

**Pima County Conservation Acquisition Commission
Meeting**

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

MOTIONS

MOTION: Commissioner Prouty moved, seconded by Commissioner Pettis to approve the December 14, 2006 meeting summary. Motion approved 6-0. (Commissioner Shattuck arrived after vote).

MOTION: Commissioner Pettis moved, seconded by Commissioner Hare to close on the Linda Vista/Patrick property (located Northwest of Arthur Pack Park) before closing on the adjacent Reid property. Motion approved 7-0.

MOTION: Commissioner Shattuck moved, seconded by Commissioner Johnson to add three parcels just west of Camino de Oeste, two parcels just south of Gates Pass, one parcel north of Gates Pass Road, and to delete the Parkhurst property south of Gates Pass Road. These properties, as recommended by the Tucson Mountains Association, are located in the Camino de Oeste project area, as proposed in the 2008 Conservation Bond Program. Motion approved 7-0.

MOTION: Commissioner Prouty moved, seconded by Commissioner Sheridan to amend the Saguaro National Park East expansion project area for the 2008 Conservation Bond Program, and retain only the parcels along the Park's southern boundary and those along Rincon Creek to the south. Motion approved 7-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to recommend adding the Brawley/Black Wash, Brown Canyon, Cumero Wash, McKenzie-Las Cienegas, Redfield Canyon, Wakefield Canyon, and Avra Valley-I-10 wildlife corridors and landscape linkages as identified by staff, to the 2008 Conservation Bond Program. Motion approved 7-0.

DIRECTION TO STAFF

- The Commission requested a response to the possibility of Pima and Maricopa Counties co-funding a position at the State Land Department to review land issues relating to conservation.
- The Commission requested that staff draft appropriate language for the 2008 Conservation Bond Program relating to the County's efforts in acquiring lands in adjacent counties.
- The Commission requested that staff obtain Scott Richardson's opinion on this property in writing, obtain a written document from the developer that he will not cluster, determine whether or not developing corridors here is feasible, and presentation by Kerry Baldwin on management issues in the northwest and challenges.

SUMMARY OF MEETING

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

1. Roll Call

The Commission meeting began at 2:15 pm.

Commissioners Present

Tim Prouty (left at 4:10pm)
Trevor Hare
Bill Roe, Chairman
Tom Sheridan
Wanda Shattuck (arrived at 2:45pm)
Jan Johnson, Vice-Chair
Chuck Pettis (left at 4:30pm)

Commissioners Absent

Helen Wilson
Les Corey
Rob Marshall
Jim Marian

2. Executive Session

None.

3. Approval of the December 14, 2006 Meeting Summary

MOTION: Commissioner Prouty moved, seconded by Commissioner Pettis to approve the December 14, 2006 meeting summary. Motion approved 6-0. (Commissioner Shattuck arrived after vote).

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that \$71.3 million has been spent to date. Approximately \$93 million is left in authorization, which is about 57% of program funding. Ms. Fyffe also noted that \$309 of due diligence costs in the acquisition of the Reid property in the Northwest will be reflected in the 1997 Bond program at closing.

5. Report on the January 11, 2007 CAC Subcommittee for State Trust Lands Meeting

The Commission noted a correction in the January 11, 2007 CAC Subcommittee meeting summary. The word 'Commission' on the second page should be changed to 'Subcommittee'.

Nicole Fyffe gave a brief overview of the Subcommittee meeting, beginning with the Governor's comments on reclassified API lands. Ms. Fyffe went over the maps provided to the Commission, which showed all API land applications, followed by only API lands that had been reclassified, and then followed by those that were not reclassified.

Ms. Fyffe also discussed the tiered approach the Subcommittee proposed for prioritizing Purchase of Development Rights applications to the State Land Department.

The Commission requested a response to the possibility of Pima and Maricopa Counties co-funding a position at the State Land Department to review land issues relating to the counties.

6. New Application: Stonehaven Development Property, Tortolita Mountains Area

Nicole Fyffe gave a brief description of the Tortolita Sub Area map that had been previously requested by the Commission.

The Stonehaven Development property, also known as Ironwood Acres Estates, was rezoned by the Town of Marana in November 2006, allowing 1 home per 2.2 acres. The 78-acre property is located east of I-10 and is surrounded by State Trust Land. The applicant is asking for \$3.8 million (\$48,718/acre).

Corby Lust, Project Coordinator with the Environmental Engineering Division for the Town of Marana, stated that the ordinance adopted by Marana for this project allows a maximum of 30% allowable disturbance, which includes the driveways, septic, roads and such. Another condition under the ordinance is for the applicant to consult with the Coalition for Sonoran Protection in the project layout. Ms. Lust also addressed questions regarding the conceptual plan provided by the Coalition, but said she would verify what the configuration of the 70% set aside can look like. Ms. Fyffe noted that Marana required Resource Management Plans for the conservation areas within the development that Pima County does not.

The Commission discussed corridor viability in the area and requested that more information be put together, specifically: 1) obtain Scott Richardson's opinion on this property in writing, 2) obtain a written document from the developer that he will not cluster, 3) determine whether or not developing corridors here is feasible, and 4) presentation by Kerry Baldwin on management issues in the northwest and challenges.

7. Bloom Property
(This item heard after agenda item 8)

Nicole Fyffe reported that the Bloom property is the 160-acre property located west of Sweetwater, adjacent to Saguaro Nation Park West. Chairman Roe reported that Phil Aires and Bruce Babbitt have a 30-day option to purchase the property, and a report would be available after that time.

8. Linda Vista/Patrick and Reid Properties

Nicole Fyffe reported that the closing of the Linda Vista/Patrick property was contingent on the Reid property also closing. However, some issues have surfaced that will extend the closing date on the Reid property. Staff would like permission to close on the Linda Vista/Patrick property now.

MOTION: Commissioner Pettis moved, seconded by Commissioner Hare to close on the Linda Vista/Patrick property (located Northwest of Arthur Pack Park) before closing on the adjacent Reid property. Motion approved 7-0.

9. Kettenbach Property – Santa Cruz Sub Area, Madera Canyon
(Item heard after agenda item 12.)

Nicole Fyffe provided an update on the Kettenbach property, located adjacent to Madera Canyon and the Coronado National Forest. The developer is not requesting a rezoning and will no longer need a Board of Adjustment waiver, since deleting a number of lots. A development plan has been submitted to the Development Review Committee for a cluster project. A hearing is set for March 15, 2007. The development plan calls for 85% open space. Mr. Kettenbach is not willing to sell to the County at fair market value.

There were two speakers in the audience. Richard Calabro, from Green Valley, spoke against the development. Bill Adamson, also from Green Valley, advocated for bicycle safety in the area. Mr. Adamson requested that the developer be required to add bicycle lanes to the roadway.

(Commissioner Prouty left at 4:10pm)

10. Bond Ordinance Amendments
(Item heard after agenda item 7.)

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 to consider for acquisition in the Northwest, but asked that this item be continued until the next CAC meeting. Carolyn Campbell and Chris McVie brought these parcels, totaling 64 acres, to the County for consideration. The Tang, Devlin, and Harvest properties are located south of Camino de Manana and west of Camino de Oeste, adjacent to existing Section 7 Mitigation land, and are not identified in the 2004 Bond Ordinance. Acquisitions of these parcels would require amending the 1997 Bond Ordinance, and all of the existing bond projects remaining in the 1997 bonds.

Both items A. and B. will be brought back to the Commission at the March 8, 2007 meeting.

11. Merging of Phoenix and Tucson Metro Areas
(This item heard after agenda item 9.)

Nicole Fyffe presented a map showing I-10 near the Pinal/Pima County line, with a 10-mile radius around the area. It is primarily all vacant State Trust Land on either side, and the State Trust Land within Pima County is already identified for acquisition under the 2004 and 2008 Bond Programs.

12. 2008 Bond Election
(This item heard after agenda item 10.)

A. Revisit Community Open Space Additions: Saguaro National Park East Expansion and the Camino de Oeste Project Area

Diana Durazo reported on the letter received by the County from Debbie Hicks, President of the Tucson Mountains Association (TMA), requesting that additional parcels be considered for the proposed 2008 Conservation Bond Program. The seven parcels recommended by TMA total 68 acres and further expand the boundaries of Tucson Mountain Park and the County's most recent 2004 acquisitions in the Camino de Oeste project area. TMA also suggested that the Parkhurst property be deleted from the list due to the home site developed. Ms. Durazo pointed out a last minute correction to TMA's list of additions. Parcel 212-11-046C is currently developed and should not be included in the list.

Debbie Hicks, President of Tucson Mountains Association, spoke to the Commission about retaining all currently identified key parcels as part of the proposed 2008 Bond preliminary list of properties, including the additions noted earlier.

MOTION: Commissioner Shattuck moved, seconded by Commissioner Johnson to add three parcels just west of Camino de Oeste, two parcels just south of Gates Pass, one

parcel north of Gates Pass Road, and to delete the Parkhurst property south of Gates Pass Road. These properties, as recommended by the Tucson Mountains Association, are located in the Camino de Oeste project area, as proposed in the 2008 Conservation Bond Program. Motion approved 7-0.

Diana Durazo also reported on the previously approved additions for the Saguaro National Park East Expansion project area for the 2008 Conservation Bond Program. The Commission had approved the addition of 11 parcels recommended by the National Park Service and 60 parcels recommended by the Rincon Institute, all totaling 900 acres, in this area. Further review of the parcels revealed that many already had site built homes developed. Ms. Durazo presented the new map of this project area, as requested by the Commission in December. All of the parcels buffering the Park boundary and those found along Rincon Creek were retained. The rest were removed. The total acreage would now be 641 acres. The Rincon Institute expressed support for the new proposed configuration of additions. Staff recommended amending the identified parcels in the project area to reflect the parcels presented.

MOTION: Commissioner Prouty moved, seconded by Commissioner Sheridan to amend the Saguaro National Park East expansion project area for the 2008 Conservation Bond Program, and retain only the parcels along the Park's southern boundary and those along Rincon Creek to the south. Motion approved 7-0.

B. Wildlife Corridors and Landscape Linkages

Kerry Baldwin presented the most recent linkages analysis incorporating the Commission's recommendation of including Paul Buyer's study. Mr. Baldwin reported that it yielded the same basic proposal, totaling approximately 12,000 acres, all of which are State Trust Lands. Scott Richardson, with the U.S. Fish and Wildlife Service, supported the proposal.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to recommend adding the Brawley/Black Wash, Brown Canyon, Cumero Wash, McKenzie-Las Cienegas, Redfield Canyon, Wakefield Canyon, and Avra Valley-I-10 wildlife corridors and landscape linkages as identified by staff, to the 2008 Conservation Bond Program. Motion approved 7-0.

The Commission recommended adding these State Trust Lands to the list of Purchase of Development Rights applications to the State Land Department.

C. Key Properties Adjacent to Pima County

Chairman Roe briefly discussed the efforts in identifying sensitive lands in adjacent counties in order to protect Pima County's investments. Commissioner Marshall and Diana Freshwater have identified three potential areas, including Sopori Creek in Santa Cruz County, San Pedro River parcels, and parcels upstream from Las Cienegas, particularly looking for grasslands and the integrity of the watershed.

The Commission discussed what appropriate language can be used in the ordinance, and requested that staff draft some language for their review. Concerns were also raised about spending Pima County tax dollars in other counties. The Commission also requested that neighboring counties be contacted and to explore the possibility of including this issue on the 4-County Consortium agenda.

13. Updates

- Chess Property: The Board approved the acquisition on December 14, 2006.
- Sneed Property: Assemblage efforts continue west of the Sneed property. Ms. Sneed is still willing to wait.
- Lewis Property: Negotiations with owner continue.
- Camino de Oeste Project Area: No update.
- Boa Sorte Property: The County is waiting for the appraisal.
- Los Morteros: Staff has recommended that discussions between the County Administrator and Dr. Moussa begin again.
- Avra/I-10 Wildlife Connection: Staff will begin work on the timeline requested by the Commission. The Comprehensive Plan Amendment for the Parsons property, located west of I-10, will be heard by the Board on February 13, 2007.
- Habitat for Humanity property: No update.
- Green Valley Hills: A draft development agreement has come forward.
- Las Cienegas Enhancement Act (H.R.5016): It was not yet reintroduced.
- Resolution Copper Exchange (S.2466): No update.
- Catalina/Tortolita connection: No update.
- Rosemont Mine: The hearing date proposed by Congressman Grijalva will be on February 24, 2007. The hearing will consider withdrawal of the Augusta Mine holdings or the entire area.
- Buenos Aires Inholding (PDR): The County Administrator will meet with Jamie Hogue, Deputy State Land Commissioner, on February 22, 2007, to discuss this and other items.
- Davidson Canyon (PDR): This item will also be subject to the meeting noted above.
- Proposed Development Activities on Bond Parcels: Sherry Ruther provided an amended report of proposed development activities on 2004 Conservation Bond properties.

14. Next Commission Meeting

The next Commission meeting is scheduled for March 8, 2007, at the Manning House at 2:00 pm.

15. Call to the Public

Nicole Fyffe spoke to the Commission about the request for the CAC to hear and prioritize Linda Mayro's Cultural Resource projects proposed for 2008.

15. Adjournment

Meeting adjourned at 4:35 pm.