

**Pima County Conservation Acquisition Commission
Meeting**

**Tucson Association of Realtors
Thursday July 9, 2009
2:00 p.m.**

MOTIONS

MOTION: Commissioner Hare moved, seconded by Commissioner Pettis to approve the June 8, 2009 meeting summary. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck and Sheridan absent).

MOTION: Commissioner Hare moved, seconded by Commissioner Pettis to support the purchase of 880 acres of the Clyne Ranch in two phases, located adjacent to the County-owned Sands Ranch and east of the Las Cienegas National Conservation Area. Motion approved 6-0 with 1 abstention (Commissioner Wilson abstained; Commissioners Corey, Marian, Shattuck and Sheridan absent).

MOTION: Commissioner Prouty moved, seconded by Commissioner Marshall to recommend approval of a bond ordinance amendment to the 1997 bond program to 1) add the Clyne Ranch as an eligible property under RW-14 Cienega Creek and 2) reallocate \$1,167,447 in bond funding remaining in 1997 bond project SD-5 Tortolita Mountain Park to RW-14 Cienega Creek. Motion approved 6-0, with 1 abstention (Commissioner Wilson abstained; Commissioners Corey, Marian, Shattuck and Sheridan absent).

MOTION: Commissioner Wilson moved, seconded by Commissioner Johnson to begin due diligence on the 72-acre Terra Rancho Grande property, located near Speedway and Houghton within the confluence of Tanque Verde Creek and Agua Caliente Wash. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

MOTION: Commissioner Prouty moved, seconded by Commissioner Pettis to recommend approval of a bond ordinance amendment to the 2004 bond ordinance to amend the Jurisdictional Open Space City of Tucson's 36th Street Corridor project to add the Valencia Site, located at I-19 and Valencia, as an eligible property. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

MOTION: Commissioner Pettis moved, seconded by Commissioner Hare to recommend approval of a bond ordinance amendment to the 2004 bond ordinance to amend the Jurisdictional Open Space City of Tucson's Agua Caliente and 36th Street Corridor project areas to add the 1,100-acre Boa Sorte as an eligible property. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

MOTION: Commissioner Wilson moved, seconded by Commissioner Johnson to support approval of additions and revisions to the 2010 Conservation Acquisition Bond program, as proposed by the Coalition for Sonoran Desert Protection. These additions are for more land in the Tortolita to Tucson Mountains corridor area, which follow Paul Beier's wildlife corridor study. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

MOTION: Commissioner Pettis moved, seconded by Commissioner Hare to add the remaining inholdings within Colossal Cave Mountain Park held by the Parklands Foundation to the 2010 Conservation Acquisition Bond program. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

SUMMARY OF MEETING

The following is a summary of the July 9, 2009 meeting.

1. Roll Call

The Commission meeting began at 2:05 pm.

Commissioners Present

Trevor Hare
Jan Johnson, Vice Chair
Rob Marshall
Chuck Pettis
Tim Prouty
Bill Roe, Chairman
Helen Wilson

Commissioners Absent

Les Corey
James Marian
Wanda Shattuck
Tom Sheridan

2. Executive Session

None.

3. Approval of the June 8, 2009 Meeting Summary

Commissioner Johnson asked that names of Commissioners abstaining or voting to deny be included in the motions as done in the past.

MOTION: Commissioner Hare moved, seconded by Commissioner Pettis to approve the June 8, 2009 meeting summary. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck and Sheridan absent).

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that as of May 31, 2009, just over \$3 million is left in the 1997 bond program. Of the \$3 million, \$320,000 will go to the Hartman and Cortaro property, which was approved by the Board of Supervisors on June 16, 2009, and \$1.3 million will go to the acquisition of Dos Picos. A total of \$1.79 million has been committed from the 1997 bond program. The remaining \$1.2 million would be available for acquisition of phase 2 of the Clyne Ranch. If the Clyne Ranch is purchased, all of the 1997 bond funds will be expended.

Commissioner Johnson pointed out that totals do not add up for two projects in the 1997 expenditures sheet. Ms. Fyffe pointed out that they have not been updated to reflect current charges for SD-1 and SD-3.

Ms. Fyffe went on to report that as of May 31, 2009, \$118.3 million has been expended under the 2004 bond program. The second payments for Sopori Ranch and Sands Ranch will be paid next week. After the costs for the Empirita property are deducted, \$16,080,000 is the balance remaining under the 2004 bond program, which is 10% of the authorization. This balance is under two categories: Jurisdictional Open Space, with \$12.1 million, and Community Open Space, with \$3.9 million, which is being proposed

for the Clyne Ranch. If the Clyne Ranch is purchased, the only monies that will be left will be Jurisdictional funds.

Commissioner Hare asked how much of the \$12.1 million was under City of Tucson projects. Ms. Fyffe responded that \$7 million fall under the three project areas for the City. The expenditure tables will be revised to reflect all expenditures.

5. Clyne Ranch – Southeast Corridor Subarea: Habitat Protection Priority

Diana Durazo reported that with the assistance of the Arizona Land and Water Trust, the County reached an agreement with the Clyne family. The Clyne Ranch is located adjacent to the County's 5,000-acre Sands Ranch in the Sonoita grasslands area, east of the Las Cienegas National Conservation Area. The Clyne Ranch would expand the corridor of conserved lands from the Santa Rita Mountains to the Whetstone Mountains. It is a Habitat Protection Priority, both Highest and Secondary Priority private.

The proposed acquisition agreement is for 880 acres in fee land, deed restrictions on 90 acres being retained by the owners and all water rights and wells appurtenant to the acquired parcels for \$4.9 million. The County would enter into a ranch management agreement with the family. Ms. Durazo reported that there is not enough funding in the 2004 bond program to fund the entire ranch acquisition. The Clyne Ranch is not in the 1997 bond program, and staff recommends amending the 1997 bond ordinance to allow 1) adding Clyne Ranch to RW-14 Cienega Creek project as an eligible property, and 2) reallocated \$1,167,447 in bond funding remaining in SD-5 Tortolita Mountain Park to RW-14 Cienega Creek.

Ms. Durazo explained that the purchase agreement is structured with payment and acquisition in two phases. Phase 1 consists of 670 acres of fee land, deed restrictions on 90 acres retained by the owners, water rights and wells appurtenant to acquired acres, and an option to buy the remaining 210 acres (contingent on a bond ordinance amendment), for \$3,789,000 using 2004 bond funds. Phase 2 consists of the remaining 210 acres and water rights and wells associated with the acreage acquired for \$1,110,500 using 1997 bond funds.

Kerry Baldwin said management of this property would be very similar to Sands Ranch. The Clyne Ranch adds to the large grasslands base. Mr. Baldwin indicated that the 110-acre bull pasture parcel is one of the most diverse properties for bat species.

MOTION: Commissioner Hare moved, seconded by Commissioner Pettis to support the purchase of 880 acres of the Clyne Ranch in two phases, located adjacent to the County-owned Sands Ranch and east of the Las Cienegas National Conservation Area. Motion approved 6-0 with 1 abstention (Commissioner Wilson abstained; Commissioners Corey, Marian, Shattuck and Sheridan absent).

MOTION: Commissioner Prouty moved, seconded by Commissioner Marshall to recommend approval of a bond ordinance amendment to the 1997 bond program to 1) add the Clyne Ranch as an eligible property under RW-14 Cienega Creek and 2) reallocate \$1,167,447 in bond funding remaining in 1997 bond project SD-5 Tortolita Mountain Park to RW-14 Cienega Creek. Motion approved 6-0, with 1 abstention (Commissioner Wilson abstained; Commissioners Corey, Marian, Shattuck and Sheridan absent).

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

Diana Durazo reported that the owners of the 72-acre Terra Rancho Grande property have been talking to the County over the last three years about possible purchase scenarios and potential development of this property. The owners are now willing to sell the property for \$1.4 million or appraised value, whichever is higher. Ms. Durazo said that County feels \$1.4 million is reasonable. The Terra Rancho Grande property is located near Speedway and Houghton, within the confluence of the Tanque Verde Creek and Agua Caliente Wash, and falls within the Important Riparian Area designation of the Conservation Lands System.

Kerry Baldwin said that the property contains significant Hydromesori-riparian habitat and dense bosque-like areas associated with the Tanque Verde Creek.

Ms. Durazo noted that the property is eligible for purchase with 2004 bond funds under Jurisdictional Open Space for the City of Tucson's Agua Caliente project area. Staff recommended pursuing due diligence.

MOTION: Commissioner Wilson moved, seconded by Commissioner Johnson to begin due diligence on the 72-acre Terra Rancho Grande property, located near Speedway and Houghton within the confluence of Tanque Verde Creek and Agua Caliente Wash. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

7. Bond Ordinance Amendment for Valencia Archaeological Site

Diana Durazo explained that the Valencia Site is 67 acres of State Trust land located at I-19 and Valencia Road. The Site is an ancient Hohokam Village that is listed on the National Register of Historic Places. The property was reclassified in 2003 for conservation under the Arizona Preserve Initiative program, and Pima County has been trying to acquire it for conservation. Ms. Durazo said the State Land Department is now willing to sell this 67-acre property at public auction, and the County has a good opportunity to compete at auction.

Currently, the property is not eligible for purchase under the County's bond program, and the County approached the City of Tucson to see if they would support an amendment to the City of Tucson's 36th Street Corridor project under the 2004 Jurisdictional Open Space category to add the Valencia Site as an eligible property. On June 23, 2009, the City's Mayor and Council, on a motion from Council member Romero, unanimously approved a resolution to support amending the 2004 bond ordinance to add the Valencia Site property as an eligible property. Staff recommended that the Commission likewise support an amendment to the 2004 bond ordinance for this purchase to be possible.

MOTION: Commissioner Prouty moved, seconded by Commissioner Pettis to recommend approval of a bond ordinance amendment to the 2004 bond ordinance to amend the Jurisdictional Open Space City of Tucson's 36th Street Corridor project to add the Valencia Site, located at I-19 and Valencia, as an eligible property. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

8. Bond Ordinance Amendment for Boa Sorte Property

Nicole Fyffe reported that the County and the City have been discussing possible scenarios to acquire the 1,100-acre Boa Sorte property located along the Brawley Wash, west of Saguaro National Park West. The property is eligible to purchase under the 2004 bond program Habitat Protection Priorities, but the only funding remaining is under

the Jurisdictional Open Space category, which would require a bond ordinance amendment. The City is interested in this property for its habitat for the Tucson shovel-nosed snake for their habitat conservation plan. Discussions for how the City and County can share mitigation credits are ongoing. Ms. Fyffe noted that Julia Fonseca is researching the possibility of sharing credits.

The City Council would need to pass a resolution on a bond ordinance amendment, and the County has not pursued more detailed negotiations with the owners. But since the Bond Advisory Committee and the Board of Supervisors only hear bond ordinance amendments twice a year, staff recommended that the Commission support a bond ordinance amendment now, contingent on the City of Tucson's action of support at a later date. The Bond Advisory Committee is scheduled to hear the next round of amendments on August 28, 2009. If not heard in this cycle, it would have to wait until April 2010.

The proposed amendment would add the Boa Sorte property to the 2004 Agua Caliente and/or 36th Street Corridor bond projects, both of which are under the Jurisdictional Open Space category for the City of Tucson.

MOTION: Commissioner Pettis moved, seconded by Commissioner Hare to recommend approval of a bond ordinance amendment to the 2004 bond ordinance to amend the Jurisdictional Open Space City of Tucson's Agua Caliente and 36th Street Corridor project areas to add the 1,100-acre Boa Sorte as an eligible property. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

Commissioner Roe noted the importance of the Brawley Wash complex as one of the largest single areas in the County where major rehabilitation can be possible.

9. Possible Revisions to 2010 Bond Program List of Properties

Nicole Fyffe explained that the draft 2010 conservation acquisition bond map's Associated Grazing Leases category was updated to reflect recent acquisitions and their associated leases. Ms. Fyffe indicated that a few people had approached the County to propose adding more property in the future bond program.

A. Wildlife Corridor Lands – Proposed Tucson-Tortolita-Catalina Linkage Revisions from the Coalition for Sonoran Desert Protection

Carolyn Campbell, with the Coalition for Sonoran Desert Protection, requested that the Commission consider adding more lands to the Tortolita to Tucson Mountains corridor. The properties identified by Ms. Campbell follow the hard line linkages created by Paul Beier's wildlife corridor study. This proposal would add 6,500 acres to the 2010 bond program. Ms. Campbell also provided a presentation on possible wildlife friendly road projects being constructed by ADOT. The second request was for redesignation of lands that fall within the Catalina/Tortolita linkage, from the Community Open Space category to the Associated Lands – Wildlife Corridor category.

MOTION: Commissioner Wilson moved, seconded by Commissioner Johnson to support approval of additions and revisions to the 2010 Conservation Acquisition Bond program, as proposed by the Coalition for Sonoran Desert Protection. These additions are for more land in the Tortolita to Tucson Mountains corridor area, which follow Paul Beier's wildlife corridor study. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

B. Colossal Cave Mountain Park Inholdings – Proposed Additions from Pima County Natural Resources Parks and Recreation

Kerry Baldwin, with Pima County Natural Resources, Parks and Recreation, provided information on the need to add lands held by the Parklands Foundation within Colossal Cave Mountain Park into the future bond program to ensure that these important parcels are not left in limbo if the Foundation dismantles.

MOTION: Commissioner Pettis moved, seconded by Commissioner Hare to add the remaining inholdings within Colossal Cave Mountain Park held by the Parklands Foundation to the 2010 Conservation Acquisition Bond program. Motion approved 7-0 (Commissioners Corey, Marian, Shattuck, and Sheridan absent).

C. Sweetwater – Proposed Additions from the National Parks Conservation Association

Kevin Dahl, with the National Parks Conservation Association, asked that this item be postponed.

10. Updates

- Proposed Development Activities on Bond Parcels: No new activity.
- Arroyo Grande Conceptual Land Use Plan – No update.
- Empirita/Cortaro and Hartman/Bloom – The Board approved this item at the June 16, 2009 meeting. It should close July 16, 2009.
- Dos Picos – The property should close in 1-2 months.
- Stonehaven – This property is proposed to be acquired partially using development mitigation fees. The County may serve as an intermediary between the seller and the developers seeking mitigation lands if the County and the seller can agree on appraisal value. An appraisal will be ordered.
- Saguaro National Park Boundary Adjustment Act H.R. 715: No update.
- Catalina/Tortolita Connection: Discussed at length earlier.
- Rosemont Mine: The Arizona Department of Mining and Arizona State University recently put out an economic study related to Rosemont Mine.
- 2009 Bond Election Update: Bond Advisory Committee will meet on August 28, 2009 to discuss prioritizing \$3.4 billion worth of projects beginning in the fall to pare down the number of projects. Nicole Fyffe and Diana Durazo also provided information on a comprehensive 1997 and 2004 Conservation Acquisition Bond Programs report being drafted. An outline was provided to the Commission for input. Staff will continue to seek input from the Commission as the report is developed. Commissioner Marshall noted that Florida has a report with a good financial analysis section.

11. Next Commission Meeting

The next Conservation Acquisition Commission meeting is scheduled for September 24, 2009 at 2:00 p.m. at the Tucson Association of Realtors, small conference room. There will be no August meeting. The October and November meetings will be held at the County Parks and Recreation Building on River Road.

12. Call to the Public

Doc Clyne addressed the Commission and staff to thank them for their work and making the acquisition of the Clyne Ranch for conservation possible.

Commissioner Hare thanked Sean Sullivan, with the Coalition for Sonoran Desert Protection, who will be leaving Tucson, for all of his work and contributions to the community and the Commission.

13. Adjournment

The meeting adjourned at 4.05 pm.

Reminder:

Scheduled Conservation Acquisition Commission meeting dates:

September 24, 2009
October 29, 2009
November 19, 2009

Tucson Association of Realtors
County Parks and Recreation Building
County Parks and Recreation Building
(3500 W. River Road)