Large Landowner Initiative
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Purpose:

--Advance knowledge and a research agenda for real estate development, natural resource management, land use planning, environmental review / impact evaluation, policy analysis , and economic impacts.

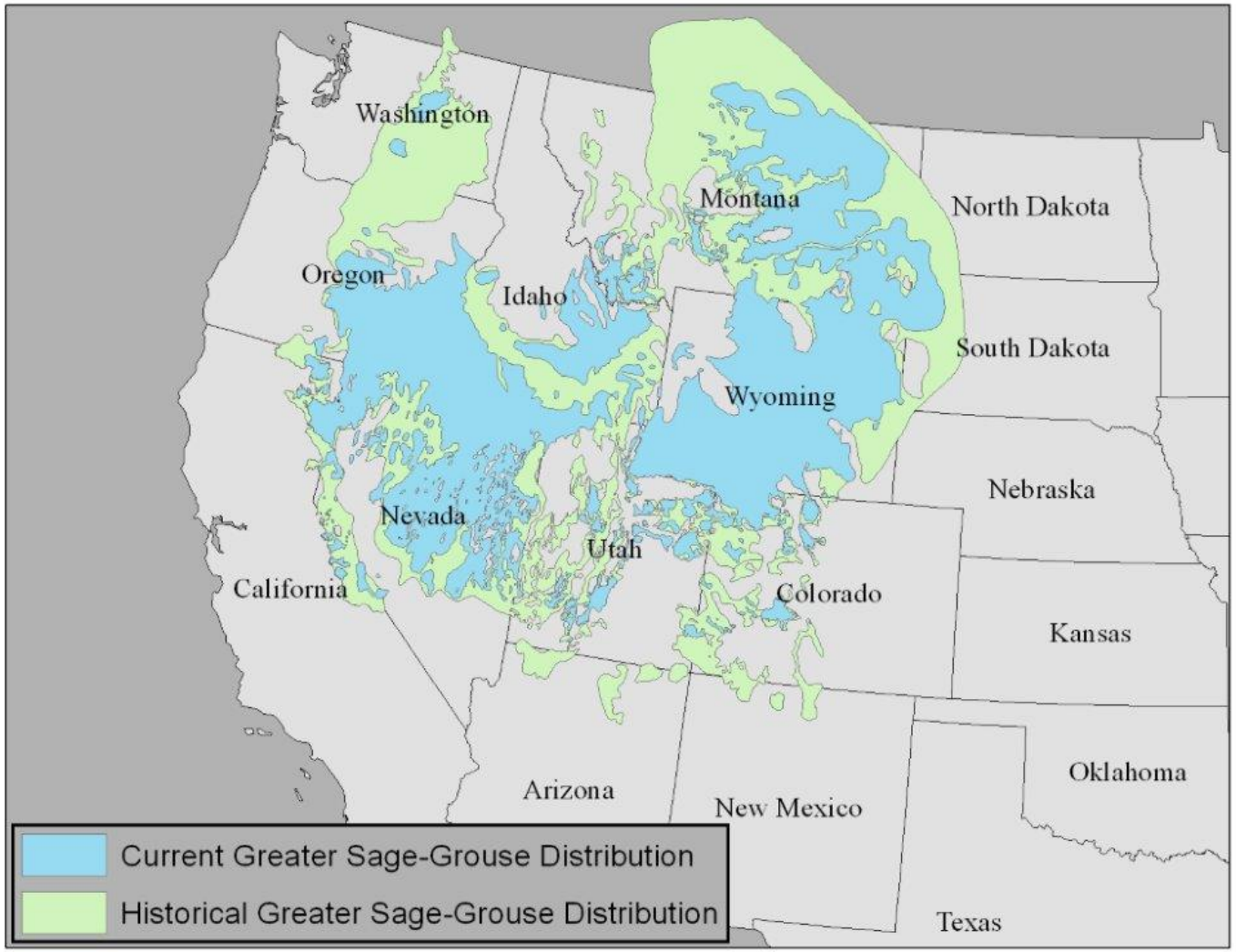
-Foster dialogue & collaboration

-Provide relevant and meaningful research, management practices and business models

U.S. Critical Habitat Designations

Lower 48 states

Greater Sage Grouse Habitat



Acreage Estimates:

186 Million Acres according to USDA

Lesser Prairie Chicken Habitat

Current Habitat:
19.77 Million Acres

Estimated Historic Habitat:
117 Million Acres

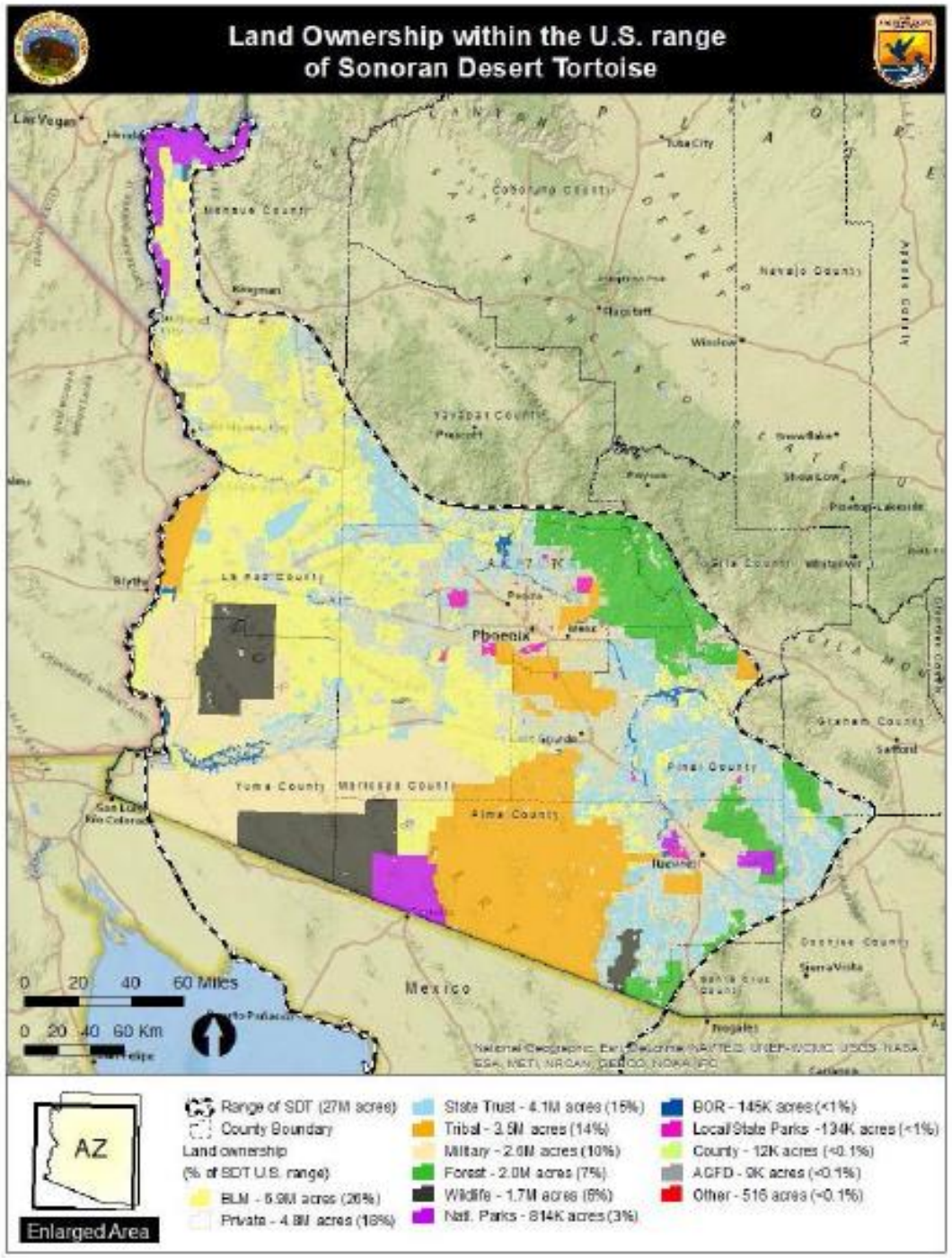
Initiative & Sonoran Desert Tortoise

--Critical proactive planning and management practices associated with the listing determination of the Sonoran Desert Tortoise (SDT).

--The historical range of the Sonoran Desert Tortoise covers approximately 27 million acres of land in Arizona, 9 million acres of which is comprised of private and state trust land.

--Hundreds of thousands of acres of the SDT historical range lies in Arizona's critical metropolitan growth areas.

--Approach listing determination in a systematic and proactive way discussing approaches to maximize asset value, community growth objectives and economic development potential while meeting the legal requirements of the FWS and natural resource management objectives.



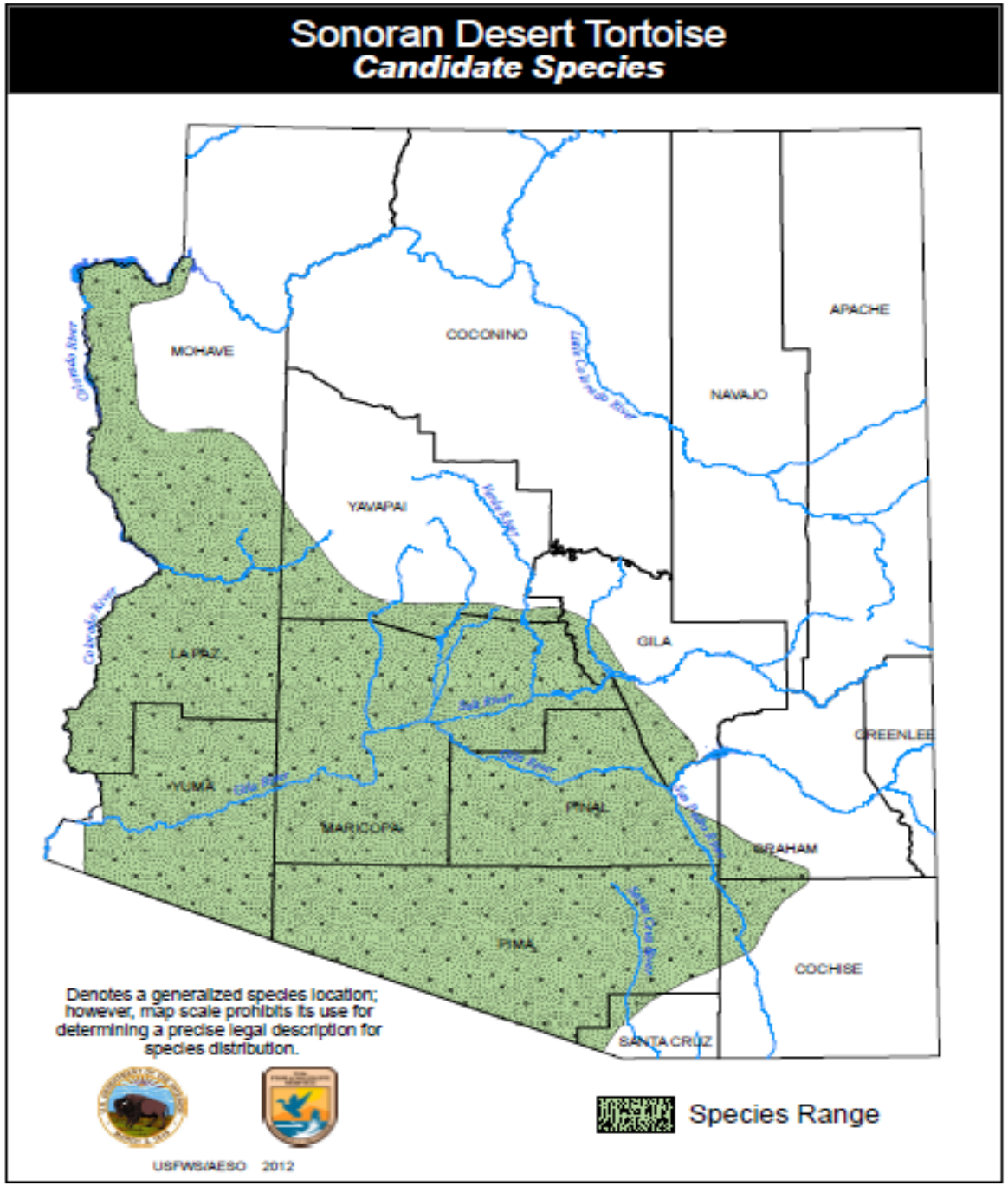
75 percent of potentially occupied Sonoran desert tortoise habitat occurs within 30 mi (48 km) or less of a city or town with a human population of 1,000 or more, and, considering future growth projections, it is likely that 100 percent of occupied tortoise habitat will be affected in the future.

Pinal County

(Gateway/Superstition Vistas, West Pinal, Red Rock, and Tri-Communities) fall completely within the range of the Sonoran desert tortoise. The loss of 176,000 ac (71,225 ha) constitutes a loss of 0.7 percent of Sonoran desert tortoise habitat in Arizona; rangewide, 0.34 percent

Maricopa County

Comprehensive Plan calls for growth areas to the south and east of Chandler and Mesa, Arizona, which are within the range of the Sonoran desert tortoise.

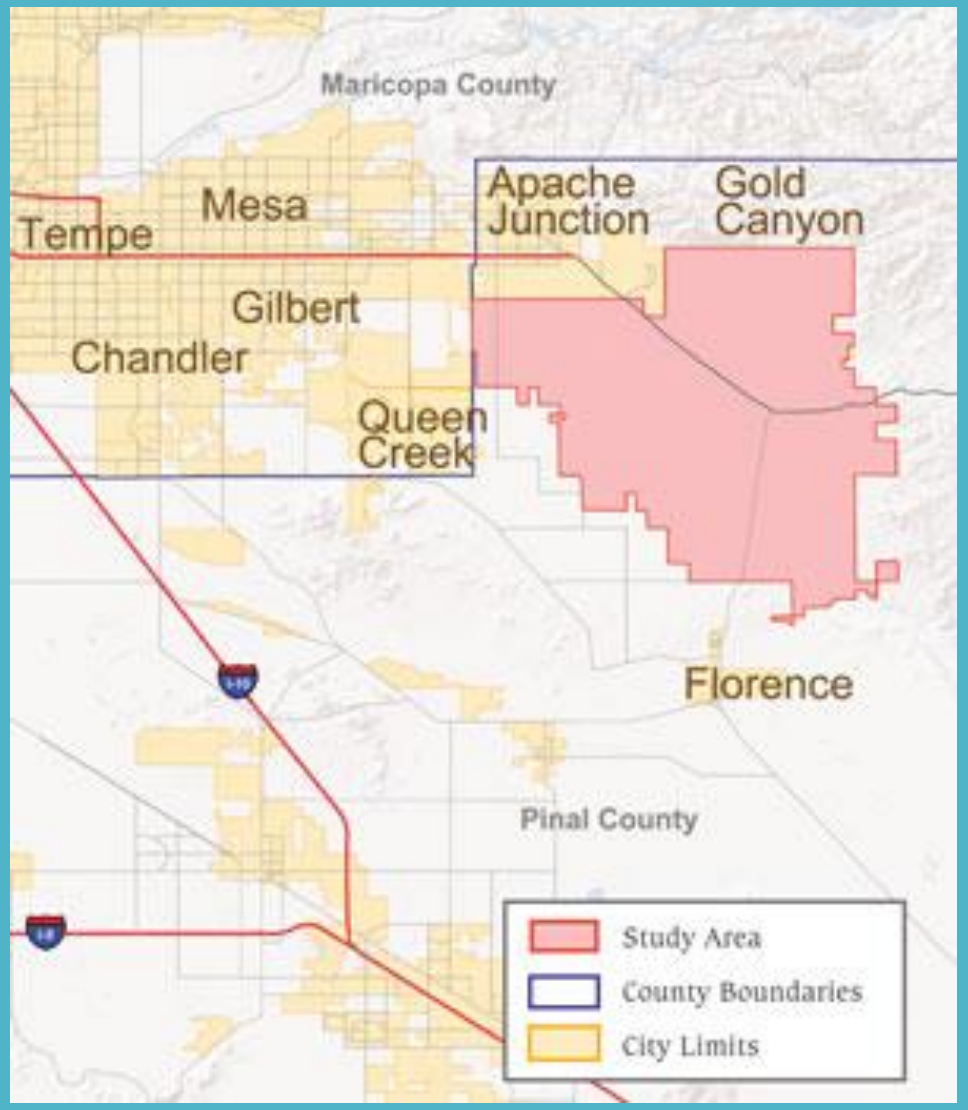


Federal Register 2010--U.S. Fish and Wildlife Service, announce a 12-month
finding that listing as T & E is warranted but precluded. USFWS to develop a proposed rule as priorities allow. **That time is now**

Stressors

Large scale urban development that leads to cities and counties expansion
Development and renewable energy
New or existing roads and highways
Off-road vehicle use
Grazing management practices
Livestock related developments
Exposure to contaminants from mining operations
Illegal immigration
Collection as pets and handling
Disease and predation
Invasive nonnative plant species

Practical Implications

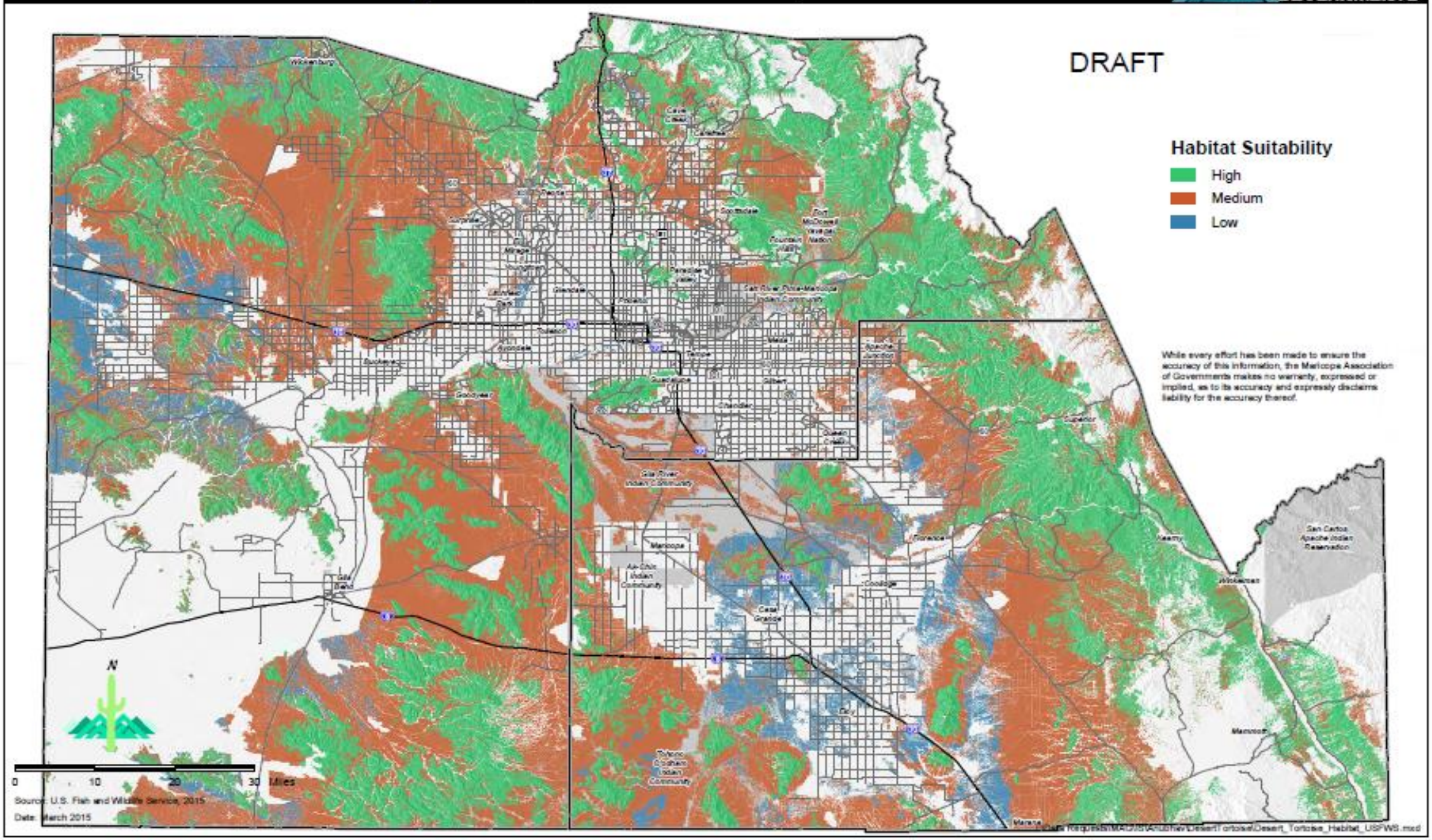


--The total economic impact of on-going operations at build-out on Arizona economy is estimated at approximately 137,500 jobs; $4.9 billion of household earnings; and total output of $16.3 billion.

--Land value impacts, including those related to causes in delays, increased costs of project, loss of developable land, which will reduce land values in affected areas.

Desert Tortoise Habitat Suitability, Maricopa and Pinal Counties, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



Collaborative / Proactive Solutions

Candidate Conservation Agreement with Assurances

Meetings with Stakeholders, USFWS, AZGFD

Review / Analyze existing CCAA documents in Western US to identify opportunities and lessons learned

Review Existing General Plans / Comp Plans / Regional Trail Systems / Ordinances

Map Data and Compare with Land Uses, Growth Projections, Growth Areas, Conservation Areas

Identify Costs Associated with Permit

Meetings with County Representatives and Stakeholders to identify and facilitate cooperative solution

WSLCA Data Sharing Initiative

--Association Members collectively manage 440 million acres of land

--Data sharing website where comparative information across the states can be organized and quickly accessed

--Land asset performance information

--Leasing templates and transaction guides (i.e. for real estate transactions)

--Best Practices

--Policy analysis, impacts of federal decisions and policy making, etc.

--Sharing business models, academic research and practical outcomes that will be beneficial to large real estate portfolios.

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