

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday, September 16, 2004
5:00 p.m.**

A. Motions at the September 16 Meeting

1. Motion stated by Commissioner Marshall, seconded by Commissioner Arnold at the August 25 meeting, and amended by Commissioner Sheridan: The Habitat Protection Priorities that were developed under the auspice of the Sonoran Desert Conservation Plan Steering Committee, ratified by the Board of Supervisors and the various bond committees, and ratified by the electorate, are the priorities that this Commission will use as it's primary guidance for spending bond monies. The motion passed 8-0 with Commissioner Sheridan abstaining.
2. Commissioner Shattuck moved, seconded by Commissioner Wilson, to adopt Commissioner Corey's written motion in his absence. "The Pima County Conservation Acquisition Commission requests that Pima County staff prepare an inventory of land-landscape scale private properties, held by one ownership entity, comprised of 2,500 fee acres or more, now remaining in Pima County. Properties may or may not include additional state and federal lease land. No further information is requested at this time and no contact with the landowners is requested." Motion passed 9-0.
3. Commissioner Hare moved, seconded by Commissioner Arnold, that the Pima County Conservation Acquisition Commission requests that Pima County staff prepare an inventory of private properties comprised partly or wholly of important riparian areas and those that reside inside of critical landscape linkages, held by one ownership entity, now remaining in Pima County. Properties may or may not include additional state and federal lease land. No further information is requested at this time and no contact with the landowners is requested." Motion passed 9-0.
4. Commissioner Prouty moved, seconded by Vice-Chairwoman Johnson, to continue due diligence for the Bee/Mordka properties. The motion was approved 8-0. Commissioner Arnold declared a conflict of interest and therefore did not vote on this item.
5. Commissioner Sheridan moved, seconded by Commissioner Arnold, to recommend to the Board of Supervisors, that the County purchase the Baker property. The motion passed 9-0.

B. Direction to Staff

1. Prepare an inventory of land-scape scale private properties, held by one ownership entity, comprised of 2,500 fee acres or more, now remaining in Pima County.
2. Prepare an inventory of private properties composed entirely or partly of important riparian and critical landscape linkages, held by one ownership entity.
3. Work with sub committee to rewrite process for non-2004 bond properties offered to the County.
4. Provide better quality maps for proposed purchases – or place on web site.
5. Provide Commission info on other sources of funding available for properties.
6. For the Baker Property, County needs to make sure that option assignments close simultaneously, and not to close one transaction without the other. The ownership is made up of two undivided half interests.
7. Include date property was originally acquired by current owner.
8. Assemble list of properties within the 2004 Conservation Bond Program, of which the County has already invested substantial time in trying to acquire.

SUMMARY OF MEETING

The following is a summary of the September 16, 2004 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The meeting was called to order at 5:05 p.m. with a quorum.

Commissioners Present

Bill Arnold
 Trevor Hare (arrived at 5:20 p.m.)
 Jan Johnson, Vice-Chair
 Chuck Pettis
 Tim Prouty
 Bill Roe, Chair
 Wanda Shattuck
 Tom Sheridan
 Helen Wilson

Commissioners Absent

Les Corey
 Rob Marshall

2. Goals and Criteria

Chairman Roe submitted the following comment from Commissioner Marshal in his absence. "What I believe would be the most valuable as background information for the Commission, and as a means for County staff to become more familiar with the habitat protection priorities, is to begin a records search focused on identifying zoning, comprehensive plan land use, adjacent land use adjacent planned use and

zoning, prior dealings with potential land owners, potential easement or acquisition issues, and proximity to government-owned lands. During my presentation I identified what I believe to be the most important areas in the County in which to begin this process. Compiling this information by sub-area and reporting back to the Commission will give both the County and the Commission a much better foundation from which to proceed.”

Chairman Roe relayed Commissioner Marshall’s suggestion of beginning with four areas: Altar Valley, Avra Valley, Agua Verde, and San Pedro. Action deferred to next meeting.

MOTION: Motion stated by Commissioner Marshall, seconded by Commissioner Arnold at the August 25 meeting: “The Priorities that were developed under the auspice of the Sonoran Desert Conservation Plan Steering Committee, ratified by the Board of Supervisors and the various bond committees, and ratified by the electorate, are the priorities that this Commission will use as it’s primary guidance for spending bond monies.”

Commissioner Sheridan proposed an amendment to delete the word “primary”. A vote was taken which resulted in “primary” remaining in the original motion. Commissioner Sheridan then proposed an amendment to insert “Habitat Protection” before the first use of “Priorities”. This was accepted without dissent.

The motion then read: The Habitat Protection Priorities that were developed under the auspice of the Sonoran Desert Conservation Plan Steering Committee, ratified by the Board of Supervisors and the various bond committees, and ratified by the electorate, are the priorities that this Commission will use as it’s primary guidance for spending bond monies. The motion passed 8-0 with Commissioner Sheridan abstaining.

MOTION: Commissioner Shattuck moved, seconded by Commissioner Wilson, to adopt Commissioner Corey’s written motion in his absence. “The Pima County Conservation Acquisition Commission requests that Pima County staff prepare an inventory of land-scape scale private properties, held by one ownership entity, comprised of 2,500 fee acres or more, now remaining in Pima County. Properties may or may not include additional state and federal lease land. No further information is requested at this time and no contact with the landowners is requested.” Motion passed 9-0.

MOTION: Commissioner Hare moved, seconded by Commissioner Arnold, that the Pima County Conservation Acquisition Commission requests that Pima County staff prepare an inventory of private properties comprised partly or wholly of important riparian areas and those that reside inside of critical landscape linkages, held by one ownership entity, now remaining in Pima County. Properties may or may not include additional state and federal lease land. No further information is requested at this time and no contact with the landowners is requested.” Motion passed 9-0.

3. Draft Real Property Acquisition Process for potential acquisition not included in the 2004 Bond Ordinance

Commissioner Roe announced the formation of a subcommittee to work with staff to rewrite the proposed process. Members of the subcommittee include Tom Sheridan, Jan Johnson and Tim Prouty.

4. Approval of August 25 Meeting Summary

Commissioner Arnold moved, seconded by Commissioner Sheridan, to approve the summary. Passed 9-0.

5. Update on A-7 Ranch Acquisition

Christine Curtis, Real Property Services, reported to the Commission that the County closed on A-7 Ranch on September 15th. Total County costs at closing were \$2,041,933.24, which includes interim management by the City. A draft management plan will be brought to the Commission for review.

6. Update on 1997/2004 Conservation Bond Program Expenditures to date

Nicole Fyffe, Commission Coordinator, stated that there were no expenditures to report since the last meeting.

7. Painted Hills

Carmine DeBonis, Director of Development Services, provided an update on the 2 subdivisions proposed within the Community Open Space acquisition area of Painted Hills. Desert Rose Canyon is proposed as an 80-lot conservation subdivision. Indigo Ridge is proposed as a 65-lot subdivision. The owner for Indigo Ridge stated \$60,000 an acre as a sales price to the County, an agent for the Desert Rose Canyon asked for \$30,000 to \$35,000 an acre. The cost estimated for this open space property in the 2004 bond ordinance was \$15,000 an acre.

The following people spoke in support of preserving the Painted Hills property: Tracy Williams, Gary Kordosky, Gayle Hartmann, Paul Eckerstrom, and Michael Addis.

8. Bee/Mordka Properties

MOTION: Commissioner Prouty moved, seconded by Vice-Chairwoman Johnson, to continue due diligence on these properties. The motion was approved 8-0. Commissioner Arnold declared a conflict of interest and therefore did not vote on this item.

Commissioner Prouty requested that staff make the Commission aware of any other potential funding sources available for properties presented to the Commission.

9. Baker Property

MOTION: Commissioner Sheridan moved, seconded by Commissioner Arnold, to recommend to the Board of Supervisors, that the County purchase the Baker property. The motion passed 9-0.

Emily Brott, representing the Cienega Corridor Conservation Council and the Sonoran Institute, spoke in support of the acquisition.

Commissioner Prouty asked Real Property to make sure that option assignments close simultaneously, and that one transaction does not close without the other. The ownership is made up of two undivided half interests.

Commissioner Shattuck stated that for future purchases, she would like to see the date the property was originally acquired by current owner.

10. Report on Tortolita Fan area and Marana's HCP

Tyler Jones, Town of Marana, provided an update on the Town of Marana's Habitat Conservation Plan, which includes the expansion of the existing Tortolita Preserve by preserving a swath of state trust land across the Tortolita Fan, and impact fees for the purchase land, management activities, and augmentation for Cactus Ferruginous Pygmy Owls.

11. State Trust Land: Update on API Process and State Trust Land Reform

Arlan Colton, Planning Official, provided a history of State trust lands, the Arizona Preserve Initiative process and Growing Smarter matching funds. Mr. Colton then described the current comprehensive effort to reform state trust lands. He stated that this reform effort may be heard in the legislature in regular or special session next year or an initiative effort.

12. Update on Green Valley Hills Property

Mr. Huckelberry, County Administrator, stated that this property is a high priority private Habitat Protection Priority because of the wash corridors that run through the center of the property and provide connectivity under interstate 19. Mr. Huckelberry explained that the County is attempting to work with the owner on several development options to attain the conservation goals for this area. One option is also to purchase the property, but the owner is not a willing seller.

Mr. Huckelberry also described a proposal he made to the Canoa Advisory Committee, which would provide for the preservation of 2 of the remaining privately owned parcels within Canoa Ranch. The Canoa Advisory Committee agreed with moving further with the proposal.

There was discussion about surrounding land uses, and other wildlife corridors in the area such as the Sopori Wash corridor.

13. Community Open Space Properties, Contact with Sellers

Nicole Fyffe passed out a handout that describes the level of contact the County has had with owners of the properties identified as Community Open Space. It was agreed that this would be placed on the next meeting agenda for discussion.

Chairman Roe requested that staff assemble a list of properties for which the majority of due diligence has already been completed.

14. Informational Staff Report on Land Transactions with other Funding Sources

These will be routine reports to the Commission on transactions that involve funding sources other than 2004 bond funds. Linda Mayro, Cultural Resources Manager, discussed the following acquisitions: Los Morteros, Valencia Site API, and Tumamoc. Arlan Colton provided a brief update on the Swan Southlands Specific Plan, approved by the Planning and Zoning Commission and scheduled to go before the Board of Supervisors on October 19, which includes the County-owned Pima Pineapple Cactus bank known as Section 15. Mr. Huckelberry explained that the County originally purchased the parcel as a landfill and it was later turned into a mitigation bank, which will have to be replaced on another property. The County estimates the value of the property to be about \$6-\$10 million when it is eventually sold, which will provide much funding for other open space purchases.

15. Next Meeting

The next meeting will be held on October 14, at 3:00 pm. Meeting will now be held from 3 to 5:30 pm.

16. Call to the Audience

No member of the public spoke at this time

17. Adjournment

The meeting was adjourned at 7:20 p.m.