

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/21/2021

*= 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 In-Lieu Fee Proposal for Placement of Four Single Family Residences at the Whetstone Shadows Subdivision Lots 40-43, Located within Regulated Riparian Habitat (District 4)

*Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when cumulative disturbance of more than 1/3 acre of mapped riparian habitat occurs. If a project site contains suitable area(s) for mitigation, restoration, or enhancement, then on-site mitigation is required in accordance with the adopted Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines. The Ordinance contains a provision for mitigation banking when on-site mitigation is not feasible. All off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

*Discussion:

Michael Burton with Burton and Associates has applied for four floodplain use permits to construct single family residences on 4 lots located in the Whetstone Shadows Subdivision. The property is mapped within Regulated Riparian Habitat (RRH). The subdivision plat requires mitigation for any on lot disturbance of RRH. The total amount of RRH disturbed from the proposed construction is 0.65 acres. Mr. Burton hired Karen Cesare with Novak Environmental to prepare for each lot a Riparian Habitat Mitigation In-Lieu Fee (ILF) Proposal. The ILF total amount is \$4532.25 for the proposed RRH disturbance in lieu of onsite mitigation.

*Conclusion:

Acceptance of mitigation banking funds in-lieu of on-site 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 resources or towards restoration of degraded riparian habitat within Pima County

*Recommendation:

*Board of Supervisor District:

The ILF proposal presented conforms with the Ordinance and, as such, the District recommends approval.

*Fiscal Impact:

\$4532.25

7/14/2021

F 1	T 2	 3	V 4	√ 5	T AI

Department: Regional Flood Control District	Telephone: 724-4600	
Contact: Patricia Gilbert	Telephone: 724-4606	
Department Director Signature:	Rela	Date: 8/26/24
Deputy County Administrator Signature:	30	Date: 8/24/2021
County Administrator Signature:	delter	Date: 8/26/21



FLOOD CONTROL

TO:

DATE: August 24, 2021

Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.

Director

SUBJECT:

Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of Four Single Family Residences at the Whetstone Shadows Subdivision Lots 40-43, Located

within Regulated Riparian Habitat (District 4)

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for mapped riparian habitat disturbances greater than 1/3 acre. 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*. The Ordinance contains a provision for mitigation banking, when on-site mitigation is not feasible. All offsite mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Report

The applicant, Michael Burton with Burton and Associates has applied for four floodplain use permits to construct single family residences on 4 lots located in the Whetstone Shadows Subdivision. The properties are located at 1158, 1168, 1178, 1188 N. Slot Canyon Place (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area with Underlying Xeroriparian Class C and Xeroriparian Class C (Exhibit B). The subdivision plat requires mitigation for an on lot disturbance of RRH. The total amount of RRH disturbed from the proposed construction is 0.65 acres. The property is densely vegetated with healthy mature trees therefore has no suitable place for onsite mitigation. As a result, Mr. Burton hired Karen Cesare with Novak Environmental to prepare for each lot a Riparian Habitat Mitigation In-Lieu Fee (ILF) Proposal (Exhibit C). The ILF total amount is \$4532.25 for the proposed RRH disturbance in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

	XA	XB	XC	XD	IRA/H, H	IRA/XA	IRA/XB	IRA/XC	IRA/XD
Cost per Acre	\$8,500	\$7,500	\$6,500	\$5,000	\$17,000	\$12,500	\$11,000	\$9,500	\$8,000
Single Lot									

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 resources or towards restoration of degraded riparian habitat within Pima County

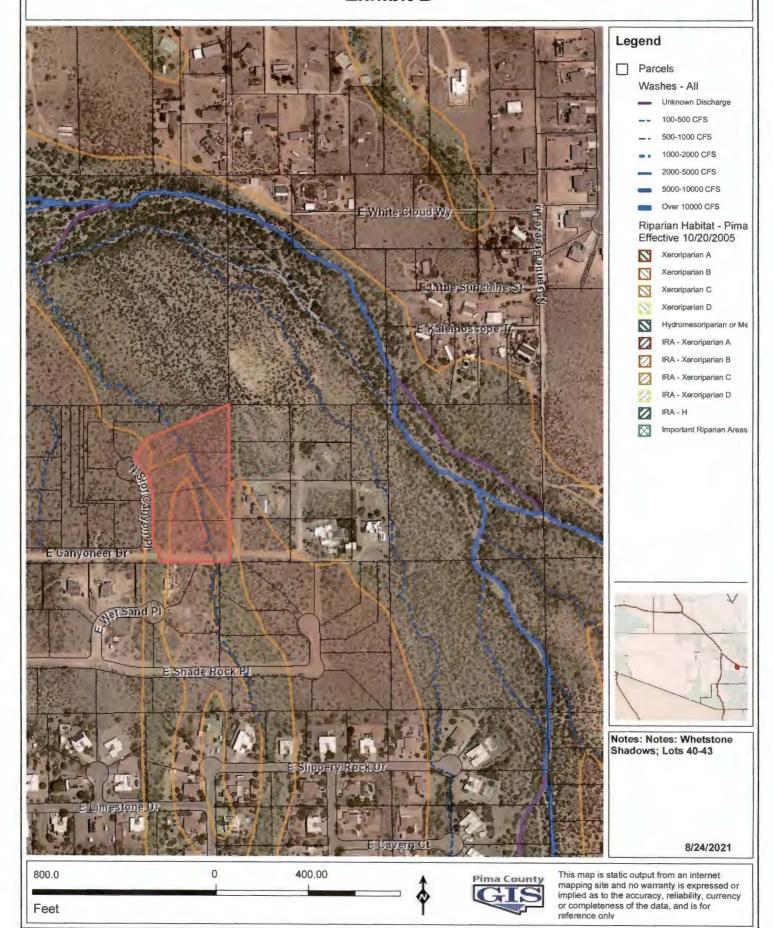
Attachments: Exhibit A – Project Location

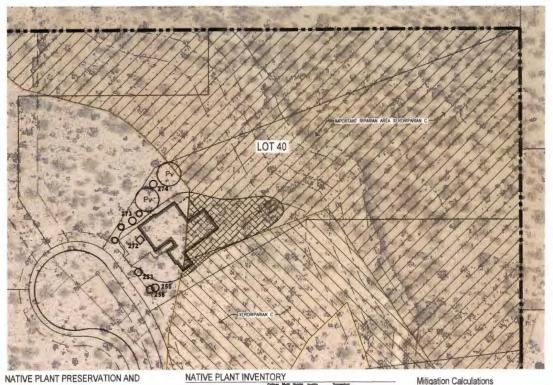
Exhibit B – Project Site – Riparian Classification Map Exhibit C – Mitigation Banking In-lieu Fee Proposal

Exhibit A



Exhibit B





NATIVE PLANT MITIGATION NOTES

- I METHODIO.ODY: This Notice Plant Preservation Plan utilizes the Selective Plant Preservation Methodology.

 2. GRADNIC: All Solvings work shall be done prior to grading and clearing of that partial, ond construction phase) of the site.

 3. TRANSPARAINTOK AND WATERMIC: A Elecanded controctor shall perform oil solvinge 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

- 4, NUMERO PLANTS: Any plonts that do not survive the project construction process shall be replaced on a one-to-one basis (some size and species).

 5, FLAGORG AND TAGGING: All vioble protected notive plants are tagged with flagging bearing the inventory number. Tagging must also remain in place until final inspection.

 6, MONTORING: The developer will provide on-site monitoring to be performed per guidelines set forth by Plant County. The assigned monitor for this project is: Kreen Cessors, RLA, Novoic Environmental, Inc., 520–206–309.

 7, ENDANCERED SPECIES ACT: The preservotion plan shall also be in conformance with the Federal Endangered Species Act and Arizona Notive Plant Law. There are no resident endangered plant species or State of Arizona Selegourded Plants present within the project limits, are to be fenced shall be bayond the drip-line of the vegetation and generally as designated on the project plants. For segurors and cocit, the area to be fenced shall be easily as the control of the project of the vegetation of generally as designated on the project plants. For segurors and preserved in the project plants are preserved in the project plants. For segurors and preserved in the project plants are preserved in the project plants. For segurors and preserved in the project plants are plants as the project plants are preserved in the project plants are preserved. The preservation of a substantial part of the plant preserved in the project plant is preserved in the project plant preserved in the project plants preserved in the project plant preserve colored plastic netting minimum 4' high with steel 1' fenceposts at a 10' minimum spacing. Protective fencing shall be removed after project is completely finished.
- project is completely finished.

 R. 1038*: 1055* indicates viole plants in excess of the required number of "TO5" that are used to meet the required supplements for transplanted plants. TO5* designation ensures that these plants remain an site and are not inodvertently removed or destroyed as on RFS" plant.

REGULATED RIPARIAN HABITAT NOTES

- 1. This project site contains Regulated Riperion Habitat (1894). The site contains habitat imaged as Zeroriparian C and RA with underlying Zeroriparian C. Riparian Habitat disturbance is for home construction. Avaidance of this impact is not possible.

 2. The Xeroriparia C orns totals do corns (2546, 1975). The disturbance will be mitigoided with on in-lieu fee.
- Inc. Aerorganian C. cries Lotosis us, orces, (2,746.). Sr). The disturbance will be mitigated with an in-lieu fee.
 In Bild Nerropianin C cries Lotosis 1.14 (49731.8 ST). The disturbance will be mitigated with an in-lieu fee.
 Total will are one of disturbed Xeroriparian C is ,01 cores.
 Total one of disturbed Xeroriparian C is ,01 cores.

JUSTIFICATION OF DISTURBANCE

House pad grading will be done with a limited featprint. The disturbance connot be avoided due to the iol configuration

REGULATED RIPARIAN HABITAT IN-LIEU FEE

CALCULATIONS

XERORIPARIAN C MITIGATION-Total Site Area Total Area Xeroriparian C Total Disturbed Area Xeroriparian C

IRA XERORIPAGIAN C MUTICATION ...

Total Site Area 1.4
Total Area IRA Xerariparian C 1.14
Total Disturbed Area IRA Xerariparian C .11

SINGLE FAMILY IN-LIEU FEE AMOUNT

Pimo County Flot Rate for IRA XC is \$9,500.00 per ocre * 0.11 ocres = \$1,029.25 Pirno County Flot Rate for XC is \$6,500.00 per ocre * .01 ocres - \$36.00

TOTAL BILLEU FEE IS \$1087.25

PLAN NOTES

- The riporton habital linework is from Pima County MapGuide.
 The oir photo shown on this plan is the 2017 photo from Pima Maps and shows the current condition of the site.

RIPARIAN HABITAT KEY

- - B INVENTORIED NATIVE PLANT NUMBER
 - O PRESERVED IN PLACE NATIVE PLANT
 - T REMOVE FROM SITE HATIVE PLANT
 - TRANSPLANT ON SITE NATIVE PLANT





Regulated Riparian Habitat ---Xeroriparian C. Undisturbed Area



Regulated Riparian Habitat --IRA Xeroriparian C, Disturbed Area



PLANT KEY

1	Schooliffic Please	Common Name	Quentity	Nim
Pv	Proposits veloting	Valvet Messalin	2	(2) @ 15
$\frac{1}{2}$	Thomas above	Speniera Norra		(5) S gal and 2 form site

i.B.4 Brimled Home	Common House	Inches Trest	Fact Vestille	Notes Saling	Notes Pd	706
255 Yeston ellette effets	Seaugne Young	0 PK	214	H	700	
255 Ferrication intelligence	Flohest Band Codes	8 94	5.10	99	PIP	
250 Prompie vetoline	Mestalia	12 Y	7 14	36	Pop	
272 Yusse eves siera	Susptime Yecca	0.96	414	96		108
277 Young emporter	Ywees	0.4	414	44	steater of SO PVP	
974 Young state cietz	Doginal Young	9.7	216	H	Abstace of 8 PM	

NATIVE PLANT INVENTORY TOTALS

-		Vieldin	Par	1,000	100	_	PSP or 1600	50	FIR or TOR	ma
							777			
Control	1	1	1					30%	1	100%
		1	-1		- 8		1		- 1	3775
1					1					
Parameters of place of .	1	1	- 1			0	- 1	-	-1	1994
Person princephia	1	1	1		0	0	1	Sire.	1	100%
minus.	3	3	2	1	0		2	9074	3	100%
	4	4		t	-8	- 0				
				. 1						
	Property of the latest of the	Processing 1 D Processing 1 Processing 1 Process of the service 1	Processor 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Profiles	Telephone	### TURKEN	### TRANSPORT	### *** ***	011 0 0 0 1 000 0 1 000 0 0 0 0 0 0 0 0	Profession

P.I.P Credit Calculations

	, Since	Steman.	- SEM	Comp Comp Land B or 6 M	F-IPC	+Br.C	Press F-EP-C	- 10°0	Chesto red/11	man .	-6 M	Total
Times Morphs	Presents petuline						,					_1
Berrelan										3		2



NATIVE PLANT SUMMARY OF REQUIREMENTS.

- This Native Plant Preservation Plan is for the disturbance for Lot 40 and roadway for entire project. These disturbance areas include areas where native plants can be preserved in place.
- 2. Transplant on Site (TOS) from lot: (2) Yucca elata.
- 3. Plant nursery grown native mitigation plants from lot: NO MITIGATION
- 4. Plant nursery grown native mitigation plants from fol: NO MITIGATION
- 5. Plant nursery grown native mitigation plants from readway: (2) Prosopis velutina @ 15 gal, and (1) Yucco eleta @ 5 gal.

NATIVE PLANT ROADWAY MITIGATION REQUIREMENTS LOT BY LOT FROM WHETSTONES SHADOWS LOTS 27-43 SUBDIVISION P19TP0009

All TOS trees to be provided on lot 27

All TOS cacti and succutents to be provided on lots 34-37

		Lot 27	Lot 28	Lot 28	Lot 30	Lot 31	Lot 32	Lot 33	Lot 34	Let 86	Lot 36	Lot 37	Lot 3E	Let 39	Lot 40	Lot 41	Lot 42	Lot 48
Transplant	Parkinconia fiorida	3								1								
on Site	Presopis velutins	9												-				
	Ferocactus wislizenii								4	2	3	9						
	Fouquierta spiendens				11													
	Yucca arteonica								3	1	. 2	5						
	Yucca elata								1	1	_ 1	1						
Native	Parkinsonis florida @15 gal	1	1	1	1				1	1					-			
mitigation	Prosopis velutina @15 gal	3	3	3	3	1	1	1	1	1	1	2	2	2	2	2	2	2
	Prosopis valutina @24" Box	1	1	1	1	1	1	1	400						224			
	Yucca elata @5 gal	1	1	1	1	1	1	1	_ 1	_ 1	1	1	2	2	1	1	1	1
Lot Total		18	6	6	6	3	3	3	11	7	-	18	4	4	3	3	3	3

ADDRESS: 1188 N SLOT CANYON PL



Novak Environmental, Inc. 4574 North First America #197 * Tremm, AZ 85719 Phone 529.309.0001 Fax 639.882.3000

NATIVE PLANT PRESERVATION PLAN AND RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL WHETSTONES SHADOWS LOT 40

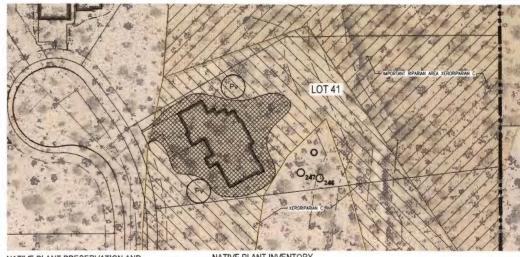
LOCATED IN THE SW 1/4 OF SEC. 3 T 17 S. R 16 F. GASSIM. PINA COUNTY, ARRZONA











NATIVE PLANT PRESERVATION AND RIPARIAN HABITAT KEY

- PROPERTY LIMITS
 - B INVENTORIED NATIVE PLANT NUMBER
 - O PRESERVED IN PLACE NATIVE PLANT



adoted Disosion Hobitot --



Regulated Riporian Habitat --Xeroriperian C, Undisturbed Area



Regulated Riparian Habitat ---Meroriparian C, Disturbed Area

PLANT KEY

1	Scientific Henry	Common Home	Quentity	Sien
PV	Promaply unletting	Vehicl Manguite	2	(2) @ 15 gel
0	Yucca eleca	Sinaphree Yucca	1	(1) 5 got

NATIVE PLANT SUMMARY OF REQUIREMENTS

- 1. This Notive Plant Preservation Plan is for the disturbance for Lot 41 and roadway for entire project. These disturbance areas include areas where notive plants can be preserved in place.
- 2. Transplant on Site (TOS) from lot: NO TOS REQUIRED.
- 3. Plant nursery grown native miligation plants from lot: NO MITIGATION
- 4. Plant nursery grown native mitigation plants from lot: NO MITIGATION
- 5. Plant nursery grown notive militation plants from readway: (2) Presopis velutina @ 15 gal, and (1) Yucca eleto @ 5 gal.

NATIVE PLANT INVENTORY

10.0	Botanical Name	Common Name	inches Tr	onk Food	Visibility Hotes	Rolling Hote	PP TOS MI.
246(1)	soce eritorine	Address Yuppe	OH	. 1 4	н	н	PP I
247 PH	meggis velutine	Volvet Masonile	10/Y	8	H	M	No.

NATIVE PLANT INVENTORY TOTALS

	dily	Inventoried	Total Vitables	PAP.	7.0.8.	THE	Mile.	PP or 100	(96)	Pervided PP or 100	ris.
frees											
	Transport.		1	1				1	50%	9	160%
and-total		1	7		٥	0		1			
Mineraliza Anali-Analiza	1			8	0			. 0			
lacti auti-fotal				0							
NACIONAL PROPERTY.	Manage										
	priparka	- 1	1	8	0		9	1	mm,	1	100%
perb-scatar		1	1	1	- 6	0	. 0	1		1	-
Totals		2		2						2	

P.I.P Credit Calculations

		Baguera	Ведыего	Cash	tremend	irsewood	Trees	Three	Contillo	Yusse	Shoulps	Total
	Stan	Ø-167 H	>1014	>=4" H	6" - 12" C	>12°C	8-12°C	>1270	>407 H	net'H	24° H	
	Retin	2:1	3:1	2:1	2:1	3:1	2.1	3.1	2:1	2:1	21	1
Trees.												
	Prosupis						1	0				2
Bhoules					1					1		
Cacti	1			A 12		1						
Bucculen	10	-								-		1
	Yuga									2		2

Mitigation Calculations

	Y/D-S. (Replanation)	Milyanian	Previous (Vertica)	SHEETING STATES	New Adoptories	446
Trees						
Shoules			200			
Castl	of teatment will teatment					-

NATIVE PLANT MITIGATION NOTES

- 1. METHODOLOGY: This Notive Plant Preservation Plan utilizes the Selective Plant Preservation Methodology.

 2. CRADNG: All Salvage work shall be done prior to grading and clearing of that portion (and construction phase) of the site.

 3. TRANSPLANTING AND METENRO: A literated contractor shall perform all salvage and transplanting. Transplanting will be performed by
- hand digging.

 A BULURED PLANTS: Any plants that do not survive the project construction process shall be replaced on a one-to-one basis (same size

- 4. NELDRIC PLANTS: Any plants (not a not survive the project construction process shall be replaced on a "one-to-and base (same size and species).

 5. FLACING AMD TACGING: All vioble protected native plants 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 find inspection.

 6. MOMITORING: The developer will provide on-site monitoring to be performed per guidelines set forth by Pemo County. The assigned of the developer will provide a provide and the provide of the provide and the provide a

REGULATED RIPARIAN HABITAT NOTES

- This project life contains Registed Riparian Habitat (1994). The site contains habitat mapped as Xeroriporian C and RA with underlying Xeroriporian C. Riparian Habitat disturbance is for home construction. Avoidance of this impact is not possible.
 The Xeroriporian C over to Idea S. Covers (2002) 6.5 Pt. The disturbance with or milk project with on In-lieu less.
- Z. Ine RA Reproposor C. orea totals 3.5 coms (co.cuc.s 5), Ine RA Reproposor C and totals 3.5 (217.3 SF). There is no disturbance.

 4. Total site area is 1.23 cores.

 5. Total area of disturbed Xeroiparian C is 25 cores.

 6. Total area of disturbed Xeroiparian C is 0 cores.

JUSTIFICATION OF DISTURBANCE

House pad grading will be done with a limited faotprint. The disturbance cannot be avaided due to the lot configuration.

REGULATED RIPARIAN HABITAT IN-LIEU FEE

CALCULATIONS

XERCRIPARIAN C MITIGATION---Total Site Area Total Area Xeroriparian C Total Disturbed Area Xeroriparian C

IRA XERORIPARIAN C MITIGATION --

Total Site Area 1.23 ocres
Total Site Area C. .05 ocres
Total Site Area RA Xeroriporion C .05 ocres
Total Disturbed Area RA Xeroriporion C .0 ocres

SINGLE FAMILY IN-LIEU FEE AMOUNT

Pimo County Flot Role for XC is \$8,500.00 per ocre * .25 ocres = \$1,625.00

TOTAL BI-LIEU FEE IS \$1,826.00

PLAN NOTES

The riparian habitat linework is from Pina County MapGuide.
 The oir photo shown on this plan is the 2017 photo from Pina Maps and shows the current condition of the site.

NATIVE PLANT ROADWAY MITIGATION REQUIREMENTS LOT BY LOT

All 105 trees to be provided on lot 27 All TOS cacti and succulents to be provided on lots 34-37

	199,000	-	1						-	_	-	_	1					
		Let 27	Let 28	Let 29	Lot 30	Lot 31	Lot 32	Let 33	Lot 34	Let IS	Lot 36	Lat 37	Lot 36	Lot 38	Let 40	Lat 41	Lot 42	Lot 4
Transplant	Parkimonia florida	3								-								
on Situ	Presopis volutina	9									1							
	Ferocactus vrializanti								4	- 2	3	9						
	Fauquieria splendens																	
	Yween artuenics								3	1	1	5		1				
	Yucce elete								1	1	1	1						
Native	Parkinannio florida @15 gel	1	,	1	1				1	,					-			
mitigation	Procepio velutina @15 gal	1	1	1	3	1	1	1	1		1	2	1	2	1	- 2	2	
plants	Procepis velutine @24" Bex	1		3	- 1	1		1						1				-
	Yucca close @5 gal	1		1	- 1	1	1	- 1	1	1	1	_ 1	- 2	_2	1		1	
Lot Total		18	-	-	-	,	,		31	,		15	-	4	1	1	1	

MOTE: The mitigation plants will be planted on lots 27-45 of the time of their development.

ADDRESS: 1178 N SLOT CANYON PL



Novak Environmental, Inc. 6574 North First Avenue #150 * Yucess, AZ 85218 Phone 526,200,0564 Fex 529,862,3696

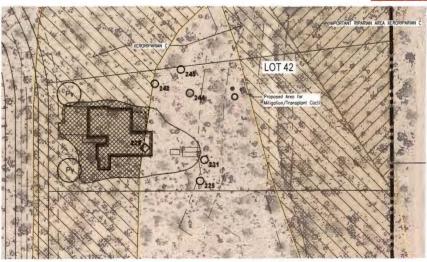
NP-1

NATIVE PLANT PRESERVATION PLAN AND RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL WHETSTONES SHADOWS LOT 41





IE NOON	DATE	SEC. 3, T 1	7 S, R 16 E, GASRM.	PIMA COUNTY, AS
		otsowo:	JG/SS	CHICAGO.
		AUGUST 2021	20013	SEE PLAN



NATIVE PLANT PRESERVATION AND RIPARIAN HABITAT KEY

PROPERTY LIMITS

INVENTORIED NATIVE PLANT NUMBER

O PRESERVED IN PLACE NATIVE PLANT

0 TRANSPLANT ON SITE NATIVE PLANT Regulated Riparian Habitat -- IRA Xeroriparian C, Undisturbed Area



Regulated Riparian Habitat ---



PLANT KEY

DRIMING AUTORIZADIO THE DOWNE IS A CONTROL FINE FOR IS PREMIETED AND WELL IN AT THE LIGHT'S FINE AND

-	Scientific Name	Common Home	Quantity	Size
Pv	Prosopis velutins	Velvet Masquite	1	(2) @ 15 gal
•	Fenocactus wielizent	Fishhook Barrel Cactus	1	from site
0	Yucca slata	Sospirus Yucca	1	(1) S gal

NATIVE PLANT SUMMARY OF REQUIREMENTS 1. This Native Plant Preservation Plan is for the disturbance for Lot 42 and roadway for entire project. These disturbance areas include areas where notive plants can be preserved in place.

2. Transplont on Site (TOS) from lot: (1) Ferocactus wiskzeni.

5. Plant nursery grown native mitigation plants from lot: NO MITIGATION REQUIRED. 4. Plant nursery grown notive mitigation plants from lot: NO MITIGATION REQUIRED.

Plant nursery grown notive mitigation plants from roadway: (2) Prospoia valuting @ 15 gal, and (1) Yucco elato @ 5 gal.

NATIVE PLANT INVENTORY

1,0.6	Botanical Name	Common Name	College M Inches Tr	unk Ped	Visibility	Notes	Transplant Reling	Hotes	PIP	POR	161
229 Fe	rocectus visiloanii	Fighhook Barrel Cactus	D(N	1 1	iм	1	4			TOB	
342/Fe	rossolus wielizonii	Fightoek Berrel Cautus	DIN	4	sit.		4		RP		-
344)Pn	senpis veluline	Vetret Mesquite	36/Y	1	rjet		4		Sep.		
245 Ph	Deopie velubra	Vetret Mesquite	8/14		ijet		4		phile		
	RING BEIGRONGS	Arigona Yusus	0.4		1014	21	4	chapter of 6			
231 Yu	ong arizerius	Aruzona Yusaa	0.4	1 1	t H		4	teksoler of B	PNP		

NATIVE PLANT INVENTORY TOTALS

	any	Inventoried	Total Visides	PAP.	T.0.5.	700"	90%	Respected POP or TOS	mu	Provided PSP or TSS	(S)
Trees											
	Presupis								me		1000
material and	Leastern	2	- 1	2	0		. 0	,	DO-16	2	100 10
Shruba											
and-intel		0	. 0							0	
Cuelli	A									HIST NAME OF	
	Personal	9	4		4			1	50%		160%
mate total	-	2	ý		1			- 1		- 1	
Sectoleni	le .										
	Yuma			-							-
	(minumine)		2	*		-			MOTO .		109%
sub-lobs!	-		-	_4							_
Totals		4		4	4			2			

P.I.P Credit Calculations

		Singusto	Seguero	Other	tromend	Instruction	Trees	Trees	Ovetillo	Yesots	Shruba	Totals
	Stee	Ø-10" H	>1974	3-4" D 68	6-12 C	>12° C	6-12°C	>12°C	>=61	men	жH	
	Refic	21	3:1	21	21	2:1	2:1	3.5	2:1	2:1	2:1	-
Treas												
	Properly						1	1				
Otorpha Casti					-				-	-	-	
	Ferenantus stelland			2								2
Succession.	Yucon									4		4

Mitigation Calculations

	TAR	Deplements (perfect	property	Projection (Credito	Man benganian	engh
Trees				77			
Shrubn			-				
Cardi	-T (segment)	Indicate and in contract of	1	Since and			-

NATIVE PLANT MITIGATION NOTES

METHODOLOGY: This Native Plant Preservation Plan utilizes the Selective Plant Preservation Methodology.

1. METHODOLOCY: This Notive Point Preservation Procedure of the Selective Point Preservation Methodology;
2. GRADING: All Satings work shall be done prior to grading and clearing of that portion (and construction phase) of the site.
3. TRANSPLANTING AND WATERING: A licensed contractor shall perform all selvage and transplonting. Fransplonting will be performed by hand digging.
4. INLIBED PLANTS: Any plants that do not survive the project construction process shall be replaced in an one-to-one-bosts (same size and species).
5. FLACING AND TAGGING: All viable protected native plants are logged with flooging bearing the inventory number. Togging must also remain in place for the duration of construction.
6. MONITIONING: The developer will provide on-site monitoring to be performed per guidelines set forth by Pimo County. The assigned monitor for this project is: Koren Cesore, RLA, Novok Environmental, inc., 202–206–5051.
7. ENDANGERIO SPECIES ACT: The preservation plant shall also be in conformance with the Project limit the Project limit the project limit the project limit of the project limit and the project limit performance with the project limit and the project limit and the project limit and the project limit of the project limit and the project limit a

Intered areas. The fencing shall be a highly visible fence with high visibility arange colored plastic neitling minimum 4 high with steel T fencepasts at a 10" minimum spacing. Protective fencing shall be removed ofter project is completely finished.

9. TOS* TOS* indicates vioible plants in excess of the required number of "TOS" that are used to meet the required supplements for transplanted plants. TOS* designation ensures that these plants remain an alls and are not inadvertently removed or destroyed as an "RFS" plant.

REGULATED RIPARIAN HABITAT NOTES

This project site contains Regulated Riparian Habitat (RRH). The site contains habitat imapped as Karariparian C and IRA with underlying Xarariparian C. Riparian Habitat disturbance is far home construction. Anadistance of this impact is not possible.
 The Xarariparian C orbit totals 3 groves (2573.5 ST). The disturbance with oriting right of the results fine.

3. The IRA Xerariparian C area totals .17 (7504.6 SF). There is no disturbance.

4. Total site area is 1.12 ocres.
5. Total area of disturbed Keroriporion C is .15 ocres.
6. Total area of disturbed IRA Keroriporion C is 0 ocres.

JUSTIFICATION OF DISTURBANCE

House pad grading will be done with a limited factorint. The disturbance cannot be avoided due to the lot configuration

REGULATED RIPARIAN HABITAT IN-LIEU FEE

CALCULATIONS

XERORIPARIAN C MITIGATION Total Site Area Total Area Xeroriparion C	1.12	0C795 0C765
Total Disturbed Area Xerariparian C	.15	00/68
IRA XERORIPARIAN C MITIGATION		
Total Site Area	1.12	ocres
Total Area IRA Xerariparian C	.17	DC/ 06
Paled Distanted Assa (DA Management) C		

SINGLE FAMILY IN-LIEU FEE AMOUNT

Pirms County Flot Rate for XC is \$6,500.00 per pare * .15 pares = \$975.00

TOTAL IN-LIEU FEE IS \$975,00

PLAN NOTES

The riparian habitat linework is from Pima County MapCuide.
 The oir photo shown on this plan is the 2017 photo from Pima Maps and shows the current condition of the site.

NATIVE PLANT ROADWAY MITIGATION REQUIREMENTS LOT BY LOT

to be provided on lots 34-37 Let 27 Lot 29 Lot 29 Lot 30 Let 31 Let 52 Lot 50 Let 34 Let 35 Let 35 Let 37 Let 38 Lot 39 Let 40 Let 41 Let 42 Let 4 onia fiorida @15 gal Presepis velutina (F15 gal Presepis velutina (F20° Bex

MOTE: The militaritian plants will be planted on lots 27-43 at the time of their development

All TOS trees to be

ADDRESS: 1168 N SLOT CANYON PL



Novak Environmental, Inc. 6574 Houth First Avenue #100 + Turron, AZ 85718 Phone 529,206,8001 Fax 629,809,2006

NATIVE PLANT PRESERVATION PLAN AND RIPARIAN HABITAT MITIGATION IN-LIEU FEE PROPOSAL

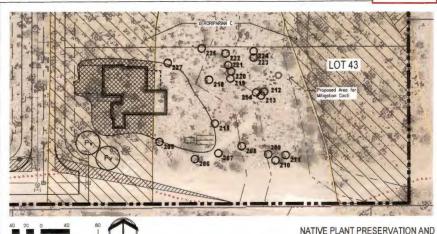
WHETSTONES SHADOWS LOT 42

LOCATED IN THE SM 1/4 OF SEC. 3, T 17 S, R 16 E, GASRIN, PIMA COUNTY, ARRONA

KC JG/SS JG/SS 20013 SEE PLAN 1 or 1 AUGUST 2021







NATIVE PLANT INVENTORY

SCALE: 1"=40"-0"

15.0	Retanissi Name	Common Name	Inches	Thenh	Pant	Viability	Notes	Rolling	Notes	MP	794	M
234	Farangolus wisiteeni	Figithost, Serosi Cookus	0	186	- 4	14		н		RP		
208	Prosecus velutina	Velvei Meexilie	12	Y	10	н		H		PIP		
	Prospess velutime	Valvet Meegute		Y		H		н		PIP		
	Prosogris velutine	Velvet Mesoutis		N	10	pi .		14		PsP		
	Prosopie velutina	Velvet Mesouths		4		H		H		PIP		
	Proposts velutine	Veive! Masquite	20	*	6	H		н		PSP		
	Prosopis valutina	Verves Measurile		4	T	H		H		PIP		
223	Presopes voluting	Volvet Mesculla	24	Y		64		04		PIP		
	Plosopis velutina	Velvet Mesquite	6	24	8	86		H		PIP		
	Propopis velutara	Volvet Measurile	30	Y	8	H		94		PIP		
211	Benegatin proppi	Calolian Acacle		86	10	M		H	exposed roofs	PIP		
	Yupea antenios	Artsone Yusos	0	W	4	H		H	solumber of 7	PIP		
208	Yupea editorida	Artitiona Yusea	0	4	8	H		H	chaster of 13	PIP		
208	Yuces arisonius	Arteone Yuppa	0	Y	4	H			cluster of 10	MP		
213	Yuson arconton	Artgone Yuose	0	Y	2	M		н	elueter of 11	PIP		
214	Yupsa econolos	Argore Yusoa	0	Y	2	H		н	sholer of 2	PIP		
215	Yesza anaonica	Armore Vuoca	0	Y	3	H		н	minster of 10	Pep		
218	Yunca aranerica	Arsone Yupos	0	Y	2	14		14	solution of 17	psp		
220	Yucos arcassica	Artitone Yuosa	0	26	1	H		14		PIP		
	Yvoca entenica	Artsone Yucce	0	Y	4	H		Н	cluster of 15	PIP		

NATIVE PLANT INVENTORY TOTALS

			Visites	P.MP.	- Constitution		_	PSP or Yes	(95)	100	(96)
Trans									-		
	Simpoli Simpoli	1	1	9		0		. 1	00%	1	100%
	retailes		9		0	0	0.		50%		100%
padr-drast			10	10		9	0			107	
Shorks		7									
Aud-total			0			. 0				0	
Casti	Vermanton.										
	winizanii	1 1	9	1	. 0	8		1	60%	*	1804
and-box		· · · · · ·	9	1	0	. 0	9	1			
Bergrafest	Thomas .	-									
	aniemolea				e			8	50%	9	160%
sub-total				9		0					
Yotale		20	30	. 20				12		29	

COMMIC AUTHORIZATION THIS DOWNING, IS A CONTRICUT MAIL OF PROVINCIA AND VIOL OF AT THE VISING MEAL IS

		Sepuero	Baguara	Cities	Ironwood	ironwend	Trees	Trees	Couttle	Yespes	Denks	Totals
	Bins.	#-WH	×5054	FOH	8-12 C	PIZTC	8-12°C	PIEC	1-4E H	HMM	>FH	
-	Reter	8.1	21	E.1	21	21	2.1	3:1	2.1	2.1	21	
***	Senegalia "			1		1	1	0	_			2
	Prosent whete						. 8	1				10
Bris B						-						
- Carlein	Vuoce								1	10		16

NATIVE PLANT MITIGATION NOTES

- . METHODOLOGY: This Notive Plant Preservation Plan utilizes the Selective Plant Preservation Methodology.

- 1. No. INCUDUCUT: This Notive Prior Preservation Pion utilizes the Selective Piont Preservation Methodology.

 2. GRADING: All Sulvage work shall be done prior to grading and steering of that portion (and construction phase) of the site.

 3. TRANSPLANTING AND WATERING: A licensed contractor shall perform all salvage and transplanting. Transplanting will be performed by hand digging.

 4. INJURED FLANTS: Any plants that do not survive the project construction process shall be replaced an one-to-one basis (some size and species).

 5. FLAGENG AND TAGGING: All vioible protected native plants are togged with flagging bearing the inventory number. Tagging must also remain in place for the duration of construction. Flagging and the amenitorism of prior unit dispection.

 6. MONITIONIES: The developer will provide on-site monitoring to be performed per guidelines set forth by Pimo County. The assigned monitor for this project is: Koren Cesore, RLA, Novok Environmental, (inc., \$250-206-059).
- 6. MONITORING: The developer will provide on-site monitoring to be performed per guidelines set forth by Pimo County, the assigned monitor for this project is: norm Lethies, not, norm Environmental, Inc., 520-266-0591.

 7. ENDANGERED SPECIS ACT: The preservation plan shall also be in conformance with the Federal Endangered Species Act and Arizono Notice Plant Law. There are no Federal endangered plant species or State of Arizono Sofeguarded Plants present within the project limits.

 8. ENCHAIG: Existing plants to be preserved in place and orders designated to remain indisturbed shall be fenced prior to construction. The area of the present of the plants are present in place and orders designated to remain and state of the plants of the present of the plant. The preservation of a substantial partial or the present of the plants in the present of a substantial protected in the present of the plant. The present of a substantial protected in the Plants or individual Protected notice Plants or individual Plants or individual Plants or individual P

REGULATED RIPARIAN HABITAT NOTES

- This project site contains Regulated Riportion Habitat (RRM). The site contains habital mapped as Xuraripartion C. Riportion Habital disturbance is for home construction.
 Audidance of this impact is not possible.
 The Xuraripartion C. area tolats. 69 ocres (2996.0.6 SF). The disturbance will be militipated with an in-linu fee.
 Total site area is 1.34 ocrass.

- 4. Total area of disturbed Xerariparian C is .15 acres.

JUSTIFICATION OF DISTURBANCE

House pad grading will be done with a limited footprint. The disturbance cannot be availed due to the tal configuration

REGULATED RIPARIAN HABITAT IN-LIEU FEE CALCULATIONS

XERORIPARIAN C MITIGATION--

Total Site Area Total Area Xeroriparian C Total Disturbed Area Xeroriparian C

PLAN NOTES

The riporian habital linework is from Pima County MapQuide.
 The air photo shown on this plan is the 2017 photo from Pima Mapp and shows the current condition of the site.

SINGLE FAMILY IN-LIEU FEE AMOUNT

Pimo County Flot Rote for XC is \$5,500.00 per ocre 4 .13 ocres = \$845.00

TOTAL BULLEU FEE IS SEAS.OR

NATIVE PLANT ROADWAY MITIGATION REQUIREMENTS LOT BY LOT

All TOS trees to be to be provided on lots 34-37 eltigation Procepis volutina (P15 gal plants Precepis volutina (P24" Box occa eliata @5 gal

NOTE: The mitigation plants will be planted on lots 27-43 at the time of their development

NATIVE PLANT SUMMARY OF REQUIREMENTS

- This Native Plant Preservation Plan is for the disturbance for Lot 43 and roadway for entire project. These disturbance areas include areas where native plants can be preserved in place.
- 2. Transplant on Site (TOS) from lot: NO MITIGATION REQUIRED.

RIPARIAN HABITAT KEY

PROPERTY LIMITS

S INVENTORIED NATIVE PLANT NUMBER O PRESERVED IN PLACE NATIVE PLANT

Xeroriporion C. Undisturbed Area

- 3. Plant nursery grown notive mitigation plants from let: NO MITIGATION
- 4. Plant nursery grown notive mitigation plants from lat: NO MITIGATION
- 5. Plant nursery grown notive mitigation plants from roadway: (2) Prosopis velutino @ 15 gol, and (1) Yucca elata © 5 gol.

Mitigation Calculations

PLANT KEY

Pv

	Augmented.	Mispelies	Reducement	80	That Addiguetion	965
	Awded	-000	(vettera)	Contin		
<0 magues	n well massesses					-
	- Casses	distance of masons	derion	AWAR (MAN)	Serios common Contra	derivation (market) (

ADDRESS: 1158 N SLOT CANYON PL



Novak Environmental, Inc.

NATIVE PLANT PRESERVATION PLAN AND RIPARIAN

HARITAT MITIGATION IN-LIEU FEE PROPOSAL WHETSTONE SHADOWS LOT 43 LOCATED IN THE SW 1/4 OF SEC. 3, T 17 S, R 16 E, GASSW, PMA COUNTY, ARZON

ARIZONA 811

JC/SS MC NP-1 JG/SS AUGUST 2021 20013 SEE PLAN