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# MEMORANDUM

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Date: January 23, 2023

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: Jan Leshner   
County Administrator

Re: **Additional Information for Board of Supervisors January 10, 2023 Meeting, Agenda Item No. 9 – Related to the Floodprone Land Acquisition Program**

At the January 10, 2023 Board of Supervisors meeting, Supervisor Steve Christy asked questions regarding the contract to acquire the Catalina Foothills Adult Care facility. Supervisor Christy asked whether Floodprone Land Acquisition Program (FLAP) parcels routinely come to the Board of Supervisors, and if it is appropriate for the County to request an appraiser to make certain assumptions about flood damage. Below is information in response to these questions.

**1. Is it typical for Floodprone Land Acquisition Program parcels to be approved by the Board?**

In accordance with Pima County Procurement rules, the Board of Supervisors, acting as the Flood Control District Board, is required to approve FLAP acquisitions for the following: 1) Acquisitions with a total acquisition value of \$250,000 or more; and 2) Acquisitions where the Regional Flood Control District's (RFCD) proposed offer is greater than 25 percent of the appraised value.

Prior to the acquisition of the Catalina Adult Care facility, Pima County had acquired 83 FLAP properties since January 2018 (Attachment). Of these 83 acquisitions, five have gone to the Board for approval. All five Board approved acquisitions were due to the acquisition value being greater than \$250,000.

Three of the five Board approved acquisitions were vacant parcels. Two of them were large parcels, one being 131 acres along the Agua Verde Creek and the other 136 acres adjacent to Canoa Ranch. The third vacant parcel was nine acres that provided a critical hydrologic and riparian connection between the West Branch of the Santa Cruz and Enchanted Hills Wash.

Two of the five Board approved acquisitions were residential properties with improvements. RFCD has removed, or intends to remove, the structures on these two properties. RFCD also intends to remove the Catalina Foothills Adult Care facility structure to allow the property to remain as open space and to accommodate future flooding.

**2. Is it appropriate to request an appraiser to make assumptions about flood damage?**

The FLAP is an award-winning program that began in 1983 after the historic 1983 flood. The goal of FLAP is to remove people from flood hazards and reduce the need for emergency

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responders to rescue people trapped in their homes by floodwaters. A crucial and primary goal of this program is to acquire lands from people who have been impacted by their homes being flooded. In doing so, RFCDD must work to address their primary concern, which is the loss of their home, and assure owners that they will be able to purchase another residence.

Appraising the property using the hypothetical condition as undamaged from flooding and subtracting any insurance claims received, results in an acquisition value that facilitates their move to a less hazardous area and achieves our primary goal of protecting Pima County residents. The use of a hypothetical condition conforms with the guidelines of the Uniform Standards of Professional Appraisal Practice, as long as the hypothetical condition is explicitly clear to the intended users of the appraisal report.

RFCDD has used this appraisal practice in response to other large-scale flooding events. After the Aspen Fire in 2003, residents of Catalina who lived along the Cañada del Oro Wash were impacted by recurrent flooding during the 2003 monsoon. Using this hypothetical condition appraisal practice, the RFCDD successfully acquired 75 of the 80 properties, significantly reducing the risk to public safety and to the emergency responders. These lands and subsequent acquisitions are now part of the Catalina Regional Park.

RFCDD employed this same hypothetical condition appraisal practice to acquire a number of flood-damaged properties along Rincon Creek and in Sabino Canyon in 2006.

JKL/dym

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator  
Francisco García, MD, MPH, Deputy County Administrator & Chief Medical Officer  
Steve Holmes, Deputy County Administrator  
Eric Shepp, Director, Regional Flood Control District

Property Owner	File No.	Department	Project Name	Status	Property Type	Property Location	Parcel Number(s)	Purchase Price	Close of Escrow	Acres	Improvements	Water Rights	Procurement or Board of Supervisors
Ina Group, LLC	Acq-0023	PCFCD	FLAP	Acquired	Vacant Land	35/14/11 10751 W. Bopp Road	211-37-032M	\$ 6,000.00	4/11/2018	1.99	MH Pad & Septic only	Well Share Agreement	Procurement
Tucson/Ryan Airfield Properties	Acq-0468	PCFCD	Riparian Mitigation	Acquired	Vacant Land	Black Wash	209-01-090C 209-01-090D 209-01-090G	\$ 87,000.00	4/26/2019	65.64			Procurement
Gerald J. Cannella TR	Acq-0551	PCFCD	FLAP	Acquired	Vacant Land	East of Sabino Creek, West of Palisades and North of Summer Trail 13S/15E/22	114-19-010G	\$ 75,000.00	4/20/2018	3.72			Procurement
Diane Neffson A Liv Tr and Nancy E Neffson	Acq-0593	PCFCD	FLAP	Acquired	Residential	12/13/22	225-06-025B	\$ 225,000.00	1/12/2018	8.22	Residence	Type II	Procurement
Kim Makower	Acq-0596	PCFCD	Riparian Mitigation	Acquired	Vacant Land	W. Orange Grove Rd., West of N. Avra Rd.	213-11-058D	\$ 16,000.00	11/5/2019	10			Procurement
Cucinella et al	Acq-0640	PCFCD	FLAP	Acquired	Vacant Land	12/10/26 NE Corner of Magee Rd and N. Dakota Plains Tr	208-30-0480	\$ 6,750.00	2/2/2018	5			Procurement
City of Tucson	Acq-0656	PCFCD	FLAP	Acquired	Vacant Land	East of Anway Road and north of Manville Road	208-41-026A - Fee and Easement 208-41-0480 - Access Easement 208-41-0490 - Access Easement	\$ 3,564.00	3/19/2020	1			Procurement
Robert C and Renate L Knickerbocker	Acq-0665	PCFCD	FLAP	Acquired	Residential	6222 S. South Arrow, Tucson AZ 85757 West of S. Camino Verde, South of W. Bilby Rd.	210-19-012G	\$ 30,000.00	5/22/2018	2.2147	MH & Site improvements		Procurement
John Armstrong	Acq-0666	PCFCD	FLAP	Acquired	Residential	5210 W. Camino Tierra	210-25-030G	\$ 30,000.00	2/19/2019	1	MH & Site improvements		Procurement
John E and Diana K Osborne	Acq-0673	PCFCD	FLAP	Acquired	Vacant Land	Pantano Wash N of Ft Lowell Park, East of Craycroft	109-22-0240	\$ 8,000.00	2/14/2018	1.108			Procurement
Durango Land and Cattle Co	Acq-0679	PCFCD	Riparian Mitigation	Acquired	Vacant Land	San Pedro River	205-17-002A	\$ 15,500.00	4/27/2018	11.57			Procurement
Borderland Investments I, LLC	Acq-0684	PCFCD	FLAP	Acquired	Former golf course land	A portion of the former Canoa Hills Golf Course, common address 1401 W Calle Urbano, Green Valley, AZ 85614	Part of 304-18-919A; and all of 304-18-916B; 304-18-865A; and 304-64-689B.	\$ -	12/26/2018	130			Procurement
Mark A and Susan S Hardy JT/RS	Acq-0692	PCFCD	FLAP	Acquired	Vacant Land	Pantano Wash - N. side of Ft. Lowell, east of Craycroft	110-14-002P	\$ 53,900.00	4/26/2018	1.149			Procurement
SG Compas, LLC	Acq-0711	PCFCD	Riparian Mitigation	Acquired	Vacant Land	North of W Manville Road, W of N Avra Road	213-27-018Q	\$ 30,600.00	8/8/2018	4.37			Procurement
Kenneth Meeks and Heather Rand	Acq-0725	PCFCD	FLAP	Acquired	Residential	13991 W. Orange Grove Rd.	213-11-058S (Vacant Parcel) 213-11-058T (MFH Parcel)	\$ 108,650.00	8/27/2018	5.0289	MH & Site improvements		Procurement
Denise Martin	Acq-0738	PCFCD	Riparian Mitigation	Acquired	Vacant Land	W. of Avra Rd., N. of Manville Rd. 5475, 5425, 5525 & 5575 N. Taylor Ray Lane	213-25-001A 213-25-001B 213-25-001C	\$ 35,000.00	6/6/2018	20			Procurement
Katherine Economidis, Jason Damos & Basil Damos	Acq-0739	PCFCD	Riparian Mitigation	Acquired	Vacant Land	S. of Orange Grove Road, West of Avra Road	208-41-0370	\$ 30,000.00	8/24/2018	20			Procurement
Alberto and Arlette Martinez	Acq-0740	PCFCD	Riparian Mitigation	Acquired	Vacant Land	13636 W. Manville Rd.	213-27-018J	\$ 30,600.00	10/8/2018	4.37			Procurement
Daniel Rojo and Karla Plascencia Barajas	Acq-0741	PCFCD	FLAP	Acquired	Vacant Land	T15S/R12E/S13 Mark Rd and Camino De La Tierra 5031 W. Camino Tierra, Tucson, AZ	210-25-0570	\$ 25,000.00	8/27/2018	0.95	Remnants of Prior Occupancy		Procurement
Melvin Dixon	Acq-0742	PCFCD	FLAP	Acquired	Vacant Land	T11S/R10E/S21 West of Silverbell Road and southeast of Cocio Road	208-13-005A	\$ 83,000.00	1/8/2019	66.417			Procurement
Anthony and Christine Gusumano	Acq-0745	PCFCD	Riparian Mitigation	Acquired	Vacant Land	West of N. Sassy Dr., South of W. Memory Ln.	208-46-098B 208-46-098C	\$ 16,500.00	9/27/2018	9.98			Procurement
Przewlocki, Stephen & Susan M	Acq-0754	PCFCD	FLAP	Acquired	Vacant Land	East of Milagrosa Lane & Milagrosa Place @ Agua Caliente Wash	205-29-0200 205-29-0190 205-29-0180 205-29-0170 205-29-003A		12/30/2019	23.23			Procurement
Sonoran Solutions LLC	Acq-0756	PCFCD	Riparian Mitigation	Acquired	Vacant Land		208-30-022E	\$ 4,500.00	11/9/2019	2.5			Procurement

Property Owner	File No.	Department	Project Name	Status	Property Type	Property Location	Parcel Number(s)	Purchase Price	Close of Escrow	Acres	Improvements	Water Rights	Procurement or Board of Supervisors
William J and Karen M Schumacher	Acq-0757	PCFCD	Riparian Mitigation	Acquired	Vacant Land		208-30-021E 215-30-0040 213-11-074C (not acquired)	\$ 19,550.00	11/9/2018	12.36			Procurement
William J and Karen M Schumacher	Acq-0758	PCFCD	FLAP	Acquired	Vacant Land		211-35-0610 208-62-001P 208-62-003H 208-63-0070	\$ 59,350.00	11/9/2018	38.91			Procurement
Sonoran Solutions LLC	Acq-0759	PCFCD	FLAP	Acquired	Vacant Land		211-35-066A 211-35-066C 211-35-0750	\$ 21,350.00	11/9/2018	12.44			Procurement
John and Cathy Hufault	Acq-0762	PCFCD	FLAP	Acquired	Flood Control	Agua Verde Creek	306-11-0020 306-11-0030	\$ 300,000.00	9/10/2018	131.39			Board of Supervisors
Joseph and Michele Millstone	Acq-0784	PCFCD	FLAP	Acquired	Vacant Land		209-01-061A	\$ 7,850.00	10/24/2018	4.12			Procurement
Albert Lucero	Acq-0785	PCFCD	FLAP	Acquired	Vacant Land	South of W Quinlin Tr and west of S Silverstar Dr	208-63-006G	\$ 6,600.00	9/25/2019	2			Procurement
Albert Lucero	Acq-0786	PCFCD	FLAP	Acquired	Vacant Land	Portions of Section 32 off North Marstellar and West Green Cactus Way	211-35-0760 211-35-0770 211-35-0780 211-35-0790	\$ 28,500.00	11/16/2018	16.66			Procurement
Amelia Scott	Acq-0798	PCFCD	FLAP	Acquired	Vacant Land	13502 W. Manville Rd.	213-27-018R	\$ 42,250.00	5/16/2019	6.095			Procurement
Vista Camino LLC	Acq-0799	PCFCD	FLAP	Acquired	Vacant Land	West of N. River Rock Ln. North of W. Sunset Rd.	213-11-0690	\$ 30,100.00	11/13/2018	20.59			Procurement
Jason Morelli	Acq-0800	PCFCD	FLAP	Acquired	Vacant Land	South of W. Tucker Rd. West of N. Cherry Blossom Rd.	208-40-0940	\$ 15,500.00	11/6/2018	9.78			Procurement
Delila Fimbres	Acq-0801	PCFCD	FLAP	Acquired	Vacant Land	5202 W. Camino Tierra	210-25-0310	\$ 26,450.00	2/27/2019	0.8			Procurement
John and Karen Jost	Acq-0807	PCFCD	FLAP	Acquired	Vacant Land	West side of Maggie's Farm Road, south of Magee Road	208-32-018E		1/25/2019	5			Procurement
Christopher Clark	Acq-0823	PCFCD	FLAP	Acquired	Vacant Land	Hermans Rd and S Howling Coyote Tr.	208-57-002H	\$ 14,500.00	11/19/2018	9.48			Procurement
Loren B. Christenfeld	Acq-0825	PCFCD	FLAP	Acquired	Flood Control	East of N. La Cholla Blvd., south of W. Lucero	224-39-0220	\$ 410,612.28	3/26/2019	19.45	Residence & Workshop	2 Wells with Grandfather Irrigation rights	Board of Supervisors
Francisco P. Villa	Acq-0827	PCFCD	FLAP	Acquired	Flood Control	Black Wash	210-25-030A 210-25-0270	\$ 112,500.00	6/27/2019	4.75	9 improved MH pads with 1 MH		Procurement
Southern Arizona Land Trust Inc.	Acq-0838	PCFCD	FLAP	Acquired	Vacant Land	Bilby Rd and Wade Rd	210-18-012G	\$ 13,000.00	2/13/2019	.89 Acre			Procurement
Rivera Family Trust	Acq-0849	PCFCD	FLAP	Acquired	Vacant Land	Southeast of W. Snyder Hill and Marstellar Rd.	209-05-005A 209-05-006D	\$ 61,000.00	5/28/2019	45.09			Procurement
Kimberly (Leading) Ritter	Acq-0850	PCFCD	FLAP	Acquired	Residential	14000 W. Park Rd. (West of S. Avra Road)	209-07-003J	\$ 72,000.00	10/14/2019	4.64	MH		Procurement
Hale, Brian K & Diana L	Acq-0863	PCFCD	FLAP	Acquired	Easement	8845 N. Camino de la Tierra	225-02-030F	\$ -	6/11/2019		Only Acquired a Drainage Easement, no improvements		Procurement
Gruss, Diana L.	Acq-0864	PCFCD	FLAP	Acquired	Easement	8901 N Camino de la Tierra	225-02-030G Drairage Easement 825 sq.ft	\$ -	6/11/2019		Only Acquired a Drainage Easement, no improvements		Procurement
Baranow, Raquel	Acq-0888	PCFCD	FLAP	Acquired	Vacant Land	North or W. Magee Rd	208-30-017B 208-30-025B 209-02-0480 209-02-0530	\$ 33,850.00	9/10/2019	20.795			Procurement
Scott, Stanton	Acq-0892	PCFCD	FLAP	Acquired	Vacant Land	S Avra Rd. and W Snyder Hill Rd	209-06-0230	\$ 47,500.00	6/26/2019	41			Procurement
Tucson Mountain Investors LLC (FKA Logan Hills Water)	Acq-0906	PCFCD	FLAP	Acquired	Vacant Land	North Silverbell	214-04-0010	\$ 16,000.00	11/15/2019	1.33			Procurement

Property Owner	File No.	Department	Project Name	Status	Property Type	Property Location	Parcel Number(s)	Purchase Price	Close of Escrow	Acres	Improvements	Water Rights	Procurement or Board of Supervisors
AC Family Trust, Santoyo as Trustee	Acq-0938	PCFCD	FLAP	Acquired	Vacant Land	South of W Avra View Rd., West of River Rock Lane	213-26-001E	\$ 8,500.00	2/14/2020	5			Procurement
Danforth Carla and Nathan	Acq-0942	PCFCD	FLAP	Acquired	Vacant Land	Edwin and Lago Del Oro	222-01-0250	\$ 27,000.00	2/11/2021	2.64	Partial exchange, no improvements		Procurement
Montiel, Juan	Acq-0955	PCFCD	FLAP	Acquired	Vacant Land	5221 W. Jeffery	210-25-030C (Montiel) 210-25-030G (RFCD)	\$ -	7/14/2020	0.0251	Partial exchange, no improvements		Procurement
27 Land Holding, LLC	Acq-0971	PCFCD	Riparian Mitigation	Acquired	Vacant Land	W Emigh Rd	215-19-008B	\$ 48,000.00	3/31/2020	38			Procurement
Greenlyt, LLC	Acq-0991	PCFCD	FLAP	Acquired	Vacant Land	South of W. Hermans Road on Quinlin Trail	208-62-002G, H	\$ 15,800.00	9/11/2020	8.5			Procurement
James Wilson Voss - Donation	Acq-0994	PCFCD	FLAP	Acquired	Vacant Land	South of Snyder Hill Road, north of Ryan Airfield	209-02-0290 209-02-0460	\$ -	8/7/2020	0.553			Procurement
Kinnaman, James M.	Acq-1001	PCFCD	Riparian Mitigation	Acquired	Vacant Land	1395 W. Falcon Way	304-33-020C	\$ 86,000.00	10/19/2020	42.65			Procurement
Cortaro Marana Irrigation District	Acq-1003	PCFCD	FLAP	Acquired	Vacant Land	N El Muno Minor	226-03-001A & 002D	\$ 45,000.00	9/8/2020	.61			Procurement
Spataro, Lucian P & Lucian Sr.	Acq-1011	PCFCD	FLAP	Acquired	Vacant Land	8600 Block of S Silver Star Drive north of Ajo (8551 & 8641 S. Silver Star Drive)	206-61-0050, 006A & 006B	\$ 16,600.00	12/3/2020	10.77			Procurement
Kaisutam Family Trust	Acq-1015	PCFCD	FLAP	Acquired	Vacant Land	Near Ryan Airfield	209-01-094J	\$ 18,500.00	12/16/2020	11.45			Procurement
Sunset Acres II HOA	Acq-1019	PCFCD	FLAP	Acquired	Vacant Land	East side of Silverbell North of Sunset	101-06-0560	\$ -	12/22/2020	0.37			Procurement
DD GV 136 LLC & APBP GV 136 LLC	Acq-1022	PCFCD	FLAP	Acquired	Vacant Land	N of Canoa Ranch	304-18-9550, 9560 & 9570	\$ 852,250.00	8/4/2021	136.357			Board of Supervisors
Mealka, John T.	Acq-1027	PCFCD	FLAP	Acquired	Vacant Land	Black Wash North of Ryan Airfield	209-01-0820	\$ 14,500.00	1/4/2021	8.98			Procurement
Barron, Don & Maria	Acq-1028	PCFCD	Riparian Mitigation	Acquired	Vacant Land	SW of Avra & Manville	213-28-042F	\$ 30,000.00	2/11/2021	4.57			Procurement
Mealka, Ronald D.	Acq-1029	PCFCD	FLAP	Acquired	Vacant Land	Black Wash North of Ryan Airfield	209-01-0680	\$ 14,500.00	1/4/2021	8.32			Procurement
Yanez, George & Susan	Acq-1030	PCFCD	FLAP	Acquired	Vacant Land	Ajo	401-15-2060	\$ 1,600.00	1/21/2021	0.37			Procurement
76 Trust	Acq-1033	PCFCD	FLAP	Acquired	Vacant Land	NEC Houghton & Speedway	133-01-066J	\$ 100,000.00	12/16/2020	12.42			Procurement
Castrillo, Camilo	Acq-1039	PCFCD	FLAP	Acquired	Residential	Avra S of Manville	213-28-042G	\$ 215,000.00	4/8/2021	4.55	MH	Well Share Agreement	Procurement
Hernandez, Alexander	Acq-1041	PCFCD	FLAP	Acquired	Residential	12878 W Green Cactus Way	211-35-0720	\$ 10,000.00	6/29/2021	4.2	Abandoned MH		Procurement
Kings Barn Properties, LLC	Acq-1042	PCFCD	Riparian Mitigation	Acquired	Vacant Land	NW of Silverbell & Ina	226-07-027C 226-33-009L 226-33-174C		3/31/2021	24.82			Procurement
Title Security Agency Trust T-202056 (RB Price)	Acq-1047	PCFCD	FLAP	Acquired	Vacant Land	East Reddington	205-39-0380 thru 0810 Common Areas A & B 205-39-001S		5/28/2021	141.363			Procurement
Wewee, D William & Marietta	Acq-1049	PCFCD	Riparian Mitigation	Acquired	Vacant Land	13885 W Orange Grove	213-11-074B	\$ 14,000.00	5/20/2021	5			Procurement
Scholle, Robert D., Jr	Acq-1054	PCFCD	FLAP	Acquired	Vacant Land	8257 N Nelson Guihuis Rd	208-30-043B	\$ 20,000.00	7/30/2021	10			Procurement
Padilla, Tirso Jr & Stella	Acq-1060	PCFCD	Riparian Mitigation	Acquired	Vacant Land	2525 S MISSION RD and 2529 S MISSION RD	East 540 feet of the SE4 of the SE4 of Sec 22	\$ 180,000.00	10/27/2021	4.326			Procurement

Property Owner	File No.	Department	Project Name	Status	Property Type	Property Location	Parcel Number(s)	Purchase Price	Close of Escrow	Acres	Improvements	Water Rights	Procurement or Board of Supervisors
Moorer, Leon & Maximina	Acq-1061	PCFCD	FLAP	Acquired	Vacant Land	NW of Bilby & Camino Verde	210-18-019B	\$ 75,000.00	3/31/2022	1.91			Procurement
Padilla, Tirso V & Maria Christina	Acq-1067	PCFCD	FLAP	Acquired	Vacant Land	13950 W Park Dr	209-07-003Q	\$ 85,000.00	9/30/2021	37.12			Procurement
Arrow Building Contractors Inc	Acq-1089	PCFCD	Riparian Mitigation	Acquired	Vacant Land	Mission Rd & SCR West Bank	119-21-021A & 022A	\$ 493,000.00	5/17/2022	9			Board of Supervisors
PCAO 3657 East Alvord	Acq-1092	PCFCD	FLAP	Acquired	Vacant Land	3657 East Alvord	140-30-017E	\$ 13,000.00	12/20/2021	0.163			Procurement
Wong, Marcia & Jesse	Acq-1098	PCFCD	FLAP	Acquired	Vacant Land	SW of Mission & Ajo	119-41-0720 thru 0750	\$ 48,000.00	3/18/2022	.82			Procurement
Livin, Lee & Patricia	Acq-1099	PCFCD	FLAP	Acquired	Vacant Land	SW of Mission & Ajo	119-41-0760 thru 0790		3/18/2022	.82			Procurement
Wong, Mary L	Acq-1102	PCFCD	FLAP	Acquired	Vacant Land	Black Wash	209-01-0590	\$ 15,500.00	4/8/2022	8.6			Procurement
Chambers, Nathan & Lydie	Acq-1112	PCFCD	FLAP	Acquired	Vacant Land	8209 N Nelson Quihuis	208-30-0440	\$ 15,500.00	6/22/2022	5			Procurement
Romero, Tony & Esther	Acq-1113	PCFCD	FLAP	Acquired	Vacant Land	2447 S Mission	118-07-009B	\$ 90,000.00	12/22/2022	2.5			Procurement
Rocking K Holdings & Rincon Valley Holdings	Acq-1117	PCFCD	FLAP	Acquired;#Active	Vacant Land	Pantano Wash an Los Reales	205-81-009A	\$ -	7/28/2022	20			Procurement
Williams, David E	Acq-1121	PCFCD	Riparian Mitigation	Acquired	Vacant Land	13751 W Sunset	213-24-0350 & 0360	\$ 28,100.00	8/12/2022	10			Procurement
Campillo, Robert & Maria	Acq-1138	PCFCD	FLAP	Acquired	Vacant Land	5310 W Camino Tierra	210-25-0290	\$ 55,000.00	12/13/2022	1.14			Procurement
Moore, Jeremy R & Erin M	Acq-1143	PCFCD	FLAP	Acquired	Residential	4230 E Havasu Rd	109-05-2090	\$ 529,765.00	12/21/2022	1	Residence		Board of Supervisors