

**Pima County Conservation Acquisition Commission  
Meeting**

**Manning House  
Thursday, July 10, 2008  
2:00 p.m.**

**MOTIONS**

**MOTION:** Commissioner Marian moved, seconded by Commissioner Pettis to approve the May 8, 2008 meeting summary. Motion approved 6-0 (Commissioners Marshall, Sheridan, Prouty, Corey and Shattuck absent).

**DIRECTION TO STAFF**

Provide the CAC meeting minutes discussing the public process to be used for amending the 2004 Bond Ordinance.

Provide a report on all actions taken by the CAC for the 2009 bond proposal.

Look for alternative meeting dates for the August CAC meeting, given several Commissioners' schedules.

Revise the Conservation Bond Properties Proposed for Development spreadsheet to clearly identify non-active properties.

Provide Commissioner Johnson a copy of Dr. Paul Beier's wildlife linkages map.

Provide a timeline of all actions taken and what remains to be done in the Avra/I-10 Wildlife Corridor area.

Provide an updated timeline for remaining activities for Tumamoc Hill and the public auction.

**SUMMARY OF MEETING**

The following is a summary of the July 10, 2008 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 2:15 pm.

Commissioners Present

- Helen Wilson
- Jim Marian
- Jan Johnson, Vice Chair
- Trevor Hare
- Bill Roe, Chair
- Chuck Pettis
- Wanda Shattuck (arrived at 2:20pm)
- Tim Prouty (arrived at 2:25pm)

Commissioners Absent

- Les Corey
- Tom Sheridan
- Rob Marshall

2. Executive Session

None.

3. Approval of the May 8, 2008 Meeting Summary

**MOTION:** Commissioner Marian moved, seconded by Commissioner Pettis to approve the May 8, 2008 meeting summary. Motion approved 6-0 (Commissioners Marshall, Sheridan, Prouty, Corey and Shattuck absent).

Nicole Fyffe reported that staff has made an offer on the Laos property, located between the County's Madera Highlands property and the northern boundary of the Buenos Aires National Wildlife Refuge, which the owner will take to her attorney. The appraisal for the Joshua and Caleb property, located in the Northwest, came back and was sent to the owner as requested. Due diligence on the 36<sup>th</sup> and Kino property continues.

4. Update on the 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that the 80-acre Habitat for Humanity property, located at 36<sup>th</sup> Street and La Cholla, closed on July 1, 2008. The 290-acre Cochie Canyon property, located south of the Pinal County line and west of Tortolita Mountain Park, closed on June 18, 2008.

Ms. Fyffe provided an update on expenditures for May, with \$4 million having been expended, including the above properties. This leaves approximately \$86.6 million or 53% of the authorization.

Commissioner Roe brought up past concerns from other Commissioners regarding not having expended more bond funds before going to voters and requesting more. Commissioner Roe pointed out that the County is currently working on 4 different situations that can potentially spend down the rest of the bond funds.

5. Proposal to Update the Habitat Protection Priorities in the 2004 Bond Program

Commissioner Roe discussed a recent meeting between Rob Marshall, with the Nature Conservancy, Diana Freshwater, with the Arizona Open Land Trust, Carolyn Campbell, with the Coalition, Nicole Fyffe, Diana Durazo and himself on the current status of Habitat Protection Priorities.

Nicole Fyffe discussed the Commission's work in 2006 and 2007 to develop a list of properties for a future bond election. These hearings involved many presentations and public input. One of the tasks was to update the Habitat Protection Priorities. The additions made totaled 50,000 acres, which included new information on important grasslands, springs and streams, properties with water rights along Arivaca Creek and Cienega Creek, and properties in the Northwest. The Commission recommended that all of these be included in a future bond. Ms. Fyffe explained that the problem now is that several owners have come to the County to sell their properties, which are identified in the future bond proposal, but are not eligible under the 2004 Bond program for acquisition. Ms. Fyffe asked the Commission for their thoughts on amending the 2004 Bond ordinance to reflect the Habitat Protection Priorities updates recommended in the future bond program, which would allow the County to move forward on these new opportunities now as opposed to waiting until 2010 to purchase if the owners are willing to wait until then.

Commissioner Roe discussed the negative connotations associated with the 1997 Bond amendments made then and the current Commission's consistency throughout the program. Commissioner Roe also commented that this would be an opportunity to take advantage of these possible acquisitions, which would be significant, if the ordinance were amended.

Carolyn Campbell addressed the Commission to say that the Coalition submitted a letter of support for this amendment, in light of the significance of the Habitat Protection Priorities, which are ultimately driven by the Sonoran Desert Conservation Plan (SDCP). Habitat Protection Priorities were meant to be adaptive to the best available science to further the goals of the SDCP. Updating the science-based map is different than amending the ordinance for one specific property.

After some questions from Commissioners, Ms. Fyffe expressed the need for confidentiality on properties currently being discussed, given the owners' request and the fact that the County is only in preliminary talks with them.

Commissioner Prouty requested that staff provide the CAC meeting minutes discussing the public process to be used for amending the 2004 Bond Ordinance.

Commissioner Roe requested that staff provide a report on all actions taken by the CAC for the 2009 bond proposal.

The Commission requested that staff look for alternative meeting dates for the August CAC meeting given several Commissioners' schedules.

## 6. Updates

- Proposed Development Activities on Bond Parcels: Mark Holden went through the spreadsheet provided by Sherry Ruther on conservation bond properties with proposed development activities. The Commission requested that staff revise the Conservation Bond Properties Proposed for Development spreadsheet to clearly identify non-active properties.
- Arroyo Grande Conceptual Land Use Plan: Kerry Baldwin discussed Dr. Paul Beier's report on wildlife linkages. The report identifies corridor systems and opportunities within. Mr. Baldwin said that they were looking at set asides, acquisitions and easements within the identified corridor. Nicole Fyffe reported that the Arroyo Grande Land Use Plan proposes 68% open space within the 9,000 acres. Oro Valley asked the County for information on where the open space should be delineated. The linkages report will be useful information in this effort. Commissioner Johnson requested a copy of Dr. Beier's wildlife linkages map.
- Cortaro Farms Land Property (NW area): No update.
- Habitat for Humanity Property (36<sup>th</sup> Street Corridor): The property closed on July 1, 2008.
- Boa Sorte Property (Brawley Wash): No update.
- Tumamoc Hill: The County submitted their Growing Smarter application to Arizona State Parks in May. The appraisal came back and must now be reviewed and signed by the Land Commissioner before the value is released. Commissioner Roe asked staff to provide an updated timeline for remaining activities for Tumamoc Hill and the public auction.
- Bloom Property: No update on either the House or Senate bills.
- Los Morteros: No update.

- Avra/I-10 Wildlife Connection (TEP, Cascada, Union Pacific, ADOT): The County acquired the Wexler property in July 2007 and is currently working on a development agreement for the Parson's property, which would give the County 30 acres along the river and 9.5 acres adjacent to the I-10 underpass. If approved, the land may be deeded to the County in 30 to 60 days. At the end of August, the County should have a conservation easement from Tucson Electric Power dedicated to us on the land adjacent to the underpass east of I-10. The Cascada development project proposed 15 acres of open space adjacent to the TEP property. Commissioner Roe requested that staff provide a timeline of all actions taken and what remains to be done in the Avra/I-10 Wildlife Corridor area.
- Las Cienegas Enhancement and Saguaro National Park Boundary Adjustment Act S. 1341: Discussed earlier.
- Catalina/Tortolita Connection: Discussed earlier.
- Rosemont Mine: The County is submitting their comments.
- First United/Sopori Ranch Property: No update.

7. Next Commission Meeting

Staff will find alternative dates for the August CAC meeting.

8. Call to the Public

None.

16. Adjournment

Meeting adjourned at 3:50 pm.

Future Meeting Dates:

October 9, 2008	The Manning House
November 13, 2008	The Manning House
January 8, 2009	The Manning House
February 12, 2009	The Manning House
March 12, 2009	The Manning House
April 9, 2009	The Manning House
May 14, 2009	The Manning House
June 11, 2009	The Manning House
July 9, 2009	The Manning House