

**Pima County Conservation Acquisition Commission  
Meeting**

**Manning House  
450 West Paseo Redondo  
Thursday May 11, 2006  
3:00 p.m.**

**MOTIONS**

**MOTION:** Commissioner Hare moved, seconded by Commissioner Pettis to enter into Executive Session. Motion approved 11-0.

**DIRECTION TO STAFF**

Commissioner Marshall requested that staff provide an analysis of the Conservation Lands System implementation on a subregional level.

Commissioner Prouty requested written guidance on both the 1997 and 2004 Bond Ordinance amendment process.

Commissioner Wilson requested that staff contact the 10 acre parcel west of the Linda Vista parcel.

Commissioner Hare requested that Leslie Liberti, with the City of Tucson, be invited to speak to the Commissioner in conjunction with the Tucson Water presentation scheduled June 8<sup>th</sup>.

**SUMMARY OF MEETING**

The following is a summary of the May 11, 2006 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The meeting was called to order at 3:10 p.m. with a quorum.

Commissioners Present

Trevor Hare  
Jan Johnson, Vice-chair  
Rob Marshall  
Chuck Pettis (left at 4:45pm)  
Tim Prouty  
Bill Roe, Chairman  
Wanda Shattuck  
Tom Sheridan (left at 4:05pm)  
Helen Wilson  
Les Corey (arrived during the visual presentation on development projects)  
Bill Arnold

Commissioners Absent

2. Executive Session

**MOTION:** Commissioner Hare moved, seconded by Commissioner Pettis to go into Executive Session. Motion was approved 11-0.

Closed to public

3. Approval of April 12<sup>th</sup> and April 19, 2006 Meeting Summaries

The meeting summaries were approved 11-0.

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe provided the Commissioner an update on the 1997/2004 Conservation Bond Program expenditures as of April 30, 2006.

5. Visual Presentation on Development Projects in Southern Arizona (*Note: This item was heard out of sequence before Executive Session.*)

Jerry Hawkins, Development Consultant for CB Richard Ellis, provided a virtual presentation of large development projects in Southern Arizona.

6. 1997 Bond Program

Nicole Fyffe provided follow-up on the 1997 Bond Study Session. Commissioner Arnold had requested two maps showing all conservation lands acquired in the Tortolita Sub-Area, and parcels eligible for purchase under the 1997 and 2004 Bond Ordinances in the Tortolita Sub-Area. Ms. Fyffe reported that Jennifer Christelman, Environmental Planner with the Town of Marana, indicated that the majority of the parcels just east of I-10 at the Pinal/Pima County line are going through the development process. Ms. Fyffe also noted that both Scott Richardson and Sherry Ruther concurred that these parcels are not of interest from a biological perspective. Commissioner Prouty requested that written guidance on both the 1997 and 2004 Bond Ordinance amendment process.

7. State Trust Land and Future Expenditures

Chairman Roe discussed the need to consider expending monies appropriately as opposed to not taking action and losing purchasing power. Commissioner Wilson discussed keeping appropriated monies within designated categories. (Community Open Space vs. Habitat Protection Priorities)

8. Discussion on Half-Cent Sales Tax to Fund Open Space Acquisitions

Commissioner Arnold requested that this item be moved to the July 13, 2006 Commission meeting, along with information on how much money half-cent sales tax would generate compared to general obligation bonds.

9. 2008 County-wide Bond Election

Nicole Fyffe discussed the proposed meeting calendar for both regular Commission meetings and 2008 Bond Election Advisory meetings. Ms. Fyffe explained the projected early August deadline for initial recommendations for 2008 priority projects and the multiple committee meetings that will be needed. The first 2008 Bond Election meeting is scheduled for May 25th, at 3pm. Chairman Roe reminded Commissioners that the

State Land Commissioner will be at the June 8<sup>th</sup> Commission meeting, and to get questions in to Nicole to transmit to the Commission prior to the meeting.

10. Mitigation Banks – What are they and how do they work?

Mima Falk, with the U.S. Fish and Wildlife Service, was not able to present. This presentation was rescheduled for the June 8<sup>th</sup> Commission meeting.

11. Updates

Six Bar Ranch: Nicole Fyffe reported that the appraisal came in at \$2,900 to \$3,200 an acre. This item should be heard by the Board in early June.

Conservation Opportunities in the Northwest: *(Note – This item was heard out of sequence in conjunction with Item 6 on the agenda.)* Nicole Fyffe reported that a new application for the sale of open space in the Northwest area was just received (Lowery property). The asking price is \$125,000/acre, but a more detailed report will be provided to the Commission at the June 8<sup>th</sup> meeting.

Cienega Corridor: Christine Curtis reported that the Cates and Nunez properties were approved by the Board for acquisition on May 2nd. Ms. Curtis also reported that due diligence has begun on the Chess property, located adjacent to the Cienega Creek Natural Preserve, and that the signed acquisition agreement for the Amadon property, located near the recently approved Nunez property, will be presented to the Commission in June. An Acquisition Agreement has been sent to the Knez property owners, located adjacent to the County acquired Baker property, and the recently approved Cates properties.

Sabino Creek Area: Diana Durazo reported that a follow-up letter was sent to Dr. McGettigan, but there has been no response or interest in pursuing further discussions. The Sneed property owners were sent an application for the sale of open space after signing off on our letter of interest. This property is located directly north of the McGettigan parcels and directly south of the Forest boundary.

Brawley Wash Parcels: Diana Durazo briefly described the maps provided and its associated spreadsheets showing all Habitat Protection Priorities along the Brawley Wash from the Pinal/Pima County line down to Ajo Highway. Tucson Water is scheduled to do a presentation on June 8<sup>th</sup> for this area. Commissioner Hare requested that Leslie Liberti, City of Tucson, be invited to come and speak to the Commission in conjunction with the Tucson Water presentation.

Camino de Oeste Project Area: Diana Durazo reported that the Des Rochers property owners have verbally agreed to sell at appraised value. This will be presented to the Commission at the June 8<sup>th</sup> meeting. These three parcels are directly adjacent to Tucson Mountain Park. Negotiations continue on the Route 606 parcels.

Los Morteros: Nicole Fyffe reported that the land exchange negotiations between the County and Dr. Moussa are ongoing.

Habitat for Humanity: No update.

Green Valley Hills: No update.

Las Cienegas Enhancement Act (H.R.5016): Nicole Fyffe reported that Congress recently held a hearing on this Bill, and a mark up session will be held in June. The Bill

does not include the conservation of 1600 acre/feet of water a year, therefore, the County has negotiated a local agreement, whereby these water rights will be relinquished to the County.

Resolution Copper Exchange: Bill Roe reported that a Senate hearing will be scheduled for either May 24<sup>th</sup> or May 25<sup>th</sup> of this year.

Avra Valley/I-10 Corridor: Nicole Fyffe reported that a potential land exchange for the Wexler property is being discussed. The Parsons property will be going through Pima County's Comprehensive Plan Amendment Process.

Catalina/Tortolita connection: No update.

#### Proposed Development Activities on Bond Properties

*(Note – This item heard out of sequence before Item 6 on the agenda.)*

Arlan Colton provided a brief presentation on the Conservation Lands System (CLS) and its use and success as a policy and not as an ordinance. Sherry Ruther then reported to the Commission that three Comprehensive Plan Amendment applications were received involving properties identified for acquisition in the 2004 Conservation Bonds (see packet provided at meeting). Two of these applications are in the Northwest area. Ms. Ruther also reported on their recent analysis on CLS implementation since 2002. This analysis is being tracked project by project and since 2002, forty projects have triggered a CLS nexus. Commissioner Marshall requested that Ms. Ruther conduct the analysis on a subregional level.

#### 12. Next Commission Meeting

The next regular Commission meeting is scheduled for Thursday, June 8, 2006 at 3:00 pm. The May 25<sup>th</sup> meeting will begin the 2008 Open Space priorities.

#### 13. Call to the Audience

No members of the public spoke at this time.

#### 14. Adjournment

Meeting adjourned at 5:20 pm.