

From: [Richard La Pierre](#)
To: [Kirschmann, Robert](#)
Subject: Re: Transmittal RZ21-04 (Lounsbury)
Date: Friday, March 12, 2021 2:55:16 PM

CAUTION: EXTERNAL EMAIL*

ADOT South Central District Office and Regional Traffic have reviewed the request and have no comments on this submittal. The rezoning appears to have no direct impacts to ADOT facilities because of the location. Thank you

Richard La Pierre
Permits Supervisor, South Central District
1221 South Second Avenue
Tucson, Arizona 85713
520.388.4234 (office)

520.307.5893 (cell)

RLaPierre@azdot.gov



On Tue, Mar 9, 2021 at 7:14 AM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good morning,

Attached please find a transmittal for an application requesting a rezoning from R-36 (Residential one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per four acres) to accommodate an agricultural processing facility in Bowie. Comments are due back by **Monday, March 29, 2021**.

A 1,000 foot notification radius is proposed for this project.

Best regards,

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department

126 West 5th Street, Suite 4

Benson, AZ 85602

520-432-9248 Direct

520-999-9286 Cell

520-432-9278 fax

GIS Online Map: [INFOMap](#)

APPLY ONLINE: [CITIZEN SERVE](#)

Public Programs...Personal Service

www.cochise.az.gov

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March 26, 2021

Robert Kirschmann
Cochise County Planning, Zoning and Building Safety
1415 Melody Lane, Building F
Bisbee, Arizona 85603

Electronically submitted to: planningandzoning@cochise.az.gov

Re: Review of the Transmittal RZ21-04 (Lounsbury) project

Dear Mr. Kirschmann:

The Arizona Game and Fish Department (Department) reviewed your Project Evaluation Request dated March 8, 2021, regarding the request for a Rezoning from R-36 (one dwelling per 36,000 square feet) to RU-2 (one dwelling per two acres) on approximately 59 acres. The request will facilitate the construction of an agricultural processing facility. The parcel is located south of Interstate 10 at exit 366 in Bowie, Arizona.

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. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml>

azgfd.gov | 602.942.3000

5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086

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

Robert Kirschmann

March 26, 2021

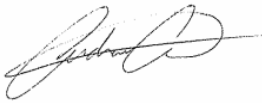
Page 2

and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select “See What’s Here” for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.
- 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.

Thank you for the opportunity to review this project. The report created for you (attached) on Arizona’s Online Environmental Review Tool should provide general recommendations and additional contact information. If you have any questions regarding this letter, please contact me at (623) 236-7222.

Sincerely,



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

AZGFD# M21-03091234

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:

RZ21-04 (Lounsbury)

Project Description:

construction of an agricultural processing facility.

Project Type:

Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Andrew Cavalcant

Organization:

AZGFD

On Behalf Of:

COCHISE

Project ID:

HGIS-13118

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.

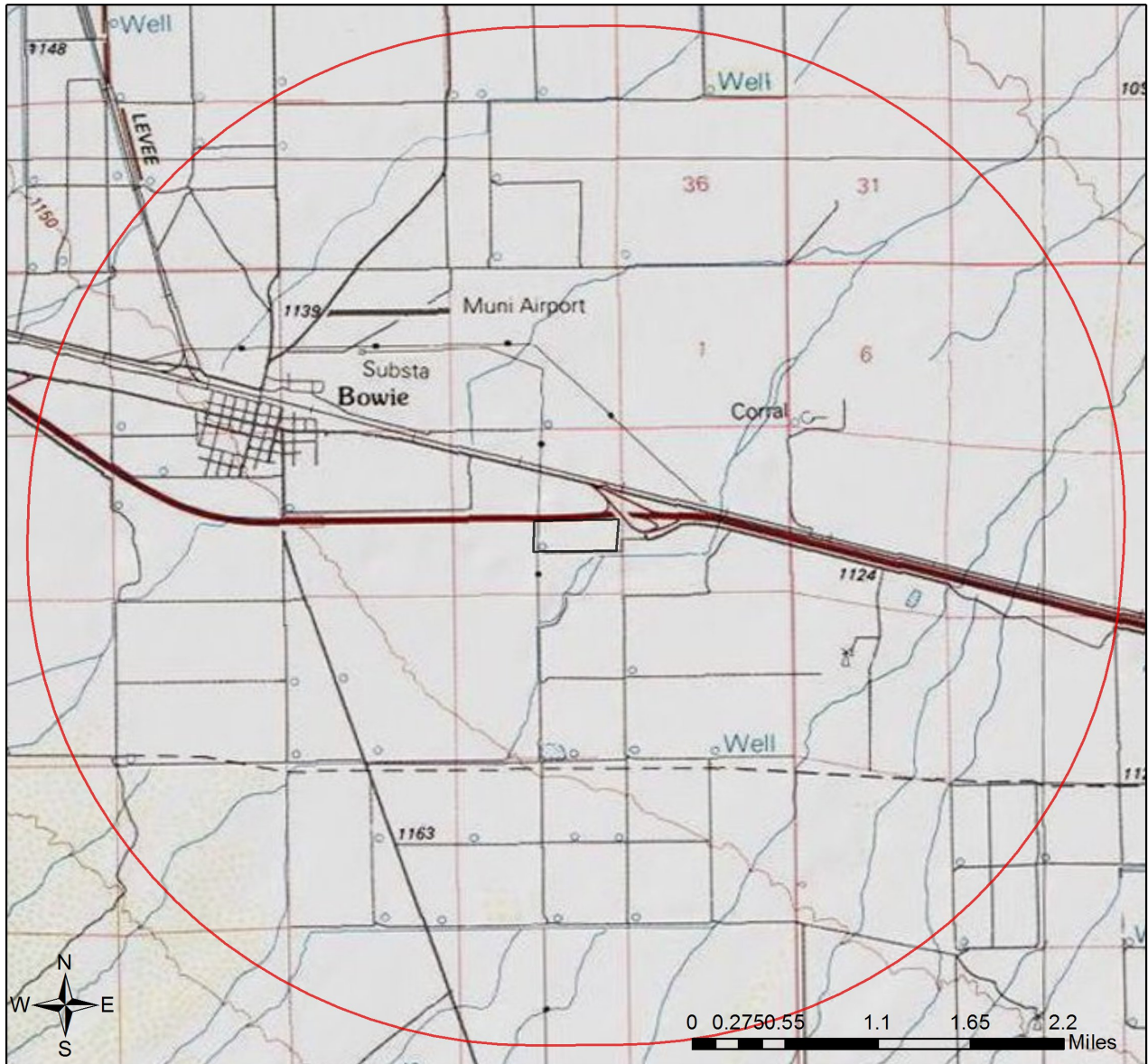
Locations Accuracy Disclaimer:



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

RZ21-04 (Lounsbury) USA Topo Basemap With Locator Map



-  Project Boundary
-  Buffered Project Boundary

Project Size (acres): 60.15

Lat/Long (DD): 32.3158 / -109.4543

County(s): Cochise

AGFD Region(s): Tucson

Township/Range(s): T13S, R28E

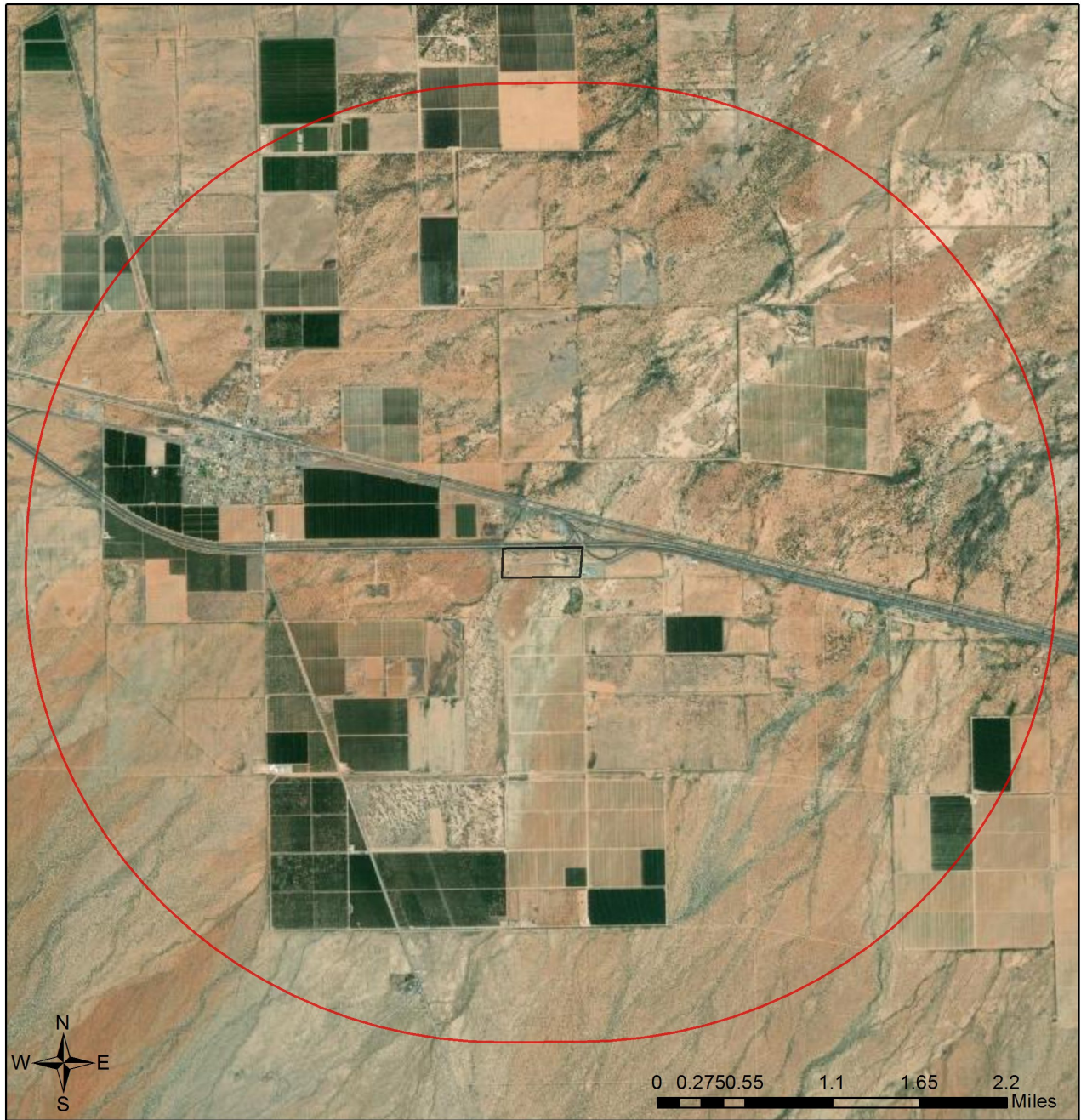
USGS Quad(s): BOWIE

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



RZ21-04 (Lounsbury)

Web Map As Submitted By User



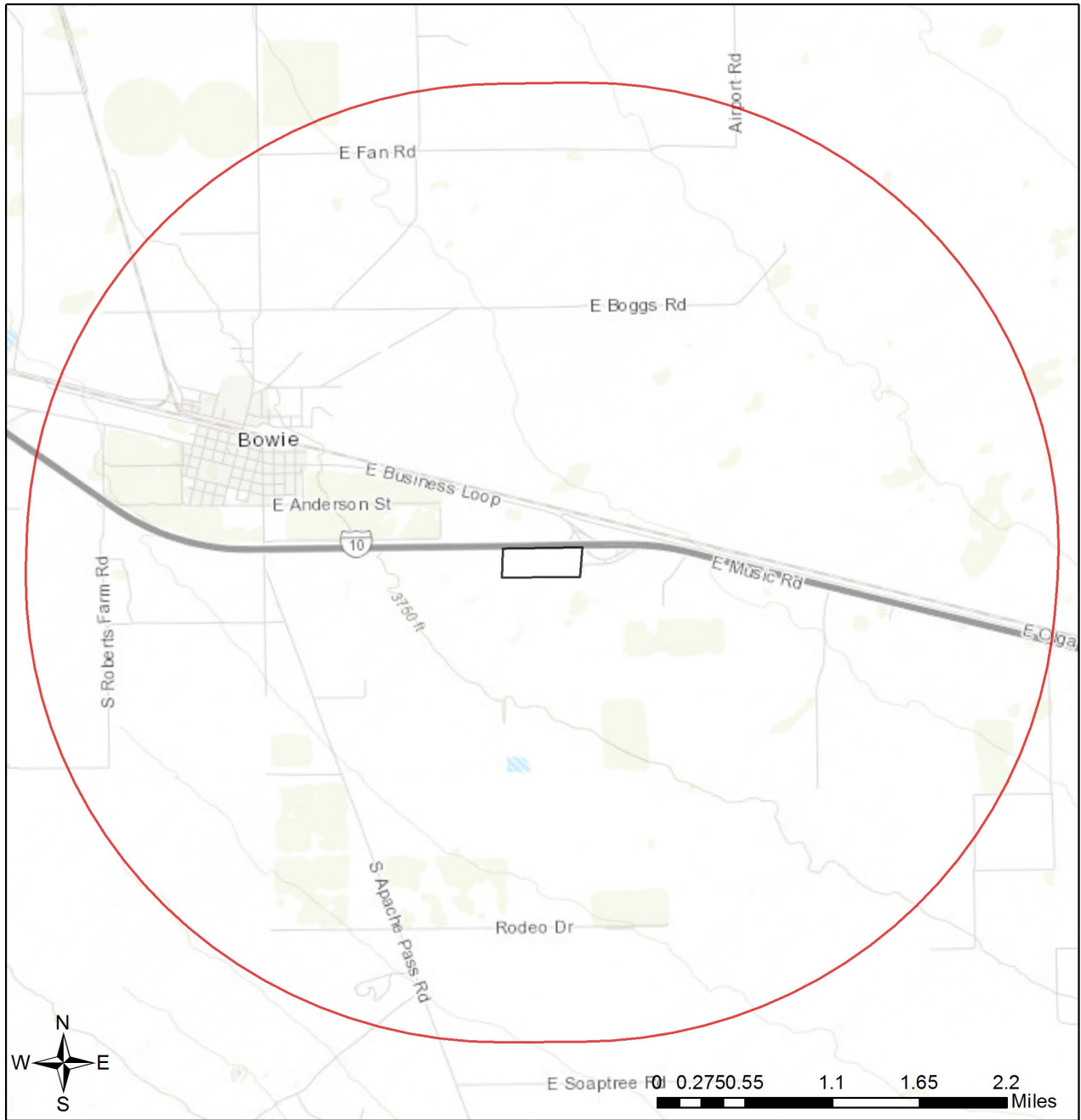
- Project Boundary
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USGS Quad(s): BOWIE

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

RZ21-04 (Lounsbury)

Important Areas



- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 60.15
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 Township/Range(s): T13S, R28E
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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

RZ21-04 (Lounsbury)

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 |
| | Private |

Project Size (acres): 60.15
 Lat/Long (DD): 32.3158 / -109.4543
 County(s): Cochise
 AGFD Region(s): Tucson
 Township/Range(s): T13S, R28E
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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
Phrynosoma cornutum	Texas Horned Lizard	SC				

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 that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anthus spragueii	Sprague's Pipit	SC				1A
Athene cucularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					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
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		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
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
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
Kinosternon arizonense	Arizona Mud Turtle					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Lepus alleni	Antelope Jackrabbit					1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolni	Lincoln's Sparrow					1B
Melospiza aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				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
Peromyscus nasutus	Northern Rock Deer mouse					1B
Peucaea botterii arizonae	Arizona Botteri's Sparrow			S		1B
Phrynosoma solare	Regal Horned Lizard					1B
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

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

Project Type: Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

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. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

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.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

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

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (<http://www.usace.army.mil/>)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

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



Cochise County Engineering & Natural Resources

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

JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: March 15, 2021
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: RZ21-01 Lounsbury

Background: The applicant requests a rezoning from R-36 (one dwelling per 36,000 square feet) to RU-2 (one dwelling per two acres) on approximately 59 acres. The request will facilitate the construction of an agricultural processing facility. The parcel is located South of Interstate 10 at exit 366 in Bowie. The parcel number is identified as 302-28-003A. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access via Music Road. Public/legal access not verified.

Recommendation:

- Further right-of-way dedication is not required at this time.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal RZ21-04 (Lounsbury)
Date: Friday, March 26, 2021 9:17:17 AM

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann,

- o SSVEC has no comments/conditions to submit for this rezoning request
- o When applicant is ready to inquire about or establish service, please refer to the Sulphur Springs Valley Electric Cooperative website under the "Services" and "New Line Extension" tabs.

If you have any questions concerning this review, please contact me at 520-384-5513 or rbigelow@ssvec.com

Ruth Bigelow

Lead Line Extension ROW Agent

[Sulphur Springs Valley Electric Cooperative](#)

(520) 384-5513

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>

Sent: Tuesday, March 9, 2021 7:15 AM

To: Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; James Gomes <JGomes@azdot.gov>; Richard La Pierre <RLaPierre@azdot.gov>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rboenshain@azwater.gov>; pep@azgfd.gov; patina.thompson@az.nacdn.net; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; wfdchief@cis-broadband.com; Koch, David L (Dave) CIV USARMY ID-TRAINING (USA) <david.l.koch4.civ@mail.mil>

Cc: BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>

Subject: Transmittal RZ21-04 (Lounsbury)

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Good morning,

Attached please find a transmittal for an application requesting a rezoning from R-36 (Residential one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per four acres) to accommodate an agricultural processing facility in Bowie. Comments are due back by **Monday, March 29, 2021**.

A 1,000 foot notification radius is proposed for this project.

Best regards,

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department

126 West 5th Street, Suite 4

Benson, AZ 85602

520-432-9248 Direct

520-999-9286 Cell

520-432-9278 fax

GIS Online Map: [INFOMap](#)

APPLY ONLINE: [CITIZEN SERVE](#)

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This E-mail is from an **EXTERNAL** address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

Floodplain Comments

- 1) These parcels are located within FEMA Zone X and A. Therefore, FPUPs will be required.
- 2) Prior to construction start-up (and since the disturbed construction area is more than one (1) acre):
 - a) A Stormwater Pollution Prevention Plan (SWPPP) will be required from the Arizona Department of Environmental Quality (ADEQ). This will also include a Notice of Intent (NOI) to clear land. A copy of the NOI must be submitted to Cochise County. For more information, please contact: <https://azdeq.gov/AZPDES/CGP>
 - b) A Clearing Permit must be obtained from Cochise County. Please contact: <https://www.cochise.az.gov/development-services/home>
 - c) A Notice to Clear Native Plants must be obtained from the Arizona Department of Agriculture and a copy submitted to Cochise County. For more information, please contact: <https://agriculture.az.gov/plantsproduce/native-plants>
 - d) A Drainage Analysis will be required. This includes, but not limited to, Grading Plans, Site Plans, and Drainage Reports prepared by an Arizona Registered Civil Engineer. Please contact the Cochise County Engineering and Natural Resources Department for a copy of the Floodplain Regulations for Cochise County (December 2015). https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf

Health Comments

1. Additional information will be required for permit submittal. Please reach out to Mike McGee with Environmental Health Services (520) 586-8206