



BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: April 7th, 2015

ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:

The property owners, Mr. and Mrs. Dominguez, have applied for a permit to construct a single family residence at the residential property located at 1242 North Calle Rinconado. The property is located adjacent to the Flato Wash and within the Lee Moore Wash Floodplain. This development will impact over one-third of an acre of Important Riparian Area with an Underlying Classification of Xeroriparian C and will disturb more than 5% of the total mapped 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). Due to site constraints, the applicants are proposing to perform mitigation partially onsite while contributing an in-lieu fee (ILF) to compensate for the remaining amount. When the disturbance will be mitigated through contribution of an ILF or when the disturbance of Important Riparian Area is over one-third of an acre and exceeds 5% of the total mapped riparian habitat on the site, 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 single family residence.

CONTRACT NUMBER (If applicable): N/A

STAFF RECOMMENDATION(S):

Conceptually, the combination onsite mitigation plan and in-lieu fee presented conforms with the Ordinance and, as such, can be approved.

MAR 31 2015 11:47 PC CLK/FM



CLERK OF BOARD USE ONLY: BOS MTG. _____

ITEM NO. _____

PIMA COUNTY COST: 0.0 and/or REVENUE TO PIMA COUNTY:\$ 1041.00

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 the specifically designated areas and will be performed in compliance with Board approved mitigation standards. The remaining mitigation will consist of a contribution to the mitigation bank as an in-lieu fee in the amount of \$1041.00. By performing a combination of onsite and offsite mitigation, the development will be in compliance with the Ordinance.

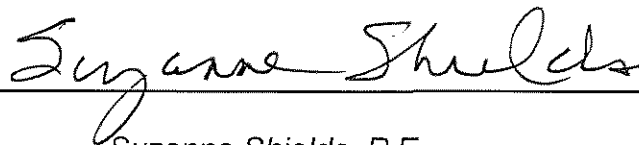
IF DENIED:

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: March 10, 2015

TO: Flood Control District Board of Directors

FROM:  Suzanne Shields, P.E.
Director

SUBJECT: **Approval of a Riparian Habitat Mitigation Proposal for Construction of a Single Family Residence, Located within Important Riparian Area with Underlying Class Xeroriparian C Habitat (District 4)**

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when greater than one third acre Regulated Riparian Habitat (RRH) is disturbed. Additionally when disturbance of Important Riparian Area exceeds 5% percent of the total riparian habitat mapped on site or when the disturbance will be mitigated by a contribution of an In-lieu Fee (ILF), the Riparian Habitat Mitigation Plan (RHMP) requires Flood Control District Board of Directors (Board) review and approval.

If a project site contains suitable area(s) for riparian restoration, enhancement, or establishment, onsite mitigation occurs in accordance with the adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*, which govern the type, amount, and location of required mitigation. When onsite mitigation is not feasible, offsite mitigation options become available in accordance with the adopted *Regulated Riparian Habitat Offsite Mitigation Guidelines for Unincorporated Pima County*.

Report

The property owners, Mr. and Mrs. Dominguez, have applied for a permit to construct a single family residence on the property located at 1242 North Calle Rinconado. The property is adjacent to the Flato Wash (Exhibit A) and is located within the Lee Moore Wash Basin Management Special Studies Area. The property is mapped Important Riparian Area Underlying Class Xeroriparian C (XC) (Exhibit B). Upon review, staff determined that the site had been graded without a permit. This activity disturbed greater than one third acre of RRH, therefore a RHMP is required. Once notified of the requirement, the owners submitted a RHMP to mitigate for the disturbance.

The owners 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 size of the residence. To achieve compliance with the Ordinance, the owner will install a portion of the mitigation onsite, and contribute a fee in-lieu of the remaining 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 remaining disturbed area of will be compensated for through submittal of an ILF in the amount of \$ 1041.00 (Exhibit D). The fee shall be paid prior to issuance of the Floodplain Use Permit.

Flood Control District Board of Directors

**Approval of a Riparian Habitat Mitigation Proposal for Construction of a Single Family Residence,
Located within Important Riparian Area with Underlying Class C Habitat (District 4)**

March 10, 2015

Page 2

Disturbance: IRA/XC = 0.61 acres

Minimum Mitigation Area Required = 0.64 acres to be mitigated

OFFSITE MITIGATION CALCULATION

OFFSITE REQUIREMENTS FROM RHMP (Exhibit D)

<u>REQUIREMENT</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>
<u>TOTAL COST</u>			
Trees			
5 Gal. Trees ¹	10	Each	\$13.00
\$130.00			
15 Gal. Trees ¹	9	Each	\$27.00
\$243.00			
Seeding			
Hydroseeding ²	1	Lump Sum	\$400.00
Irrigation ³	1	Lump Sum	\$268.00

TOTAL IN LIEU MITIGATION COST = \$1,041.00

Footnotes

1 - Price per attached quote.

1 - Cost reflects Owner's profession as a landscape contractor.

2 - Price per attached quote.

3 - Includes cost of Valving and Connection to Existing System

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

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

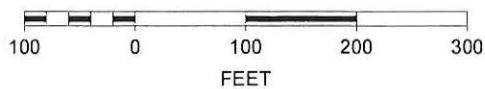
Exhibit A

Subject Property

Flato Wash

Special Studies Floodplain
Delineation; Lee Moore Wash
Basin Management Plan

SCALE 1 : 2,000



Domingues Residence
1242 North Calle Rinconado
BOS Meeting Date 4/07/15



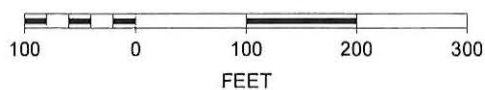
Exhibit B

Flato Wash

Subject Property

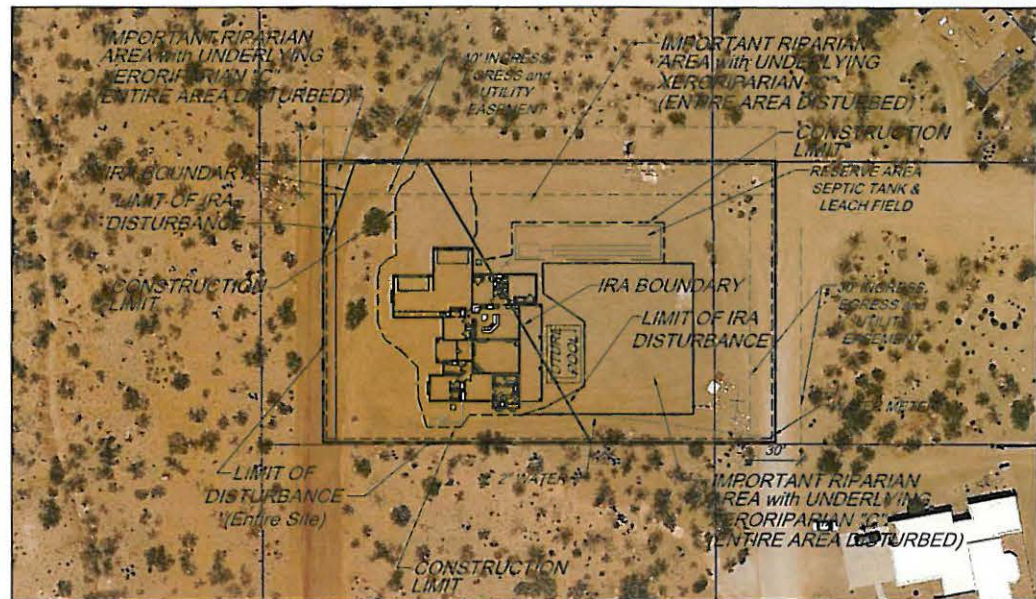
Important Riparian Area
with Underlying Class C

SCALE 1 : 2,000

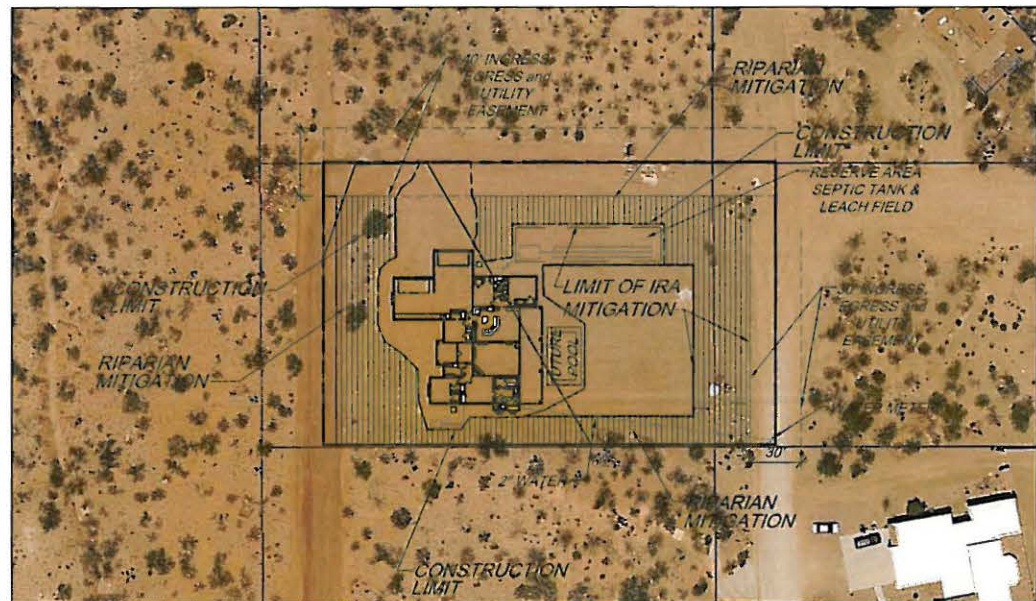


Domingues Residence
1242 North Calle Rinconado
BOS Meeting Date 4/07/15





RIPARIAN DISTURBANCE AREA



RIPARIAN MITIGATION AREAS

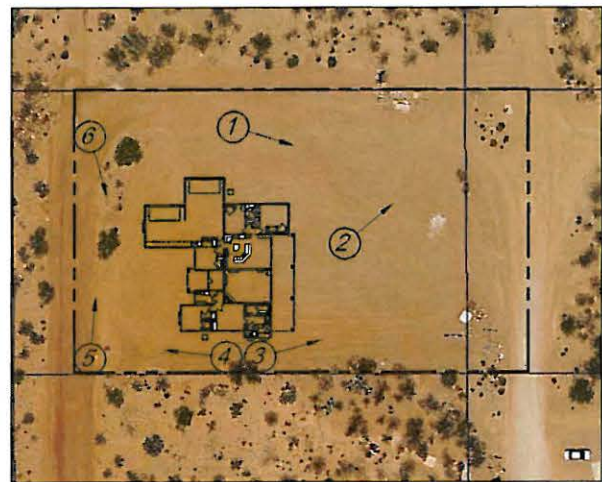


PHOTO MONITORING POINTS

CALCULATIONS:

The site contains Important Riparian Area, with underlying Class C Xeroriparian Habitat

Total Regulated Riparian Habitat On-Site	26,567 sf (0.61 ac)
Total Area of Disturbed Riparian Habitat	26,567 sf (0.61 ac)
Percent Disturbed of Total Mapped Riparian Habitat	100%
Min. Mitigation Area Required = $1.5 \times 0.61 \times 0.7 =$	27,896 sf (0.64 ac)
Total # of Trees Required = $45 \times 0.91 =$	41 Trees
Total # of Shrubs Required = $70 \times 0.91 =$	64 Shrubs
Total Riparian Mitigation Area Required	27,896 sf
Total Riparian Mitigation Area Provided on Site	15,557 sf
Total Riparian Mitigation Area Provided by in lieu fee	12,339 sf
Total # of Trees Required = $45 \times 0.91 =$	41 Trees
Total Trees Provided on Site	22 Trees
Total Trees Provided by in lieu fee	19 Trees
Total # of Shrubs Required = $70 \times 0.91 =$	64 Shrubs
Total Shrubs Provided on Site	64 Shrubs
Total Hydroseed Required =	27,896 sf
Total Hydroseed Provided on Site	15,557 sf
Total Hydroseed Provided by in lieu fee	12,339 sf

NOTES:

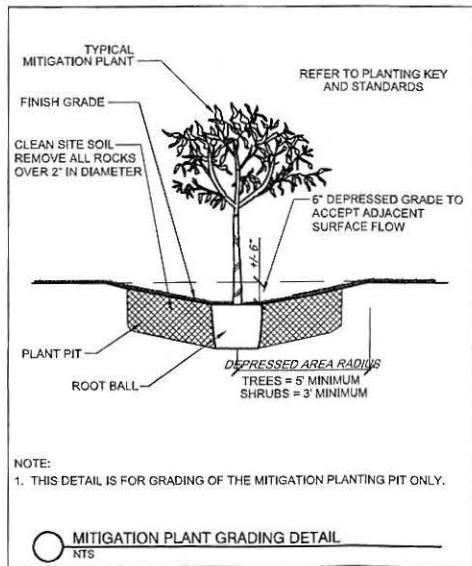
Tree size: 50% 5-gallon; 50% 15-gallon.
Shrub size: 50% 1-gallon; 50% 5-gallon.
No more than 75% of trees used in the Mitigation Area can be of a single species
No more than 35% of shrubs can be of a single species, with a maximum of one shrub species from the "cacti & succulents" list allowed.

MITIGATION AREAS

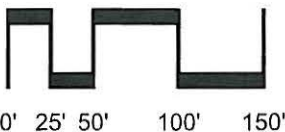
AREA	15,557 sf = 0.357 ac	22 TREES	64 SHRUBS
(IN LIEU)	12,339 sf = 0.283 ac	19 TREES	

PLANT SCHEDULE

TREES	QTY	SIZE
Mesquite	14	15 Gal
Prosopis velutina	5	5 Gal
Desert Willow	7	15 Gal
Chilopsis linearis	5	5 Gal
Catclaw Acacia	0	15 Gal
Acacia greggii	10	5 Gal
SHRUBS	QTY	SIZE
Creosote	14	5 Gal
Larrea tridentata	0	1 Gal
Desert Hackberry	8	5 Gal
Celtis pallida	0	1 Gal
Jojoba	10	5 Gal
Simmondsia chinensis	0	1 Gal
Hopbush	0	5 Gal
Dodonaea viscosa	12	1 Gal
Fairy Duster	0	5 Gal
Calliandra eriophylla	20	1 Gal



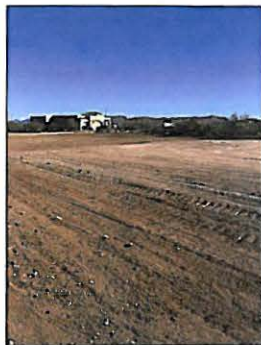
Scale: 1" = 50'



11047 N. Cloud View Place
Tucson, AZ 85737
(520) 877-8037

Date: 3/9/15
Project Number: 15001
Drawn by: LMW
Checked by: GRS

☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction



POINT 1



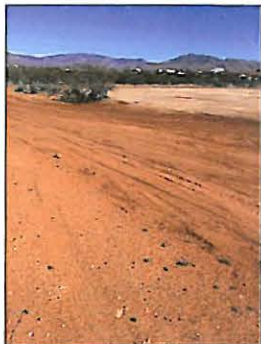
POINT 2



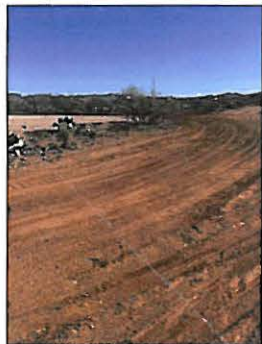
POINT 3



POINT 4



POINT 5



POINT 6

RIPARIAN NOTES

1. Zoning = GR1
2. Site Area = 43,984 sf (1.01 ac)
3. Land Use = Residential
4. Area Calculations:
 - a. Total Project Area 43,781 sf (1.01 acres)
 - b. Total Area Graded 43,781 sf (1.01 acres)
 - c. Total Natural Open Space 0
 - d. Total Riparian Habitat On Site 26,567 sf (0.61 acres)
- e. Total Proposed Habitat Disturbance 26,567 sf (0.61 acres)
- f. See Riparian Plan for Mitigation quantities and Mitigation Area locations

RIPARIAN MITIGATION NOTES

1. The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
2. Mitigated area will be hydroseeded with a minimum of 12 species from the approved Class D plant list found in Appendix B of the "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines." If plant species listed on the Mitigation Plan are unavailable, replacement species from the 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.
3. Mitigation plantings to be irrigated using an automatic drip irrigation system.
4. Mitigation Plan implementation shall be completed by the first growing season following completion of construction, which is projected to be March-May, 2016.
5. A monitoring plan, in accordance with the Guidelines, will be submitted annually for a period of five (5) years following implementation of the Riparian Habitat Mitigation Plan (RHMP). Any changes from the approved RHMP shall be noted on the monitoring plan submittal.

Monitoring plan shall be submitted to the RFCD at:
Pima County Regional Flood Control District
ATTN: Floodplain Management Division Staff
97 E. Congress St., 3rd Floor
Tucson, Arizona 85701

Place the FPUP number on the envelope and monitoring plan submittal.
6. 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 the removal of noxious and/or invasive plant species.
7. Mitigation area(s) to be left in a natural state. No disturbance shall occur within the mitigation area(s) without RFCD review and approval. Such disturbance includes but is not limited to secondary impacts such as the presence of livestock, fencing, intensive landscaping, outdoor play areas, etc.
8. Materials within the sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.
9. Mitigation areas may not be treated as traditional landscaped areas. It is required that all trees, shrubs and vegetative groundcovers within the mitigation areas remain in place and in a natural state - no rock mulch, shrubs trimmed with hedge trimmers or removal of natural debris is allowed.

XERORIPARIAN DESERT SEED MIX

The hydroseed mix shall consist of the following seeds:

BOTANICAL NAME	COMMON NAME	PLS lbs/ac.
Aristida purpurea	Purple Three-Awn	2.0
Aster tanacetifolius	Purple Aster	3.0
Baileya multiradiata	Desert Marigold	1.5
Dischlostemma pulchellum	Blue Dicks	5.0
Ericameria laricifolia	Turpentine Bush	1.0
Erigonum fasciculatum	Flat Top Buckwheat	1.0
Hyptis emoryi	Desert Lavender	4.0
Leptochloa dubia	Green Sprangletop	4.0
Lycium spp.	Wolfberry	3.0
Larrea tridentata	Creosote	2.0
Nolina microcarpa	Beargrass	3.0
Parthenium incanum	Mariola	2.0
Penstemon parryi	Penstemon	4.0
Sphaeralcea ambigua	Globemallow	3.0
Sporobolus cryptandrus	Sand Dropseed	2.0

DOMINGUEZ RESIDENCE

Parcel No. 305-40-041J

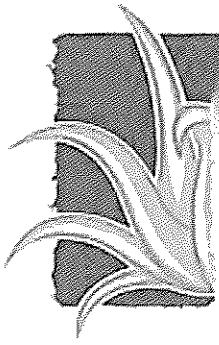
1242 N. CALLE RINCONADO, VAIL, AZ 85641

Section 3, T-17-S, R-16-E, G&SRM, Pima County, AZ

RIPARIAN HABITAT MITIGATION PLAN

Floodplain Use Permit number: 15-008R

Exhibit D



GRS

LANDSCAPE ARCHITECTS, LLC

11047 N. CLOUD VIEW PLACE, TUCSON AZ 85737

Office (520) 877-8037

Email: grslar@aol.com

March 9, 2015

Patricia Gilbert, Principal Hydrologist
Floodplain Management Division, Pima County Flood Control
97 E. Congress, 3rd Floor
Tucson, AZ 85701

**RE: Floodplain Use Permit No. 15-0008RP
Placement of a Single Family Residence and Existing Grading
at 1242 N. Calle Rinconado**

Dear Pima County Regional Flood Control Department,

The proposed Riparian Habitat Mitigation Plan has been prepared to address previous non-permitted disturbance of Riparian Habitat. The disturbance was done by a previous owner, prior to the current owner's purchase of the property. The current owner (Dominguez) became aware of the violation when they submitted construction plans for a residence on the property.

Because the property is totally disturbed, and is designated as IRA, it is not possible to provide total mitigation on the site. We have worked with the owners to provide the maximum, sustainable mitigation onsite, with the remainder to be handled as an in-lieu fee. It is our opinion that increasing onsite mitigation will not be successful because of the normal foot traffic and activity around the residence.

Should you have any questions, or require further information, please let me know.

Respectfully,
GRS LANDSCAPE ARCHITECTS, INC.

Gregory R. Shinn, RLA

OFFSITE MITIGATION CALCULATION

Dominguez Residence
1242 N Calle Rinconado
Vail, AZ

OFFSITE REQUIREMENTS FROM RHMP (copy provided on next page)

<u>REQUIREMENT</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
Trees				
5 Gal. Trees ¹	10	Each	\$13.00	\$130.00
15 Gal. Trees ¹	9	Each	\$27.00	\$243.00
Seeding				
Hydroseeding ²	1	Lump Sum	\$400.00	\$400.00
Irrigation ³	1	Lump Sum	\$268.00	\$268.00
TOTAL IN LIEU MITIGATION COST				\$1,041.00

Footnotes

- 1 - Price per attached quote.
- 1 - Cost reflects Owner's profession as a landscape contractor.
- 2 - Price per attached quote.
- 3 - Includes cost of Valving and Connection to Existing System
- 3 - Price per attached quote.

CALCULATIONS:

The site contains Important Riparian Area, with underlying Class C Xeroriparian Habitat

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Civano Nursery, Inc.

5301 S. Houghton Road

Tucson, AZ 85747

Wholesale Ofc: 520.746.9205

Wholesale Fax: 520.746.4977

BID

Date	Estimate #
2/25/2015	1366

Name / Address
Dominguez Desertscapes, LLC 1242 N Calle Rinconado Vail, AZ 85641 Tax Exempt

Project Name			Rep
			SV
Description	Qty	Rate	Total
1154-Chilopsis linearis 'Sweet Katie Burgundy' Desert Willow' #15	4	26.95	107.80T
1163-Prosopis velutina (Velvet Mesquite)#15	5	26.95	134.75T
1154-Chilopsis linearis 'Sweet Katie Burgundy' Desert Willow' #5 - Set Price \$12.95	5	12.95	64.75T
1163-Prosopis velutina (Velvet Mesquite) - #5 - Set Price \$12.95	5	12.95	64.75T
Delivery to Greater Tucson Area	1	25.00	25.00
Subtotal			\$397.05
Sales Tax (0.0%)			\$0.00
Total			\$397.05

W.L. Lansky Custom Building, Inc.

P.O. Box 351
Green Valley, AZ 85622
LICENSE # 190519 B
LICENSE#268822 B-2
PH (520) 429-0885/ FAX (520) 399-2185

February 25, 2015

Job: Dominguez Residence
1242 N. Calle Rinconado
Vail, Az

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: Materials and labor to hydroseed approximately 12,500 s.f. for the sum of **\$400.00**

50% Due for materials ordered, 50% Due upon completion

RESPECTFULLY SUBMITTING _____
ACCEPTANCE OF PROPOSAL-THE ABOVE PRICES, SPECIFICATIONS AND
CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE
AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS
OUTLINED ABOVE.

DATE OF ACCEPTANCE _____ SIGNATURE _____

BID SUBJECT TO CHANGE IF NOT ACCEPTED WITHIN 30 DAYS.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE
COMPLETED IN A WORK LIKE MANNER ACCORDING TO STANDARD PRACTICES.
ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING
EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL
BECOME AN EXTRA CHARGE OVER THE ABOVE ESTIMATE. ALL AGREEMENTS
ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR
CONTROL. OWNER TO CARRY NECESSARY INSURANCES.

February 25, 2015

Inclusions: 12,500 s.f.

- ▶ Wood fiber mulch at a rate of 2000 lbs. per acre
- ▶ Approved Pima County design seed mix
- ▶ StikPlus tackifier
- ▶ Seed certification documents
- ▶ Trash removal

Exclusions:

- ▶ Water meter fees/ usage fees
- ▶ Supplemental watering
- ▶ Fertilizer/ soil conditioners
- ▶ Growth guarantee
- ▶ Any other items not in the above inclusions

EWING, TUCSON #32
4250 S STATION MASTER DR
TUCSON, AZ
(520) 584-9530 85714

* Q U O T A T I O N *

PAGE: 1
QUOTE DATE: 2/25/2015
PRINT DATE: 2/25/2015
QUOTATION#: 2111116

IN REPLY TO YOUR INQUIRY
- SUBJECT TO CONDITIONS BELOW -
JOB: RICHARD

FOR: 54156 CUSTOMER PHONE: (520) 343-9981
DOMINGUEZ DESERTSCAPES LLC
1242 N CALLE RINCONADO
VAIL AZ 85641
CUSTOMER FAX: 1 (520) 207-7856

DESCRIPTION	ITEM NUMBER	QUANTITY	LIST PRICE	NET PRICE	EXTENDED PRICE
HUNTER NODE 1 STATION	990000000	1		55.000	55.00
PGV 1" VALVE RCV	990000000	1		10.000	10.00
L/S PROD 2GPH PC EMITTER GREEN	12001513	100	.39	.195	19.50
1/2" POLY 500' ROLL	990000000	2	50.00	25.000	50.00
3/4" 765 PVB	990000000	1		45.000	45.00
DRIP ZIT (P/R30 & FILTER)	990000000	1		12.000	12.00
TAN JUMBO BOX	990000000	1		25.000	25.00
1 PVC SINGLE MANIFOLD TEE	03051001	1	13.19	6.331	6.33
1 CL200 PVC BE PIPE	07000130	40	46.54	17.685	7.07
1 SPEARS UTILITY SS BV	20001010	1	11.07	6.974	6.97
710C-ELL CXC COMP 90 ELL	12003070	4	1.19	.893	3.57
710CC COMPRESSION COUPLING	12003100	4	.89	.757	3.03
1/2 L/S PROD FIG 8 HOSE END	12007210	2	.26	.156	.31
1 PVC COUPLING SS NESTING	04429010	2	1.71	.428	.86
1 PVC 90 ELL SS	04406010	2	2.05	.513	1.03
1 PVC TEE SSS	04401010	2	2.73	.683	1.37
IN-BOUND FREIGHT SURCHARGE					.48

NET PRICES ARE FOR QUANTITIES AND DESCRIPTIONS
SHOWN HEREIN ONLY, AND NO IMPLICATION OR WARRANTY
IS MADE WITH REGARD TO THEIR CORRECTNESS OR
AGREEMENT WITH THE SPECIFICATIONS. SHIPMENT SUBJECT
TO CREDIT CLEARANCE. NO LIABILITY IS ASSUMED FOR
QUANTITY SHOWN.

SUBTOTAL 247.52

8.1000% TAX 20.05

THE ABOVE QUOTATION IS FOR ESTIMATING PURPOSE ONLY.
WHEN ORDER IS PLACED IT WILL BE SHIPPED AT PRICE
IN EFFECT AT TIME OF SHIPMENT UNLESS OTHERWISE
NOTED ON THIS QUOTATION.

QUOTE TOTAL 267.57

Taxes on quote are estimated and will be calculated
based on tax rates in effect at time of order.

PRICES SHOWN ARE CURRENT AS OF 2/25/2015 AND WILL
BE GOOD UNTIL 3/27/2015. EXCEPTION: WIRE & PIPE PRICES GOOD FOR 2 WEEKS ONLY.
BY JESUS

EWING IRRIGATION PRODUCTS & INDUSTRIAL PLASTICS