

PIMA COUNTY CONSERVATION ACQUISITION COMMISSION

MEETING AGENDA

**Tucson Association of Realtors
Small Conference Room
2445 North Tucson Blvd
*Open Parking is Available***

THURSDAY July 9, 2009

2:00 P.M. – 4:30 P.M.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Conservation Acquisition Commission and to the general public that the Conservation Acquisition Commission will hold a meeting open to the public on July 9, 2009 at 2:00 pm at the Tucson Association of Realtors conference room. As indicated in the agenda, pursuant to A.R.S. §38-431.03(A) (7), the Conservation Acquisition Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

1. Roll Call
2. Executive Session - Public discussion and action may occur on the executive session items listed below during the regularly scheduled meeting.

Pursuant to A.R.S. §38-431.03(A) (7), for discussion of negotiations regarding properties the County is actively working on.

3. Approval of the June 8, 2009 Meeting Summary
4. Update on 1997/2004 Conservation Bond Program Expenditures
5. Clyne Ranch – Southeast Corridor Subarea: Habitat Protection Priority

Pima County, with the assistance of the Arizona Land and Water Trust, negotiated an agreement to purchase the Clyne Ranch in two phases. The ranch is adjacent to the County's recently acquired Sands Ranch, east of the Las Cienegas National Conservation Area. The County would acquire 880 acres of fee land, associated water rights and wells, and deed restrictions for \$4.9 million. The acquisition would need to be done in two phases since a bond ordinance amendment to the 1997 bond program would be needed to acquire the second phase of the property. The full packet of materials was mailed to the Commission. Staff recommends the Commission support this acquisition.

- A. Acquisition of the Clyne Ranch
- B. Bond Ordinance Amendment for Clyne Ranch Acquisition

6. Terra Rancho Grande – Jurisdictional Open Space: City of Tucson – Agua Caliente

The 72-acre Terra Rancho Grande property is located near Speedway and Houghton, along Tanque Verde Creek. Since 2006, the County has been in discussions with the owner, but has never reached an agreement. Recently, the owner expressed interest in selling to the County for \$1.4 million (\$19,444/acre) or appraised value, whichever is higher. Staff recommends pursuing due diligence.

7. Bond Ordinance Amendment for Valencia Archaeological Site

Pima County is applying to Arizona State Parks for Growing Smarter grant matching funds to purchase 67 acres of reclassified State Trust land, known as the Valencia Archaeological Site. There is currently no funding source for this property. On June 23, 2009, the City of Tucson Mayor and Council, on a motion from Councilmember Romero, unanimously approved a resolution supporting a 2004 bond amendment to the 36th Street Corridor project under City of Tucson - Jurisdictional Open Space to add the Valencia Site as an eligible property. Staff recommends the Commission support an amendment to the 2004 bond ordinance to amend the 36th Street Corridor project to add the Valencia Site as an eligible property.

8. Bond Ordinance Amendment for Boa Sorte Property

The Coalition for Sonoran Desert Protection has suggested that the County approach the City of Tucson to support a bond ordinance amendment to allow the use of Jurisdictional Open Space bond funds to purchase a portion of the 1,100-acre Boa Sorte property. The Amendment proposed is to add the Boa Sorte property to project OS 1.15 Agua Caliente and OS 1.16 36th Street Corridor. Given the timeline for bond ordinance amendment approvals by the Bond Advisory Committee and the Board of Supervisors, staff recommends the Commission support this bond ordinance amendment contingent on the City of Tucson's action to support at a later date.

9. Possible Revisions to 2010 Bond Program List of Properties

- A. Wildlife Corridor Lands – Proposed Tucson-Tortolita-Catalina Linkage Revisions from the Coalition for Sonoran Desert Protection
- B. Colossal Cave Mountain Park Inholdings – Proposed Additions from Pima County Natural Resources Parks and Recreation
- C. Sweetwater - Proposed Additions from the National Parks Conservation Association

10. Updates

- Proposed Development Activities on Bond Parcels
- Arroyo Grande Conceptual Land Use Plan
- Empirita/Cortaro and Hartman/Bloom

- Dos Picos
- Stonehaven
- Saguaro National Park Boundary Adjustment Act H.R. 715
- Catalina/Tortolita connection
- Rosemont Mine
- 2010 Bond Election Update

11. Next Commission Meeting

The next Conservation Acquisition Commission meeting is scheduled for September 24, 2009 at 2:00 pm at the Tucson Association of Realtors conference room.

12. Call to the Public

13. Adjournment

Reminder:

Scheduled Conservation Acquisition Commission meeting dates:

September 24, 2009

October 29, 2009

November 19, 2009

Tucson Association of Realtors

Randolph Golf Course

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