



Freeport-McMoRan Corporation
Land & Water Department
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Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

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RE: Planning and Zoning Commission Public Meeting: May 28th, 2014
Case Number: Co14-14-01 (Major Streets and Scenic Routes Plan Amendment)

To Whom it May Concern:

Subsidiaries of Freeport-McMoRan Corporation ("FMC") own land in the proposed east-west alignment of the Sonoran Corridor connecting to Interstate-19. Specifically, Cyprus Pima Mining Company owns 1,120 acres of land (320 acres in the southern half of Section 29, T16S, R14E (Parcel No. 303-19-002C); 320 acres in the northern half of Section 32, T16S, R14E (Parcel No. 303-09-016); 160 acres in the southwest quarter of Section 32, T16S, R14E (Parcel No. 303-09-017A); and 160 acres in the southeast quarter of Section 32, T16S, R14E (Parcel No. 303-09-017B) and 160 acres in the west half of the east half of Section 5, T17S, R14E (Parcel No. 303-09-017B) and Climax Engineered Materials LLC owns 36.45 acres of land in a portion of the northeast corner of Section 36, T16S, R13E (Parcel No. 303-06-005D).

Representatives of FMC recently attended a workshop hosted by Dr. John Moffatt, Pima County Strategic Planning Director and expressed preliminary concern about the proposed Sonoran Corridor alignment. FMC understood that the designation of this corridor and future planning associated therewith would not occur until a much later date. Accordingly, we are surprised to find out that the Planning and Zoning Commission is now holding a hearing contemplating an amendment to the Pima County Major Streets and Scenic Routes Plan to preserve the route.

As you know, the width of the right of way ("ROW") for this proposed interstate corridor is 400 feet. This auxiliary interstate highway will have an impact on the value of the property burdened by the ROW and the surrounding property as well, which we have not yet had an opportunity to fully evaluate. In addition, there will be associated access limitations and additional setbacks (distance and height) further impairing adjacent land.¹ As planned, the corridor will completely bisect the Cyprus Pima Mining Company owned property for an approximate distance of 5,280 feet (approximately 49 acres of direct impact from the road which

¹ Per County code, all buildings shall have a setback requirement of 30 feet in addition to half the required right-of-way width for all Major Streets and Routes as designated on the Major Streets and Routes Plan (i.e., another 230 feet on either side of the ROW). Title 18, Chapter 18, Section 18.77.030.

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increases to 79 acres of total impact when setbacks are included) and will limit opportunities for future use.

FMC is concerned about the proposed alignment and requests further meetings with the Planning Director and staff to discuss alternatives prior to consideration by the Planning and Zoning Commission for adoption. We are not aware of any reason that additional time cannot be taken to resolve landowner conflicts. FMC understood this would be classified as a long term project (i.e., 10-20 years) on the County's planning horizon so additional time for discussion now should not impede that schedule.

FMC has not had an opportunity to determine whether this alignment is consistent with the Pima County General Plan. Further, we note this is a substantial amendment to the existing version of the Major Streets and Scenic Routes Plan and it is not clear whether this road is intended for classification as a Major Street and a Scenic Route or just a Major Street. For these and the other reasons discussed above, we respectfully request either a postponement of this agenda item at the hearing or continuation of the matter if considered at the hearing. Thank you in advance for your consideration of this request.

Sincerely,

Scott McDonald for
Daniel J. Dempsey

cc: Scott McDonald, Fennemore Craig