



June 4, 2007

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Mr. Dan Signor, Senior Planner  
Pima County Development Services  
201 North Stone, 2<sup>nd</sup> Floor  
Tucson, Arizona 85701

RE: P1207-006 Landscape and Native Plant Preservation Plan - Rocking K South Block Plat

Dear Dan:

The following are Novak Environmental, Inc.'s responses to your comment letter dated March 23, 2007:

1. *Please consult the checklist for the correct format requirements at <http://www.pimacpress.com>.*

**Done.**

2. *The following notes must be added to the plat:*
  - a. *This subdivision is subject to an approved Landscape Plan.*
  - b. *Improvement plans, subdivisions, and development plans within this subdivision will require a Landscape Plan approved by Pima County Development Services.*

**Done. See Tentative Block Plat plans by others.**

3. *Add the P1207-006 case file number to the title block.*

**Done.**

4. *Add all notes required by the checklist.*

**Done.**

5. *The plan sheets shall be the same scale and layout as the plat sheets.*

**Overall sheets are now at 1"-100', the same as Tentative Plat. Detail inventory sheets for roadways are still at 1"-50'.**

6. *The Resource Value Report shall document that proposed NOS includes areas of high density saguaro plants as required by 18.72.100.J.1. The current configuration of NOS is not acceptable because it contains many areas of narrow strips not suitable for plant habitat protection, as stated in 18.72.100.H.2.*

**The Resource Value Report will document the environmental significance of the set-aside areas. Set aside areas include primarily riparian areas, which by their nature are “narrow strips” of land.**

**In order to accommodate staff's concerns about the inclusion of “areas of high density saguaros” the following note, as provided by Dan Signor, has been added to the NPPP and the Block Plat.**

“Minor modifications of the NPPP NOS delineated on this plat are allowed to meet field conditions when this plat is subdivided, or a development plan not part of a subdivision is submitted, with the approval of the Planning Director or Director's designee at the time of platting provided the following conditions are met:

1. Total NPPP NOS remains at 30% throughout the block plat and compliance with that requirement will be demonstrated on every tentative plat and development plan that is not part of a subsequent plat.
2. Subsequent re-subdivisions of the block plat shall be inventoried for saguaros as required by 18.72.100.A.1.a. High density areas of saguaros, defined as approximately 10 per 1000 square feet, shall be included within NPPP NOS to the maximum extent possible and shall be contiguous with onsite and offsite open space to the maximum extent possible. Subdivision designs avoiding high density areas of saguaro stands shall be the first design alternative to be considered. On-site transplant of viable saguaros shall be the second design alternative.
3. The amount of NOS provided to meet the NPPP requirements for each block, as shown on this plat, shall be tracked with each subdivision plat, or development plan not part of a subdivision, to ensure that a minimum of 30% NOS will be provided for the total project”

*7. The plan sheets shall show the entire subdivision.*

**Done. See #5 response.**

*8. Show and label block boundaries and zoning, and/or specific plan designations on each sheet.*

**Done.**

*9. Inventory all saguaro, ironwood, and threatened and endangered plants outside of the NOS boundaries as required by 18.72.100.A and 1872.100.1.*

**Notes addressing the requirements for inventory outside the set-aside NOS boundaries at time of subdivision or development plan have been included in the NPPP and Block Plat.**

*Mitigation calculations will be required only for disturbance associated with the block plat.*

**Done.**

10. *One option for this plan to meet 18.72 and Specific Plan requirements is create two types of NOS. One type to meet the minimum 30% set-aside and in which disturbance is not allowed. The second type shall be NOS required by the Specific Plan and will allow the types of disturbance listed in the Specific Plan. Each type shall be delineated and labeled so that there is no confusion between them. Each type shall be delineated and labeled on the plan and on the plat. A note shall include a statement that the boundaries of the NOS may be adjusted to meet site conditions when the blocks are divided and when development plans within the block plat are submitted for approval. The note shall also state that NOS shall include the most significant natural resources within the project, including high density concentrations of saguaro plants, and shall be contiguous with other areas of NOS within the block plat to the maximum extent possible.*

**The NPPP shows the required 30% NOS to comply with the NPPO for the entire project area. Additional NOS required by the Specific Plan will be identified as part of the NOS on the Block Plat and in subsequent sub-division plats.**

11. *This plat and the plat shall include a table listing the total amount of NOS required for each block by the Specific Plan designations as listed in the Specific Plan.*

**A table showing the amount of NOS required for each block by the Specific Plan designations will be submitted separately for your review.**

12. *NOS shall be continuous and linked to the external recreation areas listed in Development Plan Section IVB 2)*

**Per the Specific Plan, there will be an interconnected network of either NOS or functional open space providing a connection. The location of this will be defined at the subdivision plat level.**

13. *Several sheets do not show the same NOS boundaries as the plat (for example: Plat sheet 7 and plan sheet 2 have different configurations). Correct.*

**Done.**

14. *Change the "Set-aside" label to "NOS".*

**Done.**

15. *Show all easements that will be created with the plat and any existing easements that will remain after the block plat is recorded.*

**Done.**

16. *Show 100 yr flood plains, erosion hazard setback lines and riparian habitat on all sheets.*

**Done.**

17. *Show locations of all bufferyards required by the Specific Plan and Ordinance #1990-129 Section I.F.6.a. and as listed in the Design Guidelines. The plat must also label the area of the bufferyard by letter type but the width is not required to be shown.*

**Shown on block plat.**

*Show on the landscape plan sheets of this plan only the location of any plants required for mitigation of disturbance as required by the mitigation calculation sections of this plan.*

**Done.**

18. *Add a note stating that the plants listed in III-F. B General Vegetation and Wildlife Regulations, Section 9 of Attachment D must be included in the native plant inventory of future improvement plans, subdivision plant and development plans.*

**Done.**

19. *Add a note to this plan and to the plat that future landscape plans must demonstrate that rainwater from roofs, driveways, patios and sidewalks must be retained on each lot and that rainwater from roofs, driveways, patios and sidewalks must be retained on each lot and that rainwater from streets and roads shall be collected for supplemental watering as required by III-F Landscape Regulations Affecting Wildlife, #3) in Attachment D.*

**A note with the exact language from the Specific Plan has been added to the NPPP plans and the block plat.**

20. *Add a note to this plan and to the plat that all rip-rapped or stabilized slopes must be revegetated per III-F Revegetation Regulations, #3), Attachment D.*

**Done.**

21. *The attached memo from C H Huckelberry dated March 13, 2007 requires that 81 acres in the southwest corner of this site shall be a separate block and designated as NOS. Revise this plan and the plat as required*

**Acknowledged. Developer is coordinating with the Pima County Planning Official to coordinate compliance with the March 13, 2007 County Administrator's memorandum.**

**Subsequent plats will provide necessary details.**

If you have any questions, please call me.

Sincerely,



Karen Cesare, RLA

President

Novak Environmental, Inc.

Cc: Priscilla Storm, Diamond Ventures  
Robert Tucker, Diamond Ventures  
Tom Lodge, PSOMAS