

**Pima County Conservation Acquisition Commission  
Meeting**

**Manning House  
Thursday, September 4, 2008  
2:00 p.m.**

**MOTIONS**

**MOTION:** Commissioner Johnson moved, seconded by Commissioner Wilson to approve the July 10, 2008 meeting summary. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Sheridan to recommend that the Bond Advisory Committee approve a recommendation for the Board of Supervisors to consider updating the 2004 Habitat Protection Priorities to reflect the updates made for the future bond program using the best available science. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

**MOTION:** Commissioner Wilson moved, seconded by Commissioner Corey to accept and forward the End of Year bond Program Summary report for Fiscal Year 2007/2008 to the Bond Advisory Committee. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

**MOTION:** Commissioner Wilson moved, seconded by Commissioner Corey to support the County moving forward with submitting an application to the Arizona State Land Department for sale of the Tucson Mountain Park's Trails End and Robles Pass properties. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

**MOTION:** Commissioner Wilson moved, seconded by Commissioner Pettis to support the County moving forward with submitting an application to the Arizona State Land Department for sale of the Valencia Site property. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Corey to support the County in applying to the Arizona State Land Department for sale of the entire 4,500 acres in the Tortolita Mountain Park Expansion area as reclassified under API, contingent upon the good faith negotiations the Town of Oro Valley and the State Land Department have had. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

**DIRECTION TO STAFF**

Identify all inholdings associated with the Sopori Ranch, including property in Santa Cruz County.

Contact owners of properties identified in staff's 2004 Conservation Bond Properties Proposed for Development spreadsheet under Inactive Projects status for possible conservation acquisition opportunities.

Ensure that Annie Laos received the County's follow-up letter inquiring about her property south of the County's Madera Highlands property.

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

### SUMMARY OF MEETING

The following is a summary of the September 4, 2008 meeting. CDs of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 2:10 pm.

Commissioners Present

Helen Wilson  
Tom Sheridan  
Jan Johnson, Vice Chair  
Bill Roe, Chair  
Chuck Pettis  
Les Corey

Commissioners Absent

Tim Prouty  
Trevor Hare  
Rob Marshall  
Wanda Shattuck  
James Marian

2. Executive Session

None.

3. Approval of the July 10, 2008 Study Session Meeting Summary

**MOTION:** Commissioner Johnson moved, seconded by Commissioner Wilson to approve the July 10, 2008 meeting summary. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

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

Nicole Fyffe apologized for not having the expenditures report ready for the meeting, but indicated that the report would be mailed out to Commission members.

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

Nicole Fyffe reported that at the July 10, 2008 CAC meeting, the County and the Coalition for Sonoran Desert Protection recommended an update to the Habitat Protection Priorities (HPP) in the 2004 Bond program. Ms. Fyffe discussed the extensive process the Commission undertook in updating the HPPs for the future bond program using new hydrological and biological information that was not available in 2002. The update would not only allow for consideration of valuable new high priority conservation opportunities, but also to be consistent in our use of best available science.

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Sheridan to recommend that the Bond Advisory Committee approve a recommendation for the Board of Supervisors to consider updating the 2004 Habitat Protection Priorities to reflect the updates made for the future bond program using the best available science. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

6. Possible Need for Bond Ordinance Amendment – Dos Picos

Nicole Fyffe reported on the litigation involving the Dos Picos property. The County is currently involved in inverse condemnation proceedings to determine the value the County must pay for a portion of the property. Ms. Fyffe stated that depending on the amount established by a jury in mid October, the County may recommend a bond ordinance amendment if it exceeds the current approved bond allocation.

Sherry Ruther reported that this development project has been on hold due to the litigation and may change in the future depending on the outcome.

7. End of Year Bond Program Summary for Fiscal Year 2007/2008 for the Bond Advisory Committee and Board of Supervisors

**MOTION:** Commissioner Wilson moved, seconded by Commissioner Corey to accept and forward the End of Year Bond Program Summary report for Fiscal Year 2007/2008 to the Bond Advisory Committee. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

8. Sopori Ranch Property in Pima County – Habitat Protection Priority: Santa Cruz Basin and Altar Valley Subareas

Nicole Fyffe reported that Pima County has a preliminary verbal agreement with First United for 4,000 acres in Pima County for \$18.6 million. Several details still need to be negotiated, such as pasture use agreements, ranch management agreement and such. Ms. Fyffe said the County hopes to bring something back soon.

Commissioner Roe asked for staff to identify all inholdings associated with the Sopori Ranch, including property in Santa Cruz County.

9. Proposed Applications to the Arizona State Land Department for Public Auction of Remaining Reclassified API Lands

Nicole Fyffe reported that Arizona State Parks' Conservation Acquisition Board recommended approval of Pima County's request for Growing Smarter matching funds. The County is interested in pursuing more Growing Smarter matching funds for the four remaining API reclassified lands, which include Tucson Mountain Park's Trails End and Robles Pass properties, the Valencia Site, and the Tortolita Mountain Park Expansion area. Staff would like the Commission's support in submitting applications to the Arizona State Land Department for the remaining reclassified lands.

**MOTION:** Commissioner Wilson moved, seconded by Commissioner Corey to support the County moving forward with submitting an application to the Arizona State Land Department for sale of the Tucson Mountain Park's Trails End and Robles Pass properties. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

**MOTION:** Commissioner Wilson moved, seconded by Commissioner Pettis to support the County moving forward with submitting an application to the Arizona State Land Department for sale of the Valencia Site property. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

Ms. Fyffe asked to discuss the Tortolita Mountain Park Expansion area separately given all the discussion and planning efforts surrounding the Arroyo Grande Project area. Under API, 4,500 acres were reclassified. Ms. Fyffe explained that the County has worked with the State Land Department and Town of Oro Valley on the Comprehensive Plan amendment, which calls for 68% open space and is consistent with the County's Conservation Lands System designation. The natural open space in the proposed Arroyo Grande plan is configured differently than the original API reclassified boundaries. Staff recommended submitting an application for sale based on the Arroyo Grande configuration.

A motion was offered but discussion continued.

Carolyn Campbell, with the Coalition for Sonoran Desert Protection, asked that the application submitted to the State Land Department be for the whole 4,500 acres under the Tortolita Mountain Park Master Plan, as reclassified under the API program.

A substitute motion was made.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Corey to support the County in applying to the Arizona State Land Department for sale of the entire 4,500 acres in the Tortolita Mountain Park Expansion area as reclassified under API, contingent upon the good faith negotiations the Town of Oro Valley and the State Land Department have had. Motion approved 6-0 (Commissioners Prouty, Hare, Marshall, Shattuck and Marian absent).

#### 10. Updates

- Proposed Development Activities on Bond Parcels: Mark Holden reported on six properties under active status in the spreadsheet. Commissioner Corey suggested staff contact owners of properties identified in staff's 2004 Conservation Bond Properties Proposed for Development spreadsheet under Inactive Projects status for possible conservation acquisition opportunities.
- Arroyo Grande Conceptual Land Use Plan: Already discussed.
- Laos Property (Altar Valley): The property owner has not contacted the County since an offer was made. The most recent correspondence sent to Annie Laos 3 weeks ago. Commissioner Roe asked staff to ensure that she received the follow-up letter from the County.
- Joshua and Caleb Property (Northwest): This property is 116 acres, located northeast out of Arthur Pack Park. Mr. Huckelberry is not in support of the acquisition and has asked that this item be postponed until the October Commission meeting where he will be able to address the Commission members on this matter.

Carolyn Campbell, with the Coalition for Sonora Desert Protection, spoke on this item expressing their support for this property. It is 116 acres adjacent to Tucson

Water land. This parcel was mentioned in the Science Technical Advisory Team parcel prioritizing discussion.

Kerry Baldwin said that a site visit showed that the northwestern piece to be of strong habitat value, but the southern portion is not as high quality.

- Boa Sorte Property (Brawley Wash): Discussions with the Cardon Group for this property began a year ago. A couple of months ago, the Cardon Group met with County staff to discuss all of their holdings and options available to them. They are interested in some conservation and some development. County staff gathered information on all programs for their review.
- Habitat at 36<sup>th</sup> and Kino Property: This 20-acre property is south of 36<sup>th</sup> and Kino. An acquisition agreement was sent to the owners, but they have not responded. The County still needs the Right-of-Entry to begin the due diligence still needed.
- Tumamoc Hill: The Arizona State Parks Board will hold the final hearing on Pima County's request for Growing Smarter matching funds on September 19. The State Land Department is proposing an auction date the last week of January.
- Bloom Property: No update.
- Avra/I-10 Wildlife Connection (TEP, Cascada, Union Pacific, ADOT): Nicole Fyffe will provide a timeline for all actions taken and what remains to be done. By November 16, the County will take ownership.
- Las Cienegas Enhancement and Saguaro National Park Boundary Adjustment Act S. 1341: No update.
- Catalina/Tortolita Connection: No update.
- Rosemont Mine: The Forest Service asked that County to be a cooperative agency, as well as the City of Tucson.
- First United/Sopori Ranch Property: Already discussed.

11. Next Commission Meeting

The next Conservation Acquisition Commission meeting is scheduled for October 9, 2008 at 2:00 p.m. at the **Manning House**.

12. Call to the Public

No speakers.

12. Adjournment

Meeting adjourned at 3:35 p.m.

**Future Meeting Dates:**

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