TO: LADIES AND GENTLEMEN OF THE COCHISE COUNTY PLANNING COMMISSION

Attached for your review and consideration in the matter of Docket SU 18-05 (Campos) are Petitions containing the signatures of 76 Cochise County residents, winter visitors and other concerned citizens who are opposed to this COMMERCIAL BUSINESS locating in the residential area of Ranchos Palominas on Javelina Trail of said subdivision because it is non-compliant with the Southern San Pedro Vallely Area Plan, nor does this business enhance or contribute to the current rural residential character of the surrounding land or serve the needs of the neighboring residents.

Submitted: June 5, 2018

PETITION

SAVE THE SOUTHERN SAN PEDRO VALLEY AREA FROM COMMERCIAL DEVELOPMENT IN RURAL RESIDENTIAL AREA AT THE PALOMA TRAIL DISTRICT

To The Cochise County and Planning Commission

Whereas The Comprehensive Plan serves to protect and enhance natural resources, the customs, the culture, economy and the qualities of the places where people choose to live; and The Southern San Pedro Valley Area Plan was designed to respect and maintain the existing scenic quality, rural character and natural resources of The Southern San Pedro Valley Area; and to protect the rural community from any commercial development.

We the undersigned being at least 18 years of age and resident of the state of Arizona give freely and attest to this petition. That the County and Planning Commission **DENY** the applicant's request for **Special Use Authorization** to establish a campground, yoga and meditation complex, and related activities. Docket # SU-18-05 (Campos) [signatures witness by the circulator: Linda DeMarco]

	NAME (print)	ADDRESS (print)	SIGNATURE
1	GLORIA Sue GARCIA	5700 Quarter Horse Rd Hereford AZ.	Gloria Sue Garcia
2	Brian Chase	5700 Quarter Horse Hereford AZ	
3	Linda DeMarco	10923 S. Paloma Tr Hereford	Linda DeMarco
4	Ron DeMarco	10923 S. PALOMA Tr Hereford, AZ. Palominas, AZ 85615	Ron DeMarco
5	Sandra Jean	10946 E Javelina Trl	Sandra Jean
6	Roosevelt Blackshear	349 West Ivey Rd	Roosevelt Blackshear
7	Bonnie Starr Bax	8647 E. Hanford Lane S.V. AZ.	Bonnie Starr Bax
8	Ted Bax	8647 E. Hanford Lane S.V. AZ	Ted Bax
9	Ronald Collins	9839 E Chippewa	Hereford 85615
10	Gary Allen	445 ALLEN LANE	WHITESTONE 85614
11	KAYLA ALLEN	445 ALLEN LANE	WHITESTONE 85614
12	Tamara Yuill	5112 S. Nighthawk Trl	Tamara L Yuill
13	Kim Ratelle	10637 RIVER RIDGE RD	PALOMINAS, 85615
14	William McNab	11017 E. Calle Gavilan Hereford	William McNab 85615
15	Correen McNab	11017 Calle Gavilan	Correen McNab 85615
16			

PETITION

SAVE THE SOUTHERN SAN PEDRO VALLEY AREA FROM COMMERCIAL DEVELOPMENT IN RURAL RESIDENTIAL AREA AT THE PALOMA TRAIL DISTRICT

To The Cochise County and Planning Commission

Whereas The Comprehensive Plan serves to protect and enhance natural resources, the customs, the culture, economy and the qualities of the places where people choose to live; and The Southern San Pedro Valley Area Plan was designed to respect and maintain the existing scenic quality, rural character and natural resources of The Southern San Pedro Valley Area; and to protect the rural community from any commercial development.

We the undersigned being at least 18 years of age and resident of the state of Arizona give freely and attest to this petition. That the County and Planning Commission **DENY** the applicant's request for **Special Use Authorization** to establish a campground, yoga and meditation complex, and related activities. Docket # SU-18-05 (Campos) [signatures witness by the circulator: Sandra Jean]

	NAME (print)	ADDRESS (print)	SIGNATURE
1	John P. Angiulo	5140 E Hawthorne Pl. Tucson AZ 85711	John P. Angiulo
2	Elizabeth M Squire	1090 Horner Dr Sierra Vista AZ 85635	Elizabeth M Squire
3	Jeanette Jernigan	211 W. Vista Bisbee, Az. 85603	Jeanette E Jernigan
4.	Jean Tsuya	3010 13th St. Douglas, AZ 85607	Jean E Tsuya
5	Sylvia VALENZUELA	1545 Mission Dr. Douglas AZ 85607	Sylvia Valenzuela
6.	Connie V. Scherden	2510 - 11th St. Douglas, Az 85607	Connie V. Scherden
7	Sandra Thomas	1029 11th Douglas, Az 85607	Sandra Thomas
8	Judy Ramirez	1671 12th St. Douglas, AZ 85607	Judy L. Ramirez
9	Kathleen Hodges	3362 S. Mesquite Ridge Bisbee, Az	Kathleen Hodges
10	Sally P. John	2555 E. 6th St., Douglas, AZ	Sally P. John
11	David Chitwood	1990 Homestead Rd., S.V. 85635	David Chitwood
12	Opie J. Sorich	1655 Hacienda Way. Bisbee, Az	Opie J. Sorich
13	MARY A Walker	33505 Mesquite Bisbee Az 85603	Mary A. Walker

		NAME (print)	ADDRESS (print)	SIGNATURE
14	17	MARIE P. BOSTON	11037 E. Calle Venado Palominas AZ	Marie P. Boston
15	18	Robert Schumacher	11037 E. Calle Venado	Robert Schumacher
16	19	Cheryl Hart	POB 237 Hereford	CHart
17	20	Cathie Woodruff	4603 S. Sauk SV	Cathie L. Woodruff
18	21	Sheryl Curtis	10940 E Calle Venado	Sheryl Curtis
19	22	Robin Natwick	" " " "	Robin Natwick
20	23	Paula Lucier	2987 Greenbrier Rd	Paula Lucier
21	24	Julia Tailor	10205. Carmichael S.V	Julia Tailor
22	25	Brenda Kevins	10440 N Highway 191 Elfrida AZ	Brenda K Kevins
23	26	Peggy George	237 School Dr. SV/AZ	Peggy George
24	27	Tom Thomas	6280 Lazy K Lane Hereford AZ	
25	28	Gladys M Tysdal	11 MAXfield Bisbee, AZ 85603	Gladys M Tysdal
26	29	NANCY NEUMANN	11158 E. CALLE GAVILAN Hereford 85615	
	30			
	31			
	32			
	33			
	34			
	35			
	36			
	37			
	38			
	39			
	40			
	41			
	42			
	43			
	44			

PETITION.pdf Open with Cloud Drive to Mail

PETITION

SAVE THE SOUTHERN SAN PEDRO VALLEY AREA FROM COMMERCIAL DEVELOP IN RURAL RESIDENTIAL AREA AT THE PALOMA TRAIL DISTRICT

To The Cochise County and Planning Commission

Whereas The Comprehensive Plan serves to protect and enhance natural resources, th customs, the culture, economy and the qualities of the places where people choose to and The Southern San Pedro Valley Area Plan was designed to respect and maintain th existing scenic quality, rural character and natural resources of The Southern San Pedr Valley Area; and to protect the rural community from any commercial development.

We the undersigned being at least 18 years of age and resident of the state of Arizona freely and attest to this petition. That the County and Planning Commission **DENY** the applicant's request for **Special Use Authorization** to establish a campground, yoga ar meditation complex, and related activities. Docket # SU-18-05 (Campos) [signatures w by the circulator: Sandra Jean (520) 866-0007.

	NAME (print)	ADDRESS (print)	SIGNATURE
1	Mickie DAVIS	9256 E. Bobcat Way Hereford, AZ 85615	
2	Richard Jackson	5760 E. Calle De La Manzana Hereford AZ 85615	
3	Michael H Bollinger	10511 E Sierra Gaucho, Hereford	
4	Gena Bingham	10428 E Hwy 92 Palominas, AZ.	
5	[redacted]		
6			
7			
8			
9			
10			
11			
12			
13			

PETITION

SAVE THE SOUTHERN SAN PEDRO VALLEY AREA FROM COMMERCIAL DEVELOPMENT IN RURAL RESIDENTIAL AREA AT THE PALOMA TRAIL DISTRICT

To The Cochise County and Planning Commission

Whereas The Comprehensive Plan serves to protect and enhance natural resources, the customs, the culture, economy and the qualities of the places where people choose to live; and The Southern San Pedro Valley Area Plan was designed to respect and maintain the existing scenic quality, rural character and natural resources of The Southern San Pedro Valley Area; and to protect the rural community from any commercial development.

We the undersigned being at least 18 years of age and resident of the state of Arizona give freely and attest to this petition. That the County and Planning Commission **DENY** the applicant's request for **Special Use Authorization** to establish a campground, yoga and meditation complex, and related activities. Docket # SU-18-05 (Campos) [signatures witness by the circulator: _____]

	NAME (print)	ADDRESS (print)	SIGNATURE
1	Deborah Ageton	6111 E. MARK Dr. S.V. AZ.	Deborah Ageton
2	Roy M. Barnes	5363 S. San Pablo ave S.V. 85650	Roy M Barnes
3	Edward Hooper	2305 S. Helene Rd SVAZ 85635	Edward Hooper
4	Linton Morris	321 CENTRAL N.	Linton Morris
5	JUSTIN HERREWIG	850 E. BISBEE DR #36	
6	Love short	Santa Catalina	
7	Vinh Buji	3945 Antequiera	
8	CHUCK CUNNINGHAM	6043 RISNER	Chuck Cunningham
9	Sam Jameson	3042 Thunder Bird Trail	
10	Stacy Hawker	10542 Cline Ave, Hereford SV, AZ 85650	Stacy Hawker
11	Christopher Kovarcik	7304 East Garden Creek Trail	
12			
13			
14			
15			
16			

PETITION

SAVE THE SOUTHERN SAN PEDRO VALLEY AREA FROM COMMERCIAL DEVELOPMENT IN RURAL RESIDENTIAL AREA AT THE PALOMA TRAIL DISTRICT

To The Cochise County and Planning Commission

Whereas The Comprehensive Plan serves to protect and enhance natural resources, the customs, the culture, economy and the qualities of the places where people choose to live; and The Southern San Pedro Valley Area Plan was designed to respect and maintain the existing scenic quality, rural character and natural resources of The Southern San Pedro Valley Area; and to protect the rural community from any commercial development.

We the undersigned being at least 18 years of age and resident of the state of Arizona give freely and attest to this petition. That the County and Planning Commission **DENY** the applicant's request for **Special Use Authorization** to establish a campground, yoga and meditation complex, and related activities. Docket # SU-18-05 (Campos) [signatures witness by the circulator: SOCORRO PAUL]

	NAME (print)	ADDRESS (print)	SIGNATURE
1	Elizabeth Jimenez	10054 Honeysuckle dr. Hereford, AZ 85615	Elizabeth Jimenez
2	Julio Maldonado	10305 Mining WAY Hereford AZ 85615	[illegible]
3	Jess Jimenez	10054 Honeysuckle Dr Hereford AZ 85615	[illegible]
4	Jessica Maldonado	10305 Healing Way #3 Hereford AZ 85615	Jmaldonado
5	Samuel Paul	10162 Deliverance WAY Hereford AZ 85615	[illegible]
6	Consuelo Paul	10162 Deliverance Way	Consuelo Paul
7	Natalia Jimenez	10054 S Honey Suckle Dr Hereford AZ 85615	Natalia Jimenez
8	Sarah Paul	10162 S Deliverance Way Hereford, AZ 85615	[illegible]
9	Maria Paul	2233 Santa Rita Dr Sierra Vista AZ 85635	Maria Paul
10	Oscar Gamez	2233 Santa Rita Dr. Sierra Vista AZ 85635	[illegible]
11	Sylvia Paul	10162 Deliverance Way Hereford AZ 85615	Sylvia Paul
12	Ofelia Miller	95 Danny Ln Sierra Vista	Ofelia Miller
13	Victoria Lopez	10286 S. Honeysuckle Dr. Hereford AZ 85615	[illegible]
14	David Gallegos	10286 S Honeysuckle Hereford	[illegible]
15	Mercedes Brandt	1120 N Willow St Chandler AZ	Mercedes Brandt
16	Sally Amaya	6626 N 176th Ave Waddell AZ	[illegible]

	NAME (print)	ADDRESS (print)	SIGNATURE
17	Ron AMAYA	6626 N. 176th AVE WADDELL, AZ	Ronald Amaya
18	MARIA AMAYA	10214 D ELIVERANCE HEREFORD	maria amaya
19	SOCORRO O. PAUL	108955. PALOMA TRAIL HEREFORD, AZ	Socorro O. Paul
20	Sam A Moore	108955 Paloma Trail Hereford AZ	Sam A Moore
21	Sarah McLane	9107 E. Barataria Blvd. Sierra Vista, AZ	
22	Zach McLane	9107 E. Barataria Blvd. Sierra Vista, AZ	
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			

PETITION

SAVE THE SOUTHERN SAN PEDRO VALLEY AREA FROM COMMERCIAL DEVELOPMENT IN RURAL RESIDENTIAL AREA AT THE PALOMA TRAIL DISTRICT

To The Cochise County and Planning Commission

Whereas The Comprehensive Plan serves to protect and enhance natural resources, the customs, the culture, economy and the qualities of the places where people choose to live; and The Southern San Pedro Valley Area Plan was designed to respect and maintain the existing scenic quality, rural character and natural resources of The Southern San Pedro Valley Area; and to protect the rural community from any commercial development.

We the undersigned being at least 18 years of age and resident of the state of Arizona give freely and attest to this petition. That the County and Planning Commission **DENY** the applicant's request for **Special Use Authorization** to establish a campground, yoga and meditation complex, and related activities. Docket # SU-18-05 (Campos) [signatures witness by the circulator: DAVID L GREENBERG]

	NAME (print)	ADDRESS (print)	SIGNATURE
1	Bryan Birtwell	2 Camino Ct, Bisbee	Bry Birtwell
2	LeeAnn Mathews	3610 Quetel Naco	LA Mathews
3	Kim Perkins	305 Shattuck, Bisbee	Kim Perkins
4	RICHARD HINES	9051 CHIPPEWA	Rich Hines
5	Benjamin Conron	619 Santa Cruz Dr Bisbee AZ	[illegible]
6	Miah Mauldin	619 Santa Cruz Dr	Miah Mauldin
7	Sherri Greenberg	5977 Calle de la Almendra	Sherri Greenberg
8	Jean A. Guthrie	10001 S Wilderness Hereford AZ	Jean A Guthrie
9	Nancy Dwiggins	5094 Nez Perce Sierra Vista AZ	[illegible]
10	Karen Trevino	633 Essex Dr Sierra Vista	Karen Trevino
11	SHARI WARD	501 HEATHER DR. SIERRA VISTA AZ 85635	[illegible]
12	Debra A DeRosa	705 E Wilroy	Debra A DeRosa
13	Robert Zazueta	1248 Sierra Dr.	Robert Zazueta
14	Debra Nystrom	2768 Canyon View Dr	Debra Nystrom
15	JACKIE COLLINS	9839 E CHIPPAWA 85615	Jackie Collins
16	CHERYL TERPENING	9596 E. KACHINA PEAKS PL TUCSON, AZ 85748	[illegible]

	NAME (print)	ADDRESS (print)	SIGNATURE
17	Gary L Haymore	3665 La Terraza Dr SV	Gary L Haymore
18	Fred Davis	4156 E Davis Ranch Rd	Fred Davis
19	MICHAEL MORRISON	504 HERMOSA PLACE BISBEE AZ	[illegible]
20	DAVID GREENBERG	5926 S. Solamway 85615	[illegible]
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			

To: Robert Kirschmann, Planner II

From: Samuel T. Paul and Consuelo Paul

Re: Docket SU-18-05 (Campos) Opposition

We would like to inform you we are opposed to Julie Campos's Special Use Permit. A business does not belong in a residential area. The tranquility of the area would be disrupted. Access to the proposed campground would be accessed by a residential road that is quite fragile and maintained by the residents. The commercial traffic generated by a business would negatively impact the road. Again, we feel a business does not belong in a residential neighborhood. There are other similar businesses that offer these services.

We ask you to vote no on this Special Use Permit.

Respectfully,

Samuel T. Paul

Consuelo Paul

10162 S. Deliverance Way

Hereford, AZ 85615

To: Robert Kirschmann, Planner II

From: Elizabeth Jimenez & Jesus Jimenez

Re: Docket SU-18-05 (Campos) Opposition

We are writing to you to express our opposition to Julie Campos's Special Use Permit. We are opposed to a business opening and operating in a residential area. There are campgrounds open and operating in the immediate area. We are opposed to the proposed services to be offered to PTSD sufferers. Yoga services are also available in the area.

The proposed business would be accessed by a road that is a residential road maintained by local residents who reside there. The road is already fragile without added business use. Again, we are opposed to a business operating in a residential neighborhood.

We urge you to vote NO on this Special Use Permit.

Respectfully,

Elizabeth Jimenez

Jesus Jimenez

10054 S. Honeysuckle Lane

Hereford, AZ 85615

ipetitions
YOUR VOICE COUNTS

Stop commercial business in residential neighborhood

Twitter

6 Comments

20 signatures

Not trail related but affects the future of landowners in Palominas and other private rural residential areas. A woman who has lived out of the country for 20 years has come back to her hometown and wants to establish a "glampground" and yoga retreat and meditation complex on Paloma Trail in Palominas. She has applied for a special use permit because this will be a commercial business in a rural residential area. She plans to charge $175-200 a night to camp in either of 3 tents (which will be furnished with the same amenities as a hotel room, thus the term "glamping," i.e. glamorous camping) or 2 earth bag domes (basically 200 sq. ft. Mud huts). Paloma Trail is privately maintained by approximately 20 residents and is nearly impassible every time it rains. This business is incompatible with the surrounding environment and will not only impact the peace and tranquility the residents currently enjoy, but the number of people attending workshops at this location will severely deteriorate our already fragile Paloma Trail. If this business is allowed to exist it will set a precedent for other businesses to locate in residential areas rather than on Hwy 92 where they are more appropriately located. Please join with your fellow neighbors to protest this special use in our residential communities. We residents have already voiced our objections to the Cochise County Planning Commission but we need the support of our neighboring residents to stop this project. If you are able, please attend the next meeting of the Planning Commission at 4:00 pm on Wednesday June 13, 2018 to voice your opposition to a Commercial Business locating in a residential community. If not, comments in opposition can be e-mailed to Robert Kirschmann at rkirschmann@cochise.az.gov

COMMENTS

Terri Renwick May 31, 2018

Residential Zoning is in place for a reason. Exception to allow Commercial ventures into established residential areas such as this should not be allowed.

Margaret J Kenny May 31, 2018

This is better suited for an area like the Bible College property. Paloma Trail is a very limited use road.

Lorelei Redmond May 30, 2018

Bringing businesses into residential areas ruins quality of life for those residence

Marla antolik May 30, 2018

There is a place for everything in this world, but I don't believe a business should be allowed to be in a residential area. I'm not against this type of business- I think it's great, just not at this location.

Sunny Wheatley May 30, 2018

Please don't allow this yoga retreat to be built. Our water table needs to be saved for residential families . And it will also create a havok with more traffic. We moved to the country to get away from these kind of issues.

Annie Schomer May 30, 2018

This is a quiet residential area. This type of business belongs in a more secluded area or commercial zone.

SIGNATURES

Joni Johnson United States	Martina Espinosa United States	Vicki McKnight United States	Linda Evans Cillins United States	Shannon Walker United States	Terri Renwick United States
Margaret J Kenny United States	Connie Robertson United States	Margo Askew United States	Betty Hash United States	Deabbra Haygood United States	Lorelei Redmond United States
Marion douthit United States	Sue Morgan United States	CindyJo Ferguson United States	Marla antolik United States	Sunny Wheatley United States	Annie Schomer United States
Ivette Cunningham United States	N Whitley United States				

Dietmar and Ivette Cunningham

P.O. Box 82
Sierra Vista, Az 85636
520-678-0236
idlopez2002@yahoo.com
Parcel number: 104-84-032 7

May 16, 2018

Cochise County Community Development
Planning, Zoning and Building Safety Division
Mr. Robert Kirschmann, Planner II
1415 Melody Lane, Building E
Bisbee, Az 85603
520-432-9300

Re: Docket SU-18-05 (Campos)

Dear Mr. Kirschmann,

Let me first address the issues brought forth by Ms Campos attendees.

1. Donna Pulling lives in Bisbee and owns vacation rentals. "She believes the fear being demonstrated by the neighbors is not in accurate proportion to what she understands of the project".
   - Reply:We are aware of Ms Campos type of business. She has made it very clear as to what she proposes. We are not ignorant of this proposal. And apparently Ms Pulling doesn't quite understand the scope of Ms Campos project.

2. Faye Douglas lives in Bisbee owns 40 acres in Palominas. She knows Ms Campos for 35 years. She plans to move there.
   - Reply: Ms Douglas currently doesn't live in the rural community that she owns; hence, is not aware of the rural communities needs and desires.

3. Tambra Vertrees lives in Bisbee. She went to school with Ms Campos and is of moral character. She's aware of Ms Campos business.

- Reply: We do not question Ms Campos moral character for we do not know her as well as her friends.

4. Susan Avelli lives in Bisbee. She's divided between the pros and cons of Ms Campos business. However, the neighbors at Palominas should be thinking of the community and not their own piece of land.
   - Reply: To say that we are only thinking of our own piece of land and not the community is being prejudicial. We love our rural community and watch over each other with neighborly love.

5. Paula Sindelark is from McNeal and a realtor. She went to school with Ms Campos. She did great on the mining shacks and improved the area. Ms Campos business will increase the value of the properties in the Palominas area.
   1. Reply: To assert that Ms Campos proposal will increase the value of the properties in the Palominas area is overstated. The increased property value is not based on a camp site or yoga classes. Its based on what the potential buyers are seeking. Is it peace and tranquility, is it the beauty of our desert scenes, is it a place that they would like to retire, and/or is it close to where they work? To state that Ms Campos proposal will increase the value of the area is predestined. Instead it can back fire for potential buyers may not want to live near a campsite or any type of businesses. Our Rural community is comprised of rural residences who maintain their land and give back to its natural resources. These are not abandoned properties like mining shacks. Those who live in the rural community are highly educated, come from different backgrounds, and some are still successful business owners.

6. Bobby Zavan lives in Bisbee and/or Sierra Vista. He's a 24 year veteran, police officer, worked with the sheriff deputy's office. He supports Ms Campos business for it will help the law enforcement who also suffer from PTSD. Ms Campos type of business will benefit all those in the area.

- Reply: We do not oppose any type of assistants our law enforcements and veterans needs. In actuality, there should be more places to assist those with PTSD. There are those who live in our rural community who suffer PTSD but its not advertised. The neighborly love that is demonstrated in our rural community assists them with their needs for that's what a rural community does. Especially, in a time of crisis! They are not contained in one specific area. They own their own homes and have business to attend to. And its imperative to understand that those who suffer PTSD need special care that only professionals in that field can provide. Ms Campos business cannot guarantee or claim that her campsite and yoga classes will relieve those with PTSD.

7. Grace Ison lives in Double Adobe Rd. She suffers from PTSD due to child abuse and auto accident.
   - Reply: We feel for Ms Ison and hope that she'll recover from her sufferings.

8. James Bonilla lives in Double Adobe Rd. He feels that Ms Campos business is positive for the environment and help with those with high stress jobs.
   - Reply:We are sympathetic of those with special needs and to claim that we are not, those accusations are judgmental and based on untruths.

Ms Campos rebuttal

1. Yoga classes are limited; only three in the area and two are closing
   - Reply:To say there is only one yoga class in our area is incorrect, Bisbbe may have only one but Sierra Vista has three and none of them are in a rural setting
2. Workshops are limited
   - Reply: "Ms. Campos that she plans to phase the development in over time."
3. PTSD are not her main clientele
   - Reply: "Ms. Campos that she plans to phase the development in over time."
4. Campers
   - Reply: "Ms. Campos that she plans to phase the development in over time."
5. Glamping

- Reply: "Ms. Campos that she plans to phase the development in over time."

6. Road is not as bad as other areas in a rural community
   - Reply: That may be so but our rural community maintain ours through contributions
7. Willing to contribute to road maintenance but not 5x as others for its unfair; no accounting to prove monies contributed
   - Reply: Our Road is maintained by the local rural residents. We contribute to a "road fund" which monies are directly deposited into the American Southwest Credit Union in Bisbee. Records would show the funds deposited. Donations made are not specified as to the amount for its based on the honor system "donate what you can." Any increase in traffic will bring financial burden on our rural community. How will Ms Campos justify her portion of donations when she hopes to have 20+ guests on a daily basis? This is not incomparable to family gatherings that come for a visit and leave in a day or two.
8. Yoga classes are not around businesses but in rural areas
   - Reply: To say there is only one yoga class in our area is incorrect, Bisbbe may have only one but Sierra Vista has three and none of them are in a rural setting
9. Not doing business for the money using her own savings
   - Reply: Sadly, Ms Campos has used her own savings and we wish her well in her endeavor but plead with her to establish her business else where.

Please note:

- The San Pedro Riparian is a delicate area and more studies need to be done for the introduction of tropical plants not indigenous to our area.
- The monthly drought status for the state of Arizona shows drought conditions have worsened during March 2018 to 45%. The state is now in extreme drought. This is due to a series of weak storms especially in the southern half of the state. Arizona Department of Water Resources (http://azwater.gov/azdwr/ [Appendix 1]
- A typical fire season runs from March through September. Lightning strikes cause 60 percent of the fires. https://www.blm.gov/node/10472

- Campers create camp fires. We are in a severe drought and a campfire would be detrimental to our rural community. With high winds we would be caught in a crossfire. Emergency units will have an extremely difficult time to reach those who are trapped.
- A youtube video shows the July 2, 2017 Sprinca Fire in Hereford AZ published by svweather: "A possible lightning caused fire in Hereford, AZ. Showing how fast the winds shift and affect the fire behavior." https://youtu.be/p8RZQyve16U;

Zoning Regulations for RU, RURAL page 32 defines Article 6 as follows:

- 601 Purpose
  - Ru (Rural) Zoning Districts are established to achieve the followings:
    - 601.01 To preserve the character of areas designated as "Rural" in the Cochise Comprehensive Plan;
    - 601.02 To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and compatible with rural living;
    - 601.03 To preserve the agricultural character of those potions of the County capable of resource production;
    - 601.04 To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the County situated outside of existing communities;
    - 601.05 To provide recreational support services that are compatible with rural living;
    - 601.06 To protect the quality of the natural environment as it relates to safeguarding the health, safety and welfare of the people in Cochise County; and
    - 601.07 To allow the consideration of some more intense non-residential uses as Special Uses that are inappropriate in more densely populated urban/suburban areas that may under some circumstance be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site and conformance with Section 601.01.

Hence, we ask the Board to please re-consider. Allowing a business in our rural community will interfere with its beauty and natural environment that we so love. And please note that once a business is erected along the delicate San Pedro Riparian area, what's to stop other business from doing the same along the whole corridor of the San Pedro Riparian Area. This would destroy the San Pedro Riparian and never be able to bring it back to life. This will be the worst human intervention!

The Comprehsive Plan

"Comprehensive Plan is a "blueprint" or "guide" for the conservation and development of lands and land uses in the County" providing orderly and well-planned future in the development of the unincorporated areas. While maintaining the "natural resources, customs, culture, economy, and the qualities of the places the people choose to live." (Art 1: 101)

It allows the conservation of the natural resources promoting the "health, safety, convenience, and general welfare of the public." (Art 1:102a)

"The Rural is an important community asset worthy of protection". (Art 1: 102i) We embrace the beauty of its scenic vistas and seek to preserve its rural landscape. At the same time discourage any development that has the potential to seriously compromise the rural vistas and preservation. (Art1:102i[d]) We support the Board to preserve and encourage any program that will protect and encourage habitat protection and environment.

The Transportation Element as described in the Comprehensive Plan Art1:102j is defined to protect the rural lifestyle. Our main road Paloma Trail is connected to its main thoroughfare Hwy 92. The Paloma Trail is a very primitive road and is prone to seasonal flooding. While impassible at that time of the season, residents leaving their vehicles on one side of the flooding waddle through the flood if safety allows and walk to their perspective homes. Any start-up business would find this impractical and to ask their clientele to waddle through the flood would be detrimental to their safety and increase the business liability! (Art1:102j[i]) Hence, commercial development should be discouraged from streets that serve primarily rural residential areas. (Art1:102j[i]{i})

Water Conservation and Resources Element (Art1:102k) defines our water usage as per the Arizona Revised Statutes to preserve our water sources. "Protect hydrologically sensitive and unique areas such as the San Pedro River and Sierra Vista Sub-watershed". Special Uses impacts our water supply hence, it should conserve and enhance our aquifer recharge by minimizing disturbance of soils. (Art1:102k[c]{iii}) At the same time, encourage native drought tolerant landscaping. (Art1:102k[d] Introducing species of plants that require substantial amount of water would be

detrimental to the aquifer recharge and unbalance the landscape of the rural community its sworn to protect.

The Southern San Pedro Valley Area Plan
[Adopted 10/16/01]

We are part of the Southern San Pedro Valley Area Plan(for an area south of Hereford Road). This plan is "designed to support land uses that enhance and protect an area's unique character." The Plan gives us the right to maintain the character of our rural area. Hence, it can direct a business to develop elsewhere where none exist. Though we realize that growth is inevitable we do not want to see the destruction of our already developed rural community. The attractive design of our rural community and the "existing positive attributes enhances the economic value of the property." Therefore, any type of business may diminish the value of the rural community! We feel this will have a negative impact on our rural community. (Goals and Policies: B - Land Use)

Tourism is one of the biggest economic growth, hence, it is imperative to preserve the natural and rural communities which will enhance tourism not detract from it. [Comprehensive Plan Art 1:102d] And though we are aware that camping is allowed, it is monitored and controlled by SPRINCA.

Our rural residential neighborhood is comprised of 4 + acres and it is an existing-rural community which enhances our rural community lifestyle. It has minimal impact on the terrain and fits with the already existing character of our community. (Goals and Policies: C - Residential Neighborhoods)

The San Pedro Riparian Conservation Area(SPRNCA)

"The San Pedro Riparian National Conservation Area is a protected area encompassing some 50 miles of the San Pedro River and adjoining habitats". This Important Bird Areas (IBA) is one of the four major north-south migratory bird corridors of the southwestern United States. There are concerns of water use that threat the future conservation of the San Pedro River affecting the riparian vegetation that is critical to birds and other wildlife. This over draft of the aquifer may ultimately dry the river. [Appendix 2]
http://www.audubon.org/important-bird-areas/san-pedro-riparian-national-conservation-area

We need to preserve our San Pedro Riparian Conservation Area. SPRINCA is designed to protect our "national riparian wildlife habitat, migratory bird corridor, recreational and agricultural resource, and critical habitat for endangered species." [Comprehensive Plan Art 1:102f-2a]. Therefor, permitting a business to develop near the sensitive area

of the San Pedro Valley Riparian may be detrimental. This will increase foot traffic, unsanitary conditions, and add unwanted species.

A business owner creating camp grounds, yoga classes and such cannot keep their guests contained to a specific area. People are curious and inventive. Seeing the beauty of our riparian and tranquil environment will only increase their curiosity to explore. And as the business grows (for that is the intention of a business), this will only bring detriment to the already sensitive San Pedro Riparian Conservation Area!

In summary:
As per state above: Our voice as to any businesses in our rural community is NEGATIVE! It does not compliment our rural community.

Sincerely,

Dietmar and Ivette Cunningham

Dietmar and Ivette Cunningham

Appendix 1

Arizona Department of Water Resources (http://www.azwater.gov/azdwr/)

"Protecting & enhancing Arizona's water supplies for current and future generations."

(http://www.azwater.gov/azdwr/)

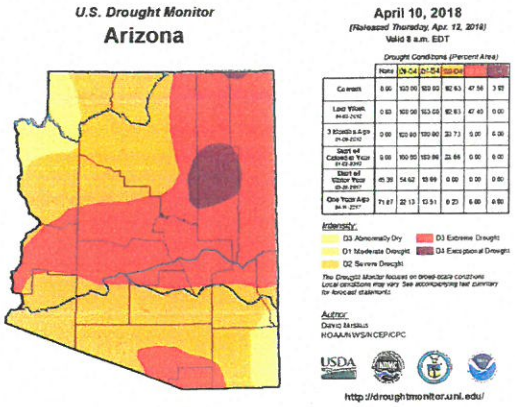
Search

ARIZONA DROUGHT STATUS

WEEKLY MAP - DROUGHT CONDITIONS

(http://droughtmonitor.unl.edu/data/png/current/current_az_trd.png)

The Arizona Drought Monitoring Technical Committee confers weekly to advise the U.S. Drought Monitor authors on the current drought conditions in Arizona, and makes recommendations about the position of the drought boundaries for Arizona. The U.S. Drought Monitor is the official record of drought for Federal drought relief claims. Information used by the MTC in advising the Drought Monitor authors includes numerous drought indices, precipitation and stream flow data, and impacts data. Every Thursday, the Drought Status web page automatically updates with the latest U.S. Drought Monitor map of Arizona.



SHORT-TERM DROUGHT CONDITIONS

MONTHLY DROUGHT STATUS SUMMARY: MARCH 2018

(/sites/default/files/media/Drought%20Map_Apr.3.18_0.png)

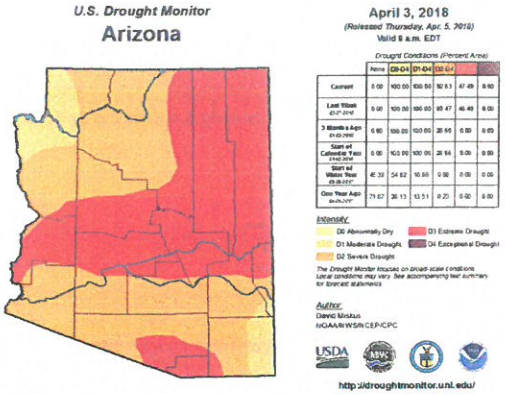
Statewide drought conditions have worsened during March and 45% of the state is now in Extreme Drought (D3) compared with 9% a month ago.

A series of weak storms passed through Arizona, however snow totals were insignificant. The southern half of the state remained dry and northern Arizona only received scattered light precipitation.

Rangeland conditions are very poor with little forage, and water hauling for both livestock and wildlife has begun in many parts of the state.

The continued dryness has led to drought declarations on the Navajo Nation and in Yuma County.

At the end of each month, the MTC produces the short-term drought status update based on U.S. Drought Monitor's maps for the past four weeks. An email with the latest map and summary is sent to interested parties.



LONG-TERM DROUGHT CONDITIONS

QUARTERLY DROUGHT STATUS UPDATE: OCTOBER - DECEMBER 2017

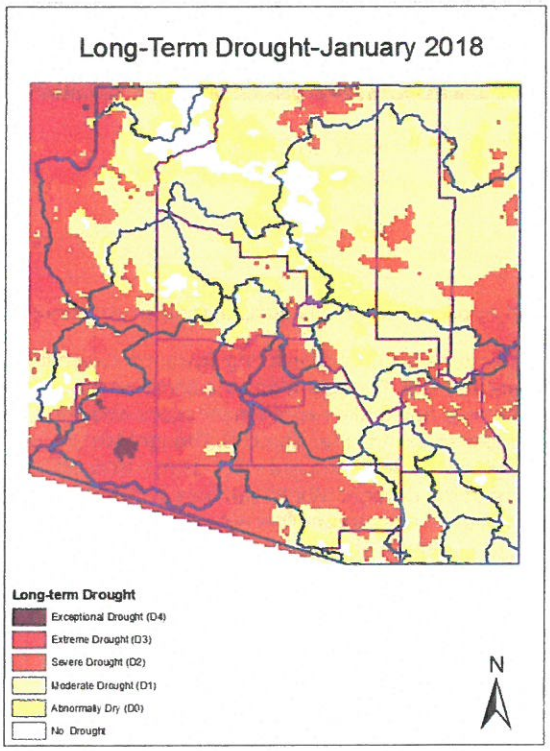
(/sites/default/files/SPI-SPEILong-TermDroughtMap_Jan2018_Cropped.jpg)

The previous long-term drought map (for Jul.-Sep., 2017) showed the Upper Colorado, Lower Colorado and the Salt River watersheds in no drought. The San Pedro was in Moderate Drought (D1) and the rest of the watersheds were Abnormally Dry (D0).

The dry winter caused expansion of drought conditions across the state. East central White Mountains, central and southwestern Arizona, and along the lower Colorado River experience the worst long-term drought conditions, as can be seen in the map. Lack of winter storms has caused the water equivalent from the meager snowpack to rank with Arizona's driest years, including 2000 and 2006.

La Niña conditions will be waning through the spring, hopefully signaling some change in the pattern. However, precipitation totals across the state lessen significantly heading later into the spring months.

This report was prepared by the Arizona Drought Monitoring Technical Committee, February 3, 2017. Arizona's long-term drought status map is updated quarterly and the next update in early May will reflect the conditions of January, February and March. The long-term drought status for each watershed is determined by comparing the precipitation and streamflow percentiles for the past 24, 36 and 48 months to a 40-year historical record.



PREVIOUS DROUGHT REPORTS

The San Pedro Riparian National Conservation Area is a protected area encompassing some 50 miles of the San Pedro River and adjoining habitats, it is the best example of desert riparian ecosystem in the United States. The area is managed by the Bureau of Land Management and is accessed by 6 paved road entry points.

Ornithological Summary

This IBA is one of the four major north-south migratory bird corridors of the southwestern United States, along with the Rio Grande, Santa Cruz, and the Colorado River. Bird densities during migration average 40 birds per hectare, and can reach 75 to 100 birds per hectare. Greatest abundance in migration are Yellow Warblers and Wilson's Warbler, but also using the corridor are Osprey, Common Black-Hawk, Olive-sided Flycatcher, Gray Flycatcher, and MacGillivray's Warbler. This IBA supports the largest breeding population of Gray Hawks in the U.S., 35-40 pairs (40% of the population), and the largest Yellow-billed Cuckoo population in the U.S., 41 pairs documented in 1999. The IBA supports migrating Southwestern Willow Flycatchers, which nest further downstream in great abundance between San Manuel and Winkelman. Two warbler species nest in tremendous number in this IBA, Lucy's Warbler within the mesquite bosque habitat, and Yellow Warbler within cottonwood/willow habitat. Green Kingfisher nest in the river banks with as many as 7 pairs in a given year. Botteri's (estimated 200 pairs) and Cassin's Sparrow (estimated 500 pairs) nest in the adjacent bunchgrass habitat in exceptionally high numbers. Other nesting species of conservation status (SCS) include, Abert's Towhee (very abundant), Elf Owl, Gilded Flicker, Northern Beardless-Tyrannulet, Tropical Kingbird, Crissal Thrasher, and Varied Bunting. Belted Kingfisher(SCS) and Red-naped Sapsucker (SCS) can be found regularly over-wintering along the river. Historically, both the Aplomado Falcon and Cactus Ferruginous Pygmy-Owl nested in the river valley. Mississippi Kite are breeding just north of the NCA (10 individuals). The IBA meets Global A1 threshold for breeding Bell' Vireo.

Conservation Issues

Urban, suburban, and ranchette development in the upper San Pedro Valley, and their resulting water use, causing the downward trend of the regional aquifer is the major threat to the future conservation of a flowing San Pedro River and high water table supportive of riparian vegetation critical to birds and other wildlife. Over draft of the aquifer from ever expanding and new subdivisions may ultimately dry the river at certain seasons and locations, unless strict growth and conservation measures are implemented. Unregulated wells from non-subdivision housing is also a concern. Illegal immigrants and their trails, trash, and potential to start fires are moderate to serious threats to the health of the riparian ecosystem. Greater BLM staffing is needed for resource protection patrols.

Ownership

The San Pedro River National Riparian Conservation Area is managed by the U.S. Bureau of Land Management (BLM).

Habitat

The gallery forest bordering the river is comprised Fremont cottonwood/Goodding Willow canopy, with a mid-story of seep willow, Arizona ash, and mesquite, and understory of grasses

and forbs. Bordering this broadleaf forest in many places, is a mesquite bosque, and in other places by Sacaton grassland.

Land Use

This IBA is a National Conservation Area, managed by the Bureau of Land Management. Grazing is presently not allowed (cattle removed late 1987).

Kirschmann, Robert

From: Linda DeMarco <iride@hughes.net>
Sent: Monday, May 28, 2018 5:57 PM
To: Tom Borer; Gary Brauchla; Kim DePew; Pat Edie; Patrick Greene; Wayne Gregan; Jim Martzke; Carmen Miller; Nathan Watkins
Cc: Kirschmann, Robert
Subject: Docket SU 18-05 Campos

To: Members of the Cochise County Planning Commission

Prior to the next meeting on June 13, 2018 I wish to advise you that I will be addressing the following items. I am writing to you in advance in the hope that those of you who voted in favor of the above petition will reconsider your vote based on some of the following information.

The several people who spoke on behalf of Julie Campos did not address the issue before you, that is whether 20 acres on Javelina Trail in Palominas is an appropriate **location for a Commercial Business**
None of them reside in the area affected by this project. We have never disputed the character and reputation of Julie Campos nor the benefits of yoga; therefore those comments should be totally disregarded.

There is no **NEED** for Bienestar Oasis in this location. There are several yoga facilities in Sierra Vista which serve the needs of our local residents, 8 in town and 1 in Ft. Huachuca to serve its military.
Camping is allowed in the San Pedro Riparian Conservation Area which is right next door.
Another campground exists on Palominas Road, (a blacktop road) which offers a casita, RV hookups as well as tent camping, and also a tastefully furnished sheepherders wagon for "glamping"

Campos has no business plan yet she estimates an additional $10,000 in revenue to the county. Unrealistic figure. Real estate taxes from 4 residences on the same property will exceed $10,000.
Purchases for her project, along with the accompanying sales taxes, have come from other areas, tents from California, non-native trees from 200 miles away. Hardly loyal to Cochise County.

Changing the desert environment via non-native trees is not compatible with the Southern San Pedro Valley Area Plan, nor is running a business in an area designed for future residential development. Her "glampground" will not complement the "rural, small town, recreational and ranching character of the valley." **Southern San Pedro Valley Area Plan under B. Business and Industry.*
She intends to run this business "off the grid" utilizing water from the sensitive San Pedro watershed for commercial use.

If this business fails, there is no guarantee that Campos will not once again pick up stakes and move out of the country, potentially leaving the property in ruins as a potential haven for illegals needing a stopover.

These are the comments I intend to address as the next meeting and hope you will reflect upon them in advance and decide against allowing a precedent for a commercial enterprise to exist in a rural residential area.

Thank you.
Linda DeMarco