

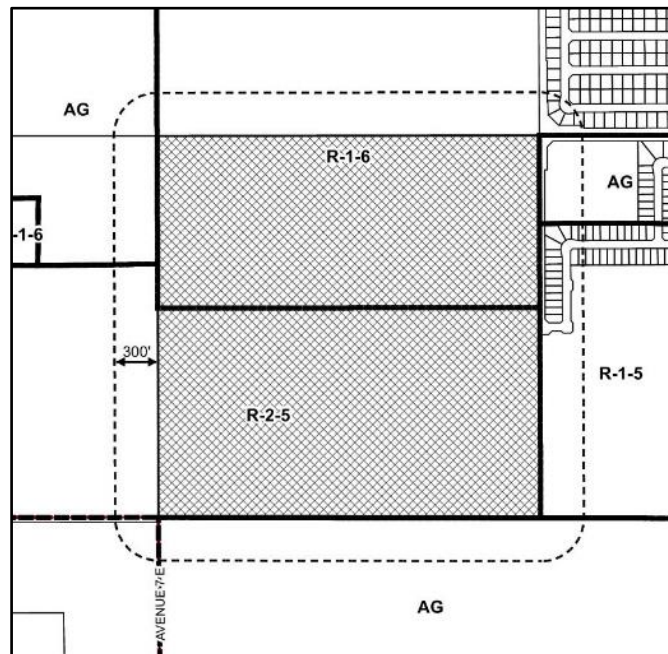
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – PRELIMINARY SUBDIVISION**  
**CASE PLANNER: AMELIA DOMBY**

**Hearing Date:** January 9, 2023      **Case Number:** SUBD-040779-2022

**Project Description/Location:** This is a request by Dahl, Robins & Associates, on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, for approval of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44<sup>th</sup> Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
<b>Site</b>	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
<b>North</b>	Low Density Residential (R-1-6)	Undeveloped	Low Density Residential
<b>South</b>	Medium Density Residential (R-2-5)	Undeveloped	Medium Density Residential
<b>East</b>	Medium Density Residential (R-2) / Low Density Residential (R-1-5)	Multi-family and Single-family Residential	Mixed Use / Low Density Residential
<b>West</b>	Agriculture (AG) / Medium Density Residential (R-2-5)	Undeveloped	Public\Quasi Public / Medium Density Residential

**Location Map**



**Prior site actions:** Annexation: Ord. O97-81 (January 2, 1998); General Plan Amendment: Resolution R2019-044 (October 16, 2019); Rezone: Ordinance No. O2019-040 (December 4, 2019)

**Staff Recommendation:** Staff recommends **APPROVAL** of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Preliminary Plat SUBD-40779-2022 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 preliminary plat, the Planning and Zoning Commission is acknowledging the street and lot layout of the Saguaro Unit No. 5 & 6 Subdivision which includes 243 residential lots ranging in size from 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½ E) and 44<sup>th</sup> Street, Yuma, AZ subject to the conditions of the rezoning and the conditions outlined in Attachment A, and affirmatively finds that the request 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 January 2, 1998. Since the annexation, the property has been subject to a general plan amendment and a rezone, with the intention of developing the site for single-family development. This preliminary plat request is for the Saguaro Unit No. 5 and 6 Subdivision and will consist of 243 residential lots.

The subject property consists of approximately 69.4 acres with frontage along S. Mississippi Avenue, 44<sup>th</sup> Street, and Avenue 7E. This development is planned for single-family residential lots ranging in size from 7,592 square feet to 16,413 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-1-6) District:

1. The maximum lot coverage in the Low Density Residential (R-1-6) 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 10 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.

With this phase of development, Staff will be requiring that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits.

**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:	7,592			Maximum:	16,413			Yes	X	No	
Lot Depth	Minimum:	104'			Maximum:	119.92'			Yes		No	
Lot Width/Frontage	Minimum:	62'			Maximum:	81'			Yes		No	
Setbacks	Front:	20' FT	Rear:	10 FT	Side:	7 FT			Yes		No	
District Size	69.4	Acres						Yes		No		
Density	3.5	Dwelling units per acre						Yes		No		
Issues: None												

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes		No	X	N/A	
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes		No		N/A	X
Half Streets	Yes		No		N/A	X
Stub Streets	Yes		No		N/A	X
Intersections	Yes	X	No		N/A	
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues: None						

Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes	X	No		N/A	
Orientation to Arterials	Yes		No		N/A	X
Business or Industrial	Yes		No		N/A	X
Issues: None						

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	X	No		N/A	
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
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Historic Buildings on Site:	Yes		No	X	
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**Transportation Element:**

**FACILITY PLANS**

TRANSPORTATION MASTER PLAN	Planned	Existing	Gateway	Scenic	Hazard	Truck
Avenue 7 E – 2-Lane Collector	40 FT H/W ROW	0 FT				
Mississippi Avenue/Avenue 7 ½ E – 2-Lane Collector	40 FT H/W ROW	0 FT				
44 <sup>th</sup> Street – 2- Lane Collector	40 FT H/W ROW	0 FT				

Bicycle Facilities Master Plan	Proposed Bike Lane – Mississippi Avenue (Avenue 7 ½ E)
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YCAT Transit System	None
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Issues:	None
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**Parks, Recreation and Open Space Element:**

**Parks and Recreation Facility Plan**

Neighborhood Park:	Existing: Saguaro Park	Future: Saguaro Park
Community Park:	Existing: Kennedy Park	Future: South Mesa Park
Linear Park:	Existing: East Main canal Linear Park	Future: Gila Valley Main Canal Linear Park

Issues:	None
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**Housing Element:**

Special Need Household:	N/A
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Issues:	None
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**Redevelopment Element:**

Planned Redevelopment Area:	N/A
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Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
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Conforms:	Yes		No		N/A
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**Conservation, Energy & Environmental Element:**

Impact on Air or Water Resources	Yes		No	X	
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Renewable Energy Source	Yes		No	X	
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Issues:	N/A
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**Public Services Element:**

<u>Population Impacts</u> Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	<i>Single Family</i>		Population	Impact	Consumption		Generation
	Proposed	Per Unit		Officers	GPD	AF	GPD
	243	3.0	729	1.38	150,903	169.0	51,030

Fire Facilities Plan:	Existing: Fire Station No. 5	Future: Fire Station No. 7
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Water Facility Plan:	Source:	City	X	Private		Connection	
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Sewer Facility Plan:	Treatment:	City	X	Septic		Private	
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Issues:	None
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**Safety Element:**

Flood Plain Designation:	Flood Zone X	Liquefaction Hazard Area:	Yes		No	X
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Issues:	None							
<b>Growth Area Element:</b>								
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.			
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia		None	X
Issues:								

**Public Comments Received:** None Received.

**External Agency Comments:** See Attachment.

**Neighborhood Meeting Comments:** No Meeting Required.

**Proposed conditions delivered to applicant on:** December 15, 2022

**Final staff report delivered to applicant on:** December 30, 2022

- Applicant agreed with all of the conditions of approval on: December 28, 2022
- Applicant did not agree with the following conditions of approval: (list #'s)
- Conditions provided to agent, no response received.

**Attachments**

A	B	C	D	E	F	G
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

**Prepared By:** *Amelia Domby* **Date:** **December 28, 2022**  
 Amelia Domby  
 Senior Planner  
 Amelia.Domby@yumaaz.gov (928)373-5000, x3034

**Approved By:** *Alyssa Linville* **Date:** **December 30, 2022**  
 Alyssa Linville,  
 Assistant Director Community Planning

**ATTACHMENT A  
PRELIMINARY 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.

**Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (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 shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**City Attorney Comments: (928) 373-5058:**

3. 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.
4. 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.
5. 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:**

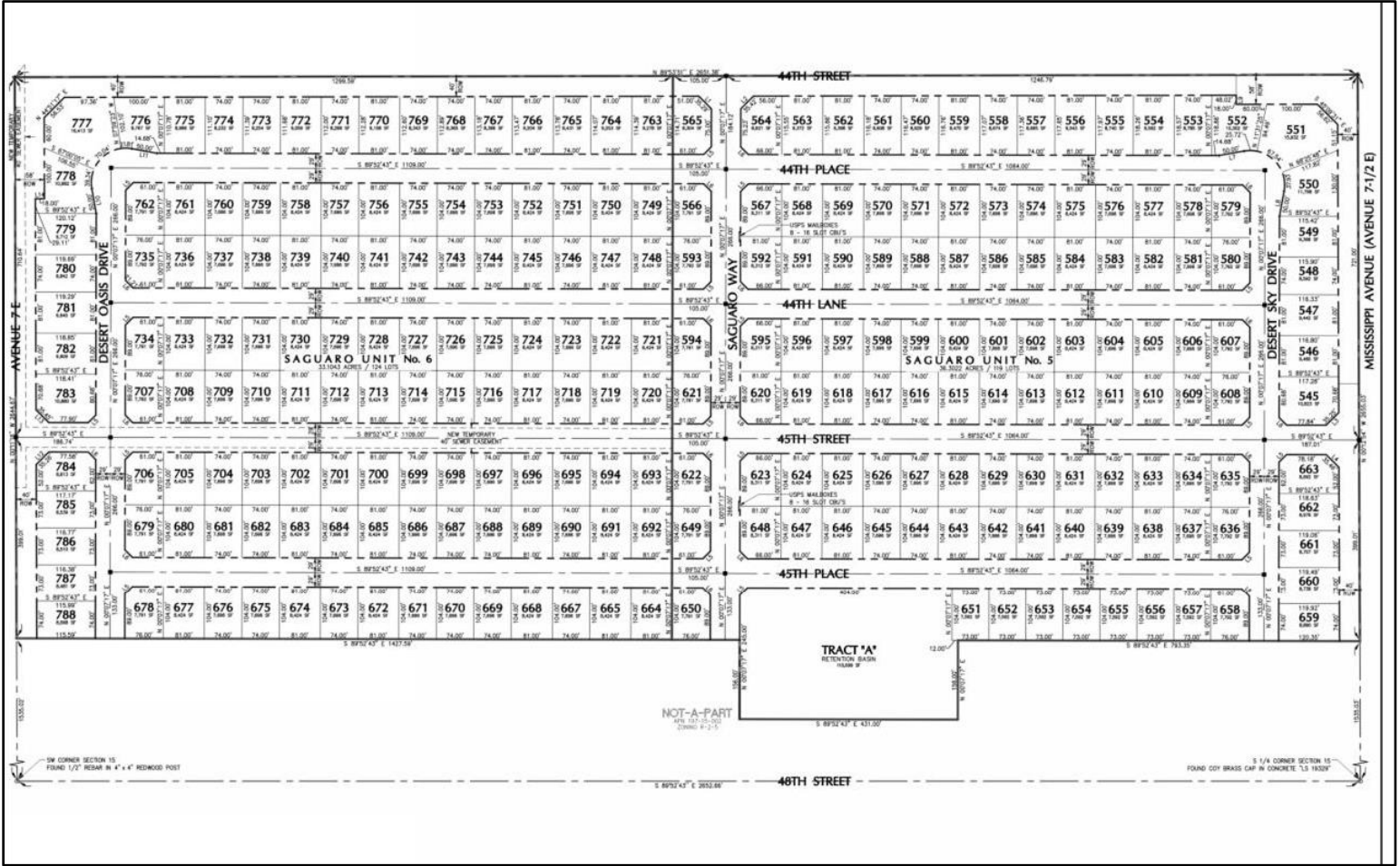
6. City staff will evaluate the need for construction of 7E between 40<sup>th</sup> St and 44<sup>th</sup> St at the Final Plat stage for Unit 6 of Saguaro Subdivision.
7. The Owner/Developer shall design and construct 44th street as a mid-section collector street with 40 feet half width.
8. The Owner/Developer shall provide the City of Yuma an easement for the north half right-of-way along 44<sup>th</sup> Street, for public roadway access and utility purposes that adjoin each subdivision phase, at the time of each phase recordation.

**Community Planning Conditions: Amelia Domy, Senior Planner, (928) 373-5000 ext. 3034**

9. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) 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.

**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 PRELIMINARY PLAT MAP





**ATTACHMENT C  
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (12/16/22)
- **300' Vicinity Mailing:** (11/21/22)
- **34 Commenting/Reviewing Agencies noticed:** (11/23/22)
- **Site Posted on:** (1/3/23)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (12/09/22)
- **Comments due:** (12/05/22)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	11/28/22	X		
Yuma County Engineering	NR				
Yuma County Public Works	YES	11/23/22	X		
Yuma County Water Users' Assoc.	YES	11/28/22	X		
Yuma County Planning & Zoning	YES	11/30/22	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
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	11/30/22	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	YES	12/07/22		X	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	11/28/22	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	12/1/22		X	
Building Safety	YES	11/28/22	X		
City Engineer	YES	12/06/22		X	
Traffic Engineer	NR				
MCAS / C P & L Office	YES	11/28/22			X
Utilities	NR				
Public Works	NR				
Streets	NR				


**ATTACHMENT D  
AGENCY COMMENTS**

Condition(s)

No Condition(s)

Comment

Enter conditions here: Subject parcel is located approximately 1 mile from the Barry M. Goldwater Range (BMGR) West northern boundary. If not already in place, it is requested that Avigation easement and Range Disclosure Statements be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma, Yuma International Airport Aviation Complex, BMGR-W and its associated flight paths. Please send a copy of the recorded easements to MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to review and comment

DATE:	28 Nov 2022	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
CITY DEPT:	MCAS Yuma				
PHONE:	928-269-2103				
RETURN TO:	Amelia Domby				
	Amelia.Domby@YumaAZ.gov				

# 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:**

Saguaro Unit 5 and 6 Subdivision

**Project Description:**

Preliminary plat request for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.

**Project Type:**

Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

**Contact Person:**

Teigan Williams

**Organization:**

Arizona Game and Fish Department

**On Behalf Of:**

OTHER

**Project ID:**

HGIS-17876

***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](mailto: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

## Saguaro Unit 5 and 6 Subdivision USA Topo Basemap With Locator Map



-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 161.40

Lat/Long (DD): 32.6448 / -114.5081

County(s): Yuma

AGFD Region(s): Yuma

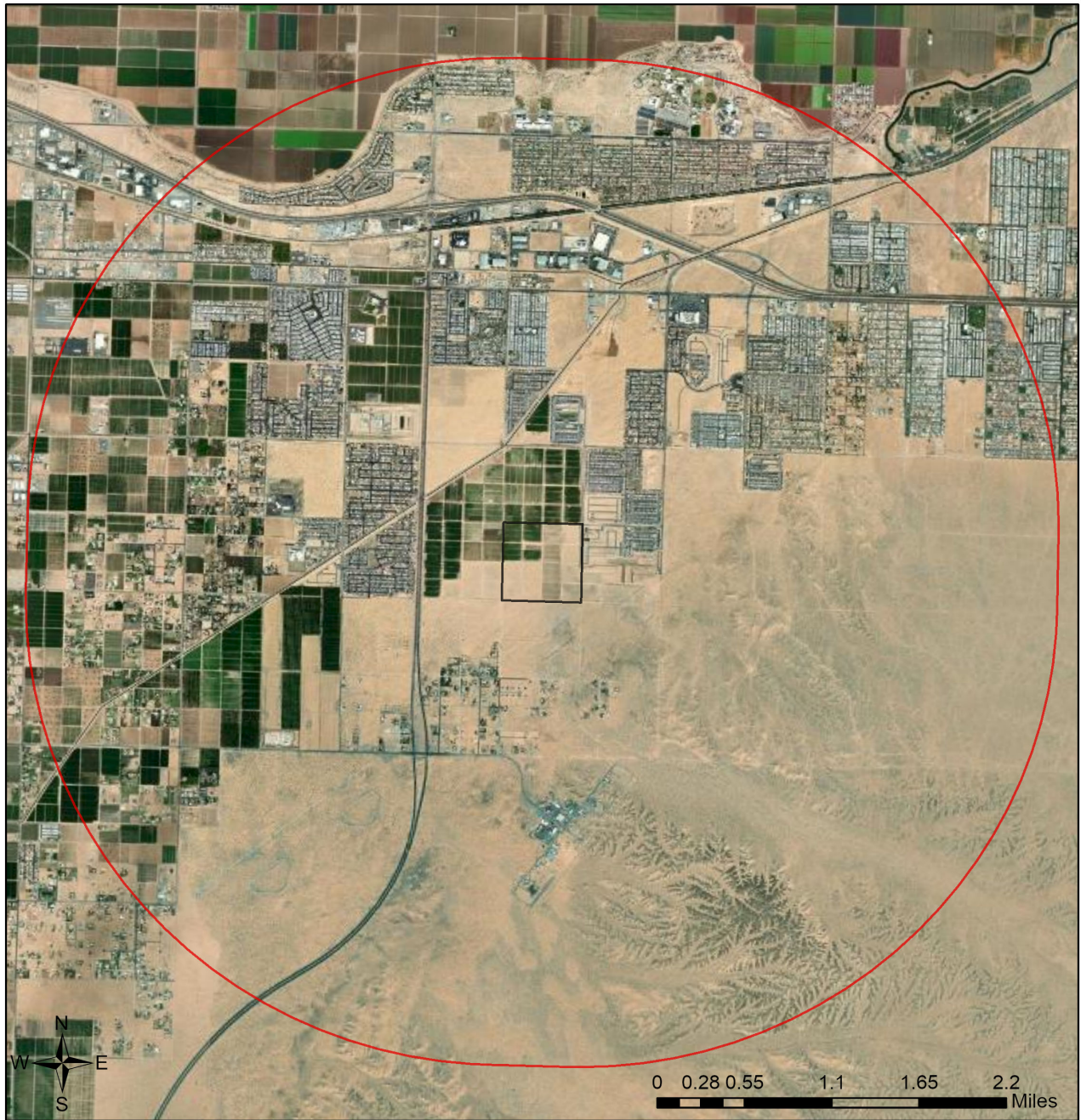
Township/Range(s): T9S, R22W



USGS Quad(s): YUMA EAST

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



## Saguaro Unit 5 and 6 Subdivision Web Map As Submitted By User

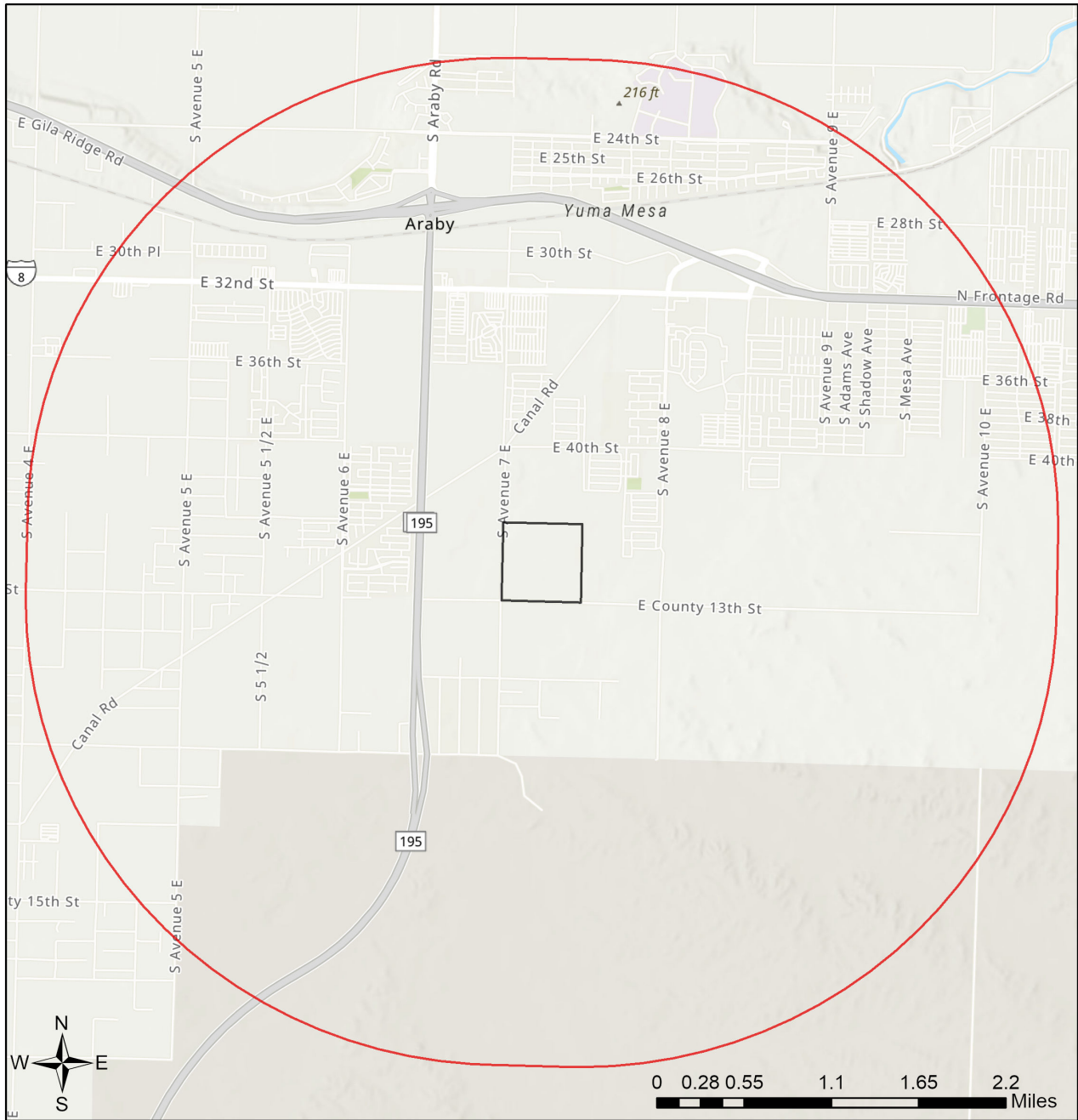


-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 161.40  
Lat/Long (DD): 32.6448 / -114.5081  
County(s): Yuma  
AGFD Region(s): Yuma  
Township/Range(s): T9S, R22W  
USGS Quad(s): YUMA EAST

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Saguaro Unit 5 and 6 Subdivision Important Areas



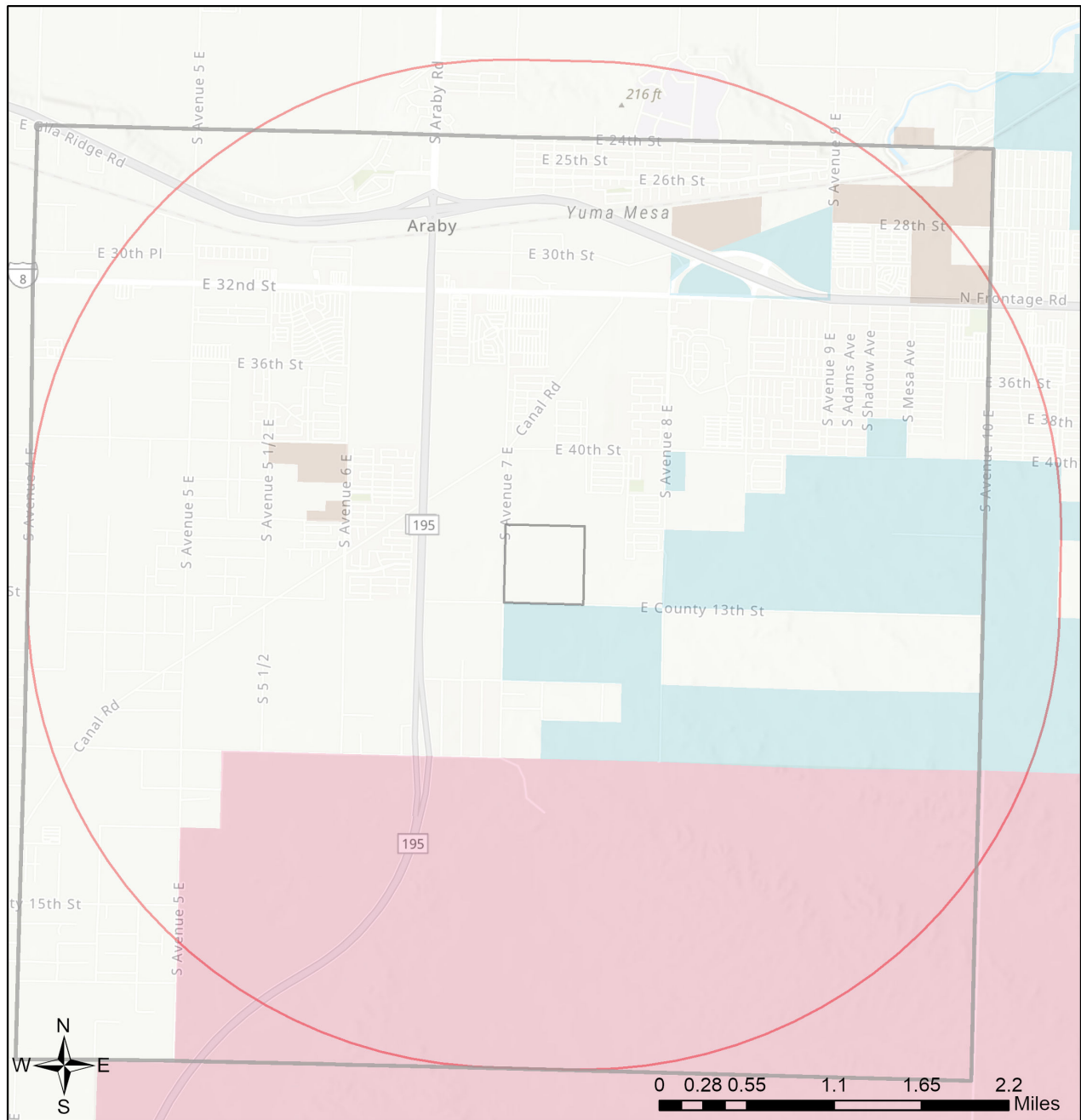
- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community  
 Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



## Saguaro Unit 5 and 6 Subdivision Township/Ranges and Land Ownership



- |  |  |
|--|--|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Buffered Project Boundary | <span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> National Park/Mon. |
| <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Project Boundary        | Private  |
| <span style="background-color: #c08080; display: inline-block; width: 15px; height: 10px;"></span> AZ Game & Fish Dept.  | <span style="background-color: #a08060; display: inline-block; width: 15px; height: 10px;"></span> State & Regional Parks                      |
| <span style="background-color: #ffff00; display: inline-block; width: 15px; height: 10px;"></span> BLM                   | <span style="background-color: #add8e6; display: inline-block; width: 15px; height: 10px;"></span> State Trust                                 |
| <span style="background-color: #d2b48c; display: inline-block; width: 15px; height: 10px;"></span> BOR                   | <span style="background-color: #c1e1c1; display: inline-block; width: 15px; height: 10px;"></span> US Forest Service                           |
| <span style="background-color: #ffa500; display: inline-block; width: 15px; height: 10px;"></span> Indian Res.           | <span style="background-color: #90ee90; display: inline-block; width: 15px; height: 10px;"></span> Wildlife Area/Refuge                        |
| <span style="background-color: #ffb6c1; display: inline-block; width: 15px; height: 10px;"></span> Military              | <span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Township/Ranges                                |
| <span style="background-color: #32cd32; display: inline-block; width: 15px; height: 10px;"></span> Mixed/Other           |  |

Project Size (acres): 161.40  
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 County(s): Yuma  
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 Township/Range(s): T9S, R22W  
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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community  
 Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © 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
<i>Antilocapra americana sonoriensis</i>	Sonoran Pronghorn	LE		S		1A
<i>Chionactis annulata</i>	Resplendent Shovel-nosed Snake					1C
<i>Helianthus niveus ssp. tephrodes</i>	Algodones Sunflower	SC				
<i>Phrynosoma mcallii</i>	Flat-tailed Horned Lizard	CCA		S		1A
<i>Triteleopsis palmeri</i>	Blue Sand Lily			S	SR	
<i>Uma rufopunctata</i>	Yuman Desert Fringe-toed Lizard	SC		S		1B

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
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Perognathus longimembris</i>	Little Pocket Mouse	No Status				1B
<i>Phrynosoma goodei</i>	Goode's Horned Lizard					1B
<i>Phrynosoma mcallii</i>	Flat-tailed Horned Lizard	CCA		S		1A
<i>Toxostoma lecontei</i>	LeConte's Thrasher			S		1B
<i>Uma rufopunctata</i>	Yuman Desert Fringe-toed Lizard	SC		S		1B
<i>Vulpes macrotis</i>	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
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Phasianus colchicus</i>	Ring-necked Pheasant					
<i>Zenaida asiatica</i>	White-winged Dove					
<i>Zenaida macroura</i>	Mourning Dove					

**Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction**

**Project Type Recommendations:**

Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

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.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

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 (<https://azstateparks.com/>).

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 herpetofauna (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/>.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application 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](mailto:PEP@azgfd.gov) or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

**The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at [PEP@azgfd.gov](mailto:PEP@azgfd.gov).**

**Project Location and/or Species Recommendations:**

HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture  
1688 W Adams St.  
Phoenix, AZ 85007  
Phone: 602.542.4373

<https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

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

**ATTACHMENT E  
NEIGHBOR NOTIFICATION LIST**

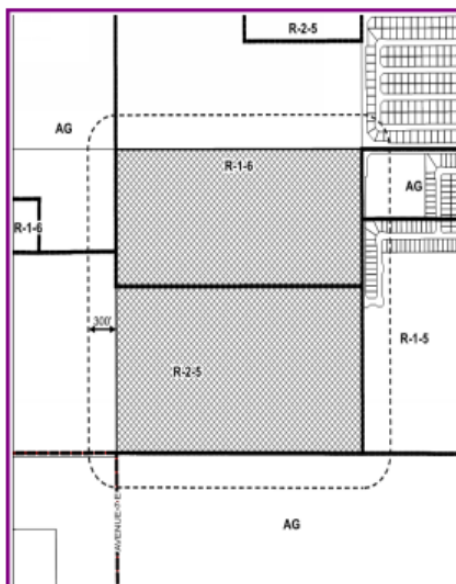
<b>Property Owner</b>	<b>Mailing Address</b>	<b>City/State/Zip Code</b>
DN DEVELOPMENT YUMA LLC	3064 S AVE B	YUMA AZ 85364
TAPIA LUIS & JENNA L	7520 E 45TH ST	YUMA AZ 85365
CAMACHO NEFTALI & FRANCISCA	7512 E 45TH ST	YUMA AZ 85365
SAGUARO DESERT DEVELOPMENT AZ LLC	3064 S AVENUE B	YUMA AZ 85364
BLUE SKY LAND INVESTMENTS LLC	3064 S AVE B	YUMA AZ 85365
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA AZ 85364
COX JACOB MATTHEW & ERIN NICOLE	7549 E 43RD LN	YUMA AZ 85365
COPELAND CHRISTIAN & GENEVIEVE	4550 S SUNFLOWER DR	YUMA AZ 85365
HALL BRIAN L TRUST 12-1-2005	3064 S AVENUE B	YUMA AZ 85365
GRANITE YUMA DE LLC ETAL	214 W 39TH ST STE 1200	NEW YORK NY 10018
STATE OF ARIZONA	1616 W ADAMS ST	PHOENIX AZ 85007

**ATTACHMENT F  
NEIGHBOR MAILING**

This is a request by Dahl, Robins & Associates, on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, for approval of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44<sup>th</sup> Street, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
SUBD-40779-2022**

**PUBLIC HEARING**  
01/09/2023 @ 4:30pm  
City Hall Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the South West Corner of South Mississippi and East 44th Street, Yuma, AZ, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Domby by phone at (928) 373-5000 ext. 3034 or by email at [Amelia.Domby@YumaAz.gov](mailto:Amelia.Domby@YumaAz.gov)

ATTACHMENT G  
AERIAL PHOTO

