

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday, December 14, 2006
2:00 p.m.**

MOTIONS

MOTION: Commissioner Pettis moved, seconded by Commissioner Johnson to go into Executive Session. Motion approved 10-0. (Commissioner Sheridan arrived after the vote for Executive Session).

MOTION: Commissioner Prouty moved, seconded by Commissioner Hare to approve the November 9, 2006 meeting summary. Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare purchase, the Reid property 4-acre conservation easement for \$54,200 (\$13,550/acre), and the 3.38 acres in fee acquisition for \$257,500 (\$76,183/acre). Motion approved 8-1 (Commissioner Shattuck voted no, Commissioner Johnson abstained, and Commissioner Pettis was not present for vote).

MOTION: Commissioner Shattuck moved, seconded by Commissioner Johnson to reconsider the November 9, 2006 vote on the acquisition of the 13.2-acre Quest Land property for \$1, 342,000 (\$101,360/acre) in the La Cholla and Overton area. Motion failed 5-3 (Commissioners Shattuck, Prouty, and Johnson voted yes, Commissioners Marion and Marshall abstained, and Commissioner Pettis was not present for vote).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Wilson to acquire the 4-acre Lowery property for \$ 370,000 (\$92,500/acre), located near La Cholla and Overton. Motion approved 5-4. (Commissioners Johnson, Prouty, Shattuck and Marshall voted no, Commissioner Marion abstained, and Commissioner Pettis was not present for vote).

MOTION: Commissioner Johnson moved, seconded by Commissioner Sheridan to approve the purchase of the 37-acre Chess property, bordering the Cienega Creek Natural Preserve on the western boundary, for \$124,000 (\$3,350/acre). Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Shattuck not to acquire the 6.31-acre Treehouse Realty property for \$1,950,000 (\$309,033/acre), located along Oracle Road, south of Wilds Road. Motion approved 10-0 (Commissioner Hare abstained).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Shattuck to add the Bellota Preservation Corporation property for acquisition of underlying property in fee simple, totaling approximately 2,000 acres, located near Buehman Canyon in the San Pedro Project Area, to the proposed 2008 Open Space Bond preliminary list. Motion approved 8-0 (Commissioner Marshall abstained and Commissioners Pettis and Prouty were not present for vote).

DIRECTION TO STAFF

- The Commission requested that staff work on scheduling the next five months of meetings.

SUMMARY OF MEETING

The following is a summary of the December 14, 2006 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 2:05 pm.

Commissioners Present

Tim Prouty (left at 4:30pm)
Trevor Hare
Bill Roe, Chairman
Tom Sheridan (arrived at 2:20pm)
Helen Wilson
Wanda Shattuck (left at 5:06pm)
Les Corey (arrived at 2:10pm)
Jan Johnson, Vice-Chair
Chuck Pettis (left at 4pm)
Rob Marshall
James Marion

Commissioners Absent

None

2. Executive Session

MOTION: Commissioner Pettis moved, seconded by Commissioner Johnson to go into Executive Session. Motion approved 10-0. (Commissioner Sheridan arrived after the vote for Executive Session).

The Regular Meeting commenced at 2:30pm.

3. State Trust Land Presentation, Conservation Tools, New Requests for Auction (This item heard out of sequence after agenda item 6.)

Ron Ruziska, Director of the Southern Arizona Office of the State Land Department, addressed the Commission on the need to catch up on long-term planning and the various tools available to jurisdictions to meet conservation goals, regardless of the outcome of Proposition 106 or the former Arizona Preserve Initiative Program. Mr. Ruziska emphasized the importance of Conceptual Planning as a major tool for open space, since thousands of acres can be considered at a time. Other tools include the Purchase of Development Rights, Value Transfers, and Transfer of Development Rights.

The Commission had questions regarding the 860-acre and 40-acre State Land parcels proposed for sale in the Northwest Area. Mr. Ruziska responded that the 860-acre parcel request was for a Planning Permit, which typically takes approximately 2-3 years to finalize, however, since this parcel is only 860 acres, it could take 1-2 years. The 40-acre parcel adjacent to Arthur Pack Park is much smaller and lends itself to development. This parcel could be auctioned for sale in the near future.

Nicole Fyffe recommended that a subcommittee be created that can work through some of these state land issues and begin looking at specific areas. Commissioners Marshall, Wilson and Marion will participate.

4. Approval of the November 9, 2006 Meeting Summary
(This item heard after agenda item 2.)

MOTION: Commissioner Prouty moved, seconded by Commissioner Hare to approve the November 9, 2006 meeting summary. Motion approved 11-0.

5. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that the County closed on the parcels associated with the Canoa Ranch Phase II for \$1.2 million. Ms. Fyffe said that authorization remaining for the 2004 program is just under \$70 million. Authorization remaining for the 1997 program is \$5.9 million.

6. Brawley Wash Google Earth Presentation

John Regan developed an overview presentation of the Brawley Wash using Google Earth. Nicole Fyffe presented the parcels identified along the Brawley corridor and reported that due diligence has begun on the Boa Sorte parcels approved by the Commission on November 9, 2006, totaling just over 1,000 acres.

7. Conservation Opportunities in the Tortolita Sub Area
(This item heard after agenda item 9.)

- A. Linda Vista/Patrick and Reid Parcels (Habitat Protection Priority: Highest Priority Private. The Reid Property is not a Habitat Protection Priority.

Nicole Fyffe reported that 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 Reid property. The Commission and the Board approved amending the 1997 Bonds for funding of this acquisition. Staff has 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).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare purchase, the Reid property 4-acre conservation easement for \$54,200 (\$13,550/acre), and the 3.38 acres in fee acquisition for \$257,500 (\$76,183/acre). Motion approved 8-1 (Commissioner Shattuck voted no, Commissioner Johnson abstained, and Commissioner Pettis was not present for vote).

- B. La Cholla/Overton parcels (Habitat Protection Priorities: Secondary Priority Private)

Nicole Fyffe reported that on November 9, 2006, the Commission approved the acquisition of the 13.2-acre Quest Land Group property for \$1,342,000 (\$101,360/acre). The Commission also approved the acquisition of the Lowery property, but to continue negotiating a price. The County now has an acquisition agreement for the 4-acre Lowery property for \$370,000 (\$92,500/acre).

MOTION: Commissioner Shattuck moved, seconded by Commissioner Johnson to reconsider the November 9, 2006 vote on the acquisition of the 13.2-acre Quest Land property for \$1, 342,000 (\$101,360/acre) in the La Cholla and Overton area. Motion

failed 5-3 (Commissioners Shattuck, Prouty, and Johnson voted yes, Commissioners Marion and Marshall abstained, and Commissioner Pettis was not present for vote).

Original recommendation stands to acquire the 13.2-acre Quest Land Group property for \$1,342,000.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Wilson to acquire the 4-acre Lowery property for \$ 370,000 (\$92,500/acre), located near La Cholla and Overton. Motion approved 5-4. (Commissioners Johnson, Prouty, Shattuck and Marshall voted no, Commissioner Marion abstained, and Commissioner Pettis was not present for vote).

8. Chess Property
(This item heard after agenda item 3)

Diana Durazo reported that the County has an acquisition agreement for the 37-acre Chess property, located on the western boundary of the Cienega Creek Natural Preserve, for \$124,000 (\$3,350/acre). Staff recommends approval.

MOTION: Commissioner Johnson moved, seconded by Commissioner Sheridan to approve the purchase of the 37-acre Chess property, bordering the Cienega Creek Natural Preserve on the western boundary, for \$124,000 (\$3,350/acre). Motion approved 11-0.

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

Nicole Fyffe reported that this application is for 6.31 acres, located along Oracle Road, south of Wilds Road, with an asking price of \$1,950,000 (\$309,033/acre). On November 9, 2006, the Commission moved to postpone this application for further review. Sherry Ruther provided a summary of a report from the Arizona Game and Fish department regarding data on wildlife mortality along this corridor. (See memorandum dated December 1, 2006).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Shattuck not to acquire the 6.31-acre Treehouse Realty property for \$1,950,000 (\$309,033/acre), located along Oracle Road, south of Wilds Road. Motion approved 10-0 (Commissioner Hare abstained).

10. Merging of Phoenix and Tucson Metro Areas

This item was postponed until the next Commission meeting.

11. Future Bond Election

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

Nicole Fyffe reported that the Bellota Preservation Corporation property has a conservation easement, but two 10-acre sites can be taken out for purposed of development. The Nature Conservancy indicated that if the County took ownership, TNC would give the County the rest of their holdings in this area to consolidate management.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Shattuck to add the Bellota Preservation Corporation property for acquisition of underlying property in fee simple, totaling approximately 2,000 acres, located near Buehman Canyon in the San Pedro Project Area, to the proposed 2008 Open Space Bond preliminary list. Motion approved 8-0 (Commissioner Marshall abstained and Commissioners Pettis and Prouty were not present for vote).

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

Diana Durazo reported that further review of the parcels submitted by the Rincon Institute for addition to the 2008 Bonds' preliminary list showed that many already had homes and other structures. Staff recommends that we keep the National Park Service's proposed parcels for the Park's boundary expansion, but remove the approximate 60 parcels, totaling 627 acres, ranging from 1 to 40-acre parcels. An e-mail was sent to Rincon Institute for their comments, but nothing had been received before the meeting.

The Commission requested that further evaluation be done on the parcels found on the northwest boundary and along Rincon Creek to the south.

C. Other Jurisdictional Requests

Nicole Fyffe reported on each jurisdiction's current requests. The Town of Oro Valley asked that Kelley Ranch be included. Staff has added it to the list of Community Open Space. The City of Tucson requested \$13.7 million for properties that would still need to be identified. Staff has kept this as a separate category. The Town of Marana requested State Trust land, which is already included under Habitat Protection Priorities in the Tortolita Fan area.

D. Wildlife Corridors and Landscape Linkages

Kerry Baldwin reported on the new further refined corridors and linkages assessment. Currently, 12,000 acres have been identified, with all acreage being found on State Trust Lands.

After much discussion, the Commission requested that Paul Bier's study on these corridors be considered. The Commission continued this item for one month.

E. Key Properties Adjacent to Pima County

Commissioner Marshall reported that he and Diana Freshwater are still working on gathering information. Discussion on the amount of money designated for this indicated that perhaps just a small percentage of total authorization could be dedicated to lands outside of Pima County.

12. Updates

- Canoa Ranch Phase II: The County closed on this property on December 14, 2006.
- Cienega Corridor Acquisitions: Due diligence was begun on the Lewis property, adjacent to the Poteet property, north of Agua Verde Creek.
- Sabino Creek Area: Letters have been sent out to property owners just west of Sneed.
- Camino de Oeste Project Area: Further contact with remaining owners will begin.

- Avra Valley Project Area: Due diligence has begun on the Boa Sorte property along the Brawley Wash.
- Los Morteros: The agreement with Dr. Moussa fell through, and he is no longer interested in selling to the County.
- Avra/I-10 Wildlife Connection: The Comprehensive Plan amendment for the Parsons property will be heard by the Planning and Zoning Commission hearing on December 27, 2006.
- Habitat for Humanity property: No update.
- Green Valley Hills: No update.
- Las Cienegas Enhancement Act (H.R.5016): Other organizations are currently researching how to bring back this legislation.
- Resolution Copper Exchange (S.2466): No update.
- Catalina/Tortolita connection: The Commission just decided to not approve the acquisition of the Treehouse Realty property in this area.
- Rosemont Mine: The County submitted comments on the mine's Plan of Operations. Augusta has said it may take them 6 months to resubmit an improved plan of operations.
- Buenos Aires Inholding: The purchase of development rights application submitted by the County to the State Land Department is still moving forward.
- Proposed Development Activities on Bond Parcels: Sherry Ruther submitted a report on all development activities.

13. Next Commission Meeting

The next Commission meeting is scheduled for January 11, 2007, at the Manning House at 2:00 pm.

The Commission requested that staff work on scheduling the next five months of Commission meeting dates.

14. Call to the Public

No one spoke.

15. Adjournment

Meeting adjourned at 5:20 pm.