

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday June 15, 2006
3:00 p.m.**

MOTIONS

MOTION: Commissioner Corey moved, seconded by Commissioner Wilson, to approve due diligence for the Lowery and Khan parcels, east of Arthur Pack Park. Motion approved 6-0.

MOTION: Commissioner Wilson moved, seconded by Commissioner Sheridan, to begin negotiating acquisition agreements at appraised value for the Lerew and Linda Vista/Patrick parcels northwest of Arthur Pack Park. Commissioner Sheridan proposed an amendment to add language to the motion ensuring that the acquisition agreements would be contingent on each other, meaning one parcel would not be acquired without the other. Motion approved 6-0.

MOTION: Commissioner Corey moved, seconded by Commissioner Hare, to drop consideration of the Wilford application (northeast of Arthur Pack Park) at this time. Motion approved 6-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marshall, to approve acquisition of the 19-acre Des Rochers property for \$292,000 (\$15,400/ac), Camino de Oeste Project Area. Motion approved 6-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to approve acquisition of the 39-acre Amadon property for \$121,000 (\$3,102/ac), Southeast Corridor Project Area. Motion approved 6-0.

MOTION: Commissioner Corey moved, seconded by Commissioner Marshall, to approve acquisition of the 80-acre Knez property for \$240,000 (\$3,000/ac), Southeast Corridor Project Area. Motion approved 6-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marshall, to approve acquisition of the 36-acre South Wilmot LLC property for \$112,500 (\$3,125/ac), Santa Cruz Basin Project Area (north of County's PPC bank). Motion approved 6-0.

DIRECTION TO STAFF

- Send State of the County document to the State Land Commissioner and CAC Commissioners.
- Send a map of the reform initiative lands, along with the initiative language, to the Commissioners.
- Analyze how the recently approved legislation on community facilities districts may impact the County and the County's conservation efforts.
- Place the 9-acre conservation easement property (NW of Arthur Pack Park, west of the Linda Vista/Patrick property) on the next regular agenda, along with

information on the procedures to amend the 1997 bond ordinance to acquire a conservation easement on this parcel.

- Send CLS maps of remaining 1997 and 2004 bond properties to Commissioners.
- Consider Important Riparian Areas in the springs and streams analysis, and map lands already conserved and those areas where conservation could be achieved via regulation.
- Develop a chart for the next meeting showing the 1997 and 2004 priorities that may be carried over, along with other options: Habitat Protection Priority modifications, wildlife corridors, and hybrid parks.

SUMMARY OF MEETING

The following is a summary of the June 15, 2006 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 3:15 pm with the State Land Commissioner's presentation. A quorum was present at 3:20 pm.

Commissioners Present

Les Corey
Trevor Hare
Rob Marshall
Bill Roe, Chairman
Tom Sheridan
Helen Wilson

Commissioners Absent

Bill Arnold
Jan Johnson, Vice-chair
Chuck Pettis
Tim Prouty
Wanda Shattuck

2. State Land Commissioner, Mark Winkleman

The State Land Commissioner, Mark Winkleman, answered questions from the Commission regarding the current State Trust land reform effort, lands identified for conservation via this effort, the requirement in this effort that the State Land Department work with local jurisdictions, the additional revenues that would be made available to the State Land Department for planning via this effort, the use of Growing Smarter matching funds, conceptual planning by the State Land Department on State Trust lands in eastern Pima County, and the use of conceptual planning to achieve conservation goals.

Commissioner Winkleman further stated that the article in the Arizona Daily Star dated June 15, 2006, was incorrect in that the planning process currently underway for the area north of Oro Valley is a conceptual planning process, not an annexation process.

Commissioner Sheridan requested that the State of the County document be sent to the State Land Commissioner and CAC Commissioners. It was also requested that staff send a map of the reform initiative lands, along with the initiative language, to the Commissioners.

According to Commissioner Hare, the legislature recently approved community facilities district legislation. Commissioner Hare requested information on how this may impact the County and the County's conservation effort.

3. Conservation Opportunitites in the Northwest

Nicole Fyffe provided a summary of the six applications received to date in the Northwest sub area. After much discussion, the following motions were made.

MOTION: Commissioner Corey moved, seconded by Commissioner Wilson, to approve due diligence for the Lowery and Khan parcels, east of Arthur Pack Park. Motion approved 6-0.

MOTION: Commissioner Wilson moved, seconded by Commissioner Sheridan, to begin negotiating acquisition agreements at appraised value for the Lerew and Linda Vista/Patrick parcels northwest of Arthur Pack Park. Commissioner Sheridan proposed a amendment to add language to the motion ensuring that the acquisition agreements would be contingent on each other, meaning one parcel would not be acquired without the other. Motion approved 6-0.

MOTION: Commissioner Corey moved, seconded by Commissioner Hare, to drop consideration of the Wilford application (northeast of Arthur Pack Park) at this time. Motion approved 6-0.

It was requested that staff place the 9-acre conservation easement property (NW of Arthur Pack Park, west of Linda Vista/Patrick) on the next regular agenda, along with information on the procedures to amend the 1997 bond ordinance to acquire a conservation easement on this parcel.

4. Des Rochers Property - Camino de Oeste Project Area

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marshall, to approve acquisition of the 19-acre Des Rochers property for \$292,000 (\$15,400/ac), Camino de Oeste Project Area. Motion approved 6-0.

5. Amadon and Knez properties – Southeast Corridor Project Area

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to approve acquisition of the 39-acre Amadon property for \$121,000 (\$3,102/ac), Southeast Corridor Project Area. Motion approved 6-0.

MOTION: Commissioner Corey moved, seconded by Commissioner Marshall, to approve acquisition of the 80-acre Knez property for \$240,000 (\$3,000/ac), Southeast Corridor Project Area. Motion approved 6-0.

6. South Wilmot LLC Property – Santa Cruz Basin Project Area

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marshall, to approve acquisition of the 36-acre South Wilmot LLC property for \$112,500 (\$3,125/ac), Santa Cruz Basin Project Area (north of County's PPC bank). Motion approved 6-0.

7. 2008 Bond Election, Preliminary Development of Open Space/Conservation Priorities

Nicole Fyffe provided information on properties remaining to be acquired from the 1997 and 2004 bond programs. Location maps were provided to the Commissioners prior to the meeting. Commissioner Wilson requested CLS maps of the properties for next meeting.

For the 1997 Open Space Bond Program, three projects remain to be completed (excluding those carried over to the 2004 program). These are Tumamoc Hill, Sabino Canyon, and Mt. Lemmon. It is estimated that the cost to acquire the parcels associated with the Sabino Canyon and Mt. Lemmon project areas would be \$17 million today. There is currently \$5.9 million remaining in 1997 bond authorization. A cost estimate for Tumamoc Hill was not included due to the current effort to conserve the property through other means.

There are ten 2004 Community Open Space project areas remaining to be completed. It is estimated that it would cost \$74 million to acquire these today. Approximately \$20 million remains in bond authorization for 2004 Community Open Space.

There are 506,000 acres remaining to be conserved in the Habitat Protection Priorities. It is estimated that it would cost \$2.4 billion to acquire all this land today. Approximately \$79 million remains in bond authorization for Habitat Protection Priorities.

There appeared to be consensus among Commissioners that these remaining 1997 and 2004 projects should be continued over to 2008, and that the Jurisdictional category be left open to the request of other jurisdictions. Chairman Roe reported on potential amendments to the Habitat Protection Priorities that were discussed at the STAT meeting, including tortoise habitat connections, high quality grasslands, and springs and streams. Commissioner Marshall suggested that for the springs and streams analysis, Important Riparian Areas be considered, and that lands conserved and lands that are regulated be shown on a map.

Chairman Roe requested a chart for the next meeting showing the 1997 and 2004 priorities that may be carried over, along with other options: Habitat Protection Priority modifications, wildlife corridors, and hybrid parks.

8. Call to the Audience

Carolyn Campbell, Director of the Coalition for Sonoran Desert Protection, stated that the County Bond Advisory Committee will consider the next round of amendments in September. Ms. Campbell also stated that the RTA funding for wildlife corridors will need matching funds for acquisitions.

Sonja Macys, Director of the Tucson Audubon, expressed her support of the efforts of staff and the Commission to conserve lands in the northwest, and support for carrying over the 1997 and 2004 priorities to 2008.

11. Adjournment

Meeting adjourned at 5:45 pm.