



BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: June 18, 2013

ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:

The property owners, Jeremy and Shelley Sherman, are proposing to construct a single-family residence on property located at 7994 N. Pima Village Court, within Pima Canyon Estates Subdivision. The development will impact greater than one-third (1/3) acre Regulated Riparian Habitat (RRH). Therefore, the applicants are proposing to mitigate partially onsite while contributing an in-lieu fee (ILF) for the remaining amount. Because this development will impact Important Riparian Area with underlying Xeroriparian Class B and Xeroriparian Class C habitat, the applicant is subject to compliance with Chapter 16.30 of the Pima County Floodplain and Erosion Hazard Management Ordinance No. 2010-FC5 (Ordinance). Because more than five percent of the regulated riparian habitat mapped on the site will be disturbed and 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 (RHMP) 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 single-family residence.

CONTRACT NUMBER (If applicable): N/A

STAFF RECOMMENDATION(S):

Conceptually, the combination onsite mitigation plan and ILF presented conforms to 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: \$ 2,903.65

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, habitat mitigation will occur onsite within the 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 ILF in the amount of \$2,903.65. 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: Carla Danforth/Marisa Rice TELEPHONE NO.: 11-1852/1816

DIRECTOR'S SIGNATURE: _____


Suzanne Shields, P.E.



MEMORANDUM

Director's Office
Regional Flood Control District



DATE: June 3, 2013

TO: Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.
Director

SUBJECT: **Approval of a Riparian Habitat Mitigation Proposal for 7994 N. Pima Village Court, Located within Important Riparian Area with Underlying Xeroriparian Class B Habitat and Xeroriparian Class C 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 (RRH) exceeding one-third (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 Areas (IRA) or Class H (H) habitat exceeding one-third (1/3) of an acre that also exceeds five percent of the mapped IRA or H on the subject parcel. The adopted *Mitigation Standards and Implementation Guidelines* govern the type, amount, and location of required mitigation.

In addition to onsite mitigation, the Ordinance contains a provision for offsite mitigation, where appropriate. All offsite mitigation options, which are governed by the adopted *Offsite Mitigation Guidelines for Unincorporated Pima County*, require the Flood Control District Board of Directors (Board) review and approval.

Report

The owners, Mr. and Mrs. Jeremy Sherman, are proposing to construct a single-family residence (SFR) on property located at 7994 N. Pima Village Court, within Pima Canyon Estates Subdivision (Exhibit A). The property is mapped Important Riparian Area with underlying Xeroriparian Class B (IRA/XB) habitat and Xeroriparian Class C habitat (Exhibit B).

The owners hired Blue Agave Landscape Design to prepare the mitigation proposal. The landscape architect assessed the project site for suitable onsite mitigation areas and determined that completing mitigation entirely onsite is not possible due to the size of the parcel, extent of disturbance, and presence of existing vegetation. Therefore, to achieve compliance with the Ordinance, the owner will install a portion of the mitigation requirement onsite and convert the remaining acreage to a dollar amount, which will be contributed to the mitigation bank as a fee in-lieu of onsite mitigation.

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 mitigation areas are located within existing or disturbed habitat adjacent to the SFR. The areas are placed either directly downstream of the SFR to capture increased stormwater runoff from the new development or upstream of the SFR, within low-lying areas where stormwater will collect.

Approval of a Riparian Habitat Mitigation Proposal for 7994 N. Pima Village Court, Located within Important Riparian Area with Underlying Xeroriparian Class B Habitat and Xeroriparian Class C Habitat (District 1)

June 3, 2013

Page 2

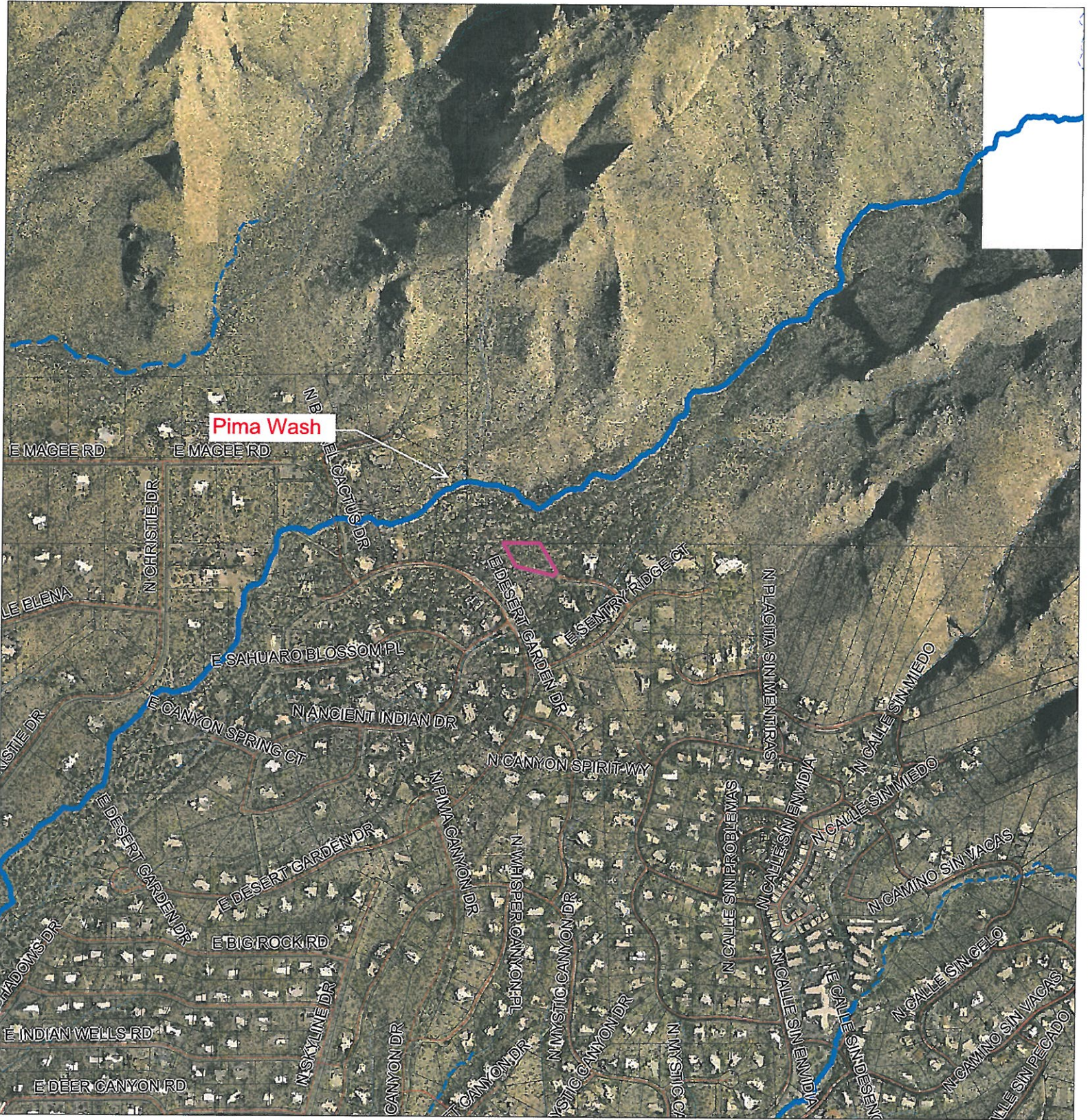
The remaining disturbed area will be compensated for through submittal of an in-lieu fee in the amount of \$2,903.65 (Exhibit D). The fee shall be paid prior to issuance of the Floodplain Use Permit. Any future development will require submittal of a separate mitigation proposal.

All species will be chosen from the approved plant list contained in the *Mitigation Standards and Implementation Guidelines*.

Disturbance: 20,581 sq.ft. (IRA/XB) x 1.5 + 1,200 sq.ft. (XC) = 0.50 acres to be mitigated

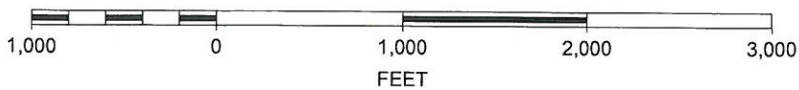
Required Mitigation by Vegetation Type in Important Riparian Area with underlying Xeroriparian Class B Habitat and Xeroriparian Class C Habitat	Total Plants (Mitigation) Required	Total Plants (Mitigation) Actual
60 trees/acre (IRA/XB) 45 trees/acre (XC)	43 trees (50% 15 gal, 50% 5 gal), or 35 trees (100% 15 gal)	16 trees (15 gal) planted onsite 19 trees (15 gal) in-lieu fee contribution
80 shrubs/acre (IRA/XB) 70 shrubs/acre (XC)	58 shrubs (50% 5 gal, 50% 1 gal), or 47 shrubs (100% 5 gal)	22 shrubs (5 gal) planted onsite 25 shrubs (5 gal) in-lieu fee contribution
Seeding	Seed disturbed and/or mitigated areas using approved method and seed mix	Mitigated and disturbed areas to be hydroseeded with a minimum of 12 species from the approved Xeroriparian plant list
Irrigation	To be provided for 5 years (see Irrigation Notes)	Drip irrigation to be provided for 5 years (see Irrigation Notes)

Exhibit A



Pima Wash

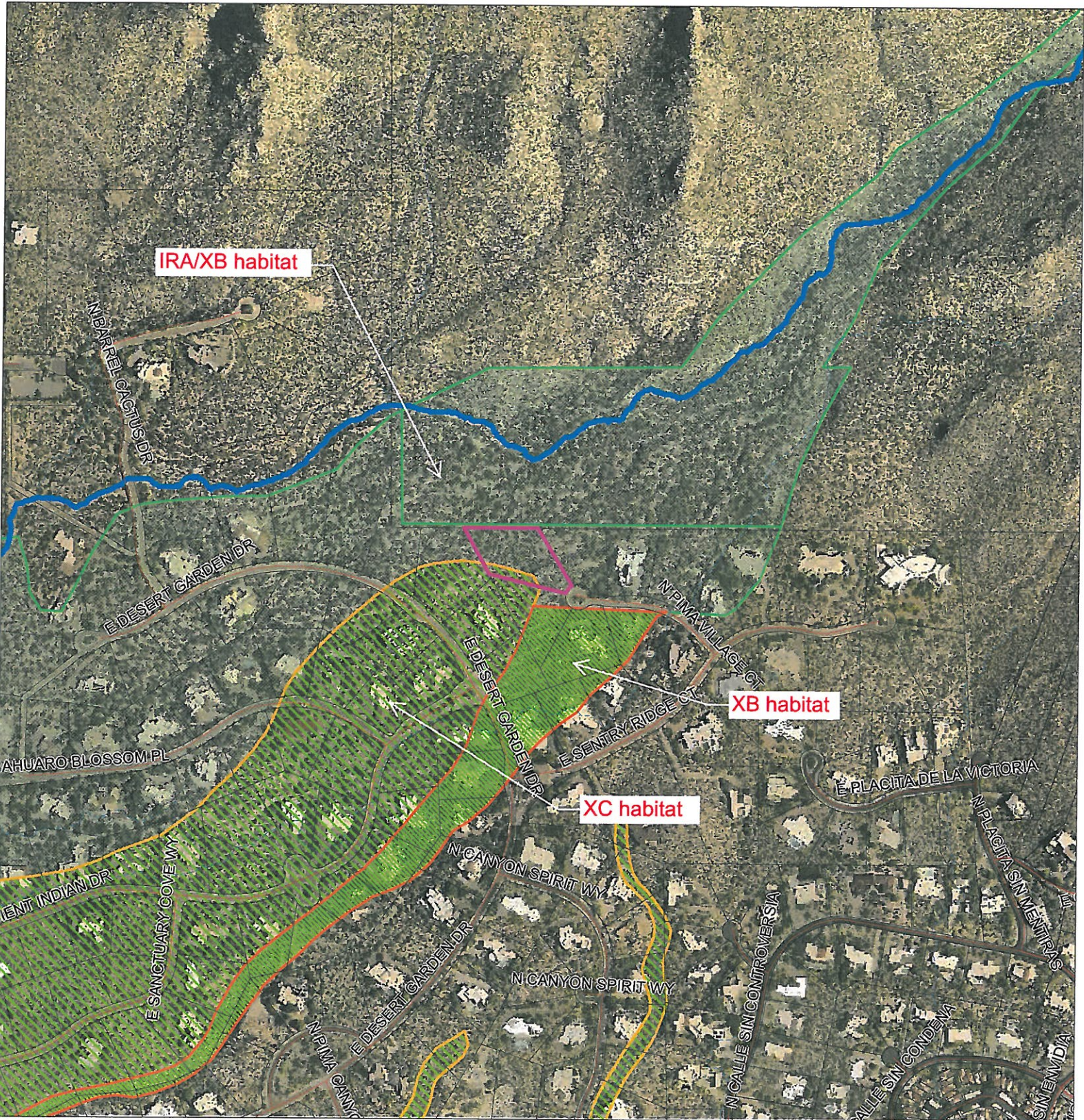
SCALE 1 : 12,000



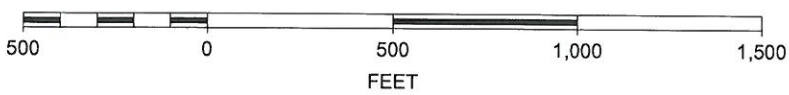
Sherman Residence
7994 N. Pima Village Court
T12SR14ES32
BOS Meeting Date 6/18/13



Exhibit B



SCALE 1 : 6,000



Sherman Residence
7994 N. Pima Village Court
T12SR14ES32
BOS Meeting Date 6/18/13



Exhibit C

Calculations:

This site construction effects the Important Riparian area with underlying Xeroriparian Class B & Xeroriparian Class C Habitat



2839 N. Campbell Ave.
Tucson, AZ 85719
(520) 591-2321
www.BlueAgaveDesign.com

Mitigation Calculations

Mitigation Area A: 1,520 sqft
Mitigation Area B: 1,870 sqft
Mitigation Area C: 5,160 sqft
Mitigation Area D: 1,070 sqft
Mitigation Area E: 550 sqft
Mitigation Area F: 82 sqft

Mitigation Area Required: = 22,167 sqft
Actual Mitigation Area on Plan: = 10,252 sqft
difference = 11,915 sqft under requirement (54%)

GENERAL NOTES:

- MITIGATION AREA WILL BE HYDROSEEDED WITH A MINIMUM OF 12 SPECIES FROM THE APPROVED XERORIPARIAN PLANT LIST FOUND IN APPENDIX B OF THE "REGULATED RIPARIAN HABITAT MITIGATION STANDARDS AND IMPLEMENTATION GUIDELINES." IF PLANTS LISTED ON THE MITIGATION PLAN ARE UNAVAILABLE, REPLACE SPECIES FROM APPROVED PLANT LIST MAY BE SELECTED BASED UPON AVAILABILITY. OF THE 12 SPECIES, 4 SHALL BE SHRUBS, 4 SHALL BE ANNUALS/PERENNIALS/VINES, AND 4 SHALL BE GRASSES.
 - MITIGATION PLANTINGS TO BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM INCLUDING 4-3/4" ELECT. VALVES, 1/2" POLY TUBING, EMITTERS AND DRIP EMITTERS PER IRRIGATION KEY ON LANDSCAPE PLAN.
 - MITIGATION PLAN IMPLEMENTATION SHALL BE COMPLETED BY THE FIRST GROWING SEASON FOLLOWING THE COMPLETION OF CONSTRUCTION WHICH IS PROJECTED TO BE SPRING OF 2014
 - 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 RIPARIAN HABITAT MITIGATION PLAN. ANY CHANGES FROM THE APPROVED RHMP SHALL BE NOTED ON THE MONITORING PLAN SUBMITTAL.
- MONITORING PLAN SHALL LABELLED
* ANNUAL MONITORING REPORT FOR FPUP NO. 13-147 RP
AND BE SUBMITTED TO :
PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT
ATTN.: WRD RIPARIAN REVIEW STAFF
97 E. CONGRESS STREET, 2ND FLOOR
TUCSON, AZ 85701
- THE PROJECT OWNER/OR OWNERS SUCCESSORS, AGREE TO PRESERVE AND PROTECT THE MITIGATION AREA FOR THE DURATION OF THE PROJECT. FURTHER, THE PROJECT OWNER OR OWNERS SUCCESSORS AGREE TO ACTIVELY MAINTAIN THE MITIGATION 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.
 - MITIGATION AREAS TO BE LEFT IN A NATURAL STATE. NO DISTURBANCE SHALL OCCUR WITHIN THE MITIGATION AREAS WITHOUT RFCD REVIEW AND APPROVAL. SUCH DISTURBANCE INCLUDES BUT IS NOT LIMITED TO SECONDARY IMPACTS SUCH AS THE PRESENCE OF LIVE STOCK, FENCING, INTENSIVE LANDSCAPING, OUTDOOR PLAY AREAS, ETC.
 - ONCE PLANTS HAVE ESTABLISHED (APPROXIMATELY 1 TO 3 YEARS AFTER INSTALLATION), SUPPLEMENTAL IRRIGATION SYSTEM WILL BE DECREASED IN ACCORDANCE WITH APPENDIX C
 - THE RIPARIAN HABITAT OUTSIDE OF THE GRADING LIMITS SHALL BE STAKED WITH WOOD STAKES AND FLAGGED WITH CAUTION TAPE TO INSURE THIS AREA REMAINS UNALTERED
 - ALL MITIGATION AREAS WILL BE MAINTAINED ON A REGULAR BASIS UNDER THE SUPERVISION OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE ACTIVITIES LISTED IN THE "MITIGATION PLANTING MAINTENANCE" SCHEDULE FOUND IN APPENDIX C OF THE RIPARIAN HABITAT MITIGATION STANDARDS AND IMPLEMENTATION GUIDELINES

Calculations:

This site construction effects the Important Riparian Area with underlying Xeroriparian Class B, and Xeroriparian Class C habitat as follows:

Total Riparian Habitat of site: 1.3 Acres
Area of disturbed Riparian Habitat w/ under class B: .47for Acres (20,581 sqft)
Mitigation Ratio for IRA/XB is 1:1.5
Area of mitigation = .47 Acres x 1.5 = .70 Acres
Mitigation on site qualifies for a 30% reduction in Mitigation area:
43,560sqft x .70= 30,492 sqft. x .70= 21,344 sqft mitigation area required.

Total # of trees required = 60 x .70 = 42 Trees
Total # of shrubs required = 80 x .70 = 56 Shrubs

All trees to be planted at 15 gal. size, all shrubs to be planted at 5 gal - qualifies for a 20% reduction in quantities required
42 trees - 20%= 34 trees
56 shrubs - 20%=45 shrubs

Area of disturbed Xeroriparian Class C Habitat: .027 Acres (1,200 sqft)
Mitigation Ratio for IRA/XB is 1:1
Area of mitigation = .027 Acres x 1 = .027 Acres
Mitigation on site qualifies for a 30% reduction in Mitigation area:
43,560sqft x .027 = 1,176 sqft. x .70= 823 sqft mitigation area required.

Total # of trees required = 45 x .027 = 1 Tree
Total # of shrubs required = 70 x .027 = 2 Shrubs

IRA/ XB Plant totals

XC Plant totals

SITE INFORMATION:

Owner: Jeremy and Shelly Sherman
Parcel # 220202680
FPUP # 13-147RP

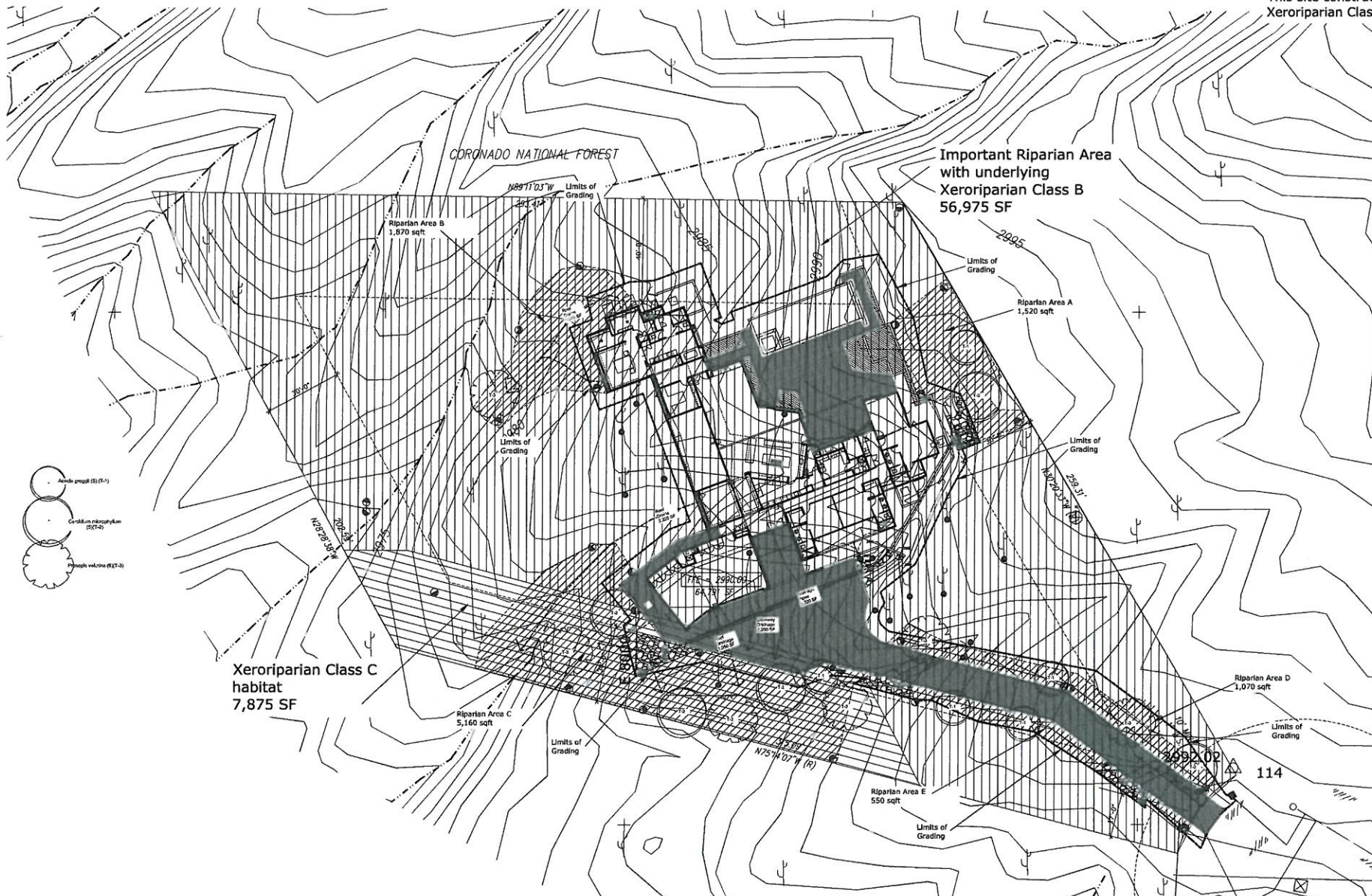
SCALE: 1"=20'-0"
DESIGNED BY:
DEAN ALEXANDER



DATE:1-1-13

REVISIONS:
3-3-13
5-15-13
5-21-13

L-1



Xeroriparian Class C habitat
7,875 SF

Planting Key:

Botanical Name

SHRUBS

Calliandra eriophylla
Simmondsia chinensis
Celtis pallida
Jatropha cardiophylla
Opuntia engelmannii var. engelmannii
Ephedra viridis

TREES

Acacia greggii
Cercidium microphyllum
Prosopis velutina

Common Name

Fairy Duster
Jojoba
Hackberry
Limberbush
Engelmans Prickly Pear
Mormon tea

Catsclaw Acacia
Foothill Palo verde
Velvet Mesquite

Size

5g
5g
5g
5g
5g
5g

15g
15g
15g

Qty. sym.

3
6
3
3
4
3

5 T1
5 T2
6 T3

Tree and shrub locations shall be field verified by Owner

Shrubs shall be evenly placed throughout the Mitigation Areas

Photo Monitoring Points (typ)

Hydroseed Mix

Rate(lb/acre)	Seed
1.5	ENCELIA FARINOSA
2.0	ATRIPLEX CANESCENS
4.0	MUHLENBERGIA RIGENS
2.0	MACHAERANTHERA TANACETIFOLIA
1.5	ERICAMERIA LACRIFOLIA
1.0	BAILEYA MULTIRADIATA
3.0	MUHLENBERGIA PORTERI
2.0	PENSTEMON PARRYI
3.0	SPHAERALCEA AMBIGUA
2.0	ARISTIDA PURPUREA
4.0	HYPTIS EMORI
4.0	LEPTOCHLOA DUBIA

A Riparian Mitigation Plan has been approved:
Date: 6/3/13
By: RFCD Maura Rice
Board of Supervisors
Any and all work must comply with the approved
Habitat Mitigation Plan for FPUP# 13-147RP

Exhibit C

Calculations:

This site construction effects the Important Riparian area with underlying Xeroriparian Class B & Xeroriparian Class C Habitat

Mitigation Calculations

Mitigation Area A: 1,520 sqft
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- MONITORING PLAN SHALL BE LABELED "ANNUAL MONITORING REPORT FOR FPUP NO. 13-147 RP AND BE SUBMITTED TO: PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT ATTN.: WRD RIPARIAN REVIEW STAFF 97 E. CONGRESS STREET, 2ND FLOOR TUCSON, AZ 85701
- THE PROJECT OWNER/OR OWNERS SUCCESSORS, AGREE TO PRESERVE AND PROTECT THE MITIGATION AREA FOR THE DURATION OF THE PROJECT. FURTHER, THE PROJECT OWNER OR OWNERS SUCCESSORS AGREE TO ACTIVELY MAINTAIN THE MITIGATION 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.
- MITIGATION AREAS WITHOUT RCFD REVIEW AND APPROVAL. SUCH DISTURBANCE INCLUDES BUT IS NOT LIMITED TO SECONDARY IMPACTS SUCH AS THE PRESENCE OF LIVE STOCK, FENCING, INTENSIVE LANDSCAPING, OUTDOOR PLAY AREAS, ETC.
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Total # of trees required = 60 x .70 = 42 Trees
 Total # of shrubs required = 80 x .70 = 56 Shrubs

All trees to be planted at 15 gal. size, all shrubs to be planted at 5 gal - qualifies for a 20% reduction in quantities required
 42 trees - 20%= 34 trees
 56 shrubs - 20%=45 shrubs

IRA/ XB Plant totals
 Area of disturbed Xeroriparian Class C Habitat: .027 Acres (1,200 sqft)
 Mitigation Ratio for IRA/XB is 1:1
 Area of mitigation = .027 Acres x 1 = .027 Acres
 Mitigation on site qualifies for a 30% reduction in Mitigation area:
 43,560sqft x .027= 1,176 sqft. x .70= 823 sqft mitigation area required.

Total # of trees required = 45 x .027 = 1 Trees
 Total # of shrubs required = 70 x .027 = 2 Shrubs

XC Plant totals

SITE INFORMATION:

Owner: Jeremy and Shelly Sherman
 Parcel # 220202680
 FPUP # 13-147RP



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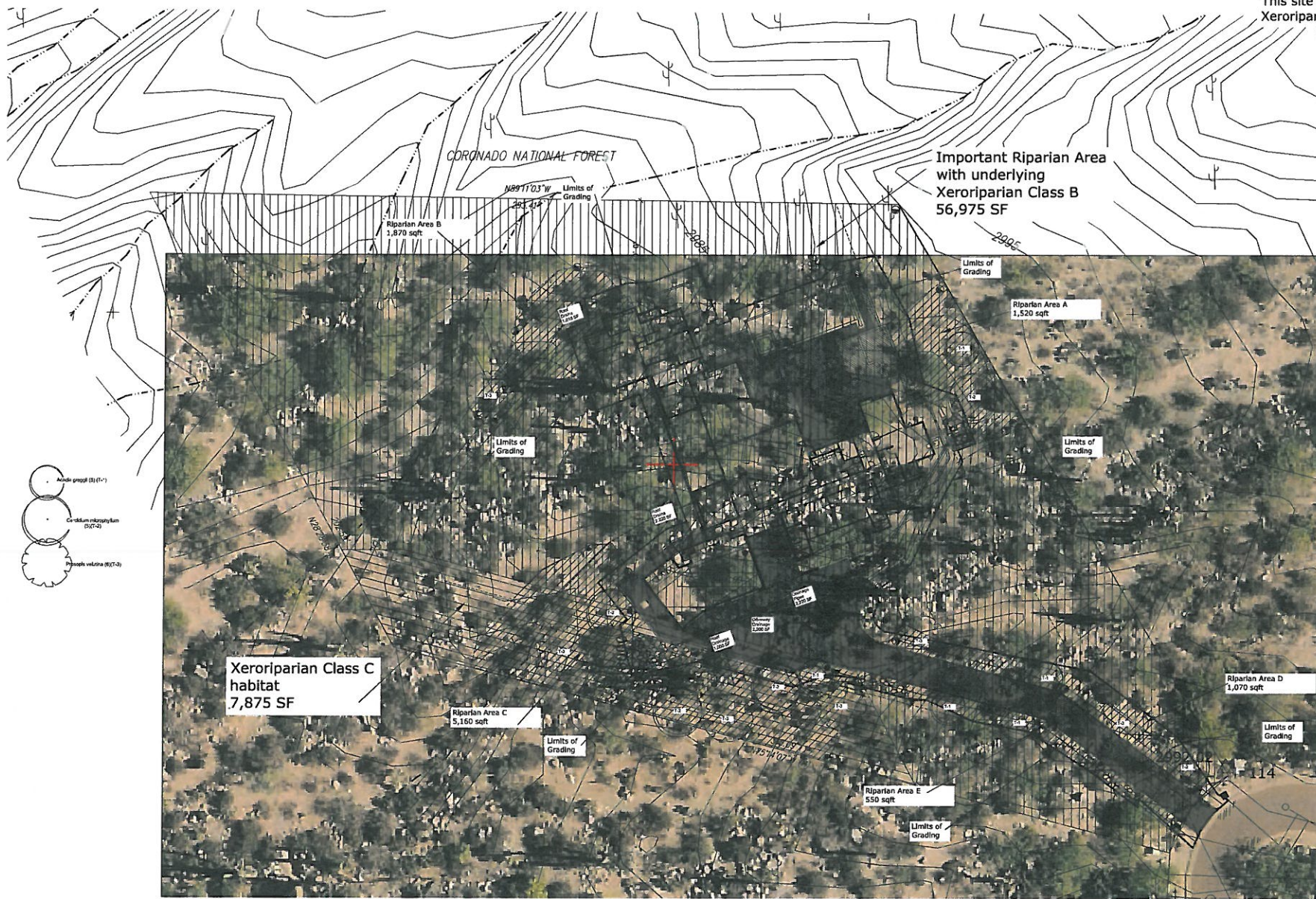
Sherman Residence
 Lot 196 Pima Canyon Estates
 7994 N. Pima Village Ct.
 Riparian Habitat Mitigation Plan w/ Aerial

SCALE: 1"=20'-0"
 DESIGNED BY:
 DEAN ALEXANDER

DATE:1-1-13

REVISIONS:
 3-3-13
 5-15-13
 5-21-13

L-1



Planting Key:

Botanical Name	Common Name	Size	Qty.	sym.
SHRUBS				
Calliandra eriophylla	Fairy Duster	5g	3	
Simmondsia chinensis	Jojoba	5g	6	
Celtis pallida	Hackberry	5g	3	
Jatropha cardiophylla	Limberbush	5g	3	
Opuntia engelmannii var. engelmannii	Engelmans Prickly Pear	5g	4	
Ephedra viridis	Mormon tea	5g	3	
TREES				
Acacia greggii	Catsclaw Acacia	15g (1-24"bx)	5	T1
Cercidium microphyllum	Foothill Palo verde	15g (1-24" bx)	5	T2
Prosopis velutina	Velvet Mesquite	15g	6	T3

Tree and shrub locations shall be field verified by Owner

Shrubs shall be evenly placed throughout the Mitigation Areas

Photo Monitoring Points (typ)

Hydroseed Mix

Rate(lb/acre)	Seed
1.5	ENCELIA FARINOSA
2.0	ATRIPLEX CANESCENS
4.0	MUHLENBERGIA RIGENS
2.0	MACHAERANTHERA TANACETIFOLIA
1.5	ERICAMERIA LACRIFOLIA
1.0	BAILEYA MULTIRADIATA
3.0	MUHLENBERGIA PORTERI
2.0	PENSTEMON PARRYI
3.0	SPHAERALCEA AMBIGUA
2.0	ARISITIDA PURPUREA
4.0	HYPTIS EMORI
4.0	LEPTOCHLOA DUBIA

Exhibit D: Calculating In-Lieu Fee Costs for Single-lot Development

Shaded fields are editable - Enter value in Acres

<i>Class H or IRA w/ Underlying Class H Habitat (H or IRA/H)**</i>				Option to basic requirement (Xeroriparian)****	Option to basic requirement (Class H)****	
Total mapped habitat onsite			Acre(s)			
Area of disturbed RRH			Acre(s)			
% of mapped habitat disturbed		#DIV/0!	Acre(s)			
Area of mitigation			0.00 Acre(s)			
Total number of trees required (90 trees/ac)	90		0 Trees	na	0	Trees
Total number of shrubs required (100 shrubs/ac)	100		0 Shrubs	na	0	Shrubs
<hr/>						
<i>IRA w/ Underlying Xeroriparian Class A Habitat (IRA/XA)**</i>						
Total mapped habitat onsite			Acre(s)			
Area of disturbed RRH			Acre(s)			
% of mapped habitat disturbed		#DIV/0!	Acre(s)			
Area of mitigation			0.00 Acre(s)			
Total number of trees required (75 trees/ac)	75		0 Trees	0	na	Trees
Total number of shrubs required (90 shrubs/ac)	90		0 Shrubs	0	na	Shrubs
<hr/>						
<i>IRA w/ Underlying Xeroriparian Class B Habitat (IRA/XB)**</i>						
Total mapped habitat onsite			Acre(s)			
Area of disturbed RRH			Acre(s)			
% of mapped habitat disturbed		#DIV/0!	Acre(s)			
Area of mitigation			0.00 Acre(s)			
Total number of trees required (60 trees/ac)	60		0 Trees	0	na	Trees
Total number of shrubs required (80 shrubs/ac)	80		0 Shrubs	0	na	Shrubs
<hr/>						
<i>IRA w/ Underlying Xeroriparian Class C Habitat (IRA/XC)**</i>						
Total mapped habitat onsite			Acre(s)			
Area of disturbed RRH			Acre(s)			
% of mapped habitat disturbed		#DIV/0!	Acre(s)			
Area of mitigation			0.00 Acre(s)			
Total number of trees required (45 trees/ac)	45		0 Trees	0	na	Trees
Total number of shrubs required (70 shrubs/ac)	70		0 Shrubs	0	na	Shrubs
<hr/>						
<i>IRA w/ Underlying Xeroriparian Class D Habitat (IRA/XD)**</i>						
Total mapped habitat onsite			Acre(s)			
Area of disturbed RRH			Acre(s)			
% of mapped habitat disturbed		#DIV/0!	Acre(s)			
Area of mitigation			0.00 Acre(s)			
Total number of trees required (30 trees/ac)	30		0 Trees	0	na	Trees
Total number of shrubs required (x shrubs/ac)*	50		0 Shrubs	0	na	Shrubs

<i>ILF Calculation</i>		
15-gallon trees	19	\$1,520.00
5-gallon trees	0	\$0.00
5-gallon shrubs	25	\$575.00
1-gallon shrubs	0	\$0.00
Hydroseed	0.27 Acres(s)	\$238.95
Irrigation	0.27 Acres(s)	\$405.00
5-year maintenance for Xeroriparian***	0.27 Acres(s)	\$164.70
5-year maintenance for H***	0.00 Acres(s)	\$0.00
Total Cost		\$2,903.65

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)	Class H 5-year maintenance (per acre)	Xeroriparian 5-year maintenance (per acre)
	\$80	\$25	\$23	\$6	\$885	\$1,500	\$1,050	\$610

*Density 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.

****Option to basic requirement for Class H: Increase total plant quantity by 20% if 50% 15 gallon/50% 5 gallon trees are used and 100% 1 gallon shrubs are used.