

**Pima County Conservation Acquisition Commission  
Meeting**

**Manning House  
450 West Paseo Redondo  
Thursday, January 12, 2006  
3:00 p.m.**

**DIRECTION TO STAFF**

Commissioner Marshall requested that the issue of potential expenditures on State Trust land be placed on the next CAC agenda.

Commissioner Marshall requested that Brawley Wash parcels be added to the Updates section of the agenda for discussion.

**SUMMARY OF MEETING**

The following is a summary of the January 12, 2006 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The meeting was called to order at 3:10 p.m. with a quorum.

Commissioners Present

Tim Prouty  
Les Corey  
Trevor Hare  
Jan Johnson, Vice-Chair  
Rob Marshall  
Chuck Pettis  
Bill Roe, Chair  
Wanda Shattuck (arrived after meeting summary approval)  
Tom Sheridan  
Helen Wilson

Commissioners Absent

Bill Arnold

2. Approval of November 10, 2005 Meeting Summary

Meeting summary was approved 10-0.

3. Update on 1997/2004 Conservation Bond Program Expenditures

Prior to the meeting, the Commission was mailed an update of the 1997/2004 Conservation Bond Program Expenditures as of November 30, 2005.

Nicole Fyffe updated the Commission on the recent closings of the Pacheco properties (Tucson Mountain Park South Corridor Project Area), the Serr property (Tucson Mountain

Park Camino de Oeste Project Area), and the Belvedere property (City of Tucson Jurisdictional request – 36<sup>th</sup> Street Corridor).

Ms Fyffe noted that approximately \$17 million may remain unspent in the Community Open Space category, due to the unavailability of acquiring State Trust lands. Commissioner Marshall requested that the issue of potential expenditures on State Trust lands be placed on the next CAC agenda.

4. Conservation Opportunities in the Tortolita Sub-area/NW Tucson

Chairman Roe gave a brief summary of each map presented at the January 9, 2006 Study Session. Ms. Fyffe indicated that staff will initiate contact for all HPPs in the Tortolita Sub-area that are adjacent to existing preserves or State land as large blocks of contiguous parcels. The County will also contact via phone, those property owners contacted prior to this, via letter. Sherry Ruther gave a brief update on the Cascada Specific Plan submitted to the Town of Marana. Christine Curtis, with Real Property, indicated that contact has been made with a representative of the TEP property adjacent to this project. Staff will update the Commission on any further discussions.

5. Habitat Protection Priorities in the Sabino Creek Area

Diana Durazo provided an update on the Sabino Creek area parcels. At this time, no further contact has been made with property owners. After a subsequent meeting with Dr. McGettigan, he expressed interest in possibly selling his parcels dependent on the appraised value. Staff has ordered an appraisal for both of his parcels. Chairman Roe asked the Commission to consider a workshop with property owners in this area.

6. County Attorney's Update on Open Meeting Law and Conflict of Interest Issues

Karen Fryer, with the Pima County Attorney's Office, gave a presentation on Open Meeting Law. Ms. Fryer discussed what constitutes legal action, a meeting, and what some of the violations and penalties can be under the law. Specific examples involved social gatherings, e-mail, and fax transmittals. (See handouts given at the meeting.)

7. Updates

Cienega Corridor: Diana Durazo reported that applications have been received for approximately 21 parcels in the areas south of Colossal Cave Mountain Park and north of the Cienega Creek Natural Preserve, and south of Bar V Ranch and north of the Las Cienegas National Conservation Area. These parcels are predominantly surrounded by BLM lands. Ms. Durazo indicated that appraisals and other due diligence are underway.

Section 15 Exchange: Nicole Fyffe reported that the exchange involves the Section 15 Pima Pineapple mitigation bank, the Rios/Metz property and McKenzie property. There is still one other group of properties yet to be determined east of the Canoa Ranch parcels. Ms. Fyffe indicated that once all parcels are identified, the U.S. Fish and Wildlife Service must approve the exchange, followed by the required public notice before closing on the exchange. Commissioner Marshall requested that Brawley Wash parcels be added to the Updates section for discussion on future CAC agendas.

South Corridor: Diana Durazo reported that Pima County closed on the Pacheco properties. Only two properties are still pending closing, which are Hyntington and Firkins. These final acquisitions will complete the Tucson Mountain Park South Corridor Project Area near Ajo and Mission.

Camino de Oeste: Diana Durazo reported that Pima County closed on the Serr property in the Camino de Oeste Project Area near Gates Pass and Camino de Oeste. Ms. Durazo provided an update on the status of the remaining parcels in this project area. Appraisals have been ordered for the Des Rochers parcels. Staff will continue to contact the rest of the parcel owners.

Belvedere: Nicole Fyffe reported that the County recently closed on the Belvedere property.

Los Morteros: Diana Durazo reported that staff is researching a possible land exchange with Dr. Moussa. Staff is also working on the Welter properties.

Habitat for Humanity: No update at this time.

Green Valley Hills: No update at this time.

Federal Land Exchange involving Tumamoc Hill: (Note: This item was heard after agenda item 4 during the meeting.) County Administrator Chuck Huckelberry provided an update to the Commission on the federal land exchange involving the Federal condemnation of Tumamoc Hill. The bill was introduced by Congressman Grijalva, then re-introduced by Congressman Kolbe, and passed in the House. Currently, the Senate has concerns over the Federal government condemning public property. Mr. Huckelberry explained that implications of current zoning designation on land values and costs. Staff is exploring the possibility of transfer of densities from Tumamoc to other state land that is more appropriate for urban development.

Resolution Copper Exchange: Nicole Fyffe reported that Congressman Kolbe sent a letter to Resolution Copper in support of including the Bloom property for consideration via the exchange. Mr. Huckelberry also sent a letter to both Congressman Kolbe and Resolution Copper expressing concerns over impact of the potential development in San Manuel on the San Pedro River and the Resolution Copper mitigation lands downstream. No update on the legislation at this time.

Double X Ranch: This is a non-bond property that was offered for sale to Pima County. No alternative funding source for \$5 million has been identified.

Avra Valley Rd./I-10 overpass: Nicole Fyffe indicated there is no further update other than Sherry Ruther's update on Cascada. Staff is holding off on negotiations on the west side of I-10 until more information on the Cascada Specific Plan comes forward.

Catalina/Tortolita connection: Nicole Fyffe reported that the ADOT improvement project on Oracle Road north of Tangerine has been pushed back indefinitely until additional funding is identified. No additional comments. Staff will continue to monitor progress.

Rail X Ranch: Nicole Fyffe reported that the ranch is still on the market. Ms. Fyffe noted that the County Attorney stated that Commissioner Arnold should not answer questions or organize any trips to this property due to his conflict of interest. A representative other than Commissioner Arnold can come and address the Commission on this matter or organize a site visit. Commissioner Hare reported that this non-bond property did not offer any unique values not already found in Pima County. This item will be dropped from future agendas.

Proposed Development Activities on Bond Parcels: Sherry Ruther provided an update on the Goff properties found in the San Pedro sub area. The properties are Habitat Protection Priorities. Recently, a potential buyer came in to Development Services to inquire about a possible Comprehensive Plan Amendment for these parcels. Ms. Ruther explained that Mr. Duotro was provided with all relevant information, including Pima County's interest in preserving this area.

8. Next Commission Meeting

The next Commission meeting is scheduled for February 9, 2006 at 3p.m.

9. Call to the Public

No members of the public spoke at this time.

10. Adjournment

Meeting adjourned at 5:12 pm.