



Agency Comment Summary

Floodplain Comments

1. This parcel lies within FEMA Zones A. A FPUP is required and an Elevation Certificate (EC) for all proposed buildings must be submitted that are located within areas of Regulatory Floodplains (where Q100 > 500cfs).
2. The cumulative amount of improvements (include previous improvements) will require a Land Clearing Permit since the accumulative area of clearing is one acre or greater. Other permits include Cochise County Planning Department at <https://www.cochise.az.gov/development-services/home>, the Arizona Department of Environmental Quality ADEQ) at <https://azdeq.gov/AZPDES/CGP>, and Arizona State Department of Agriculture (for native plants removal) at <https://agriculture.az.gov/download-forms>. These permits must be submitted prior to any construction start-up. Refer to the associated websites for more information
3. A Drainage Analysis must be submitted from an Arizona Registered Professional Civil Engineer for any proposed development. Refer to the Cochise County Floodplain Regulations (Section 10) for more information regarding drainage development requirements at https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf
4. The Applicant acknowledges that there may be more comments forthcoming from this review

Health Comments

5. No concerns with the Rezoning. However, there may not be room for a conventional septic system and required reserve area.

ADOT

6. The driveway is required to be paved to ADOT Specifications.
7. The Applicant shall submit a Traffic Impact Statement to ADOT and the County for review and approval
8. The Applicant shall obtain an encroachment permit from ADOT.
9. Additional improvements as determined by the Traffic Impact Statement may be required. All improvements shall be completed prior to the issuance of the first certificate of occupancy.

Saint David Fire Department

10. No concerns at this time.

SSVEC

11. No comments at this time.

Game and Fish

12. Please see attached comments.

From: [Jeremy Moore](#)
To: [Kirschmann, Robert](#)
Cc: [Jay Gomes](#)
Subject: Re: Transmittal RZ23-02 and CPA23-01 (Patton)
Date: Wednesday, February 8, 2023 1:59:50 PM

CAUTION: EXTERNAL EMAIL *

Hi Robert

My four comments are as follows:

1. We need to make sure that the driveway is paved to ADOT R/W and follows the ADOT C-Standards
2. Looks like the driveway will be located right after the roadway transition of a shared double left to double yellow. Traffic may have comments on this
3. As always the permittee is responsible for the maintenance of driveway
4. Please advise on the proposed pavement structural section that will be used

Please standby for Regional Traffic comments.

Thanks

Jeremy Moore, P.E.
Assistant District Engineer

1221 S. 2nd Avenue
Tucson, Arizona 85713
520.260.2384

azdot.gov



On Tue, Feb 7, 2023 at 5:56 PM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good afternoon,

Please see the attached transmittal and associated application for a proposed rezoning and comprehensive plan amendment.

Reminder: Please do not “reply to all”

Best regards,

Robert Kirschmann

Planner II

Cochise County Community Development

From: [Jay Gomes](#)
To: [Jeremy Moore](#); [Kirschmann, Robert](#)
Cc: [Watkins, Jackie](#)
Subject: Re: Transmittal RZ23-02 and CPA23-01 (Patton)
Date: Thursday, February 9, 2023 8:34:03 AM

CAUTION: EXTERNAL EMAIL*

Good Morning Robert,

As previously indicated, a simple Traffic Impact Statement should work for this development.

I would like for the County to consider setting aside funding (from Development impact fees) for widening SR 80 to Sibyl Road from Miller Lane, especially as commercial development expands (needing the center-two-way-left-turn-lane) and as Sibyl becomes more of a Regional route connecting up to I-10. Sibyl should have an EB SR 80 left turn lane due to that fact.

The current CTWLTL fully develops east of Patton Street, in front of Michelle's Hair Corral, and this development is only 300' feet to the west...

<https://www.google.com/maps/@31.9053065,-110.2247247,70m/data=!3m1!1e3!5m1!1e1>

On Wed, Feb 8, 2023 at 1:59 PM Jeremy Moore <jmoore3@azdot.gov> wrote:

Hi Robert

My four comments are as follows:

1. We need to make sure that the driveway is paved to ADOT R/W and follows the ADOT C-Standards
2. Looks like the driveway will be located right after the roadway transition of a shared double left to double yellow. Traffic may have comments on this
3. As always the permittee is responsible for the maintenance of driveway
4. Please advise on the proposed pavement structural section that will be used

Please standby for Regional Traffic's comments.

Thanks

Jeremy Moore, P.E.
Assistant District Engineer

1221 S. 2nd Avenue
Tucson, Arizona 85713
520.260.2384

azdot.gov



On Tue, Feb 7, 2023 at 5:56 PM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good afternoon,



February 23, 2023

Robert Kirschmann
Planner II
Cochise County Community Development
Development Services Department
126 West 5th Street, Suite 4
Benson, AZ 85602

Electronically submitted to RKirschmann@cochise.az.gov

Re: Review of Cochise County Rezoning RZ23-02 and CPA23-01 -SR80

Dear Mr. Kirschmann:

The Arizona Game and Fish Department (Department) reviewed your Project Evaluation Request dated February 7, 2023, regarding the Cochise County rezoning request from R-18 (Residential, one dwelling per 18,000 square feet) to GB (General Business). These requests are intended to facilitate the construction of three (3) separate four-plexes, though all uses allowed under General Business Zoning would be allowed. The subject property is located on the north side of State Highway 80 (Patton Street) between Miller Lane and Sibyl Roads, just west of the self-storage facility in Saint David, Arizona; the 1.7-acre parcel is also identified as Assessor Parcel Number 120-18-021.

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

- The Department recommends that a qualified biologist conduct a survey for nesting birds within the project area prior to removal or trimming of trees/vegetation, if the removal or trimming occurs during the breeding season. The trees and/or vegetation within the project area may provide nesting opportunities for avian species that are regulated under the Migratory Bird Treaty Act (MBTA) and protected under state law. Breeding season for birds in the project vicinity is generally mid-February through late September, depending on the species and habitat, and for raptors it is generally January through late June. If it is anticipated the project will not be in compliance with MBTA, the Department also recommends that you contact the [U.S. Fish and Wildlife Service](https://www.fws.gov/office/arizona-ecological-services/contact-us)¹ (USFWS) for their technical assistance. The USFWS will provide options to comply with the MBTA.

¹ <https://www.fws.gov/office/arizona-ecological-services/contact-us>

azgfd.gov | 602.942.3000

5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086

GOVERNOR: KATIE HOBBS **COMMISSIONERS:** CHAIRMAN JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON
MARSHA PETRIE SUE, SCOTTSDALE | LELAND S. "BILL" BRAKE, ELGIN **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY

- If proposed ground disturbance (both temporary and permanent) will meet or exceed 0.25 acre in areas with native vegetation, please ensure the project complies with [Arizona Native Plant Law](#) regulations². A Native Plant Inventory may need to 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.
- The Department recommends landscaping with drought-tolerant species that are native to the area. Landscaping with native plants can help support wildlife and pollinator species that inhabit rural and urbanized areas. Visit the [Arizona Native Plant Society's website](#)³ for information on preferred native plants to utilize in landscaping.
- 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 Cochise County Rezoning RZ23-02 and CPA23-01 -SR80 project. If you have any questions regarding this letter, please contact me at (623) 236-7615 and visit our [website](#)⁴ for additional guidelines.

Sincerely,

Cheri Bouchér

Cheri Bouchér
Project Evaluation Program Specialist, Habitat Branch
Arizona Game and Fish Department

AZGFD #M23-02102609

² <https://agriculture.az.gov/plantsproduce/native-plants>

³ <https://aznps.com/grow-native/>

⁴ <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal RZ23-02 and CPA23-01 (Patton)
Date: Monday, February 13, 2023 11:27:32 AM

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann,

SSVEC has no comments/conditions to submit for this rezoning request.

If the property owner/applicant requires an upgrade in service or a new line extension, please have them refer to the Sulphur Springs Valley Electric Cooperative website at www.ssvec.org then the "Services" tab for information about Service Conditions, Service Entrance Requirements, how to establish a new service, and for Line Extension/New Service Applications.

They can also contact one of our Engineering Services Representatives for assistance:

Willcox/Benson Area: 520-384-5469

Thank you,

Ruth Bigelow

Lead Line Extension ROW Agent

[Sulphur Springs Valley Electric Cooperative](#)

(520) 384-5513

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

Sent: Tuesday, February 7, 2023 5:56 PM

To: Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Fast, Travis <TFast@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Marinez, Frances G <FMarinez@cochise.az.gov>; Lopez, Gabe A <glopez@cochise.az.gov>; Duchon, Daniel <DDuchon@cochise.az.gov>; Wilkins, Tammi-Jo <TWilkins@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Richard B. Obenshain <rbobenshain@azwater.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; chief@stdavidfire.com; James Gomes <jgomes@azdot.gov>; Jeremy Moore <jmoore3@azdot.gov>; bonniwilson230@yahoo.com

Cc: Coxworth, Daniel <dcoxworth@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Bronson, Susan <SBronson@cochise.az.gov>; Albert Young <ayoung@douglassschools.org>; Gerry Gonzalez <Gerry.Gonzalez@outlook.com>; Jim Martzke <jvmartzke@powerc.net>; Kim DePew <htrdhrts@gmail.com>; Larry Saunders <lawrencejay516@gmail.com>; Nancy Welch <NancyWelch@vtc.net>; Nathan Watkins <nfwatkins@gmail.com>; Robert Limbach <randylimbach@earthlink.net>; Robert Montgomery <robmont59@msn.com>

Subject: Transmittal RZ23-02 and CPA23-01 (Patton)