

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Tuesday March 8, 2005
3:00 p.m.**

A. Motions at the March 8 Meeting

MOTION: Commissioner Arnold moved, seconded by Commissioner Wilson, to move forward with due diligence on the Whitaker parcel (Camino de Oeste) at appraised value. Motion approved 11-0

MOTION: Commissioner Arnold moved, seconded by Commissioner Corey, to move forward with due diligence on the 15 acres directly south of the Avra/I-10 underpass. Motion approved 10-0. Commissioner Sheridan abstained from voting.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to move forward with due diligence on the Habitat for Humanity parcel along the 36th Street corridor, by seeking partnership opportunities whereby the complete parcel does not have to be purchased, and at the same time consider other conservation opportunities in this project area. Motion approved 11-0.

MOTION: Vice-Chair Johnson moved, seconded by Commissioner Wilson, to place the Nunez parcel (Empire Mountains) on hold, until staff determines whether the Bureau of Land Management (BLM) is willing to acquire or manage this parcel and others as they are surrounded by BLM land. Motion approved 11-0.

MOTION: Commissioner Arnold moved, seconded by Commissioner Hare, to move forward with due diligence on the Madera Highlands parcels (Altar Valley). Motion approved 11-0.

B. Direction to Staff

Commissioner Wilson requested a presentation at the May 19 meeting on the Tres Rios project and a corridor near the Pinal County line. Commissioner Hare requested that the Commission be made aware of any responses from Marana or other entities regarding this Avra/I-10 area.

SUMMARY OF MEETING

The following is a summary of the March 8, 2005 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The meeting was called to order at 3:15 p.m. with a quorum.

Commissioners Present - ALL

Bill Arnold

Les Corey

Trevor Hare

Jan Johnson, Vice-Chair

Rob Marshall

Chuck Pettis

Tim Prouty

Bill Roe, Chair

Wanda Shattuck

Tom Sheridan

Helen Wilson

2. State Trust Land Reform

State Land Commissioner Mark Winkleman addressed several questions posed by the Commission regarding the State Land Department, State Trust land reform efforts, the Arizona Preserve Initiative, State mineral leases, and recreation on State Trust lands. Mr. Winkleman suggested that the Commission invite staff from the new Tucson State Land office to attend a Commission meeting, in order to build up a relationship with the new office and provide input on the five-year disposal plan.

3. Camino De Oeste Project Area

At the February 10 meeting, the Commission directed staff to begin due diligence for the Camino de Oeste parcels with asking prices near \$6,500 or less. Diana Freshwater, Arizona Open Land Trust, reported that this included three parcels owned by Route 606. The adjacent Whitaker parcel appraised at \$8,800 an acre. Staff recommended moving forward with due diligence on the Whitaker parcel at appraised value.

MOTION: Commissioner Arnold moved, seconded by Commissioner Wilson, to move forward with due diligence on the Whitaker parcel at appraised value. Motion approved 11-0

Kerry Baldwin, Natural Resources Superintendent, provided a report on issues associated with inholdings.

4. Conservation Opportunities in Connection Analysis Areas

Christine Curtis, Real Property Acquisition Agent, reported on negotiations with an owner of two parcels just south of the Avra/I-10 underpass. Staff recommended

beginning due diligence for the northern 15 acres of these parcels for \$50,000 an acre. The County Administrator requested, via a letter to the Town Manager of Marana, that Marana require that a corridor be set aside on the northern parcel if it is brought through Marana's development process. The 15 acres when added to this set aside area will protect a corridor from the I-10 underpass to Pima County and Marana owned lands to the west.

MOTION: Commissioner Arnold moved, seconded by Commissioner Corey, to move forward with due diligence on the 15 acres directly south of the Avra/I-10 underpass. Motion approved 10-0. Commissioner Sheridan abstained from voting.

Commissioner Wilson requested a presentation at the May 19 meeting on the Tres Rios project and a corridor near the Pinal County line. Commissioner Hare requested that the Commission be made aware of any responses from Marana or other entities regarding this Avra/I-10 area.

5. Approval of February 10 Meeting Summary

Meeting summary was approved 11-0.

6. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe distributed an update of the 1997 and 2004 Conservation Bond Program Expenditures as of February 28, 2005.

7. Applications for the Sale of Open Space

A. Habitat for Humanity – City of Tucson Jurisdictional Request - 36th Street Corridor

Due to the fact that the asking price for this property is 5 times that of similar properties acquired in the area, staff recommended moving forward with due diligence on this parcel by assembling a team to determine which portions of the property are most important to preserve and whether the biological integrity of the property can be preserved while still permitting some development. It was also proposed that this team consider other conservation opportunities along the 36th Street Corridor, and how best to spend the remaining funds for this project area.

Michael McDonald, Executive Director for the Habitat for Humanity in Tucson, stated that he was willing to work with the County on this potential acquisition.

Commissioner Wilson stated that the Commission should aim to have portions set aside through the development process, as opposed to buying the whole parcel for \$3 million.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to move forward with due diligence by seeking partnership opportunities whereby the complete parcel does not have to be purchased, and at the same time consider other conservation opportunities in this project area. Motion approved 11-0.

Gayle Hartmann spoke in support of looking at all the opportunities along this corridor.

B. Nunez parcel – Habitat Protection Priority – Southeast Corridor

MOTION: Vice-Chair Johnson moved, seconded by Commissioner Wilson, to place the Nunez parcel on hold, until staff determines whether the Bureau of Land Management (BLM) is willing to acquire or manage this parcel and others as they are surrounded by BLM land. Motion approved 11-0.

C. Madera Highlands parcels – Habitat Protection Priorities – Altar Valley

MOTION: Commissioner Arnold moved, seconded by Commissioner Hare, to move forward with due diligence on the Madera Highlands parcels. Motion approved 11-0.

8. Updates:

Bar V Ranch: Staff reported that the County closed on the Bar V Ranch on February 17, 2005.

King98: Staff reported that County would close shortly on the King98 property.

Rancho Seco: Staff reported that a Phase II environmental assessment was underway, a mineral rights attorney had been retained by the County for advice regarding the mineral issues associated with the property, the County and the sellers were still developing the conservation easement and other documents associated with the acquisition, and that all this information will be taken back to the Board of Supervisors for approval before April 16.

South Corridor Project Area: Diana Freshwater reported that the County should soon be finished with value estimates for these properties.

Belvedere: Diana Freshwater reported that due diligence was underway.

Green Valley Hills: Nicole Fyffe reported that the owner of this property withdrew the project from the Planning and Zoning Commission agenda. An application for the sale of open space had been sent to the owner.

Proposed Development Activities on Bond Parcels: Sherry Ruther, Environmental Planning Manager for Development Services, stated that no new action had occurred on the parcels. Ms. Ruther also proposed that the joint study session for this Commission and the Planning and Zoning Commission be scheduled for 3pm on March 30th in the Public Works building basement conference room "C".

9. Next Commission Meeting, April 21, 2005

The next Commission meeting is scheduled for April 21, 2005 at 3 p.m. A suggested agenda was distributed to the Commission. Commissioner Shattuck

asked that staff request Albert Elias, City of Tucson Planning Director, attend meetings where the Habitat for Humanity parcel is discussed.

10. Call to the Public

No individuals spoke at this time.

11. Adjournment

Meeting adjourned at 5:15 pm.