



MEMORANDUM

Date: June 26, 2014

To: Chairman and Members
Conservation Acquisition Commission

From: ~~Nicole Fyffe~~
Executive Assistant to the
County Administrator

Diana Durazo, 
Special Staff Assistant to the
County Administrator

Re: **Analysis and Research Requested for Future Bond Election Planning**

Background

At the Commission's March 6, 2014 meeting, the Commission requested information and analysis to inform whether changes should be made to the map of eligible lands for a future bond election and whether changes should be made to the amount of bonds funds requested. This memorandum responds to this request. In preparing the response, County staff (Kerry Baldwin, Julia Fonseca, Nicole Fyffe and Diana Durazo) met with Commission members Trevor Hare, Rob Marshall and Les Corey on June 4, 2014 as these members had offered to assist with this effort. The meeting also included Carolyn Campbell, Director for the Coalition for Sonoran Desert Protection. At the Commission's upcoming July 3, 2014 meeting, staff will present these materials and maps in detail, and seek input from the Commission concerning possible changes. We are recommending one significant change to the Future Bond Election Eligible Lands map: the removal of most State Trust land. This recommendation is detailed in this memorandum and evolved out of this process.

We would like to thank Mike List, our GIS analyst, for the many hours it took to run and re-run the queries and maps that were necessary to respond to the Commission's request.

Motion and Direction

The Commission approved the following motion and provided the following additional direction at the March 6, 2014 meeting:

Motion: Commissioner Marshall moved, seconded by Commissioner Johnson to direct staff to look at both Tier 1 and 2 lands on the Habitat Protection Priorities list to see what has been

accomplished, review the outstanding properties to evaluate and affirm their continued priority status, determine how many properties are left and their size distribution, and determine how the Commission arrived at the original request of \$285 million. Motion approved 7-0 (Commissioners Gardner, Prouty and Sheridan were absent).

Additional requests not in a motion: Commissioner Hare also asked that staff review State Trust lands identified on the map, possibly by comparing them to State land identified in past reform efforts, and any properties that may have been missed in the Northwest. Jim Marian offered assistance in updating property value estimates. It was also requested that staff review what actions were taken to create the current map.

The remainder of this memorandum responds to these requests.

Accomplishments Since the 2004 Bond Election

What has been accomplished (conserved) since voters approved the 2004 bond funded conservation program? The Commission asked this specifically for the lands identified as Habitat Protection Priorities (HPPs), but staff expanded the request to include lands identified as Community Open Space (COSP) and Jurisdictional Open Space (JURIS). The result is a map, Attachment 1, which shows the location and number of acres conserved since 2004, as well as a table below. "Conserved" is defined as land owned for conservation or managed for conservation. Managed includes State grazing leases managed by the County for conservation. "Conserved" lands also include 1,600 acres purchased for conservation by entities other than Pima County. The result is that 34,150 acres or 32% of the original privately owned HPPs have been conserved, and 57,350 acres or 16% of the original State Trust land HPPs have been conserved. In addition, 3,665 acres or 24% of the COSP lands have been conserved, and 320 acres or 32% of the JURIS lands have been conserved. Note that this analysis used the version of the HPPs, COSP and JURIS lands that were included in the bond ordinance at the time of voting.

Table 1 - Conservation Achievements Since 2004 Bond Election

<u>Category</u>	<u>Total Acreage Eligible for Conservation in 2004</u>	<u>Acres Conserved since 2004</u>	<u>Percent Conserved Since 2004</u>
Habitat Protection Priorities - Private	107,980	34,150	32%
Habitat Protection Priorities - State	367,205	57,350	16%
Community Open Space	15,220	3,665	24%
Jurisdictional Open Space	1,000	320	32%

In 2009, Julia Fonseca, Pima County Office of Conservation and Sustainability, and Cory Jones, Pima County Geographic Information Systems, prepared a report titled “Measuring Effectiveness of Open Space Land Acquisitions in Pima County, Arizona in Relation to the Sonoran Desert Conservation Plan. This report can be found at http://www.pima.gov/cmo/sdcp/reports/d52/Acquisition_Analysis.pdf. The report examined how our natural open space acquisitions had addressed priorities for conserving lands within our Conservation Lands System, species habitats and landscape features identified in the Sonoran Desert Conservation Plan (SDCP). It also included recommendations on what types of properties to target for acquisition in the future. Now that we’ve almost completed the 2004 bond program, Ms. Fonseca has offered to update this report as a way to help target which properties to pursue after a future successful bond election. Keep in mind though, that many of our land acquisitions took place prior to 2009, so the analysis may not change significantly. We did update one table included on page 12 of the report that shows how close we are to accomplishing goals to conserve various categories of the Conservation Lands System (Table 2 below).

Table 2 – Conservation of the Conservation Lands System (CLS) June 2014

<u>CLS Category</u>	<u>County Preserves (Acres)</u>	<u>Regional Preserves (Acres)</u>	<u>County Preserves %</u>	<u>Regional Preserves %</u>	<u>Total CLS Acres in Pima Co.</u>	<u>Conservation Goal %</u>
Important Riparian Areas	16,506	65,550	10	41	158,178	95
Biological Core	92,581	456,776	10	51	899,915	80
SSMA	50,761	576,883	5	60	966,752	80
Multiple Use Areas	68,308	671,065	7	71	950,580	67
Ag Inholdings	17	17	0	0	9,691	N/A

Review of Future Bond Election Eligible Lands Map

The Commission asked that we review the outstanding priorities to evaluate and confirm their continued priority status. Staff interpreted this as reviewing the current map of eligible lands that was developed for the future bond election. The map had not been updated since 2011. So we updated it by deleting properties that had been developed and properties that had since been acquired for conservation. The deletions amounted to about 2,000 acres, the largest of which were development of Tucson Water recharge basins in Avra Valley and development of houses in the Rancho del Lago subdivision in Vail. The result was an updated future bond election eligible lands map, Attachment 2. We did not address Commissioner Hare’s request to review State Trust land by comparing it to prior reform efforts, as that had been done in the past to develop the current map. We also did not address Commissioner Hare’s request to review properties that may have been missed in the Northwest, as there was an extensive

effort to do this in 2007 and 86 parcels were added to the current map at that time based on that review.

Commission Actions Taken to Develop Future Bond Election Eligible Lands Map

The Commission asked what actions were taken to develop the future bond election eligible lands map. The Commission, staff and others undertook extensive efforts to develop this map. Table 3 lists each action taken to develop this map. Just as a reminder, the original HPPs were developed in 2003 by the Arizona Open Land Trust (now Arizona Land and Water Trust) and The Nature Conservancy, with the objective to “Apply a set of biologically –based goals and criteria to the Conservation Lands System to identify the most important lands to protect first and to provide recommendation on the sequencing of land protection efforts.” The original HPPs included 525,000 acres, or 26 percent of the land within the Conservation Lands System.

**Table 3 – Actions Taken By Commission Since 2006 to Develop
Future Bond Election Eligible Lands Map**

<u>Date</u>	<u>Commission Action</u>
5/25/06	Discussion on minor revisions to the HPPs relating to new resource information that was not available in 2004 planning process. Discussion on possible new categories for the proposed Conservation Acquisition Bond Program.
7/6/06	Commission approved 1) carrying over the remaining 1997 and 2004 identified properties to the proposed 2008 bond program, 2) including all County-held grazing leases not already identified at the time that the proposed 2008 Bond Ordinance is finalized, and 3) was supportive of combining both the highest and secondary priority State land into one State Land category.
8/3/06	Commission approved 1) removing Painted Hills from the list of potential 2008 Bond properties, given planned development, 2) adding the properties identified with water rights in the areas of Cienega Creek and Arivaca Creek under HPPs – Highest Priority Private, and 3) the inclusion of all community submitted properties, including A Mountain, Rosemont Ranch, Green Valley West Desert Preserve, King Anvil 3500, Loving J Ranch in Santa Cruz County, Saguaro National Park East and West Expansions, Double XX Ranch and Gerlich property to the proposed list of properties.

- 8/10/06 Commission approved 1) removing 414 parcels that were developed from HPPs category, and 2) addition of grasslands to HPPs, combining highest and secondary priority State lands into one category, addition of properties identified through water rights analysis, and removal of properties already acquired by the County. Changes and ongoing discussion included the Loving J Ranch be removed and placed under the Watershed Incentive Fund discussion, amending the Saguaro National Park East expansion to reflect the Park's priorities, bringing back the Wildlife Corridors' changes and watershed protection discussion, and jurisdictional requests coming at a later date. The Commission also approved the bond allocation request of \$285 million, with not more than 25% of the total open space bond allocation to COSP and not less than 75% to HPPs.
- 9/14/06 Commission approved 1) County-held grazing leases and Wildlife Corridors be placed under HPP under the Associated Lands category, 2) adding the 10,927 acres identified in the Springs and Streams analysis under HPP – Highest Priority Private, including the 477-acre Altar Valley property located in SW corner of Hayhook Ranch Subdivision and east of the Coyote Mountains Wilderness area under COSP under Northern Altar Valley, and 3) adding the 78-acre inholding within Colossal Cave Mountain Park under COSP.
- 12/14/06 Commission approved adding the Bellota Preservation Corp. property totaling 2,000 acres in the San Pedro Valley project area under HPP – Highest Priority Private. Jurisdictional requests were included in either COSP or HPPs, except for one – Kelly Ranch for Oro Valley was placed under COSP. State Trust lands for Oro Valley were already in COSP, and State Trust lands for the Town of Marana were already identified under HPPs in the Tortolita Fan area. The City of Tucson requested \$13.7 million and placed under a separate category, with properties to be identified at a later date.
- 2/8/07 Commission approved 1) adding 3 additional parcels, as requested by the Tucson Mountain Association, to the Camino de Oeste property area for TMP and under COSP, 2) amending the Saguaro National Park East expansion area under COSP to retain only the parcels along the southern boundary and those along Rincon Creek to the south, and 3) adding the Brawley/Black Wash, Brown Canyon Cumero Wash, McKenzie – Las Cienegas, Redfield Canyon, Wakefield Canyon, and the Avra Valley/I-10 wildlife corridor and landscape linkages, as identified by staff under HPPs Associated Lands category.
- 3/8/07 Commission decided that the proposal for acquisition of lands adjacent to Pima County will not be included in a future bond program.

- 6/14/07 Commission approved adding 445 acres to the 36th Street Corridor project area, 258 acres to the Agua Caliente/Tanque Verde Creek confluence project area and Habitat at 36th and Kino property to the list of properties under COSP, as requested by Gayle Hartman. The City of Tucson supported these additions in lieu of the \$13.7 million previously requested. Commission also approved adding 86 properties totaling 1,360 acres, as recommended by various interested parties and Scott Richardson with the U.S. Fish and Wildlife Service, in the Northwest under HPP – Secondary Priority Private.
- 9/13/07 Commission approved 1) adding 3 properties in Arivaca with associated grandfathered irrigation water rights under HPP – Highest Priority Private, as requested by the Arivaca Water Education Taskforce, 2) adding the remaining non-identified API State Trust lands in the Tortolita Fan area under COSP, as requested by the Coalition for Sonoran Desert Protection, including the Marana Mound Site, and 3) adding the Oracle Ridge and U Circle Ranch properties in the San Pedro Valley project area under HPP – Highest Priority Private.
- 10/11/07 Commission requested that the recent addition of 86 parcels in the Northwest be identified as HPP-Highest Priority Private versus Secondary Priority Private as originally approved; also asked for a study session on the issue of State Trust land to revise strategies for conservation.
- 10/26/07 Commission submitted recommendation to BAC with bond request of \$285 million.
- 7/10/08 County and Coalition recommended that an update to the HPPs under the 2004 Conservation Bond Program be done; Commission asked for further discussion and information.
- 9/4/08 Commission recommended the BAC approve a recommendation to the Board of Supervisors to consider updating the 2004 HPP categories to reflect the updates made for future bond program using best available science.
- 10/9/08 Commission approved 1) adding 4 properties in Ajo, Arizona totaling 500 acres to under Community Open Space and 2) correcting deletions and adding Painted Hills and Catalina Conservation Easements back on the future bond program under Community Open Space.
- 7/9/09 Commission approved 1) adding 6,500 acres of land in the Tortolita to Tucson Mountain corridor per the Paul Bier study, 2) redesignating lands in the Catalina/Tortolita linkage to Associated Lands – Wildlife Corridor category from Community Open Space, and 3) adding remaining inholdings within Colossal Cave Mountain Park held by the Parklands Foundation.
- 3/4/10 Commission added the 1,700-acre Winterhaven Ranch property.

Size Distribution of Lands Included on the Future Bond Election Eligible Lands Map

The Commission asked us to map the properties on the future bond election eligible map by size distribution. Similar to an exercise the Commission and staff undertook in 2005, properties on the map that are owned by the same owner and adjacent to each other were grouped by size (0-250 acres, 250-500 acres, 500-1,100 acres, 1,000-2,500 acres, and greater than 2,500 acres). This was done for the HPPs, HPP Associated Lands, and Community Open Space categories. The result is a map, Attachment 3, showing this size distribution, which is helpful in identifying which large property holdings are still in need of conservation.

Update Value Estimates for Eligible Lands

The Commission asked us to update the current estimates of value for the lands on the future bond election eligible lands map, if the County were to acquire all of those lands. We did not yet undertake this effort as the map may change significantly based on our recommendations below. We also do not feel that this is useful to inform the Commission's deliberations concerning how much bond funding to request from a future bond election as it was never assumed the County would acquire all of the lands on the future bond election map. Those lands are simply eligible for acquisition and including more eligible lands than funding available is important since the County only purchases land from willing sellers.

How Commission Arrived at Dollar Amount Requested for Future Bond Funding

The Commission asked for a reminder of how the Commission arrived at the original request to the Bond Advisory Committee in 2006 for \$285 million in bond funding from a future bond election. The result is a highlighted copy of the Commission's August 10, 2006 meeting summary, Attachment 4. In short, the \$285 million was based on a proposal that half of the total bond package should be for land conservation. At the time, the Bond Advisory Committee was discussing a \$500 million bond package. This resulted in the approval of a motion to request 50 percent of the total general obligation bond package, or \$250 million, for land conservation. This motion was then followed by a friendly amendment, which was accepted, to increase that amount to \$285 million without much explanation of the increase. In addition, the Commission approved a motion to allocate not more than 25 percent of the total open space bond allocation to the Community Open Space category and not less than 75 percent to the Habitat Protection Priorities category.

The motions were as follows:

Motion: Commissioner Corey moved, seconded by Commissioner Sheridan to request 50% of the total General Obligation Bond or \$250 million, whichever is greater. Commissioners Corey and Sheridan accepted Commissioner Marshall's amendment to request \$285 million in bond allocation for the potential 2008 open space bond package. Motion approved 10-0.

Motion: Commissioner Marshall moved, seconded by Commissioner Arnold to allocate not more than 25% of the total open space bond allocation to the Community Open Space category and not less than 75% to Habitat Protection Priorities. Motion approved 10-0.

Option to Remove Most State Trust Land from Future Bond Election Eligible Lands Map

County staff met with Commission members Trevor Hare, Rob Marshall and Les Corey on June 4, 2014, as well as Coalition for Sonoran Desert Protection Director Carolyn Campbell, to discuss a series of maps and data that staff had generated initially as a result of the Commission's requests. During that meeting a discussion concerning whether \$120 million is enough, evolved into concern about too much land being identified as eligible. The concern was that voters unfamiliar with the nuances of the County's land conservation program may think that the County is attempting to buy most of eastern Pima County because of the significant amount of land identified on the map. In addition, almost 140,000 acres of the State Trust land on the map is already managed by the County for conservation because the County acquired the state grazing leases when we purchased the private ranch land. Furthermore, the County intends to continue to pursue ranches for conservation, which would again include purchase of the private ranch lands along with acquisition of the grazing leases to manage for conservation. This led to a discussion about removing much of the State Trust land from the map. Keep in mind that if the Commission agrees to these changes, and after the bond election something like State Trust land reform was to finally occur or an important parcel was put up for auction by the State Land Department, the Board could still add that State Trust land back on the map through a formal bond ordinance amendment process that includes several requirements for public notice and public hearings.

Attached for your consideration is a draft map, Attachment 5, that removes most of the State Trust land. We will go over the map in detail at the Commission meeting, but here is a summary of the changes:

1. We removed the State Trust land associated with non-HPP County held grazing leases (blue color on the former map).
2. We removed most of the HPP State Trust land (yellow), with the exception of the land in the Tortolita Fan.

We recommend keeping the State Trust land in the Tortolita Fan, as well as the State Trust land east of Tortolita Mountain Park, for a few reasons, including: (1) these lands are not associated with grazing leases that the County could conserve otherwise, (2) these lands are part of an important wildlife corridor, (3) these lands will likely experience greater development pressures than many other areas of the County, and (4) this continues the County's recent efforts to purchase State Trust land in this general area. These lands fall in three categories on the map: HPP (yellow), Wildlife Corridor (purple), and Community Open Space (orange).

We also recommend keeping the State Trust land identified in purple as Wildlife Corridors. And we recommend keeping the State Trust land adjacent to Colossal Cave Mountain Park and Saguaro National Park East (orange Community Open Space).

The former map identified 631,830 acres as eligible for conservation, much of which is State Trust land. If the Commission supports the changes described above, 492,035 acres of State Trust land would be removed from the map, resulting in a total of 139,100 acres (private and state) eligible for acquisition.

To put this into context, the County paid an average of \$3,400 an acre for the properties acquired with 2004 bond funds. If the Bond Advisory Committee maintains the \$120 million recommendation for open space, approximately 34,000 acres could be purchased at \$3,500 an acre. If we were to assume land prices rise an average of 50 percent to \$5,100 an acre, then \$120 million could purchase approximately 24,000 acres. This is in comparison to an eligible pool of properties totaling 139,100 acres.

While the resulting map may address the concern that we're aiming to buy all of eastern Pima County, it could appear to those unfamiliar with the program that many of the properties are disconnected from existing preserves and each other. We think this can be addressed artistically by shading in the existing preserves, as well as grazing leases associated with the larger ranches. If the Commission were to approve this revised map, we would work with our graphic artists to improve the look of the map. In addition, we could perhaps highlight certain keystone properties that may be priorities for acquisition, with photos and descriptions.

Summary and Recommendations

It is recommended that the Commission (1) approve a revised Future Bond Election Eligible Lands map that removes most of the State Trust land that was on previous versions of the map, and (2) continue to support County staff working with individual Commission members and members of the conservation community to improve materials that the Pima County Bond Advisory Committee reviews in developing its recommendation to the Board of Supervisors for a future bond election.

NF/dr

Attachments

c: The Honorable Chairman and Members, Pima County Board of Supervisors
C.H. Huckelberry, County Administrator

ATTACHMENT 1

Accomplishments Since 2004: Original Habitat Protection, Community Open Space, and Jurisdictional Open Space Priorities Now Under Conservation Status

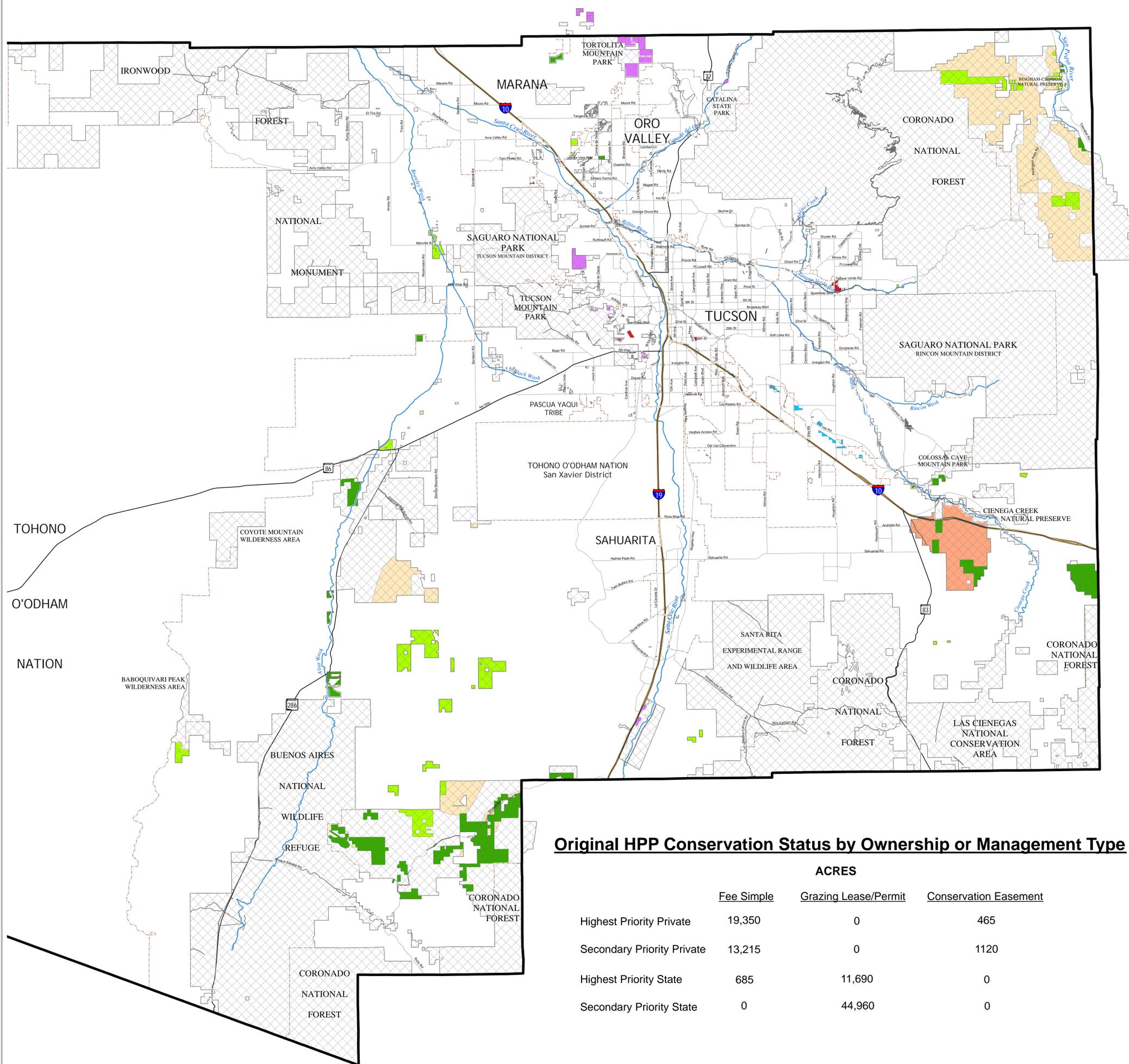
Original Habitat Protection Priorities Now Under Conservation Status (Owned or Managed)

- Highest Priority Private (19,815 acres)
- Secondary Priority Private (14,335 acres)
- Highest Priority State (12,375 acres)
- Secondary Priority State (44,975 acres)

Original Community & Jurisdictional Open Space Priorities Now Under Conservation Status

- Community Open Space (3665 acres)
- Jurisdictional Open Space (320 acres)
- Davis-Monthan Urban Encroachment (460 acres)

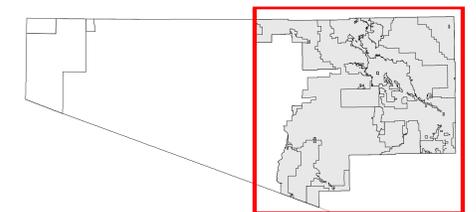
All Preserves



Original HPP Conservation Status by Ownership or Management Type

	ACRES		
	Fee Simple	Grazing Lease/Permit	Conservation Easement
Highest Priority Private	19,350	0	465
Secondary Priority Private	13,215	0	1120
Highest Priority State	685	11,690	0
Secondary Priority State	0	44,960	0

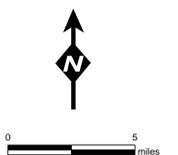
Pima County Index Map



Index Map Scale 1:1,500,000 for Arch E Print

The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County Information Technology Department Geographic Information Systems makes no claims regarding the accuracy of the information depicted herein. This product is subject to the GIS Division Disclaimer and Use Restrictions.

PIMA COUNTY
GEOGRAPHIC INFORMATION SYSTEMS
Pima County Information Technology Dept.
201 North Stone Avenue - 9th Floor
Tucson, Arizona 85701-1207
(520)740-6670 - FAX:(520)798-3429



6/24/2014

ATTACHMENT 2

PROPOSED FUTURE CONSERVATION ACQUISITION BOND PROGRAM

Habitat Protection Priorities and Associated Lands

Habitat Protection Priorities (525,645 acres)

- Highest Priority Private (28,190 acres)
- Secondary Priority Private (52,665 acres)
- State (444,790 acres)

Associated Lands (88,835 acres)

- Wildlife Corridors (State & Private: 25,740 acres)
- Non-HPP County Held State Grazing Leases (63,095 acres)

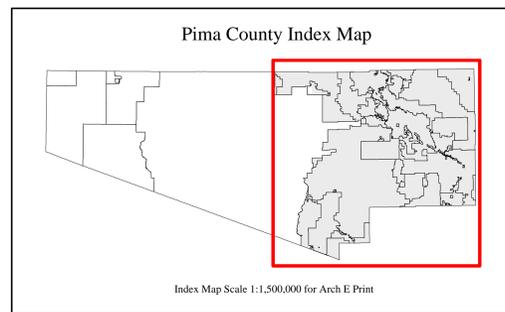
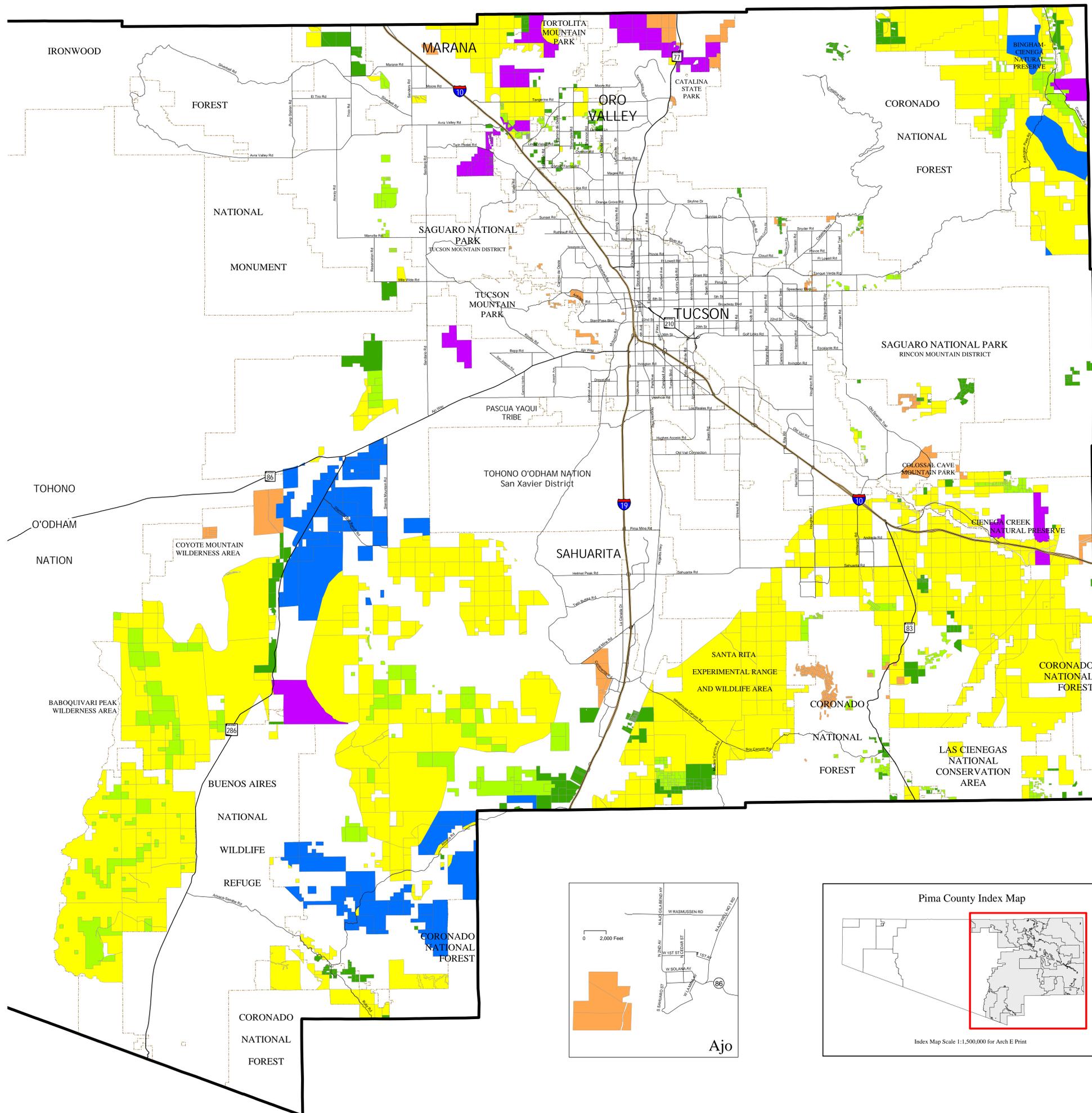
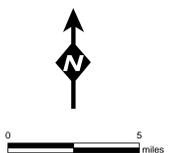
Community Open Space (State & Private: 17,350 acres)

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> A MOUNTAIN CAMINO DE OESTE CATALINA CONSERVATION EASEMENTS CATALINA STATE PARK EXPANSION COLOSSAL CAVE MTN PARK EXPANSION DOS PICOS DOUBLE XX RANCH GERLICH PROPERTY GREEN VALLEY WEST DESERT PRESERVE HABITAT AT 36TH AND KINO KELLEY RANCH MARANA MOUND SITE | <ul style="list-style-type: none"> MT LEMMON NORTHERN ALTAR VALLEY PAINTED HILLS ROSEMONT RANCH SABINO CANYON SAGUARO NATIONAL PARK EAST EXPANSION SAGUARO NATIONAL PARK WEST EXPANSION TANQUE VERDE/AGUA CALIENTE CONFLUENCE 36TH STREET CORRIDOR TORTOLITA MOUNTAIN PARK EXPANSION TUCSON MOUNTAIN PARK EXPANSION ALLEY ROAD PROPERTIES (AJO) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Total Acres Eligible For Acquisition: 631,830

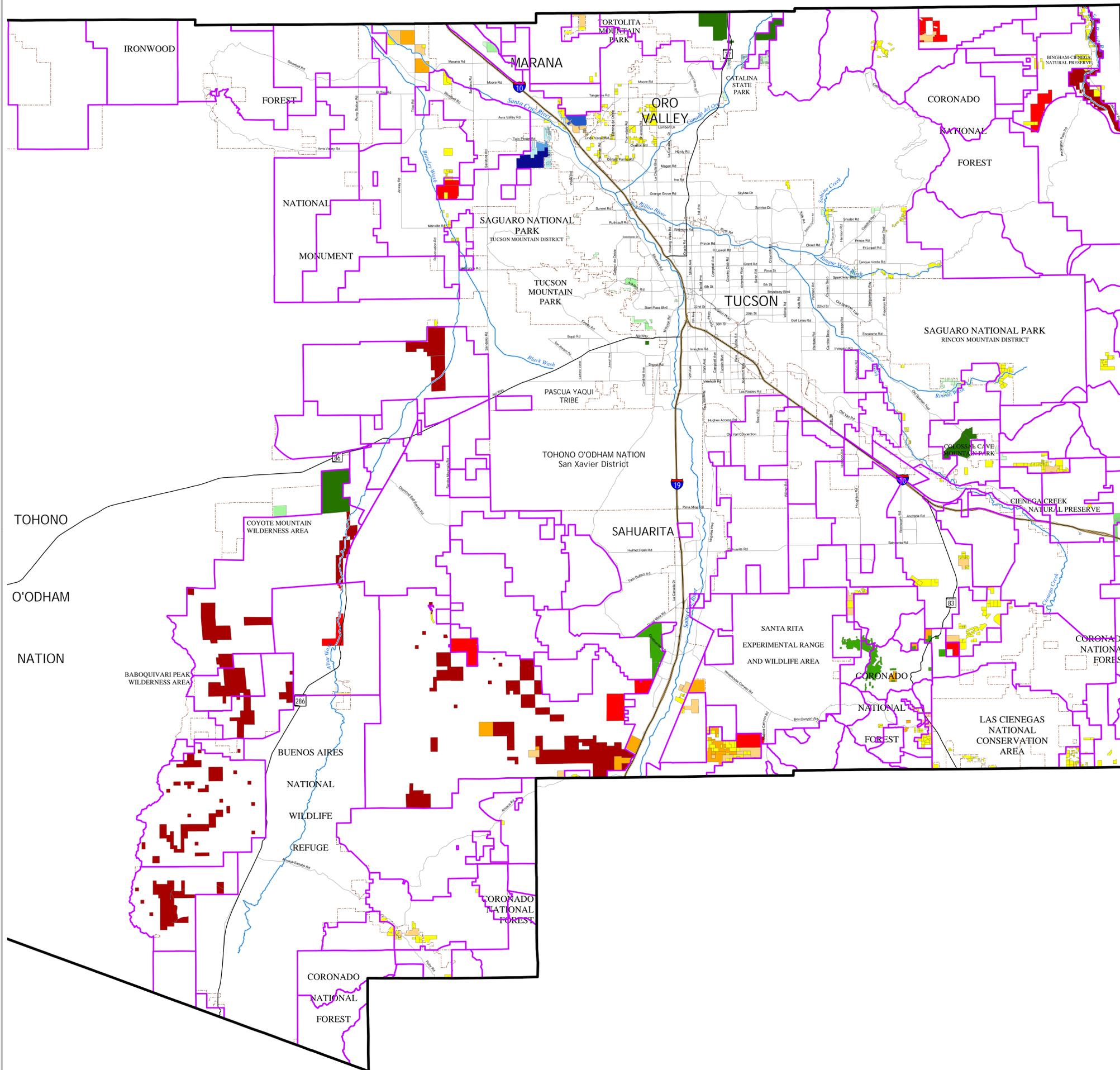
NOTE: NOT ALL ELIGIBLE PROPERTIES WILL BE ACQUIRED. The number of properties identified is in excess of the number that can be purchased with the proposed bond fund allocation. This provides the necessary flexibility during the property acquisition process. Some of these properties are eligible for purchase under the 2004 bond program, but are proposed for a future bond program as well because the number of properties exceeds the remaining 2004 bond funds available.

The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County Information Technology Department Geographic Information Systems makes no claims regarding the accuracy of the information depicted herein. This product is subject to the GIS Division Disclaimer and Use Restrictions.



ATTACHMENT 3

Habitat Protection Priorities, Associated Lands, and Community Open Space: Properties in Single Ownership Ranked by Size



Habitat Protection Priorities *

- 0 - 250 acres (598 owners / 17,090 acres)
- 250 - 500 acres (16 owners / 5650 acres)
- 500 - 1000 acres (9 owners / 5450 acres)
- 1000 - 2500 acres (8 owners / 10,325 acres)
- > 2500 acres (6 owners / 41,615 acres)

Associated Lands - Wildlife Corridors *

- 0 - 250 acres (123 owners / 1295 acres)
- 250 - 500 acres (1 owner / 300 acres)
- 500 - 1000 acres (1 owner / 590 acres)
- > 1000 acres (1 owner / 1390 acres)

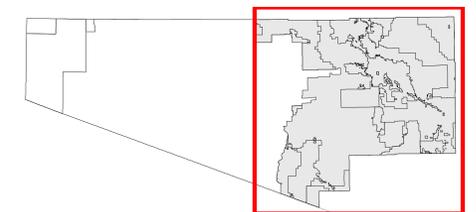
Community Open Space **

- 0 - 250 acres (150 owners / 2735 acres)
- 250 - 500 acres (4 owners / 1355 acres)
- 500 - 1000 acres (1 owner / 710 acres)
- 1000 - 2500 acres (2 owners / 4450 acres)
- > 2500 acres (2 owners / 8100 acres)

Grazing Allotments

* Private ** Private & State Trust Land

Pima County Index Map

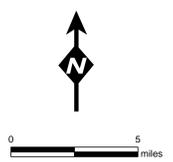


Index Map Scale 1:1,500,000 for Arch E Print

The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County Information Technology Department Geographic Information Systems makes no claims regarding the accuracy of the information depicted herein. This product is subject to the GIS Division Disclaimer and Use Restrictions.



Pima County Information Technology Dept.
201 North Stone Avenue - 9th Floor
Tucson, Arizona 85701-1207
(520)740-6670 - FAX:(520)798-3429



6/24/2014

ATTACHMENT 4

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday August 10, 2006
3:00 p.m.**

MOTIONS

MOTION: Commissioner Pettis moved, seconded by Commissioner Shattuck to approve acquisition of the Buckelew Farms property, including the 420-acre parcel, for \$4,116,000 (\$9,800/acre), and 85 acres south of Ajo Highway, \$957,000 (\$11,259/acre) within the Avra Valley Project Area. Motion approved 9-1. (Commissioner Prouty abstained).

MOTION: Commissioner Pettis moved, seconded by Commissioner Wilson to enter into the acquisition agreement for the 9-acre Linda Vista/Patrick property for \$451,000 (\$50,100/acre) as negotiated by Pima County, contingent on acquisition of the adjacent Reid property (infee or conservation easement). Tortolita Mountains Project Area. Motion approved 6-4. (Commissioners Johnson, Shattuck, Sheridan, and Marshall opposed, Commissioner Arnold abstained.)

MOTION: Commissioner Johnson moved, seconded by Commissioner Arnold to approve the acquisition of the Route 606 properties totaling 22 acres for \$240,000 (average \$10,909/acre), Camino de Oeste Project Area. Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Johnson to approve staff's recommendation and remove 414 parcels that are now developed from the Habitat Protection Priorities category, for the 2008 process. Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare to approve the preliminary list of properties with all of the proposed changes and discussions still under consideration, for the 2008 process. Motion approved 9-0. (Commissioner Arnold abstained).

MOTION: Commissioner Corey moved, seconded by Commissioner Sheridan to request 50% of the total General Obligation Bond or \$250 million, whichever is greater. Commissioners Corey and Sheridan accepted Commissioner Marshall's amendment to request \$285 million in bond allocation for the potential 2008 open space bond package. Motion approved 10-0.

MOTION: Commissioner Marshall moved, seconded by Commissioner Arnold to allocate not more than 25% of the total open space bond allocation to the Community Open Space category and not less than 75% to Habitat Protection Priorities. Motion approved 10-0.

MOTION: Commissioner Arnold moved, seconded by Commissioner Hare to amend the 1997 Bond Ordinance to facilitate the possible acquisition of a conservation easement on the Reid property adjacent to the Linda Vista/Patrick property recently considered. Motion approved 9-0.

DIRECTION TO STAFF

- Commissioner Sheridan requested that an information sheet with talking points on this meeting be provided to the Commission.
- Commissioner Prouty requested that on the 2008 sheet, we show how much was allocated to the 1997 and 2004 Community Open Space Properties.
- Commissioner Wilson requested that information on the percentage of monies spent under Community Open Space and Habitat Protection Priorities be provided to the Commission.

SUMMARY OF MEETING

The following is a summary of the August 10, 2006 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 3:10 pm.

Commissioners Present

Les Corey
Trevor Hare
Rob Marshall
Bill Roe, Chairman
Tom Sheridan
Helen Wilson (left meeting at 5:30pm)
Jan Johnson, Vice-chair
Chuck Pettis (left meeting at 4:50pm)
Tim Prouty
Wanda Shattuck (arrived at 3:15pm)
Bill Arnold (arrived at 3:55pm)

Commissioners Absent

2. Executive Session

No Executive Session held.

3. Approval of the August 3, 2006 Meeting Summary

The August 3, 2006 meeting summary was not completed at this time.

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported the Finance report for program expenditures was not yet available. Ms. Fyffe provided the Commission information on properties that have been acquired and those properties that are currently pending closing. To date, total acreage acquired through the 2004 Bond program is 24,900 acres at a cost of \$64,700,000 (including due diligence costs).

5. Bucklew Farms – Avra Valley Project Area Acquisition

Commissioner Prouty declared a potential conflict of interest and abstained from voting.

Nicole Fyffe reported that the acquisition agreements negotiated by the Arizona Open Land Trust, on behalf of Pima County, for the Buckelew Farms properties include the 420 acre parcel north of Ajo Highway for \$4,116,000 (\$9,800/acre), which includes the 1,000 acre-feet of grandfathered irrigation water rights. The second acquisition agreement is for the 85 acres south of Ajo Highway, including the 2000 acres of state grazing lease and 200 acre BLM grazing permit for \$957,000 (\$11,250/acre).

Kerry Baldwin reported on the Management Agreement. The agreement will cover the popular Pumpkin Festival held once a year, and the different practices related to the farming, grazing, and habitat restoration. Mr. Baldwin expressed the importance of the farm as an encroachment buffer and the solid block of government owned properties created, directly in relation to the Brawley Wash corridor. Mr. Baldwin also reported that the tenancy agreement would be for ten years with an option for five more years.

Commissioner Marshall indicated that if Habitat Protection Priorities funds are used for this acquisition, it must be demonstrated that the intent is to move toward higher biological value.

MOTION: Commissioner Pettis moved, seconded by Commissioner Shattuck to approve acquisition of the Buckelew Farms property, including the 420 acre parcel, for \$4,116,000 (\$9,800/acre), and 85 acres south of Ajo Highway, \$957,000 (\$11,259/acre) within the Avra Valley Project Area. Motion approved 9-1. (Commissioner Prouty abstained).

6. Conservation Opportunities in the Tortolita Sub Area

A. Linda Vista/Patrick Application

Nicole Fyffe reported that negotiations have moved forward. The acquisition agreement negotiated is for \$451,000 (\$50,100/acre) for 9 acres. Ms. Fyffe indicated that the agreement can be structured as contingent on the acquisition of the adjacent Reid property. Staff is having difficulty reaching the owner to discuss a possible conservation easement.

Scott Richardson, with the U.S. Fish and Wildlife Service, addressed the Commission on the FWS position in the Northwest over the Cactus ferruginous pygmy-owl. Mr. Richardson reported that the Northwest area continues to be extremely important from not only the pygmy-owl perspective, but also for other wildlife. However, there is a less priority assigned to the area heading northeast. The first priority remains making the connection to the Tortolitas. Mr. Richardson discussed that both landscape level and small parcels are important.

(Commissioner Arnold arrived)

MOTION: Commissioner Pettis moved, seconded by Commissioner Wilson to enter into the acquisition agreement for the 9 acre Linda Vista/Patrick property for \$451,000 (\$50,100/acre) as negotiated by Pima County, contingent on acquisition of the adjacent Reid property (in fee or conservation easement). Tortolita Mountains Project Area. Motion approved 6-4. (Commissioners Johnson, Shattuck, Sheridan, and Marshall opposed, Commissioner Arnold abstained.)

B. Reid Conservation Easement Parcel, Potential Amendment to the 1997 Bond Ordinance (This item heard out of sequence after Agenda item 8C.)

Nicole Fyffe reported to the Commission the need to amend the 1997 Bond Ordinance at this meeting in order to meet the Bond Advisory Committee's schedule, if the Commission chooses to pursue the acquisition of the Reid property.

MOTION: Commissioner Arnold moved, seconded by Commissioner Hare to amend the 1997 Bond Ordinance to facilitate the possible acquisition of a conservation easement on the Reid property adjacent to the Linda Vista/Patrick property recently considered. Motion approved 9-0.

7. Route 606 Properties – Tucson Mountain Park Camino de Oeste Project Area Acquisitions

Nicole Fyffe reported that an acquisition agreement has been negotiated for all of the Route 606 parcels, totaling 22 acres for \$240,000 (an average \$10,900/acre). The acquisition will connect recent acquisitions made by the Commission and expand the Tucson Mountain Park boundary west of Camino de Oeste.

MOTION: Commissioner Johnson moved, seconded by Commissioner Arnold to approve the acquisition of the Route 606 properties totaling 22 acres for \$240,000 (average \$10,909/acre), Camino de Oeste Project Area. Motion approved 11-0.

8. Potential 2008 Bond Election – Finalize Preliminary List of Identified Properties and Dollar Amount to be Requested

A. Finalize Preliminary List of Properties and Categories

Nicole Fyffe reported on the Commission's past approvals under the Community Open Space category.

Commissioner Arnold declared a potential conflict of interest and abstained from voting on all of these.

Ms. Fyffe discussed that the Commission has approved the following:

- The addition of Grasslands to Habitat Protection Priorities
- The combining of highest and secondary state land categories into one
- The addition of properties identified through the water rights analysis
- Remove the properties already acquired by the County

Ms. Fyffe recommended that the Commission consider removing 414 additional parcels that have now been developed.

Ms. Fyffe stated that the categories still under consideration were County-Held Grazing Leases, and both the Wildlife Corridors and Habitat Linkages, Springs and Streams Analysis and Watershed Protection Incentive Fund categories, which still need further refinement and discussion. Ms. Fyffe discussed a possible matching fund program for the Watershed Protection Incentive Fund category.

Chairman Roe requested that a subcommittee be put together to discuss this matter further and come back to the Commission with more information. The Committee will include Commissioner Marshall, Diana Freshwater, and Nicole Fyffe.

Nicole Fyffe reported that one last letter was received from Peter Vokac requesting that a small parcel between the Nanini Library and the school campus be considered for addition to the preliminary list. The Commission took no action.

Chairman Roe further suggested that the following changes be included:

- The Loving J Ranch be moved into the Watershed Incentive Fund category
- Amend the Saguaro Nation Park East expansion to reflect the Park's priorities

- Bring back the Wildlife Corridors changes and the watershed protection discussion to the September 14, 2006 CAC meeting
- Jurisdictional requests will come at a later date

MOTION: Commissioner Sheridan moved, seconded by Commissioner Johnson to approve staff's recommendation and remove 414 parcels that are now developed from the Habitat Protection Priorities category. Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare to approve the preliminary list of properties with all of the proposed changes and discussions still under consideration. Motion approved 9-0. (Commissioner Arnold abstained).

B. Decide on Total Conservation Bond Allocation

The Commission discussed various possible bond allocation amounts, Commissioner Wilson requested that information be provided on what percentage of Community Open Space has been spent and what percentage has been spent under Habitat Protection Priorities.

MOTION: Commissioner Corey moved, seconded by Commissioner Sheridan to request 50% of the total General Obligation Bond or \$250 million, whichever is greater. Commissioners Corey and Sheridan accepted Commissioner Marshall's amendment to request \$285 million in bond allocation for the potential 2008 open space bond package. Motion approved 10-0.

C. Decide on Conservation Bond Allocation for each Category

MOTION: Commissioner Marshall moved, seconded by Commissioner Arnold to allocate not more than 25% of the total open space bond allocation to the Community Open Space category and not less than 75% to Habitat Protection Priorities. Motion approved 10-0.

Commissioner Marshall requested that the additional categories be assessed to see if they fit within the Community Open Space or Habitat Protection Priorities categories. Chairman Roe asked that Commissioner Marshall work with Nicole Fyffe on this matter to bring back to the Commission.

Commissioner Sheridan requested that an information sheet with talking points on this meeting be provided to the Commission.

9. Next Commission Meeting

The next Commission meeting is scheduled for September 14, 2006 at the Manning House at 3:00pm.

10. Call to the Public

No speakers.

11. Adjournment

Meeting adjourned at 5:35pm.

ATTACHMENT 5

PROPOSED FUTURE CONSERVATION ACQUISITION BOND PROGRAM

Habitat Protection Priorities and Associated Lands

Habitat Protection Priorities (96,010 acres)

- Highest Priority Private (28,190 acres)
- Secondary Priority Private (52,665 acres)
- State (15,155 acres)

Associated Lands

- Wildlife Corridors (State & Private: 25,740 acres)

Community Open Space (State & Private: 17,350 acres)

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> A MOUNTAIN CAMINO DE OESTE CATALINA CONSERVATION EASEMENTS CATALINA STATE PARK EXPANSION COLOSSAL CAVE MTN PARK EXPANSION DOS PICOS DOUBLE XX RANCH GERLICH PROPERTY GREEN VALLEY WEST DESERT PRESERVE HABITAT AT 36TH AND KINO KELLEY RANCH MARANA MOUND SITE | <ul style="list-style-type: none"> MT LEMMON NORTHERN ALTAR VALLEY PAINTED HILLS ROSEMONT RANCH SABINO CANYON SAGUARO NATIONAL PARK EAST EXPANSION SAGUARO NATIONAL PARK WEST EXPANSION TANQUE VERDE/AGUA CALIENTE CONFLUENCE 36TH STREET CORRIDOR TORTOLITA MOUNTAIN PARK EXPANSION TUCSON MOUNTAIN PARK EXPANSION ALLEY ROAD PROPERTIES (AJO) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Total Acres Eligible For Acquisition: 139,100

NOTE: NOT ALL ELIGIBLE PROPERTIES WILL BE ACQUIRED. The number of properties identified is in excess of the number that can be purchased with the proposed bond fund allocation. This provides the necessary flexibility during the property acquisition process. Some of these properties are eligible for purchase under the 2004 bond program, but are proposed for a future bond program as well because the number of properties exceeds the remaining 2004 bond funds available.

The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County Information Technology Department Geographic Information Systems makes no claims regarding the accuracy of the information depicted herein. This product is subject to the GIS Division Disclaimer and Use Restrictions.

