

**Bond Implementation Plan Language – Open Space and Habitat Protection  
Recommended by the Conservation Bond Advisory Committee  
March 1, 2004**

Question No. 1 - Sonoran Desert Open Space and Habitat Protection; Preventing Urban Encroachment of Davis Monthan Air Force Base

For the purpose of acquiring real and personal property for open space and habitat protection, including, without limitation, Sonoran Desert open space, protecting wildlife habitats, saguaro cacti, ironwood forests and lands around rivers, washes and recharge areas to ensure high water quality, the acquisition of lands in the vicinity of Davis Monthan Air Force Base to prevent urban encroachment, and the acquisition of real or personal property or interests or rights in property for such purpose and paying all expenses properly incidental thereto and to the issuance of such bonds, shall Pima County, Arizona be authorized to issue and sell general obligation bonds of the County in an aggregate principle amount not exceeding \$174,300,000?

Categories of Open Space and Habitat Protection

Projects identified in this ordinance to be acquired as open space and habitat protection, fall into three categories:

- Habitat Protection Priorities,
- Community Open Space Parcels (including Urban Open Spaces Requested by Jurisdictions)
- Urban Open Spaces to Prevent Encroachment on Davis Monthan Air Force Base.

For the projects identified in this ordinance as either Community Open Space Parcels or Habitat Protection Priorities, the number of projects identified is in excess of the number that can be purchased with the stated allocations of bond funds. Fifteen projects are identified in this ordinance as Community Open Space Parcels, not including those identified as Urban Open Spaces Requested by Jurisdictions, but purchasing these 15 projects would cost more than the \$26 million allocated. For projects identified as Habitat Protection Priorities, approximately 524,000 acres are identified in this ordinance, but protecting this entire acreage would cost more than the \$123.3 million allocated. More projects have been identified than can actually be purchased for several reasons:

- 1) Pima County may be unable to successfully negotiate a purchase with every landowner. Including excess projects gives the County flexibility in negotiating with the property owners.
- 2) State and Federal grants will be sought by Pima County. Grant awards would expand the amount of funds available to purchase parcels identified in this ordinance.
- 3) If State Land Reform is successful, a number of State Trust Land projects identified in this ordinance as Community Open Space or Habitat Protection Priorities may be preserved without cost. If this occurs, bond funds will be used to purchase other projects identified in this ordinance.
- 4) For projects identified as Habitat Protection Priorities, including parcels in excess of that which can be purchased gives Pima County the flexibility necessary to protect valuable biological lands to meet the requirements of an incidental take permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973.

To the extent possible, Pima County will begin the negotiation process with projects prioritized as highest priority. For the projects identified in this ordinance as Habitat Protection Priorities, projects are prioritized into highest priority and secondary priority categories.

#### Funding for Projects

\$10 million in bond funds will be allocated for the purpose of acquiring urban open space to prevent encroachment on Davis Monthan Air Force Base. No more than 25 percent (or \$41 million) of the remaining \$164.3 million in bond funds will be allocated for the purpose of funding projects identified as Community Open Space Parcels, which includes \$15 million earmarked for Urban Open Spaces Requested by Jurisdictions. No less than 75 percent (or \$123.3 million) of the remaining \$164.3 million in bond funds will be allocated for the purpose of funding projects identified as Habitat Protection Priorities.

In funding the implementation of this open space and habitat protection bond program, the Board of Supervisors shall have the authority and the option to transfer bond authorization from one project to another within the appropriate 25 percent / 75 percent appropriations, and allocating, at its sole discretion, "Other Funds" to projects to replace reallocated bond funds. Such flexibility in the reallocation of bond funds is necessary in the day-to-day acquisition of land so as to provide for payment of cash for acquisitions, thereby avoiding interest payments, and responding quickly to acquisition opportunities that arise, and to complete higher priority acquisitions in a timely manner. The Board of Supervisors will ratify such reallocation of bond funds in subsequent amendments to this ordinance, which will occur only after a public hearing is held.

Bond funds requiring matching funds for projects identified in this ordinance will not be released until matching funds are acquired. If after a reasonable time period the matching funds have not been acquired, this ordinance may be amended to reflect this circumstance.

For projects identified in this ordinance as Habitat Protection Priorities, the approximate dollar amounts allocated to each project area do not represent the exact amount of bond funds the County will expend in each sub area. These approximations are based upon the best current estimate of average land values in each sub area, and the percentage of acres of Habitat Protection Priorities that fall within each sub area.

Pima County will make use of conservation easements or purchase of development rights whenever these are an appropriate means of protecting the values of the projects identified in this ordinance. For projects identified as Habitat Protection Priorities, the goal is to use conservation easements to the extent possible. Conservation easements are voluntary agreements between a willing seller and Pima County, or a non-profit established for this purpose, that are mutually advantageous to both parties. If the County purchases development rights from a willing seller, a conservation easement will also be executed. The County can also acquire other interests in property such as remainder interests combined with conservation easements, which enable the immediate protection of and the eventual acquisition of land.

At the time of the drafting of this ordinance, many of the private properties identified as Community Open Space Parcels were under high development pressures. To the extent possible, purchases of private properties identified as Community Open Space

Priorities, will occur in earlier years of the bond implementation program, in order to acquire the properties before they are developed.

#### State Trust Land

Some of the projects identified in this ordinance to be acquired for open space and habitat protection, are State Trust Lands. Every effort will be made to protect the open space and habitat values of these lands in a cost-effective manner. The future of the Arizona Preserve Initiative process for reclassifying State Trust Land for conservation purposes was unknown at the time this ordinance was drafted. If this or any future State Land Reform package is approved and includes a provision whereby some lands identified in this ordinance are reclassified for conservation without requiring compensation, bond funds for said projects will be reallocated to State Trust Lands that do require compensation for preservation. If State Land Reform does not occur, Pima County will continue to work through the Arizona Preserve Initiative process to protect the open space and habitat values of the projects identified in this ordinance.

#### Accountability

In order to ensure the highest accountability to the voters for any open space acquisition or conservation easement or development right acquisition authorized by the voters, an eleven-member Conservation Advisory Commission will be formed. One Commission member will be appointed by each of the members of the Pima County Board of Supervisors, one member will be appointed by the County Administrator, two members will be appointed by land conservation organizations active with in Pima County, one member will represent the Natural Resources, Parks and Recreation Commission, another member will represent the local Board of Realtors, and at least one member will represent the ranch community. The purpose of the Commission will be to provide oversight and monitoring of all open space acquisitions that will be placed before the Board for consideration. This Commission will be provided a budget sufficient to carry out this work and to fund an annual, independent audit of all financial transactions and records of the Commission, which will be made public. In addition to this Conservation Advisory Commission, the County Bond Advisory Committee will be monitoring the implementation of the overall bond program, will be holding public meetings quarterly, and will submit an annual report to the Board of Supervisors.

Project funding allocations to specific projects identified in this ordinance will occur only after a public hearing is held by the Board of Supervisors where the projects to be funded have been advertised in a newspaper of general circulation of the County. The Board shall take into consideration review and comments made at the public hearing when selecting specific projects to fund.

#### Rights of Property Owners

Nothing shall prohibit the owners of property identified for possible acquisition from using their property in accordance with existing zoning and land use or development codes of Pima County, including, but not limited to, filing for any change in the status of land use designated in the Comprehensive Plan, or filing for a land use or zoning change. Any property owner filing for a building permit, conditional use permit, Comprehensive Plan Amendment, or zoning change on property targeted for possible open space acquisition will only need to comply with the standard procedures and processes established for same.

### Property Acquisition Process

Real property acquisition by Pima County is a multi-phase, and often time-consuming process. The acquisition process follows three phases.

Phase I may last approximately 3-5 months, and includes identification of the parcel, approval by the Conservation Commission, and initiation of due diligence data gathering and formal appraisal.

Phase II may last approximately 4-6 months, and includes analysis of the due diligence data gathered, negotiation with the seller, and processing of the acquisition agreement for approval by the Pima County Board of Supervisors.

Phase III may last approximately 2-6 months, and includes the time to finalize Board of Supervisors approval of the acquisition agreement, and closing of the sale.

Generally, no property will be acquired unless the acquisition cost is at or near appraised value. The acquisition process will require both County staff and consultant contract appraisers and acquisition agents in order to complete the acquisition program according to the bond program schedule.

The County will actively pursue alternatives to fee simple acquisition, such as purchase of development rights and conservation easements from willing sellers, particularly to retain active ranching in the rural landscape. Such alternatives are most beneficial when viable and well-managed ranching operations are in place, or when purchasing development rights will discourage wildcat subdivision.

After acquisition of open space properties, Pima County Natural Resources, Parks & Recreation will provide management, including placement and maintenance of fencing and signs as appropriate.

For the majority of the projects identified, the cost estimate figure is a "budget estimate" of acquisition costs prepared by staff. These budget estimates are intended solely for preliminary planning purposes. They are not value estimates or appraisals as defined by Arizona Revised Statutes or the Uniform Standards of Professional Appraisal Practice. Prior to making an offer to a property owner, the County will order an appraisal, which it will review prior to acceptance. Appraisals of the properties could differ significantly from these budget estimates. Also, the inclusion of a property, within an associated budget estimate, does not represent an offer from the County, nor a declaration of the County's intent to make such an offer. Budget estimates for projects identified as Community Open Space Parcels include an inflation factor calculated at 5 percent for five years, beginning in 2005.

### Specific Project Description, Scope of Work, and Location by Project

#### Community Open Space Parcels

To arrive at a list of Community Open Space Parcels for this bond implementation plan, properties identified from the following sources were evaluated: (1) Remaining parcels included in the voter-approved 1997 Open Space Bond Program; (2) Parcels identified as important to the open space goals of Pima County's Natural Resources, Parks and Recreation Department; (3) Additional parcels located on the urban fringe or within urban Tucson that were identified by community and environmental groups as well as

individual members of the community as being of special merit, many of which enjoy considerable community support; and (4) Parcels reclassified to conservation status by the Arizona State Land Department through Pima County's Arizona Preserve Initiative Application. Other jurisdictions determined a need for additional projects, which are identified in this ordinance as Urban Open Spaces Requested by Jurisdictions.

As stated earlier in this ordinance, the number of projects identified is in excess of the number that will be purchased with the total bond funding for Community Open Space Parcels. Projects identified as Urban Open Spaces Requested by Jurisdictions are earmarked. Projects are in order alphabetically, not by priority.

**Total Bond Funding for Community Open Space Parcels: \$26 million**

**Project:** Canoa Ranch  
**Location:** Project contains 3 parcels along the eastern side of Interstate 19, surrounded by the County's 4,651 acre Canoa Ranch property.  
**Cost Estimate:** \$3 million  
**Scope:** Purchase in fee simple or acquire conservation easements on 133 acres of former ranch parcels presently zoned for commercial use.  
**Benefit:** This project would consolidate all parcels on the east side of Interstate 19 to protect the historic ranch complex and open space and wildlife values, from adjacent commercial development. One parcel contains an equestrian facility that would augment the planned use of the ranch for environmental education, a museum, and short-term rentals for birders and hikers.  
**Other Funds:** Federal and State Grants  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

**Project:** Catalina Conservation Easements  
**Location:** Parcels within and between the southern ends of the Catalina State Park Expansion and Tortolita East Biological Corridor Arizona Preserve Initiatives, and abutting the northern border of the Catalina State Park.  
**Cost Estimate:** \$1 million  
**Scope:** Acquisition of conservation easements over private properties to ensure the efficacy of the area as a biological corridor.  
**Benefit:** This project will ensure that the private properties within this functioning biological corridor will not be degraded by further development, and will ensure the protection of the biological integrity of the State Trust Lands to be acquired by Pima County for addition to Catalina State Park and the Tortolita East Biological Corridor.  
**Other Funds:** Federal and State grants.  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

**Project:** Catalina State Park Expansion - Arizona Preserve Initiative  
**Location:** These State Trust Lands are located immediately north of Catalina State Park, east of Oracle Road, and west of the Catalina Mountains.  
**Cost Estimate:** \$5 million  
**Scope:** Purchase 2,320 acres of State Trust Land in fee simple or through other available methods.  
**Benefit:** This project will help create an important biological corridor between the Tortolita Mountains, Catalina State Park, and the Catalina Mountains; will provide habitat protection for a variety of species including suitable habitat for the cactus ferruginous pygmy owl; will expand and enhance the popular Catalina State Park; will protect trails presently used by hikers, equestrians, and mountain bikers.  
**Other Funds:** \$5 million in State Growing Smarter matching grants.  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

**Project:** Colossal Cave Mountain Park Expansion  
**Location:** State Trust Lands northwest of the Colossal Cave Mountain Park.  
**Cost Estimate:** \$6 million  
**Scope:** Purchase or preserve through other tools 1,600 acres.  
**Benefit:** This project would expand the existing Colossal Cave Mountain Park to preserve Pistol Hill, protect valuable biological, cultural and scenic resources, and create new recreational opportunities for hikers, equestrians, and mountain bikers.  
**Other Funds:** \$6 million in State Growing Smarter matching grants  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

**Project:** Tortolita Mountain Park - Arizona Preserve Initiative  
**Location:** These State Trust Lands are located in the planning boundary of the Tortolita Mountain Park.  
**Cost Estimate:** \$7 million  
**Scope:** Purchase 4,519 acres of State Trust Land in fee simple or through other available methods. Parcels were reclassified to conservation status by the Arizona State Land Department in July 2003.  
**Benefit:** This project will provide habitat protection for a variety of species including suitable habitat for the cactus ferruginous pygmy owl; will protect an area of high archaeological significance; will protect a key segment of Upper Honey Bee Canyon; will preserve recreational areas for hikers, equestrians, and mountain bikers; and protect the viewshed of the eastern foothill of the Tortolita Mountains, which forms one of the principal gateway corridors into metro Tucson.  
**Other Funds:** \$7 million in State Growing Smarter matching funds.  
**Implementation Period:**

Future Operating and Maintenance Costs:

Project: Tortolita Mountain Park - Carpenter Ranch  
Location: Parcel is located a short distance north of the Pima-Pinal County line, north of the Tortolita Mountain Park.  
Cost Estimate: \$1 million  
Scope: Purchase in fee simple or acquire conservation easements on 300 acres.  
Benefit: This project will expand and enhance Pima County's existing Tortolita Mountain Park holdings; preserve natural and scenic resources including a natural spring; protect a portion of a historic ranch; and provide access to Tortolita Mountain Park from the north side of the range.  
Other Funds: Federal and State Grants.  
Implementation Period:  
Future Operating and Maintenance Costs:

Project: Tortolita Mountain Park - East Biological Corridor Arizona Preserve Initiative  
Location: These State Trust Lands are situated between the Tortolita Mountain Park Arizona Preserve Initiative lands and the Catalina State Park Arizona Preserve Initiative Lands, immediately north of Oro Valley with the majority of parcels lying immediately west of Oracle Road.  
Cost Estimate: \$10 million  
Scope: Purchase 4,761 acres of State Trust Land in fee simple or through other available methods.  
Benefit: This project will facilitate the creation of a key biological corridor between the Tortolita Mountains, Catalina State Park and the Coronado National Forest; will provide habitat protection for a variety of species including suitable habitat for the cactus ferruginous pygmy owl; will protect an area of high archaeological significance, will protect a key segment of Upper Honey Bee Canyon; will preserve recreational areas for hikers, equestrians, and mountain bikers; and will preserve the viewshed of the eastern foothills of the Tortolita Mountains, which form one of the principal gateway corridors into metro Tucson.  
Other Funds: \$10 million in State Growing Smarter matching grants.  
Implementation Period:  
Future Operating and Maintenance Costs:

Project: Tucson Mountain Park - Camino de Oeste  
Location: The parcels about the Tucson Mountain Park immediately west of Camino de Oeste and south of Gates Pass.  
Cost Estimate: \$2 million  
Scope: Purchase in fee simple or acquire conservation easements on parcels totaling 100 acres.  
Benefit: This project will protect habitat for a wide range of plants and animals, provide viewshed protection for upper foothills of the Tucson Mountains, provide a strategic

boundary enhancement to Tucson Mountain Park, and protect cultural resources, including several Civilian Conservation Corps check dams that date to the early 1930s.

Other Funds: Federal and State grants.

Implementation Period:

Future Operating and Maintenance Costs:

Project: Tucson Mountain Park - Dos Picos

Location: Parcels are immediately east of the Tucson Mountain Park, North of the Starr Pass development, and south of Anklam Road.

Cost Estimate: \$1 million

Scope: Purchase in fee simple or acquire conservation easements on parcels totaling 80 acres.

Benefit: This project will be a strategic addition to the boundary of the Tucson Mountain Park that will protect a pair of prominent landmark peaks, and will provide viewshed protection from the upper foothills of the Tucson Mountains.

Other Funds: Federal and State grants.

Implementation Period:

Future Operating and Maintenance Costs:

Project: Tucson Mountain Park - Los Morteros

Location: Parcels are located in the northern reaches of the Tucson Mountains in the Town of Marana.

Cost Estimate: \$1 million

Scope: Purchase in fee simple or acquire conservation easements on 3 parcels totaling 45 acres.

Benefit: This project will protect irreplaceable archaeological resources, furthering Pima County's commitment to protecting this area's cultural sites, as well as help preserve the scenic values of the northern reaches of the Tucson Mountains. The properties are associated with the Los Morteros site that is eligible for listing on the National Register of Historic Places.

Other Funds: Federal and State grants.

Implementation Period:

Future Operating and Maintenance Costs:

Project: Tucson Mountain Park - Painted Hills

Location: The parcels are located between Anklam Road and Speedway Blvd, a short distance from Tucson Mountain Park.

Cost Estimate: \$4.5 million

Scope: Purchase in fee simple or acquire conservation easements on 5 parcels totaling 300 acres.

Benefit: This project will protect the saguaro-studded slopes along both Speedway and Anklam roads, protect habitat for a

wide range of plants and animals, and protect the viewshed of the upper foothills of the Tucson Mountains.

Other Funds: Federal and State grants.

Implementation Period:

Future Operating and Maintenance Costs:

Project: Tucson Mountain Park - Robles Pass Arizona Preserve Initiative

Location: Parcel is a short distance south of Ajo Way, adjacent to Tucson Mountain Park.

Cost Estimate: \$400,000

Scope: Purchase this 40-acre State Trust Land parcel in fee simple or through other available methods. Parcel has been reclassified under the Arizona Preserve Initiative.

Benefit: This project will protect a scenic slope adjacent to Tucson Mountain Park, along with high quality habitat suitable for the cactus ferruginous pygmy owl and other species. This acquisition of this parcel will also help expand the proposed Tucson Mountain Park Southern Corridor linkage to the West Branch of the Santa Cruz River.

Other Funds: \$400,000 in State Growing Smarter matching grants.

Implementation Period:

Future Operating and Maintenance Costs:

Project: Tucson Mountain Park – South Corridor

Location: Corridor is located south of Ajo Highway and west of Mission Road.

Cost Estimate:

Scope: Purchase in fee simple or acquire conservation easements on properties to preserve a corridor from the southern end of Tucson Mountain Park to Mission Road. Pima County will seek out options to preserve this corridor through public/private partnerships that do not always require the purchase of entire parcels.

Benefit: Preservation of this corridor will help protect a key viewshed in the southeastern foothills of the Tucson Mountains, will buffer the effects of urban encroachment on Tucson Mountain Park, protect valuable scenic and natural resources along with a Priority Cultural Resource site; and provide a key element of an important linkage between the Tucson Mountains and the Santa Cruz River corridor.

Other Funds: Federal and State Grants.

Implementation Period:

Future Operating and Maintenance Costs:

Project: Tucson Mountain Park - Sweetwater Preserve

Location: Parcels are located in the Tucson Mountain Foothills, immediately north of Sweetwater Drive, and west of Camino de Oeste.

Cost Estimate: \$13 million

Scope: Purchase in fee simple 3 parcels totaling 695 acres.  
 Benefit: This project will protect one of the last remaining large parcels of land in the Tucson Mountains, and will be a strategic addition to the area's protected lands. The project will provide habitat protection for a wide range of plants and animals, including habitat suitable for the cactus ferruginous pygmy owl, desert tortoise, gila monster, lesser long-nose bat, yellow-billed cuckoo, abert's towhee, california leaf-nosed bat, grey fox, mountain lion and the tiger rattle snake. Acquisition of the project area will protect a key segment of the Sweetwater Wash that connects Tucson Mountain Park to the Santa Cruz River, recreational opportunities on existing trails presently popular with hikers, equestrians and mountain bikers, known archeological resources, and a key portion of the viewshed of the upper foothills of the Tucson Mountains.

Other Funds: Federal and State Grants.  
 Implementation Period:  
 Future Operating and Maintenance Costs:

Project: Tucson Mountain Park - Trails End Arizona Preserve Initiative  
 Location: Parcel is immediately north of Trails End Road now surrounded by Tucson Mountain Park.  
 Cost Estimate: \$600,000  
 Scope: Purchase this 60-acre State Trust Land parcel in fee simple or through other available methods. Parcel has been reclassified under the Arizona Preserve Initiative.  
 Benefit: This project will protect a scenic slope adjacent to Tucson Mountain Park and a segment of a major natural wash, as well as high quality habitat suitable for the cactus ferruginous pygmy owl and other species.  
 Other Funds: \$600,000 in State Growing Smarter matching grants.  
 Implementation Period:  
 Future Operating and Maintenance Costs:

Community Open Space Parcels - Urban Open Spaces Requested by Jurisdictions

The City of Tucson, and the Towns of Oro Valley and Sahuarita requested the inclusion of the following urban open space projects. Projects are in order alphabetically, not by priority. The amounts allocated to the urban open space projects requested by the City of Tucson may exceed the actual purchase prices. If this occurs, consideration shall be given to the purchase of conservation easements on the Bellota/A-7 Ranch with any surplus funds.

Total Bond Funding for Urban Open Spaces Requested by Jurisdictions: \$15 million

Project: City of Tucson - Agua Caliente  
 Location: Parcels are located between Agua Caliente Wash and Tanque Verde Creek, west of Houghton Road.  
 Cost Estimate: \$5 million

Scope: Purchase in fee simple or acquire conservation easements on parcels or portions of parcels.  
Benefit: Preservation of a natural wash corridor between the confluence of the Agua Caliente Wash and Tanque Verde Creek will protect the sensitive riparian plant communities that exist in the area and decrease the potential for flooding of adjacent properties. This area contains the last woodland riparian habitat within the municipal boundary of the City of Tucson.  
Other Funds: Federal or State grants.  
Implementation Period:  
Future Operating and Maintenance Costs:

Project: City of Tucson - Habitat at 36<sup>th</sup> and Kino  
Location: Parcel is located at the southeast corner of 36<sup>th</sup> Street and Kino Parkway.  
Cost Estimate: \$1 million  
Scope: Purchase the 26-acre parcel in fee simple.  
Benefit: The 26 acre parcel comprises four different vegetative communities and classified as a floodplain. A preliminary survey showed of the property a total of 32 plant species and 22 bird species. The property is walking distance from six schools, the Holmes-Tuttle Boys and Girls Club, and the Quincy Douglas Recreation Center, all of which could benefit from nearby natural habitat conservation and environmental protection.  
Other Funds: Federal and State Grants  
Implementation Period:  
Future Operating and Maintenance Costs:

Project: City of Tucson - 36<sup>th</sup> Street Corridor  
Location: Corridor along 36<sup>th</sup> Street, from the Santa Cruz River west to Tucson Mountain Park.  
Cost Estimate: \$5 million  
Scope: Purchase in fee simple or acquire conservation easements on properties along 36<sup>th</sup> Street to preserve a corridor from the Santa Cruz River west to Tucson Mountain Park. Pima County will seek options to preserve this corridor through public/private partnerships that do not necessarily require the purchase of entire parcels.  
Benefit: This project will protect the viewshed of the upper foothills of the Tucson Mountains, provide public access into Tucson Mountain Park from the west end of 36<sup>th</sup> street, protect a wildlife corridor linking the Tucson Mountains and the nearby Santa Cruz River and its associated biological values, and protect the investment in natural resource properties previously made by Pima County in and around the West Branch of the Santa Cruz.  
Other Funds: Federal and State grants.  
Implementation Period:  
Future Operating and Maintenance Costs:

**Project:** Town of Oro Valley - Kelly Ranch  
**Location:** The parcels are located at the intersection of Tangerine and Oracle, on the east side of Oracle.  
**Cost Estimate:** \$2.5 million  
**Scope:** Purchase in fee simple or acquire conservation easements on 5 parcels totaling 103 acres.  
**Benefit:** Preservation of these parcels will prevent urban encroachment on the sensitive natural resources of Catalina State Park, which surrounds these parcels on the north, east and south. Significant cultural and archeological resources that exist on the site will also be protected, and recreational and educational opportunities for the public will be created.  
**Other Funds:** Requires funds to match 1:1 the amount of bond funds. Bond funds will not be released until matching funds are acquired.  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

**Project:** Town of Sahuarita - Open Space and Environmental Protection along the Santa Cruz River  
**Location:** This project is located along the portion of the Santa Cruz River that lies within the Town of Sahuarita.  
**Cost Estimate:** \$1.5 million  
**Scope:** Purchase in fee simple or acquire conservation easements along this corridor.  
**Benefit:** This project will preserve natural open space and environmentally sensitive habitat along the Santa Cruz River. This area falls within the 100-year flood plain and is identified for preservation in the Town of Sahuarita's General Plan.  
**Other Funds:** Federal and State grants.  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

#### Habitat Protection Priorities

On June 17, 2003, the Pima County Board of Supervisors adopted the Habitat Protection Priorities recommended by the Sonoran Desert Conservation Plan Steering Committee to guide implementation of the County's Multi-Species Habitat Conservation Plan. The development of Habitat Protection Priorities for eastern Pima County was a continuation of over five years of work by Pima County and the expert science community, building upon plans and policies previously adopted by the Board of Supervisors including the Sonoran Desert Conservation Plan adopted in Preliminary form in 2000, and the Conservation Lands System adopted in the Environmental Element of the Comprehensive Land Use Plan in 2001. The objective of developing the Habitat Protection Priorities was to apply a set of biologically based goals and criteria to the Conservation Land System to: (1) identify the most important lands to protect first; (2) provide recommendations on the sequencing of land preservation efforts; and (3) design a project so that it can be easily incorporated into an adaptive management

program to be implemented over the life of the Federal Section 10 Permit using the best scientific information available.

As stated earlier in this ordinance, the number of projects identified exceeds the number of projects that will be purchased with the total bond funding for Habitat Protection Priorities.

Total bond funds allocated for Habitat Protection Priorities: \$123.3 million

**Project:** Southeast Project Area  
**Location:** The Southeastern Corridor Project Area is located southeast of the Tucson metropolitan area and includes the northern extent of the Las Cienegas National Conservation Area, the Empirita Ranch, Davidson Canyon, Cienega Creek, Colossal Cave Mountain Park, and a key segment of the Agua Verde Creek.  
**Cost Estimate:** \$42 million  
**Scope:** Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the Southeastern Corridor Project Area:  
High Priority Private: 42 parcels 6,781 acres  
Secondary Priority Private: 86 parcels 3,111 acres  
High Priority State: 204 parcels 154,186 acres  
Secondary Priority State: 69 parcels 53,017 acres  
**Benefit:** These areas contain a wide range of invaluable natural resources, including the best example of a riparian forest system embedded within semi-desert grassland in Pima County. Pima County has already invested in protecting this area, the critical importance of which was confirmed through the development of the Sonoran Desert Conservation Plan. For example, in 1986, Pima County purchased property along Cienega Creek and established the Cienega Creek Natural Preserve, a key ecological and recreational area that protects Tucson's water supply, enhances flood control, and contains rare native fish species. In addition, Pima County acquired the Empirita Ranch, Southern Arizona's first conservation ranching operation and a property that features conservation values for wildlife, water quality, flood control, recreation, and open space.  
**Other Funds:** Federal or State grants  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

**Project:** Santa Cruz Basin Project Area  
**Location:** The Santa Cruz Basin Project Area begins at the Pima-Santa Cruz county border and encompasses the region south of Interstate 10 and Ajo Highway between the Santa Rita Mountains and the Sierrita Mountains, and includes the community of Green Valley, Town of Sahuarita, and the Santa Rita Experimental Range.

**Cost Estimate:** \$25 million  
**Scope:** Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the Santa Cruz Basin Project Area.  
 High Priority Private: 62 parcels 9,121 acres  
 Secondary Priority Private: 90 parcels 15,336 acres  
 High Priority State: 109 parcels 69,544 acres  
 Secondary Priority State: 62 parcels 45,821 acres  
**Benefit:** The area contains highly valued semi-desert grasslands in and surrounding Canoa Ranch, and important riparian habitat along tributaries such as Sópore Creek, which provide key wildlife corridors connecting the Santa Rita, Sierrita, and Tumacácori mountains. The project area was also a principal focal point of Native American settlement and agriculture, and was a travel corridor for Spanish colonial exploration and mission settlement. As a result, the region features significant cultural resources. The community of Green Valley and Town of Sahuarita will benefit from protection of these resources.  
**Other Funds:** Federal and State grants  
**Implementation Period:**  
**Future Operating and Maintenance Costs:**

**Project:** Altar Valley Project Area  
**Location:** The Altar Valley Project Area is located in the far southwestern extent of Eastern Pima County, south of Ajo Highway, is bounded on the east by the Sierrita Mountains and the west by the Baboquivari Mountains, and includes a number of working ranches and the Buenos Aires Wildlife Refuge.

**Cost Estimate:** \$23 million  
**Scope:** Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the Altar Valley Project Area.  
 High Priority Private: 18 parcels 6,752 acres  
 Secondary Priority Private: 63 parcels 5,453 acres  
 High Priority State: 5 parcels 1,035 acres  
 Secondary Priority State: 11 parcels 2,912 acres  
**Benefit:** The area encompasses Pima County's largest and most intact semi-desert grassland valley, and is home to grassland species formerly considerably more abundant in Pima County, including the Swainson's Hawk. The Altar Valley Wash, a large desert wash system, cuts through the middle of the valley, providing high-quality habitat for resident riparian species as well as corridors for animals that range more widely. Because the slopes of the mountain ranges on the fringes of the project area drain into the Altar Valley Wash and the Brawley Wash, the region plays an important role in aquifer recharge for the Tucson metro area. The community of Arivaca will benefit from the preservation of these resources.

Other Funds: Federal and State Grants  
Implementation Period:  
Future Operating and Maintenance Costs:

Project: Avra Valley Project Area  
Location: The Avra Valley Project Area is bounded on the east by Interstate 10, on the west by the Tohono O'odam Reservation, on the south by the Ajo Highway and on the north by the Pima-Pinal County line. This area includes the Tucson Mountains, Saguaro National Park West, and the Ironwood National Monument.

Cost Estimate: \$5 million  
Scope: Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the Avra Valley Project Area.  
High Priority Private: 145 parcels 17,786 acres  
Secondary Priority Private: 99 parcels 28,399 acres  
High Priority State: 0 parcels 0 acres  
Secondary Priority State: 206 parcels 154,186 acres

Benefit: The area presently contains large, unaffected expanses of the saguaro-palo verde-old growth ironwood plant community, as well as two of the County's prime wildlife and riparian corridors, the Santa Cruz and the Brawley Wash. Significant opportunities remain to preserve important wildlife habitat in the project area, particularly the region's natural washes, and to assure the continued existence of biological linkages between existing preserves such as Pima County's 22,000-acre Tucson Mountain Park, the 25,000 acre Saguaro National Park West, and other tracts of natural open space.

Other Funds: Federal and State grants  
Implementation Period:  
Future Operating and Maintenance Costs:

Project: Tortolita Mountains Project Area  
Location: Tortolita Mountains Project Area is located northwest of the Tucson metropolitan area between Interstate 10 and the Catalina Mountains, and encompasses the Tortolita Mountain range, as well as Catalina State Park and the towns of Oro Valley and Marana.

Cost Estimate: \$12.3 million  
Scope: Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the Tortolita Mountains Project Area.  
High Priority Private: 64 parcels 1,514 acres  
Secondary Priority Private: 108 parcels 1,929 acres  
High Priority State: 48 parcels 18,652 acres  
Secondary Priority State: 0 parcels 0 acres

Benefit: The project area contains the region's best examples of the saguaro-palo verde-old growth ironwood plant community on the Tortolita Alluvial fan, the density and

stature of which has created prime habitat for the cactus ferruginous pygmy owl and other valuable species. The Tortolita Alluvial Fan and its network of washes also play a major role in the area's natural flood control and recharge capacities. Prime habitat for the cactus ferruginous pygmy owl is also found in the area around Arthur Pack Park. The project area boasts some of the most highly valued scenic resources on the northwest side of the metropolitan area, and encompasses a variety of valuable archeological sites that would be protected as a result of the proposed acquisitions.

Other Funds: Federal and State grants

Implementation Period:

Future Operating and Maintenance Costs:

Project: Tucson Basin Project Area

Location: The Tucson Basin Project Area encompasses metropolitan Tucson, and continues east to the Pima County border, including Saguaro National Park East and part of Coronado National Forest.

Cost Estimate: \$6 million

Scope: Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the Tucson Basin Project Area.

High Priority Private: 33 parcels 315 acres

Secondary Priority Private: 50 parcels 1,133 acres

High Priority State: 8 parcels 1,322 acres

Secondary Priority State: 0 parcels 0 acres

Benefit: This highly impacted area contains key remnants of high-quality riparian habitats located in and along Sabino Creek, Tanque Verde Creek, Agua Caliente Creek, and the Pantano Wash, among others. Protection and restoration of these areas is critical because the riparian habitat located in Pima County is home to a disproportionate share of the county's wildlife in comparison to the actual space these lands occupy. Historically, the Tanque Verde and Pantano corridors had water year-round, and supported rich riparian habitats. Opportunities exist to restore some of these drainages if lands in and adjacent to the floodways of these corridors can be protected. In addition, priority archeological and historic sites can be found in Sabino Canyon, and along the Agua Caliente Creek.

Other Funds: Federal and State Grants

Implementation Period:

Future Operating and Maintenance Costs:

Project: San Pedro Project Area

Location: The San Pedro Project Area is located in the far northeastern corner of Pima County east of the Catalina Mountains, and encompasses the San Pedro River

corridor. This area can be accessed from the Tucson metro area via Redington Pass.

Cost Estimate: \$10 million

Scope: Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the San Pedro Project Area.

High Priority Private: 14 parcels 1,045 acres

Secondary Priority Private: 89 parcels 9,478 acres

High Priority State: 0 parcels 0 acres

Secondary Priority State: 86 parcels 48,637 acres

Benefit: The San Pedro is the last free-flowing river in the state of Arizona. It contains the highest quality riparian gallery forest in all of southern Arizona, and is critical to migratory birds, bats and pollinating insects in their seasonal journeys between North, Central and South America. The project area provides Pima County with the best opportunity to protect cottonwood-willow riparian forest and a rare free-flowing river, to expand Pima County's existing Bingham-Cienega Natural Preserve, and link the Rincon Mountain Range to the Catalina Mountain Range.

Other Funds: Federal and State grants

Implementation Period:

Future Operating and Maintenance Costs:

Urban Open Spaces to Prevent Encroachment on Davis Monthan Air Force Base

Total Bond Funding for Urban Open Spaces to Prevent Encroachment on Davis Monthan Air Force Base: \$10 million

(Text unavailable at this time.)