

PIMA COUNTY CONSERVATION ACQUISITION COMMISSION

MEETING AGENDA

MANNING HOUSE

450 WEST PASEO REDONDO

THURSDAY December 14, 2006

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 December 14, 2006 at 2:00 pm at the Manning House. 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 – Closed to the Public
Pursuant to A.R.S. §38-431.03(A)(7), Commission may meet in executive session to discuss negotiations for the purchase of real property.
3. State Trust Land Presentation, Conservation Tools, New Requests for Auction
Ron Ruziska, Director of the Southern Arizona Office of the State Land Department. (Agenda Item to be heard when Mr. Ruziska arrives.)
4. Approval of the November 9, 2006 Meeting Summary
5. Update on 1997/2004 Conservation Bond Program Expenditures
6. Brawley Wash Google Earth Presentation
7. Conservation Opportunities in the Tortolita Sub Area
 - A. Linda Vista/Patrick and Reid parcels (Habitat Protection Priority: Highest Priority Private. The Reid Property is Not a Habitat Protection Priority)
On August 10, 2006, the Commission approved the acquisition of the 9-acre Linda Vista/Patrick property for \$451,000 (\$50,100/acre), contingent on the acquisition of the adjacent property owned by Dr. Reid. The Commission approved amending the 1997 Bonds for funding of this acquisition. Staff has now negotiated an acquisition agreement with Dr. Reid for a conservation easement on 4 acres for \$54,200 (\$13,550/acre) and 3.38 acres in fee for \$257,500 (\$76,183/acre). *Direction/Action.*
 - B. La Cholla/Overton parcels (Habitat Protection Priorities: Secondary Priority Private)
On November 9, 2006, the Commission approved the acquisition of the Quest Land Group property, totaling 13.2 acres, for \$1,342,000

(\$101,360/acre). While the Commission also approved the acquisition of the 4-acre Lowery property, staff was directed to continue negotiations of the purchase price. Mr. Lowery has now agreed to sell for \$370,000 (\$92,500/acre). *Direction/Action*

C. Auction of State Trust Land

8. Chess Property

2004 Open Space Bond Category: Habitat Protection Priority Highest Priority Private, Southeast Corridor Sub Area. On November 10, 2005 the Commission approved due diligence for several parcels including the 37-acre Chess property that borders the Cienega Creek Natural Preserve to the west. Due diligence is complete and an acquisition agreement has been signed by Phil and Sheva Chess for \$124,000 (\$3,350 an acre), plus closing costs. Staff recommends approval.

9. New Application: Treehouse Realty, Tortolita Mountains Project Area

2004 Open Space Bond Category: Community Open Space – Tortolita Mountain Project Area. Pima County has received an application for the 6.31-acre Treehouse Realty property, located along Oracle Road, south of Wilds Road. The applicant is asking for \$1,950,000 (\$309,033/acre). Staff does not recommend due diligence. This item was continued from the November 9, 2006 Commission meeting for further review and discussion. (See memorandum from Sherry Ruther dated December 1, 2006)

10. Merging of Phoenix and Tucson Metro Areas

Commissioner Shattuck requested this item be placed on the agenda based on the October 3, 2006, Arizona Daily Star article. This item was continued from the November 9, 2006 Commission meeting.

11. Future Bond Election

A. Proposed Addition to HPP: Bellota Preservation Corporation, Buehman Canyon, San Pedro Sub Area

B. Revisit Community Open Space Addition: Saguaro National Park East Expansion

C. Other Jurisdictions' Requests

D. Wildlife Corridors and Landscape Linkages

E. Key Properties Adjacent to Pima County

12. Updates (30 minutes)

- Canoa Ranch Phase II
- Cienega Corridor acquisitions
- Sabino Creek area
- Camino de Oeste Project Area
- Avra Valley Project Area
- Los Morteros

- Avra/I-10 Wildlife Connection
- Habitat for Humanity property
- Green Valley Hills
- Las Cienegas Enhancement Act (H.R.5016)
- Resolution Copper Exchange (S.2466)
- Catalina/Tortolita connection
- Rosemont Mine
- Buenos Aires National Wildlife Refuge inholding
- Proposed Development Activities on Bond Parcels

13. Next Commission Meeting

The next Conservation Acquisition Commission meeting is scheduled for January 11, 2007 at 2pm.

14. Call to the Public

15. Adjournment