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# MEMORANDUM

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Date: December 18, 2017

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: C.H. Huckelberry  
County Administrator

A handwritten signature in black ink, appearing to be "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Canoa Hills Golf Course Donation Acceptance**

There was some expectation that the Canoa Hills Golf Course donation acceptance would be on the December 19, 2017 Board of Supervisors Agenda. The donation will now be on a future Agenda, in early 2018.

Attached is a memorandum to staff regarding our due diligence on this potential donation. At this time, I see no significant obstacles in our acceptance of the donation to develop a natural open space passive park in the Green Valley area by converting the Canoa Hills Golf Course.

CHH/anc

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works  
Nanette Slusser, Assistant County Administrator for Public Works  
Neil Konigsberg, Manager, Real Property Services




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# MEMORANDUM

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Date: December 7, 2017

To: Nanette Slusser  
Assistant County Administrator for  
Public Works

From: C.H. Huckelberry  
County Administrator 

Re: **Proposed Canoa Hills Golf Course Donation**

I appreciate the work that has been undertaken to date regarding the proposed Canoa Hills Golf Course donation of approximately 130 acres.

I understand the owner desires the donation take place before the end of the calendar year. Such is possible, provided it is a conditional donation where the County can, up to a specified period of time, reject the donation.

During this time period we will complete more detailed planning regarding assumption and public park utilization of the donation. I believe the County can complete all of the appropriate reviews and design a short and long term transition plan for the property to the satisfaction of all parties, including a majority of the adjacent homeowners by April 2018.

To expedite our planning for this transition it is necessary to have the following information:

1. Zoning - For the proposed donated land, please determine the underlying County zoning that would govern the use of the property if it remained privately owned. Provide appropriate use parameters for the particular zoning such as residential density and units per acre if it is residentially zoned.
2. Comprehensive Plan Designation – Is the property part of a Master Planned community? Is the Master Plan dependent upon other adjacent land uses? Are the adjacent land uses individually platted subdivision development that do not rely on the proposed donated land for open space calculations, common area requirements or any other condition of development for the adjacent subdivided lands? What is the comprehensive plan designation for the proposed donated property? What land use intensity is allowed under the designated comprehensive plan land use for the property?
3. Property Taxes Paid – What property taxes have been paid? What was the amount paid for the last property tax year? How does the Assessor have the property valued? What is its value and classification for property tax purposes?

4. List of Adjacent Homeowners Associations – Please provide a list of any homeowners association adjacent to any portion of the proposed donated land. With each association, list the association Board of Director’s names and contact information.
5. Inventory of Improvements – Please develop a list of all physical improvements on the proposed donated land that remain in place or can be reused for passive recreational purposes. These physical improvements would include cart paths, restrooms and other obvious above ground physical improvements on the property.
6. As-built Plans or other Documents Related to the Improvements – Please provide, if available, any as-built plans or plans used to construct the improvements on the property. This would include all golf course improvements and amenities, including, but not limited to:
  - a) water system and irrigation improvements,
  - b) bathrooms and/or restrooms,
  - c) major utility connections,
  - d) cart paths,
  - e) plans associated with underpass tunnel construction and/or drainage improvements constructed in association with the golf course, and
  - f) above ground lighting structures.

For all of the above, have there been any condition assessments made regarding the usability and/or repair requirements for all of the built systems associated with the golf course?

7. Specific Cart Path Review - Please provide specific detailed assessment of the golf cart paths and identify specific areas where modifications may be necessary to improve functionality from an access perspective and minimize use hazards.
8. Structural Review of Golf Course Underpasses under Camino del Sol – Have any structural inspections been made of the golf course underpasses that provide east/west passage under Camino del Sol? I understand there are at least two underpass structures. What are their dimensions and appropriate clearance for pedestrians and other passage?
9. Utility Drainage or Access Easements – What easements encumber the property and who are the beneficiaries for any purpose related to drainage, access or utilities?
10. Water Hazards and Lakes – What water hazards and/or lakes have been constructed on the property and what is their current condition? Are they dry? Do they have remnant water? Have they been breached to ensure rain water does not pond in the lakes or any other golf course depression such as sand traps, etc.? Are the water hazards and/or lakes properly drained so as not to impound or retard stormwater or create mosquito or other insect infestations?

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11. Mapping of Floodprone Impacts, Drainage Patterns and 100-year Discharge Values – What information is available regarding drainage systems that pass through the golf course? Has there been any identification or mapping of 100-year floodplain impacts from these drainage courses? What are the 100-year discharge values associated with any drainage that enters or passes through the proposed donated property? What is the likelihood that channel and/or arroyo cutting will be reestablished upon direct stream flow reestablishment through either flooding or other natural causes?

In most typical installations of golf courses in this area, the ridgetop is used for homes and the valley is used for conveying floodwaters through natural arroyos. What is the probability these natural arroyos will reestablish themselves based on the normal recurrence of flood flows through the donated area?

12. Vegetation Inventory – What is the predominate vegetation type as determined by photogrammetric interpretation? What are the ranges and classes of natural Sonoran Desert plants and systems? Are there any known non-native and invasive species on the property? What is the present inventory of native plants, similar to those that exist naturally in this specific area of the Sonoran Desert that is now contained within the County's Native Plant Nursery. Do we have an adequate supply of appropriate species that could be easily used to establish a native palette for the golf course reclamation?
13. Surface Water Conveyance and Discharge Points – What are the primary entry points for surface waters that would flow through the proposed donated property? What are discharge and exit points? Are the exit points constrained by the lack of downstream flood water conveyance capacity through culverts or other flow constraints?
14. Biological Viability Assessment – Has there been any examination of the property and its biological capacity and/or viability from the Pima County Office of Sustainability and Conservation? It would be appropriate to determine the value of this donation from a biological connectivity perspective.
15. View Shed Values and/or Assets – Does the proposed property contain any unique or unusual vistas and/or view sheds that would be valuable from a larger area context as opposed to view-shed protection for simply adjacent landowners?
16. Use Compatibility with Adjacent Owners – There have been several letters from adjacent homeowners associations regarding concerns. Please address each of the issues. In addition, we will be conducting a meetings with all adjacent homeowners during the time between the donation and final acceptance to determine their unique needs for appropriate adjustments to accommodate without impairing the natural passive park value of the donation.
17. Fringe Compatibility – There have been concerns regarding the fringe area between homeowners' properties/common areas and the proposed donated land becoming a nuisance either through lack of weed removal or other actions. What arrangements can

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be made to convey a buffer property interest to the homeowners for their use and management?

18. Groundwater Monitoring and Subsurface Flow Detection – Based on geotechnical and other groundwater records, what is the depth of the groundwater below the former golf course? Do we anticipate any unusual groundwater sub-surface flows, springs or seeps?
19. Cultural and Archeological Review – It appears most of the natural areas have been disturbed by pre-construction activity related to the golf course. Has there been any cultural or archeological surveys conducted on the property at the time of development? Are there any cultural/archeological artifacts within the proposed donated property or in the proximity of same?
20. Technical Literature Review - Please develop an appropriate literature search regarding specific information on the adaptive reuse of golf courses for other uses, particularly natural open space for passive recreation use. This would include golf courses that have already been adaptively reused in southwestern arid environments.
21. Utility Costs – What are the last known utility costs associated with operating the golf course on the proposed donated land?

Please coordinate the collection of this information through various departmental staff.

With this additional information we should be able to develop a long term and short term adaptive reuse plan for this property, compatible with our passive public parks, river parks and natural open space parks with minimal intrusion on adjacent landowners.

I understand there are concerns from the golf course owner regarding the County's request for an easement over the existing parking facility. In lieu of an easement over the parking facility on the east side of Camino del Sol, the County would accept complete conveyance of the driving range and its parking facilities on the west side of Camino del Sol.

CHH/anc

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works  
Nicole Fyffe, Executive Assistant to the County Administrator  
Chris Cawein, Director, Natural Resources, Parks and Recreation  
Suzanne Shields, Director, Regional Flood Control District  
Linda Mayro, Director, Office of Sustainability and Conservation  
Neil Konigsberg, Manager, Real Property Services