



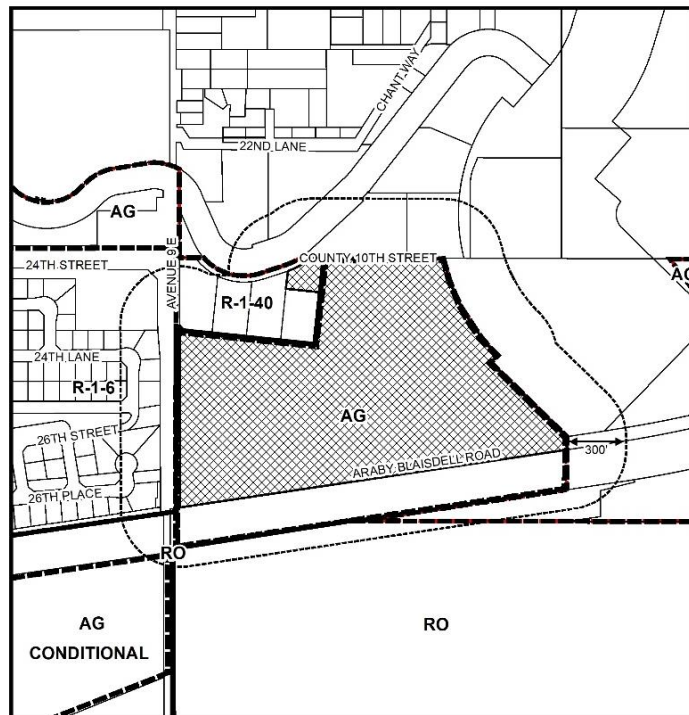
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: ALYSSA LINVILLE

Hearing Date: June 14, 2021 **Case Number:** SUBD-34272-2021

Project Description/Location: This is a request by Dahl, Robins & Associates, Inc., on behalf of KDC of Yuma, LLC, for approval of the final plat for the Patagonia Subdivision. This subdivision will contain approximately 29.4 acres, and is proposed to be divided into 21 residential lots, ranging in size from 43,608 square feet to 90,529 square feet. The property is located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Agriculture/Conditional Low Density Residential (AG/Cond. R-1-40)	Undeveloped	Low Density Residential
North	Low Density Residential (R-1-40); Yuma County (SR-1/SR-2)	Undeveloped; Residential	Low Density Residential; Resort/Recreation/Open Space
South	Agriculture (AG)	Railroad	Resort/Recreation/Open Space
East	Yuma County	Gila Gravity Main Canal	Resort/Recreation/Open Space
West	Low Density Residential (R-1-6)	Residential	Low Density Residential

Location Map



Prior site actions: Annexation: Ord. O2019-009 (March 22, 2019); General Plan Amendment: Res. R2007-69 (November 20, 2007; Resort/ Recreation/Open Space to Low Density Residential); Rezone: Ord. O2019-033 (October 2, 2019; AG to R-1-40); Subdivision: Patagonia Subdivision Preliminary Plat (March 23, 2020)

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the Patagonia Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-34272-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the final plat, the Planning and Zoning Commission is authorizing the design of the Patagonia Subdivision for the property located near the southeast corner of Avenue 9E and 24th Street, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property was annexed into the City of Yuma on March 22, 2019. In prior years, the property was subject to a general plan amendment that changed the land use designation from resort/recreation/open space to low density residential. A rezone was recently approved by City Council, which rezoned the property from Agriculture to Low Density Residential (R-1-40).

The subject property consists of approximately 29 acres and features frontage along Avenue 9E. This development is slated to feature residential lots ranging in size from 43,000 square feet to 90,000 square feet. Further specified in §154-05.04, the following are some of the development standards required of a development with the Low Density Residential (R-1-40) District:

1. The maximum lot coverage in the Low Density Residential (R-1-40) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 20 feet;
5. A maximum building height of 40 feet; and
6. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

Typically, landscaping is required along the exterior of the subdivision. However, the topography along Avenue 9E poses challenges for the installation of standard landscaping materials. Therefore, staff will be working with the applicant to identify a treatment that will meet the intent of subdivision landscaping, while also providing a long term solution for the erosion issues caused by the topography within the development.

The proposed final plat is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes.

2. Does the subdivision comply with the subdivision code requirements?

Yes.

Standard	Subdivision						Conforms				
Lot Size	Minimum:	43,608 SF			Maximum:	90,529 SF			Yes	X	No
Lot Depth	Minimum:	230 FT			Maximum:	364 FT			Yes	X	No
Lot Width/Frontage	Minimum:	140 FT			Maximum:	416 FT			Yes	X	No
Setbacks	Front:	20 FT	Rear:	20 FT	Side:	7-10 FT		Yes	X	No	
District Size	29	Acres						Yes	X	No	
Density	.7	Dwelling units per acre						Yes	X	No	
Issues: None											
Requirements	Conforms										
General Principles	Yes	X	No		N/A						
Streets	Conforms										
Circulation	Yes	X	No		N/A						
Arterial Streets	Yes		No		N/A	X					
Existing Streets	Yes	X	No		N/A						
Cul-de-sacs	Yes	X	No		N/A						
Half Streets	Yes		No		N/A	X					
Stub Streets	Yes		No		N/A	X					
Intersections	Yes		No		N/A	X					
Easements	Yes	X	No		N/A						
Dimensional Standards	Yes	X	No		N/A						
Issues: None											
Blocks	Conforms										
Length	Yes		No	X	N/A						
Irregular Shape	Yes		No		N/A	X					
Orientation to Arterials	Yes		No		N/A	X					
Business or Industrial	Yes		No		N/A	X					
Issues: Exceeds typical block length which is typically no more than 1,000' long.											
Lots	Conforms										
Minimum Width	Yes	X	No		N/A						
Length and Width Ratio	Yes	X	No		N/A						
Fronting on Arterials	Yes		No		N/A	X					
Double Frontage	Yes		No		N/A	X					
Side Lot Lines	Yes	X	No		N/A						
Corner Lots	Yes	X	No		N/A						
Building Sites	Yes	X	No		N/A						
Street Frontage	Yes	X	No		N/A						
Issues: None											

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Land Use Element:									
Land Use Designation:				Low Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				
Transportation Element:									
FACILITY PLANS									
TRANSPORTATION MASTER PLAN		Planned	Existing	Gateway	Scenic	Hazard	Truck		
Avenue 9E – 4-Lane Minor Arterial		50 FT H/W ROW	50 FT H/W ROW				X		
24 th Lane – Local Street		29 FT H/W ROW	29 FT H/W ROW						
25 th Street – Local Street		29 FT H/W ROW	29 FT H/W ROW						
Bicycle Facilities Master Plan		Bike lane at Avenue 9E and 24 th Street							
YCAT Transit System		AWC/NAU/UA Transfer Hub							
Issues:		None							
Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: None			Future: None					
Community Park:	Existing: None			Future: Aqua Viva Water Treatment Facility Urban Lake Park					
Linear Park:	Existing: None			Future: South Gila Valley Main Canal Linear Park and Gila Gravity Main Canal Linear Park					
Issues:		None							
Housing Element:									
Special Need Household:		N/A							
Issues:		None							
Redevelopment Element:									
Planned Redevelopment Area:		N/A							
Adopted Redevelopment Plan:		North End:		Carver Park:		None:	X		
Conforms:		Yes		No		N/A			
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources		Yes		No	X				
Renewable Energy Source		Yes		No	X				
Issues:		None							
Public Services Element:									

Population Impacts Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		Dwellings & Type <i>Single Family</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation
Proposed		Per Unit			Officers	GPD	AF	GPD
21		2.8		59	0.11	17,640	19.8	5,880

Fire Facilities Plan:	Existing: Station No. 5				Future: Station No. 5			
Water Facility Plan:	Source:	City	X	Private		Connection	16" AC	
Sewer Facility Plan:	Treatment:	City		Septic	X	Private		
Issues:	Water line extension required.							

Safety Element:								
Flood Plain Designation:	Flood Zone X		Liquefaction Hazard Area:			Yes	No	X
Issues:	None							

Growth Area Element:								
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St			Avenue B & 32 nd St.		
	North End		Pacific Ave & 8 th St		Estancia		None	X
Issues:	None							

4. Does the subdivision comply with the conditions of the rezoning?

Yes.

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

Public Comments Received: None Received.

External Agency Comments: See Attachment G.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: June 7, 2021

Final staff report delivered to applicant on: June 8, 2021

- ☐ Applicant agreed with all of the conditions of approval on: (enter date)
☐ Applicant did not agree with the following conditions of approval: (list #'s)
☒ Waiting on response from applicant.

Attachments

A	B	C	D	E	F	G	H
Preliminary Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Rezone Conditions	Preliminary Plat Conditions	Agency Notifications	Agency Comments	Aerial Photo

Prepared By:

Alyssa Linville,
Assistant Director
Community Development



Date: June 7, 2021

Alyssa.Linville@yumaaz.gov

(928)373-5000, ext. 3037

**ATTACHMENT A
FINAL PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

City Attorney Comments: (928) 373-5058:

4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:

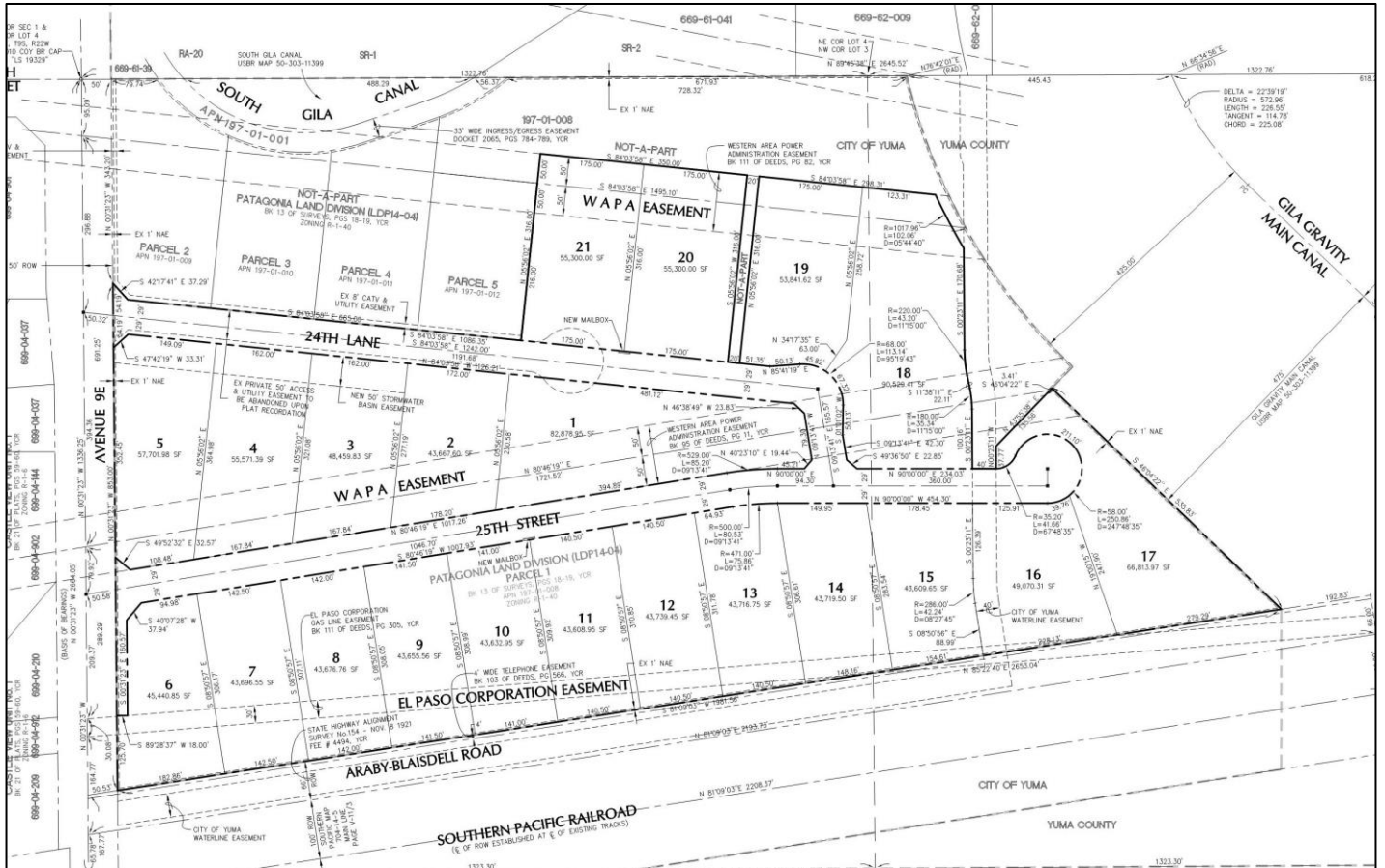
7. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 9E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly. Consideration can be made for access gates needed strictly for the access within utility easements.

**Community Planning Conditions: Alyssa Linville, Assistant Director of Community Development,
(928)373-5000, ext. 3037:**

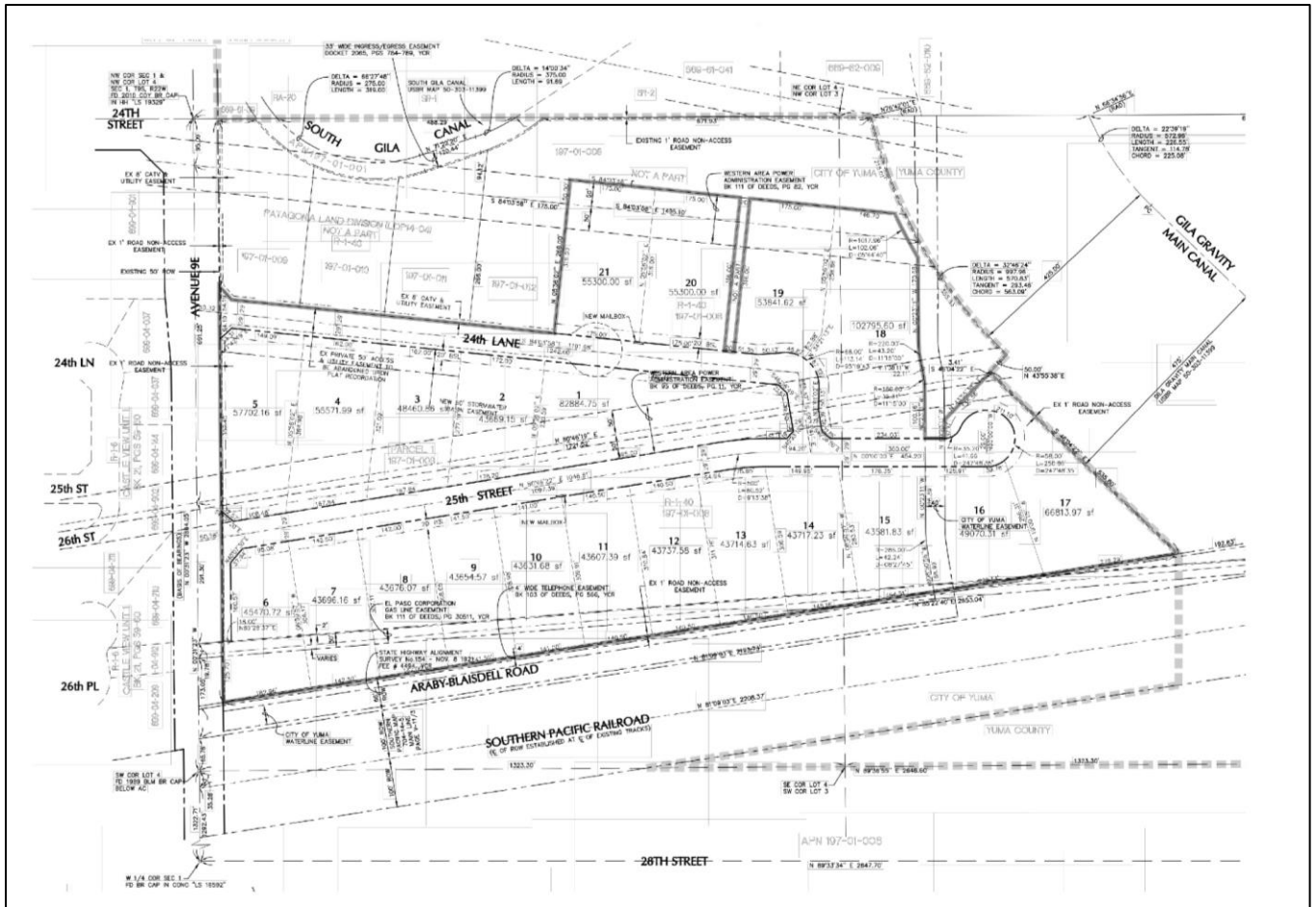
8. A time frame of build-out for the subdivision shall be submitted to the Yuma School District to enable the districts to adequately plan for future school facilities.
9. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
10. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
11. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B FINAL PLAT MAP



ATTACHMENT C PRELIMINARY PLAT MAP



ATTACHMENT D
REZONE CONDITIONS

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted prior to the issuance of any building permit, Certificate of Occupancy, or City of Yuma Business License for this property.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. Owner/Developer shall design, construct, and dedicate to the City of Yuma, via warranty deed or plat, a north to east turn lane along Avenue 9E into the southernmost subdivision entrance.
5. Owner/Developer shall dedicate, via warranty deed or plat, to the City of Yuma corner triangles with 25 foot legs per figure 3 of the 2005 Major Roadways Plan at both intersections with Avenue 9E.
6. Owner/Developer shall dedicate, via warranty deed or plat, to the City of Yuma a one-foot non-access easement along Avenue 9E, except at the approved subdivision entrances.
7. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

ATTACHMENT E
PRELIMINARY PLAT CONDITIONS

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - d. pay to cross the easement to reach any structure on the lot;
 - e. prevent the utilities from providing service to any structure on a lot; or
 - f. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.
7. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 9E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly. Consideration can be made for access gates needed strictly for the access within utility easements.
8. The Owner shall submit a final plat within one (1) year of Preliminary Plat approval. Should a Final Plat not be submitted within one (1) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

ATTACHMENT F
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** (05/21/2021)
- **300' Vicinity Mailing:** (04/26/2021)
- **34 Commenting/Reviewing Agencies noticed:** (04/29/2021)
- **Site Posted on:** (06/07/2021)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (06/14/2021)
- **Comments due:** (05/10/2021)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	04/29/2021	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	04/29/2021	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	Yes	05/05/2021	X		
Arizona Public Service	NR				
Time Warner Cable	Yes	04/29/2021	X		
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	005/03/2021	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	Yes	05/10/2021			X
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	05/04/2021			X
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	04/29/2021	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	04/29/2021			X
Utilities	NR				
Public Works	NR				
Streets	NR				


ATTACHMENT G
AGENCY COMMENTS

☒ Condition(s)

☐ No Condition(s)

☐ Comment

Enter conditions here: MCAS Yuma has reviewed the case for APN 197-01-008. The subject parcel is located under known flight paths. It is requested that an Avigation Disclosure Statement be recorded that recognizes the noise, interference, or vibrations due to aviation operations that may occur at the nearby MCAS Yuma / Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded disclosure to MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to review and comment.

DATE: 29 Apr 2021 NAME:  Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: 928-269-2103
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

☒ COMMENT

☐ NO COMMENT

Enter comments below:

Western Area Power Administration (WAPA) has 2 100' easements, copies of which are attached to this email response, which will be impacted by this development. Please be advised the landowner's representative has applied with WAPA to obtain a License Agreement. Please advise the developer to refrain from any construction activities, within WAPA's easement, until such time the License Agreement is fully executed by all parties.

DATE: 4/30/21 NAME: Dennis Patane TITLE: Realty Technician
AGENCY: Western Area Power Administration-DSW Region
PHONE: 602 605-2713
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov



May 10, 2021

Ms. Alyssa Linville
Assistant Director DCD, City of Yuma
1 City Plaza
Yuma, AZ 85364

Electronically submitted to: Alyssa.Linville@YumaAZ.gov

RE: SUBD-34565-2021 Patagonia Subdivision

Dear Ms. Linville,

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the final plat for the Patagonia Subdivision, proposed to be divided into 21 residential lots ranging in size from 43,608 square feet to 90,529 square feet. The property is located at the southeast corner of Avenue 9E and 24th Street, Yuma, AZ.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission (Commission), has jurisdictional authority and public trust responsibilities to protect and conserve the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's 10(a)1(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The western burrowing owl, a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), may be present within the project area. If suitable habitat for this species is present within or adjacent to your project area, the Department recommends conducting an occupancy survey for western burrowing owls to determine if this species occurs within your project footprint. Guidelines for conducting this survey are found in Burrowing Owl Project Clearance Guidance for Landowners which can be accessed online through the Department's website. Please note that the survey should be conducted by a surveyor that is certified by the Department. If an active burrowing owl burrow is detected, please contact the Department and the U.S. Fish and Wildlife Service for direction, in accordance with the *Burrowing Owl Project Clearance Guidance for Landowners*.
<https://www.azgfd.com/wildlife/speciesofgreatestconservneed/raptor-management/burrowing-owl-management/>

azgfd.gov | 928.342.0091

YUMA OFFICE: 9140 E. 28TH ST., YUMA AZ 85365

**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**

The Department recommends minimizing the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens. This can be accomplished by taking precautions to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. Also, 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. A great resource to view a list of documented invasive species, or to report invasive species in or near your project area, is 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 for the proposed project, the Department recommends that trenching and backfilling crews be close together to minimize the amount of open trenches at any given time. Where trenches cannot be back-filled immediately, the Department recommends escape ramps 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.

Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals), and may negatively affect reptile populations. The Department recommends using only the minimum amount of light needed for safety. Motion sensing lighting and narrow spectrum lighting 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.

The Department would also like to encourage private developers and the City of Yuma to use the Arizona Online Environmental Review Tool (<https://ert.azgfd.gov/>) administered by the Department's Heritage Data Management System (HDMS) as part of their standard operating procedure for review of new construction and development. This tool is a useful resource that provides baseline information on special status species such as Arizona's Species of Greatest Conservation Need (SGCN) and Species of Economic and Recreational Importance (SERI). The Department entered this project as an example (please see the attached HDMS report).

Thank you for the opportunity to provide input on the Patagonia subdivision final plat. The Department looks forward to working with the City of Yuma and the applicant. For further coordination, please contact Ian Latella at ilatella@azgfd.gov or 928-341-4069.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Latella', with a long horizontal flourish extending to the right.

Ian Latella
Habitat Specialist, Region IV

Attachments: HDMS_report_Patagonia_subdiv_34565-2021.pdf

AGFD # M21-04294434

ATTACHMENT H
AERIAL PHOTO

