

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday, March 8, 2007
2:00 p.m.**

MOTIONS

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to approve the February 8, 2007 meeting summary with one minor correction. The Commission requested that direction to staff in the summary also be included at the beginning. Motion approved 7-0. (Commissioners Marian, Prouty, Johnson, and Corey absent).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marshall to accept the Semi-annual Bond Implementation Program update, per the County's Truth in Bonding Code. Motion approved 7-0. (Commissioners Prouty, Marian, Corey and Johnson absent).

MOTION: Commissioner Wilson moved, seconded by Commissioner Marshall to add the Tang, Harvest and Devlin properties to the 1997 Bond project SD-5 Tortolita Mountain Park. The properties are located northwest out of Arthur Pack Park, adjacent to Section 7 Mitigation lands and south of Camino de Manana, and west of Camino de Oeste. Motion approved 8-0. (Commissioners Marian, Prouty and Johnson absent).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Wilson to amend the fifteen remaining 1997 Bond projects to consolidate the remaining \$5.9 million in three projects: Tumamoc Hill, Los Morteros and Tortolita Mountain Park. Motion approved 8-0. (Commissioners Marian, Johnson and Prouty absent).

MOTION: Commissioner Hare moved, seconded by Commissioner Wilson to approve due diligence for the Tang, Harvest and Devlin properties located south of Camino de Manana and west of Camino de Oeste, pending Bond Advisory Committee and Board of Supervisor approval of the ordinance amendment. Motion approved 8-0. (Commissioners Marian, Prouty and Johnson absent).

MOTION: Commissioner Hare moved, seconded by Commissioner Sheridan to approve due diligence on the Stonehaven property, located east of I-10 and south of Tangerine Road, which is a Habitat Protection Priority private property in the Tortolita sub area. Motion approved 8-0. (Commissioners Marian, Prouty and Johnson absent).

DIRECTION TO STAFF

- The Commission requested that staff provide information on the percentage of bond monies expended under Jurisdictional requests and the status of each.
- The Commission requested that staff inventory and research all missile sites in Pima County to look for possible conservation opportunities.
- The Commission requested that First United/Sopori Ranch property be added to the Updates section of future agendas.

SUMMARY OF MEETING

The following is a summary of the March 8, 2007 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 2:15 pm.

Commissioners Present

Helen Wilson
Trevor Hare
Bill Roe, Chairman
Rob Marshall
Wanda Shattuck
Chuck Pettis
Les Corey (arrived at 2:30pm)
Tom Sheridan

Commissioners Absent

Jan Johnson, Vice-Chair
Tim Prouty
Jim Marian

2. Executive Session

None.

3. Approval of the February 8, 2007 Meeting Summary

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to approve the February 8, 2007 meeting summary with one minor correction. The Commission requested that direction to staff in the summary also be included at the beginning. Motion approved 7-0. (Commissioners Marian, Prouty, Johnson, and Corey absent).

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that \$5.97 million remain in the 1997 Bond program as of January 31, 2007. Of those monies, \$1.4 million is reserved to Tumamoc Hill and approximately \$200,000 is for Los Morteros. Ms. Fyffe also said that for the 2004 Open Space Bond program, \$71.8 million has been spent to date. The Linda Vista/Patrick property closed for \$500,000. There is 56% authorization remaining for Question 1 of the 2004 Bonds.

5. Semi-annual Update on Bond Implementation Program

Nicole Fyffe reported that per the County's Truth in Bonding Code, the Conservation Acquisition Commission is requested to accept semi-annual reports pertaining to the Conservation Bond Program, before the report is transmitted to the Bond Advisory Committee. Staff recommended that the Commission accept the report.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marshall to accept the Semi-annual Bond Implementation Program update, per the County's Truth in Bonding Code. Motion approved 7-0. (Commissioners Prouty, Marian Corey and Johnson absent).

(Commissioner Corey arrived at 2:30pm)

6. Bond Ordinance Amendments

A. Add Parcels 216-04-0200, 216-24-0070, 216-24-0090 to SD-5 Tortolita Mountain Park – 1997 Bond Program

Nicole Fyffe presented three new parcels, Harvest, Tang and Devlin, to consider for acquisition in the Northwest, which are located northwest out of Arthur Pack Park. The properties were brought forward to the County by Carolyn Campbell and Chris McVie. Ms. Fyffe reported that the properties total 64 acres and are located south of Camino de Manana and west of Camino de Oeste, adjacent to existing Section 7 Mitigation lands. Staff recommends that these properties be added to the scope of the 1997 Bond project SD-5 Tortolita Mountain Park and that due diligence also be approved.

MOTION: Commissioner Wilson moved, seconded by Commissioner Marshall to add the Tang, Harvest and Devlin properties to the 1997 Bond project SD-5 Tortolita Mountain Park. The properties are located northwest out of Arthur Pack Park, adjacent to Section 7 Mitigation lands and south of Camino de Manana, and west of Camino de Oeste. Motion approved 8-0. (Commissioners Marian, Prouty and Johnson absent).

B. Amend Fifteen 1997 Bond Projects to Reallocate Majority of Remaining Funding to SD-5 Tortolita Mountain Park

Nicole Fyffe discussed the fifteen projects that would need to be amended to reallocate \$4.3 million into Sd-5 Tortolita Mountain Park. Of the remaining monies, \$1.4 million is reserved for Tumamoc Hill and \$262,000 is for Los Morteros. These amendments would be necessary to fund the acquisition of the Harvest, Devlin and Tang properties approved in 6.A.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Wilson to amend the fifteen remaining 1997 Bond projects to consolidate the remaining \$5.9 million in three projects: Tumamoc Hill, Los Morteros and Tortolita Mountain Park. Motion approved 8-0. (Commissioners Marian, Johnson and Prouty absent).

MOTION: Commissioner Hare moved, seconded by Commissioner Wilson to approve due diligence for the Tang, Harvest and Devlin properties located south of Camino de Manana and west of Camino de Oeste, pending Bond Advisory Committee and Board of Supervisor approval of the ordinance amendments. Motion approved 8-0. (Commissioners Marian, Prouty and Johnson absent).

7. New Application: Stonehaven Development Property, Tortolita Mountain Area
(Continued from February 8, 2007 meeting.)

Nicole Fyffe reported that this item was continued from the February 8 Commission meeting. The Stonehaven property totals 78 acres, located south of Tangerine Road and east of I-10. It was rezoned in November, with a 30% total allowable disturbance on the property. Ms. Fyffe explained that with this restriction, it was difficult to justify acquisition. However, with the recent finding that the developer can not be required to cluster the development, staff will not recommend against

due diligence. Ms. Fyffe reported that Scott Richardson, with the U.S. Fish and Wildlife Service, supports this acquisition.

MOTION: Commissioner Hare moved, seconded by Commissioner Sheridan to approve due diligence on the Stonehaven property, located east of I-10 and south of Tangerine Road, which is a Habitat Protection Priority private property in the Tortolita sub area. Motion approved 8-0. (Commissioners Marian, Prouty and Johnson absent).

8. Timeline for Conservation of the Avra/I-10 Wildlife Corridor

Kerry Baldwin presented the development progress of the Avra/I-10 wildlife corridor, from the Santa Cruz River towards the Tortolita Mountains. Discussions are ongoing with the Wexler and Parsons properties. There have been no discussions yet with the Arizona Department of Transportation for the right-of-way or Union Pacific. It is difficult to assess a timeframe for action given their respective processes. County acquisitions of the Wexler and Parsons properties in the area may be completed in the next year. Discussions with Tucson Electric Power are also ongoing (TEP owns a substation and transmission lines going out just east of I-10). TEP has expressed willingness in working with the County on this issue, which would most likely consist of fencing portions of the property. Mr. Baldwin also reported on another active State Trust Land initiative that may have implications in this area, potentially in 3-5 years. There is also the potential for Congressional action in the Marana Floodplains Zone, which would extend all the way up to the Tortolita Mountains, for a land exchange.

The Commission inquired about the powerline running through this area, and the potential for wildlife movement. Mr. Baldwin said that this is a State land utility easement, and would be looked at as part of the State land package for corridor feasibility.

9. Update on Discussions with State Land Department

A. Purchase of Development Rights Applications

Nicole Fyffe reported that the State Land Department is no longer willing to sell Purchase of Development Rights (PDR) in rural areas, due to the remaining management responsibilities. Instead, the State would like to move forward with auction on the property near the Buenos Aires National Wildlife Refuge, given the rural location of this Buenos Aires inholding, totaling 430 acres. Ms. Fyffe said that given the discussion with Jamie Hogue, Deputy Land Commissioner, the County would not bombard the State Land Department with PDR applications if they will go no where. However, Ms. Hogue has shown a willingness to continue discussing the PDR concept for urban/exurban lands. The application submitted for the Davidson Canyon property will not be withdrawn by the County.

B. Pima County and Maricopa County Co-funded Position in State Land Department

Nicole Fyffe reported that the County Administrator will not co-fund a position in the State Land Department. It was suggested that the Arizona Game and Fish Department be contacted about such an idea.

C. Update on February 22nd Meeting with Deputy Land Commissioner

Nicole Fyffe reported that the County has been trying to acquire right-of-way on several non-conservation type projects. Purchase of Development Rights (PDR) will not be considered in rural areas. Ms. Fyffe also said that Representative Nelson is considering sponsoring a bill for State Trust Land under 200,000 acres, with 40% in Pima County. The bill will include only urban and ex-urban lands, no reform of State Land department procedures, and no free lands. The Tortolita Fan, Cienega Creek, and the APIs are the bulk of the land identified in this area.

10. 2008 Bond Election – Discussion on Acquisition of Lands Adjacent to Pima County

Nicole Fyffe reported on the ongoing discussions to identify lands in adjacent counties for acquisition under the 2008 Bond election. Given that the bond election must now be held in November as opposed to May, the County feels that lands outside of Pima County should not be included in the 2008 Bond package.

Ms. Fyffe also updated the Commission on the First United/Sopori Ranch property, and their proposal to submit dual comprehensive land use plan applications to Santa Cruz and Pima Counties by March 30. Santa Cruz and Pima County have agreed to review the applications together. A joint Planning and Zoning Commission study session may also take place.

11. Updates

- Sneed Property: Negotiations are ongoing.
- Lewis Property: Negotiations with owner continue.
- Boa Sorte Property: Negotiations with owner continue.
- Kettenbach Property: The development plan will be heard by the Development Review Committee on Thursday, March 15.
- Bloom Property: This property may be subject to a future land exchange, located adjacent to Saguaro National Park West.
- Los Morteros: No update.
- Avra/I-10 Wildlife Connection: This item was addressed during Kerry Baldwin's presentation.
- Habitat for Humanity property: No update.
- Green Valley Hills: No update.
- Las Cienegas Enhancement Act (H.R.5016): No update.
- Resolution Copper Exchange (S.2466): Negotiations ongoing.
- Catalina/Tortolita connection: No update.
- Rosemont Mine: Congressman Grijalva and Congresswoman Giffords held a field hearing on February 24, 2007 on the mining issues surrounding Rosemont Mine and the 1872 Mining Law as it pertains to the Santa Rita Mountains. Testimony was taken.

- Buenos Aires Inholding (PDR): This item was addressed earlier.
- Davidson Canyon (PDR): This item was addressed earlier.
- Proposed Development Activities on Bond Parcels: Tedra Fox reported on the various development activities on Bond identified parcels. Ms. Fox primarily spoke on the current status of the Kettenbach, Caleb and Peaks at Starr Pass projects. Kettenbach is scheduled to be heard by the Design Review Committee (DRC) on March 15. Development Services has received a rezoning application for the Caleb property, and staff is still waiting for the second submittal to the DRC from the Peaks at Starr Pass/Painted Hills development.

Linda Mayro also addressed the Commission at this time, regarding her upcoming presentation to the Commission on the proposed Cultural Resources projects to be considered for the 2008 Bond election. The Commission will serve as the Cultural Resources Committee.

12. Next Commission Meeting

The Commission agreed that for the time being, the April meeting would be cancelled. The next scheduled Commission meeting will be on May 10, 2007, at 2pm, at the Downtown Library.

13. Call to the Public

No speakers at this time.

14. Adjournment

Meeting adjourned at 3:45 pm.