

**Pima County Conservation Acquisition Commission Meeting**

**MEETING MINUTES**

**Pima County Natural Resources Parks and Recreation  
1<sup>st</sup> Floor Conference Room  
Thursday, May 13, 2010  
2:00 p.m.**

**MOTIONS**

**MOTION:** Commissioner Johnson moved, seconded by Commissioner Hare to approve the March 4, 2010 meeting minutes. Motion approved 8-0 (Commissioners Wilson, Marian and Corey absent).

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Johnson to pursue due diligence on the Tanque Verde and Houghton Properties LLC, located at the southeast corner of Tanque Verde and Houghton. Motion approved 8-0 (Commissioners Wilson, Marian and Corey absent).

**DIRECTION TO STAFF**

Revise the new expenditures sheet to delete the duplicate far right column.

Provide an update on the Davis Monthan encroachment acquisitions and remaining funds in OS1.20.

Provide a presentation on the flood control activities in the 36<sup>th</sup> Street Corridor area, specifically between Cottonwood Lane and the West Branch.

Place property discussed by Commissioner Prouty in the Civano area for possible consideration for inclusion in the 2011 Conservation Bond Program.

Outline the steps still needed to complete the Avra/I-10 corridor.

**SUMMARY OF MEETING**

1. Roll Call

The Commission meeting began at 2:08 p.m.

Commissioners Present

Trevor Hare  
Jan Johnson, Vice Chair (arrived at 2:30pm)  
Rob Marshall  
Chuck Pettis  
Tim Prouty  
Bill Roe, Chairman (arrived at 2:35pm)  
Tom Sheridan  
Corey Smith

Commissioners Absent

Les Corey  
James Marian  
Helen Wilson

2. Executive Session

None.

3. Approval of the March 4, 2010 Meeting Minutes

**MOTION:** Commissioner Johnson moved, seconded by Commissioner Hare to approve the March 4, 2010 meeting minutes. Motion approved 8-0 (Commissioners Wilson, Marian and Corey absent).

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that the new expenditures sheet provided reflects all properties where expenditures were made, which includes properties that may not have been acquired. Ms. Fyffe informed the Commission that the Treehouse property, located along Oracle Road, closed in April 2010 and is included in the totals of the spreadsheet. Remaining funds in the 2004 Conservation Bond Program are: 1) \$7,500 for Community Open Space, 2) \$2.3 million for Davis Monthan, 3) \$200 for Habitat Protection Priorities, and 4) \$9.2 million for Jurisdictional Open Space. Ms. Fyffe noted that the percentage of costs associated with pursuing properties the County was not able not acquired was 1.6%.

Chairman Roe requested that an update on the Davis Monthan encroachment acquisitions and remaining funds in OS1.20 be provided to the Commission, and that a presentation on flood control activities and acquisitions in the 36<sup>th</sup> Street Corridor area, specifically between Cottonwood Lane and the West Branch, also be provided.

Chairman Roe suggested that for future bonds, allocation for Jurisdictional Open Space should not be at current levels. He further stated that the Commission should consider pursuing other interests with Jurisdictional monies if opportunities arise, and that staff should explore matching funds from the State for acquisitions.

Ms. Fyffe asked that \$240,000 from the 1997 bonds be kept in reserve for the Dos Picos property, which remains in litigation. If these funds are not needed, they would be allocated to the Northwest.

Commissioner Prouty mentioned a property in the Civano area that can be purchased. The Commission requested that this property be placed on the next agenda for possible consideration for inclusion in the 2011 Conservation Bond Program.

5. Tanque Verde and Houghton Properties LLC – Jurisdictional Open Space: City of Tucson – Agua Caliente Project Area

Diana Durazo reported that the County received an application for the sale of 77 acres at the southeast corner of Tanque Verde and Houghton Road, adjacent to the 72-acre Terra Rancho Grande property the County acquired in January 2010 for \$1.35 million (\$19,000 per acre). Ms. Durazo said the property is located entirely within the Important Riparian Area designation of the Conservation Lands System and contains a significant portion of Agua Caliente Wash. The property contains Priority Conservation Areas for Bell's vireo, Cactus ferruginous pygmy owl and Merriam's mouse. Due to its adjacency to existing County acquisitions and location within to two major wash

systems, Agua Caliente Wash and Tanque Verde Creek, staff recommended due diligence.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Johnson to pursue due diligence on the Tanque Verde and Houghton Properties LLC, located at the southeast corner of Tanque Verde and Houghton. Motion approved 8-0 (Commissioners Wilson, Marian and Corey absent).

The Commission requested that staff inform the representatives of the Boa Sorte property of this action.

## 6. Future Bond Election Planning

### A. Status of Bond Advisory Committee deliberations overall

Nicole Fyffe provided an update to the Commission on the Bond Advisory Committee's (BAC) recent actions. Working from the Subcommittees' recommendation of \$3.4 billion worth of projects, the BAC is trying to pare down the overall bond package to \$700 million. To date, the Committee has tentatively approved projects totaling \$523 million. There are 3 groups of projects remaining to be considered, and the Committee is scheduled to meet on May 21, 2010 at the Manning House. The Committee plans to take the summer off and return in September to continue this process.

### B. Status of Bond Advisory Committee deliberations regarding land conservation funding proposals

Ms. Fyffe reported that the Flood Control, Open Space and Cultural Resources projects will most likely be grouped into one question. Currently, the Committee has tentatively approved \$5 million for the Floodprone Land Acquisition Program, \$24.55 million for the Historic Preservation program, \$5 million for Davis Monthan acquisitions, \$110 million for Habitat Protection Priorities and \$10 million for Community Open Space.

Carolyn Campbell provided an overview of the discussion on open space and State Trust lands, and the sentiment that open space is viewed as competing with other basic community needs. Ms. Campbell noted that the Committee's discussion at the April meeting focused on the County Administrator's recommendations, and that in the case of Habitat Protection Priorities and Community Open Space, there was even discussion by Committee members for less money. The County Administrator also talked about the possibility of introducing a question for monies to be used specifically for acquisition of State Trust lands if State Trust land reform were to be successful. This allocation would be above the current bond program cap. Ultimately, the State Trust land question and monies were not approved by the Committee.

In response to Commissioner Hare's comment on revisiting bond funds for management and monitoring costs, Ms. Campbell said that the Coalition is doing research on other bonds to see if they have a percentage allocated to management costs.

## 7. Update on Conservation Acquisition Program Report

Diana Durazo updated the Commission on the County's work on the comprehensive open space report, titled Defining Moments: The Evolution of Conservation Policies and Reserves in Pima County. Copies of the preliminary draft of initial sections were provided to Commission members for review. Staff asked that as Commission members review the information, to please e-mail Ms. Durazo with any edits or comments. As more sections are drafted, they will be forwarded to Commission members via e-mail.

## 8. Updates

- Proposed Development Activities on Bond Parcels: None discussed.
- Treehouse Realty (Oracle Road): Closed in April 2010.
- Arroyo Grande Conceptual Land Use Plan: No update.
- Dos Picos: No update.
- Avra Valley – Interstate 10 Tucson-Tortolita Mountain connection: The County has been working on a parcel located on the west side of the underpass. A significant amount of funds will be coming out of the Enhancement Fee for the corridor. Staff continues to work on the west side of the underpass. Carolyn Campbell provided an update on the work they are doing on the east side of the underpass.
- Saguaro National Park Boundary Adjustment Act H.R. 715: Congressman Grijalva's office indicated that it passed in committee hearings and is waiting to be scheduled on the floor for final passage. The bill would most likely not stand alone and will be part of a public lands package sent from House to Senate. No timeline was given. Ms. Campbell reported:
  - The linkages within the Marana habitat conservation plan were redrawn to better reflect Dr. Beier's work.
  - Red Point Development is also involved in Marana's HCP and are going back for a Specific Plan Amendment and planning to add 180 more acres of open space.
  - Stonehaven is now called Rancho Palomitas and will also be going back to commercial and industrial uses. The Coalitions is working with them to preserve the eastern portion and southern drainage area. No longer pursuing acquisition.

Ms. Fyffe reported that TEP would like to get further along in their construction project before they finalize what portion they give us an easement on. The railroad spur have no further rights associated with it. Discussion with Union Pacific will not occur until it is determined whether an overpass or underpass is pursued in this area.

Commissioner Roe requested that an outline be provided showing the steps still needed to complete the Avra/I-10 corridor.

- Catalina/Tortolita Connection: No update.
- Saguaro National Park Boundary Adjustment Act H.R. 715: No update provided.
- Rosemont Mine: County continues to send letters to the Forest. There is no schedule yet on the draft EIS.
- SunZia Transmission Line Project: BLM is currently holding the scoping period for the SunZia project EIS. The County is preparing comments on the project and proposed alternative routes planned through Pima County.
- 2010 Bond Election Update: Discussed under item 6.

9. Next Commission Meeting

The next scheduled Commission meeting is on August 12, at 2p.m. The location has not been determined yet.

10. Call to the Public

Carolyn Campbell introduced a new Coalition staff member Gabe Wigtil.

11. Adjournment

The meeting adjourned at 3:45 pm.