

7/25/05

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday July 21, 2005
3:00 p.m.**

MOTIONS

MOTION: Commissioner Sheridan moved, seconded by Commissioner Prouty, to approve the acquisition of the Canoa parcels. Motion approved 9-0.

MOTION: Commissioner Prouty moved, seconded by Commissioner Corey, to approve the acquisition of the Granite property (68 acres along Santa Cruz River in Sahuarita). Motion approved 9-0.

MOTION: Commissioner Sheridan moved, seconded by Commission Wilson, to approve acquisition of the Hiatt Property (25 acres at Ajo and Mission). Motion approved 9-0.

MOTION: Commissioner Pettis moved, seconded by Vice-Chair Johnson, to approve acquisition of the Carpenter Ranch property with 2004 and 1997 open space bond funds. Motion approved 9-0.

SUMMARY OF MEETING

The following is a summary of the July 21, 2005 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

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

Commissioners Absent

Bill Arnold
Rob Marshall

2. Approval of June 23, 2005 Meeting Summary

Meeting summary was approved 8-0.

3. Update on 1997/2004 Conservation Bond Program Expenditures

Expenditures as of June 30, 2005 will not be available until August.

4. Critical Landscape Linkages

A. Report from field trip to Avra I-10 site and Oracle Road site

A written report of the field trip was distributed to Commissioners prior to the meeting. Sherry Ruther presented the recommendations to the Commission for each of the sites. Regarding acquisitions in these site areas, the group participating in the field trip did not recommend acquisition of the private parcels previously identified at the Oracle Road site, but did recommend acquisition of some or all of the parcels identified at the Avra I-10 site. Commissioner Corey recommended an education program for residents living near these sites.

Hector Conde, member of the audience, submitted a report on the linkage between the Catalinas and the Tortolitas. Mr. Conde expressed his disappointment that only a slim portion of the State Trust lands the County previously identified for conservation are included in the most recent State Trust Land reform effort. Mr. Conde also offered his services to Pima County.

B. Update from Staff on contacts with property owners

Catalina/Tortolita Connection – The County received two offers for private properties in this area, one at \$400,000 an acre, and another at \$239,000 an acre. Another property owner in the area notified staff that they are already involved in a sale to another party.

Avra I-10 – The County has a letter of intent to purchase a 15-acre portion of two parcels south of the underpass. The County will continue discussions with the representative of the northern parcel adjacent to the underpass.

Garcia Strip connection across CAP canal west of Saguaro National Park West – Staff has sent a letter of interest and applications to the property owners.

C. Effectiveness of land acquisitions and wildlife crossing structures

Carolyn Campbell, Director of the Coalition for Sonoran Desert Protection, presented a video on the success of wildlife crossing structures. Ms. Campbell also provided the Commission with a list of on-going activities associated with wildlife connectivity in Pima County, and a letter from Scott Richardson (US Fish and Wildlife Service) on the importance of the northwest to the Pygmy Owl.

5. Conservation Opportunities Northwest of Arthur Pack Park

Nicole Fyffe explained that the County has received two applications for the sale of property to

Pima County in the area north of Arthur Pack Park. More information will be provided to the Commission on these parcels before the next Commission meeting on September 8.

6. Acquisition of Canoa Ranch Parcels

County Administrator Chuck Huckelberry summarized the proposed acquisition of three of the remaining four privately owned Canoa parcels east of I-19, for \$4.2 million (\$3 million from 2004 Open Space Bond funds, \$1.2 million from Floodprone Land Acquisition Program (FLAP) funds).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Prouty, to approve the acquisition of the Canoa parcels. Motion approved 9-0.

7. Acquisition of Granite Property

Suzanne Shields, Director of the Flood Control District summarized the proposed acquisition of the Granite parcels, located along the Santa Cruz River in Sahuarita (68 acres for \$210,000).

MOTION: Commissioner Prouty moved, seconded by Commissioner Corey, to approve the acquisition of the Granite property (68 acres along Santa Cruz River in Sahuarita). Motion approved 9-0.

8. Acquisition of the Hiett Property

Nicole Fyffe summarized the proposed acquisition of the Hiett property, located in the Tucson Mountain Park South Corridor Project Area, south of Ajo and west of Mission (25 acres for \$720,000). At the June Commission meeting, the Commission approved acquisition of adjacent parcels.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Wilson, to approve acquisition of the Hiett Property (25 acres at Ajo and Mission). Motion approved 9-0.

9. Acquisition of the Carpenter Property

Jean Emery summarized the proposed acquisition of the Carpenter Ranch property, located just north of the Pima/Pinal County border (360 acres for \$1.17 million).

MOTION: Commissioner Pettis moved, seconded by Vice-Chair Johnson, to approve acquisition of the Carpenter Ranch property with 2004 and 1997 open space bond funds. Motion approved 9-0.

10. State Trust Land Reform Initiative

Diana Rhoades, Sonoran Institute, gave a presentation on the recent State Trust Land Reform initiative. The full text of the initiative will be sent to Commissioners.

11. Updates:

South Corridor: Commission approved acquisition of Heater, Berard, Hyntington properties at June meeting. Acquisition will go before the Board of Supervisors on August 2nd.

Poteet Property: Commission approved the acquisition at the June meeting. Acquisition will go

before the Board of Supervisors on August 2nd.

TEP Parcel - Town of Sahuarita Jurisdictional Request Category: Commission approved beginning due diligence at the June meeting. Staff is still determining whether this should be an open space acquisition of a Flood Prone Land Acquisition Program acquisition.

Camino de Oeste: Continuing to negotiate acquisition agreements with various owners.

Belvedere Estates Property: Commission approved this acquisition on April 21. Board of Supervisors (BOS) approved the acquisition on June 7th. County will close on the property shortly.

Madera Highlands: Commission approved the acquisition on May 19 and the BOS approved it on June 7th. County will close on the property shortly.

Diocese Parcel: County is working with the new owner of the Diocese property to either acquire a conservation easement on the property or exchange the property for another County property.

Green Valley Hills: No update.

Habitat for Humanity parcel and west 36th Street: Discussions between the City and the County and the seller continue.

Federal Exchange involving Tumamoc Hill: There have been some changes in the text of the bill including access to the National Forest via the Simonson property.

Resolution Copper Exchange: The Southeast Arizona Land Exchange and Conservation Act was introduced into Congress in May. Pima County is still working to get the Bloom property included in the legislation for conservation.

Double X Ranch: Staff will continue to search for alternative funding sources.

Proposed Development Activities on Bond Parcels: Sherry Ruther reported on two additional properties that just entered the development process: A 30-acre property at La Cholla and Lucero, and a 1,200 acre property southwest of the Santa Ritas. Additional information will be provided to the Commission via mail.

12. Next Commission Meeting, September 8, 2005

The next Commission meeting is scheduled for September 8, 2005 at 3 p.m.

13. Call to the Public

No members of the public spoke at this time.

14. Adjournment

Meeting adjourned at 5:10 pm.