\_\_\_

**LANDSCAPE ARCHITECT**  
 NOVAK ENVIRONMENTAL, INC.  
 4574 North First Avenue  
 Suite 100  
 Tucson, Arizona 85718  
 A/E/C: Karen M. Cesare, P.L.A.  
 Phone: (520) 206-0951  
 Email: Karen@novakenvironmental.com

Parcel 1--  
 1960 East Old Creek Trail

Parcel 2--  
 1970 East Old Creek Trail

LEGEND

- Regulated Riparian Habitat-- Xeroriparian B, No Disturbance
- Regulated Riparian Habitat-- Xeroriparian B, Disturbed
- Regulated Riparian Habitat-- Xeroriparian D, Disturbed
- Property Limits-- The Site Contains 2 Parcels
- Contour Lines-- 2 foot Contour Interval

REGULATED RIPARIAN HABITAT CALCULATIONS

<b>XERORIPARIAN D MITIGATION--</b>	2.59 acres
Total Area Xeroriparian D	2.59 acres
Total Disturbed Area Xeroriparian D	78 Trees 39 @15 gallon, 39 @5 gallon
Trees Required @ 30 per acre	84 Trees
Shrubs Required @ 50 per acre	112 Shrubs
<b>XERORIPARIAN B MITIGATION--</b>	1.66 acres
Total Area Xeroriparian B	1.40 acres
Total Disturbed Area Xeroriparian B	84 Trees
Trees Required @ 60 per acre	112 Shrubs
<b>Per the Pima County In Lieu Calculation Worksheet, this mitigation would be \$10,227. Owner will pay a partial in lieu fee for part of the Xeroriparian B mitigation in the amount of \$8000. This is 78% of the full in lieu fee for the Xeroriparian B leaving 22% left to mitigate by planting trees and shrubs. That 22% would equate to:</b>	
Trees Required @ 60 per acre	18 Trees 9 @15 gallon, 9 @5 gallon
Shrubs Required @ 30 per acre	25 Shrubs 13 @5 gallon, 12 @1 gallon
<b>TOTAL MITIGATION REQUIRED--</b>	96 Trees 48 @15 gallon, 48 @5 gallon
Total Trees Required	155 Shrubs 78 @5 gallon, 77 @1 gallon
Total Shrubs Required	
Plus Native Seeding the newly planted areas to make a riparian vegetation community.	

REGULATED RIPARIAN HABITAT NOTES

- This project site plan shows Regulated Riparian Habitat (RRH). The site contains habitat mapped as Hydro/Mesoriparian and Xeroriparian C. Due to the property's previous disturbance and location somewhat away from larger washes, a proposal to reclassify these washes was partially approved by Pima County Flood Control. Based on that reclassification, the site contains Xeroriparian B (former Hydro/Mesoriparian), and Xeroriparian D (former Xeroriparian C). See sheet #2 for mapping and calculations for that reclassification. Most areas of the site have been previously disturbed or will be disturbed. Avoidance of this impact is not possible since the majority of the site is mapped riparian habitat and most areas have already been disturbed.
- The Xeroriparian B area (1.66 acres) will or has been (by previous disturbance) mostly disturbed (1.40 acres). It will be mitigated partially by an in lieu fee (78%) and partially by planting (22%).
- The Xeroriparian D area (2.59 acres) has or will be completely disturbed. It will be mitigated by riparian plantings.
- The riparian mitigation plantings will be provided at the levels indicated in the Mitigation Standards and Implementation Standards, dated November 2011. The species selected for the tree, shrub, and native seed mix are from the Santa Cruz River valley plant approved plant lists.
- Riparian Mitigation Plantings will be irrigated and maintained for five years per PORFC requirements, see notes on page 2.
- Riparian Mitigation Planting installation will be completed by the first growing season after construction (November 2015).
- Total site area is 4.52 acres.
- Total mitigation area is 1.1 acres.

PLAN NOTES

- This project site plan was obtained from Pima County MapGuide. The riparian habitat linework is also straight from MapGuide with no adjustments made other than the habitat designation.
- The air photo shown on this plan is the 2012 photo from MapGuide and shows the current condition of the site. Other older photos were consulted and compared to the current conditions.

FPUP No. 14-032ERP  
 ADDRESS: 1960 & 1970 E OLD CREEK TRAIL

Novak Environmental, Inc. 4574 North First Avenue #100 Tucson, AZ 85718 Phone: 520.206.0951 Fax: 520.882.3006			
RIPARIAN HABITAT MITIGATION PLAN RIPARIAN HABITAT DISTURBANCE CHACON PROPERTY			
PTH OF R209.50' S177.52' N84.65' 2 AC 5/4 1/4 OF SEC. 5, T. 16 S. R. 14 E. CASORIM, PIMA COUNTY, ARIZONA			
DESIGNED:	TC	TC, CJJ	SCALE: K.M.C. RHMP-1
DRAWN:	7/14/14	14021	1" = 30'-0"

THIS IS AN AERIAL PHOTOGRAPH OF THE PROPERTY AND SURROUNDING AREAS. THE PROPERTY AND SURROUNDING AREAS ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY CLAIMS OR DAMAGES. THE PROPERTY AND SURROUNDING AREAS ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY CLAIMS OR DAMAGES. THE PROPERTY AND SURROUNDING AREAS ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY CLAIMS OR DAMAGES.

# Exhibit D

## Calculating In-Lieu Fee Costs for Single-lot Development

Shaded fields are editable - Enter value in Acres

<b><i>Xeroriparian Class A Habitat (XA)**</i></b>			Option to basic requirement (Xeroriparian)****	
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (75 trees/ac)	75	0 Trees	0	Trees
Total number of shrubs required (90 shrubs/ac)	90	0 Shrubs	0	Shrubs

<b><i>Xeroriparian Class B Habitat (XB)**</i></b>				
Total mapped habitat onsite		1.66 Acre(s)		
Area of disturbed RRH		1.40 Acre(s)		
Area of mitigation		1.40 Acre(s)		
Total number of trees required (60 trees/ac)	60	84 Trees	67	Trees
Total number of shrubs required (80 shrubs/ac)	80	112 Shrubs	90	Shrubs

<b><i>Xeroriparian Class C Habitat (XC)**</i></b>				
Total mapped habitat onsite		Acre(s)		
Area of disturbed RRH		Acre(s)		
Area of mitigation		0.00 Acre(s)		
Total number of trees required (45 trees/ac)	45	0 Trees	0	Trees
Total number of shrubs required (70 shrubs/ac)	70	0 Shrubs	0	Shrubs

<b><i>Xeroriparian Class D Habitat (XD)**</i></b>				
Total mapped habitat onsite		2.59 Acre(s)		
Area of disturbed RRH		2.59 Acre(s)		
Area of mitigation		2.59 Acre(s)		
Total number of trees required (30 trees/ac)	30	78 Trees	62	Trees
Total number of shrubs required (x shrubs/ac)*	50	130 Shrubs	104	Shrubs

<b><i>ILF Calculation</i></b>		
15-gallon trees	33	\$2,640.00
5-gallon trees	33	\$825.00
5-gallon shrubs	44	\$1,012.00
1-gallon shrubs	43	\$258.00
Hydroseed	1.10 Acre(s)	\$973.50
Irrigation	1.10 Acre(s)	\$1,650.00
5-year maintenance***	1.10 Acre(s)	\$671.00
<b>Total Cost</b>		<b>\$8,029.50</b>

Average Costs (Costs shown for plants do not include installation costs)	15-gallon tree	5-gallon tree	5-gallon shrub	1-gallon shrub	Seeding (per acre)	Irrigation (per acre)	5-year maintenance (per acre)
	\$80	\$25	\$23	\$6	\$885	\$1,500	\$610

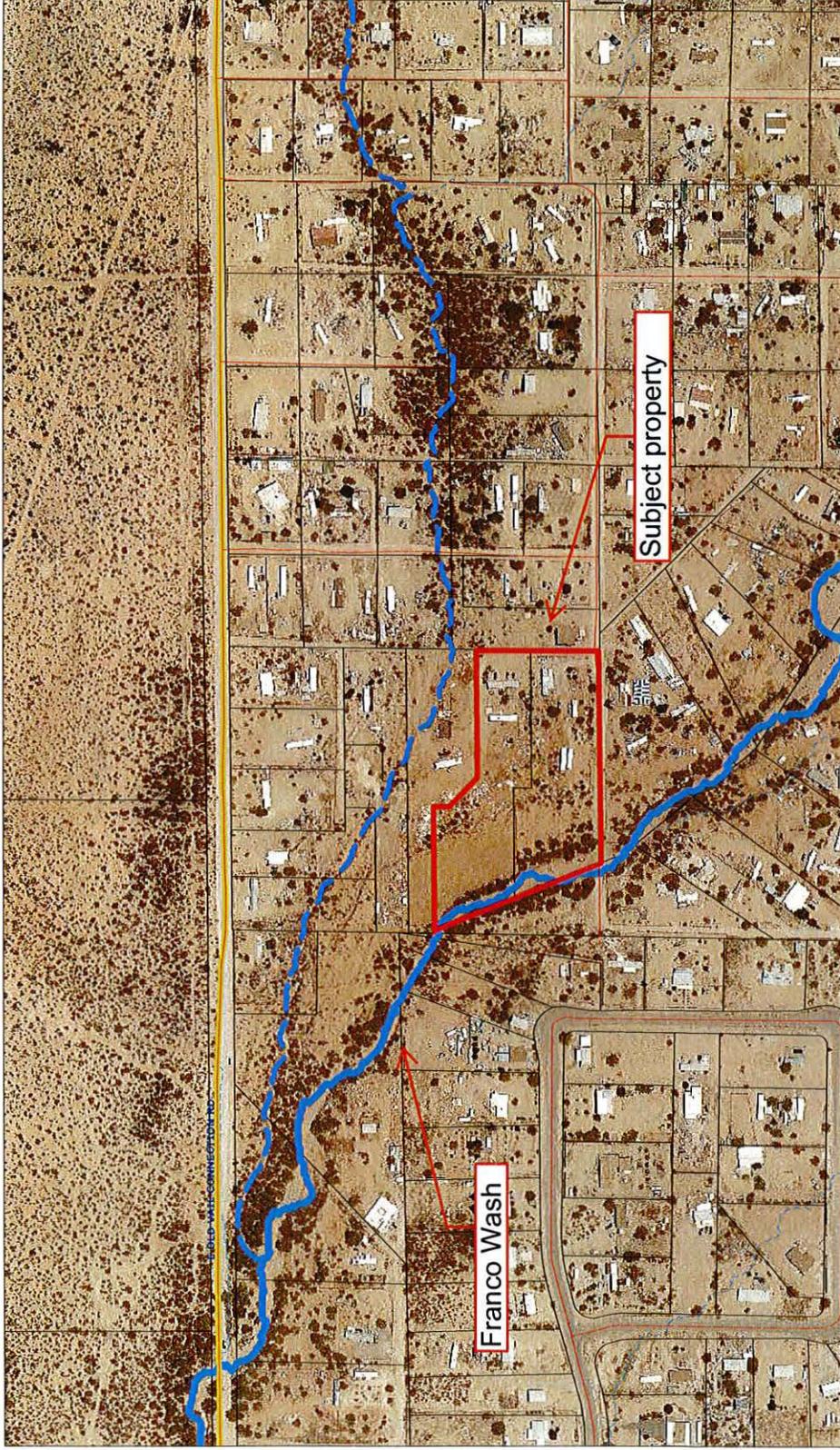
\*determined by onsite plant survey.

\*\*Guideline plant density requirements have been provided. The applicant may choose to perform an onsite plant survey in accordance with TECH-116 to determine plant density.

\*\*\*Average cost based on annual plant water requirements, plant replacement @ 5% over five years, and invasive species control (cost for herbicide only).

\*\*\*\*Option to basic requirement for Xeroriparian Classes A-D: Reduce total plant quantity by 20% if 100% 15 gallon trees and 100% 5 gallon shrubs are used.

# Exhibit A



Chacon Residence  
1960/1970 East Old Creek Trail  
BOS Meeting Date 8.05.14