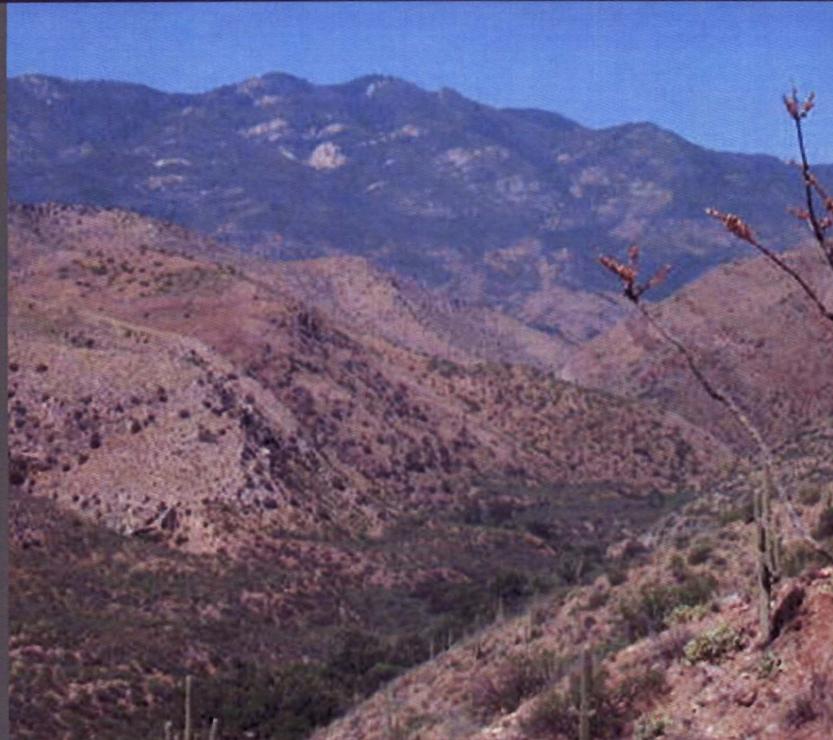




# SIX-BAR RANCH

*2004 Open Space Bond Program*



**PIMA COUNTY BOARD OF SUPERVISORS**

Richard Elías, Chairman, District 5; Ann Day, District 1;  
Ramón Valadez, District 2; Sharon Bronson, District 3;  
Raymond J. Carroll, District 4

**COUNTY ADMINISTRATOR**

C.H. Huckelberry

## Six-Bar Ranch and the 2004 Open Space Bond Program

### Background

The Arizona Open Land Trust (AOLT), in conjunction with Pima County, is negotiating a purchase agreement for the acquisition of the Six-Bar Ranch. This will include the acquisition of approximately 3,330 acres in fee in northeastern Pima County, for \$11.6 million, along with the transfer of approximately 9,000 acres of State grazing leases, and water rights associated with the private parcels, to Pima County. The property is located, northwest of the County's A-7 Ranch, along Edgar Canyon and adjacent to Buehman Canyon - two major tributaries to the San Pedro River (see maps). The majority of the property is included in the 2004 Open Space Bond Program as Habitat Protection Priorities, secondary priority private and secondary priority state, within the San Pedro project area.

Pending approval of the Conservation Acquisition Commission and the Board of Supervisors, Pima County will accept assignment of this purchase agreement from AOLT. The owner of the property, Joseph Goff is willing to enter into a ranch management agreement with the County, whereby Mr. Goff would manage the property for the County for a period of 10 years, with the option to extend for another 10 years. Just as with other ranch management plans that the County has entered into, this will require the joint development of a resource management plan over a specific time period.

An appraisal of this property is underway. However, the purchase price is consistent with a recent County appraisal of a similar ranch property in this area. A Phase 1 environmental assessment, biological assessment, and cultural resources assessment are also underway. Closing is contingent on Pima County's satisfaction with the outcome of such due diligence.

Acquisition of this property will prevent development of this property, conserve an important tributary to the San Pedro River, conserve riparian habitat associated with an intermittent stream and springs, and further goals of the Sonoran Desert Conservation Plan (SDCP) and Multi-Species Habitat Conservation Plan (MSCP). The acquisition is ideally located to expand the emerging reserve system in the San Pedro watershed, which is anchored by the County's A7 Ranch, and complemented by the existing Buehman Canyon Preserve (owned by The Nature Conservancy and Bellota Preservation Corporation). This report provides preliminary biological and cultural information on this acquisition. Additional biological and cultural resource information will be available after County staff and consultants complete surveys of the property.

### 2004 Open Space Bond Program

The 2,200 acres of fee lands along Edgar Canyon are included in 2004 Bond Ordinance as secondary priority private Habitat Protection Priorities within the San Pedro project area. The 9,000 acres of State grazing lease lands are also included in the 2004 Bond Ordinance as secondary priority state Habitat Protection Priorities. The 1,100 acres of fee lands located adjacent to Buehman Canyon are not included in the 2004 Bond Ordinance. The Habitat Protection Priorities were developed without regard for ownership, and it was assumed that some larger conservation opportunities such as

ranches would include a portion of lands not included in the Bond Ordinance. The Bar V Ranch acquisition included 40 acres that was not identified in the Bond Ordinance. The purchase of this Six-Bar Ranch as a working ranch landscape is much more beneficial than restricting the purchase to just the Edgar Canyon parcels, and the seller is selling the entire ranch. This will not require a bond ordinance amendment.

### General Parcel Descriptions

The acquisition will include five parcels in fee. From the attached maps, it can be seen that the parcels form two groups (205-16-0020 and 205-16-003A; 205-23-0020, 205-23-0040 and 205-23-0010). The parcels total approximately 3,330 acres, and are surrounded mostly by State Lands on the north, east and south, and adjoin the Catalina Ranger District of the Coronado National Forest on the west. The northern group of parcels is located along Edgar Canyon, a tributary to the San Pedro River. The southern group of parcels are located near Buehman Canyon. The parcels are undeveloped, with the exception of the ranch headquarters, and are composed of rugged uplands east of the Santa Catalina Mountains alternating with narrow, incised valleys formed by generally east-trending tributary washes draining to the San Pedro River. The fee parcels have associated State and US Forest Service grazing allotments and the parcels are currently being used for ranching.

### Biological Resources

Each fee parcel falls entirely within the Biological Core area of the County's Conservation Lands System, and contains a portion of an Important Riparian Area. The parcels also include portions of mapped riparian habitat, including Xeroriparian B and C. The fee parcels contain several SCDP Special Elements, including Limestone Outcrops, Sonoran Riparian Scrub, Cottonwood-Willow, Mesquite, and Grassland Type B habitat. The northern fee lands contain the majority of Edgar Canyon outside of the Coronado National Forest. Edgar Canyon runs from the Catalina Mountains to the San Pedro River. The dominant tree in the middle of Edgar Canyon forest is sycamore, with ash and willow as common associates (J. Bill, pers. comm., 2000). Edgar has some excellent cottonwood and willow galleries in the middle and upper portions of the canyon (AGFD, 2000). In 2002, a fire burned in much of the watershed.

Edgar Canyon is a tributary to the San Pedro River. The Bingham Water Source study found that the water source from Bingham Cienega is potentially derived from the San Pedro River underflow that has been augmented by inputs from several side canyons, including Edgar Canyon. The acquisition of Edgar Canyon could help secure an important water source for Bingham Cienega.

This acquisition would contribute to the conservation of the following Priority Vulnerable Species: Lowland Leopard Frog, Lesser long-nosed bat, Mexican long-tongued bat, Western red bat, and the Giant spotted whiptail. Fish and frogs (lowland leopard frogs) have been reported in Edgar Canyon (PAG, 2000). The Riparian Priorities report listed Edgar Canyon stream reach as a priority B for acquisition. The adjacent Buehman Canyon was ranked higher due to an increased threat of development in the area. Since the release of the Riparian Priorities report, much of Buehman Canyon has gained some sort of conservation status. The Edgar Canyon stream reach meets many of the recommended land acquisition guidelines presented in the Riparian Priorities report, including:

- Large in size;
- Part of larger, natural adjoining lands (Coronado National Forest and unfragmented biological core on State Trust lands);
- Relatively undeveloped watersheds (road access was poor in 2002);
- Few irreversible impairments to biological and hydrological functions;
- Have suitable habitat for priority vulnerable species;
- Unlikely to be diminished during the time period needed to acquire the lands;
- Are low in cost relative to the biological benefits.

### Cultural Resources

A check of Pima County records for the fee parcels revealed that no previously recorded archaeological or historic sites are within or near these parcels and no cultural resources surveys have been conducted within them. However, the nearby San Pedro River has been the subject of numerous surveys, and many archaeological sites are recorded associated with the river. Most of the parcels are in an SDCP-defined zone of low archaeological sensitivity, except for the extreme northeast and eastern portions of the Edgar Canyon lands, which have moderate sensitivity, and the extreme northwest corner fee lands adjacent to Buehman Canyon, which have moderate sensitivity.

The relative proximity to the archaeologically rich San Pedro River Valley strongly suggests, however, that significant prehistoric cultural resources might exist, and are presently unknown and unsuspected because of the dearth of archaeological research in areas away from the river. It is anticipated that the subject parcels also have a good probability to contain historic-period cultural resources related to ranching, and perhaps, mining. A cultural resources sample survey is underway to identify the presence, distribution, and nature of prehistoric and historic cultural resources within them.

### Management Issues

The parcels generally have limited vehicular access with parcels 205-23-0020, 205-23-0040 and 205-23-0010 having minimal roads present. The State grazing lease is the Finley lease of approximately 9,000 acres. The next lease renewal date is June of 2015. The County would acquire an assignment of the State lease as a part of the acquisition. The associated Forest Service grazing permit is approximately 24,000 acres and, according to the Forest Service, cannot be held by the County and would stay with the existing leaseholder.

The fee property and State grazing lease would be managed under the Third-party management category. There would be limited Pima County directed activity but oversight and monitoring of management uses will be established in a formal ranch management agreement with the current owner. Pursuant to the ranch management agreement, both parties will develop a resource management plan in the future. The property would be managed as a working landscape and light grazing would continue to be allowed on the property consistent with overall conservation goals. Public access would continue to be allowed to public lands adjacent to the fee property for recreation. For example, the fee lands along Edgar Canyon, adjacent to the Forest, include an

existing trailhead for the Davidson Springs Trail – a trail which leads up the Catalina's to the Palisade's Ranger Station.

### Development Potential

The subject parcels all lie within the Conservation Lands System, Biological Core Management Area and Important Riparian Areas, the guidelines of which would only be triggered by a rezoning or comprehensive plan amendment. The existing Comprehensive Plan designation and Zoning District are Low Intensity Rural and Rural Homestead, respectively. Low Intensity Rural allows for a maximum of 0.3 residences per acre (1 residence per 3.3 acres) and is intended to provide for residential uses at densities consistent with rural and resource-based characteristics. Rural Homestead allows for a minimum lot size of 1 residence per 180,000 sq. ft. (1 residence per 4.13 acres). Development under the existing scenario would most likely result in unregulated lot splits accommodating rural residential uses, although some commercial developments consistent with rural uses are possible (e.g., gas stations, feed stores, etc).

While development allowable under the existing regulatory requirements would limit development to relatively low density uses, acquisition allows the County to retain the parcels in their current undeveloped state and to keep a larger connected landscape intact, augmenting large parcels protected in public and private ownership. There is no question that low density development provides more conservation value than more intense urban land uses, but no development preserves the maximum amount of conservation value.

### Attachments

The following is a list of attachments included in this report:

- Maps (Land ownership, Conservation Lands System, Habitat Protection Priorities, and orthophoto)
- Affidavit of Disclosure
- Ownership Disclosure, including date acquired by seller and seller donation
- Assessors maps of parcels

### Summary and Recommendations

These parcels are within the Biological Core and Important Riparian Areas of the Conservation Lands System, and contribute to the conservation of several species, including the Lesser long-nosed bat, Giant Spotted whiptail, and Lowland Leopard frog. The acquisition is ideally located to expand the emerging reserve system in the San Pedro watershed, which is anchored by the County's A-7 Ranch and the Coronado National Forest, and complemented by the existing Buehman Canyon Preserve. The major drainages across the property that lead to the San Pedro River are important feeder systems for the river and local aquifers. The associated riparian systems are also important in the area and offer opportunities to enhance their structure and function over time. These parcels are undeveloped and acquisition by Pima County would help to further the goals of the SDCP and MSCP.

# SIX BAR RANCH Land Ownership

Major Street

Six Bar Ranch  
Potential Acquisition

State Grazing Lease

State Grazing Leases  
County Held

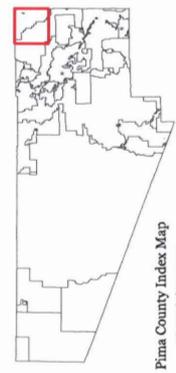
State Owned Land

Private Owned Land

Coronado National Forest

Existing Preserves

BPC : Bellota Preservation Corporation  
TNC : The Nature Conservancy



Prima County Index Map  
Index Map Scale 1:500,000



Scale 1:30,000

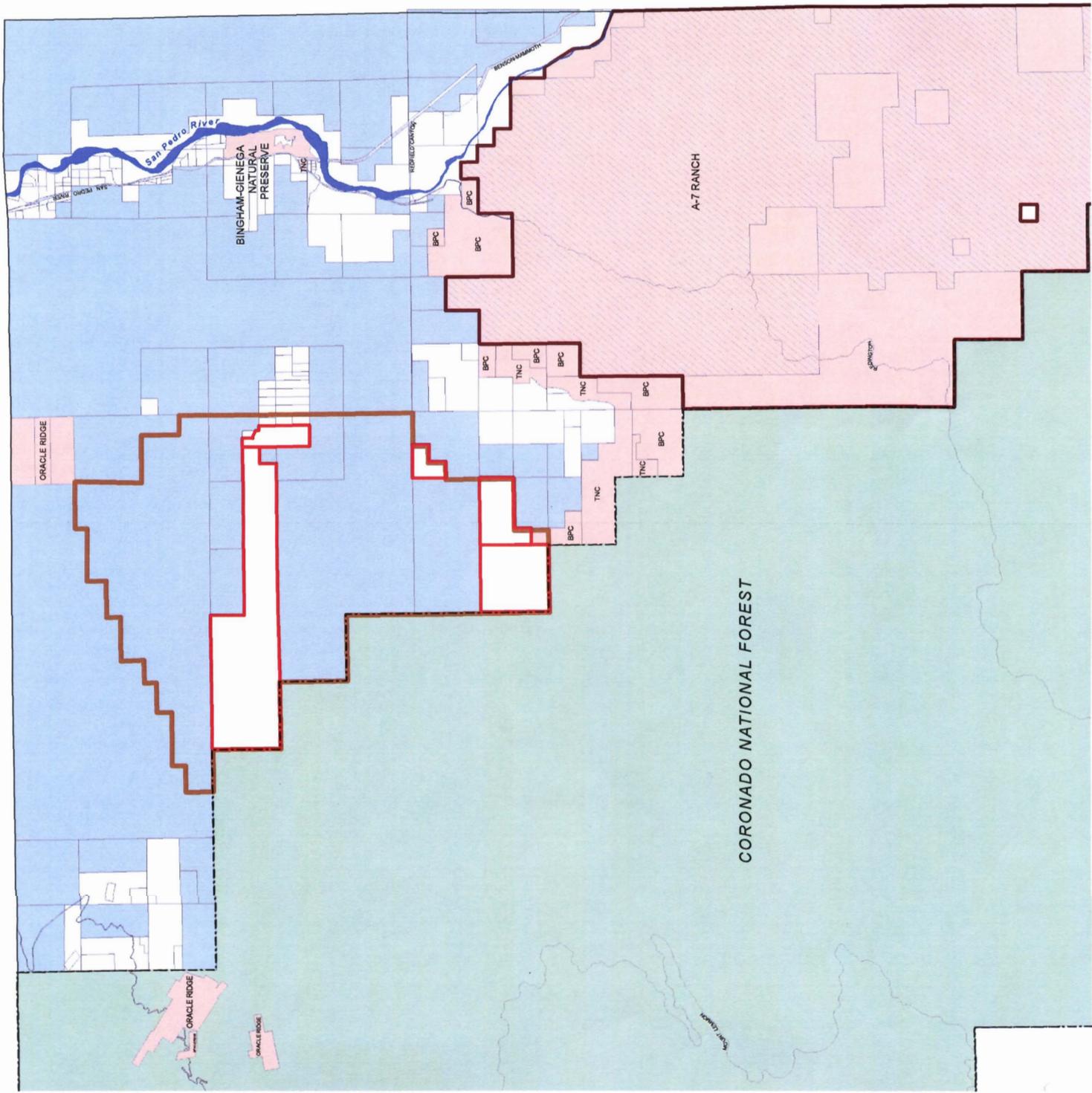


April 4, 2004

The information depicted on this map is the result of digital analysis performed on a variety of databases. The accuracy of the information is dependent on the accuracy of the information contained in those databases. The Pima County Department of Information Services does not warrant the accuracy of the information depicted on this map. This map is subject to the Department of Transportation Technical Services Division's Terms and Conditions Agreement.



Pima County Technical Services  
201 North Stone Avenue - 2nd Floor  
Tucson, AZ 85701 - P.O. Box 246170 - P.O. Box 246170  
http://www.pima.gov/technical\_services







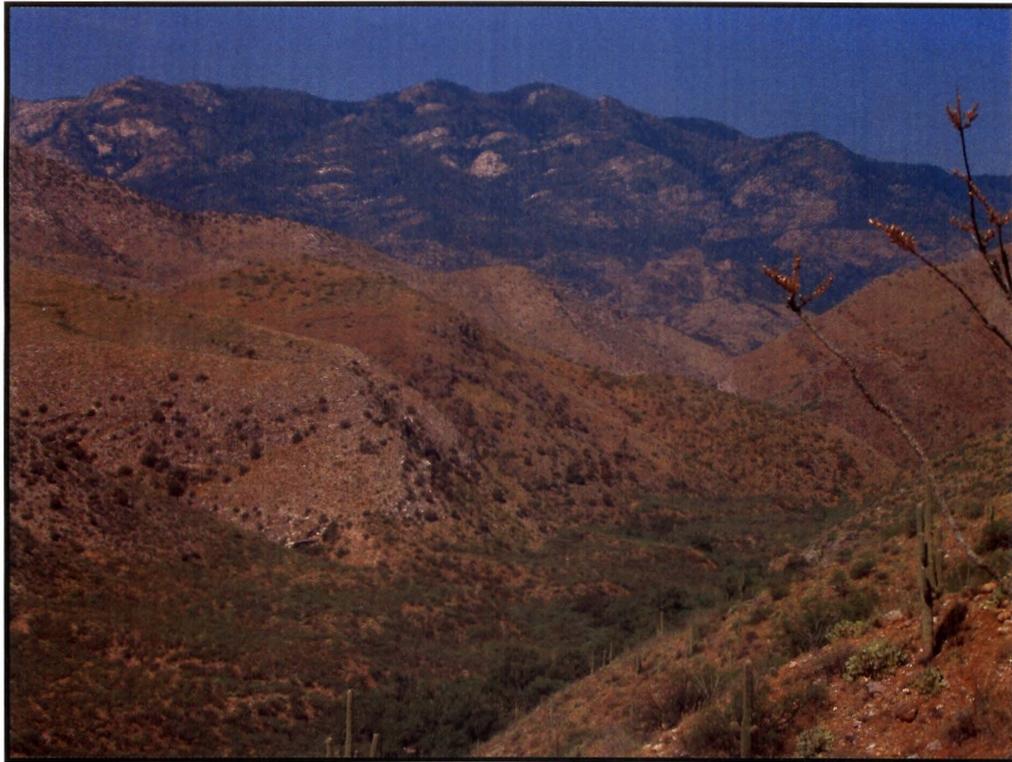




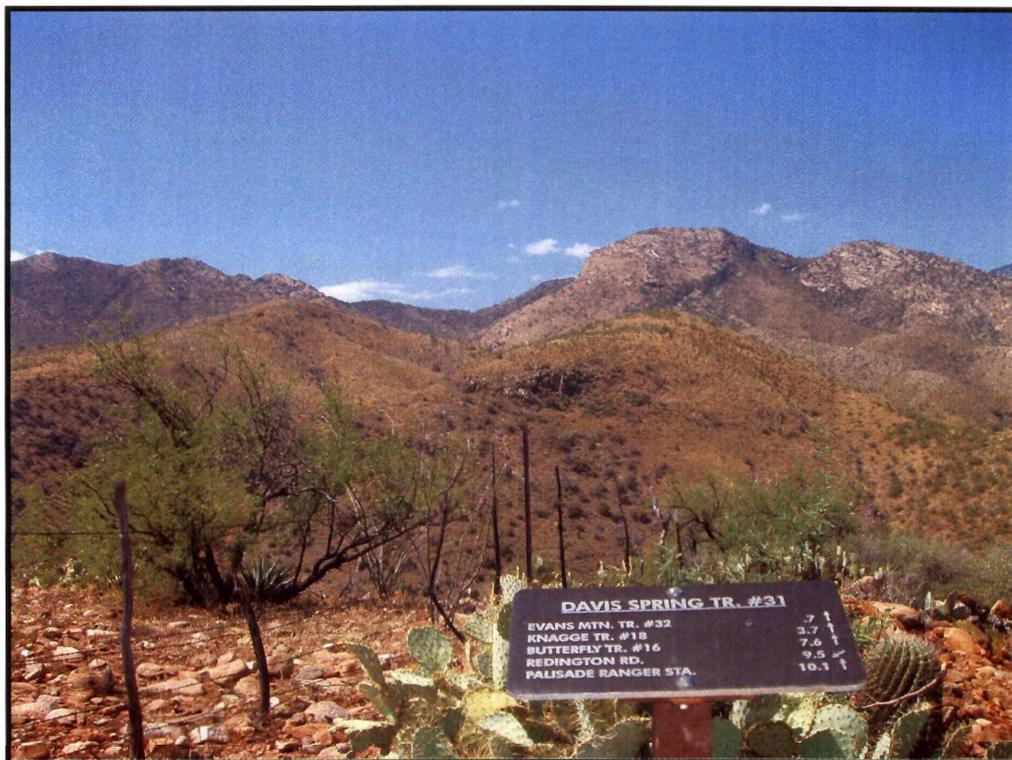
Southeasterly view of lower Edgar Canyon



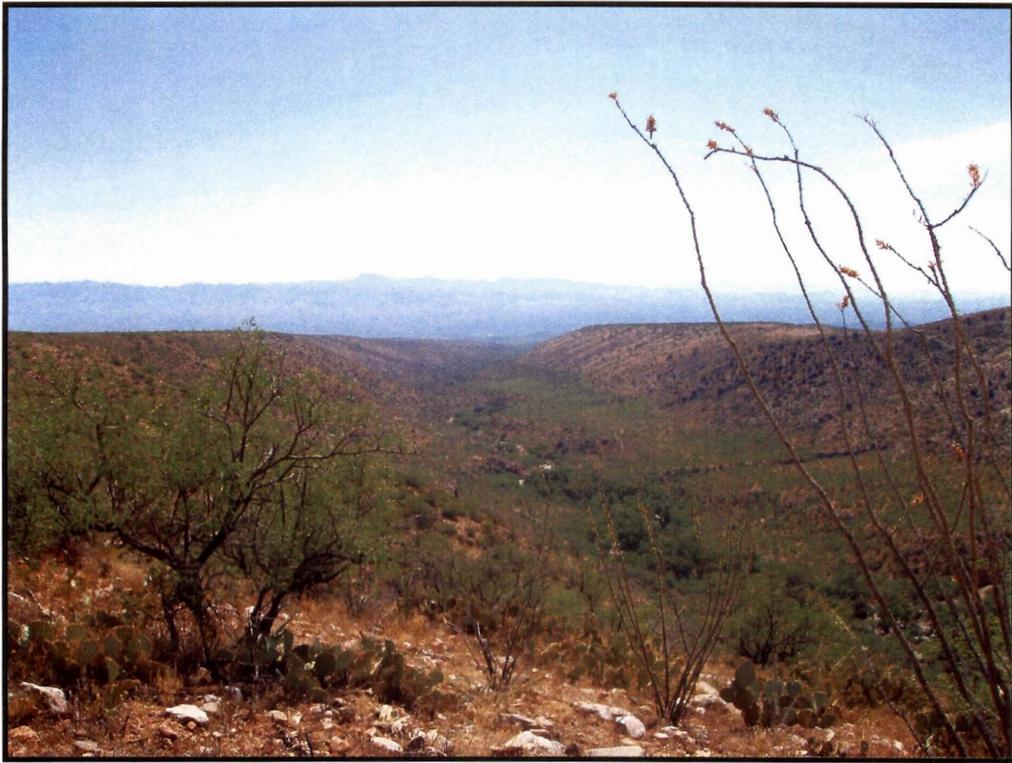
Easterly view toward Catalina Mountains of Edgar Canyon parcel



Westerly view of upper Edgar Canyon, north side of Evans Mountain in photo left



Easterly view of Catalina Mountains and Davis Spring trailhead



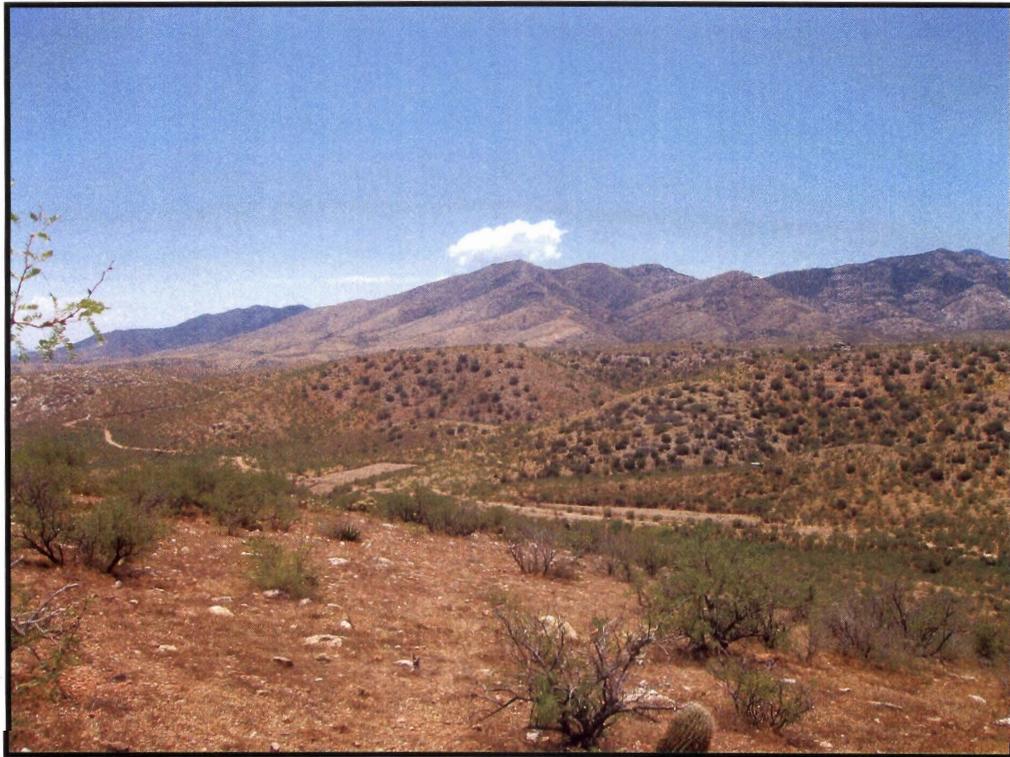
Southeasterly view down Edgar Canyon



Northwesterly view of ranch headquarters in Stratton Canyon



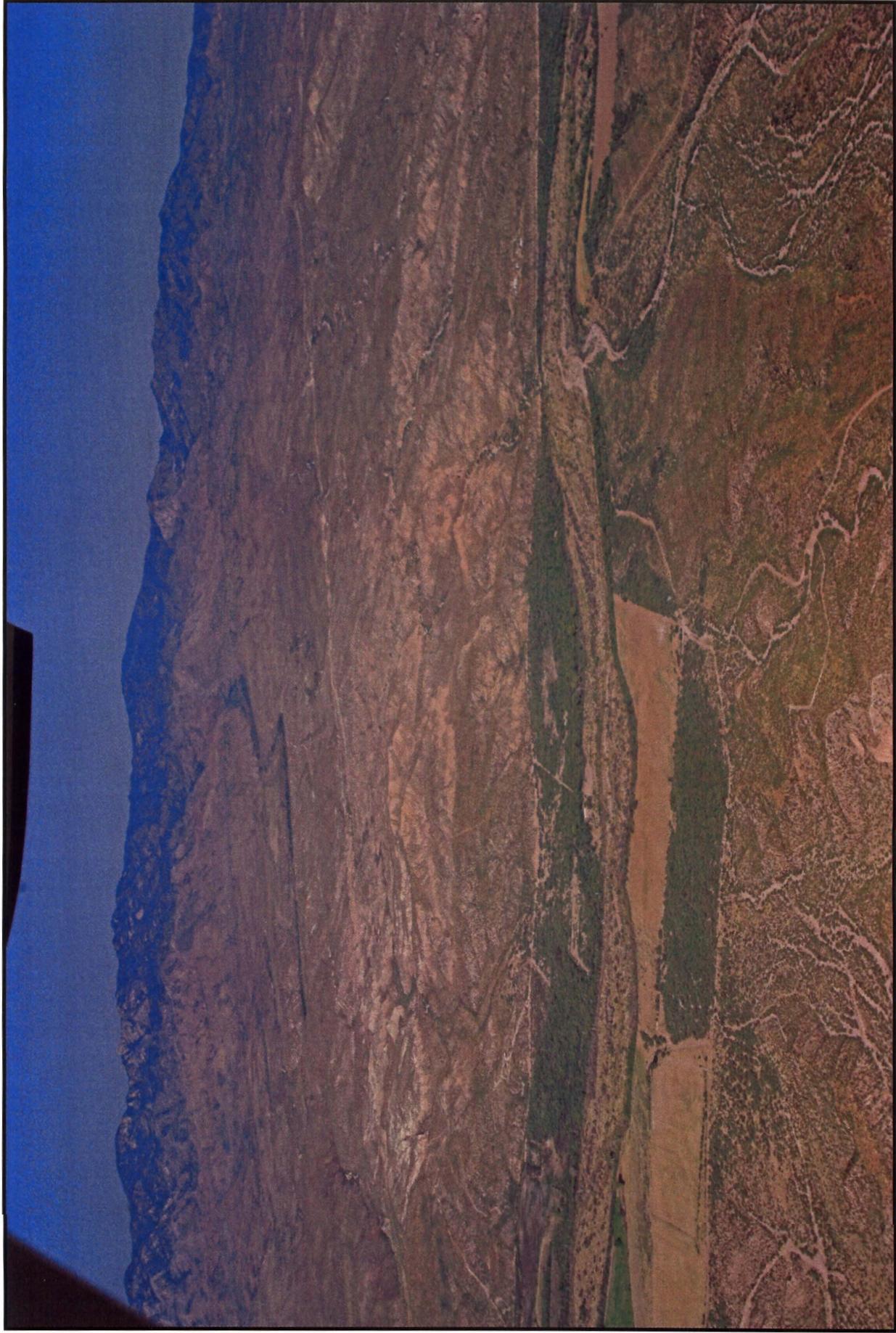
Easterly view of northernmost portions of ranch



Southwesterly view from north side of Alder Canyon



Westerly view showing Goff 'San Pedro River parcel' in left center and Edgar Canyon ascending



Westerly view from San Pedro River showing Edgar Canyon ascent



Westerly view from Redington of lower Buehman Canyon with Goff parcel in upper-center photo



Upper Buehman Canyon with Goff parcel in photo right



Northerly view from Edgar Canyon parcels toward Alder Canyon parcels

When recorded mail to:

**AFFIDAVIT OF DISCLOSURE**  
**PURSUANT TO A.R.S. § 33-422**

I, Joseph L. Goff, an unmarried man (Seller), being duly sworn, hereby make this Affidavit of Disclosure relating to the real property situated in the unincorporated area of Pima County, State of Arizona, legally described as:

(Legal Description attached hereto as Exhibit "A")

(Property)

1. There  is;  is not; . . . . legal access to the property, as defined in A.R.S. § 11-809 . . . .  Unknown;

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. There  is;  is not; . . . . physical access to the property.  Unknown;  
Explain: Dirt road from San Pedro River Road

\_\_\_\_\_

3. There  is;  is not; . . . . a statement from a licensed surveyor or engineer available stating whether the property has physical access that is traversable by a two-wheel drive passenger motor vehicle.

4. The legal and physical access to the property  is;  is not; . . . . the same . . . .  
 Unknown;  not applicable.

Explain: \_\_\_\_\_  
\_\_\_\_\_

*If access to the parcel is not traversable by emergency vehicles, the county and emergency service providers may not be held liable for any damages resulting from the inability to traverse the access to provide needed services.*

5. The road(s) is/are  publicly maintained;  privately maintained;  not maintained;  not applicable. If applicable, there  is;  is not; . . . . a recorded road maintenance agreement.

*If the roads are not public maintained, it is the responsibility of the property owner(s) to maintain the roads and roads that are not improved to county standards and accepted for maintenance are not the county's responsibility.*

6. A portion or all of the property  is;  is not; . . . . located in a FEMA designated regulatory floodplain. If the property is in a floodplain, it may be subject to floodplain regulation.

7. The following services are currently provided to the property:  water;  sewer;  electric;  natural gas;  single party telephone;  cable television services.

8. The property is served by  a private well;  a shared well;  no well. If served by a shared well, the shared well  is;  is not; . . . . a public water system, as defined by the safe drinking water act (42 United States Code § 300f).

9. The property  does have;  does not have; . . . . an on-site wastewater treatment facility (i.e., standard septic or alternative system to treat and dispose of wastewater);  unknown. If applicable: a) the property  will;  will not; require installation of an on-site wastewater treatment facility; b) the on-site wastewater treatment facility  has;  has not been inspected.

10. The property  has been;  has not been; . . . . subject to a percolation test;  unknown.

11. The property  does;  does not; . . . . meet the minimum applicable county zoning requirements of the applicable zoning designation.

12. The sale of the property  does;  does not meet the requirements of A.R.S. § 11-809 regarding land divisions. If those requirements are not met, the property owner may



**Exhibit "A"**

In Township 11 South, Range 17 East, Gila and Salt River Base and Meridian, Pima County, Arizona

Pima County Tax Parcels:

205-16-0020  
205-16-003A  
205-23-0010  
205-23-0020  
205-23-0040

Section 20 – All  
Section 21 – All  
Section 22 – South Half  
Section 23 – South Half  
Section 24 – West Half of Southwest Quarter  
Northeast Quarter of Southwest Quarter  
Northwest Quarter of Southeast Quarter (except a portion of the East 601.27 feet of the North 1049.71 feet thereof)  
South Half of Southeast Quarter (except the East 968.64 feet thereof)  
Section 25 - Northeast Quarter (except the East 968.64 feet thereof)

In Township 13 South, Range 17 East

Section 1 - Lot 3  
Lot 4  
Southwest Quarter of Northwest Quarter  
  
Section 10 - All  
Section 11 - North Half  
Northwest Quarter of Southwest Quarter

### **Ownership Disclosure**

Title to the subject property (as of July 22, 2005) described as Pima County Assessor Parcel Numbers 205-16-0020, 205-23-0010, 205-23-0020 and 205-23-0040 and comprising approximately 3,152 acres is vested in: Joseph L. Goff. Title to the subject property (as of July 22, 2005) described as Pima County Assessor Parcel Number 205-16-003A and consisting of approximately 180 acres is vested in Joseph L. Goff, a single man.

### **Date Property Acquired by Sellers**

Deed from Mary Jo Goff to Joseph L. Goff recorded December 1971\* in Docket 4152, at Page 483. Quit-Claim Deed from First Interstate Bank of Arizona, N.A. and Dorene Wilson, as Co-Trustees of the Floyd and Lavita Bingham Family Trust, under Agreement dated February 1, 1978 and Amended by Order dated March 22, 1982 and recorded in Book 6742, Page 1099, to Joseph L. Goff, a single man, recorded April 22, 1991 in Docket 9022, at Page 1755.

### **Seller Disclosure**

The Seller will pay \$100,000 to the Arizona Open Land Trust.

\*Note: Obtaining legible copy of recording date and updated Title Report.

# ASSESSOR'S RECORD MAP

205-16

SECTION 01-36, TOWNSHIP 11 SOUTH, RANGE 17 EAST

SEE SECTIONS 01, 20-25 FOR INDIVIDUAL MAPS

AREA-CODE  
0000  
4400

## PINAL COUNTY

6	5	4	3	2	1 SEE SECTION MAP
7	8 STATE LAND	9	10	11	12
18	17	16	15 4	14	13
19	20 SEE SECTION MAP	21 SEE SECTION MAP	22 SEE SECTION MAP	23 SEE SECTION MAP	24 SEE SECTION MAP
30 5	29	28	27 6	26	25 SEE SECTION MAP
FEDERAL LAND 31	32 LAND	33	34 STATE LAND	35 LAND	36

S.D. AA

UNORGANIZED



1992-1

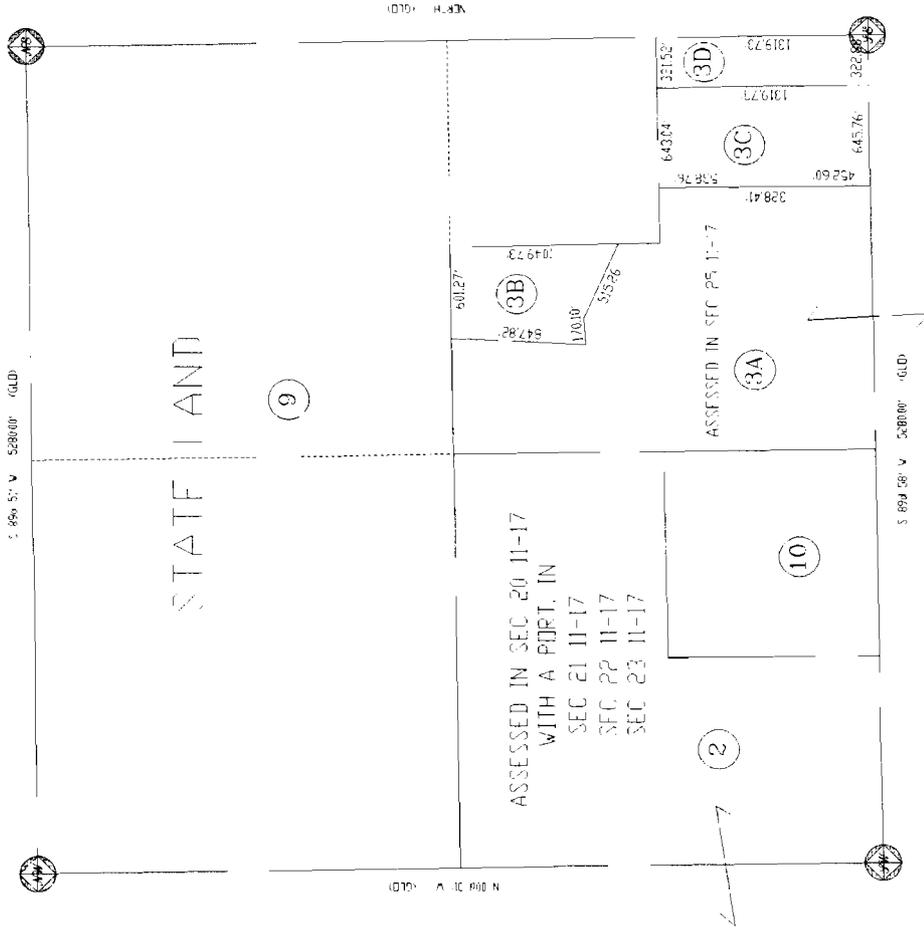
NT:HSNR:TEXAS 36-06/03-96DML



# ASSESSOR'S RECORD MAP

205-16 SECTION 24, TOWNSHIP 11 SOUTH, RANGE 17 EAST

AREA-CODE  
4400



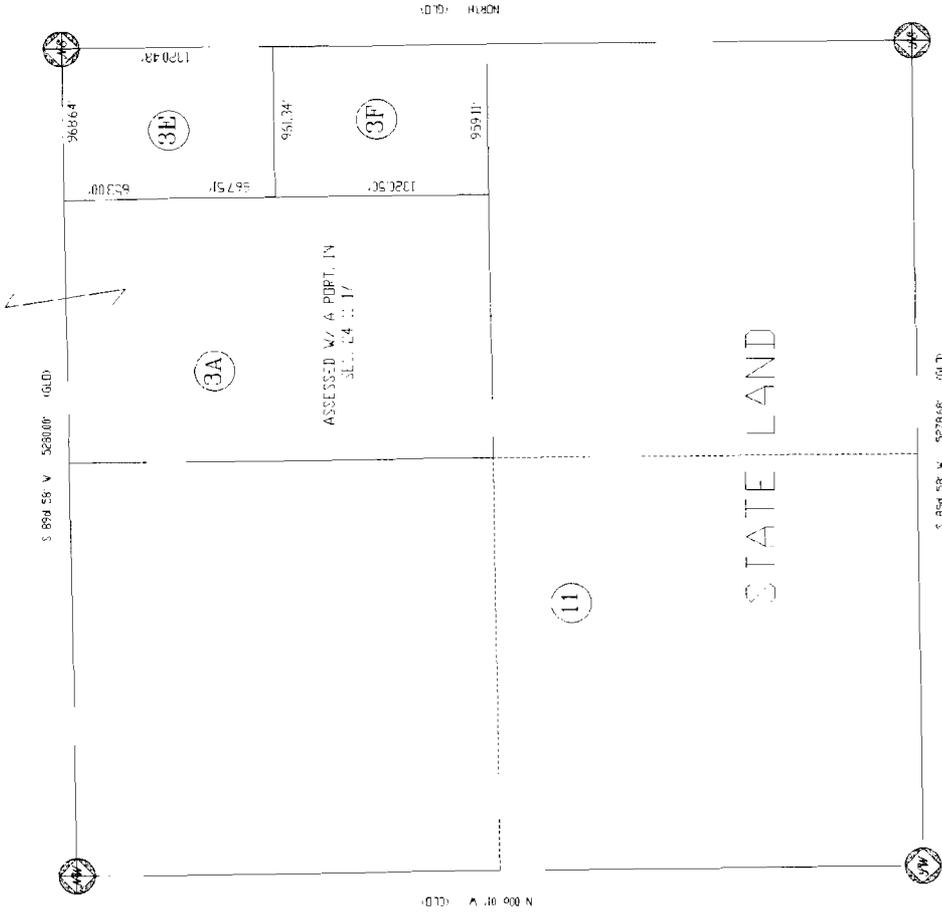
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N:\11\AP17E\AS24- 09/23/91.DWL

0 300 600 900 1200  
FEET

# ASSESSOR'S RECORD MAP

205-16 SECTION 25, TOWNSHIP 11 SOUTH, RANGE 17 EAST

AREA-CODE  
4400



1992-  
NORTHARIZONA 325- 09/23/91JML

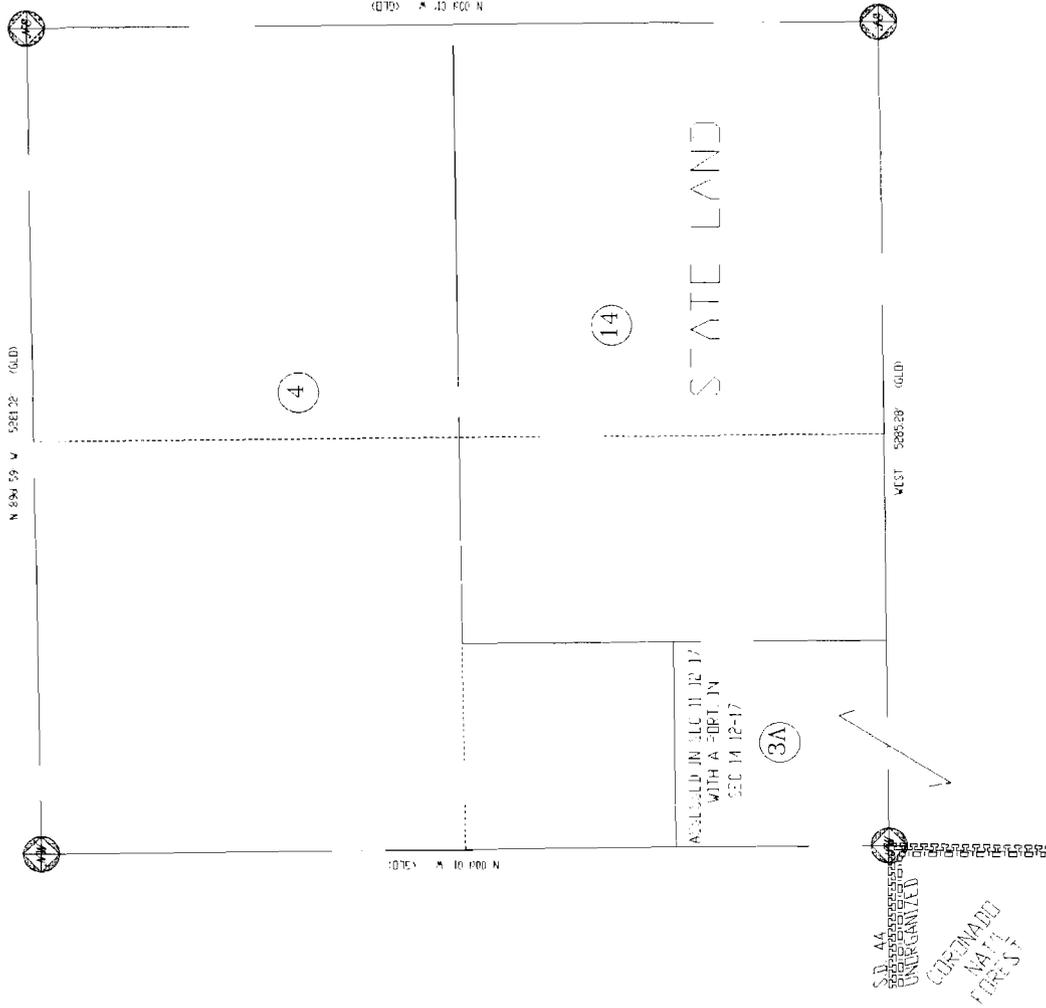
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# ASSESSOR'S RECORD MAP

2015-23

## SECTION 11, TOWNSHIP 12 SOUTH, RANGE 17 EAST

AREA - CODE  
0000  
4100

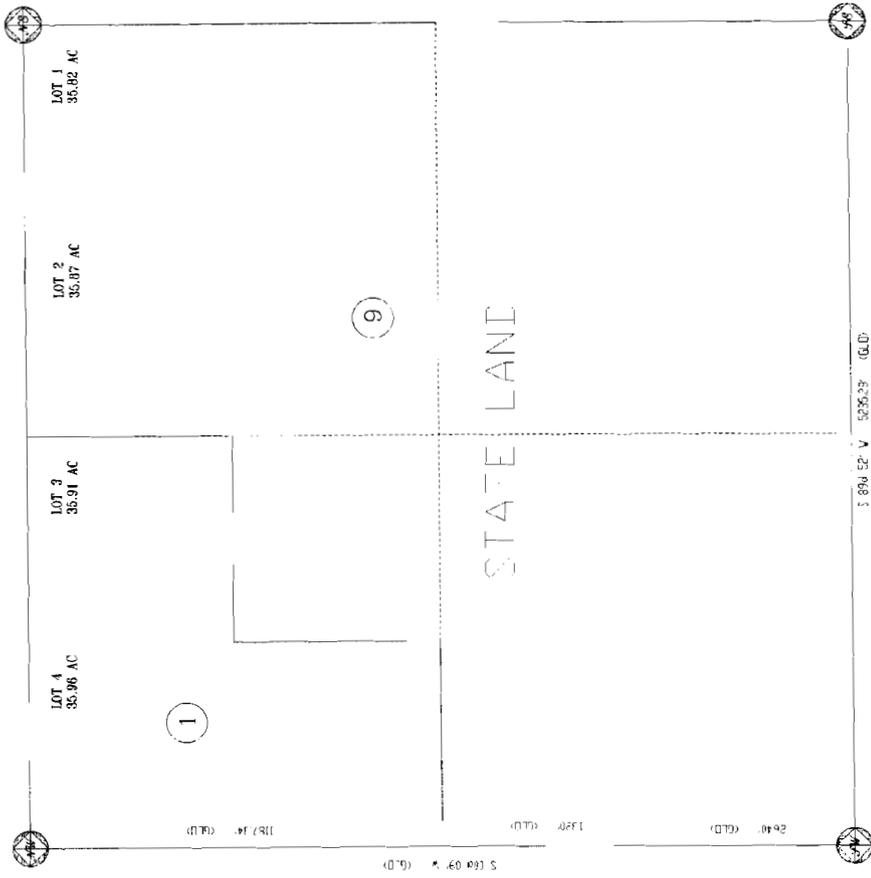


# ASSESSOR'S RECORD MAP

2015-2013

## SECTION 01, TOWNSHIP 12 SOUTH, RANGE 17 EAST

AREA - CIDE  
0600  
4100



2170  
County  
ASSESSOR

1487-2  
\\1125\PR7E\301- 09-20-91

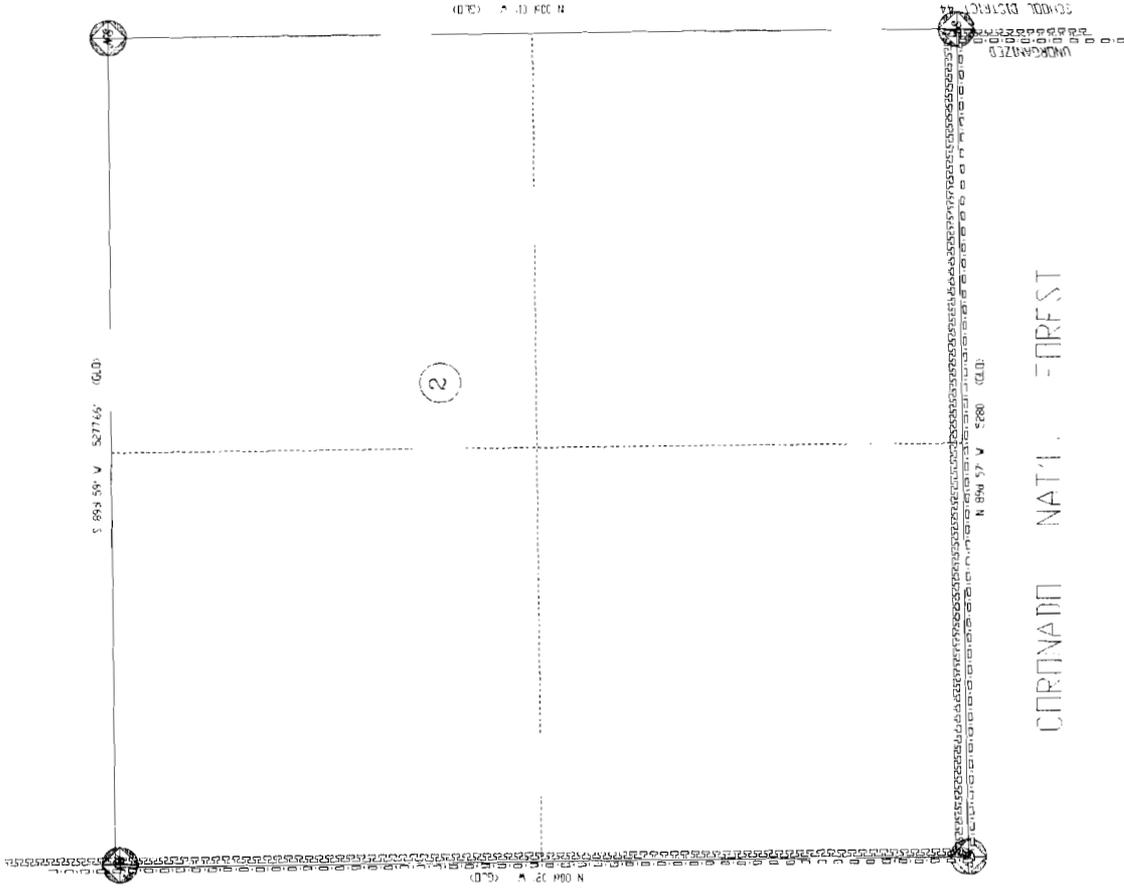
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# ASSESSOR'S RECORD MAP

2015-23

## SECTION 10, TOWNSHIP 12 SOUTH, RANGE 17 EAST

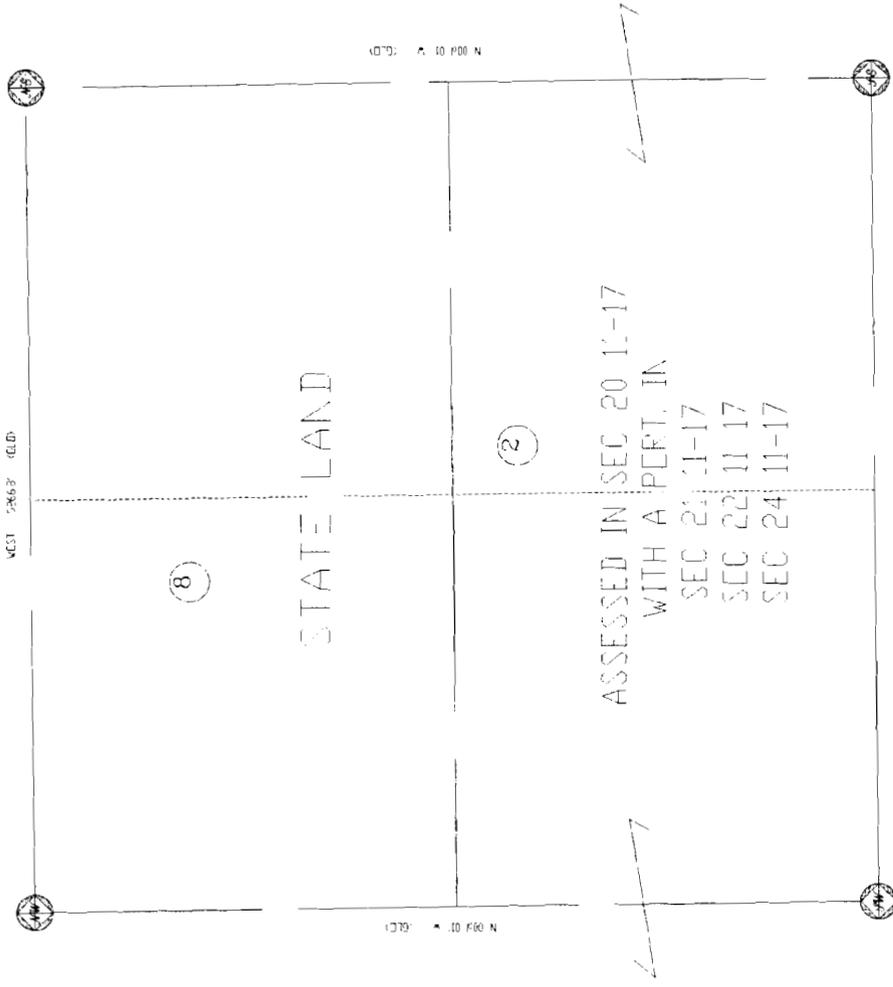
APEA-CITE  
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# ASSESSOR'S RECORD MAP

2015-16 SECTION 23, TOWNSHIP 11 SOUTH, RANGE 17 EAST

APCA-COLE  
1:100



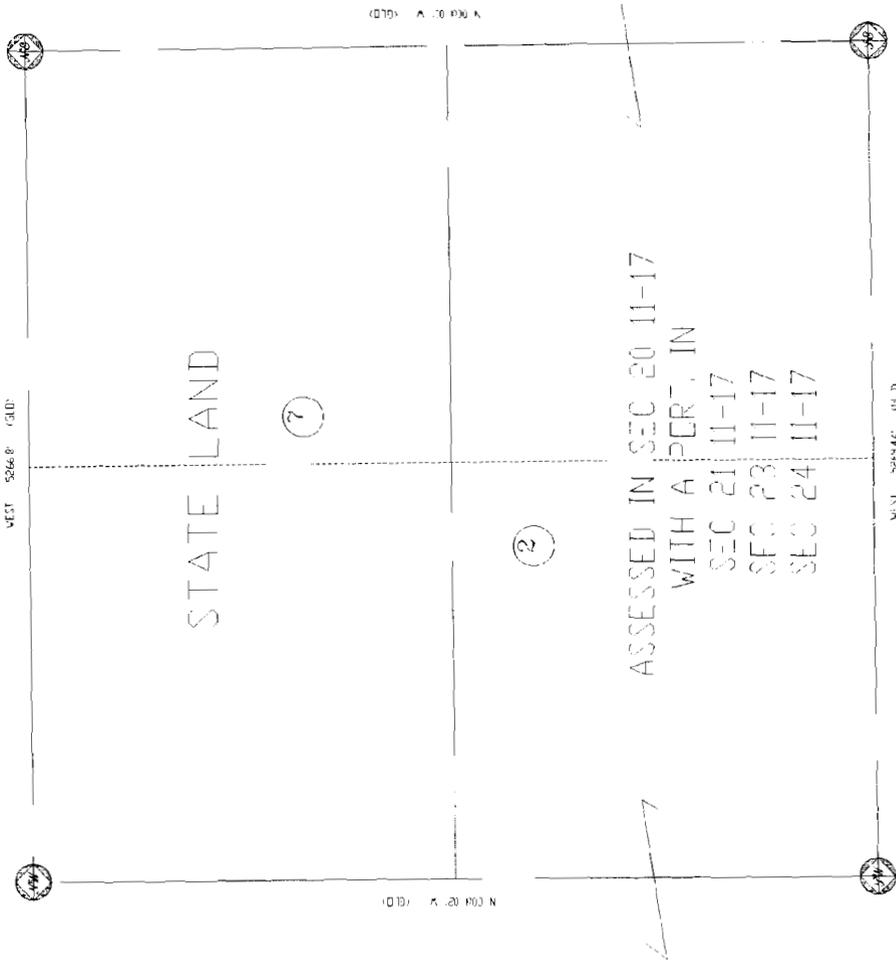
1972-  
N1113-17E-S23- 09/20/71 DM

0 300 600 900 1200  
FEET

# ASSESSOR'S RECORD MAP

205-16 SECTION 22, TOWNSHIP 11 SOUTH, RANGE 17 EAST

AREA CODE  
4400



1992  
NATURALITE'S 09/20/91 3M

