

**Pima County Conservation Acquisition Commission  
Meeting**

**Manning House  
450 West Paseo Redondo  
Thursday August 3, 2006  
3:00 p.m.**

**MOTIONS**

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Johnson to correct the July 6, 2006 meeting summary on page 4. Motion approved 6-0.

**MOTION:** Commissioner Marshall moved, seconded by Commissioner Pettis to correct the July 13, 2006 meeting summary language on page 2. Motion approved 6-0.

**MOTION:** Commissioner Shattuck moved, seconded by Commissioner Sheridan to remove Painted Hills from the preliminary list of potential 2008 Bond properties. Motion failed 3-4. (Chairman Roe and Commissioners Johnson, Marshall, and Hare opposed).

**MOTION:** Commissioner Hare moved, seconded by Commissioner Marshall to add the water rights identified on properties in the areas of Cienega Creek and Arivaca Creek under Habitat Protection Priorities to the 2008 preliminary list of properties. Motion approved 7-1. (Commissioner Pettis opposed).

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Johnson to include all of the submitted properties on the preliminary list of properties for 2008 under Community Open Space. Motion approved 6-1. (Commissioner Marshall opposed, Commissioner Sheridan abstained).

**MOTION:** Commissioner Johnson moved, seconded by Commissioner Prouty to begin further analysis on protecting watersheds beyond Pima County lines. Motion approved 8-0.

**DIRECTION TO STAFF**

Commissioner Sheridan requested that certain property owners identified in the water rights analysis be contacted.

Commissioner Sheridan requested staff consider developing an archival system for CAC and SDCP documents to preserve documents for 50-years or more.

**SUMMARY OF MEETING**

The following is a summary of the August 3, 2006 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The meeting was called to order at 3:15 pm.

Commissioners Present

Jan Johnson, Vice-Chair  
Chuck Pettis  
Bill Roe, Chairman  
Tom Sheridan  
Wanda Shattuck (arrived at 3:20pm)  
Rob Marshall  
Tim Prouty (arrived at 3:40pm)  
Trevor Hare

Commissioners Absent

Bill Arnold  
Les Corey  
Helen Wilson

2. Approval of Meeting Summaries for July 3, 2006 and July 13, 2006

The Commission had one correction for each meeting summary regarding a submitted development plan and a comprehensive plan amendment. The language in both summaries should reflect that the projects are near Golder Ranch Road, not on Golder Ranch Road.

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Johnson to correct the July 6, 2006 meeting summary on page 4. Motion approved 6-0.

**MOTION:** Commissioner Marshall moved, seconded by Commissioner Pettis to correct the July 13, 2006 meeting summary language on page. Motion approved 6-0.

The Commission discussed the August 3, 2006 article in the Arizona Daily Star regarding the potential 2008 Open Space Bond package. Chairman Roe commented that the article failed to report that almost two-thirds of the lands identified are State Trust lands, which would not all be available to purchase at once. Possible State land acquisitions would be dependent on many outside factors.

(Commissioner Shattuck arrived)

3. Review of Commission's Prior Actions

Nicole Fyffe provided a worksheet to the Commission reflecting prior actions that have been taken and potential categorical additions, including preliminary cost estimates. Categorical additions include County-Held Grazing Leases, Wildlife Corridors and Habitat Linkages, Watershed Protection Incentive Fund, and Jurisdictional Requests. Ms. Fyffe recommended that Painted Hills be removed from the 2004 Community Open Space Bond Ordinance due to the property recently having been purchased for approximately \$27 million and a recent pre-application meeting the developer and our Development Services staff.

**MOTION:** Commissioner Shattuck moved, seconded by Commissioner Sheridan to remove Painted Hills from the preliminary list of potential 2008 Bond properties. Motion failed 3-4. (Chairman Roe and Commissioners Johnson, Marshall, and Hare opposed).

4. Potential Additions to Habitat Protection Priorities: Springs, Streams and Water Rights

Julia Fonseca reported that the springs and streams analysis identified approximately 17,000 acres of land, of which about half are privately owned and half are under state ownership. Ms. Fonseca indicated that she can further prioritize and refine the analysis. Commissioner Marshall suggested that she continue to use the Conservation Lands System to pare down the parcels further in the analysis. It was also recommended that

the Mesquite-only category be removed since it is already well-represented in other areas. A category will need to be determined.

(Commissioner Prouty arrived)

Julia Fonseca then presented the water rights analysis to the Commission. Ms. Fonseca reported that two areas were identified through the analysis for possible addition. The first is the Cienega Creek Well Site, including the 2-acre inholding associated with the water right. The second area included grandfathered irrigation water rights along Arivaca Creek. Ms. Fonseca will look into whether the parcels are located within the Buenos Aires National Wildlife Refuge boundary. A total of 478 acres are recommended for acquisition.

Commissioner Sheridan expressed concern over certain property owners not being contacted about this analysis. The Commission requested that certain property owners be contacted by staff.

**MOTION:** Commissioner Hare moved, seconded by Commissioner Marshall to add the water rights identified on properties in the areas of Cienega Creek and Arivaca Creek under Habitat Protection Priorities to the 2008 preliminary list of properties. Motion approved 7-1. (Commissioner Pettis opposed).

The County Administrator gave some brief comments on the newspaper article mentioned earlier in the meeting.

#### 5. Potential Additions to Community Open Space Category

Nicole Fyffe presented to the Commission the list of properties submitted by various community organizations and residents for consideration under Community Open Space. The properties were A-Mountain, Rosemont Ranch, Green Valley West Desert Preserve, King Anvil 3500-acres, Loving J Ranch in Santa Cruz County, Saguaro National Park East and West Expansions, Double XX Ranch, and Gerlich Property.

Sarah Craighead, Superintendent of Saguaro National Park, addressed the Commission on the Saguaro National Park East and West boundary adjustments. Ms. Craighead indicated that the order of priorities would be for their identified Rincon Creek properties, then the Bloom Property, and third the Sweetwater connection in the Tucson Mountain District, as shown in the maps provided in the staff memo to the Commission.

Commissioners Marshall and Sheridan expressed concerns over including all of the proposed properties and suggested further scrutiny of each one first.

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Johnson to include all of the submitted properties on the preliminary list of properties for 2008 under Community Open Space. Motion approved 6-1. (Commissioner Marshall opposed, Commissioner Sheridan abstained).

#### 6. Wildlife Corridors

Kerry Baldwin reported on the updated corridor analysis. Linkages were identified in the maps provided to the commission. Mr. Baldwin discussed each area separately. The Commission expressed concerns over the number of areas identified totaling 54,000 acres. Commissioner Marshall suggested that this be taken back to the experts group to further pare down to about 5 priority areas. Mr. Baldwin will take back for further refinement and consideration of provisional and permanent State Trust lands. The

updated results will be brought back to the Commission at their September 14, 2006 meeting.

7. Hybrid Parks

Nicole Fyffe reported that the hybrid park concept will no longer be considered for the open space acquisition program.

8. Others

Diana Freshwater proposed identifying lands outside of Pima County along the County line, to protect watersheds and floodplain functions within Pima County. This would be an effort to protect parcels in counties adjacent to Pima County using very specific criteria, such as shared watersheds. The potential of recommending a matching fund program to acquire these lands was also discussed (i.e. adjacent County's would provide funds to match Pima County bond funds). Chairman Roe offered that a possible venue for such a funding category would be for neighboring counties to initiate such a request. The Commission expressed support for looking into this further.

**MOTION:** Commissioner Johnson moved, seconded by Commissioner Prouty to begin further analysis on protecting watersheds beyond Pima County lines. Motion approved 8-0.

9. Discussion of Total Open Space/Conservation Bond Dollar Request for 2008 Bond Election

Nicole Fyffe reported that other departments do not have a standing committee like the Open Space Program. Departments identify their own needs for bond consideration. Ms. Fyffe indicated that competing projects include those from Facilities Management, Park projects, Flood Control improvements, and Cultural Resources requests.

(Commissioner Prouty left at 5:45 pm)

Commission members discussed possible dollar amounts ranging from \$250 million to 50 percent of the total bond allocation. The Commission requested that this matter be placed on the August 10, 2008 CAC agenda.

Chairman Roe asked how long Commissioners ought to keep CAC paperwork, given the amount of paper that continues to accumulate. Ms. Fyffe recommended that Commissioners dispose of papers whenever they need to, and stated that the County keeps archives of this information. Commissioner Sheridan requested that an archival process be developed that would archive CAC and SDCP documents for fifty years or more.

10. Next Commission Meeting

The next Commission meeting will be on August 10, 2006 and September 14, 2006 at the Manning House at 3:00pm.

11. Call to the Public

Lainie Levick thanked the Commission for keeping Rosemont Ranch on the preliminary list.

12. Adjournment

The meeting adjourned at 5:55pm.