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# MEMORANDUM

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Date: April 28, 2026

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: Jan Lester   
County Administrator

Re: **Additional Information for the May 12, 2026, Board of Supervisors Agenda - Exchange of Easement on Tumamoc Hill Property for Western Area Power Administration (WAPA) Utility System**

The Board of Supervisors was provided information on Pima County Restrictive Covenants in an April 17, 2026, [Memorandum](#). This memorandum mentioned an upcoming request for modification of an easement on Tumamoc Hill. The May 12, 2026, Board of Supervisors agenda includes two items related to this topic. The first item is a Resolution to approve an Exception to the Multi-Species Conservation Plan (MSCP) Restrictive Covenant submitted by Conservation Lands and Resources (CLR). The second item is an Agreement for Exchange of Real Property submitted by Real Property Services (RPS).

The United States of America Department of Energy, Western Area Power Administration (WAPA) is currently performing facility upgrades to its systems. One segment of the upgraded system bisects Tumamoc Hill affecting property owned by multiple agencies (red line on the attached map). At the request of Pima County and the other agencies, WAPA has agreed to relocate its power lines to the public right of way along the boundary of the agencies' properties at no cost to the agencies (green line on the attached map).

Being a Federal agency, WAPA is not subject to Arizona Corporation Commission (ACC) approval. WAPA's partners, Tucson Electric Power and Southline Transmission, filed and obtained approval for an amendment to the Certificate of Environmental Compatibility with the ACC. To relocate facilities to the edge of the public right of way, additional rights need to be granted to WAPA. The right of way was established by Arizona State Land Department process before the Patent was issued to Pima County. Therefore, Pima County owns portions of the right of way and a part of Tumamoc Hill.

The Patented property was then encumbered by the Multi-Species Conservation Plan (MSCP) Master Restrictive Covenant, which prohibits the issuance of easements for new utilities. However, the Covenant includes an exception that allows otherwise prohibited uses to proceed if it will improve the ecological health of the encumbered property. Issuing the easement to facilitate the relocation of the power lines will allow for the restoration of the existing easement area that bisects Tumamoc Hill, thereby enhancing this property.

Adopting the Resolution approves an exception to the restriction prohibiting the granting of easements for new utilities as stated under Section 5.1 of the Covenant and allows the granting the necessary easements. The Agreement for Exchange sets the terms for granting

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the necessary easement rights to WAPA and commits WAPA to abandon the existing easement bisecting the Tumamoc Hill property. Two easements are a part of this action, one for the right of way and one for vegetation and encroachment management of the western 35 feet of the restricted property.

JKL/dym

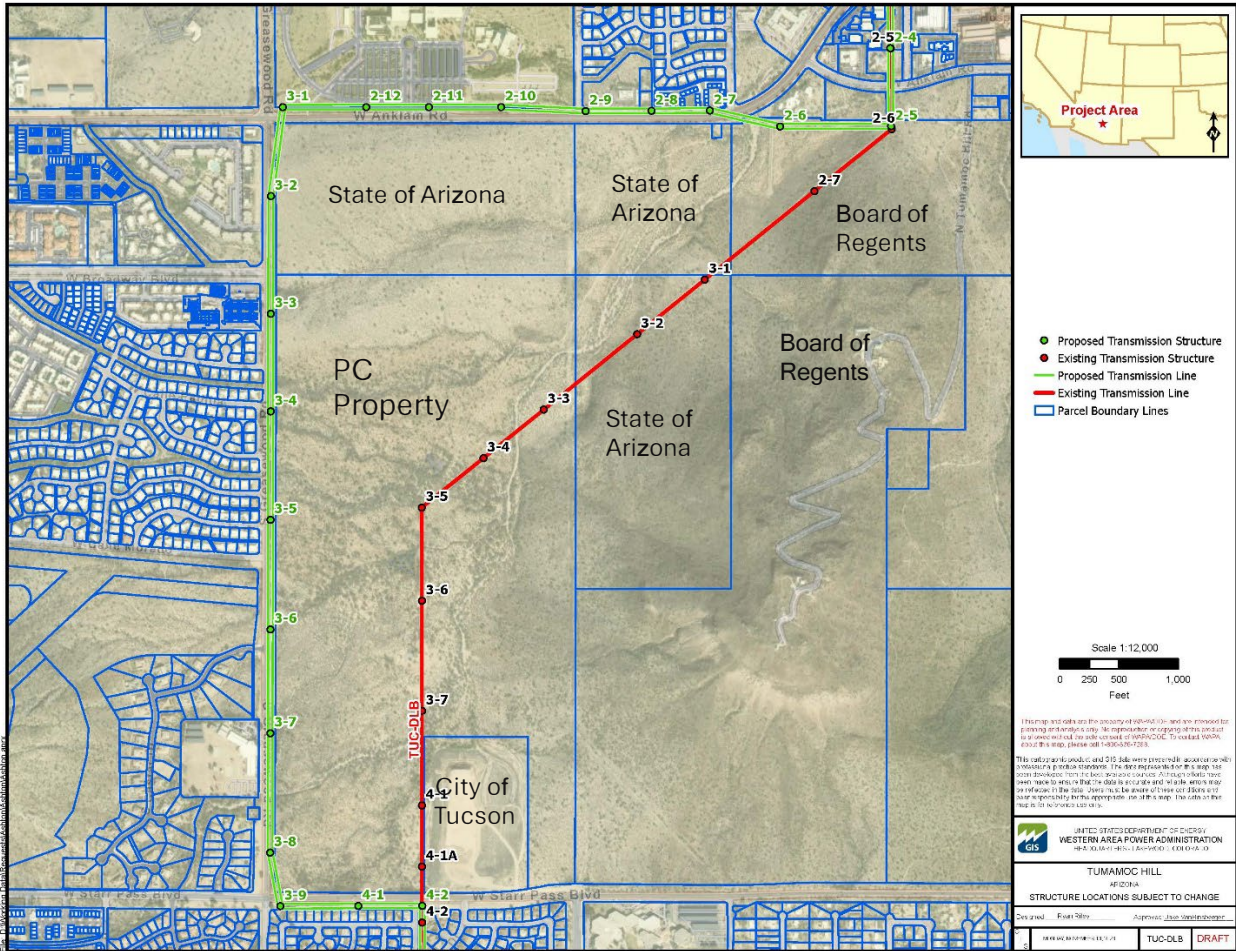
Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator  
Steve Holmes, Deputy County Administrator  
Chad Kasmar, Deputy County Administrator  
George Cardieri, Director, Real Property Services Department  
Kris Gade, Director, Conservation Lands and Resources Department  
Melissa Manriquez, Clerk of the Board of Supervisors

# TUMAMOC HILL REROUTE

## DESCRIPTION OF ADDITIONAL COSTS

The map below shows the original transmission line alignment over Tumamoc Hill in red and the rerouted alignment around Tumamoc Hill in green.



### Original Alignment:

- Approximately 1.6 miles long
- 9 in-line structures
- 1 turning structure

### Rerouted Alignment:

- Approximately 2.5 miles long
- 14 in-line structures
- 3 turning structures