



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

☐ Award ☐ Contract ☒ Grant

Requested Board Meeting Date: April 15, 2025

* = Mandatory, information must be provided

or Procurement Director Award: ☐

***Contractor/Vendor Name/Grantor (DBA):**

Arizona State Parks and Trails

***Project Title/Description:**

Land and Water Conservation Fund (LWCF) Kelly Ranch Acquisition

***Purpose:**

Pima County has the opportunity to acquire a 109-acre property surrounded by Catalina State Park known as Kelly Ranch. The property was prioritized for acquisition as part of Pima County's Sonoran Desert Conservation Plan and included in a subsequent County 2004 bond election, but the County and owner were unable to reach agreement. Finally, 21 years later, the owner and County have reached agreement. The Pima County Board of Supervisors are scheduled to vote on acquiring the land at their April 1, 2025, meeting.

Arizona State Parks is accepting applications for the Land and Water Conservation Fund ("LWCF") Program. The acquisition of Kelly Ranch is an eligible project and Pima County can apply for up to \$1.5 million from the LWCF program. Pima County is required to provide a dollar-for-dollar match.

The Conservation Lands and Resources department is requesting approval of the attached resolution and approval for Kris Gade to sign a grant agreement upon federal approval of the grant supporting the acquisition project.

***Procurement Method:**

Not applicable. This resolution was reviewed by the Pima County Attorney's Office.

***Program Goals/Predicted Outcomes:**

The goal is to obtain LWCF program funding for a portion of the purchase price of the Kelly Ranch open space parcel adjacent to Catalina State Park.

***Public Benefit:**

The award from the grant, if successful, will fulfill a substantial payment toward the purchase price of Kelly Ranch, helping to fulfill the Board's goal to expand acquisition of conservation properties.

***Metrics Available to Measure Performance:**

Number of acres permanently protected as open space conservation lands.

***Retroactive:**

No

GMI approved
1/15/25 for RK Kelly
3/28/25

THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____
☐ Expense Amount \$ _____ * ☐ Revenue Amount: \$ _____

*Funding Source(s) required: _____

Funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No

If Yes, is the Contract to a vendor or subrecipient? _____

Were insurance or indemnity clauses modified? ☐ Yes ☐ No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? ☐ Yes ☐ No

If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Amendment No.: _____ AMS Version No.: _____
Commencement Date: _____ New Termination Date: _____
Prior Contract No. (Synergen/CMS): _____
☐ Expense ☐ Revenue ☐ Increase ☐ Decrease
Amount This Amendment: \$ _____

Is there revenue included? ☐ Yes ☐ No If Yes \$ _____

*Funding Source(s) required: _____

Funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

Grant/Amendment Information (for grants acceptance and awards)

☒ Award ☐ Amendment

Document Type: Grant Department Code: CLR Grant Number (i.e., 15-123): 78322
Commencement Date: 7/1/2025 Termination Date: 7/1/2027 Amendment Number: _____
☒ Match Amount: \$ 1,500,000 ☒ Revenue Amount: \$ 1,500,000

*All Funding Source(s) required: National Park Service Land and Water Conservation Fund passed through Arizona State Parks and Trails and Pima County Open Space Acquisition (from the General Fund)

*Match funding from General Fund? ☒ Yes ☐ No If Yes \$ 1,500,000 % 50

*Match funding from other sources? ☐ Yes ☐ No If Yes \$ _____ % _____

*Funding Source: _____

*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?

National Park Service Land and Water Conservation Fund passed through Arizona State Parks and Trails

Contact: Kris Gade

Department: Conservation Lands and Resources

Telephone: 520-724-6451

Department Director Signature: Krista Gade Date: 3/27/2025

Deputy County Administrator Signature: [Signature] Date: 3/28/2025

County Administrator Signature: [Signature] Date: 3/28/2025

RESOLUTION NO. 2025-__

A RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS APPROVING THE SUBMISSION OF A GRANT APPLICATION TO ARIZONA STATE PARKS FOR ACQUISITION OF KELLY RANCH, AND AUTHORIZING THE CONSERVATION LANDS AND RESOURCES DIRECTOR OR DESIGNEE TO ENTER INTO GRANT AGREEMENT WITH THE STATE OF ARIZONA UPON FEDERAL APPROVAL OF THE KELLY RANCH PROJECT

The Board of Supervisors of Pima County finds:

1. Arizona State Parks is accepting applications for the Land and Water Conservation Fund ("LWCF") Program.
2. On April 15, 2025, the Pima County Board of Supervisors approved acquisition of the Kelly Ranch property adjacent to Catalina State Park.
3. The acquisition of Kelly Ranch is an eligible project under the LWCF grant program, and Pima County can apply for up to \$1.5 million from the LWCF program.
4. Pima County has available local matching funds to fulfill its share of obligation related to a grant application.
5. Pima County will operate and maintain the property should the grant funds be awarded, and Pima County will dedicate the land for park and outdoor recreation purposes in perpetuity.

NOW, THEREFORE, BE IT RESOLVED, that the Pima County Board of Supervisors:

1. Approves Pima County Conservation Lands and Resources submitting a grant application to the Arizona State Parks for Land and Water Conservation Funds for the acquisition of Kelly Ranch.
2. Authorizes Kris Gade, Director of Pima County Conservation Lands and Resources, or her designee, to enter into said agreement between Pima County and the State of Arizona upon federal approval of the above identified project.

PASSED AND ADOPTED by the Board of Supervisors, Pima County, Arizona, this 15th day of April, 2025.

Rex Scott, Chairman, Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Melissa Manriquez, Clerk of the Board



Bobby Yu, Deputy County Attorney

915 - Pima County Kelly Ranch Acquisition

Application Details

Funding Opportunity:	25008-*LAND AND WATER CONSERVATION FUND (LWCF)*
Funding Opportunity Due Date:	Feb 28, 2025 5:00 PM
Program Area:	Land and Water Conservation Fund
Status:	Editing
Stage:	Final Application
Initial Submit Date:	
Initially Submitted By:	
Last Submit Date:	
Last Submitted By:	

Contact Information

Primary Contact Information

Name:	Ms. Dorothee Harmon
	Salutation First Name Last Name
Title:	Division Manager
Email*:	dorothee.harmon@pima.gov
Address*:	12210 North Oracle Road
	Tucson Arizona 85739
	City State/Province Postal Code/Zip
Phone*:	(520) 724-6760 Ext. #####
	Phone
Fax:	#####

Organization Information

Name*:	Pima County
Enter State Vendor Number. 1. If you do not have a vendor number please register now. 2. The last possible date to register in Procurement is 30 days after award has been approved by the Parks Board. 3. In order to be reimbursed your agency must be registered within the State Procurement system.	
VENDOR NUMBER*:	https://app.az.gov or Help Desk @602-542-7600
Organization Type*:	
Remit Address is the address where Parks would send the payment to your agency. The Remit Address must match what the AZ Procurement System has. If these addresses don't match reimbursement may be delayed weeks or longer.	
ADDRESS CODE:	REMITTANCE ADDRESS
Organization Website:	
Address*:	130 W Congress St

Tucson State/Province 85701
City Postal Code/Zip

County:

Phone*: (520) 724-5235 Ext.
###-###-####

Fax: ###-###-####

E-mail Address: UNKNOWN@pima.gov

* SPONSOR APPLICATION INFORMATION

SECTION I. GRANT APPLICATION

Have you discussed your proposal with
State Parks Grant staff?: Yes

PROJECT SPONSOR Pima County

AGENCY/ORGANIZATION*:

AGENCY/ORGANIZATION ADDRESS*: 115 North Church Ave, Suite 231
Street

City*: Tucson 85701
City Zip

AGENCY/ORGANIZATION WEBSITE: www.pima.gov

PROJECT COORDINATOR*: Kris Gade Director, Conservation Lands and Resources
Name Title

E-MAIL*: kris.gade@pima.gov

PHONE*: 520-724-5000

CELL:

SECONDARY PROJECT COORDINATOR*: Nicole Fyffe Senior Advisor, County Administrator's Office
Name Title

E-MAIL*: nicole.fyffe@pima.gov

PHONE*: 520-724-8149

CELL:

PROJECT INFORMATION

Provide nearest town/city to project
location*: Oro Valley

CONGRESSIONAL DISTRICT*: AZ-006
[Congressional Districts](#)

If project crosses over more than 1 congressional district enter additional district here.

ADDITIONAL CONGRESSIONAL DISTRICT:

AZ LEGISLATIVE DISTRICT*: LD-17
[Legislative Districts](#)

If project crosses over more than 1 legislative district enter additional district here.

ADDITIONAL LEGISLATIVE DISTRICTS
ENTER HERE:

COUNTY*: Pima County

Summarize the project proposal including scope and nature of what is to be accomplished. What will the funding be used to accomplish? Where does the project take place? Why is this action being proposed? How will the work be accomplished?

This field is limited to 1,750 characters.

Brief Description of Project*:

This project includes the acquisition of 97 acres, known as Kelly Ranch. The property is located between Oracle Road (SR77) and Catalina State Park, directly east of Oro Valley, north of the Tucson metropolitan area and south of the community of Catalina. Catalina State Park is a well-loved destination for outdoor recreation, serves as a scenic backdrop to residents and travelers along Oracle Road, and is a haven for Sonoran Desert plants and wildlife. The State Park surrounds the property on three sides. Wildlife use the Canada del Oro Wash adjacent to the property, which leads north towards the highly used Oracle Road Wildlife crossing bridge and underpass. This property is mostly undeveloped and includes equestrian facilities, and four previously recorded Hohokam archeological sites. While the property is zoned for a mix of residential, commercial, office and resort uses, the community has consistently opposed efforts to develop the property, including most recently in 2012 when the Town attempted to annex the property and increase development intensity. In 1990, voters overturned a portion of a rezoning for the property via a County-wide referendum. Development of this property would be especially detrimental to visitors to Catalina State Park as residences would be clearly visible from within the park along the main access route. The property was prioritized for acquisition as part of Pima County's Sonoran Desert Conservation Plan and included in a subsequent County 2004 bond election, but the County and owner were unable to reach agreement. Finally, 21 years later, the owner and County have reached agreement on sale of the property to the County.

Global Budget

Scope Item #1 Staff/Personnel Costs

Staff/Personnel Costs Breakdown	Quantity	Unit Type	Unit Cost	Total	Match/In-kind	Total Grant Request	State Date	End Date
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No Data for Table

Scope Item #2 Equipment/Materials

Equipment Costs Breakdown	Quantity	Unit Type	Unit Cost	Total	Match/In-kind	Total Grant Request	State Date	End Date
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No Data for Table

Scope Item #3 Construction

Construction Costs Breakdown	Quantity	Unit Type	Unit Cost	Total	Match/In-Kind	Total Grant Request	State Date	End Date
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No Data for Table

Scope Item #4 Land Acquisition

Parcel No.	Acreage	Estimated Date of Acquisition	Estimated Value of Land	Estimated Value of Improvements	Match In-Kind	Total Grant Request	State Date	End Date
222-46-0120, 222-46-013A, 222-46-0160, 222-46-0170, 222-46-0140	96.9	April 30, 2025	\$3,000,000.00	\$0.00	\$1,500,000.00	\$1,500,000.00	April 30, 2025	June 30, 2027

Scope #5 Engineering and Surveys

Engineering and Survey Costs Breakdown	Quantity	Unit Type	Unit Cost	Total	Match/In-kind	Total Grant Request	State Date	End Date
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No Data for Table

Scope Item #6 Other

Other Costs Breakdown	Quantity	Unit Type	Unit Cost	Total	Match/In-kind	Total Grant Request	State Date	End Date
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No Data for Table

Totals

Total Grant Request*: \$1,500,000.00

Total Match/In-kind:	\$1,500,000.00
Total Cost:	\$3,000,000.00
Total Match Percentage:	50.00%

Budget Notes

Budget Notes:

Max 1000 Characters (Not required)

2024 LWCF Criteria

Please select one of the following that best describes your project*:

Combination Acquisition and Development
Max 3 Points

What impact will the project have on existing outdoor recreation opportunities?*

Project Provides Entirely New Outdoor Recreation Opportunity
Max 3 Points

Once awarded, how quickly can implementation of the project begin?*

Within Three Months of Signed Agreement
Max 3 Points

Please provide justification for your response above :

The project includes land acquisition only, not development. The property to be acquired is surrounded on three sides by Catalina State Park. Once acquired, Pima County and Catalina State Park will work on a cooperative management agreement while developing a long-term vision for the property. It is anticipated this will include additional trails that connect to Catalina State Park campground and trail system, as well as access for additional organized programming. The purchase agreement is tentatively scheduled for approval by the Pima County Board of Supervisors on April 1, 2025, with closing shortly thereafter. The purchase agreement includes an initial downpayment and two subsequent payments over the next two years.

(Limit 1000 Characters)

Will you be partnering with any other organization in order to complete the project?*

Yes
Max 3 Points

If partnering with other agencies, what steps will be taken to build new and strengthen existing partnerships to provide a network that addresses community connections and recreation opportunities?*

Pima County will be partnering with the Pima County Regional Flood Control District and the Parklands Foundation to raise funds to complete the acquisition. The Pima County Flood Control District is contributing \$600,000 towards the acquisition. The Parklands Foundation will set up a donation portal to raise private contributions. The Parklands Foundation is also interested in contributing funding towards the development of trails on the property long term to connect to Catalina State Park existing trail network and access points. Pima County will also be partnering with Catalina State Park, post acquisition, to develop a cooperative management agreement and long-term vision for the property.

(Limit 1000 Characters)

Please attach letter of support from partner organizations. If working with more than one partner, please combine into one document before attaching. Sponsor will not be awarded points without providing letters of support. :

[Kelly Ranch Acquisition Support Letter_combined.pdf](#)

Has the public been involved in the project development process? Please describe public outreach efforts. This can include minutes from public meetings, outreach flyers, newspaper articles, or any innovative outreach methods. *:

The community has consistently opposed efforts to develop the property, most recently in 2012 when the Town attempted to annex it and increase development intensity. A newsletter from the Coalition for Sonoran Desert Protection summarizes the public support for conservation of the site. In 1990 voters overturned a partial rezoning of the property via a County-wide referendum. Development of this site would be detrimental to Catalina

State Park as it would be clearly visible along the main access route to the park. The acquisition was prioritized by the Pima County Sonoran Desert Conservation Plan and included in a subsequent County 2004 bond election, but County and owner were unable to reach agreement. Planning for the bond election included substantial public input: public meetings, open houses, and two planning committees that held additional public meetings. Pima County will solicit input on the acquisition via their website and an email address CLR@pima.gov.

Max 3 Points (Limit 1000 Characters)

Please attach examples and proof of public outreach efforts. Sponsor will not be awarded points without providing examples of public outreach efforts. : [Evidence of public outreach-Kelly Ranch.pdf](#)

Please describe any innovative solutions or best practices that were utilized during project development. *:

Planning for the acquisition of Kelly Ranch included negotiating a purchase agreement that enables the County to pay for the property over three years. This provides time to secure additional funding, which includes working with the Parklands Foundation on a fundraising campaign. Planning also included discussions with Arizona State Parks about entering into a cooperative management agreement for the property while developing a long-term vision that may include addition of the property to Catalina State Park.

Max 3 Points (Limit 1000 Characters)

Will the project directly connect to another trail or recreation facility?*: Yes
Max 3 points

Please attach a map showing where connections will occur. : [Kelly Ranch Boundary Map Final.pdf](#)

Please explain how the site will be maintained once project is complete.*:

Pima County Conservation Lands and Resources Department will be responsible for maintenance and management of the property, which will include working with State Parks on a cooperative management agreement and long-term vision for the property until such time that the property can be added to Catalina State Park. The Department already manages Catalina Regional Park, located north and east of this property along the Canada del Oro Wash, and Tortolita Mountain Park, located north and west of this property.

Max 3 Points (Limit 1000 Characters)

Please document what steps will be taken to ensure this and other public outdoor recreation facilities will be maintained.*:

Pima Conservation Lands and Resources will be responsible for maintenance and management of the property, which will include working with State Parks on a cooperative management agreement and long-term vision for the property until the property can be added to Catalina State Park. The Department's Natural Resource Parks and Trails Division will be responsible for managing and maintaining the property, beginning with an initial assessment of immediate needs to secure the property. This division already manages and maintains two natural resource parks nearby including Catalina Regional Park and Tortolita Mountain Park. Catalina Regional Park is located north and east of the property along the Canada del Oro Wash, and Tortolita Mountain Park is located north and west of it. Excluded from this grant and the LWCF boundary is a house that will need to be assessed. The Division will consult with Catalina State Park in determining the future of the house.

Max 15 Points (Limit 1000 Characters)

Explain how this project will improve access at this and existing facilities? How will you continue to engage the community in order to address any concerns in regards to safety and access?*::

Acquisition of this property will provide an additional access point off of Oracle Road (SR77) if Catalina State Park determines there is a need for an additional access point. The acquisition will provide the opportunity for the development of additional trails connecting to Catalina State Park and space for additional organized programming. Public input will be sought during the development of a cooperative management agreement between Pima County and Catalina State Park, which will also include long term visioning for the property.

Max 15 Points (Limit 1000 Characters)

Please detail how you will balance development of new and existing recreation opportunities, while at the same time conserving natural resources. *:

Pima County Conservation Lands and Resources Department, and in particular the division that will be charged with responsibility for this property (Natural Resources Parks and Trails), is well-versed in balancing the development of new recreational opportunities with conserving natural and cultural resources. Achieving this balance is a cornerstone of the County's award-winning Sonoran Desert Conservation Plan. This division frequently consults with other divisions within the department, including the Conservation Science and Education Division, and the Cultural and

Heritage Resources Office. This division also consults with Pima County Regional Flood Control District, which is responsible for implementing regulations regarding Important Riparian Areas and floodplains. Public input will also be sought as part of this process.

Max 15 Points (Limit 1000 Characters)

Grant Management History Please describe experience administering past grant awarded projects including the Land and Water Conservation Fund.*:

Pima County Conservation Lands and Resources Department has received \$698,500 in four different grant awards since 2021 from the Arizona Department of Forestry and Fire Management (AZ-DFFM) for mitigation of nonnative invasive grass species that pose a wildfire threat. Three of the awards funded nearly 1,000 acres of buffelgrass treatments in Tucson Mountain Park near adjacent communities and in areas where volunteers have invested years of manual removal. The fourth award funded over 250 acres of buffelgrass and African lovegrass ("tickgrass") treatments in Colossal Cave Mountain Park near the visitor center and living cave systems. Mitigation of these hazardous fuels has also protected valuable natural and cultural resources, recreation opportunities, habitat for species in the County's Multi-Species Conservation Plan (MSCP), and visual aesthetics. Pima County does not have LWCF experience; however our annual federal expenditures exceeded \$159 million in FY 2024.
(Limit 1000 Characters)

LWCF Compliance Are all LWCF funded projects free of any major issues?* Yes
Max 3 Points

If no, please explain how your agency intends to address and resolve current issues :

NA
(Limit 1000 Characters)

Have you attended a workshop in the past year?* Yes
Max 2 points

Have matching funds been secured for this project? * Yes
Max 4 Points

Please provide documentation of secured match. : [FY2024-25 Adopted Budget Book.pdf](#)

Is your project identified in any planning documents?* Yes
Max 4 Points

Please attach and highlight project within an attached plan. : [Planning Documents showing Kelly Ranch.pdf](#)

4. CULTURAL CLEARANCE REVIEW FORM LWCF

Cultural Clearance Review Form: Section I. Attachments

1. Check here if this is an education only project and no disturbance will occur (Note installing signs & trash-removal are considered disturbance): Yes

2. A copy of the cultural resources survey report(s) if a survey of the property has been conducted must be uploaded.

Survey report(s): [12-136.pdf](#)

3. A copy of any comments regarding eligibility, findings of effect, and any conditions associated with findings made by the land managing agency/landowner and archaeologist (i.e. state, federal, county, municipal) on potential impacts of the project on archaeological and/or historical cultural resources.

A copy of any comments: [PC Kelly Ranch Acquisition - 3 - Comments.pdf](#)

4. A copy of SHPO comments, if the survey report has already been reviewed by SHPO.

SHPO comments:

5. If applicable to the project, attach a current agency Decision Memo.

A copy of a Decision Memo:

ADDITIONAL DOCUMENTS Upload additional surveys and any other documents related to cultural resources here :

Section II.

Biggest Mistake Made: Failure to list all land managers within the project area. If an agreement allowing you to develop/maintain that parcel exists between your agency and land manager please attach document directly above **(Additional Documents)**. If no agreement is in place or the agreement has expired please stop working on the application and contact ASPT to discuss issue. Projects must be shovel ready-if you do not have permission from all land managers to conduct work your project is not shovel ready.

Current Land Owner/Manager(s):

Private

Project Location, including Township, Range and Section :

Township 11S, Range 14E, Section 32

Township 12S, Range 14E, Section 5

1. Total project area in acres (or total miles if trail): 98.50 Acres

2. Does the proposed project have the potential to disturb the surface and/or subsurface of the ground?: No

3. Project Description and Impacts:

a. Please provide a description (what, where, why, and how) of the proposed project, and specifically identify any surface and/or subsurface impacts that are expected.:

Pima County is acquiring 97 acres known as Kelly Ranch, located between Oracle Road (SR77) and Catalina State Park, directly east of Oro Valley, north of the Tucson metropolitan area, and south of the community of Catalina. This acquisition will result in no surface or subsurface impacts to the land.

Catalina State Park, a cherished destination for outdoor recreation and a scenic backdrop for residents and travelers along Oracle Road, surrounds the property on three sides. The property is also adjacent to the Canada del Oro Wash, a critical wildlife corridor leading north to the heavily used Oracle Road Wildlife Crossing bridge and underpass. Within the property lies a known Hohokam archaeological site, which will remain undisturbed.

Despite the property's current zoning for residential, commercial, office, and resort uses, the community has consistently opposed development efforts. In 1990, voters overturned a portion of a rezoning via a countywide referendum, and in 2012, the Town's attempt to annex and increase development intensity was met with resistance. Development on this land would significantly impact visitors to Catalina State Park, as residential structures would be highly visible from the park's main access route.

Recognizing the ecological and cultural significance of Kelly Ranch, Pima County prioritized the property for acquisition under the Sonoran Desert Conservation Plan, including it in the County's 2004 bond election. While previous negotiations were unsuccessful, after 21 years, the County and the property owner have reached an agreement, ensuring the permanent protection of this land, with no disturbance to its surface or subsurface features.

b. Provide measurements for anticipated surface (areal) and subsurface (depth) disturbances that will be part of the proposed project. :

None ? scope of the project is land acquisition.

c. Discuss both direct and indirect impact areas, such as staging areas and access routes that will be used as part of the project. :

None – scope of the project is land acquisition.

4. Ground Surface Information

a. Describe the condition of the current ground surface within the entire project boundary area (for example, is the ground in a natural undisturbed condition, or has it been bladed, paved, graded, etc.):

The subject property remains in a pristine natural state, with minimal existing disturbances. The only notable impact is an unimproved single-track dirt road, approximately 0.69 miles in length, running north-south through the northern half of the property.

b. Estimate horizontal and vertical extent of existing disturbance:

Unimproved single-track dirt road, approximately 0.69 miles in length, and 10 feet wide. ~ 0.83 acres of notable disturbance.

5. Are there any known prehistoric and/or historical archaeological sites in or adjacent to the project area? : Yes

If yes, please indicate where the sites are in respect to the project area. (e.g. The historic site is adjacent to the project area and is roughly 400 feet outside the project area). :

Four (4) archaeological sites are located within the property proposed for acquisition, and one (1) archaeological site has been previously documented just outside the acquisition area.

6. Has the project area been previously surveyed for cultural resources by a qualified archaeologist?: Yes

If yes, please submit a copy of the survey report above in Section I. Please attach any comments on the survey report made by the land managing agency and/or SHPO:

If, no, please provide a rationale for survey not being necessary (e.g. previously disturbed). Comments attached to No. 3, above

7. Are there any buildings or structures (including mines, bridges, dams, canals, etc.) that are 50 years or older in or adjacent to the project area? :

No

If YES, complete an Arizona Historic Property Inventory Form and submit with your application. Form is located below.

8. Is your project area within or adjacent to a historic district?: No

If YES, name of district:

9. List type of equipment to be used (Foot Traffic and Hand Tools, Mechanized Equipment Only or Combination). : Not Applicable to Project

If using equipment you may use this space to provide short description:

Section III

Purchase of trail maintenance equipment materials, and supplies (i.e., mowers, tractors, shovels, hammers, etc.): No

Trail Bridge rehabilitation or replacement: No

Signs, kiosks, and markers replacement or installation: No

Upgrading the trail and or parking lot from dirt to stone or woodchips, or stone or woodchips to a paved (asphalt, concrete, or other paved surface) or boardwalk surface;: No

Fencing, guardrail, retaining wall, or berm replacement or installation: No

Drainage: No

Landscaping: No

Compliance under the Americans with Disabilities Act (ADA) including the following:

a. Ramps: No

b. Railings: No

c. Resurfacing (to pavement or boardwalk): No

d. Parking and trail access: No

e. Signage: No

f. Portable Toilets: No

Permanent installation of ancillary facilities such as port-a-potties, bike racks, lighting, benches, trash receptacles, and trail course design features (jumps, water hazards, par course equipment, picnic benches): No

Renovation and restoration of trails and trail access routes, in-kind within an established path or trail way: No

Regrading of trail and/or parking areas within established trail way: No

Striping and restriping: No

Debris removal: No

Educational materials: No

Connector trails within boundaries of existing property: No

Repair of existing signs, kiosks markers, bridges, fences, guardrails, retaining walls, and berms: No

If yes to any items from SECTION III please provide a short description of the work to be done.:

This field is limited to 500 characters.

Signatures

Archaeologist Printed Name and Title Here: Ian M. Milliken, MA, RPA, Pima County Historic Preservation Officer

Applicant Printed Name and Title Here: Dorothee Harmon, Division Manager

* NEPA

II. Location and Limits

City*: Oro Valley

County*: Pima County

III. Purpose and Description

This project includes the acquisition of 97 acres, known as Kelly Ranch. The property is located between Oracle Road (SR77) and Catalina State Park, directly east of Oro Valley, north of the Tucson metropolitan area and south of the community of Catalina. Catalina State Park is a well-loved destination for outdoor recreation, serves as a scenic backdrop to residents and travelers along Oracle Road, and is a haven for Sonoran Desert plants and wildlife. The State Park surrounds the property on three sides. Wildlife use the Canada del Oro Wash adjacent to the property, which leads north towards the highly used Oracle Road Wildlife crossing bridge and underpass. This property is mostly undeveloped and includes equestrian facilities, and four previously recorded Hohokam archeological sites. While the property is zoned for a mix of residential, commercial,

office and resort uses, the community has consistently opposed efforts to develop the property, including most recently in 2012 when the Town attempted to annex the property and increase development intensity. In 1990, voters overturned a portion of a rezoning for the property via a County-wide referendum. Development of this property would be especially detrimental to visitors to Catalina State Park as residences would be clearly visible from within the park along the main access route. The property was prioritized for acquisition as part of Pima County's Sonoran Desert Conservation Plan and included in a subsequent County 2004 bond election, but the County and owner were unable to reach agreement. Finally, 21 years later, the owner and County have reached agreement on sale of the property to the County.

IV. CE Checklist

Please attach Official Species List obtained through IPaC: [Kelly Ranch Species List_IPaC_Arizona Ecological Services Field Office 20250211.pdf](#)

Are there threatened or endangered species or critical habitat designated or proposed under the Endangered Species Act present?: Yes

If ?yes? does the project have a determination of ?may affect, likely to adversely affect??: No

Describe impacts and attach the most relevant biology survey and documentation of consultation with U.S. Fish & Wildlife Service or Tribal Wildlife Service.:

NA

Attachment:

Does the project involve any permanent easement or acquisition of right-of-way?: No

Are there National Register listed or eligible sites in the Project Area?: Yes

Will the project affect any National Register listed or eligible sites?: No

If ?yes? to question #2 or #3, briefly summarize and attach the following survey reports, determinations and concurrences from the State Historic Preservation Office or Tribal Historic Preservation Office, and any agreements for resolution of adverse impacts.:

Attached under Cultural Clearance Review nos. 2 and 3.

Attachment:

Does the project involve construction in, across or adjacent to a river component?: No

Does the project require a U.S. Army Corps of Engineers Section 404 permit?: No

Will the project result in 1 or more acres of ground disturbance?: No

If ?yes? describe the impacts, list permits, and attach documentation of consultations.:

NA

Attachment:

Does the project involve any other impacts that may be considered unusual? : No

If ?yes? explain:

5. REQUIRED NATIONAL PARK SERVICE FORMS

NPS Forms

1. BUDGET INFORMATION - Construction Programs; Standard Form 424C*:	SF424C_2_0-V2.0 5.pdf
2. ASSURANCES - CONSTRUCTION PROGRAMS; Standard Form 424D*:	SF424D-signed.pdf
3. DESCRIPTION AND NOTIFICATION FORM (DNF 10-903)*:	LWCF-Description-and-Notification-Form 5.docx
5. DEBARMENT Certifications Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying.*:	SSA_AdditionalAssurances-V1.1.pdf
6. APPLICATION FOR FEDERAL ASSISTANCE SF-424.*:	Application for Federal Assistance SF-424.pdf
7. APPLICATION AND REVISION (A&R) FORM.*:	LWCF-Application-and-Revision-Form 6.docx

6. LWCF MAPS AND PHOTOS FORM

Named Attachment	Required Description	File Name	Type	Size	Upload Date
For each file uploaded please provide a short description of the file, i.e. ?John Muir Park Map?; etc? Add any Plans/Specifications after maps.					
Map(s)	Arizona State Map, Boundary Map, Flood Map and Local Location Map	Kelly Ranch Maps.pdf	pdf	4 MB	02/19/2025 03:45 PM
For each file uploaded please provide a short description of the file, i.e. ?Bright Angel Trail Photos?; ?White Rock Trailhead Photos? etc?					
Photo(s)	Photos of the Kelly Ranch property	Kelly Ranch Acquisition Photos.pdf	pdf	2 MB	02/19/2025 03:48 PM

7. RESOLUTION & AUTHORITY TO APPLY

1. RESOLUTION

Resolution No.:	Not yet assigned
Project Sponsor Name:	Pima County
Project Sponsor?s Governing Body (if different from Sponsor Name) :	Pima County Board of Supervisors
Signed by:	To be signed by Chair Rex Scott

Date:

A draft resolution may be submitted with the application. The final resolution must be provided before the Project Sponsor Agreement can be signed. The application will be ineligible if a resolution is not submitted.

Please upload Resolution here: [Draft Resolution Kelly Ranch.docx](#)

2. Project Certification/Legal Authority to Apply

Upload Project Certification/Authority to Apply Here : [Draft Project Cert_Legal Authority to Apply Kelly Ranch.docx](#)

8. EVIDENCE OF CONTROL & TENURE LWCF

Description	File Name	Type	Size	Upload Date
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No files attached.

9. ADDITIONAL DOCUMENTS LWCF

ADDITIONAL DOCUMENTS

Description	File Name	Type	Size	Upload Date
Appraisal of the Kelly Ranch property completed in August 2024	Appraisal Kelly Ranch.pdf	pdf	4 MB	02/19/2025 03:52 PM

* CERTIFICATION - LWCF

Certification

Completed by*:Dorothee Harmon Division Manager

NameTitle

Date*:02/24/2025

I acknowledge and understand that this grant program operates on a reimbursement basis. Reimbursement occurs only after an expense is paid.

Reimbursement Acknowledgment *:Yes

I acknowledge and understand that our agency will comply with all appropriate state and federal regulations, policies, guidelines, and requirements as they relate to the application.

Compliance Acknowledgement*:Yes

I acknowledge and understand that our agency has the required matching funds for each reimbursement.

Matching Funds Acknowledgement*:Yes

I acknowledge and understand that our agency is required to provide proof of liability insurance at the time of project signature.

Insurance Acknowledgement*:Yes

I acknowledge and understand that property acquired or developed with LWCF assistance shall be retained and used for public outdoor recreation in perpetuity. Any property so acquired and/or developed shall not be wholly or partly converted to other than public outdoor recreation uses without the approval of the National Park Service.

Perpetuity Acknowledgment *:Yes

I hereby certify that the information in this application is true and correct and that our agency agrees to comply with all appropriate procedures, guidelines, and requirements established by Arizona State Parks & Trails.

Signature Here (Either type authorized official name here or hand-write signature and attach authorized signature below):

Dorothee Harmon

Signature Page:Optional

Application Correspondence

Correspondence Needed

Do you have Correspondence to add?*

CORRESPONDENCE (Phone/Email, Meeting)

Type	Date Sent	To	From	Subject	Message	Attachment	Attachment
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No Data for Table

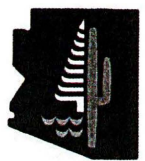


Katie Hobbs
Governor

ARIZONA

STATE PARKS & TRAILS

Bob Broscheid
Executive Director



Kris Gade, Director
Pima County Conservation Lands and Resources
201 N. Stone Ave, 6th Floor
Tucson AZ 85745
Kris.Gade@pima.gov

Steven Haas
Park Manager
Catalina State Park
11570 N. Oracle Rd
Tucson, AZ 85737
(520) 628-5798
shaas@azstateparks.gov

Re: Kelly Ranch Acquisition Support Letter

Dear Director Gade:

Catalina State Park fully supports the purchase of the 109 acre Kelly Ranch acquisition. The goal is that Arizona State Parks and Trails would work with Pima County starting with a cooperative management agreement which will include developing a long-term vision for the property as there may be a lengthy process for formally adding the property to the park. The end goal is to eventually make the Kelly Ranch property part of the existing 5,500 acre Catalina State Park. The LWCF grant application is for 97 acres of the 109 acres. The property is located between Oracle Road (SR77) and Catalina State Park, directly east of Oro Valley, north of the Tucson metropolitan area and south of the community of Catalina. Catalina State Park is a well-loved destination for outdoor recreation, serves as a scenic backdrop to residents and travelers along Oracle Road, and is a haven for Sonoran Desert plants and wildlife. The State Park surrounds the property on three sides. Wildlife use the Canada del Oro Wash adjacent to the property, which leads north towards the highly used Oracle Road Ann Day Wildlife crossing bridge and underpass. This property is mostly undeveloped and includes a known Hohokam archeological site. While the property is zoned for a mix of residential, commercial, office and resort uses, the community has consistently opposed efforts to develop the property, including most recently in 2012 when the Town of Oro Valley attempted to annex the property and increase development intensity. In 1990, voters overturned a portion of a rezoning for the property via a County-wide referendum.

Development of this property would be especially detrimental to visitors to Catalina State Park as residences would be clearly visible from within the park along the main park access route. The property was prioritized for acquisition as part of Pima County's Sonoran Desert Conservation Plan and included in a subsequent County 2004 bond election, but the County and owner were unable to reach agreement. Finally, 21 years later, the owner and County have reached agreement on sale of the property to the County.



Katie Hobbs
Governor

ARIZONA

STATE PARKS & TRAILS

Bob Broscheid
Executive Director



Besides the important aspect of not allowing new commercial and housing development, there are many potential opportunities for adding the property to Catalina State Park including but not limited to: new hiking trails, more open space, wildlife viewing, wildlife connectivity, birding, camping sites, new EQ center, guided tours, office space, ranger residence, picnic areas, and increased opportunities for solitude and reflection.

Thank you again for this crucial acquisition and strong partnership and please reach out if I can assist in any other way.

Sincerely,

Steven Haas

Steven C. Haas
Park Manager
Catalina State Park



February 14, 2025

Kris Gade, PhD, Director
Pima County Conservation Lands & Resources
201 N. Stone Avenue, 6th Floor
Tucson, AZ 85701

Re: Kelly Ranch Acquisition Support Letter

Dear Director Gade:

The Pima County Regional Flood Control District (District) fully supports the 109-acre Kelly Ranch acquisition. Due to its adjacency to the Cañada del Oro Wash (CDO), this acquisition supports the District's goals for protecting the County's regional watercourses, protecting the downstream area by maintaining the upper watershed in undeveloped condition, and providing and enhancing vital wildlife corridors.

The District has invested heavily in the CDO watershed. Upstream of the Kelly Ranch, the District has acquired nearly 80 private parcels and removed 73 structures from the CDO Special Flood Hazard Area, which has become the Catalina Regional Park. This has resulted in almost no private development within the floodplain from Oracle Road to the Pinal County line. The Kelly Ranch acquisition will further secure the open space value of the upper watershed for wildlife, the natural beneficial functions of the floodplain, and potential water recharge.

Downstream of the Kelly Ranch, the CDO Wash has become a highly developed channel to protect commercial and residential development. The acquisition and preservation of the Kelly Ranch will reduce the likelihood that new development in the upper watershed will adversely affect the performance of this infrastructure.

For these reasons, the District supports and will eagerly partner with the County to acquire and manage this property in tandem with Catalina Regional Park.

Thank you again for this crucial acquisition and strong partnership and please reach out if I can assist in any other way.

Sincerely,

Eric Shepp, P.E.
Director and Chief Engineer

ES/tj

Eric Shepp, P.E., Director



PIMA COUNTY PARKLANDS FOUNDATION

P.O. BOX 35721 • Tucson, Arizona 85740 • 520-317-2260

February 20, 2025

Pima County Conservation Lands & Resources
ATTN: Kris Gade, PhD, Director
201 N. Stone Ave., 6th floor
Tucson, AZ 85701

Re: Kelly Ranch Acquisition Letter of Support

Dear Dr. Gade,

Pima County Parklands Foundation is pleased to support Pima County's proposed acquisition of Kelly Ranch. We specifically endorse the county's application for a Land and Water Conservation Fund grant from Arizona State Parks for 97 acres of the 109-acre property. Located in a growing area of northern Pima County, adjacent to Catalina State Park, this accession would add substantially to the preservation of an important wildlife habitat and Native American archaeological site and provide additional hiking, camping, and bird-watching opportunities.

The foundation's mission is to improve and enhance recreational facilities and programs in Pima County. Among the projects we have helped fund are restoration of Historic Canoa Ranch, upgrades to Brandi Fenton Memorial Park, and memorial benches for the Chuck Huckelberry Loop. In carrying out these endeavors, we have partnered with other mutually motivated organizations, including National Park Service, Anza Foundation, and Bert W. Martin Foundation. In addition to providing money from our own resources, we have acted as a fiduciary for other funding institutions.

Established in 1985, Pima County Parklands Foundation is a 501(c)(3) nonprofit organization. We strongly support this acquisition. Pima County has a proven record of successful community engagement, and the foundation will partner with the county in this undertaking by creating a dedicated account to hold public donations for the acquisition of Kelly Ranch and provide funds to develop trails and signage once the property is purchased.

Please feel free to contact me at (520) 241-8885 or info@pimaparklands.org.

Thank you.

Sincerely,


Michael T. Hellon
President

"We Volunteer Because We Care"