



Cochise County

Community Development

Planning, Zoning and Building Safety Division

Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket SU-2-04 & Z-20-06 (Dollar General Hereford) Agency Comments Summary
DATE: April 27, 2020 for the May 13, 2020 Meeting

AGENCY COMMENTS DOCKET Z-19-07 & CP-19-02 (Hereford92)

On Friday March 6, 2020, the Development Review Team for the County was transmitted case information for their review. Reviewers were given until Monday March 23, 2020 to respond and were notified that a failure to respond by that date would result in an automatic approval by their agency/Department. The following is a summation of all the comments that were received by that date.

Cochise County, Floodplain: Because more than an acre is proposed to be disturbed, a drainage analysis demonstrating that adjacent neighbors will not be adversely impacted due to the development (retention/detention basins may be required to hold back excess runoff from the proposed improvements). Finished floors will need to be elevated a minimum of one foot above any stormwater flows passing through the development or through retention/detention basins.

Also, because of the greater than one acre disturbance, the Arizona Department of Environmental quality may also require a Stormwater Pollution Prevention Plan for the site as well. Since it is not within the County's Municipal Separate Storm Sewer System (MS4), the applicant will need to contact the Arizona Department of Water Resources (ADWR) for their requirements.

Cochise County ROW: Further right-of-way dedication is required for Moson Road. Additional right-of-way for Ramsey Road could be required once traffic studies and Long-Range Transportation needs have been evaluated. Upon this evaluation the widths of necessary rights-of-way will be determined. Transfer documents will be provided by the right-of-way agent.

Cochise County Engineering: The applicant meet or exceeds some of our requirements; others are not noted, but they could supply the necessary info at commercial permitting.

Cochise County Building: No comments received.

Cochise County Attorney's Office: At this time, there are no comments from a legal perspective.

Cochise County Environmental Health: A commercial septic will need to applied for, approved and installed, and a discharge authorization issued prior to opening.

A food plan check will need to be submitted, and approved prior to construction. A food permit will need to be submitted, a pre-opening inspection conducted, and fees paid prior to opening.

Cochise County Sheriff's Office: No comments/concerns from Sheriff's Office.

Planning, Zoning and Building Safety

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Sulfur Springs Valley Electric Cooperative: SSVEC has no comments or conditions to submit for this request.

Southwest Gas: No comments received.

City of Sierra Vista: No comments received.

Arizona Department of Transportation: ADOT Southern Regional Traffic Engineering has no comments on this submittal.

Arizona Game and Fish: See attached.

National Resources Defense Council: No comments received.

Arizona Department of Environmental Quality: No comments received.

State Lands Department: No comments received.

Arizona Department of Water Resources: No comments received.



April 9, 2020

Christine McLachlan, AICP
Cochise County Community Development
Development Services Department
1415 Melody Lane, Building F
Bisbee, AZ 85603

Re: Review of the SU-20-04 & Z-20-06 (Dollar General Hereford) project

Dear Ms. McLachlan:

The Arizona Game and Fish Department (Department) reviewed your Project Evaluation Request received on March 6, 2020, regarding the construction of a new Dollar General store in Sierra Vista,.

Based on the information provided, the Department offers the following general recommendations:


- Minimize impacts to vegetation during project construction. Staging areas should be located in previously disturbed sites, and kept as small as possible. Implement erosion and drainage control measures during the project to prevent the introduction of sediment-laden runoff into adjacent surface waters, and to prevent impacts to surface water quality. Stabilize exposed soils, particularly on slopes, with native vegetation as soon as possible to prevent excess erosion.
- If proposed ground disturbance (both temporary and permanent), in areas with native vegetation, will meet or exceed 0.25 acre, please comply with the Arizona Native Plant Law regulations. Please determine if a Native Plant Inventory should be conducted to identify, record, and coordinate plant salvage efforts for species that are Protected under the Arizona Native Plant Law. In addition, the applicable land management agencies should be consulted regarding guidelines for revegetation efforts.
<https://agriculture.az.gov/plantsproduce/native-plants>
<http://riester-az-agriculture.pantheonsite.io/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf>
- Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). Please see the Arizona Department of Agriculture website for prohibited and restricted noxious weeds at

azgfd.gov | 602.942.3000

5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086

GOVERNOR: DOUGLAS A. DUCEY **COMMISSIONERS:** CHAIRMAN, ERIC S. SPARKS, TUCSON | KURT R. DAVIS, PHOENIX | LELAND S. "BILL" BRAKE, ELGIN
JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY

<https://www.invasivespeciesinfo.gov/unitedstates/az.shtml>. To view a list of documented invasive species in or near your project area:

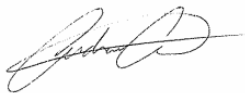
- Visit the Department's Arizona's Online Environmental Tool at <http://azhgis2.esri.com/>-select Map from the upper left hand menu, and turn on the iMapInvasives layers. To identify the invasive species in your project area select the identify tool  in the upper right hand corner, then click on the point to view species information.
- Or go to iMapInvasives - a national cloud-based application for tracking and managing invasive species at <http://login.imapinvasives.org/azimi/login/?next=/azimi/>. To build a list: login, go to Query and Reports, select a geography value relevant to your project area, and select "View Report" for a list of reported species. Also, if you observe invasive species in your project area, please report them on the iMapInvasives site.

For projects in central and southern Arizona, the Department also recommends coordination with the Arizona Sonora Desert Museum for guidance on measures to minimize the potential spread of buffelgrass (*Pennisetum ciliare*) at <https://www.desertmuseum.org/buffelgrass/>.

- If trenching will occur, trenching and backfilling crews should be close together to minimize the amount of open trenches at any given time. Avoid leaving trenches open overnight. Where trenches cannot be back-filled immediately, escape ramps should be constructed at least every 90 meters. Escape ramps can be short lateral trenches or wooden planks sloping to the surface. The slope should be less than 45 degrees (1:1). Trenches that have been left open overnight should be inspected and animals removed prior to backfilling.

The Department appreciates the opportunity to provide an evaluation of impacts to wildlife or wildlife habitats associated with the SU-20-04 & Z-20-06 (Dollar General Hereford) project. If you have any questions regarding this letter, please contact me at (623) 236-7222, and visit our website for additional guidelines at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Sincerely,



Andrew Cavalcant
Project Evaluation Program Specialist, Habitat Branch
Arizona Game and Fish Department

cc: Ginger Ritter, Project Evaluation Program Supervisor
John Windes, Habitat Program Manager, Region V

AGFD# M20-030990270

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

SU-20-04 & Z-20-06 (Dollar General Hereford)

Project Description:

Construction of a Dollar General Store

Project Type:

Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Andrew Cavalcant

Organization:

AZGFD

On Behalf Of:

COCHISE

Project ID:

HGIS-10896

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

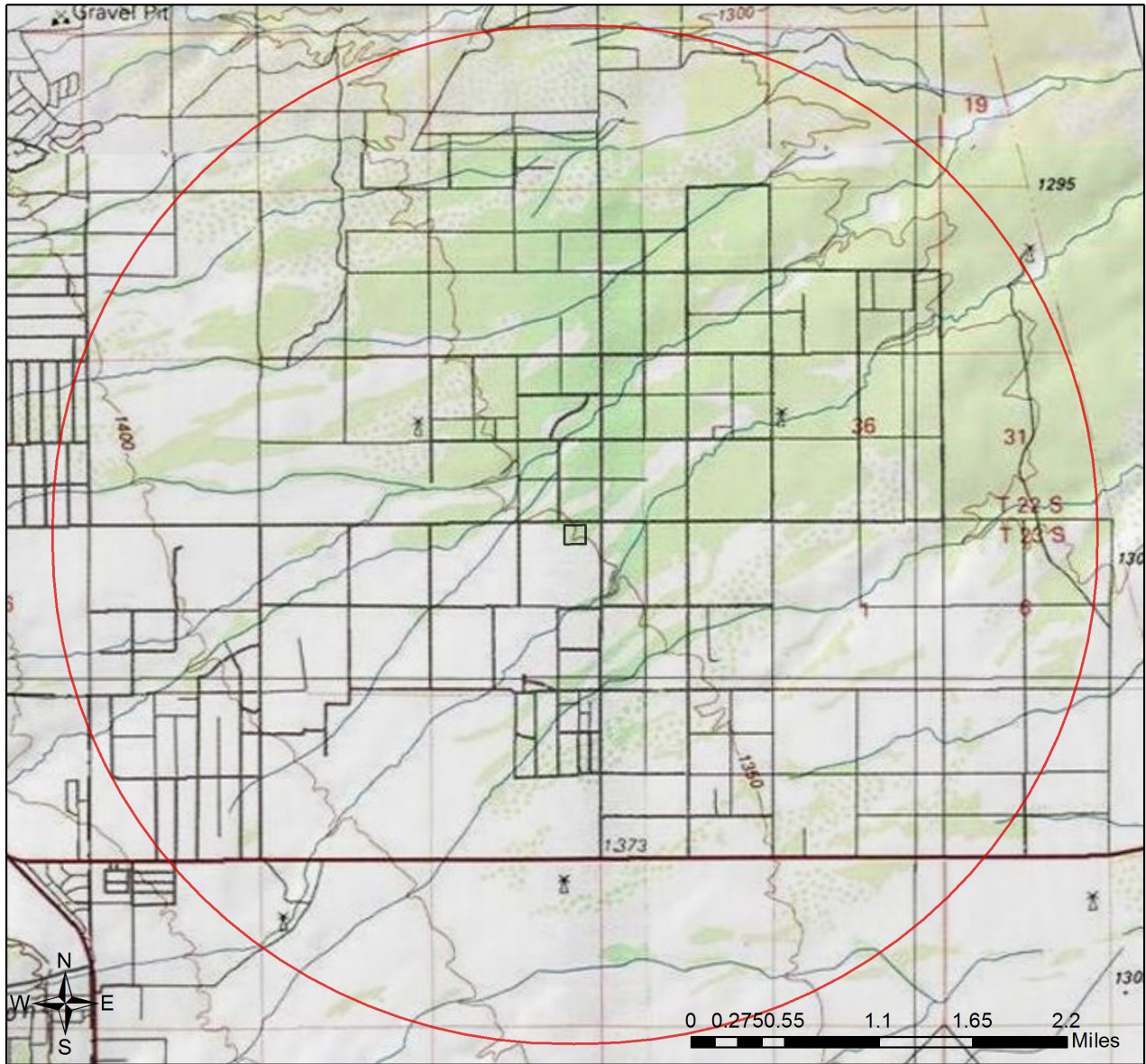
Locations Accuracy Disclaimer:



Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

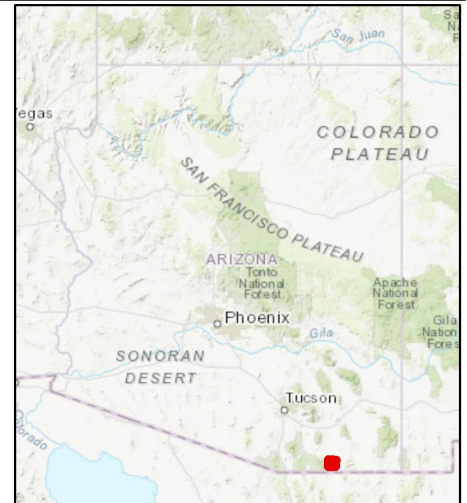
SU-20-04 & Z-20-06 (Dollar General Hereford) USA Topo Basemap With Locator Map



-  Project Boundary
-  Buffered Project Boundary

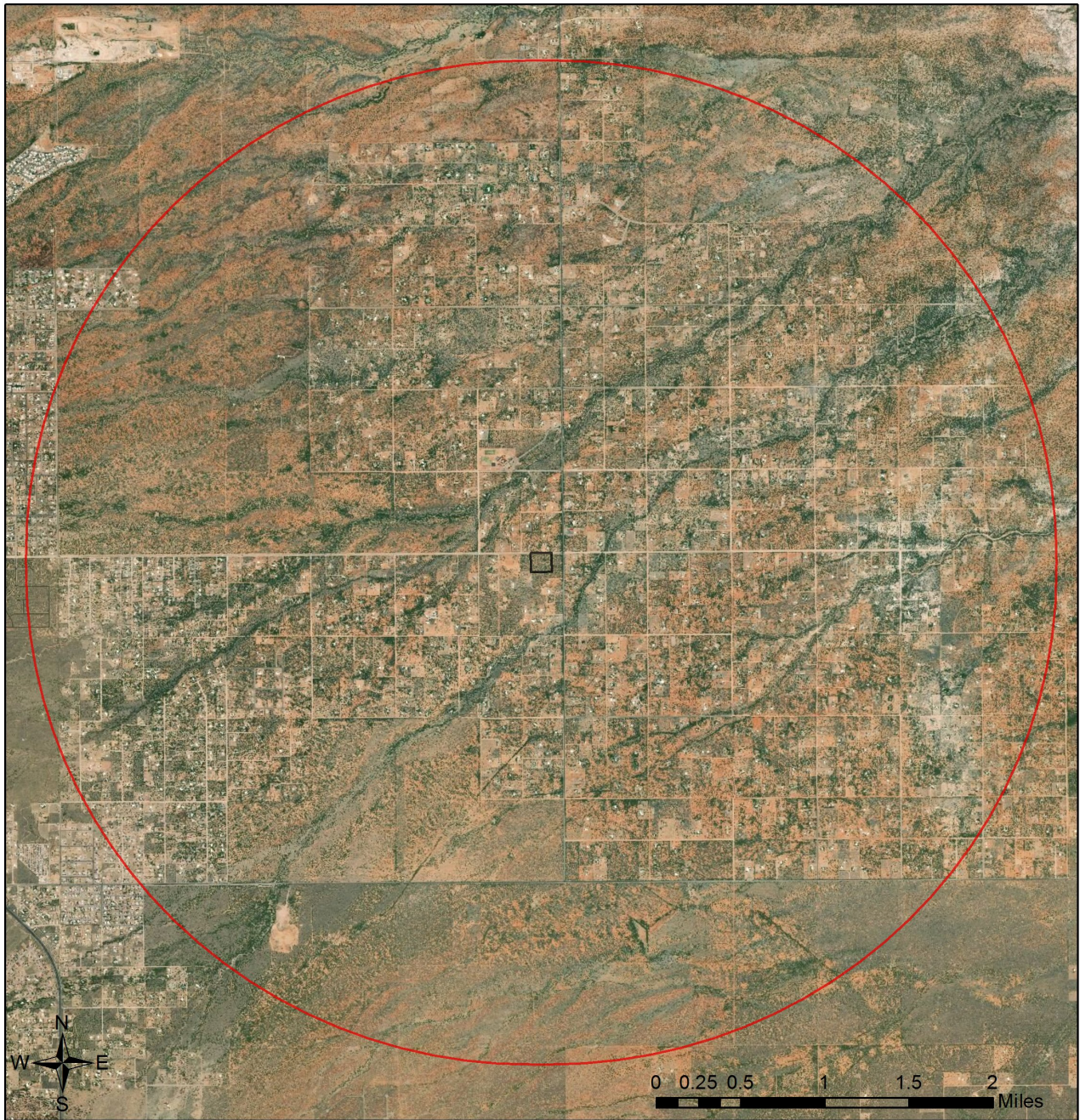
Project Size (acres): 9.11
Lat/Long (DD): 31.4665 / -110.1920
County(s): Cochise
AGFD Region(s): Tucson
Township/Range(s): T23S, R21E
USGS Quad(s): NICKSVILLE

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



SU-20-04 & Z-20-06 (Dollar General Hereford)

Web Map As Submitted By User



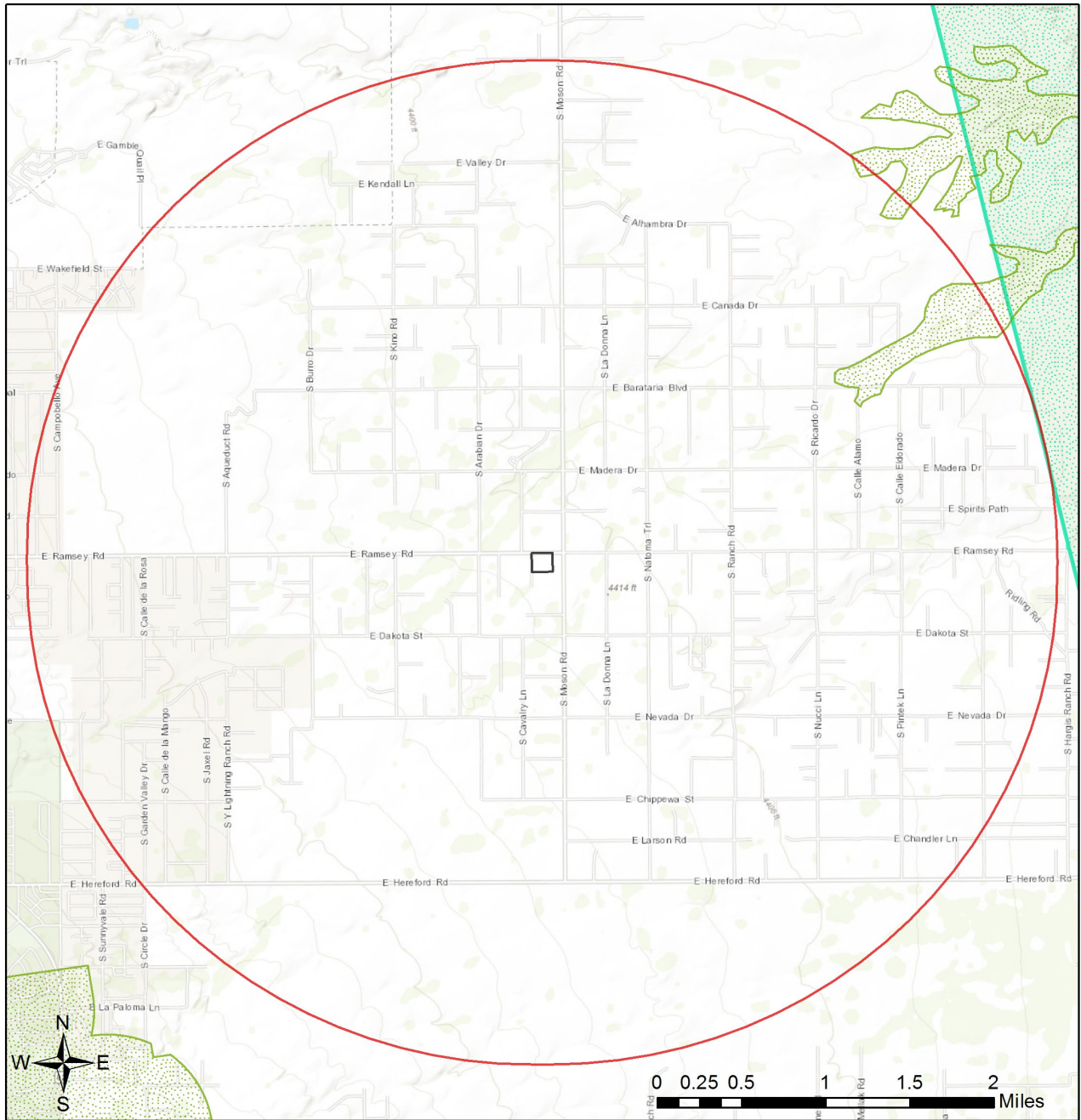
- Project Boundary
- Buffered Project Boundary

Project Size (acres): 9.11
Lat/Long (DD): 31.4665 / -110.1920
County(s): Cochise
AGFD Region(s): Tucson
Township/Range(s): T23S, R21E
USGS Quad(s): NICKSVILLE

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SU-20-04 & Z-20-06 (Dollar General Hereford)

Important Areas



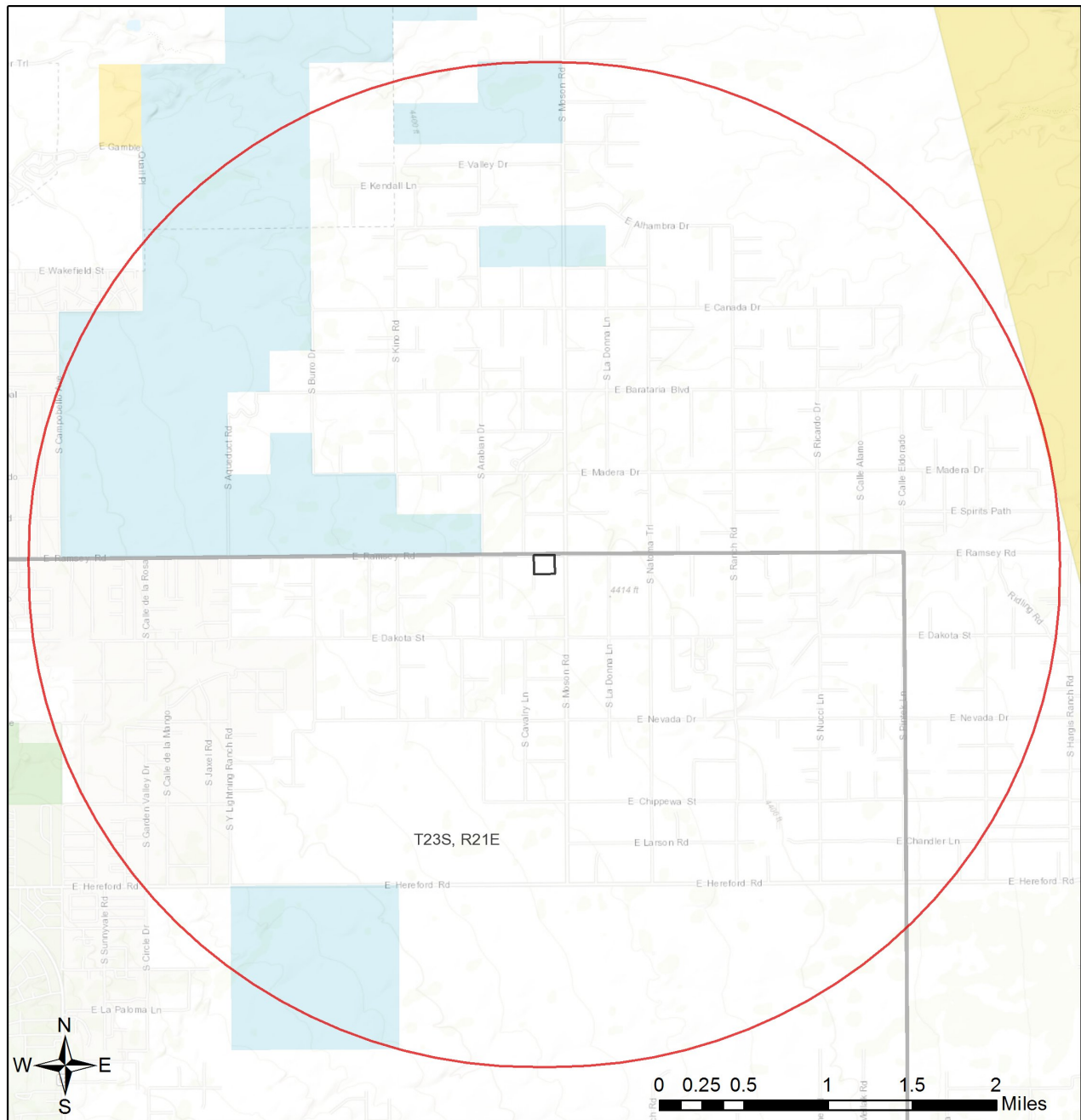
- | | |
|--------------------------------------|--|
| Project Boundary | Wildlife Movement Area - Riparian/Wash |
| Buffered Project Boundary | Wildlife Connectivity |
| County Stakeholder Assessment | Important Connectivity Zones |
| Wildlife Crossing Area | Pinal County Riparian |
| Wildlife Movement Area - Diffuse | Critical Habitat |
| Wildlife Movement Area - Landscape | Important Bird Areas |

Project Size (acres): 9.11
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SU-20-04 & Z-20-06 (Dollar General Hereford)

Township/Ranges and Land Ownership



- | | |
|---------------------------|------------------------|
| Project Boundary | Military |
| Buffered Project Boundary | Mixed/Other |
| Township/Ranges | National Park/Mon. |
| Land Ownership | |
| AZ Game & Fish Dept. | State & Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 3 Miles of Project Vicinity

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|---------------------------|-------------------------|-----|------|-----|-----|------|
| Lithobates chiricahuensis | Chiricahua Leopard Frog | LT | | | | 1A |
| Terrapene ornata luteola | Desert Box Turtle | | | S | | 1A |

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

No Special Areas Detected

No special areas were detected within the project vicinity.

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|------------------------------------|-------------------------------|---------|------|-----|-----|------|
| Aix sponsa | Wood Duck | | | | | 1B |
| Amazilia violiceps | Violet-crowned Hummingbird | | S | | | 1B |
| Ammodramus savannarum ammolegus | Arizona grasshopper sparrow | | S | S | | 1B |
| Ammodramus savannarum perpallidus | Western Grasshopper Sparrow | | | | | 1B |
| Ammospermophilus harrisii | Harris' Antelope Squirrel | | | | | 1B |
| Anthus spragueii | Sprague's Pipit | SC | | | | 1A |
| Athene cunicularia hypugaea | Western Burrowing Owl | SC | S | S | | 1B |
| Buteo regalis | Ferruginous Hawk | SC | | S | | 1B |
| Buteo swainsoni | Swainson's Hawk | | | | | 1C |
| Callipepla squamata | Scaled Quail | | | | | 1C |
| Calypte costae | Costa's Hummingbird | | | | | 1C |
| Chordeiles minor | Common Nighthawk | | | | | 1B |
| Coluber bilineatus | Sonoran Whipsnake | | | | | 1B |
| Corynorhinus townsendii pallescens | Pale Townsend's Big-eared Bat | SC | S | S | | 1B |
| Crotalus tigris | Tiger Rattlesnake | | | | | 1B |
| Cyananthus latirostris | Broad-billed Hummingbird | | S | | | 1B |
| Cynomys ludovicianus | Black-tailed Prairie Dog | CCA | | S | | 1A |
| Dipodomys spectabilis | Banner-tailed Kangaroo Rat | | | S | | 1B |
| Euderma maculatum | Spotted Bat | SC | S | S | | 1B |
| Eumops perotis californicus | Greater Western Bonneted Bat | SC | | S | | 1B |
| Haliaeetus leucocephalus | Bald Eagle | SC, BGA | S | S | | 1A |
| Heloderma suspectum | Gila Monster | | | | | 1A |
| Hypsiglena sp. nov. | Hooded Nightsnake | | | | | 1B |
| Incilius alvarius | Sonoran Desert Toad | | | | | 1B |
| Lampropeltis nigrita | Mexican Black Kingsnake | | | | | 1B |
| Lasiurus xanthinus | Western Yellow Bat | | S | | | 1B |
| Leptonycteris yerbabuenae | Lesser Long-nosed Bat | SC | | | | 1A |

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|---------------------------|---------------------------|--------------|------|-----|-----|------|
| Lepus alleni | Antelope Jackrabbit | | | | | 1B |
| Lithobates chiricahuensis | Chiricahua Leopard Frog | LT | | | | 1A |
| Melanerpes uropygialis | Gila Woodpecker | | | | | 1B |
| Melospiza lincolni | Lincoln's Sparrow | | | | | 1B |
| Melospiza aberti | Abert's Towhee | | S | | | 1B |
| Micruroides euryxanthus | Sonoran Coralsnake | | | | | 1B |
| Myotis occultus | Arizona Myotis | SC | | S | | 1B |
| Myotis velifer | Cave Myotis | SC | | S | | 1B |
| Myotis yumanensis | Yuma Myotis | SC | | | | 1B |
| Notiosorex cockrumi | Cockrum's Desert Shrew | | | | | 1B |
| Nyctinomops femorosaccus | Pocketed Free-tailed Bat | | | | | 1B |
| Oreoscoptes montanus | Sage Thrasher | | | | | 1C |
| Oreothlypis luciae | Lucy's Warbler | | | | | 1C |
| Panthera onca | Jaguar | LE | | | | 1A |
| Passerculus sandwichensis | Savannah Sparrow | | | | | 1B |
| Peucaea botterii arizonae | Arizona Botteri's Sparrow | | | S | | 1B |
| Peucaea carpalis | Rufous-winged Sparrow | | | | | 1B |
| Phrynosoma solare | Regal Horned Lizard | | | | | 1B |
| Setophaga petechia | Yellow Warbler | | | | | 1B |
| Sphyrapicus nuchalis | Red-naped Sapsucker | | | | | 1C |
| Spizella breweri | Brewer's Sparrow | | | | | 1C |
| Sturnella magna | Eastern Meadowlark | | | | | 1C |
| Tadarida brasiliensis | Brazilian Free-tailed Bat | | | | | 1B |
| Terrapene ornata | Ornate Box Turtle | | | | | 1A |
| Vireo bellii arizonae | Arizona Bell's Vireo | | | | | 1B |
| Vulpes macrotis | Kit Fox | No Status | | | | 1B |

Species of Economic and Recreation Importance Predicted within the Project Vicinity

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|----------------------|--------------------|-----|------|-----|-----|------|
| Callipepla gambelii | Gambel's Quail | | | | | |
| Callipepla squamata | Scaled Quail | | | | | 1C |
| Patagioenas fasciata | Band-tailed Pigeon | | | | | 1C |
| Pecari tajacu | Javelina | | | | | |
| Puma concolor | Mountain Lion | | | | | |
| Zenaida asiatica | White-winged Dove | | | | | |
| Zenaida macroura | Mourning Dove | | | | | |

Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<https://new.azwater.gov/>).

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

Phoenix Main Office

9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that **Chiricahua Leopard Frogs** have been documented within the vicinity of your project area. Please review the Chiricahua Leopard Frog Management Guidelines found at: <https://s3.amazonaws.com/azgfd-portal-wordpress/Portallimages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALLithchirHabitatGdlns.pdf>