



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/2/2022

**= 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 a 10% Road at the Caterpillar Proving Grounds, Located within Regulated Riparian Habitat (District 3)

***Introduction/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 review and approval.

***Discussion:**

The applicant, Chris Laria with the Planning Center has applied for a grading permit to construct a road with a 10% grade for vehicle testing on property located at 6000 West Caterpillar Trail. This project will disturb 4.33 acres of Important Riparian Area with an Underlying Classification of Hydromesopriparian Habitat. Mr. Laria has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$173,200 in lieu of onsite mitigation, based on the Flat Fee Table provided in the Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines.

***Conclusion:**

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.

***Recommendation:**

The In-Lieu Fee Proposal conforms to the Ordinance and the Guidelines, and, as such, the District recommends approval.

***Fiscal Impact:**

\$173,200.00

***Board of Supervisor District:**

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Regional Flood Control District

Telephone: 724-4600

Contact: Patricia Gilbert

Telephone: 724-4606

Department Director Signature: _____

Date: 6/21/22

Deputy County Administrator Signature: _____

Date: 6/22/2022

County Administrator Signature: _____

Date: 6/22/22

DATE: June 21, 2022

TO: Flood Control District Board of Directors

FROM: Suzanne Shields, P.E.
Director

SUBJECT: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for a 10% Road at the Caterpillar Proving Grounds, Located within Regulated Riparian Habitat (District 3)

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, Chris Laria with the Planning Center has applied for a grading permit to construct a road with a 10% grade for vehicle testing on property located at 6000 West Caterpillar Trail (Exhibit A). This project will disturb 4.33 acres of Important Riparian Area with an Underlying Classification of Hydromesoriparian Habitat (Exhibit B).

The proving grounds are used to test large vehicular equipment, consequently the testing site is constantly changing where disturbance to Regulated Riparian Habitat (RRH) will be ongoing and continuous into the foreseeable future. When mitigating through planting on-site the property owner is required to provide monitoring reports for 5 years. Since the 1/3 acre disturbance threshold has been crossed and the site has a high probability of disturbing more RRH as the testing site expands monitoring reports with different timeframes would likely be required. As a result, Mr. Laria has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$173,200 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	\$17,000	\$16,000	\$14,000	\$12,000	\$40,000	\$30,000	\$28,000	\$25,000	\$22,000

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

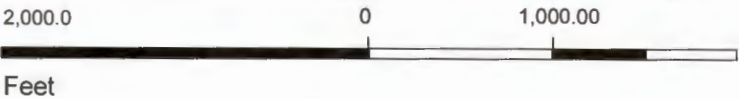


Legend



Caterpillar Proving Grounds
10% Road Improvement

6/20/2022



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

Exhibit B



Legend

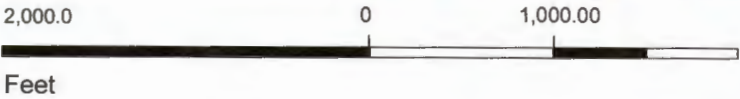
Riparian Habitat - Pima
Effective 10/20/2005

- Xeroriparian A
- Xeroriparian B
- Xeroriparian C
- Xeroriparian D
- Hydromesoriparian or Me
- IRA - Xeroriparian A
- IRA - Xeroriparian B
- IRA - Xeroriparian C
- IRA - Xeroriparian D
- IRA - H
- Important Riparian Areas



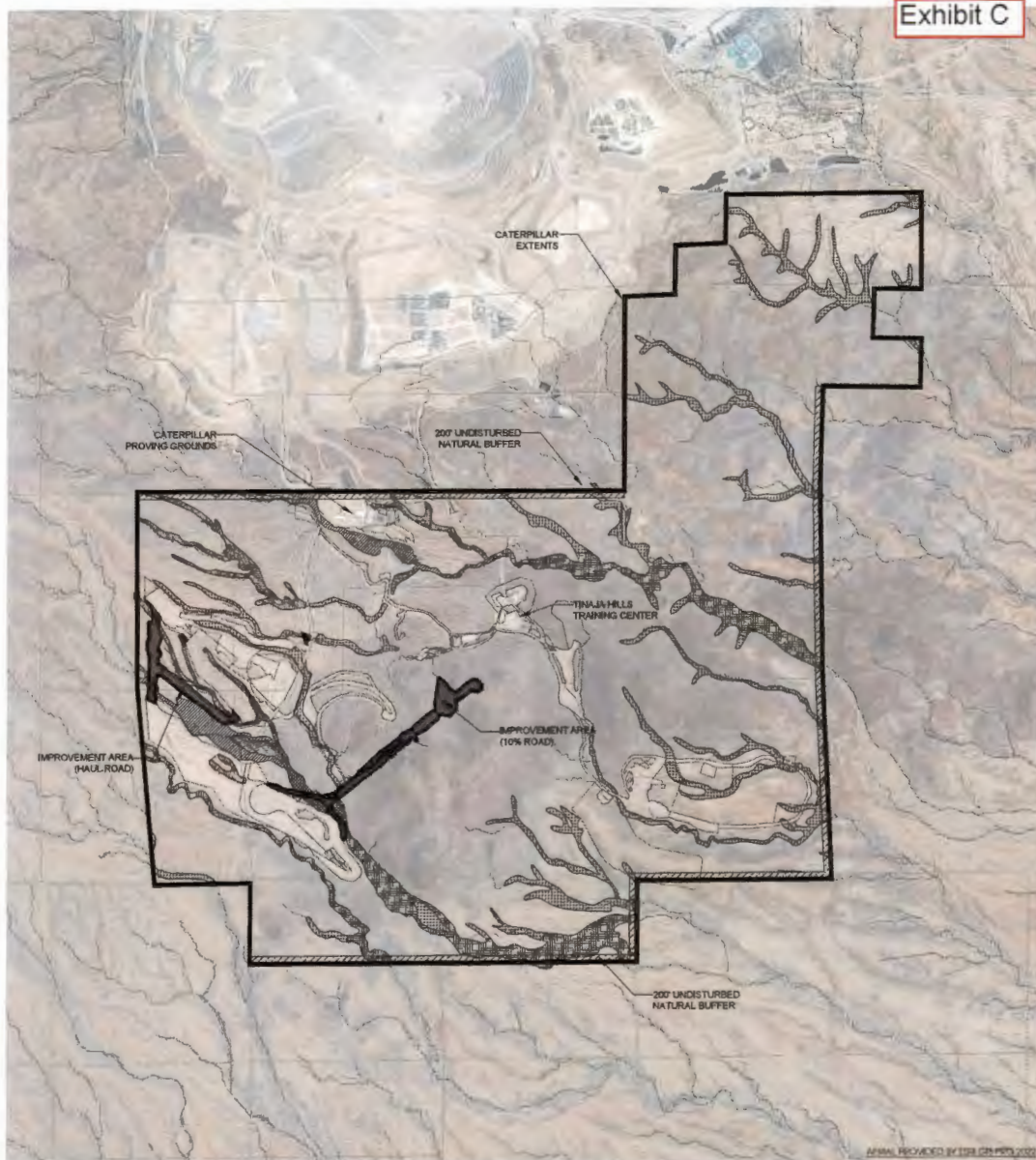
Caterpillar Proving Grounds
10% Road Improvement

6/20/2022



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Exhibit C



CATERPILLAR PROJECT HISTORY

(5/12/1989 - 6/14/22)

APH:	DEVELOPMENT PERMITS	NAME BY PIMA COUNTY:
304-01-01B1, 304-01-01B2	P13800007	CATERPILLAR INC TUCSON PROVING GROUND PRIVATE GRADING PLANS, Approved: 10/21/2013
304-01-01B1, 304-01-01B2	185130416	CATERPILLAR PROVING GROUND WELL NO 4 PIPELINE AND STORAGE TANK, Approved: 9/29/2018 (7.88% or about 124.68 acres)
304-01-01B1, 304-01-01B2	P138000019	CATERPILLAR TUCSON PROVING GROUNDS TESTING AND EVALUATION FACILITY, Approved: 9/29/2018 (5.41% or about 87.78 acres)
304-01-01B1, 304-01-01B2	P138000020	CATERPILLAR TPO PARKING ADDITION SE & REV 1, Approved: 10/15/2015 (0.44% or about 7.13 acres - Area less than 5%, See note.**)
304-01-01B1, 304-01-01B2	P156000077	CATERPILLAR SALES & MARKETING FACILITY, Approved: 7/20/2015 (0.33% or about 5.32 acres - Area less than 5%, See note.**)
304-01-01B1, 304-01-01B2	P158000018	CATERPILLAR TPO SOUTH PARKING EXTENSION & REV 1, Approved: 10/15/2015 (0.22% or about 4.54 acres - Area less than 5%, See note.**)
304-01-01B1, 304-01-01B2	P138000021	CATERPILLAR INC TUCSON PROVING GROUND PRIVATE GRADING PLANS, Approved: 10/21/2013
304-01-01B1, 304-01-01B2	185120015	CATERPILLAR PROVING GROUND WELL NO 4 PIPELINE AND STORAGE TANK, Approved: 9/29/2018 (14.02% or about 84.71 acres)
304-01-01B1, 304-01-01B2	P186000064	CATERPILLAR TINAJA HILLS FACILITY TRUCK WASH (STORMWATER DRAINAGE), Approved: 11/28/2018 (1.31% or about 10.88 acres - Area less than 5%, See note.**)
304-01-01B1, 304-01-01B2	P186000002	CATERPILLAR TINAJA HILLS, Approved: 5/24/2018 (0.51% or about 4.30 acres - Area less than 5%, See note.**)
304-01-01B1, 304-01-01B2	P186000015	CATERPILLAR TINAJA HILLS FUEL ISLAND REPLACEMENT, Approved: 6/13/2013 (0.30% or about 2.48 acres - Area less than 5%, See note.**)
304-01-01B1, 304-01-01B2	P186000035	CATERPILLAR TINAJA HILLS NEW GENERATOR BUILDING & REV 2, Approved: 3/17/2015 (0.29% or about 2.15 acres - Area less than 5%, See note.**)

APH:	DEVELOPMENT PLAN	NAME BY PIMA COUNTY:
304-01-01B1	Book 37, Page 80	TUCSON PROVING GROUND REVISION NO. 3, Project Number: P1213045, Approved: 10/18/2012
304-01-01B1, 304-01-01B2	Book 8, Page 52	TUCSON PROVING GROUND MARKETING & SALES FACILITY, Project Number: CO1288088, Approved: 9/13/1989 (66.98% or about 655.58 acres)

APH:	DOT IMPROVEMENT PLAN	NAME BY PIMA COUNTY:
304-01-01B1	P1208_148	TUCSON PROVING GROUNDS - REV 1 (0.18% or about 51.58 acres - Area less than 5%, See note.**)
304-01-01B1	P1380_387	CATERPILLAR INC TUCSON PROVING GROUND (0.34% or about 5.44 acres - Area less than 5%, See note.**)
304-01-01B1	P1208_033	CATERPILLAR INC TUCSON PROVING GROUND (0.34% or about 5.44 acres - Area less than 5%, See note.**)

CATERPILLAR PROJECT HISTORY RIPARIAN HABITAT DISTURBANCE NOTES

- TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT WITHIN THE PROJECT BOUNDARY: 798.78 AC
 -IRA 'H': 22.45 AC
 -IRA 'B': 75.37 AC
 -IRA 'C': 241.85 AC
 -XERORIPARIAN 'B': 98.24 AC
 -XERORIPARIAN 'C': 361.51 AC
 -XERORIPARIAN 'D': 0.31 AC
- HISTORIC AERIAL PHOTOGRAPHY AND A REVIEW OF ALL PROJECTS APPROVED BY PIMA COUNTY FOR THE CATERPILLAR COMPLEX WERE UTILIZED TO DETERMINE NO DISTURBANCE TO REGULATED RIPARIAN HABITAT HAS OCCURRED SINCE THE ADOPTION OF THE RIPARIAN HABITAT ORDINANCE IN 2005.
- ALL DISTURBANCE TO REGULATED RIPARIAN HABITAT FOR THE PROVING GROUNDS AND TINAJA HILLS EXISTED PRIOR TO 2005 AS SHOWN IN 2002 P40 COLOR ORTHOPHOTO IMAGERY.
- CATERPILLAR HAS TWO IMPROVEMENT AREA PROJECTS CURRENTLY UNDER REVIEW BY PIMA COUNTY. THEY ARE IDENTIFIED ON THIS EXHIBIT AS IMPROVEMENT AREAS HAUL ROAD AND 10% ROAD.
- THE HAUL ROAD AND 10% ROAD ARE THE FIRST IMPROVEMENT AREAS TO DISTURB RIPARIAN HABITAT SINCE THE ORDINANCE TOOK EFFECT IN 2005 AND REQUIRE MITIGATION PLANS.
- TOTAL AMOUNT OF PROPOSED REGULATED RIPARIAN HABITAT DISTURBANCE WITHIN THE IMPROVEMENT AREAS:
 HAUL ROAD
 -IRA 'B': 1.74 AC
 -XERORIPARIAN 'B': 0.57 AC
 -XERORIPARIAN 'C': 0.78 AC
 10% ROAD:
 -IRA 'H': 4.33 AC
- APPLICABILITY: PURSUANT TO CHAPTER 18.30.050.A OF THE PIMA COUNTY FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE NO. 2010-FC5 (ORDINANCE), IF AN APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE DISTRICT THAT ALTERATION OF A REGULATED RIPARIAN HABITAT CANNOT REASONABLY BE AVOIDED, A RIPARIAN HABITAT MITIGATION PLAN (RMP) SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL WHEN MORE THAN 1/2 ACRE (14,520 SQUARE FEET) OF REGULATED RIPARIAN HABITAT (RRH) IS DISTURBED.

LEGEND

	CATERPILLAR EXTENTS		IRA 'H'		XERORIPARIAN 'B'
	IMPROVEMENT AREA		IRA 'B'		XERORIPARIAN 'C'
	WASH NETWORK		IRA 'C'		XERORIPARIAN 'D'
	200' UNDISTURBED NATURAL BUFFER				



stantec.com

CATERPILLAR PROJECT HISTORY

GREEN VALLEY, ARIZONA

8000 WEST CATERPILLAR TRAIL

DATE

BY

DATE

BY

DATE

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10% ROAD

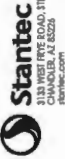
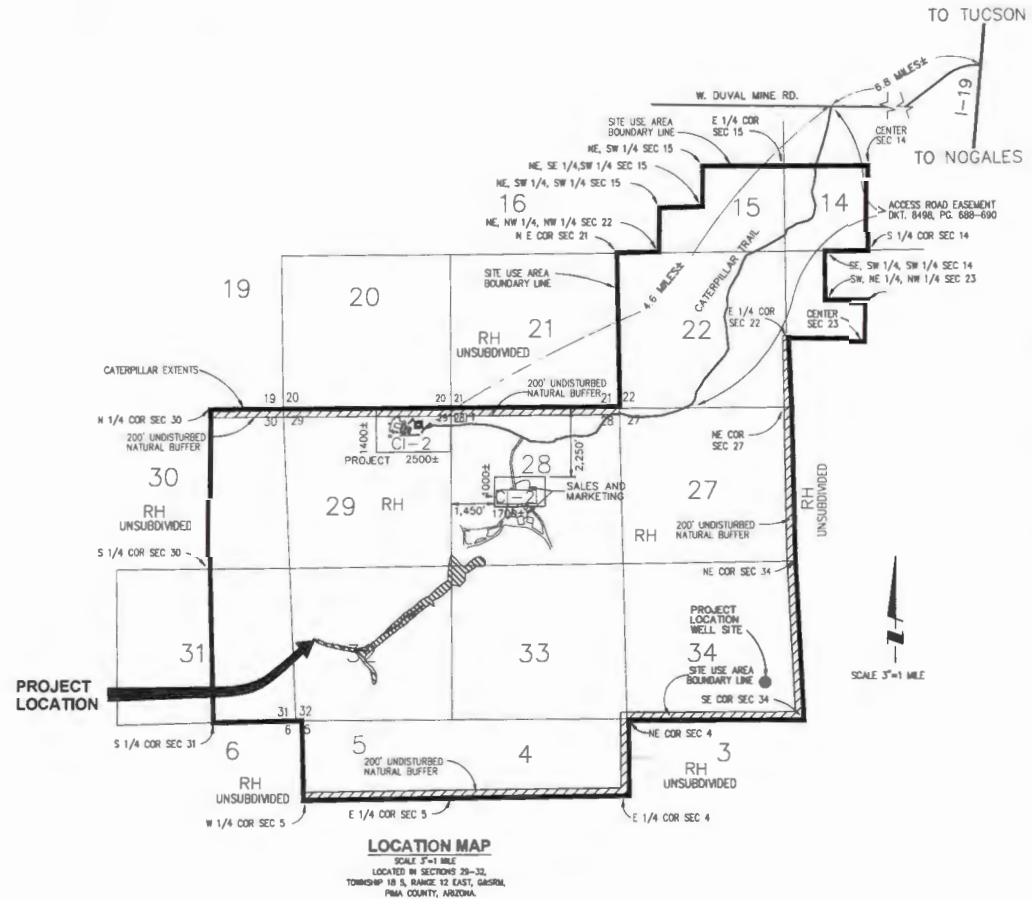
FOR THE
TUCSON PROVING GROUNDS HAUL ROAD, SITE 16-17
TESTING & EVALUATION FACILITY
LOCATED WITHIN PORTIONS OF SECTIONS 29-32,
TOWNSHIP 18S, RANGE 12E, G&SRM,
PIMA COUNTY, ARIZONA

IN LIEU-FEE TABLE

10% ROAD			
RIPARIAN TYPE	IN-LIEU FEE PER ACRE	DISTURBED ACRES	TOTAL IN-LIEU FEE
IRA 'H'	\$40,000.00	4.33	\$173,200.00

GENERAL NOTES

1. ZONING: THE EXISTING ZONING IS "RH"
2. TAX CODE PARCELS: 30401018T, 30401018B, 30401018H, 30401018S
3. LAND USE: PROVING GROUNDS
4. GROSS SITE AREA: 6733.09 ACRES
5. IMPROVEMENT AREA: 73.4 ACRES
6. TOTAL RIPARIAN AREA DISTURBED: 4.33 ACRES
7. RIPARIAN AREA TYPE: IRA 'H'
8. RIPARIAN AREAS DISTURBED BY 10% ROAD WILL BE MITIGATED BY PAYMENT OF AN IN-LIEU FEE
9. THE IN-LIEU FEE FOR IRA 'H' IS \$40,000/ACRE
10. THE TOTAL IN-LIEU FEE FOR THIS PROJECT IS \$173,200.00
11. RIPARIAN HABITAT TO BE PRESERVED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 6-FOOT HIGH ORANGE MESH BARRICADE FENCING. PROTECTIVE FENCING MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS
12. PREVIOUS RIPARIAN HABITAT DISTURBANCE EXISTED PRIOR TO 2005

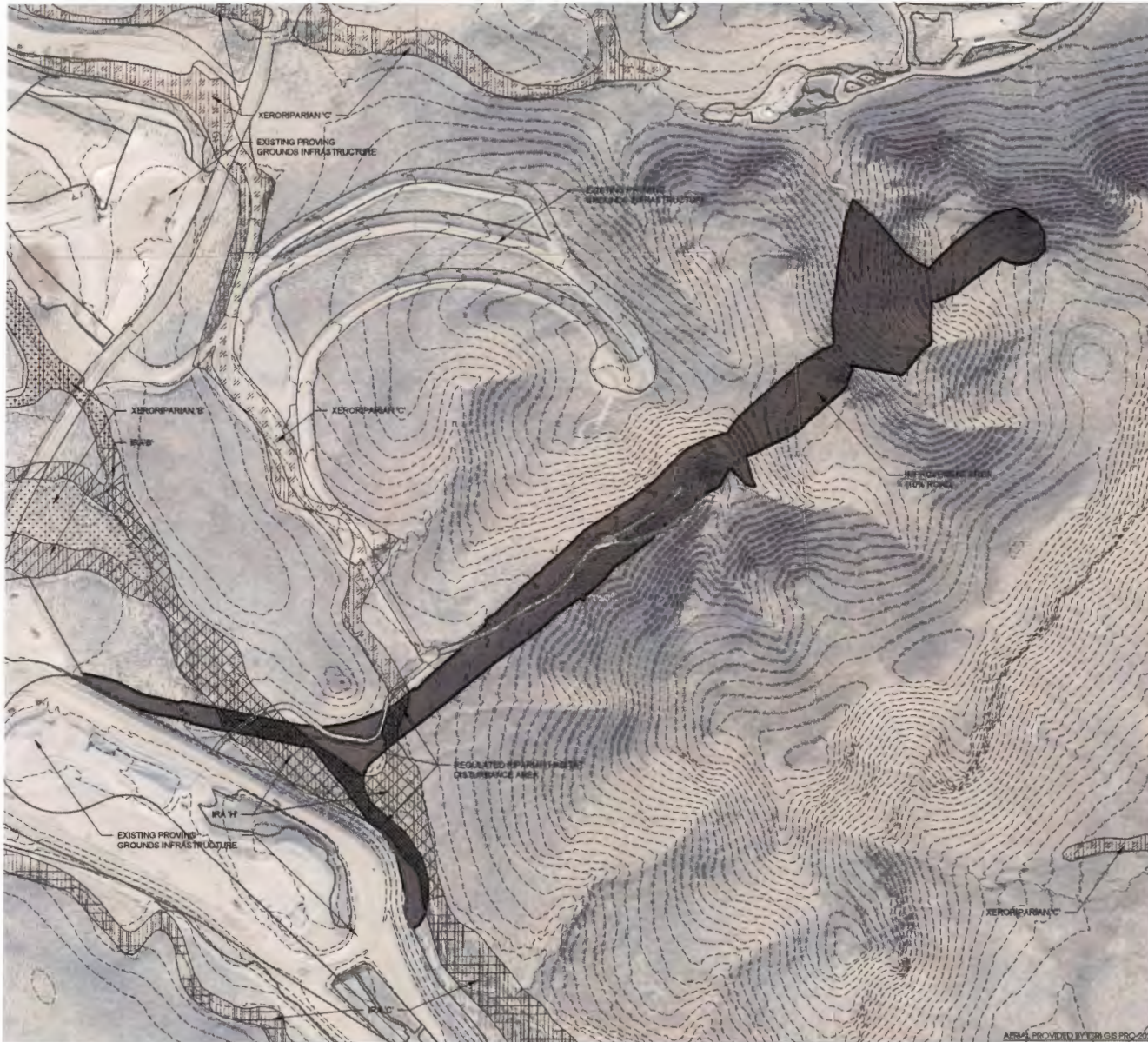


CATERPILLAR
10% ROAD
SITE 16-17
GREEN VALLEY, ARIZONA

DATE

SCALE: AS NOTED

6225C3002C



10% ROAD

FOR THE
TUCSON PROVING GROUNDS HAUL ROAD, SITE 16-17
TESTING & EVALUATION FACILITY
LOCATED WITHIN PORTIONS OF SECTIONS 29-32,
TOWNSHIP 18S, RANGE 12 EAST, G&SRM,
PIMA COUNTY, ARIZONA

LEGEND

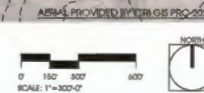
- IMPROVEMENT AREA (10% ROAD)
- 50' CONTOUR INTERVAL
- WASH NETWORK
- RIPARIAN HABITAT DISTURBANCE
- IRA 'H'
- IRA 'B'
- IRA 'C'
- XERORIPARIAN 'B'
- XERORIPARIAN 'C'

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CATERPILLAR

10% ROAD
SITE 16-17
6000 WEST CATERPILLAR TRAIL
GREEN VALLEY, ARIZONA

PROJECT NUMBER: 10% 025-15
DRAWN BY: KLEASON
CHECKED BY: CLARRA
CAB FILE:
SCALE: AS SHOWN



TECSC1001C