

Avra Valley Land Management

Update to CWAC

Wednesday, September 4, 2013



Background (1 of 2)

- 1971-1986: Purchase of retired Farm Properties
- 1981: Alternative Use Plan for City of Tucson Land, Avra Valley, Arizona (Univ. of Arizona)
- 1984: Avra Valley Land Use Study (City of Tucson)
- 1996: Avra Valley Land Use Study for the City of Tucson Property Holdings (City of Tucson)
- 2001: General Plan (City of Tucson)
- 2004/2008: Water Plan 2000-2050 (Tucson Water)
- 2006-present: Habitat Conservation Plan (draft)
- 2013: Land Management Contract

Background (2 of 2)

Tucson Water is developing a new approach to Avra Valley Land Management, under a new superintendent, and utilizing a new land management contract

Contract provides for:

- project management and inspection services at a base annual rate
- maintenance and restoration activities as solicited and quoted based on contract



Purpose

Fill experience gap

Bring additional resources for meeting conservation goals

Free property maintenance staff for additional work

Maintenance Priorities and Categories

Property Integrity & Security

- Perimeter fencing and gates
- Perimeter access roads / fire break
- Flood mitigation (culverts, wash outs, ditches, etc.)

Vegetation Control & Conservation

- weed monitoring
- mowing and spraying
- re-vegetation

Miscellaneous



Property Integrity & Security

Fences prevent liability and degradation from:

- Wildcat dumping
- Dumping of hazardous chemical wastes
- Off-road vehicles

Perimeter roads prevent liability and facilitates:

- Proper inspection of property
- Access for maintenance
- A Fire Break

Flood mitigation prevents liability and damage

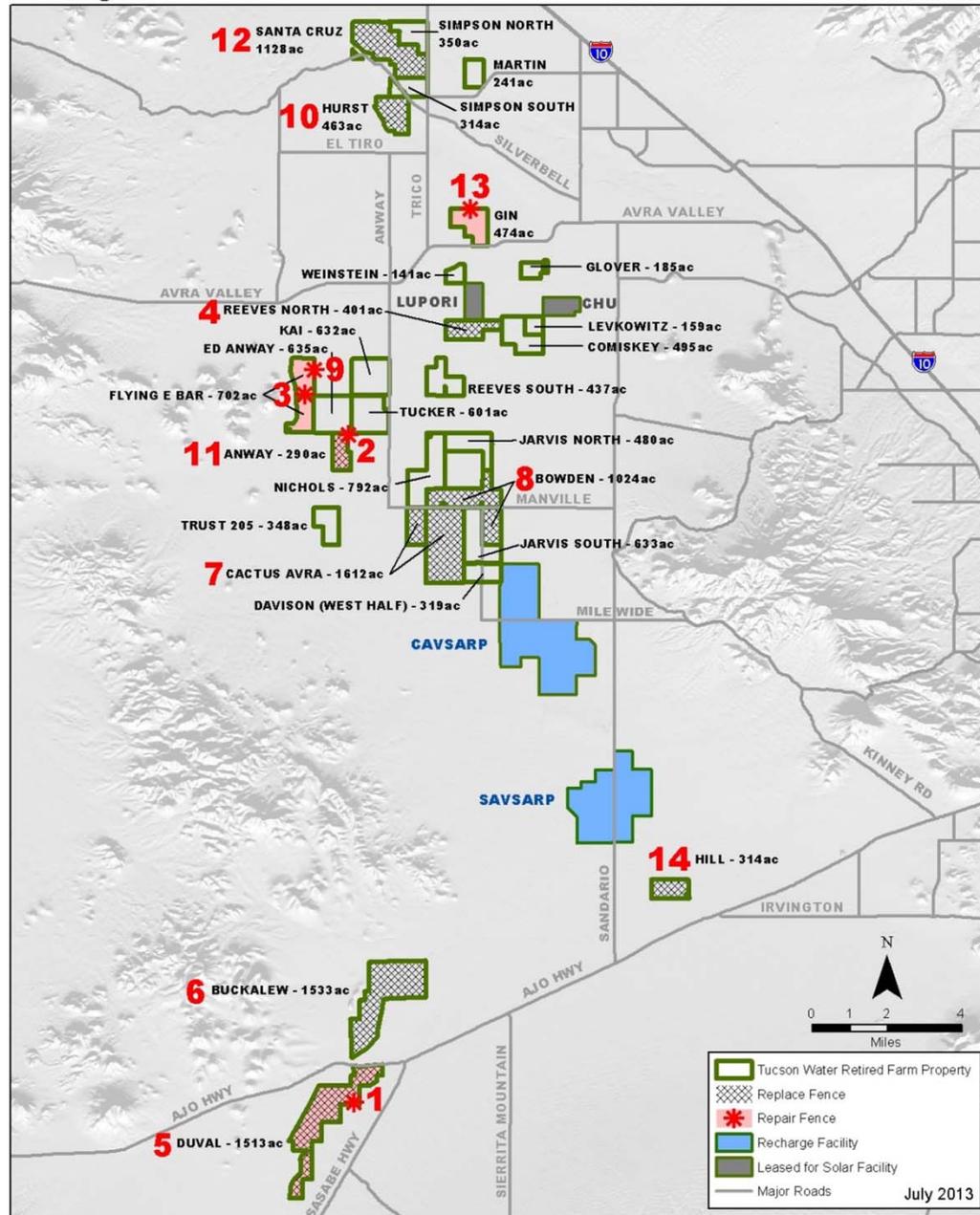


Property Integrity & Security

Fencing

- Repair / New /Replacement
- Wildlife friendly
- cost estimates for 10 of 14 issues as of end June, 2013: \$610,000

Tucson Water Avra Valley Retired Farm Property Management: Fencing

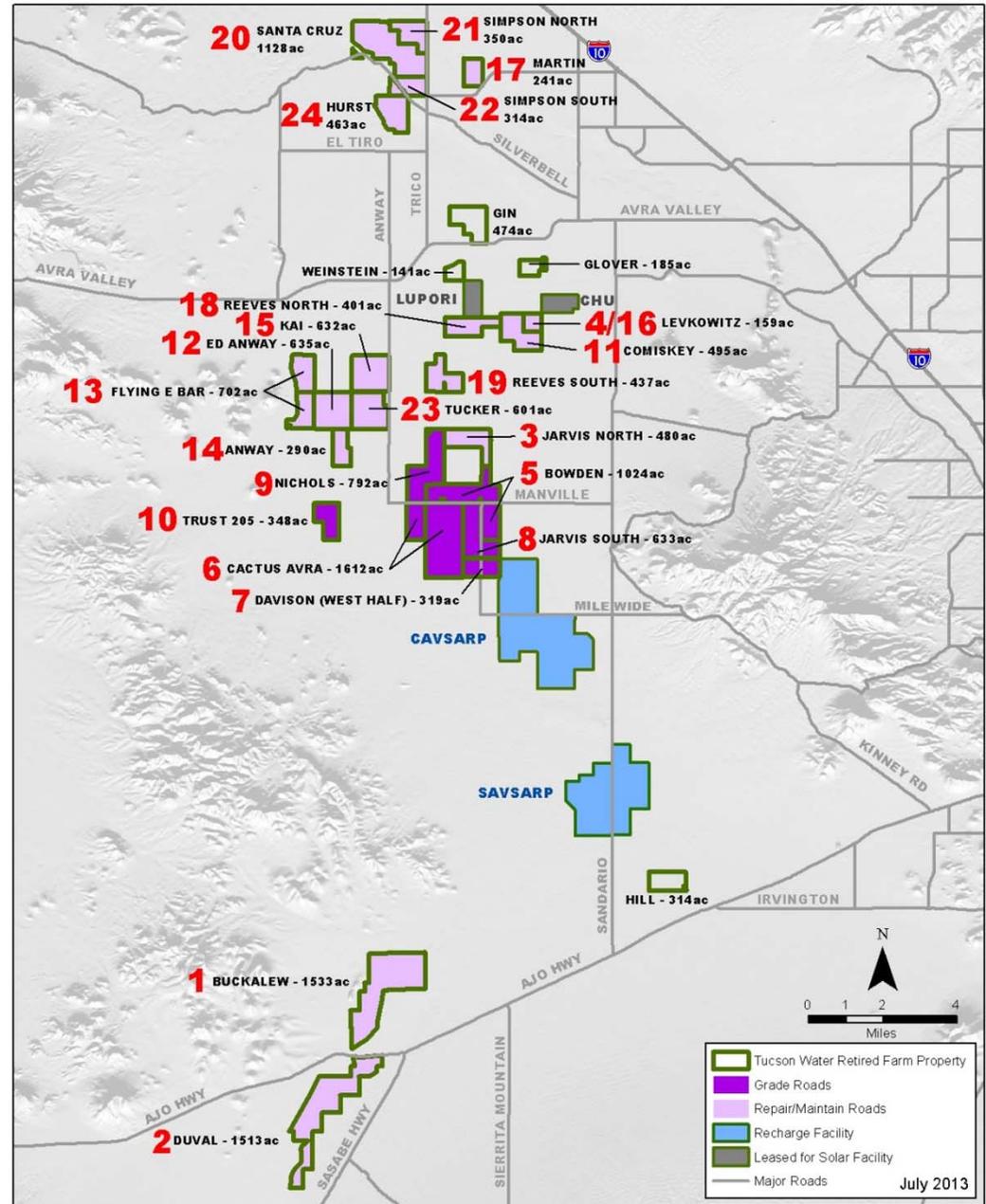


Property Integrity & Security

Perimeter roads / Fire Break

- Repair/ grade
- cost estimates for 3 of 24 issues: \$62,250 to \$127,000

Tucson Water Avra Valley Retired Farm Property Management: Perimeter Roads



Vegetation Control & Conservation

Regulatory Framework

1) Pima County Code, Section 1, Title 7, Chapter 33:

- Anyone can report the presence of buffelgrass to PDEQ if the subject land is in unincorporated Pima County.
- PDEQ can issue property owners of said land a Notice of Opportunity to Correct requiring them to develop and submit an abatement plan within 60 days subject to County review.
- Denial of the submitted plan may result in issuance of a Notice of Abatement.
- The property owner is given 30 more days to remove the buffelgrass or else the County can abate it and recover its costs via a lien on the property.

2) State Statute 48-2997.E:

- If a property owner, after being noticed, has failed to take adequate steps to remove or eradicate the noxious plants to successful termination, an inspector may, without further notice, enter the property and remove/eradicate the noxious plants.
- The cost/expense to remove/eradicate the noxious plants will be recovered via a lien placed on the property and can be foreclosed by appropriate action in superior court.

3) Avra Valley Habitat Conservation Plan:

- Desired stewardship activities (likely to occur but not required elements) Habitat restoration or enhancement (e.g., artificial burrow clusters for burrowing owls), Invasive species management, Biological research, Installing wildlife waters in coordination with AZGFD

***** APPROPRIATE TREATMENT IS SPECIFIC TO STAGE OF GROWTH *****

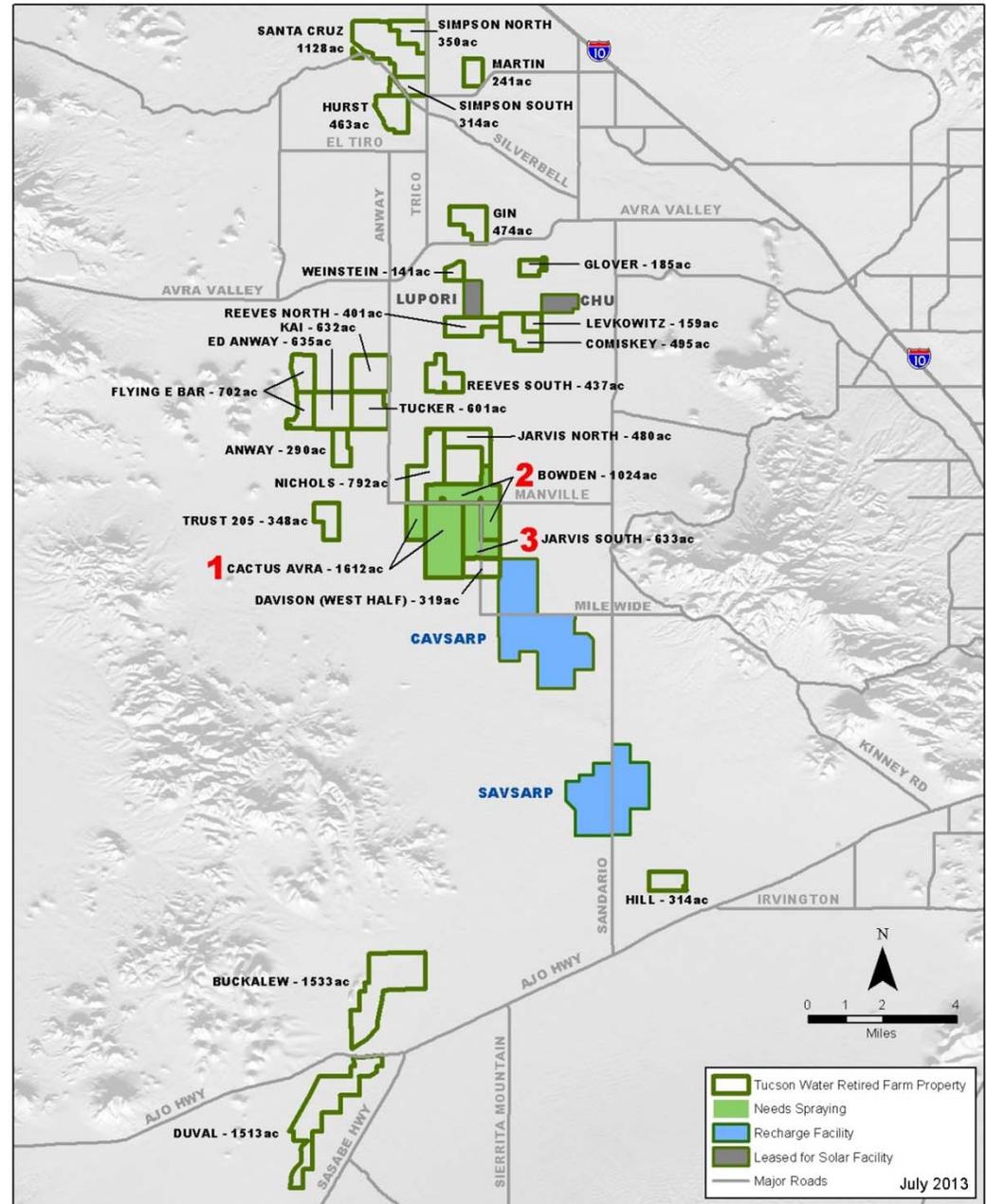


Veg. Control & Conservation

Desert Broom

- costs to be determined

Tucson Water Avra Valley Retired Farm Property Management: Desert Broom

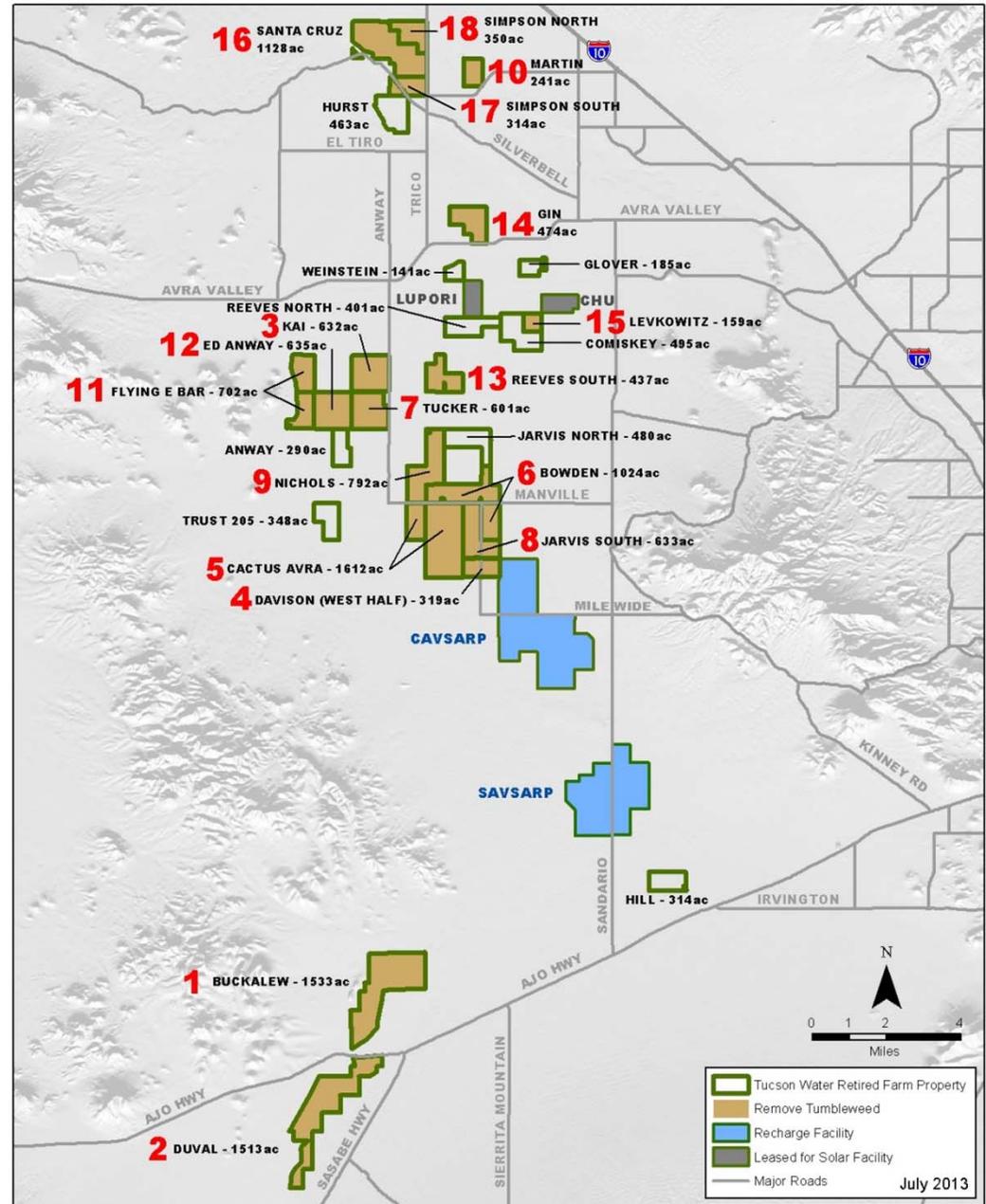


Veg. Control & Conservation

Tumbleweed

- costs to be determined

Tucson Water Avra Valley Retired Farm Property Management: Tumbleweed



Miscellaneous

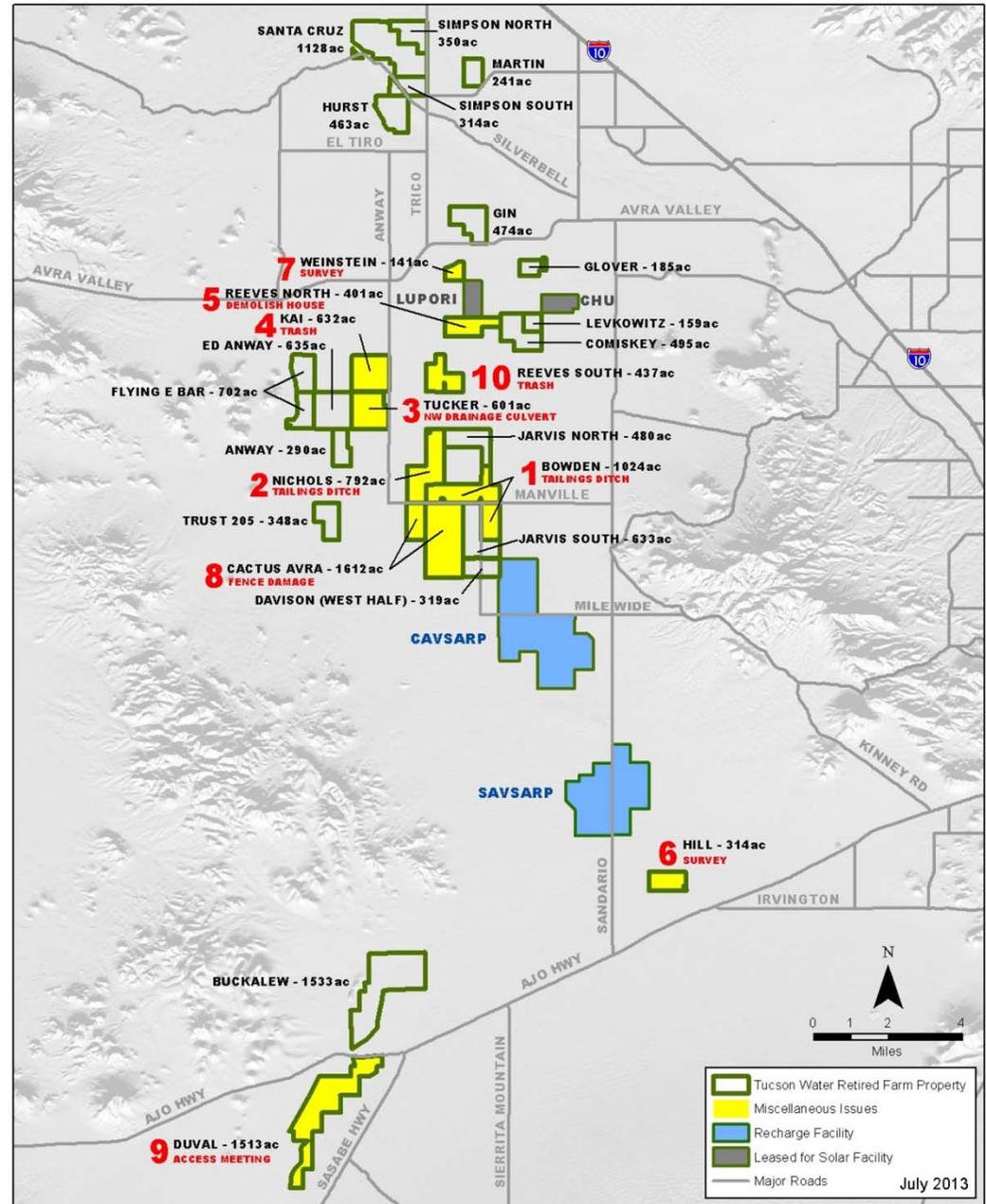
- Miscellaneous includes:
 - Trash removal
 - Drainage maintenance
 - Surveying
 - Infrastructure

**Tucson Water Avra Valley Retired Farm Property Management:
Miscellaneous**

Miscellaneous

Miscellaneous

- cost estimates for 3 of 11 issues: \$28,600



MOU with AZGF

