



MEMORANDUM

Date: February 25, 2015

To: Chairman and Members
Conservation Acquisition Commission

From: Nicole Fyffe, 
Executive Assistant to the
County Administrator

Re: **Amendment to 2004 Bond Ordinance Project OS1.19 Santa Cruz River Open Space – Sahuarita**

Background

Per the County's Truth in Bonding Code, the Conservation Acquisition Commission is tasked with reviewing and approving amendments to the conservation acquisition sections of the 2004 bond ordinance. In 2004, voters authorized the sale of \$1.5 million in general obligation bonds for the acquisition of natural open space along the Santa Cruz River within the Town of Sahuarita. There are a limited number of landowners within this project area and the Town and County have been unable to negotiate a purchase with these funds. However, in July 2014, the County did acquire 290 acres of State Trust land within the Town along the Santa Cruz River, surrounding the Green Valley Wastewater Reclamation Facility (map attached). The purchase was funded with Regional Wastewater Reclamation Department Obligations as the purpose was largely to provide a State required buffer around the wastewater facility. Much of the acreage located west of the facility along the west bank of the Santa Cruz River is located within the erosion hazard setback and will remain undisturbed natural open space. The County intends to locate the historic Anza Trail within this property along the west bank, and the Town has expressed interest in constructing a small trailhead within this property along the west bank; both of which are allowable uses under the wastewater buffer requirements, and would have been allowable uses even if open space bond funding had funded the acquisition.

We were recently notified that the Sahuarita Town Manager and Parks Director consider this 2014 purchase a fulfillment of the County's commitment to acquire open space within the Town. On March 23, 2015 the Town's Mayor and Council are tentatively scheduled to hold a required public hearing and act upon a bond ordinance amendment that would consider the bond project complete based on this 2014 purchase, and would reallocate the remaining bond funding of \$1,458,421 to the County to spend on other properties that are eligible for acquisition under the 2004 bond program. The ordinance amendment also requires review by the Conservation Acquisition Commission, Bond Advisory Committee, and then the Board of Supervisors, after another public hearing.

The proposed bond ordinance amendment is attached in track changes form. If approved, any future acquisitions with this funding would require another round of bond ordinance approvals by the County's Conservation Acquisition Commission, the Bond Advisory Committee, and the Board of Supervisors after another required public hearing.

Recommendation

Staff recommends approval of the amendment to the 2004 Bond Ordinance Project OS1.19 Santa Cruz River Open Space.

NF/dr

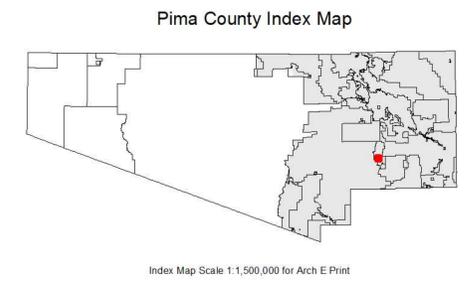
Attachments

- c: The Honorable Chair and Members, Pima County Board of Supervisors
C.H. Huckelberry, County Administrator
Debbie Summers, Parks Director, Town of Sahuarita
Diana Durazo, Special Staff Assistant to the County Administrator

Pima County - Green Valley Wastewater Reclamation Facility

Legend

-  State Parcels
-  Parcel Lines
-  Acquisition Area (~285 Acres)
-  FEMA Floodway
-  FEMA Zone AE (100 Year Flood)
-  FEMA Zone X - SHADED (100 - 500 Year Flood)
-  Erosion Hazard Setback (500' from bank)
-  1000' Buffer
-  Major Washes
-  Town of Sahuarita Proposed Quail Crossing Blvd
-  Railroad



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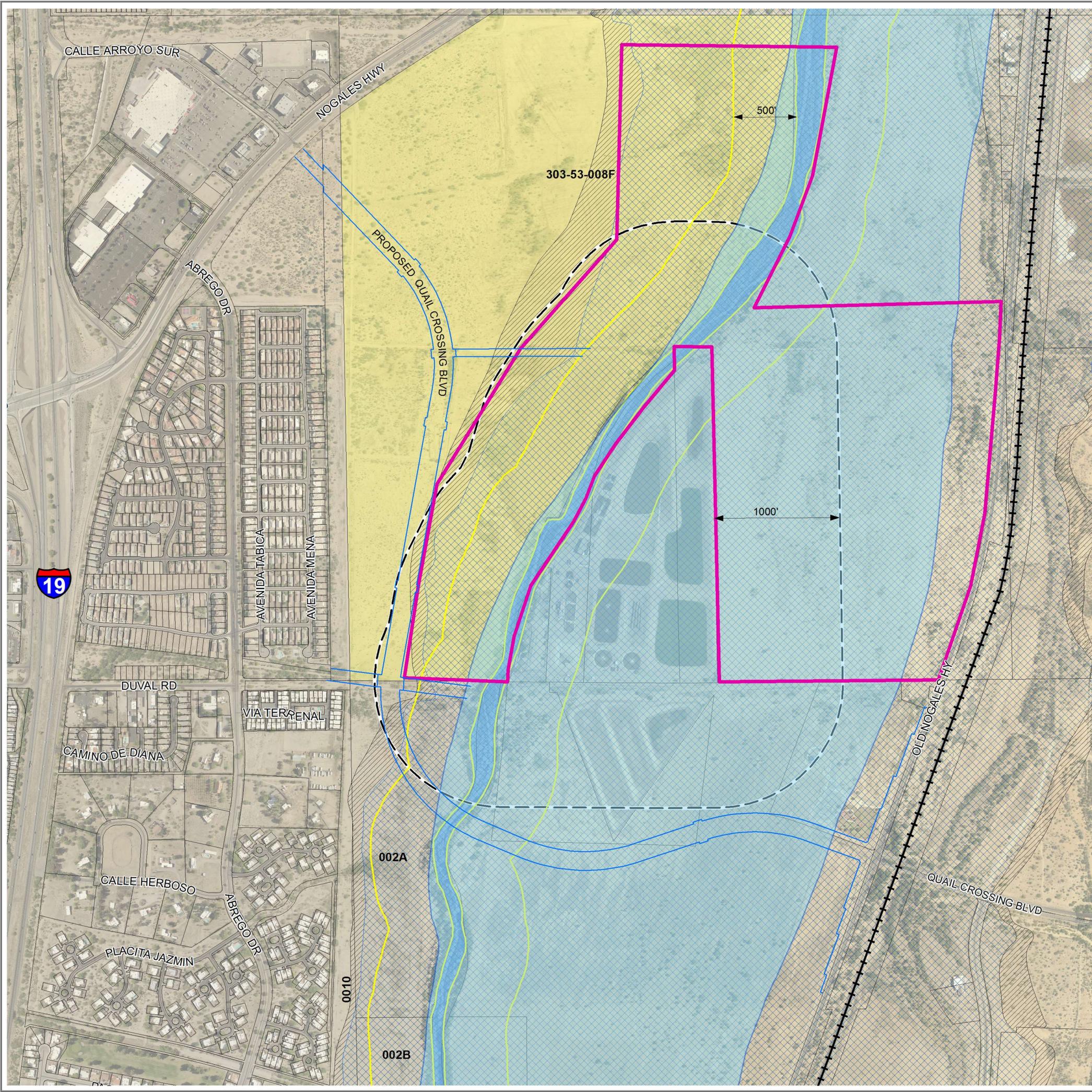
Pima County Regional Flood Control
97 East Congress
Tucson, Arizona 85701-1207
(520)243-1800



Map Scale 1:3,000 for Arch E Print



July 21, 2011



1.19 Santa Cruz River Open Space and Environmental Protection

Location: Various locations along and within the Santa Cruz River floodplain and significant tributary washes within the Town boundaries.

Scope: In accordance with the Town of Sahuarita General Plan, the scope of this project focuses on land acquisition and open space preservation within the Santa Cruz River floodplain and other major washes leading to the river within the Town. Preservation of this area would serve as a focal point for the open space system within the Town.

Benefit: A main objective included in the Recreation and Open Space element of the Town of Sahuarita General Plan is to build on the presence of the Santa Cruz River and other major washes in that area as a focal point for the open space system within the Town. An important factor in this project scope is the recognition that washes, tributaries and other riparian areas along the Santa Cruz River floodplain serve as important interconnections between open space corridors within the Town's sphere of influence as identified in the General Plan document.

Cost: ~~\$1,500,000~~ \$1,172,912

Bond Funding: ~~\$1,500,000~~ \$41,579

Other Funding: ~~None identified at this time~~ \$1,131,333 Regional Wastewater Reclamation District Obligations

Implementation Period: 2, 3, 4, 5

Project Management: The Town of Sahuarita will manage acquisition, in conjunction with an intergovernmental agreement between Pima County and the Town. The Pima County Real Property Division will coordinate with the Town.

Future Operating and Maintenance Costs: The Town of Sahuarita will assume ownership of and manage all parcels acquired under this program, in conjunction with an intergovernmental agreement between Pima County and the Town.