



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 Haul 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 haul road with on the property located at 6000 West Caterpillar Trail. This project will disturb 3.07 acres of Important Riparian Area with an Underlying Classification of Xeroriparian Class B, Xeroriparian Class B and Xeroriparian Class C Habitat. Mr. Laria has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$68,480 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:**

\$68,480.00

***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: 6/22/2022

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 Haul 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 haul road on the property located at 6000 West Caterpillar Trail (Exhibit A). This project will disturb 3.07 acres of Important Riparian Area with an Underlying Classification of Xeroriparian B, Xeroriparian B and Xeroriparian C 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 \$68,480 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

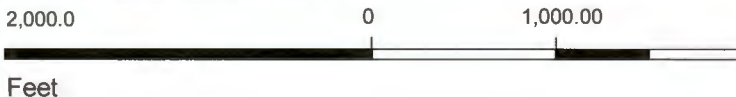


Legend



Caterpillar Proving Grounds
Haul 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
Haul Road Improvement**

6/20/2022



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Exhibit C

CATERPILLAR PROJECT HISTORY

(5/12/08 - 6/14/22)

APN:	DEVELOPMENT PERMITS	NAME BY PIMA COUNTY:
304-01-0184, 304-01-0182	P12800001	CATERPILLAR INC TUCSON PROVING GROUND PRIVATE GRADING PLANS, Approved: 10/21/2013
304-01-0184, 304-01-0182	P12800001	CATERPILLAR PROVING GROUND WELL NO 4 PIPELINE AND STORAGE TANK, Approved: 3/22/2015 (0.88% or about 124.88 acres)
304-01-0184, 304-01-0182	P158000010	CATERPILLAR TUCSON PROVING GROUNDS TESTING AND EVALUATION FACILITY, Approved: 9/25/2015 (0.41% or about 67.78 acres)
304-01-0184, 304-01-0182	P158000023	CATERPILLAR TPG PARKING ADDITION SE & REV 1, Approved: 10/15/2015 (0.44% or about 7.13 acres - Area less than 5%. See note "**")
304-01-0184, 304-01-0182	P158000027	CATERPILLAR SALES & MARKETING FACILITY, Approved: 7/22/2015 (0.32% or about 5.32 acres - Area less than 5%. See note "**")
304-01-0184, 304-01-0182	P158000019	CATERPILLAR TPG SOUTH PARKING EXTENSION & REV 1, Approved: 10/15/2015 (0.28% or about 4.54 acres - Area less than 5%. See note "**")
304-01-0184, 304-01-0182	P128000001	CATERPILLAR INC TUCSON PROVING GROUND PRIVATE GRADING PLANS, Approved: 10/21/2013
304-01-0184, 304-01-0182	P128000015	CATERPILLAR PROVING GROUND WELL NO 4 PIPELINE AND STORAGE TANK, Approved: 3/22/2015 (14.09% or about 84.71 acres)
304-01-0184, 304-01-0182	P180000004	CATERPILLAR TNAJA HILLS FACILITY TRUCK WASH STORMWATER DRAINAGE, Approved: 11/26/2018 (1.31% or about 10.06 acres - Area less than 5%. See note "**")
304-01-0184, 304-01-0182	P180000020	CATERPILLAR TNAJA HILLS, Approved: 5/24/2016 (0.51% or about 4.30 acres - Area less than 5%. See note "**")
304-01-0184, 304-01-0182	P180000015	CATERPILLAR TNAJA HILLS FUEL ISLAND REPLACEMENT, Approved: 9/13/2013 (0.30% or about 2.48 acres - Area less than 5%. See note "**")
304-01-0184, 304-01-0182	P180000026	CATERPILLAR TNAJA HILLS NEW GENERATOR BUILDING & REV 2, Approved: 3/7/2015 (0.28% or about 2.15 acres - Area less than 5%. See note "**")

APN:	DEVELOPMENT PLAN	NAME BY PIMA COUNTY:
304-01-0184	Book 37, Page 40	TUCSON PROVING GROUND REVISION NO. 3, Project Number: P1212045, Approved: 10/18/2012
304-01-0187, 304-01-0182	Book 5, Page 52	TUCSON PROVING GROUND MARKETING & SALES FACILITY, Project Number: COT288089, Approved: 9/13/1889 (80.989% or about 805.08 acres)

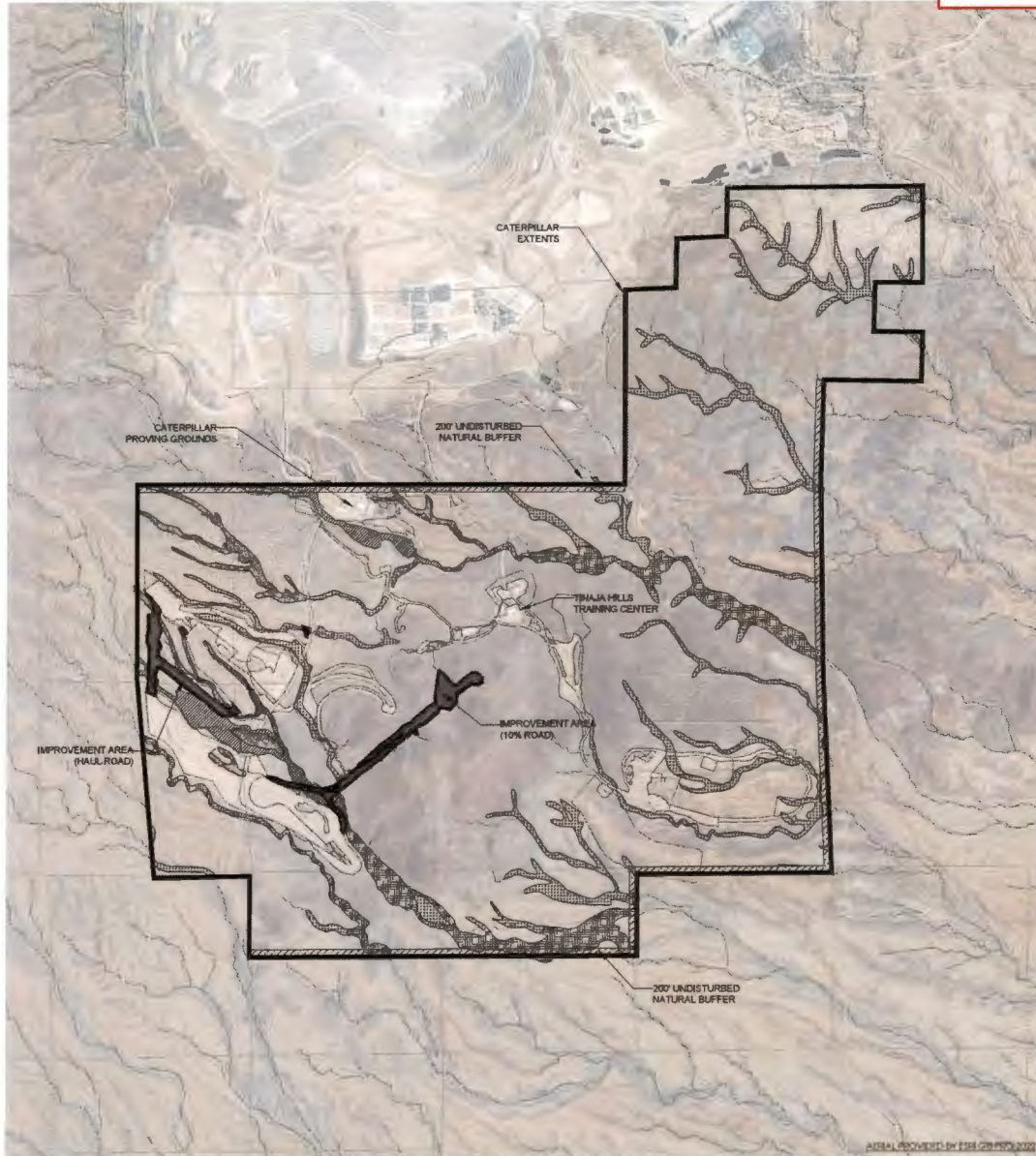
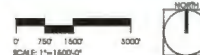
APN:	DOT IMPROVEMENT PLAN	NAME BY PIMA COUNTY:
304-01-0184	P1208_148	TUCSON PROVING GROUNDS - REV 1 (3.18% or about 51.58 acres - Area less than 5%. See note "**")
304-01-0184	P1208_207	CATERPILLAR INC TUCSON PROVING GROUND (0.34% or about 5.44 acres - Area less than 5%. See note "**")
304-01-0184	P1208_033	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: 798.73 AC
 -IRA 1": 22.45 AC
 -IRA 1B": 75.37 AC
 -IRA 1C": 241.85 AC
 -XERORIPARIAN 1B": 98.24 AC
 -XERORIPARIAN 1C": 361.51 AC
 -XERORIPARIAN 1D": 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 TNAJA HILLS EXISTED PRIOR TO 2005 AS SHOWN IN 2002 PAG 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 1B": 1.74 AC
 -XERORIPARIAN 1B": 0.57 AC
 -XERORIPARIAN 1C": 0.78 AC
 10% ROAD:
 -IRA 1": 4.33 AC
- APPLICABILITY: PURSUANT TO CHAPTER 16.30.050.A OF THE PIMA COUNTY FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE NO. 2010-FCS (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 1/4 ACRE (14,520 SQUARE FEET) OF REGULATED RIPARIAN HABITAT (RHH) IS DISTURBED.

LEGEND

CATERPILLAR EXTENTS	IRA 1"	XERORIPARIAN 1B"
IMPROVEMENT AREA	IRA 1B"	XERORIPARIAN 1C"
WASH NETWORK	IRA 1C"	XERORIPARIAN 1D"
200' UNDISTURBED NATURAL BUFFER		



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

HAUL ROAD			
REPAIRMAN TYPE	IN-LIEU FEE PER ACRE	DISTURBED ACRES	TOTAL IN-LIEU FEE
IRA 'B'	\$28,000.00	1.74	\$48,720
XERO/REPAIRMAN 'B'	\$16,000.00	0.57	\$9,120
XERO/REPAIRMAN 'C'	\$14,000	.78	\$10,840
	SUBTOTAL	3.07	\$68,480

1. ZONING: THE EXISTING ZONING IS "R-401"
2. TAX PARCELS IDENTIFIED: 304001018, 304001018L, 30401018L, 30401018S
3. LAND USE: PROPOSED: GROUNDWORKS
4. GROSS SITE AREA: 623.09 ACRES
5. IMPROVEMENT AREA: 30.36 ACRES
6. TOTAL RIPARIAN AREA DISTURBED: 37.02 ACRES
- 6.1. IFA "B" DISTURBANCE: 1.74 ACRES
- 6.2. XEROX RIPARIAN "C" DISTURBANCE: 57.52 ACRES
- 6.3. XEROX RIPARIAN "C" DISTURBANCE: 57.52 ACRES
7. RIPARIAN AREAS DISTURBED BY HALL ROAD RIGHT-OF-WAY ARE SUBSIDIZED BY PAYMENT OF AN IN-LIEU FEE
8. THE IN-LIEU FEE FOR IFA "B" IS \$18,000/ACRE
- 8.1. THE IN-LIEU FEE FOR XEROX RIPARIAN "B" IS \$16,000/ACRE
9. THE IN-LIEU FEE FOR XEROX RIPARIAN "C" IS \$14,000/ACRE
10. THE TOTAL FEE FOR THE PROJECT IS \$66,400
11. RIPARIAN HABITAT TO BE PROTECTED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4-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



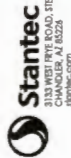


HAUL ROAD

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

- CATERPILLAR EXTENTS
- IMPROVEMENT AREA (HAUL ROAD)
- 50' CONTOUR INTERVAL
- WASH NETWORK
- RIPARIAN HABITAT DISTURBANCE
- IRA B
- XERORIPARIAN B
- XERORIPARIAN C



STANTEC
TUCSON PROVING GROUNDS
HAUL ROAD
PIMA COUNTY, ARIZONA
www.stantec.com

CATERPILLAR

HAUL ROAD
SITE 16-17

6000 WEST CATERPILLAR TRAIL GREEN VALLEY, ARIZONA

DATE

PROJECT NUMBER: WPC 205-10

DRAWN BY: KLEAS

CHECKED BY: CLARA

SCALE: AS SHOWN

22CSC0002C