



**Planning
Commission**

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Department, at 520-432-9300. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

**COMMUNITY DEVELOPMENT DEPT.
HOURS OF OPERATION
Monday through Friday
7:30 a.m. to 5:00 p.m.
Phone: 520.432.9240
Fax: 520.432.9278**



Cochise County Planning Commission

Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

**Regular Meeting
July 08, 2015
4:00 p.m.**

AGENDA

- 1. 4:00 P.M. - CALL TO ORDER**
- 2. ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
- 3. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 4. CALL TO THE PUBLIC – CALL TO THE PUBLIC -** Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on *any issue within the Commission's jurisdiction*. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.
- 5. NEW BUSINESS**

Item 1 - (Page 1) – NOT A PUBLIC HEARING -- Docket S-08-02 (Red Hawk): A request for a one-year extension of the Red Hawk III, Unit IV subdivision tentative plat to March 24, 2016 for a 99-lot subdivision south of Interstate 10, west of Benson, AZ. The Developer is Thunder Ranch Estates Unit IV, LLC represented by Mr. Jim Vermilyea.

Item 2 - (Page 7) - PUBLIC HEARING -- Docket Z-15-04 (Klump): A request to rezone 333 acres outside Willcox from SR-8 (Single Household Residential) to LI (Light Industry) for the construction of a Marble Cutting Plant, and other future commercial or industrial development between S. Haskell Ave and S.

Railroad Ave in Willcox, AZ, directly west of incorporated city limits. The Applicant is Klump Ranches, LLC.

Item 3 - (Page 20) - PUBLIC HEARING -- Docket SU-15-11 (Dickamore) - A request to allow a Contract Construction Service at an R-36, Residential zoned property at 7101 S. Dos Amigos Lane in Hereford, AZ. The Applicant is Dale Dickamore.

Item 4 - (Page 38) - PUBLIC HEARING -- SU-15-10 (Red Horse Solar Expansion) – A request to approve a 30 megawatt expansion of the Red Horse solar facility adjacent to the existing solar facility northwest of Willcox, AZ. The project will include new transmission lines to the existing substation. The applicant is Red Horse III LLC.

Item 5 - (Page 74) - PUBLIC HEARING -- SU-08-17B (All the King's Horses) – A request for a Modification to revise and expand the existing Special Use for Foster Children's Ranch on an RU-4, Rural zoned property to triple the number of residential units, add two duplexes for respite parents, add an RV park for volunteers, and expand recreational and education services for the children at 543 S. Grapevine Loop in Benson, AZ. The Applicant is Dan Syson, Executive Director, All the King's Horses.

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

**Next P&Z Commission meeting
August 12, 2015**

- a. SU-15-12 (Ramirez) Contract construction in R-36
- b. R-15-03 (Zoning Regulations Update)
- c. Special Use for new Solar Plant (AEPCO)

Upcoming:

July 22, 2015 – Board of Adjustment 1

- a. BA1-15-02 (Kirkland) – Request for Height Variance in R-36 for an accessory garage building

August 5, 2015 – Board of Adjustment 2

- a. BA2-15-01 (Malone) Request for Interpretation of Administrative ruling regarding utilities
- b. BA2-15-02 (Family Dollar Elfrida) Request for Sign Variance

Recent Board of Supervisors actions

- a. Unanimous approval of an extension, to December 31, 2020, of the rezoning for the Bowie Power Plant.

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT

**COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
June 10, 2015
REGULAR MEETING at 4:00 p.m.**

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Vice-Chair Martzke at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Mr. Martzke admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there were two Special Use Dockets and one Subdivision Tentative Plat Docket on the agenda. Mr. Martzke explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Mr. Martzke noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; seven Commissioners (Jim Martzke, Carmen Miller, Gary Brauchla, Wayne Gregan, Liza Weissler, Tim Cervantes, and Pat Edie) indicated their presence. Staff members present included; Mary Gomez, Interim Planning Director; Britt Hanson, Chief Civil Deputy County Attorney; Peter Gardner, Planner I; Jesse Drake, Planner II; and Janet Smith, Secretary II.

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the May 13, 2015 meeting. **Action:** Approve

Moved by: Mr. Gregan **Seconded by:** Ms. Weissler

Vote: Motion passed (**Summary:** Yes = 5, No = 0, Abstain = 2)

Yes: Mr. Martzke, Mr. Gregan, Ms. Weissler, Mr. Cervantes, and Ms. Edie

No: 0

Abstain: Ms. Miller and Mr. Brauchla

CALL TO THE PUBLIC:

Ms. Mary McCool of J-6 spoke regarding connectivity to the forest, travel management efforts, and the Comprehensive Plan.

NEW BUSINESS

Item 1 PUBLIC HEARING Docket SU-15-08 (Long Horn Steakhouse): The Applicant is requesting a Special Use authorization to approve the replacement of an existing sign with an over-height digital sign on a GB-General Business zoned property per Section 1602.04 of the Zoning Regulations and Section 1907.02.B6 of the Sign regulations. The subject parcel is located at 10248 N. Highway 191, Elfrida, AZ. The Applicant is Gary Bennett.

Vice-Chair Martzke called for the Planning Director's report. Planner II Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request. She closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Martzke then opened the Public Hearing. Mr. Gary Bennett of Elfrida, the Applicant, explained the request, and offered to take questions. There being no speakers in support or opposition, Mr. Martzke closed the Public Hearing and invited discussion. There being no further discussion, Mr. Martzke asked for Staff's recommendation. Ms. Drake recommended Conditional Approval with the Modifications requested by the Applicant. Mr. Martzke called for a motion. Ms. Weissler made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff. Mr. Cervantes seconded the motion. A discussion between the Commissioners, Ms. Drake, Mr. Hanson, and Mr. Gardner regarding the brightness of the sign occurred, with concerns that Condition #3 would render the sign non-compliant as is. Ms. Edie commented that she had driven by the sign at night, and did not find it overly bright, especially compared to the gas station next door. Mr. Brauchla stated that he had driven by the sign on the way to the meeting, and stated that if he had not been looking for it, would likely not have noticed it. Mr. Gregan suggested permitting the sign to be on 9:00 am to 9:00 pm. Ms. Weissler asked about the gas station lighting hours. Staff stated that the lights were permitted to be on constantly. After Commission discussion, Ms. Weissler amended her motion to remove Condition #3, and Mr. Cervantes seconded the amendment. There being no further discussion, Mr. Martzke called for a vote. The motion passed 7-0.

Motion: Motioned to Approve the Docket with Conditions and Modifications recommended by Staff, removing Condition #3. **Action:** Conditional Approval with Modifications.

Moved by: Ms. Weissler **Seconded by:** Mr. Cervantes

Vote: Motion passed (**Summary:** Yes = 7, No = 0, Abstain = 0)

Yes: Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Gregan, Ms. Weissler, Mr. Cervantes, and Ms. Edie

No: 0

Abstain: 0

Item 2 PUBLIC HEARING Docket SU-15-09 (Olmstead Repair Service):

The Applicant is requesting a Special Use Authorization per Section 607.31 of the Zoning Regulations, to approve a Small Engine Repair Shop at an RU-4, Rural zoned property. The subject parcel is located at 7779 E. Ramsey Road in Sierra Vista, AZ. The Applicant is Kevin Olmstead.

Vice-Chair Martzke called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Martzke then opened the Public Hearing. The Applicant, Mr. Kevin Olmstead of Sierra Vista, spoke, explaining the background and rationale behind the request. Mr. Gregan asked if the Applicant was comfortable with the requirements from Fry Fire. Mr. Olmstead stated that he was. Mr. Martzke then asked for speakers.

Mr. Tony Saracino of Sierra Vista spoke, and had a number of questions for Staff regarding specifics of the request. At the direction of Vice Chair Martzke, Mr. Gardner directly answered Mr. Saracino's questions regarding scope of the operation, if full retail sales would be permitted, and how materials would be stored.

Ms. Kathryn Krueger spoke, noting that the current situation was acceptable, but expressed concerns about future operators, floodplain, and waste storage. She stated that a previous

neighbor on another property had illegally stored large amounts of waste oils, and had buried it on the property.

Mr. Jack Cook of Bisbee spoke regarding the proposal.

There being no further speakers, Mr. Martzke asked the Applicant to rebut. Mr. Olmstead addressed to waste issue, stating that he kept the oil in five gallon containers that were taken to be recycled every week. Mr. Martzke then closed the Public Hearing and invited discussion. There being no further discussion, Mr. Martzke asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval with the requested Modifications. Ms. Weissler asked Mr. Hanson if the Authorization could be attached to the Applicant rather than the land. Mr. Hanson was unsure, and stated that he was unaware of any previous cases where this was done. Ms. Weissler asked Staff if an expansion or increase in retail sales would require a Modification to the Special Use. Mr. Gardner stated that this was correct. Mr. Martzke called for a motion. Mr. Gregan made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff. Mr. Brauchla seconded the motion and Mr. Martzke called for a vote. The motion Passed 7-0.

Motion: Motioned to Approve the Docket with Conditions and Modifications recommended by Staff. **Action:** Conditional Approval with Modifications.

Moved by: Mr. Gregan **Seconded by:** Mr. Brauchla

Vote: Motion passed (**Summary:** Yes =7, No =0, Abstain = 0)

Yes:

Mr. Martzke, Ms. Miller, Mr. Brauchla, Mr. Gregan, Ms. Weissler, Mr. Cervantes, and Ms. Edie

No: 0

No: 0

Abstain: 0

Item 3 NOT A PUBLIC HEARING Docket S-12-01 (J-6 Tentative Plat). This request is for approval of a Conservation Subdivision J-6 Ranch, Lots 1-42, Block 1 and Common Areas A, B, and C Subdivision (herein known as J-6 Ranch Lots 1-42) Tentative Plat. The Developer is Easter Mountain Ranch LLC, represented by Mr. Stephan Lenihan. The proposed plat is located approximately three miles south of I-10 on J-6 Ranch Road.

Vice-Chair Martzke called for the Planning Director's report. Planner II Jesse Drake presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Ms. Drake also explained Staff's analysis of the request. She also addressed the rezoning Condition relating to National Forest access. She closed by listing factors in favor for and against approval and invited questions from the Commission. Mr. Gregan asked for clarification regarding the access issue regarding location. Mr. Hanson explained that Staff and Federal Agencies feel like the access is not feasible. Ms. Weissler asked if letters of water adequacy are ever revisited. Ms. Drake noted that they are not. Mr. Martzke asked if the rezoning was in consideration for revocation based on the access condition. Mr. Hanson explained that the condition was due on plat submittal, and was being addressed at this point. There being no further discussion, Mr. Martzke asked the Applicant to make a statement.

Michael Baker from Tucson introduced himself as the project engineer and invited questions. Mr. Gregan asked if right of way had been offered. Mr. Baker stated that the Applicant felt that he had done so, but it was not accepted. He continued by stating that the Applicant felt that the access issue was due at Final Plat rather than Tentative Plat. Ms. Weissler asked if the proposed access dead ended at a roadless area. Mr. Baker stated that the Applicant felt that met the condition as worded. Mr. Gregan asked if there are current forest roads that would connect to the access proposed by Staff. Mr. Gregan and Ms. Miller discussed the intent of the condition.

Mathew Walton from AZ Game and Fish offered his agency's position on the access, noting that there is currently only one legal access to the forest. Mr. Walton noted that the Applicant's proposed access led to a federally mandated roadless area and encouraged full access to the forest. Mr. Gregan asked for clarification of an existing access, which Mr. Walton noted was not a legal access.

Mr. Hanson explained Staff's position that the proposed access was not tenable, and that the issue should not be pushed off until Final Plat.

Mr. Duane Bennett of the Forest Service spoke for his agency, clarifying again that the Applicant's proposed access led to a designated roadless area where new roads cannot be built there without presidential authorization. Mr. Gregan argued that the Applicant's proposal met the letter of the Condition. Ms. Miller argued that the Applicant was not providing access.

Mr. Brauchla made a motion to forward the docket to the Board of Supervisors with a recommendation of approval. Ms. Weissler seconded the motion and Mr. Martzke called for a vote. The motion failed 1-6, with Mr. Gregan voting in favor.

Motion: Motioned to Forward the Plat to the Board with a recommendation of Approval.

Action: Forward to the Board with a recommendation of Approval.

Moved by: Mr. Brauchla **Seconded by:** Ms. Weissler

Vote: Motion failed (**Summary:** Yes = 1, No =6, Abstain = 0)

Yes: Mr. Gregan

No: Mr. Martzke, Ms. Miller, Mr. Brauchla, Ms. Weissler, Mr. Cervantes, and Ms. Edie

Abstain: 0

PLANNING DIRECTOR'S REPORT:

1. One June 1, 2015, Ms. Mary Gomez was appointed as Interim Planning Director. Ms. Gomez is also the Director of Cochise Health and Social Services and will serve in this new role until a permanent Director is brought on board.
2. July's agenda includes a 333 acre rezoning near Willcox Special Uses for another 20 megawatt solar plant and a contract construction facility, and a modification to a Special Use for an expansion of a Residential Care Institution.
3. On May 19th, the Board of Supervisors adopted the new Comprehensive Plan, and overturned your decision on the Medical Marijuana Special Use Authorization for the Crisantes Family.

CALL TO COMMISSIONERS ON RECENT MATTERS:

Ms. Weissler and Mr. Cervantes stated that they would be absent at the July meeting.

ADJOURNMENT – Ms. Edie moved to adjourn, Mr. Martzke seconded, and the meeting was adjourned at 5:35 pm.



Cochise County
Community Development
 Planning, Zoning and Building Safety Division

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

TO: Cochise County Planning and Zoning Commission
FROM: Jesse Drake, Planner II JD
For: Mary Gomez, Interim Planning Director
DATE: June 25, 2015 for the July 8, 2015 Meeting
SUBJECT: S-08-02 (Red Hawk III, Unit IV) Subdivision Tentative Plat Extension request

I. REQUEST FOR TENTATIVE PLAT EXTENSION

This request is for approval of a one-year extension, to March 24, 2016, for the Red Hawk III, Unit IV Subdivision Tentative Plat (APN 124-01-013F), a 99-lot subdivision south of Interstate 10, west of Benson. This Tentative Plat was originally approved by the Board of Supervisors on March 24, 2009. The Subdivision has since been granted annual conditional extensions. The latest extension expired on March 24, 2015. The Developer is Thunder Ranch Estates Unit IV, LLC, represented by Mr. Jim Vermilyea. The Project Engineer is Mr. Arden Ranshaw representing Morrison Maierle, Inc.

II. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Subdivision Size: 309.58 acres
 Zoning: SR-87 (minimum lot size 2 acres)
 Growth Area: D-Rural
 Comprehensive Plan Designation: D-Rural
 Area Plan: None
 Existing Use: Vacant 99 lot subdivision
 Flood Zone: X

Zoning/Use of Surrounding Properties

Relation to Subject Subdivision	Zoning District	Use of Property
North	SR-87	Red Hawk II Subdivision
South	RU-4	Vacant
East	RU-4	Vacant
West	RU-4	Pima County

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

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

III. SUBDIVISION HISTORY

March 24, 2009 – Board of Supervisors conditionally approves the Tentative Plat for Red Hawk III, Unit IV, a two-year approval.

March 24, 2011 – First approval expires: developer receives a one-year administrative conditional extension to 3/24/2012.

March 24, 2012 – Administratively approved conditional extension expires.

October 2013 – Planning and Zoning Commission approves a second retroactive one-year conditional extension for 2013 and an additional fourth one-year conditional extension to March 24, 2014.

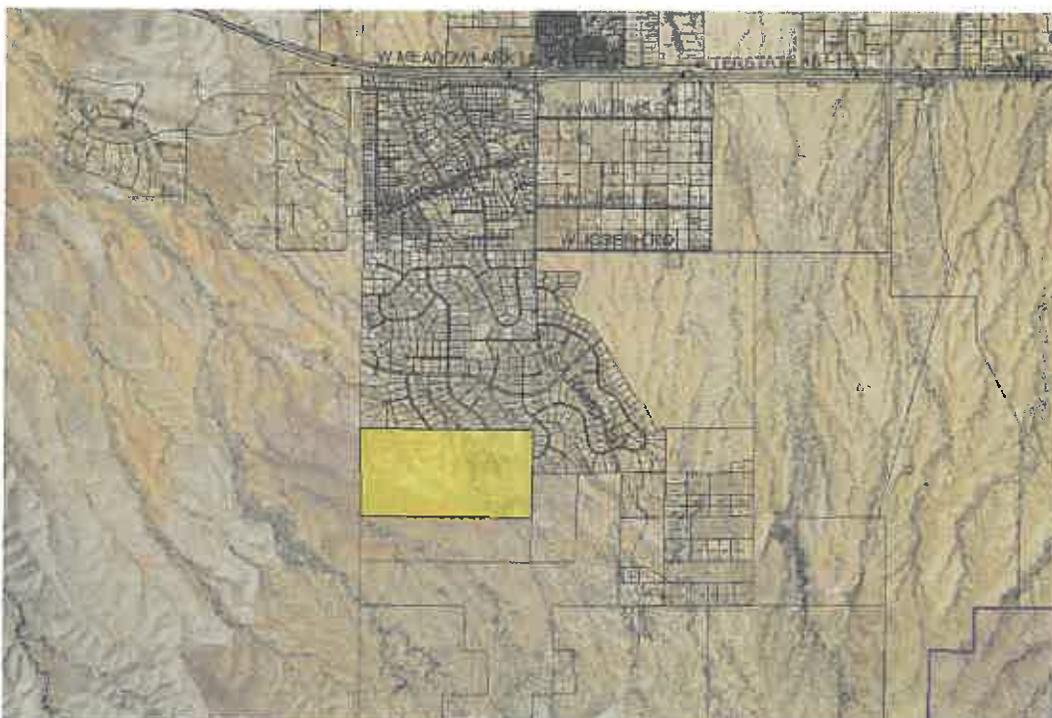
June 11, 2014 – Fourth extension expires; Planning and Zoning Commission approves a fifth conditional extension to March 24, 2015.

March 24, 2015 – Fifth extension expires.

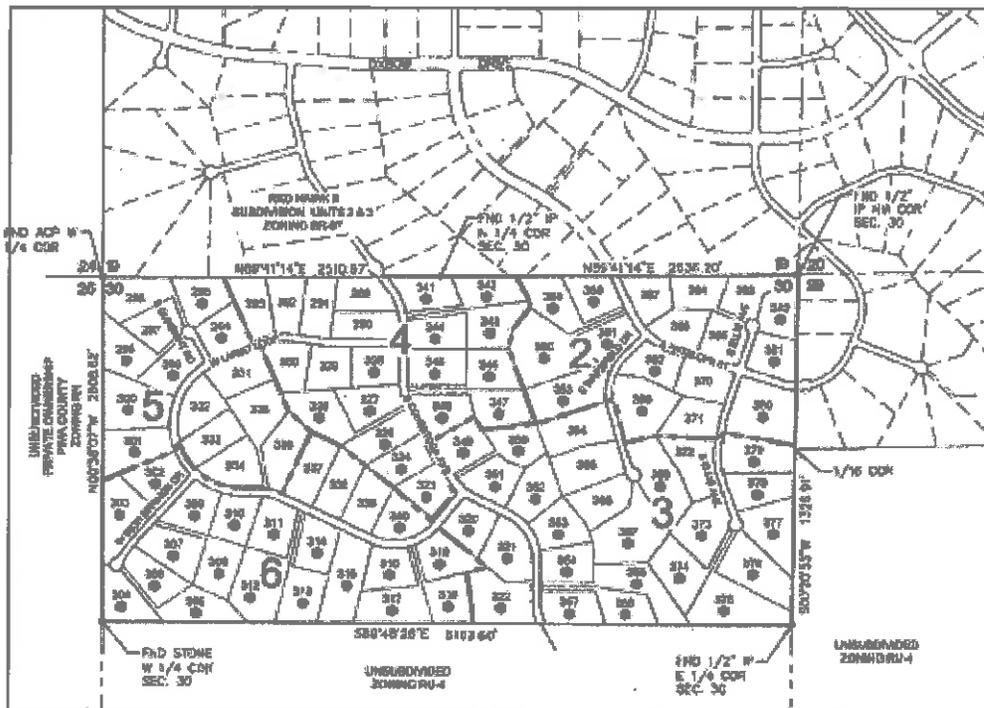
IV. NATURE OF REQUEST

The Developer, Mr. Jim Vermilyea is requesting a one-year extension of the Tentative Plat for Red Hawk III, Unit IV, a 99-lot residential subdivision located on 309.58 acres, zoned SR-2 (Single Household Residential; one dwelling unit per two acres). He feels that the project is still viable when the time is right and the company does not want to waste time and money that has been spent. The lots range in size from 2.38 acres to 5.54 acres. The parcel (124-01-013F) is located two miles south of Interstate 10 in Benson, at the Pima County line. Should the Planning and Zoning Commission grant the current request, staff recommends that all Conditions of Approval from the original 2009 Tentative Plat approval continue to be applied to this extension request.

The Cochise County Comprehensive Plan’s Land Use Element encourages subdivisions as the preferred method to encourage regulated growth as opposed to unregulated wildcat land divisions or spot zonings that create non-cohesive land use areas.



Location Map



Plat Map, sheet one

The Comprehensive Plan’s Transportation Element encourages interconnectedness of the roadway system with adjacent development which is provided in Red Hawk III, Unit IV as seen in the site plan above.

Additionally the tentative plat is in conformance with the purpose and requirements as identified in the Cochise County subdivision regulations.

V. SUMMARY AND CONCLUSION

The developer is requesting approval of a one-year extension, to March 24, 2016, for the Red Hawk III, Unit IV Subdivision Tentative Plat originally approved by the Board of Supervisors on March 24, 2009. The developer has not begun construction, but has been previously granted several annual conditional extensions. The latest extension expired on March 24, 2015.

Factors in Favor of Approval

1. The tentative plat is consistent with the applicable Elements of the Comprehensive Plan;
2. The subdivision would provide for orderly growth and adequate traffic circulation which are part of the Purpose of the Subdivision Regulations;
3. The subdivision is part of a phased project;
4. At build-out the project would provide housing close to the Interstate system; and
5. Staff has received no letters in opposition.

Factors Against Approval

1. The subdivision will increase density in a very low density part of the County; and
2. The subdivision will increase the number of miles in the County-maintained road system.

VI. RECOMMENDATION

Due to the Factors in Favor, staff recommends **conditional approval** of a one-year time extension for the Red Hawk III, Unit IV Tentative Plat, to expire on March 24, 2016; the Conditions to be the same as for the original Tentative Plat approval on March 24, 2009.

Suggested Motion: *Mr. Chairman, I move to conditionally approve a one-year time extension for the Red Hawk 3, Unit 4 Subdivision Tentative Plat, Docket S-08-02, with a new expiration date of March 24, 2016, and with the same Conditions as the March 24, 2009 approval of the Tentative Plat.*

VII. ATTACHMENTS

- A. Red Hawk III, Unit IV Tentative Plat Sheet 1
- B. Extension request letter

TENTATIVE PLAT OF REDHAWK III SUBDIVISION UNIT IV LOTS 289-387

BEING THE NORTH HALF OF SECTION 30,
TOWNSHIP 17 S, RANGE 19 E,
GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY ARIZONA

METES & BOUNDS

LOTS 1 AND 2, THE EAST HALF OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST, TOGETHER WITH A PORTION OF SECTIONS 30 AND 28, TOWNSHIP 17 SOUTH, RANGE 19 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCED AT THE NORTHWEST CORNER OF SECTION 30 BEING THE TRUE TRUCE NORTH 89°41'14" EAST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 2,510.67 FEET TO THE N 1/4 CORNER OF SECTION 28;

THENCE CONTAINING ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 2,144.20 FEET;

THENCE SOUTH 87°29'53" WEST, A DISTANCE OF 2,663.62 FEET;

THENCE SOUTH 89°42'20" EAST, A DISTANCE OF 5,103.00 FEET;

THENCE NORTH 07°07'57" WEST, A DISTANCE OF 2,808.42 FEET TO THE POINT OF BEGINNING.

COCHISE COUNTY 304 PHONO. NO. 124-41-0132.

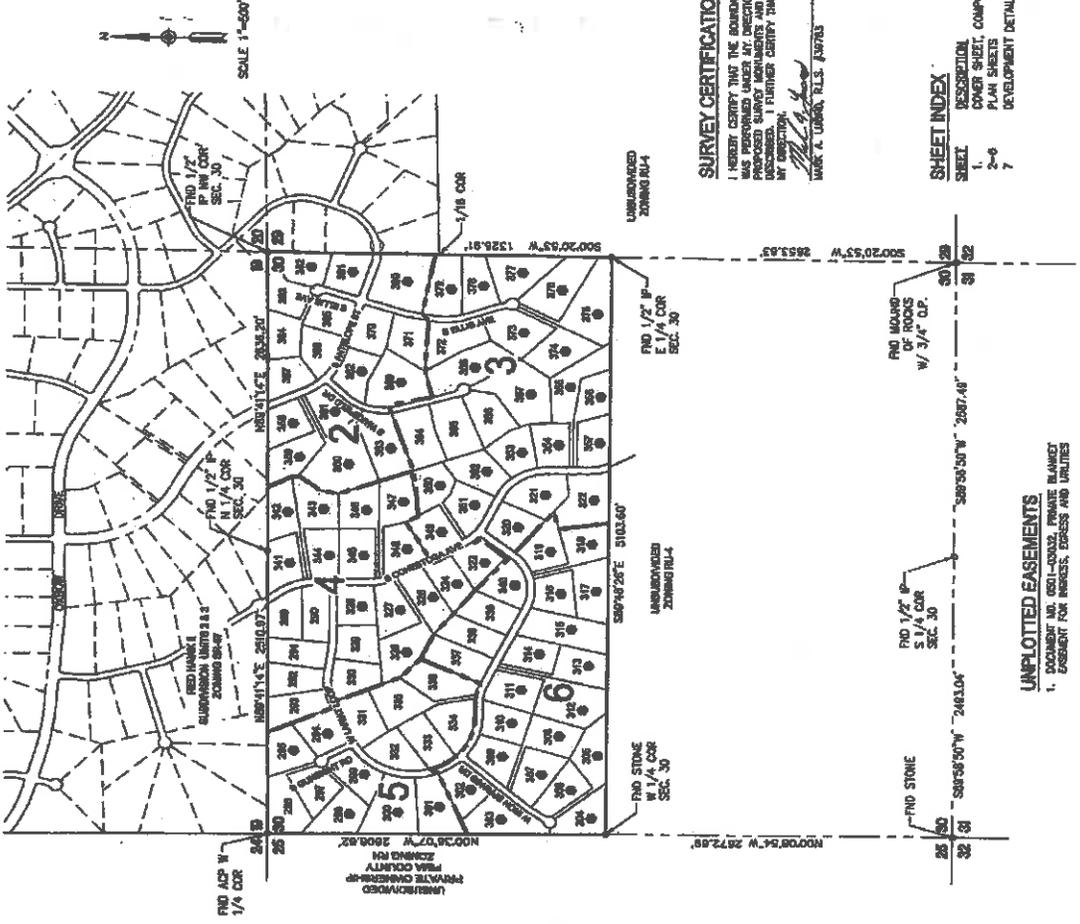
GENERAL NOTES

- THIS SUBDIVISION AND PUBLIC STREETS THAT ARE MAINTAINED BY COCHISE COUNTY, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION ACT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ACT, COUNTY HIGHWAY AND FLOODPLAIN ROAD DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE MINIMUM FLOOR ELEVATIONS INCLUDING BASEMENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOD PROTECTION ELEVATION. NO DRAINAGE SHALL BE CREDITED IN SUCH A WAY AS TO EXCEED THE DESIGN FLOOD. THE DESIGN FLOOD SHALL BE DETERMINED BY THE HYDROLOGY AND FLOODPLAIN STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE COCHISE COUNTY HIGHWAY AND FLOODPLAIN DEPARTMENT.
- LOTS, TRACES, CONSERVATION AREAS AND COMMON AREAS CANNOT BE FURTHER SUBDIVIDED.
- THE HYDROLOGY AND CLIMATE DATA HAVE BEEN DESIGNED TO PASS THE ONE-HUNDRED (100) YEAR STORM SO THAT IT DEPOSITS TRACES (12) HIGHER OR LESS OF WATER ACROSS ANY ROAD.
- INDIVIDUAL SEWER, DRAINAGE, SYSTEMS ARE PROPOSED SPECIFIC TO EACH LOT AND LEACH FIELD. PRIOR TO CONSTRUCTION, INDIVIDUAL PERCOLATION OR SOIL EVALUATIONS WILL BE REQUIRED FOR ALL LOTS. A MINIMUM ONE-HUNDRED (100) FOOT SETBACK IS REQUIRED FROM ALL WELLS AND TRU 303, 367 THRU 302 AND 373 THRU 302 WILL REQUIRE SEWER, LEACH FIELD, AND OTHER THAN CONVENTIONAL LEACH FIELD SYSTEMS. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF ANY ALTERNATIVE SYSTEMS.
- FIRE PROTECTION WILL BE PROVIDED BY THE MESCAL VOLUNTEER FIRE DEPARTMENT.
- DUST AND EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING AND POST-CONSTRUCTION AND SHALL COMPLY WITH THE COCHISE COUNTY LAND CLEARING ORDINANCE.
- IT IS THE SUBDIVIDER'S RESPONSIBILITY TO OBTAIN ANY ADDITIONAL STATE OR FEDERAL PERMITS.
- ZONING IS AND SHALL REMAIN SR-87. MINIMUM LOT SIZE IS 2 ACRES. NO OTHER SPLITS WILL BE ALLOWED.
- THE TOTAL LENGTH OF PROPOSED STREETS IS 2.5 MILES.
- THE TOTAL AREA OF THIS SUBDIVISION IS 300.58 ACRES.
- THE NUMBER OF LOTS IS 94. THE AVERAGE LOT SIZE IS 2.87 ACRES.
- STRUCTURES WITHIN 100-YR FLOODWAYS, BUT LOCATED OUTSIDE THE EROSION HAZARD SETBACK REQUIRE A FLOODPLAIN USE PERMIT. THE LOWEST FINISHED FLOOR OF ANY PERMANENT STRUCTURE'S SHALL BE AT LEAST ONE FOOT ABOVE THE HIGHEST ADJACENT FLOODPROTECTION DRAINAGE.
- THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 19, SAID BEARING BEING NORTH 87° 12' 23" EAST.
- THE BASIS OF ELEVATION IS A SURVEY MONUMENT LOCATED AT THE CENTER OF THE INTERSECTION OF DEER RUN ROAD AND J-3 RANCH ROAD SAID ELEVATION BEING 4933.68, ADJUST UTM.
- CONVERSION FACTOR TO HAZARD FOR THIS PROJECT IS 2.75 FT. AT LATITUDE 31°56'30.0", LONGITUDE 110°29'10".
- POTABLE WATER WILL BE PROVIDED BY DUPRITA WATER COMPANY. SEE THE COARTS FOR WATER USE REQUIREMENTS.
- WATER CONSERVATION MEASURES INCLUDING PRESERVATION OF UNDEVELOPED NATURAL AREA WITHIN EACH LOT, LIMITED ALLOWANCE OF NON-DECKLET TOILETS, TUBS AND LIMITED SIZE OF POOLS AND WATER FEATURES, INCLUDED IN THE COARTS FOR THE SUBDIVISION.
- A HOMEOWNERS ASSOCIATION WILL BE FORMED, AND SAID ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STRUCTURES TO INCLUDE EROSION CONTROL MEASURES. THE ASSOCIATION WILL BE AUTHORIZED TO PREVENT THE CREATION OF PUBLIC HAZARDS OR HEALTH HAZARDS SUCH AS MOSQUITO BREEDING.
- THE UNAPPORTED BLANKET INTERESTS/EASEMENTS/UTILITY EASEMENTS RECORDED AS DOCUMENTS NO. 0581-00002 AND 0581-00033 WILL BE ABANDONED WITH THE FILING OF THE FINAL PLAT.



NORTH 1/2 SECTION 30 TOWNSHIP 17 S, RANGE 19 E, COCHISE COUNTY, AZ

THIS PROJECT



LEGEND

- 2880 --- EXISTING CONTOUR
- 2880 --- SIGHT VISIBILITY TRIANGLE SEE UTL
- NEW ASPHALT PAVEMENT
- SUBDIVISION BOUNDARY
- ROADWAY CENTERLINE
- MATCHLINE
- EASEMENT LINE
- 100 YEAR FLOOD PLAIN
- EROSION HAZARD SETBACK
- RIGHT OF WAY
- LOT LINE
- OTF
- PROPOSED PERCOLATION TEST PIT LOCATIONS
- IDENTIFIES LOTS THAT WILL ASSUME ALTERNATIVE SEPTIC TREATMENT SYSTEMS
- BSM FOR COCHISE COUNTY, AZ STD. SET. 12A, TYPE 70.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL DISTANCES AND BEARINGS WERE MEASURED AND CORRECTED FOR CURVATURE OF THE EARTH. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION.

MARK A. LUKAS, R.L.S., SURV. AZ 1247



RECEIVED
FEB 20 2009

SHEET INDEX

SHEET	DESCRIPTION
1	CORNER SHEET, COMPOSITE MAP AND NOTES
2-6	PLAN SHEETS
7	DEVELOPMENT DETAIL SHEET

OWNER

TITLE SECURITY AGENCY OF ARIZONA
AN ARIZONA CORPORATION AS
TRUSTEE UNDER TRUST NO. 984, ONLY
AND NOT IN ITS CORPORATE CAPACITY

DEVELOPER

TRUNKER RANCH ESTATES UNIT IV, LLC
2800 N HOLS RD.
SUITE 120 TUCSON, AZ
ATTN: JIM VERMILYEA
(520) 885-1086

TENTATIVE PLAT

RED HAWK III SUBDIVISION UNIT IV
LOTS 289-387

COCHISE COUNTY

ARIZONA

1 of 7



NO.	DESCRIPTION	DATE	BY

ATTACHMENT A

THUNDER RANCH ESTATES UNIT III
2850 E SKYLINE DRIVE, SUITE 100
TUCSON, ARIZONA 85718
(520) 544-5610

March 26, 2015

Beverly J Wilson
Planning, Zoning and Building Safety Division
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, AZ 85603

Dear Beverly,

We would like to extend the tentative plat approval on the Red Hawk III project. Please find enclosed a check for the required fee to do so.

Thank you for your attention in this matter.

Regards,


Jim Vermilyea
Red Hawk@ J-Six Ranch

Drake, Jesse

From: Jim Vermilyea [jvermilyea@earthlink.net]
Sent: Monday, June 29, 2015 1:57 PM
To: Drake, Jesse
Subject: Red Hawk III

Jesse,

We still feel that the proposed plan for Unit III is a viable project when the time is right and we do not wish to waste the time and money that's already been spent when the time comes to move forward, therefore we wish to extend the Tentative Plat.

sincerely,

Jim Vermilyea

COCHISE COUNTY
MAR 30 2015
PLANNING

ATTACHMENTS



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I *(PAG)*
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket Z-15-04 (Klump)
DATE: June 25, 2015 for the July 8, 2015 Meeting

APPLICATION FOR A REZONING

The Applicant has requested a rezoning from SR-8 (Single-Household Residential, one dwelling per 8,000-square feet) to LI (Light Industry). The subject parcel is approximately 330-acres in size. The rezoning is to facilitate the construction of a Marble Cutting Plant, and other future commercial or industrial development. The subject parcel, 203-12-015, is located between S. Haskell Ave and S. Railroad Ave in Willcox, AZ, directly west of incorporated City Limits. The Applicant is Klump Ranches, LLC.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 333.30 Acres
 Zoning: SR-8 (Single Family Residential, one dwelling per 8,000 square-feet)
 Growth Area: Community Growth Area
 Comprehensive Plan Designation: B-Developing
 Area Plan: None
 Existing Uses: Vacant
 Proposed Uses: Marble Cutting Plant (Manufacturing)

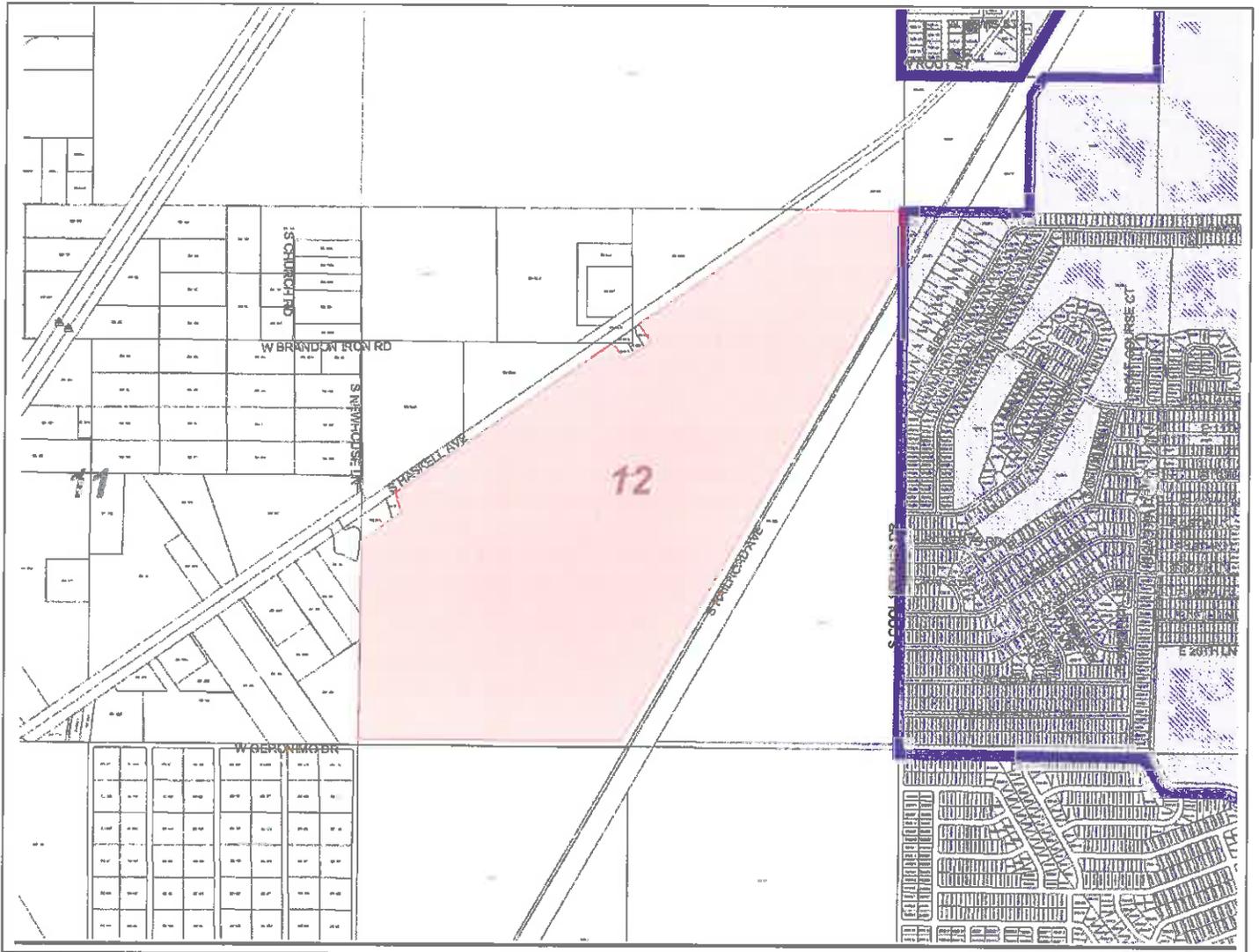
Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	SR-48/GB/State Highway	Vacant/Bar & RV Park/S. Haskell Ave.
South	SR-8/County Maintained Road	Vacant/W. Geronimo Trail

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

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

East	SR-8/County Maintained Road	Vacant/S. Railroad Ave.
West	GB	Mobile Home & RV Park/Vacant



Above: Location map. Purple shaded area is Incorporated Willcox.

II. PARCEL HISTORY

None

III. NATURE OF REQUEST

The Applicant is requesting a change of zoning from SR-8 (Single Family Residential, one dwelling per 8,000 square-feet) to LI (Light Industrial) to allow a Manufacturing Land Use to construct a Marble Cutting plant.

IV. ANALYSIS OF IMPACTS

Mandatory Compliance

The subject property lies within a Category B–Developing Area. Section 402 of the Zoning Regulations allows owners of property lying within Developing areas to seek an LI zoning designation

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides a list of fifteen factors with which to evaluate Rezoning applications. Staff uses these factors to help determine the suitability of a given request, whether to recommend approval for a rezoning, as well as to determine what Conditions and/or Modifications may be needed.

Thirteen of the fifteen factors apply to this request. The project, complies with twelve of those thirteen factors. The two remaining factors are not applicable to this application.

1. Provides an Adequate Land Use/Concept Plan: Complies

While very basic, the submitted concept plan shows the area to be used for the proposed Plant, as well as the areas left for future light industrial or commercial development.

2. Compliance with the Applicable Site Development Standards: Complies

The property meets all site development standards in the LI zoning district.

3. Adjacent Districts Remain Capable of Development: Complies

The proposed rezoning would not affect the development prospects of any neighboring property.

4. Limitation on Creation of Nonconforming Uses: Complies

The proposal would not create any non-conforming land uses.

5. Compatibility with Existing Development: Complies

The area is characterized by scattered development with large tracts of open land. The immediately adjacent developed areas are all commercial uses.

6. Rezoning to More Intense Districts: Complies

The site offers ample area to provide any necessary buffers to the large non-developed residentially zoned properties.

7. Adequate Services and Infrastructure: Complies

All necessary infrastructure is available at this time.

8. Traffic Circulation Criteria: Complies

The site takes access directly from an ADOT highway. As construction permits are issued, transportation analysis may be required, but the existing transportation infrastructure is sufficient. If the rezoning is denied, the site would remain eligible for residential development totaling 1,841 homes, which would far exceed any traffic generated by the proposed use.

9. Development Along Major Streets: Complies

The site takes access from an ADOT highway, and one access is being proposed for the plant. Future development may require additional access points, which the approximately 4,900 feet of frontage on S. Haskell Avenue and approximately 5,500 feet of frontage on S. Railroad Avenue will support.

10. Infill: Does Not Comply

This Factor encourages rezoning requests to GB, LI or HI to areas designated as Enterprise or Enterprise Redevelopment to discourage sprawl and incompatible land uses. This request does abut General Business zoning districts and commercial land uses, but is in an area marked Developing. While this designation does permit the LI zoning, it is not encouraged.

11. Unique Topographic Features: Complies

There are no exceptional topographic features warranting consideration on or near the site.

12. Water Conservation: Complies

The proposed use, while increasing water usage over the nonexistent current usage, is likely to use less water than the 1,841 homes that could be built on this parcel under the current zoning.

13. Public Input: Complies

The Applicant completed the Citizen Review process, and received no responses. Staff posted the property on June 23, 2015, and published a legal notice in the Bisbee Observer on June 18, 2015. The Department also mailed notices to property owners within 1,000-feet of the site. To date, staff has not received any statements for or against the request.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed as part of the development plan.

15. Compliance with Area Plan: Not Applicable

There is no area plan in place.



Above: Looking southeast across the property.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

None required or requested.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within 1,000-feet of the subject property. Staff posted the property on June 23, 2015 and published a legal notice in the *Bisbee Observer* on June 18, 2015. In response to applicant and County mailings, the Planning Department received one letter in support of the request.

VII. SUMMARY AND CONCLUSION

This request is for a rezoning from a dense, single family residential zoning to Light Industry, with near-term plans to construct a marble cutting plant. The request complies with all but one of the applicable factors which Staff uses to analyze such requests. The noncompliant factor pertains to infill and the

direction of commercial and industrial uses to areas where such uses already exist. This rezoning would abut existing commercially zoned and developed parcels, therefore meeting the intent of the factor.

Factors in Favor of Approving the Special Use

1. The request complies with twelve of the thirteen applicable Rezoning factors used by staff to analyze this request;
2. The Cochise County Comprehensive Plan encourages locating commercial and industrial development near existing development with supporting infrastructure; and
3. One letter of support been received.

Factor Against Allowing the Special Use

1. The request does not comply with one of the thirteen applicable Rezoning factors used by Staff to analyze this request.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding the docket to the Board of Supervisors with a recommendation of **Conditional Approval**, subject to the following Conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

Sample Motion: *Mr. Chairman, I move to forward Docket Z-15-04 to the Board of Supervisors with a recommendation of Approval, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Site Plan
- C. Ciitizen Comment

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:

- Copy of deed of ownership: _____
- Copy of title report: _____
- Copy of tax notice: _____
- Other, list: Property Profile _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes _____ No X _____

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes _____ No X

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: SR-8

14. Indicate proposed Zoning District for Property: LI

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: B (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: Develop (A County planner can provide this information.)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: Windmill

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: _____

Marble Processing Plant

19. Are there any deed restrictions or private covenants in effect for this property?

- No X Yes _____
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes _____ No _____
- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

Haskell Ave.

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? ADOT Approach

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 1

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	<u>Self</u>	
Sewer/Septic	<u>Self</u>	
Electricity	<u>SSVEC</u>	
Natural Gas	<u>SW Gas</u>	
Telephone	<u>Century Link</u>	
Fire Protection	<u>Self</u>	

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

This location is next to a concrete batch plant which is similar in use. It is along a business loop that is used for similar purposes.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature:  for Klump Ranches LLC.

Date: 4/29/15



Mail:
P.O. Box 448
Bowie, AZ 85605

(520)-384-3622
(520)-384-3622(fax)
klumpranches@gmail.com

Office:
920 S. Haskell
Willcox, Az. 85643

May 4, 2015

Dear Neighbor,

This letter is to inform you of our plans to re-zone Parcel Number 203-12-015, located just south of Willcox, AZ, along the business loop. We are doing this in anticipation of building a Marble Processing Plant. We do not foresee any negative effects on our neighbors, but would like to give you the opportunity to express your concerns, if any. We can be reached at the above mailing address.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Klump", is written over the printed name.

Matt Klump

Special Use Docket Z-15-04 (Klump)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

Brings Jobs to the Area. Only concern is treatment of water needed for the storm gutters & parking. Water structure studies on the effects of traffic and road usage.

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Douglas Grasher

SIGNATURE(S): Douglas W. Grasher

YOUR TAX PARCEL NUMBER: lot # 6289 Tweed Lakes County, Clark Unit 12 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, June 24, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by July 7, 2015 to have your support or non-support verbally noted at the meeting. You may also personally make a statement at the public hearing on July 8, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket SU-15-11 (Dickamore)
DATE: June 25, 2015 for the July 8, 2015 Meeting

APPLICATION FOR A SPECIAL USE AUTHORIZATION

The Applicant is requesting a Special Use authorization to approve a Contract Construction Service at an R-36, Residential zoned property. The proposed use is considered a Special Use in R-36 Zoning Districts under Section 707.18 of the Zoning Regulations. The subject parcel, APN 104-05-003F is located at 7101 S. Dos Amigos Lane in Hereford, AZ. The Applicant is Dale Dickamore.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 3.66-acres
 Zoning: R-36 (Residential; one dwelling per 36,000 square-feet)
 Growth Area: Community Growth Area
 Comprehensive Plan Designation: B-Developing
 Area Plan: None
 Flood Zone: X&D
 Existing Uses: Office Building
 Proposed Uses: Contract Construction Office and Storage

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Single Family Residence
South	County Maintained Road/MH-72	E. Hereford Road/Single Family Residences
East	County Maintained /Non-Maintained Roads/R-36	S. Janice Lane/S. Edward V Drive/Single Family Residences
West	Non-Maintained Road/R-36	S. Dos Amigos Lane/Junkyard

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

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

A. Compliance with Duly Adopted Plans: Complies

The project supports the goals of the Cochise County Comprehensive Plan including goals in the Economic Development and Land Use Elements. The Economic Development element supports entrepreneurship and small business and includes a policy encouraging development near infrastructure, which this proposal meets. The Land Use Element encourages "an efficient provision of services and facilities within each zoning district." This proposal also infills an existing commercial structure rather than building a new one.

B. Compliance with the Zoning District Purpose Statement: Complies

While Section 701 of the Zoning Regulations is silent on non-residential uses in the Residential zoning districts, such uses are clearly anticipated as there are a number of permitted Special Uses in the district, and the site development standards explicitly regulate commercial activity in the district. This proposal is a relatively low impact commercial use that would provide office space for an existing local business.

C. Development Along Major Streets: Complies

The property takes access directly from S. Dos Amigos Lane, a non-maintained road, via E. Hereford Road, a public, county maintained arterial road.

D. Traffic Circulation Factors: Complies

No new access points are being proposed, and the traffic generated will not impact E. Hereford Road, and a private maintenance agreement will be required for the portion of S. Dos Amigos Lane to the applicant's driveway.

E. Adequate Services and Infrastructure: Complies

The project site is served by existing utilities. The site has a septic system for waste disposal. The parcel is in the Fry Fire District, and the district is comfortable with the request. The site is accessed via an arterial county maintained road and is linked to a small non maintained road which serves as the main access point to the property

F. Significant Site Development Standards: Complies with Modification

The project will be using an existing structure, and the existing driving and parking surfaces. Therefore, the Applicant is requesting waivers to use the existing native parking and driving surfaces as-is.

G. Public Input: Complies

The Applicant sent letters to property owners within 1,000-feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced no responses from neighboring property owners.

H. Hazardous Materials: Not Applicable

The Applicant states that there will be no hazardous material on site.

I. Off-Site Impacts: Complies.

The work takes place inside the existing structure, with brief periods of traffic outside of the building. The business will be in operation during normal business hours, Monday through Friday from 9 AM to 5 PM, which will limit the time when any noise will be occurring.

J. Water Conservation: Complies.

The project is located within the Sierra Vista Subwatershed area, and will comply with all applicable requirements. No significant increase in water usage over the existing residential usage is expected.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The Applicant has requested that the Commission allow the existing native driveway and parking area, to be used as-is.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within 1,000-feet of the subject property. Staff posted the property on June 23, 2015 and published a legal notice in the *Bisbee Observer* on June 18, 2015. In response to County mailings, the Planning Department received a total of three letters, one in opposition, and two in support of the request.



Above: Site conditions including existing non permitted access onto E. Hereford Road.

VII. SUMMARY AND CONCLUSION

The proposed use will serve the local community by providing repair and maintenance to equipment necessary for rural living. The scope of the business is not expected to create any negative impacts upon neighboring property owners, and is located off of a major street well able to accommodate any increase in traffic. Both the Zoning Regulations and the Comprehensive Plan support the request, as do several neighbors.

Factors in Favor of Approving the Special Use

1. With the requested Modifications, the request complies with all of the nine applicable Special Use factors used by staff to analyze this request; and
2. The Comprehensive Plan encourages supporting entrepreneurship and small business; and
3. The Comprehensive Plan encourages infill business as opposed to new construction when possible; and

4. Two letters of support have been received from a neighboring property owner.

Factor Against Allowing the Special Use

One letter of opposition from a neighboring property owner has been received.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** with the requested Modification to site development standards, subject to the following Conditions:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards, except as modified, and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Sample Motion: *Mr. Chairman, I move to Conditionally Approve Docket SU-15-11, with the Conditions of Approval and Modifications recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Site plan
- C. Citizen Comment

50-15-11



COCHISE COUNTY

MAY 29 2015

**COCHISE COUNTY
COMMUNITY DEVELOPMENT**

"Public Programs...Personal Service"

PLANNING

**COCHISE COUNTY PLANNING DEPARTMENT
COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER 104-05-003F

APPLICANT Date Dickamore

ADDRESS 7101 S. Dos Amigos Ln.

CONTACT TELEPHONE NUMBER 520-266-2028

EMAIL ADDRESS: dickamore50@hotmail.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) Windy Neal, Etal.

ADDRESS 307 County Rd. 3273
Quitman, TX 75783

DATE SUBMITTED 5-29-15

Special Use Permit Public Hearing Fee (if applicable)	\$ _____
Building/Use Permit Fee	\$ _____
Total paid	\$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (Please note that **nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.**)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

25 A

6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property? Storage
2. What is the proposed use or improvement? office & storage
3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? Minor Traffic
4. Describe all intermediate and final products/services that will be produced/offered/sold.
office support for Whetstone Const.

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

Elect., Insulation, Drywall, Paint Floor Covering

6. Will the project be constructed/completed within one year or phased? One Year
 Phased ___ if phased, describe the phases and depict on the site plan.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: M-F Hours (from 7 AM to 5 PM)

B. Number of employees: Initially: 2 Future:
 Number per shift Seasonal changes NA

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site. 5-10 vehicles

(2) Total trucks (e.g., by type, number of wheels, or weight) one Box truck 6 wheels an occasional Delivery Truck

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site? East & West on Hereford Rd.

(4) If more than one direction, estimate the percentage that travel in each direction 50-50

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest M-F in mornings

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day _____ per year _____

Will you use a septic system? Yes No ___ If yes, is the septic tank system existing?

Yes ___ No Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes No ___ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached _____ NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Southern Sunrise	Set meter Liberty Water
Sewer/Septic	In	Install septic system
Electricity	SSVEC	
Natural Gas	N/A	
Telephone	Century Link	
Fire Protection	Fly Fire -	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

Parking -

2. Will outdoor storage of equipment, materials or products be needed? Yes No ___ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. Minimal, can screen with fence -

3. Will any noise be produced that can be heard on neighboring properties? Yes ___ No if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties? _____

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No If yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? _____

5. Will odors be created? Yes ___ No If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? _____

6. Will any activities attract pests, such as flies? Yes ___ No If yes, what measures will be taken to prevent a nuisance on neighboring properties? _____

7. Will outdoor lighting be used? Yes No ___ If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes ___ No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ___ No If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?
Yes ___ No

If yes, will storm water be directed into the public right-of-way? Yes ___ No

Will washes be improved with culverts, bank protection, crossings or other means?
Yes ___ No

If yes to any of these questions, describe and/or show on the site plan.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other) Repair Chip Seal.

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes ___ No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

N/A

2. How many acres will be cleared? _____
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) _____

N/A

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Dale Dickamore

Print Applicant's Name Dale Dickamore

Date signed 5-29-15

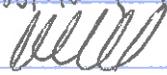
To Whom it may concern,

2-2-15

I Windy Neal am aware and give my permission
for Dale Dickamore to Rezone parcel 104-05-603A.
To be rezoned to General Business for the
purpose of opening a Cabinet shop.
(Construction Related Services)

Sincerely

Windy Neal.

 2.3.15

April 7, 2015

From: Dale Dickamore
7101 S Dos Amigos Lane
Hereford, AZ 85615

Dear Neighbor,

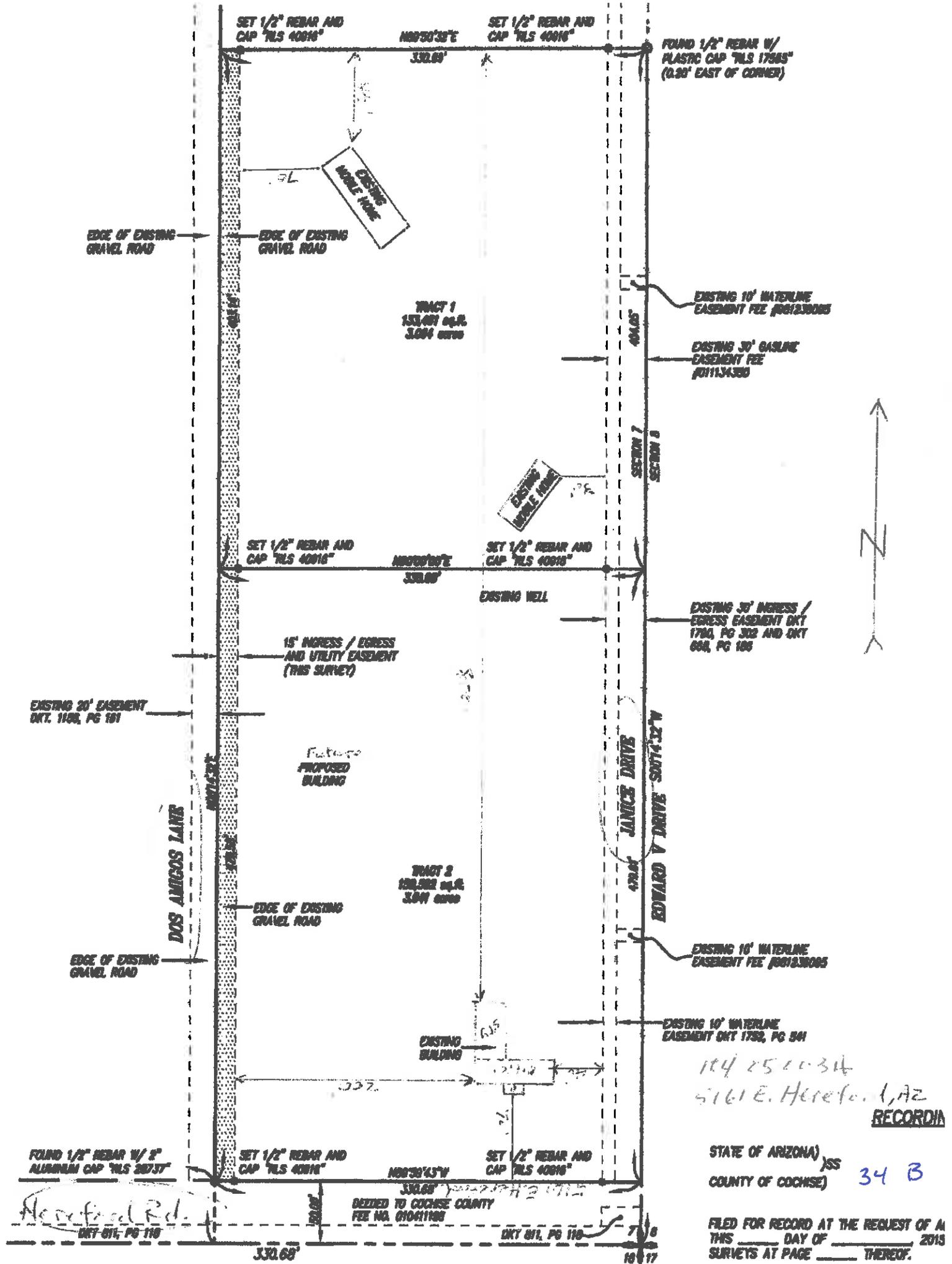
I, Dale Dickamore, have 6.8 acres with approximately 330' of frontage on Hereford Road between S Dos Amigos Ln and S Edward V Drive (adjacent to M&R Used Auto Parts). I recently sent you a letter in regards to my plans to rezone the property from R-36 to GB (General Business) which allows contract construction services. Instead of rezoning the entire property, we are instead applying for a **Special Use Permit** to convert the building at 5161 E Hereford Road (formerly Cochise Water Building) to a cabinet shop for building custom cabinets.

To answer any questions and address any concerns, we are holding an open house at the above mentioned building on Friday, April 17, 2015 from 1-3 p.m. We look forward to you stopping in and visiting with us. If you are unable to attend the open house, you can submit your comments in writing to me at 7101 S Dos Amigos Lane, Hereford, AZ 85615, or via email at dickamore50@hotmail.com, on or before April 17, 2015. Please include your address or parcel number on any correspondence. Thank you.

Sincerely,



Dale Dickamore



104 25 00 34
5161 E. Hereford, AZ
RECORDIA

STATE OF ARIZONA)
COUNTY OF COCHISE)
34 B

FILED FOR RECORD AT THE REQUEST OF A
THIS _____ DAY OF _____ 2013
SURVEYS AT PAGE _____ THEREOF.

Hereford, Ariz.
DKT 811, PG 110

DKT 811, PG 110
7/18
10/17

Gardner, Peter B

From: joseph menafro [jmenafro@q.com]
Sent: Monday, June 22, 2015 7:25 PM
To: Gardner, Peter B
Subject: Docket SU-15-11 Dickamore

Dear Mr. Gardner

We Joseph and Mary Menafro do not support this request. This person has been trying to get approval to start using this property for various reasons. If you were to look at the mobile home on the property behind this building, it's condition, the grounds around it and the trash their you would agree with us that this person is not reliable and his previous promises to clean up the property have not been kept. He continually brings trash from his landscaping business to this property than burns it without the proper permits required. We do not trust this person or his intentions.

Thank you

Joseph and Mary Menafro

Special Use Docket SU-15-11 (Dickamore)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Mr Dickamore has done his best to accommodate us.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): *Shirley L. Fogle & William E Fogle*

SIGNATURE(S): *Shirley L. Fogle*
William E Fogle

YOUR TAX PARCEL NUMBER: 104-07-163 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, June 24, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by July 7, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on July 8, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Special Use Docket SU-15-11 (Dickamore)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I admire Mr. Dickamore's hopes and
ambition. It is not ~~an~~ an easy task
in this day's age -

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Ceprude P. Coulthart

SIGNATURE(S):

Ceprude P. Coulthart

YOUR TAX PARCEL NUMBER:

10410-064A
104-10-069-0

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, June 24, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by July 7, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on July 8, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Jesse Drake, Planner II JD
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket SU-15-10 (Red Horse III)
DATE: June 24, 2015 for the July 8, 2015 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use a Special Use authorization to approve a 30MW expansion of the Red Horse solar facility adjacent to the existing solar facility. The project will include new transmission lines to the existing substation. The project is located on private, RU-4 zoned property and State Land.

The project includes, APN 209-56-004C, 209-56-008C, 209-56-008D of Sections 25, 26, 35 and 36 of Township 13 South, Range 21 East plus portions of Sections 2, 11, 14, 22 21 and 28 of Township 14 South, Range 21 East of the G&SRB&M, in Cochise County, approximately 14 miles northwest of incorporated Willcox, Arizona. The proposed use is considered a Special Use in Section 607.52 of the Zoning Regulations. The applicant is Red Horse III LLC.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: approximately 200 acres
 Zoning: RU-4
 Growth Area: Category D
 Comprehensive Plan Designation: Rural
 Area Plan: None
 Existing Uses: Vacant land/Grazing
 Proposed Uses: 30 MW solar facility

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant land/grazing
South	RU-4	Vacant land/grazing
East	RU-4	Vacant land/grazing
West	RU-4	Vacant land/grazing

II. PARCEL HISTORY

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

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

April 9, 2014, Docket SU-14-06 authorization for the adjacent 55 MW solar facility on Section 36, T13S/R21E.

III. NATURE OF REQUEST

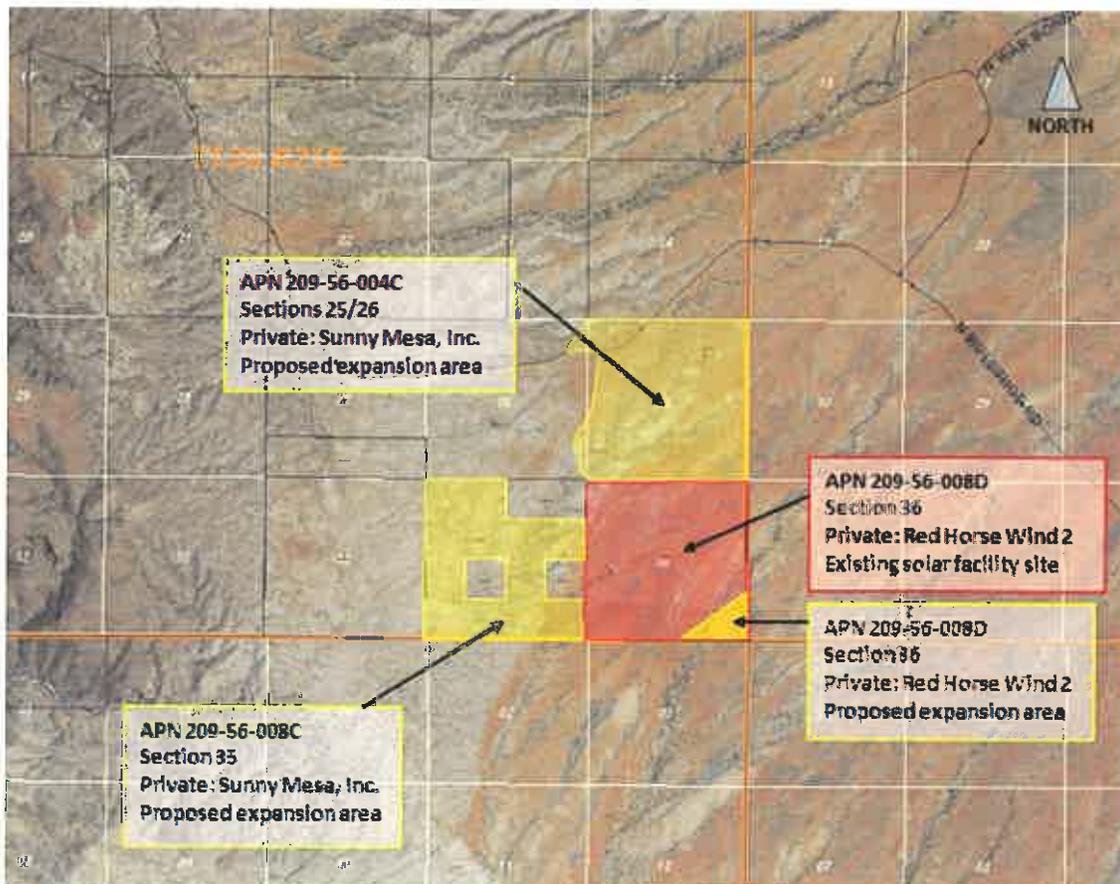
Red Horse III, LLC is proposing to add a 30 megawatt (MW) expansion to the existing 55 MW solar energy facility south of Muleshoe Road, on the Allen Flat that lies between the San Pedro River on the west and the Winchester Mountains on the northeast, approximately fourteen miles northwest of Willcox. The utility-scale facility is using flat-panel photovoltaic collector arrays mounted on single-axis tracking systems. The photovoltaic array would be constructed on private land owned by Sunny Mesa, LLC, with the associated infrastructure, including the transmission line, sited on State Trust Land.

Transmission lines and an electric substation were constructed for the project as a part of first phase. The new transmission lines for the expanded facility will use the existing transmission right-of-way alignment either above ground, adjacent to the existing transmission line, or adjacent and underground for all or portions of the distance between solar facility and the substation.

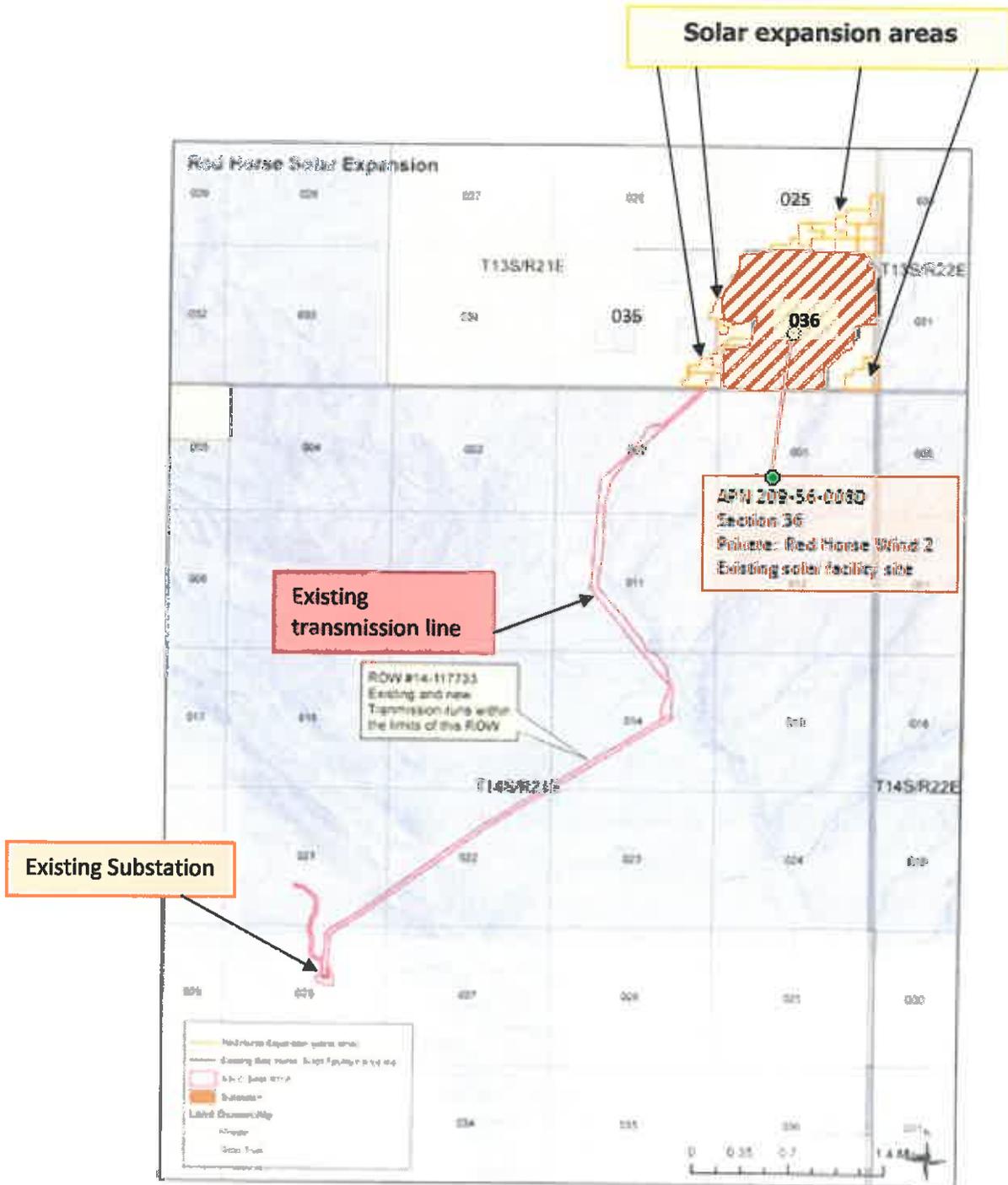
Red Horse III, LLC is finalizing a purchase agreement with Tucson Electric Power (TEP) for the purchase of 30 MW of power for 25 years under a Power Purchase Agreement that will help TEP meet the requirement of The Arizona Corporation Commission for all regulated electrical utility companies to obtain fifteen percent of their retail generated energy from renewable sources by 2025.

The land in the surrounding area is primarily owned by the Arizona State Land Department (ASLD) and is uninterrupted open range used for grazing.

Many of the requirements for the solar facility were installed as a part of the first phase, and will not need to be replicated; they include: acquisition of the transmission line right-of-way, the Operations and Maintenance building (shared with the Red Horse Wind facility), the meteorological stations, the monitoring and control system and the electrical substation.



Aerial showing private land holdings where solar facility is located and proposed



Map of existing and proposed facilities plus transmission line alignment and substation location

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed. Eight of the ten factors apply to this request and two factors do not pertain to this application. The project, as submitted, complies with five of those eight factors and the remaining three factors would comply if the Conditions of Approval recommended by staff are approved.

A. Compliance with Duly Adopted Plans: Complies

The goals and policies of the Cochise County Comprehensive Plan Renewable Energy Element, Article 1, Section 102.E., specifically promote the development of utility-scale renewable energy power distribution infrastructure projects.

B. Compliance with the Zoning District Purpose Statement: Complies

Section 404.07 identifies Rural areas as those parts of the County that have the following characteristics: sparsely populated; larger lot sizes; agricultural production or grazing; availability of sites large enough for intensive industrial uses that cannot be accommodated in other growth areas; large expanses of private and public lands; and/or have developed and undeveloped recreational resources." The solar facility and the solar expansion area are located in a sparsely populated part of the County that is primarily used for grazing and is appropriate for this type of large-scale industrial utility use.

Additionally, Section 601.02 encourages "*those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living*" and Section 601.07 states that the RU Zoning District purpose is "*To allow consideration of some more intense non-residential uses as special uses that are inappropriate in more densely populated urban/ suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site....*" Locating a large utility-scale renewable energy project is more appropriate in expansive rural areas rather than adjacent to more densely populated areas of the County.

C. Development Along Major Streets: Not Applicable

The project site is not located along any roadway designated an arterial.

D. Traffic Circulation Factors: Complies with Condition

Access to the subject parcels is from W. Airport Road north to Muleshoe Road, a County maintained road (#658) that is also northerly boundary of the subject parcel that is northwest of Willcox. No right-of-way dedication has been requested for Muleshoe Road.

The County's Transportation Planner has provided a memorandum providing an analysis of the Construction and Post-Construction impacts on County maintained roads. According to Ms. Lambertson's report the project was analyzed in some detail by the County's Highway Department and an assessment taken of the existing condition of the County maintained roadways that might be adversely impacted by the construction of this project; specifically, Taylor and Airport Roads. An agreement was reached with the applicant regarding access routes, potential for construction phase and post-construction phase impacts and the potential need for necessary repairs and reconstruction of roadways impacted by the project. The applicants have posted a bond in the amount of \$3,000,000 to be used as needed for construction phase or post-construction phase repairs. The posted bond is adequate to address the requested expansion project and it was determined by the County's Highway Department that no other roadways would be unduly impacted by this proposal.

Given that a detailed analysis has been completed and the appropriate bond is in place, a formal Traffic Study will not be required.

E. Adequate Services and Infrastructure: Complies

Water will be supplied by a private well.

Sulphur Springs Valley Electric Cooperative (SSVEC) reviewed this application and supplied staff with a letter stating that there is no conflict with existing SSVEC facilities and that they have no objection to the project.

The County Engineer has agreed to postpone repairs on Airport Road until the project is complete.

F. Significant Site Development Standards: Complies with Condition

The applicant anticipates avoiding all major washes and is continuing to work with their design engineers to finalize the hydrology study to evaluate the existing surface water flows and provide design parameter for detention basins to prevent surface water alterations to the surrounding landscape. Since the hydrology study is not complete and staff has not had the opportunity to review, comment or approve the study and design solutions, staff is adding a Condition to the recommended approval that the applicant shall submit a complete hydrology study that must be approved by the County Highway and Floodplain Department prior to the issuance of any building or construction permit.

Locally sourced aggregate will be used to reinforce roads where needed.

G. Public Input: Complies

The Applicant completed the requisite Citizen Review process by mailing notice to property owners within one-mile of the site, but did not receive any response.

The Applicant sent letters to all property owners within 300-feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced nine letters in support of this sign authorization request.

H. Hazardous Materials: Not Applicable

Per the Applicant, no hazardous materials are to be stored or utilized on site.

I. Off-Site Impacts: Complies with Conditions

The report for the Special Use for phase one covered several issues that are applicable to the expansion phase of the solar facility:

Fort Huachuca's Buffalo Soldier Electronic Test Range

The Buffalo Soldier Electronic Test Range encompasses nearly 2,500 square-miles in Cochise County and has been found to be the ideal environment for testing sensitive command, communications, control, computer, and intelligence equipment.

Since the test range is remote and situated in a location with minimal radio-frequency interference, it is the primary Army Test Center for avionics systems and unmanned vehicles. The Department of the Army has indicated that electromagnetic interference from renewable energy projects within or near the EPG have the potential to compromise this important resource. In their March 26, 2014 letter to Cochise County, the Department of the Army has suggested that the Applicant work to minimize the project's impacts for the Army testing functions primarily by the underground installation of transmission lines. The letter also encourages limiting the development of additional energy projects within or surrounding the Buffalo Soldier Electronic Test Range. This expansion of the solar facility is contradictory to the Army's recommendation of limiting additional projects, but the applicant could provide mitigation with undergrounding of the transmission lines.

Biological/Natural and Cultural Resources

Construction and operational activities associated with renewable energy development can generate various biological or environmental impacts. It is expected that construction activities associated with the project may result in both temporary and permanent vegetation loss. This loss would result from clearing, grading and other surface disturbances.

Federal and state agencies oversee the development of renewable energy projects on public land, and are designed to ensure renewable energy projects are sited in areas that pose minimal threat to natural resources. In addition guidelines have been developed by the Arizona Game and Fish Department to encourage consideration of natural resources when siting renewable energy projects. These guidelines emphasize the need to identify and avoid sensitive areas. Red Horse III, LLC is in the process of updating the Biological Evaluation that was completed for the first phase of the solar facility site to determine biodiversity and identify particularly sensitive areas and mitigation measures in the expansion area. Since the Biological Evaluation for the expansion areas has not been submitted, staff is adding a Condition that the Biological Evaluation be submitted and approved prior to building permit approval.

In response to the first phase, in a letter, dated March 27, 2014 the Arizona Game and Fish Department listed several areas of concern impacts the project would have:

- Habitat destruction for pronghorn (*Antilocapra americana*), a species that resembles deer or antelope that prefers open, expansive terrain at elevations varying from 3,000 to 5,900 feet in small, scattered herds in southeastern Arizona. AZGF identifies pronghorn as a species of Economic and Recreational Importance
- Wildlife habitat loss and fragmentation and impacts to grasslands
- Impacts on foraging and prey base for golden eagles (*Aquila chrysaetos*)
- The use of barbed wire fencing.

The applicant provided the biological studies and a cultural resource inventory as a part of the first phase of the solar project and is updating the Biological study as a part of their application to meet the State requirements.

Outdoor Storage:

As in the first phase, a temporary laydown yard would be required during construction in order to store and prepare components and equipment during construction. The future operation and maintenance facility would also serve as post-construction storage.

Noise

The existing background noise in the project area is characteristically quiet. Temporary construction noise would be generated, but long-term operational noise impacts would be negligible. Potential impacts from maintenance activities on existing ambient noise levels would be detectable for short durations, but given the rural, isolated location, any potential noise generation would likely be undetectable or of little concern, especially given that the nearest residence is nearly four miles away.

J. Water Conservation: Complies

Photovoltaic technology uses the least amount of water of all solar energy technologies. Water use for flat plate PV installations is minimal, as water is not necessary to the conversion of solar energy to electric energy in a PV plant. Water is used to wash PV panels at intervals dependent on specific environmental conditions. Water would be used during construction for dust mitigation and post-construction in order to periodically clean photovoltaic panels.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within one mile of the subject property. Staff posted the property, and published a legal notice in the Bisbee Observer on June 18, 2015.

Neither the applicant the Planning Department received letters in response.

VII. SUMMARY AND CONCLUSION

This is a Special Use authorization request for an expansion of a utility-scale solar energy project proposed for a site located north west of Willcox. The project would meet the applicable policies of the County's *Comprehensive Plan*, the overall purpose of the Rural Zoning Districts, and would be developed in an area considered appropriate for utility-scale renewable energy development. Oversight exists at the State level to ensure that the project does not threaten sensitive biological and cultural resources.

Factors in Favor of Approval

1. The project is consistent with the applicable Policies of the Comprehensive Plan and the Purpose of the Rural Zoning Districts;
2. The project would not be materially detrimental to the health, safety and welfare of the public or to property in the vicinity;
3. The project would support Arizona's renewable energy programs by serving as a source of clean energy, offsetting greenhouse gas emissions and reducing the need to generate electricity from fossil fuels;
4. The project would be sited in a low-density rural area;
5. The project would provide increased revenue for the ASLD for the use of State-administered land;
6. Once completed the project would generate negligible levels of traffic;
7. At build-out the project would use minimal water;
8. The project would be adjacent to existing power distribution infrastructure; and
9. Staff has received no letters in opposition.

Factors Against Approval

1. The project could have the potential to impact natural and cultural resources;
2. During construction, transport trucks are likely to deteriorate local roadways which will not be repaired until construction is finished;
3. Construction activities would generate noise and transient dust; and
4. This expansion of the solar facility is contradictory to the Army's recommendation of limiting additional projects, but the applicant could provide mitigation with undergrounding of the transmission lines.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to the following Conditions including the Conditions of the approval of the first phase as approved by the Planning and Zoning Commission:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant; and
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

3. The applicant is requested to continue to communicate with the County's Highway Department as the project moves forward regarding the condition and maintenance of the access roadways to the project site.
4. The applicant shall submit a complete hydrology study that must be approved by the County Highway and Floodplain Department prior to the issuance of any building or construction permit.
5. The applicant shall submit a complete Biological Evaluation report that must be approved prior to the issuance of any building or construction permit.
6. The Applicant shall submit the Preliminary Screening and Pre-construction Study Plan to AZGF with a copy of said Plan provided to the Community Development Department;
7. The Applicant shall continue environmental monitoring program, and shall submit the findings to AZGF with a copy of said findings provided to the Community Development Department;
8. The Applicant shall use commercially reasonable efforts to minimize any potential impacts to flora and fauna, particularly pronghorn by adopting AZGF's *Wildlife Compatible Fencing Guidelines*, as well as bat species by restricting artificial lighting to narrow spectrum lighting and the minimum necessary for safety;
9. The Applicant shall develop an invasive weed control plan and submit said plan to AZGF;
10. If substantial construction progress has not occurred within three (3) years from the date of approval, the Special Use Authorization shall be revoked after 30-days notice to the Applicant;
11. If the solar project is rendered offline, the Applicant shall remove all above ground solar structures and appurtenant equipment and infrastructure within one year;
12. The Applicant shall install all transmission lines for the project underground to minimize electromagnetic interference with Fort Huachuca's Electronic Proving Ground;
13. *Condition #3* of SUA-13-04 for the *Red Horse II* wind project shall apply to this request and reads as follows:
14. The Applicant acknowledges that transporting equipment and materials to the property during construction is likely to damage Taylor or Airport Roads, and that the Applicant is responsible to pay the County the cost to repair such roads to their current condition by an outside contractor:
 - a. Prior to permit issuance and transporting equipment and materials to the subject property for construction, i) the County Engineer will prepare a written baseline assessment of the current condition of such roads, to be acknowledged and agreed upon by the Applicant; and ii) the Applicant and the County will enter into a written agreement pursuant to which the Applicant will provide the County funds in the amount of \$3,000,000 *in the form of cash or bond*, less the depreciation of such roads in the amount to be determined by the County Engineer, to be drawn upon by the County to pay for the cost of repair, with the balance after repair, if any, to be returned to the Applicant upon certification by the County Engineer that such roads have been repaired to their current condition.
 - i. No certificate of occupancy will be issued for use until such roads have been repaired or the County Engineer has determined that the Applicant has supplied sufficient funds to repair such roads to their current condition.
 - b. If, during the construction phase the County Engineer determines that such roads have become unsafe for travel, the County may draw down funds to pay for an interim repair as needed.
 - c. This Condition was based on the assumption that Taylor and Airport Roads will be the route taken for this Special Use Authorization.
 - d. If an alternate route over other County-maintained roads is used, a new estimate and final agreement will be executed between the parties. In the event this project is

decommissioned in whole or in part, an additional agreement will be executed between the parties to provide for necessary repair of any County-maintained roads utilized and the cost to remove all decommissioned structures on all private lands;

15. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Sample Motion:

Mr. Chairman, I move to approve Special Use Docket SU-15-10, based on the recommendations by staff; the Factors In Favor of Approval constituting the Findings of Fact.

IX. ATTACHMENTS

- A. Application
- B. Property Owner authorization letter
- C. County and applicant location maps
- D. Applicant's neighborhood notification letters
- E. Agency comments
- F. March 26, 2014 Department of the Army letter
- G. March 27, 2014 Game and Fish Department letter

May 26, 2015

Beverly Wilson
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603

COCHISE COUNTY
MAY 29 2015
PLANNING

RE: Special Use Application for Expansion of Red Horse Solar Facility

Ms. Wilson:

Red Horse III, LLC ("RHIII") is submitting a Special Use Application ("SUP") for the expansion of the existing Red Horse Solar Facility. The attached materials include a completed SUP application form and Exhibits to elaborate on sections of the SUP application.

RHIII is planning to add up to an additional 30MW of solar generation to the existing Red Horse Solar Facility. The additional solar generation will be located on private land directly adjacent to the current project to the north and southwest of the previously approved project. The combined project will utilize much of the existing infrastructure installed during the first phase of the project, including the substation, the O&M building and possibly the same transmission infrastructure. We are working with our EPC partners to determine if additional transmission infrastructure in the form of an additional pole set will be necessary but, in any event, it is expected to fit within the existing Right Of Way granted for the first phase of the project by the Arizona State Land Department.

We are currently conducting a biological evaluation and a hydrology and drainage analysis on the newly added private lands to more closely examine environmental constraints. We will do our best to minimize impacts to the landscape, flora and fauna. The intent is to not alter drainage swales or patterns and to create storage basins as required to manage overland flow. A dust mitigation plan and a noxious weed and revegetation plan are also currently being developed for the expansion.

We expect to use Swinerton Builders for the engineering and construction of the expansion and hope to begin construction as soon as possible in order to minimize mobilization costs and maintain a streamlined process with our existing contractor. Additional supporting information will be submitted as it becomes available. Please let us know if there is additional information needed to assist with the processing of this application. A \$300.00 application fee is attached.

Regards,

Red Horse III, LLC

By: 
Travis Haggard, Authorized Signatory


Date



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs... Personal Service"

COCHISE COUNTY PLANNING DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 209-56-004C and 209-56-008C, and lands within 25, 26, 35 and 36

APPLICANT Red Horse III, LLC

ADDRESS 1331 Lamar Suite 1075 Houston, TX 77070

CONTACT TELEPHONE NUMBER 713-582-0314

EMAIL ADDRESS: travis.haggard@teai.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) Sunny Mesa, Inc.

ADDRESS Sunny Mesa, Inc.: 4445 East Holmes Ave. Suite 102 Mesa, Arizona 85206

DATE SUBMITTED 5/29/15

Special Use Permit Public Hearing Fee (if applicable)	\$	300.00
Building/Use Permit Fee	\$	
Total paid	\$	<u>300.00</u>

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property? Agriculture/Ranch Land

2. What is the proposed use or improvement? _____
Add up to 30 MWAC of Power to the Red Horse Solar Facility.
_____ Exhibit A has a detailed summary of the proposed project.

3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? _____
See Exhibit A.

4. Describe all intermediate and final products/services that will be produced/offered/sold.
Photovoltaic Solar Panels will be mounted on a single axis tracker system.
_____ They will generate electricity, which will be sold to Tucson Electric Power (TEP).

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

The expansion will utilize the O&M building that was created for the Red Horse Wind and Solar - Phase 1.

6. Will the project be constructed/completed within one year or phased? One Year yes
Phased if phased, describe the phases and depict on the site plan.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 365 Hours (from 12 AM to 12 PM)

B. Number of employees: Initially: 75 Future: 2
Number per shift Seasonal changes intermittent cleaning of Solar Panels and repairs

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
During construction there will be the delivery of supplies, equipment and material. Post construction there will be up to 2 employees on site.

(2) Total trucks (e.g., by type, number of wheels, or weight)

The total number of trucks are unknown at this time. Most traffic will occur during construction.

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?
The site will be accessed from Muleshoe Road. See Conceptual Plan (Exhibit A)

(4) If more than one direction, estimate the percentage that travel in each direction
Travel is expected to be equal in direction since staff and delivery trucks will enter and exit the site via the same route.

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest?
Traffic will be heaviest during construction. Most traffic will occur during the morning and evening commute to the job site.

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day _____ per year ~2 M gal (construction)
~40-60k gal (operation)

Will you use a septic system? Yes No If yes, is the septic tank system existing?

Yes No Show the septic tank, leach field and 100% expansion area on the site plan.

The Solar Facility will utilize the same Operations and Maintenance Building as the Wind Facility, which is where the septic system is located.

G. Does your parcel have permanent legal access*? Yes No ___ if no, what steps are you taking to obtain such access?
Project access will be through Sections 25 and 26, via an existing private easement off of Muleshoe Ranch Road. Access on ASLD land has been granted via ROW-14-117733. See Exhibit A.

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.
 Attached _____ NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	well	already drilled for phase 1 of project
Sewer/Septic	Septic located at O&M Building	Temporary provisions during construction
Electricity	Tucson Electric Power (TEP)	TEP will be contacted to set up Electricity.
Natural Gas	none needed	none needed
Telephone	none needed	none needed
Fire Protection	Willcox Fire Department	Project will coordinate with Willcox Fire Department

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

Construction and maintenance of Solar Facility . See Exhibit A.

2. Will outdoor storage of equipment, materials or products be needed? Yes No ___ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. There will be a laydown yard during construction. Any items that need to be stored post construction will be stored at the existing facility O&M building

3. Will any noise be produced that can be heard on neighboring properties? Yes ___ No if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties? There will be noise during construction, but that will be intermittent during construction and only last a couple months. There are no residences in the vicinity.

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? _____

5. Will odors be created? Yes ___ No If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? _____

6. Will any activities attract pests, such as flies? Yes ___ No If yes, what measures will be taken to prevent a nuisance on neighboring properties? _____

7. Will outdoor lighting be used? Yes No ___ If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications. Outdoor lighting will primarily be used during construction.

8. Do signs presently exist on the property? Yes No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes No ___ If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

Sign will be identified in the building plans.

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes No Existing channels will not be altered. A drainage/hydrology study

will summarize impacts to surface water flow patterns for overland flow and provide design for retention.

If yes, will storm water be directed into the public right-of-way? Yes ___ No

Will washes be improved with culverts, bank protection, crossings or other means?

Yes ___ No Not that we expect at this time.

If yes to any of these questions, describe and/or show on the site plan. If yes, will be on building plans.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

Locally sourced crushed aggregate will be used to reinforce the roads where needed.

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

This information will be included on design plans that will be included in the building permit application.

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes ___ No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.** We do not expect any further off-site construction at this time.

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

Measures will be taken to minimize water waste during construction and operation.

2. How many acres will be cleared? ~200 (exact acreage to be submitted with building plans).
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) _____

A dust mitigation plan will be submitted within 2 weeks.

Erosion control measures will be developed and implemented as part of the SWPPP.

A revegetation and reclamation plan is being developed and will be submitted upon completion.

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Red Horse III, LLC
Travis Haggard

Print Applicant's Name Travis Haggard, Authorized Signatory

Date signed 5.28.2015

Red Horse Solar Expansion - Conceptual Planning Map

019 020



028 027 026 025 030 029

Solar Panels will be located within the existing fence boundary and within the three new polygons. Polygons are an estimate of exact project extents and are subject to change within the sections.

T13S/R22E

033 034 035 036 031 032

Transmission will utilize the existing poles or will be adjacent to the existing transmission line

004 002 001 006 005

009 010 011 012 007 008

T14S/R21E

T14S/R22E

016 015 014 013 018 017

021 022 023 024

Project will utilize the substation built for phase 1 of the project. Some upgrades will be required but they will be within the substation.

Legend

- Existing Red Horse Solar Facility
- New Land utilized for Solar Panels
- Private Easement Access Road
- Arizona State Land ROW (14-117733)

0 0.25 0.5 1 Miles

025 030 029

Exhibit A

**“PROJECT DESCRIPTION AND PROPOSED USE”
Red Horse Solar Expansion**

Red Horse III, LLC (“RHIII”) is proposing to expand the existing Red Horse Solar Generation Facility to allow for the installation of up to 30 megawatts (MW) AC of additional solar generation capacity. The expanded facilities will be located directly to the north and west of the existing facility on approximately 200 acres of privately owned land and, given its remote location, will have minimal additional impacts on the view shed.

As with the original facility, the expansion will sell power to Tucson Electric Power Company pursuant to a long-term power purchase agreement. The expansion will allow the facility to power over 4,500 additional homes annually with clean, renewable energy. The combined facility will create electricity with zero emissions and minimal water usage in an arid region. Photovoltaics (PV) have the lowest water consumption factors of any electricity generating technology. Water will be needed for occasional washing of panels and will come from a well that was drilled for the first phase of the project.

Construction on the expansion is expected to start as soon we have secured all necessary permits and approvals, potentially as soon as Q3 of 2015, and the expanded capacity is expected to achieve commercial operations as soon as Q4 of 2015.

The expanded facility will consist of single access tracker photovoltaic panels, similar to the ones used at the existing facility. All solar generation equipment will be located on private land.

The combined facility is expected to utilize transmission facilities located within the same ASLD ROW as the existing project and will carry the electricity to the project substation that was built as part of the first phase of the project. We are currently working with our EPC partners to determine whether an additional transmission line will be necessary to support the expanded capacity. The project will either use the existing transmission poles, or, a new transmission line and pole structures will be located adjacent to the existing transmission line. Additional modifications include lengthening the current site access road to run around the perimeter of the expanded panel array, and the current site fence will be lengthened to protect and secure the newly installed equipment.

Six copies of the Conceptual Site Plan are attached, and an installation similar to that at the current Red Horse site is shown below.



The Balance of System (BOS) design includes the following elements:

- **Mounting Structure:** The structure will be made of metal, aluminium, or hot-dip galvanized steel sufficient to prevent corrosion for the Solar Facility design life. RHIII proposes to use racks manufactured by NSM Flexrack or similar.
- **Inverters:** Specific Inverter has not yet been specified and will similar to that used for phase one.
- **Transformers:** The transformers will similar to those used for phase one of the project.
- **Cabling**

The BOP includes anything else which is not specifically included in BOS but is needed to operate the solar PV facility. Many of the components below have already been constructed and will be utilized by the combined facility. The BOP elements for the combined facility are described below:

- **Main MV Switchgear:** The units will have all necessary grounding systems and interlocks to prevent erroneous switching that could compromise equipment reliability and efficiency or safety of personnel.
- **Auxiliary Service:** The combined facility will provide all auxiliary services needed to run the project in case of failure.
- **Energy Metering Equipment:** The combined facility will include necessary meters for measuring electric power produced and consumed.
- **Protection:** The combined facility will incorporate all required protection systems to prevent damage to equipment and injury to personnel.
- **Civil Works:** The Red Horse III solar facility civil works will possibly include drainage control; trenches for buried electrical cable and cable ducts; perimeter road; and fencing.

- **Meteorological Station:** The combined facility will use the two meteorological stations that were installed during phase one.
- **Monitoring and Control System:** A Monitoring and Control (M&C) System was installed as part of the first phase to maximize PV plant efficiency and reliability. The expansion will use this same control system. The Solar Facility M&C System uses networked IEDs (e.g., current and voltage sensors, irradiation sensors, energy counters, etc.) to perform distributed automation and protection functions, provide data sharing for monitoring, control and metering purposes and detect incipient failures or system malfunctions in order to prevent plant outages and maximize energy yield.
- **Substation:** The expanded Solar Facility will use the same substation and operations and maintenance facility as the existing project. At the substation, certain modifications to the existing facilities will be necessary to handle the expanded load of the combined facility.



4445 E. HOLMES AVE. SUITE 102 · MESA, AZ 85206
OFFICE: 480-832-3679 · FAX: 480-832-3874

June 18, 2015

Ms. Jesse Drake
Cochise County Community Development
Planning, Zoning and Building Safety Division
1415 Melody Lane, Building E
Bisbee, AZ 85603

Re: Red Horse Solar Expansion

Dear Ms. Drake:

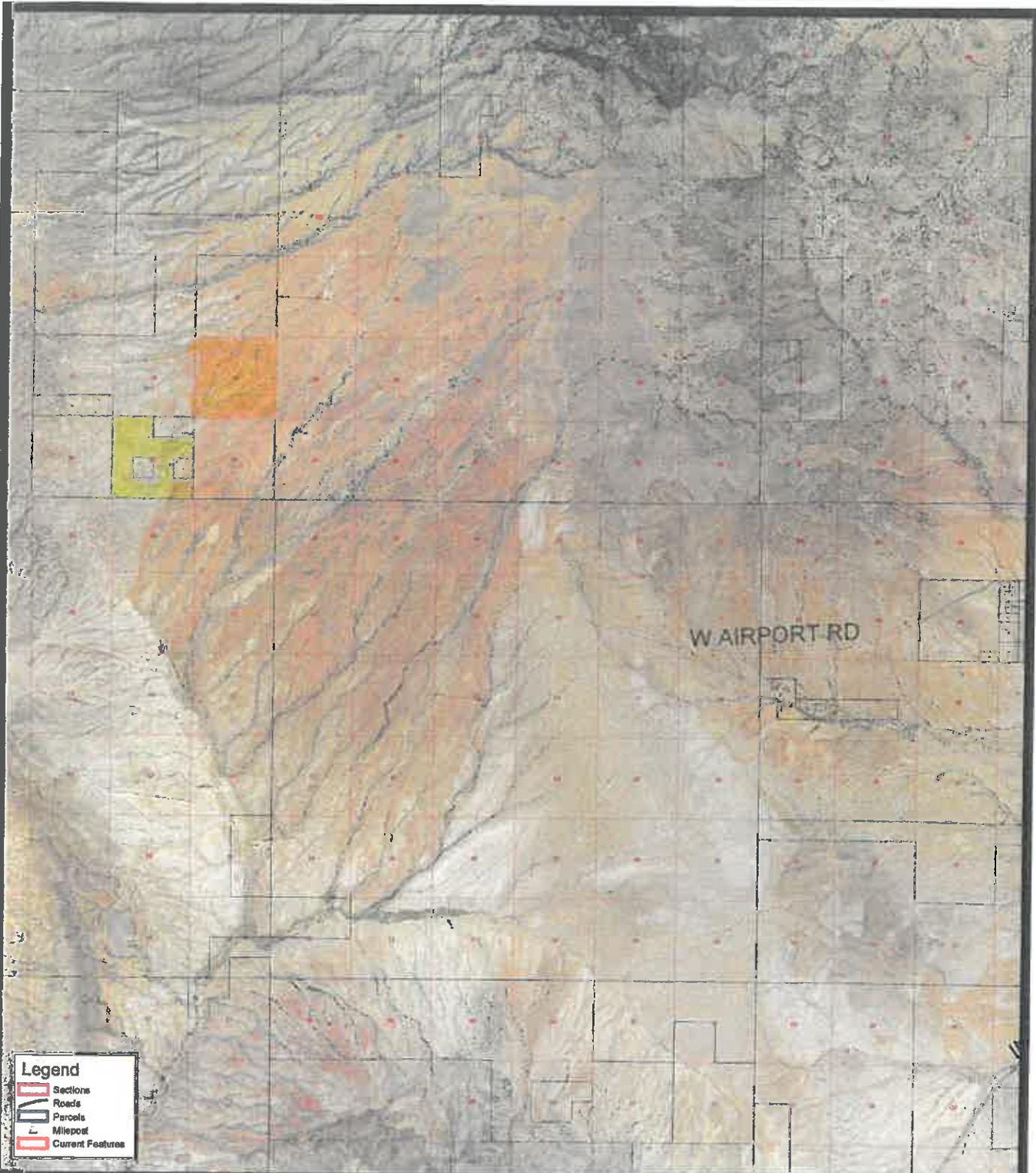
I am writing to let you know that our company, Sunny Mesa, Inc. has signed an option to purchase agreement with an affiliate of Red Horse III, LLC for lands located within Sections 25, 26 and 35 of Township 13S, Range 21E. We are aware of their intentions to expand their existing Red Horse Solar Facility onto these additional lands and that Red Horse III, LLC is applying for a special use permit to build an expanded solar facility. We endorse their application for a special use permit.

Regards,

Sunny Mesa, Inc.

By: _____

C. Max Killian



Legend

- Sections
- Roads
- Parcels
- Milepost
- Current Features

W AIRPORT RD



SU-15-10 (Red Horse III)

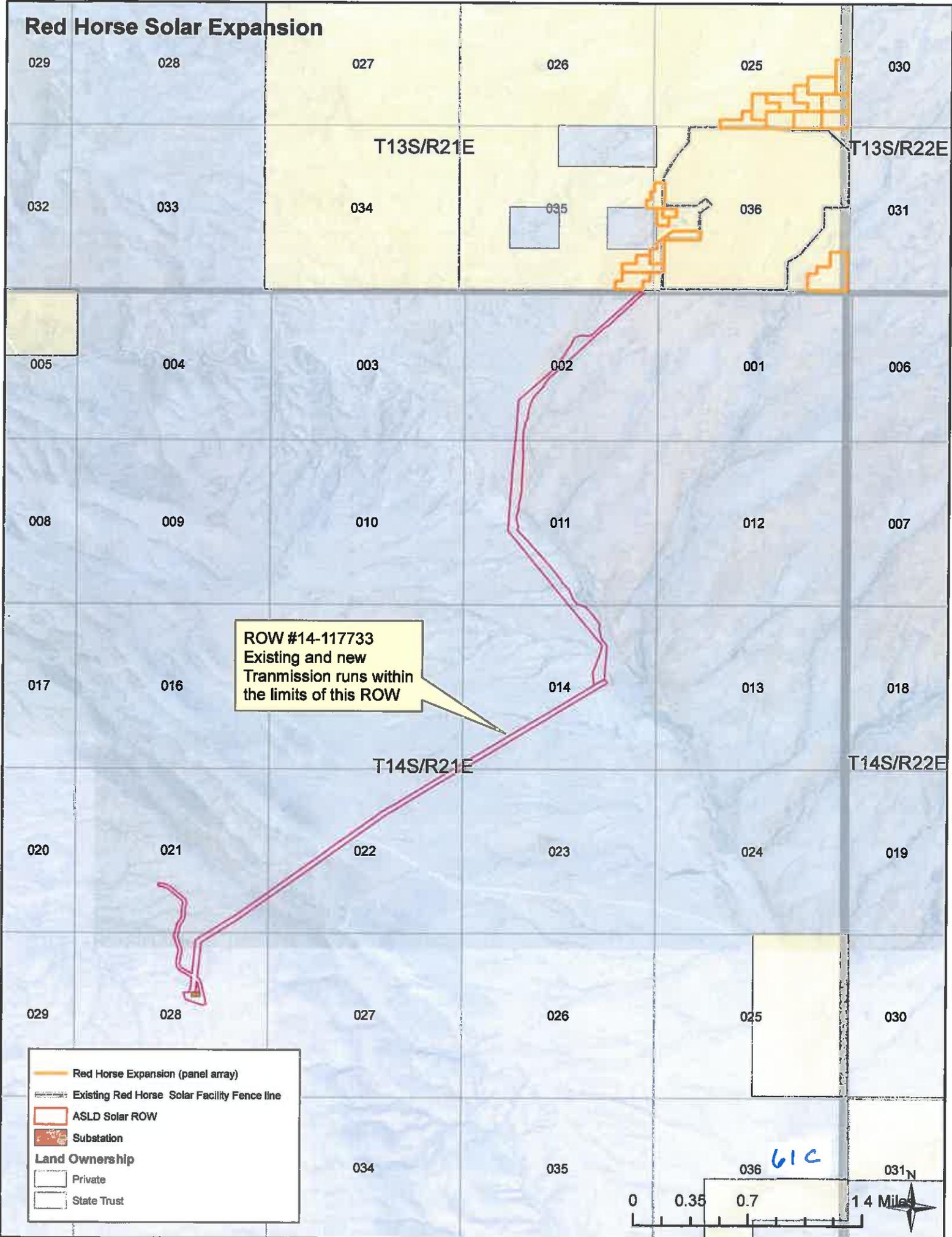
209-56-004C and
209-56-008C

This map is a product of the
Cochise County GIS
Information Technology Dept.



60 C

Red Horse Solar Expansion



029

028

027

026

025

030

T13S/R21E

T13S/R22E

032

033

034

035

036

031

005

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011

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016

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018

T14S/R21E

T14S/R22E

020

021

022

023

024

019

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027

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034

035

036

031N

- Red Horse Expansion (panel array)
- Existing Red Horse Solar Facility Fence line
- ASLD Solar ROW
- Substation
- Land Ownership
 - Private
 - State Trust



61c

June 8, 2015

Dobson JR H C Range Properties LI
3351 W. Three Links Rd
Willcox, Az 85643

Dear Dobson JR H C Range Properties,

We are writing to send notification of our intention to expand the Red Horse Solar Facility northeast of Willcox, Arizona off of Muleshoe Ranch Road. Cochise County requires notification to all landowners within a 1-mile radius of the proposed development. Cochise County requires approval of a Special Use Permit (SUP) prior to development of this project.

RHIII is planning to add up to 30MW of solar generation to the existing Red Horse Solar Facility. The additional solar generation will be located on private land directly adjacent to the current project to the north and southwest of the previously approved project. The solar panels will be located within Sections 25, 35 and 36 of Township 13 South and Range 21 East. Our current anticipated configuration is shown on the attached map. The combined project will utilize much of the existing infrastructure installed during the first phase of the project, including the substation, the O&M building and possibly the same transmission infrastructure. We are working with our EPC partners to determine if additional transmission infrastructure in the form of an additional pole set will be necessary but, in any event, it is expected to fit within the existing Right Of Way granted for the first phase of the project by the Arizona State Land Department.

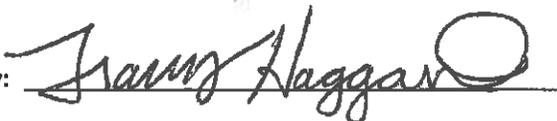
The Construction Phase will include; trenching for underground collection and fiber-optic lines within the solar facility; and installation of solar panels and other solar related facilities in Sections 25, 35 and 36, and possibly the construction of a transmission line to the Winchester Substation. Construction is expected to begin as early as August 2015.

The Operations Phase will include: generation of renewable solar energy, including on-site operation and periodic maintenance, repairs of the generating facility components, underground conduits, and overhead transmission facilities over and across the lands defined in the attached map.

If you have any questions please feel free to contact me at 713-753-1282.

Regards,

Red Horse III, LLC

By: 

Travis Haggard



Date

1331 LAMAR, SUITE 1075
HOUSTON, TX 77010

June 8, 2015
Arizona State Land Department
Attn: Sue Russell
1616 West Adams
Phoenix, AZ 85007

Dear Ms. Sue Russell,

We are writing to send notification of our intention to expand the Red Horse Solar Facility northeast of Willcox, Arizona off of Muleshoe Ranch Road. Cochise County requires notification to all landowners within a 1-mile radius of the proposed development. Cochise County requires approval of a Special Use Permit (SUP) prior to development of this project.

RHIII is planning to add up to 30MW of solar generation to the existing Red Horse Solar Facility. The additional solar generation will be located on private land directly adjacent to the current project to the north and southwest of the previously approved project. The solar panels will be located within Sections 25, 35 and 36 of Township 13 South and Range 21 East. Our current anticipated configuration is shown on the attached map. The combined project will utilize much of the existing infrastructure installed during the first phase of the project, including the substation, the O&M building and possibly the same transmission infrastructure. We are working with our EPC partners to determine if additional transmission infrastructure in the form of an additional pole set will be necessary but, in any event, it is expected to fit within the existing Right Of Way granted for the first phase of the project by the Arizona State Land Department.

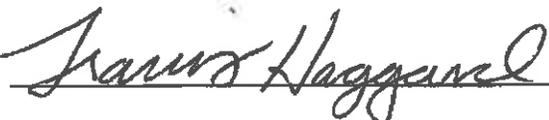
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The Operations Phase will include: generation of renewable solar energy, including on-site operation and periodic maintenance, repairs of the generating facility components, underground conduits, and overhead transmission facilities over and across the lands defined in the attached map.

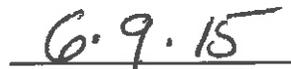
If you have any questions please feel free to contact me at 713-753-1282.

Regards,

Red Horse III, LLC

By: 

Travis Haggard



Date

1331 LAMAR, SUITE 1075

HOUSTON, TX 77010

63D

Red Horse Solar Expansion - Conceptual Planning Map

Solar Panels will be located within the existing fence boundary and within the three new polygons. Polygons are an estimate of exact project extents and are subject to change within the sections.

Transmission will utilize the existing poles or will be adjacent to the existing transmission line

Project will utilize the substation built for phase 1 of the project. Some upgrades will be required but they will be within the substation.

Legend

-  Existing Red Horse Solar Facility
-  New Land utilized for Solar Panels
-  Private Easement Access Road
-  Arizona State Land ROW (14-117733)

0 0.25 0.5 1 **640**
Miles



Cochise County
Community Development
Highway and Floodplain Division

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

MEMORANDUM

Date: June 23, 2015
To: Jesse Drake, Planner II
From: Karen L. Lamberton, County Transportation Planner
Subject: Red Horse Solar Energy Plant Expansion/SU 15-10/Parcel #209-56-004C, 209-56-008C

The Applicant is seeking to expand a previously approved Solar Energy Plant (SU 14-06 approved on April 9, 2014 & SU 13-04 approved on April 10, 2013) onto two adjacent parcels and extension of new transmission lines to an existing substation. The site is located approximately 14 miles west of incorporated Willcox. Access is taken from W. Airport Rd. to N. Muleshoe Road.

We have no objection to issuing the requested Special Use Authorization with the following advisory condition for the applicant:

- The applicant is requested to continue to communicate with the County's Highway Dept. as the project moves forward regarding the condition and maintenance of the access roadways to the project site.

Construction and Post-Construction Impacts on County Maintained Roadways

This project was previously analyzed in some detail by the County's Highway Dept. and an assessment taken of the existing condition of the County maintained roadways that might be adversely impacted by the construction of this project; specifically, Taylor and Airport Roads. An agreement was reached with the applicant regarding access routes, potential for construction phase and post-construction phase impacts and the potential need for necessary repairs and reconstruction of roadways impacted by the project.

The applicants have posted a bond in the amount of \$3,000,000 to be used as needed for construction phase or post-construction phase repairs. Discussions with the applicants regarding this proposed expansion did occur between the County's Highway Dept. and the applicant. The posted bond is adequate to address this expansion and it was determined that no other roadways would be unduly impacted by this proposal.

Given that a detailed analysis has already been completed and that an appropriate bond is in place a formal Traffic Study will not be required of the applicant.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

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

65 E



Cochise County
Community Development
Highway and Floodplain Division
Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: June 10, 2015

To: Jesse Drake, Planner II

From: Pam Hudgins, Right-of-Way Agent II

Subject: Special Use Permit for Red Horse III (SU-15-10)

Background:

Red Horse III is requesting a Special Use Permit for Assessor Parcel Number's 209-56-004C and 209-56-008C to approve a 30MW expansion of the Red Horse solar facility onto two adjacent parcels of land in private ownership and transmission lines to the existing substation on a RU-4 zoned property. The proposed use is considered a Special Use in RU-4 Rural Zoning Districts under Section 607.52 of the Zoning Regulations. 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 for the subject parcel is from W. Airport Road North to Muleshoe Road. Muleshoe Road is Northwest of Willcox. Muleshoe Road serves as the Northerly boundary of the subject parcel.
- Adjoining the subject parcel, Muleshoe Road is a county maintained road (#658).
- Muleshoe Road was established as a County Highway at a width of 66'. The designation change to a Primitive Road classification per ARS 28-6706 (those roads and road segments that were open prior to June 1975 and not constructed in accordance with County standards) by Board of Supervisors Resolution 03-82 date December 1, 2003.
- Muleshoe Road traverses across state land in several locations. In those specific areas Muleshoe Road was dedicated to the public at a width of 30' per Arizona State lease AR209-00130 dated 1999 in document # 1999-03451.

Recommendation:

- No need for right-of-way dedication is required for Muleshoe Road at this time.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

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



Sulphur Springs Valley Electric Cooperative, Inc.

A Touchstone Energy® Cooperative 

REVIEW

To: Jesse Drake, Planner II
From: Ruth Bigelow-Right of Way Agent
Date: 06/11/2015
Re: Red Horse III LLC—SU-15-10

- SSVEC shows no conflict with our existing facilities
- SSVEC has no objections



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FT HUACHUCA
2837 BOYD AVENUE
FORT HUACHUCA, ARIZONA 85613-7001

March 26, 2014

Office of the Garrison Commander

Mr. Michael Turisk
Planning Manager
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603

Dear Mr. Turisk

This letter is in response to your e-mail dated March 5, 2014, subject: Special Use Request for Solar Energy Project West of Willcox. Thank you for the opportunity to comment on the proposed project.

The application proposes to allow Torch Renewable Energy to operate and construct a Solar Facility in conjunction with the Red Horse II Wind Energy facility (approved as a Special Use in 2013) approximately 15 miles west of Willcox.

Based upon our assessment of the location of this proposal within the Buffalo Soldier Electronic Test Range (BSETR) (map enclosure) and our previous response memorandum, dated March 29, 2013, commenting on the proposed Torch Renewable Energy Red Horse 2 Wind Farm Special Use Permit (SUP) Application (enclosure) the potential areas of concern to our National Defense Missions remain the same. The following are specific to the Solar Facility project:

a. Electromagnetic Interference (EMI) from the Collection Substation. As mentioned in our previous response to the Torch Renewable Energy Red Horse 2 Wind Farm SUP Application, there is insufficient information in the application on the design and components in the collection substation to make a definitive assessment of potential EMI impacts. We feel that with proper design considerations this can be minimized but request further information from Torch Renewable Energy on their plans before making any final determination.

b. Potential EMI from the 34.5 KV Transmission Lines running from the Solar Array and feeding into the Winchester Substation. This includes the construction of an overhead or underground transmission line that will run due south from the solar facility to the transmission corridor being utilized for the Wind Facility. Upon intersecting with the existing corridor, the transmission line will utilize the same poles that are being installed for the Wind Facility that runs to the existing Winchester Substation. Of the two construction options cited, we recommend and support the underground version in order to minimize any potential EMI.

To minimize potential EMI impacts within the BSETR, we encourage limiting the development of additional energy projects within or surrounding the BSETR.

Again, we appreciate the opportunity to work with your planning staff and Torch Renewable Energy on both the Wind and Solar projects. We await the receipt of the information requested before providing final comments on this project.

The point of contact for this action is Mr. Eric Gordon in the Plans, Analysis and Integration Office, e-mail eric.k.gordon.civ@mail.mil or telephone (520) 538-3135.

Sincerely,



THOMAS E. BORER
Deputy Garrison Commander

Enclosure



THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

5000 W. CAREFREE HIGHWAY
PHOENIX, AZ 85086-5000
(602) 942-3000 • WWW.AZGFD.GOV

GOVERNOR
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TY E. GRAY



March 27, 2014

Mr. Michael Turisk
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, AZ 85603

**Re: Solar Energy Power Plant; Torch Renewable Energy Inc.
Tax Parcel #209-56-008D**

Dear Mr. Turisk:

The Arizona Game and Fish Department (Department) has received the application dated March 5, 2014, requesting a review of a proposed solar array to be constructed on Allen Flat in Cochise County, Arizona. The solar array will be located on approximately 650 acres of Arizona State Trust Lands. The Department has the following comments for your consideration.

While the Department recognizes the purpose and supports the need for energy development, we also recognize that they may impact wildlife habitat. We believe project mitigations should focus on the following primary issues related to wildlife and their habitats:

- Wildlife habitat loss and fragmentation
- Maintaining public access and recreational opportunities
- Depletion of water resources and/or impacts to surface hydrology
- Direct impacts to wildlife resulting from site development, facilities, and transportation/access
- Project monitoring to evaluate project impacts and inform adaptive mitigation solutions

The Arizona State Land Department (ASLD) is in the process of permitting a wind facility and associated infrastructure on Allen Flat in the same general area as this 'sister' project that Torch Renewable Energy Inc. (Torch) proposed. Due to the location, size, and quality of habitat being evaluated for both the wind facility and the current proposed solar array, the Department has concerns about the impacts on pronghorn in Allen Flat. Currently and historically, this land is important grassland habitat occupied by pronghorn. The Department identifies pronghorn as a Species of Economic and Recreational Importance of particular concern in Arizona due to the loss of habitat from agricultural and urban development, livestock fencing, shrub and tree encroachment, and highway construction (Ockenfels et al. 1996).

Solar Energy Power Plant; Torch Renewable Energy Inc.
Tax Parcel #209-56-008D
March 27, 2014
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Grasslands of central and southern Arizona have undergone dramatic vegetation changes over the last 130 years, including encroachment by shrubs, loss of perennial grass cover, and spread of non-native species. Native grasslands with low shrub cover now cover only 2 million acres or 15.4% of current and former grassland. Shrub cover has exceeded a threshold producing a type conversion from grassland to shrubland on over 4.1 million acres or 36% of the historic extent of grasslands in the ecoregion (Gori and Enquist 2003). These figures did not factor in former grasslands that have been developed due to urban growth.

As a result, high quality grassland habitats are becoming rare, as demonstrated by the limited distribution of pronghorn populations. Although shrub encroachment is occurring in portions of Allen Flat, it is still one of the few undeveloped grassland habitats within southeast Arizona that has an extant pronghorn population. We had discussed possible mitigation with Torch for their wind energy facility which involved mesquite clearing to benefit grassland habitat and wildlife in Allen Flat. This would have likely occurred on or adjacent to areas now being proposed for the solar array. The Department strongly recommends the project proponent consider alternate lands off of Allen Flat that pose significantly less risk of impacts to wildlife. The Department encourages the county to ask Torch to consider exploring less sensitive lands along the powerline and substation adjacent to Interstate 10 near the Sibyl Road exit.

The Department is also concerned about the installation of 'barbed wire fencing'. We encourage Torch to review the Department's *Wildlife Compatible Fencing Guidelines* at <http://www.azgfd.gov/hgis/guidelines.aspx>. The guidelines provide information on how fencing impacts wildlife and ways to design fencing to keep wildlife out without harming them.

The Department is also concerned about the possible effects of facility lighting on nocturnal wildlife. Artificial night lighting, which may be intensified by the collection mirrors, may attract insects and the species that prey on them (e.g. bats). It could also impair the ability of nocturnal animals to navigate and may negatively affect reptile populations. The Department recommends using 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, cantered, or cut to ensure that light reaches only areas needing illumination.

Lastly, if the solar array were constructed where it is currently proposed, the loss of foraging habitat for golden eagles may impact their movements and influence their use of the wind facility area. Also, with Wilcox Playa attracting thousands of water birds to the adjacent valley, these solar arrays may become an attractant to migrants that mistake them for bodies of water which would increase risk of avian collision at the wind facility.

Solar Energy Power Plant; Torch Renewable Energy Inc.

Tax Parcel #209-56-008D

March 27, 2014

3

Thank you for the opportunity to provide comments on this proposed project. We look forward to continued communications and further discussions on wildlife related issues and opportunities with the county and Torch regarding the project development and implementation. Please contact me at 623-236-7606 if you have any questions.

Sincerely,



Ginger Ritter

Project Evaluation Project Specialist, Habitat Branch

cc: Laura Canaca, Project Evaluation Program Supervisor, Habitat Branch
John Windes, Habitat Program Supervisor, Region V
Bill Werner, Renewable Energy Coordinator, USFWS

AGFD # M14-03274621

Attachment

Solar Energy Power Plant; Torch Renewable Energy Inc.
Tax Parcel #209-56-008D
March 27, 2014
4

Department Recommendations for the Torch Solar Project

To minimize the potential impacts to wildlife habitat and populations resulting from the development and operation of the Torch solar project, the Department recommends implementing the following:

1. We strongly encourage the developer review and implement the Department's *Guidelines for Solar Development in Arizona* which can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.
2. The Department recommends pre-construction studies be performed which provide sufficient detail to map the habitat for all special status species within the project vicinity (e.g. wetland/riparian habitat, contiguous tracts of undisturbed wildlife habitat, raptor nest sites) and to determine seasonal movement corridors for species (e.g. winter bird concentrations, raptor migration, nesting). These maps, as well as others, should be used to show the location of sensitive resources and to establish the layout of roads, fences, and other infrastructure in order to minimize habitat fragmentation and disturbance.
3. If wildlife is encountered during construction of the facility, it should be moved outside the project area within 1 mile of its original location. A scientific collecting permit is required for this activity. A permit can be obtained by emailing Scpermit@azgfd.gov for more information. If wildlife will need to be removed from the facility once it is operational, annual renewal of the permit will be required.
4. Project analysis should include evaluation of the direct, indirect and cumulative effects of project development on wildlife, wildlife habitat and wildlife habitat connectivity resulting from the conversion of 650 acres of grassland habitat to a solar generating plant. If negative impacts are anticipated, the Department recommends implementing activities that could mitigate these impacts. Such activities may include, but are not limited to, preserving land elsewhere, restoring degraded land, and/or relocating facility footprint.
5. Current hydrology of the project site should be maintained. Any change in sheet flow will have detrimental effects to down slope vegetation.
6. Coordinate plant salvage and revegetation efforts with the Arizona Department of Agriculture, in accordance with the Arizona Native Plant Law. A reclamation plan is recommended for disturbed sites, where appropriate, including planting native, weed-free seed and vegetation.
7. Limit project activities during the breeding season for birds, generally May through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season.
8. For any powerlines built, proper design and construction of the transmission line is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws.



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
Public Programs...Personal Service
 www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I *(PG)*
FOR: Mary Gomez, Interim Planning Director
SUBJECT: Docket SU-08-17B(All the King's Horses)
DATE: June 25, 2015 for the July 8, 2015 Meeting

APPLICATION FOR A SPECIAL USE AUTHORIZATION

The Applicant is requesting a Special Use Modification to modify and expand an existing Foster Children's Ranch at an RU-4, Rural zoned property. The Applicant is proposing to triple the number of residential units, add two duplexes for respite parents, add an RV park for volunteers, and expand recreational and education services for the children. The proposed uses are considered a Special Use in R-36 Zoning Districts under Section 707 of the Zoning Regulations. The subject parcel, APN 123-35-003B is located at 543 S. Grapevine Loop in Benson, AZ. The Applicant is Dan Syson, Executive Director, All the King's Horses.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

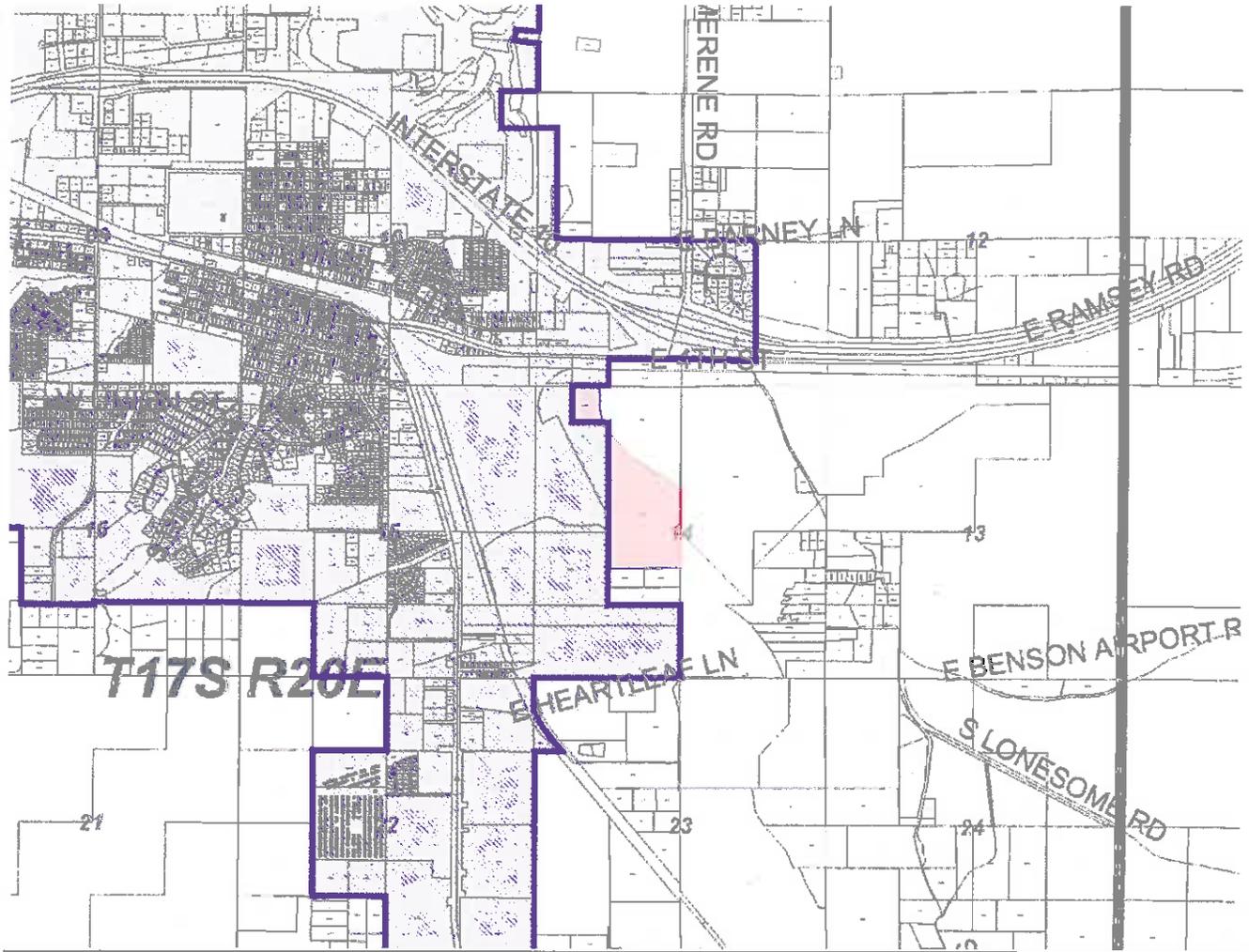
Parcel Size: 61.14 acres
 Zoning: R-36 (Residential; one dwelling per 36,000 square-feet)
 Growth Area: Community Growth Area
 Comprehensive Plan Designation: B-Developing
 Area Plan: None
 Flood Zone: A&X
 Existing Uses: Residential Care Institution
 Proposed Uses: Same with expansion, and addition of an RV

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Pasture Lane
South	R-36	Single Family Residences
East	R-36	Field Crops
West	I-2 (City of Benson Industrial)	Vacant

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

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov



Above: Location map. Purple areas are incorporated Benson.

II. PARCEL HISTORY

- 1993 – Permit issued for a Manufactured Home.
- 2004 – Permit issued for a Manufactured Home.
- 2005 – Permit issued for a Manufactured Home.
- 2006 – Permits issued for an addition, and for a Manufactured Home.
- 2008 – SUP granted for Residential Care Institution, including accessory uses.
- 2009 – Permit issued for a Manufactured Home.
- 2011 – Permit issued for an addition.
- 2012 – SUP modified to alter conditions and permit use of manufactured homes.
- 2012, 2013, 2014 – Permits issued for electrical upgrades.
- 2014 – Permit issued for a Manufactured Home.
- 2015 – Permit issued for a freestanding porch.

III. NATURE OF REQUEST

The Applicant is requesting to expand the number of foster care homes on the site, construct two duplexes for respite parents, construct accessory educational, recreational, and religious buildings, and establish an RV park for volunteers.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed.

Eight of the ten factors apply to this request. The project, as submitted, complies with seven of those eight factors; and will fully comply if a modification is granted for the eighth factor.

A. Compliance with Duly Adopted Plans: Complies

The project supports the goals of the Cochise County Comprehensive Plan including goals in the Affordable Housing and Rural Character Elements. The Affordable Housing element supports safe housing for disadvantaged groups. This proposal supports safe housing for foster children, one of the most vulnerable groups in County. The Rural Character Element encourages "a continuation of traditional rural ways of life", and "recogniz[ing] that resources such as agricultural lands, open space, and scenic view sheds provide economic, social, and environmental benefits." The project is consistent with the County's Comprehensive Plan for the following reasons: it maintains a large amount of open space along the San Pedro River, it is a functional agricultural property, and allows the children living at the ranch to learn about traditional ways of life in the County.

B. Compliance with the Zoning District Purpose Statement: Complies

While Section 701 of the Zoning Regulations permits a variety of Residential uses in the Residential zoning districts, and despite its status as technically Non-Residential under the Zoning Regulations, this use is regarded as a Residential Use under the Fair Housing Act, and therefore is treated as a normal residential use in the district.

C. Development Along Major Streets: Not Applicable

The property takes access from minor, non maintained roadways.

D. Traffic Circulation Factors: Complies

No new access points are being proposed, and the traffic generated is not inappropriate for residential streets. There is a legal access issue as noted in the attached memo from the Transportation Planner.

E. Adequate Services and Infrastructure: Complies

All of the current homes and structures are equipped with septic systems which are in the process of being replaced by City of Benson sewer service, and served by an on-site well. Sulphur Springs Valley Electric Cooperative provides electricity, and natural gas utilities are not under consideration at this time. The Applicant has equipped the existing well with a fire hose hookup and a 5,000 gallon storage tank for fire protection, and the site has a service agreement with the Benson Fire Department.

F. Significant Site Development Standards: Complies with Existing Modifications

The project is an expansion of an existing use, and requests that there be no changes to the existing Modifications regarding travelways, driveways, screening, and legal access.

G. Public Input: Complies

The Applicant sent letters to property owners within 1,000-feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced no responses from neighboring property owners.

H. Hazardous Materials: Not Applicable

The Applicant states that there will be no hazardous material on site.

I. Off-Site Impacts: Complies.

Off-site impacts are anticipated to be minimal, and in keeping with what would be expected from a low-density residential development. The land uses presently under consideration would also be separated from neighboring properties by their placement within the interior of the property, screened effectively by an existing, dense vegetative cover. The proposed RV Park will be used on a limited basis for volunteers rather than a full commercial RV park. Therefore it will not be significantly impacted by an increase in traffic and other impacts associated with a commercial RV park.

J. Water Conservation: Complies.

The project complies with water conservation guidelines in the Comprehensive Plan.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The Applicant has requested that the Commission keep the existing Modifications to street and driveway widths and surfacing, screening, and legal access to remain.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within 1,000-feet of the subject property. Staff posted the property on June 23, 2015 and published a legal notice in the *Bisbee Observer* on June 18, 2015. In response to County mailings, the Planning Department received one letter opposing this request.



Above: View entering the Ranch.

VII. SUMMARY AND CONCLUSION

The proposed expansion of the existing use will increase the capacity of the ranch to provide quality homes and educational, recreational, and religious opportunities to vulnerable children within the County. The scope of the request is not expected to create any inappropriate negative impacts upon neighboring property owners. Both the Zoning Regulations and the Comprehensive Plan support the request, though one neighbor is in opposition, citing concerns about safety and property values.

Factors in Favor of Approving the Special Use

1. With the requested Modifications, the request complies with all of the eight applicable Special Use factors used by staff to analyze this request;
2. The Comprehensive Plan encourages such rural land uses that support and expand access to housing to disadvantaged populations; and
3. The site is in a rural area screened from neighbors' views by the river, dense vegetative cover and a railroad track.
4. No inappropriate off-site impacts are anticipated for the development.

Factors Against Allowing the Special Use

1. Grapevine Loop, an unrecorded, private dirt road with no dedicated easement, is currently the only means of access to the site; and
2. One letter of opposition from a neighboring property owner has been received.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** with the requested Modification to site development standards, subject to the following Conditions:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards, except as modified, and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional Modification and approval by the Planning and Zoning Commission.

Sample Motion: *Mr. Chairman, I move to Conditionally Approve Docket SU-17-08B, with the Conditions of Approval and Modifications recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Site plan
- C. Agency comment memos
- D. Citizen Comment



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER 123-35-0036

APPLICANT ALL THE KING'S HORSES CHILDREN'S RANCH

ADDRESS 543 S. GRAPEVINE LOOP BENSON, AZ 85602

CONTACT TELEPHONE NUMBER (520) 586-0267

EMAIL ADDRESS: hisranch@questoffice.net

PROPERTY OWNER (IF OTHER THAN APPLICANT) - same -

ADDRESS _____

DATE SUBMITTED MAY 25, 2015

Special Use Permit Public Hearing Fee (if applicable) \$ _____

Building/Use Permit Fee \$ _____

Total paid \$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (9) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (**In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.**)

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

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed) ** SEE COMPLETE MASTER PLAN PRESENTATION packet*

1. What is the existing use of the property? Used as an AZ state licensed
Child Welfare (Residential) Agency caring for at-risk children

2. What is the proposed use or improvement? Asking for full site approval of
the proposed Master Plan Concept as presented

3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

Care of at-risk children, housing & schooling on-site
No increased impact estimated on neighboring properties

4. Describe all intermediate and final products/services that will be produced/offered/sold.

Ongoing care and growth of at-risk children as a Child
Welfare (Residential) Agency serving Cochise & Pima Counties

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

Factory built modular building, wood, metal (site-built)

6. Will the project be constructed/completed within one year or phased? One Year _____
Phased if phased, describe the phases and depict on the site plan.

Multiple phases as funding is available, estimated 10-15 years to complete full build out of the Master Plan

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: S-S Hours (from _____ AM to _____ PM)

B. Number of employees: Initially: 8 Future: 30-40
Number per shift Seasonal changes various number of volunteers

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

Average of 10-15 daily basis

(2) Total trucks (e.g., by type, number of wheels, or weight)

One trash truck weekly, delivery truck weekly

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

Only one road to access - Grapevine Loop

(4) If more than one direction, estimate the percentage that travel in each direction

Unknown

(5) At what time of day, day of week and season (if applicable) is traffic the heavies

Unknown, traffic varies due to schedules & appointments, activities

D. Circle whether you will be on public water system or private well. If private well, show the location on the site plan. Estimated total gallons of water used: per day 2,000 per year _____
Full site use estimated

E. Will you use a septic system? Yes No If yes, is the septic tank system existing? Yes No
Show the septic tank, leach field and 100% expansion area on the site plan.

F. Does your parcel have permanent legal access*? Yes No

If no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet.

Does your parcel have access from a (check one): private road or easement**
 County-maintained road
 State Highway

*** If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

G. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached NA

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Private well on property	
Sewer/Septic	City of Benson sewer	
Electricity	SSVEC	
Natural Gas	N/A Propane tanks	
Telephone	Century Link / Cox	
Fire Protection	City of Benson	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

Children's play on grounds, 4H animal care, horse programs

2. Will outdoor storage of equipment, materials or products be needed? Yes No if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

Fully fenced and secure area, area not seen by neighbors

3. Will any noise be produced that can be heard on neighboring properties? Yes No ___ if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Minimal noise throughout the day

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

5. Will odors be created? Yes No ___ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

Horse barn & 4-H animals, daily cleaning and disposal of manure from pens & corrals

6. Will any activities attract pests, such as flies? Yes No ___ If yes, what measures will be taken to prevent a nuisance on neighboring properties?

Minimal pests due to cleaning of animal areas on a daily basis

7. Will outdoor lighting be used? Yes ___ No If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes No ___ If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. Free standing
24 x 36
(6 sq. ft)

B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ___ No If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes ___ No

If yes, will storm water be directed into the public right-of-way? Yes ___ No

Will washes be improved with culverts, bank protection, crossings or other means?

Yes No ___

If yes to any of these questions, describe and/or show on the site plan.

Metal culvert on Grapevine Loop where wash crosses the road (on Ranch property)

Walking bridges over the wash on Ranch property 84 A

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

CRUSHED AGGREGATE

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?

Yes No If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

Much of the natural vegetation (wild grass, shrubs, mesquite) is left in place. Landscaping to be decorative gravel or native plants, minimal grassy areas dependant on local weather

2. How many acres will be cleared? estimated 6-8 acres

If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used

(Show on site plan if appropriate.) Minimal clearing for home & building

placement, natural trees will remain in place, minimal impact on erosion through grass & shrubbery planting

Dust control through use of light watering as needed

SECTION D - Hazardous or Polluting Materials

Does the proposed use involve hazardous materials? These can include paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, or biological agents. Engine repair, dry cleaning, manufacturing and all uses that commonly use such substances in the County's experience require completion of the attachment.

No X Yes _____ If yes, complete the attached Hazardous Materials attachment. Engine repair, manufacturing and all uses that commonly use such substances in the County experience also require completion of the attachment.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research concerning the materials' impact.

The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Dan Syson

Print Applicant's Name DAN SYSON

Date signed MAY 25, 2015



Master Plan Concept Presentation

May 2015

Dan Syson, Executive Director/COO

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543 S. Grapevine Loop, Benson, AZ 85602

www.atkhchildrensranch.org

Not for Profit 501(c)(3) Corporation EIN 91-1995776

Executive Summary

All the King's Horses Children's Ranch (the "Children's Ranch") is a 501(c)(3) Not for Profit corporation that was formed in 1999 to "provide refuge, habilitation and long term care for abused and neglected children in a traditional family setting". All The King's Horses Children's Ranch is currently one of two Arizona state-licensed group home (residential) facilities designed specifically to encompass an entire on-site program working with at-risk children in Arizona.

The Ranch is certified by the State of Arizona as a Child Welfare Agency and is currently serving the needs of ten abused and/or neglected children. That number will increase to fifteen with the opening soon of our latest (and first brand new) manufactured housing unit.

The Children's Ranch is located on 90 acres of land along the San Pedro River just south and east of the City of Benson; 26 acres are inside the Benson city limits, with the remaining acreage in the County. All development on the raw land to date has occurred on the County portion of the land. Permanent structures completed to date on the property are five manufactured housing units, a machine shop and a barn with corrals and pasture for horses.

Financial Stability

The Children's Ranch has relied on the generosity of individual donors since inception. It is not affiliated with or reliant on any religious or secular organization for its finances. Through prudent financial management the Ranch has survived and thrived even in the midst of financially challenging times for all non-profit organizations.

The Children's Ranch earns sufficient revenues through its Child Welfare contract with the State of Arizona to pay the ongoing operating costs for the facility. Generous donations of cash and services from the public sector fund all capital improvements. Because the amount and timing of donations cannot be accurately predicted, the long term timing of property and facility development can only be estimated through planning and completion of phases. The Board's financial policy has always been to schedule capital projects only when the associated costs have been fully funded.

The financial credibility and stability of the Children's Ranch is demonstrated with the following:

- Financial audits are conducted annually by an independent Certified Public Accounting firm. Financial highlights from the Children's Ranch fiscal year ended May 31, 2014 audited financial statements include:
 - Cash in banks \$194,000.
 - Equity to debt ratio of 5:1
 - Unrestricted equity of \$553,000

- The State of Arizona has designated the Children's Ranch as a "Qualified Charitable Organization". The designation means that Arizona taxpayers can take dollar for dollar tax credits on their personal income tax return for donations made to the Ranch (subject to dollar limitations).
- The State of Arizona has designated the Children's Ranch as a "Qualified Healthcare Organization", which makes it exempt from sales taxes.
- The organization is subject to periodic unscheduled (surprise) State reviews of its administrative and financial systems. The Ranch has always scored high marks on such reviews.

The Board of Directors of the Children's Ranch has always made its financial decisions based on the long term financial health of the organization. Its standard practice is to maintain cash reserves sufficient to cover the Ranch's obligations for at least one year.

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90 A

Request for Concept Approval

In presenting this revised Master Plan Concept report, a full site plan, technical examples and a complete description of the operations of All The King's Horses Children's Ranch, the Board of Directors are in agreement with the Executive Director that there needs to be corporate and governmental approval of the entire facility not only to ensure continuity but to enable the expansion process to be moved forward through the various permitting processes required by the State of Arizona, Cochise County and the City of Benson with relative ease, clarity and understanding by all parties involved.

The Children's Ranch Board of Directors is formally submitting this request for full approval of the proposed concept plan as presented so that there will an understanding of the desired future growth and direction of the Children's Ranch as it pertains to oversight from the State of Arizona, Cochise County and/or the City of Benson. The intention of the Board of Directors is to proceed in several phases of construction with an estimated conservative time frame of ten to fifteen years for facility completion.

Overview of Master Plan Concept

The Master Plan Concept for the Children's Ranch was originally conceived and designed in February 2007 but the actual placement of the initial buildings deviated due to the struggle of the business to grow and gain solidity. Establishing a working business out of 90 acres of mesquite and tumbleweeds is quite an endeavor and the Founder and the Board of Directors made do with what became available as the needs arose, thus the use of single- and double-wide trailers and manufactured homes along with donated RV's and pull trailers for volunteer workers to stay in while they were at the Children's Ranch.

In current light of the strong financial position of the Children's Ranch and its desire to establish the Children's Ranch as a solid business within Cochise County, the Master Plan Concept was reviewed for accuracy, proper placement of buildings and took into account the plans for maximum growth as seen by the Board of Directors.

What is now being presented has deviated very little from the original concept drawing of 2007, mainly redesigned for logical placement of buildings based on the ideal operation of the Children's Ranch and its programs. A proposed RV facility to safely host our volunteer workers was designed to replace scattered RV sites as originally planned.

Plans for additional permanent staff housing will be dependent upon existing properties either purchased or rented within the city of Benson or nearby communities. The purpose and programs of the Children's Ranch requires placement of a few key staff residences on site.

Placement of Buildings

The Children's Ranch Master Plan Concept was designed not only to work within the parameters of the land use designations (special use, agricultural and flood plain, County and City oversight), but it also takes into account the specialized requirements

that the Children's Ranch must have to operate as a state licensed Child Welfare (Residential) Agency.

This means there must be security measures in place, not only for staffing requirements and various emergencies, but also in physical and visible separation guidelines when discussing the placement of Children's Homes, administrative and support buildings, and the placement of temporary housing spaces for the Children's Ranch volunteers. The State DES and DCS rules and regulations put limitations and restrictions on contact with the state-placed children and the Children's Ranch as a business strives to maintain those measures.

The Master Plan Concept clearly establishes those security parameters in the placement of the Children's Ranch buildings as presented. The Children's Homes are deliberately placed on the south end of the Children's Ranch in two clusters (one male, the other female) with access only by certified Children's Ranch staff and State agency workers. The administration and support buildings such as the school, chapel, meeting areas and the dining room will be accessible by Children's Ranch staff, volunteer workers and visitors to the Children's Ranch. Limited contact with the state placed children will be under the direct supervision of the Children's Ranch staff. The north side of the Children's Ranch has the work areas, warehouse and RV facilities where the volunteer workers come and go throughout the year. This area will be off limits to the state-placed children unless under direct supervision by a Children's Ranch staff person. Other areas of the Children's Ranch such as the horse barn, playing fields, recreation facilities, trails, etc. will all be under constant visual supervision by Children's Ranch staff.

The purpose of these separations achieves the Children's Ranch requirements for safety and insurance reasons to create a calm environment in which the state-placed children can live without worry from outside pressures and influence.

Existing Operations

Current operations and facilities on the 90-acre property include a single-wide mobile home converted as the administration area, three manufactured homes designated as Children's Homes, a double-wide mobile home reconfigured as a group meeting area and home with limited kitchen facilities, a maintenance barn, and a horse barn (currently unused). A well provides water for the Children's Ranch and is certified and tested annually as a drinking water well for use by the Ranch's occupants.

One Children's Home houses up to six children and is designated for males, the other Children's Home houses up to four children and is designated for females. The third Children's Home is currently going through inspection and licensing processes before being opened for occupancy (expected early July 2015) and will also house up to six children.

Each Children's Home has a set of carefully screened and trained House Parents that supervise and care for the children on a 24-hour basis with Respite House Parents available as needed to cover additional needs. The purpose of a home setting with House Parents is to provide the visible stability, training and supervision each child needs to learn how to properly function in a family environment. Many of these children

come to the Children's Ranch from very unstable home lives, a dangerous living situation or even another temporary facility as well as other less than suitable factors.

Children's Ranch staffing is carefully screened, interviewed and checked through several levels per ARS 74. Background checks, DES Level 1 fingerprinting, extensive training, CPR and First Aid certification along with a variety of paperwork is additionally required and annually updated to make sure the Children's Ranch is able to maintain professional and State level standards of care.

Infrastructure Design

Road widths & Easements

All roads that are owned by the Children's Ranch are compacted gravel with an established minimum width of 15 feet for designated service roads and a width of 24 feet for all roads designated as two-way access for staff, visitors and emergency vehicles. There currently are no plans to upgrade any of these roads to asphalt. Dust generated by vehicular traffic will be maintained at a reasonable level by use of a "water buffalo" (250-500 gallon tank on wheels) with pressurized spray bars and hoses.

The easement allowed by the Union Pacific Railroad via Grapevine Loop to not only access the Children's Ranch property but the three neighbors south of the Ranch is voluntarily maintained by the Ranch with regular grading, maintaining drainage and repairs as needed.

Electrical Service

Overhead power is currently provided by SSVEC into the Children's Ranch via two entry points; one additional point is via underground to a ground-placed transformer. The service design of the Master Plan calls for all future electrical service to be provided via underground placement and ground-placed transformers when feasible and within cost allowances.

Sewer Project and Placement

In 2014 it was obvious that future expansion of the Children's Ranch could not depend on installing separate septic tanks and leach lines for each Children's Home and supporting buildings. The soil tests were not conducive to adequate drainage and percolation requirements plus there were concerns of contamination with the closeness of the San Pedro River and its floodplain.

Steps were then taken to consider the feasibility of connecting to the City of Benson's sewer line that is nearby to the west of the Children's Ranch. With agreement from the City of Benson, initial permission from the Union Pacific (owners of the adjacent property to the west), and all appropriate environmental studies completed, the Children's Ranch has moved forward in taking steps to receive permanent easement rights from the Union Pacific and gain bids from licensed contractors.

The 2014 engineer certified plans call for an 8" central collection line running from south to north through the Children's Ranch property to drain into a lift station that will then push the pulverized collected waste through a 3" line to the connection with the City of Benson's sewer line. The size of the central collection line, the lift station and

connection line was determined based on the potential full build out of the Children's Ranch Master Plan so there would be no issue in the future with overloading the system.

As the Children's Ranch continues to grow, each new building coming into service will be easily connected to the central collection line or a trunk line that connects to the central line making the entire permitting and occupancy approval process easier to gain and safer to maintain.

Water provision

Access to drinking water is provided through a registered well on the Children's Ranch that is inspected and certified annually by a licensed outside provider as required by our State licensing agreement and ARS 74 provisions. Filtration and monthly inspection is also in place as deemed necessary.

The irrigation well already in existence when the property was purchased by the Children's Ranch provides water for grounds maintenance and has adequate flow pressure to assist in providing for fire suppression to all on-site buildings and homes.

Fire prevention & Emergencies

Current fire prevention measures in place call for fire extinguishers in each building, access to water hoses and an emergency phone call to the Benson Fire Department. The Children's Ranch future infrastructure plans include putting to use the current irrigation well on-site to provide service to all buildings through a 3 inch line. Access to the Children's Ranch is from State Highway 80, via Country Club Dr. to a compacted gravel/dirt road (easement by UP Railroad) that can support fire truck, police and ambulance response. Emergency response by helicopter has been established via open field access within Ranch property.

Security

The Children's Ranch provides a safe haven for state-placed children and security measures have been undertaken to make sure not only are the children safe but staffing and visitors as well. Facility plans call for continued clearing and secure fencing of the boundaries of the Children's Ranch, maintaining a tree and brush barrier on the south and east edges, establishing clear signage at all entrances to the property and limiting access to specific areas through the use of electronic and secured gates. Area signage will also clearly indicate specific restrictions for staffing, volunteers and visitors throughout the Children's Ranch. As also noted within the Administration Building section, all outside staff, volunteers and visitors are required to check in and out with appropriate staff members while on the Children's Ranch property.

Modular Design and Site-built Facilities

It has been discussed and agreed upon by the Children's Ranch Board of Directors that for continuity of the overall Master Plan Concept design and increased quality and longevity of the structures, moving away from manufactured to modular built designs of the residences and support buildings such as the administration building, school building(s), chapel and gift shop are financially feasible for a non-profit organization that depends strongly upon grants and donations to cover the costs of facility growth.

Additional key buildings such as the dining room with a commercial kitchen, the indoor gymnasium and pool along with the warehouse will be designed initially as modular facilities but understanding that the possible need to be site built will be taken into account and will be presented as such when requesting building permits.

Children's Homes

The ten Children's Homes are carefully and specifically designed with child safety requirements taken into consideration. Each home is designated to be either a male or female residence, designed with a private living space for the House Parents, a common living area, kitchen, study and play areas, laundry facilities and three bedrooms with common bathrooms for the Ranch children. Each bedroom houses two children each for a total house capacity of 6 state-placed children. Because of our ranch theme throughout the property, each home is designed with a large covered porch that encourages not only play time but is also great for casual conversation and relaxation for each House family and its visitors.

*Based on the design of a single-story, 5 bedrooms, 3 bathroom home with an estimated square footage of 2,900 ft. built as either a modular home or site built according to UBC specifications. (See technical example of a home on page 19)

Core Staff Residences

With the need to provide twenty-four hour, seven days a week oversight and supervision of the Children's Ranch at-risk children as required under our state licensing, there is a need for additional housing for specific staff that is able to respond at any time to events that may occur on the Children's Ranch property. Housing for back-up staffing (respite care) to the House Parents is designed as two duplex buildings that will individually house two sets of Respite House Parents while a separate residence houses the Executive Director.

*Based on the design of a single-story 2 bedroom, 2 bathroom duplex with an estimated square footage of 2,400 ft. and the design of a single-story 3 bedroom, 2 bathroom home with an estimated square footage of 2,000 ft., both duplexes and separate residence will be built as either a modular or site built according to UBC specifications. (See technical examples on pages 20 & 21)

Administration Building

The administration building will be a single story, ranch-style building with a porch that will have up to six offices, a conference room, two meeting rooms and two bathrooms, as well as a reception area for any visitors to the Children's Ranch. This will be the first view of the Children's Ranch that the state-placed children, visitors and volunteers will see as they arrive, as well as any DCS representatives. All visitors will be required to check in and register as they arrive and leave the Children's Ranch property. This enables the Children's Ranch to maintain a safe and secure environment for the Ranch

children as well by knowing who is on the property at all times for accountability purposes.

*This will be a single-story 2,600 square foot modular or site built building according to UBC (Uniform Building Code) specifications. (See technical example of an office building on page 22)

Chapel

The chapel is provided not only as a calming place for soulful reflection but also as a multi-use facility where guests, relatives and parents can be safely entertained by annual presentations such as school plays, musical presentations, awards nights, graduation ceremonies and other important milestones in the lives of the Ranch children.

Recognition of these milestones is what creates stable points in an at-risk child's life, thus giving them the positive input and support they need along with the personal confidence to enable them to continue to grow in personal character and strength.

*The single-story chapel is estimated to be about 2,400 square feet, modular or site built to UBC specifications.

School Building

The reasoning behind having an on-site school building(s) and a state-certified administrator that is fully recognized and supported by the Benson School District is two-fold. First, state regulations (ARS 74) require any child placed here at the Children's Ranch of school age must be enrolled in the local school district within 10 days of arrival. Recognizing that a child arrives here under stressful conditions and then placing the child into another unknown environment (the local classroom) is added stress, the Children's Ranch feels there is a need to provide an on-site facility where the child can attend without the added stress of not knowing anyone around them. Second, having an on-site school building(s) fully supported by the school district enables the Children's Ranch personnel to accurately assess each child's level of educational ability and be flexible in administering school programs and requirements around each child's needs while they are here at the Children's Ranch. The very low ratio of teacher to children also enables better teaching and response to a child's learning needs while taking into account the backgrounds of these children and the efforts to make the school environment less stressful. Positive encouragement and a welcoming classroom will also teach the child and give them confidence to learn and assimilate back into the public school system.

*Designed to be a single-story double classroom, estimated 2,500 square feet, modular or site built to UBC specifications. (See technical example of classroom(s) on page 23)

Dining Hall & Commercial Kitchen

The purpose of having a dining hall and kitchen is in response to the Children's Ranch leadership recognizing the need to maintain and account for the state requirements of providing healthy meals to the Ranch children and staff on-site. Each home is required

to post a Certified Nutritionist-designed meal menu in a location where it can be easily read.

To relieve the individual House Parents from additional responsibility, the Children's Ranch has determined that a single source of meals provided at a dining hall under the supervision of certified cooks is not only better for accountability purposes but is financially prudent and it holds us accountable at both County and State levels of inspection and certification.

*Estimated at 3,500 square feet, site built to specifications for commercial food service and UBC requirements. (No current examples or plans are available, to be developed as proposed)

Gymnasium & Indoor Pool Facility

This building will be developed as a multi-use facility housing a basketball/volleyball court, exercise equipment and an indoor swimming pool. The purpose is to provide a year-round enclosed environment where the Ranch children can be safely supervised no matter what the weather is outside. This also enables the Children's Ranch to encourage adequate exercise through participation in group sports as provided.

*Estimated at 3,800 square feet, site built to specifications for use and UBC requirements. (No current examples or plans are available, to be developed as proposed)

Gift Shop & Resale

The idea behind a gift shop and resale operation comes from the foreseen need to have the ability to recycle back into the community quality useable items of clothing and furniture that have been donated to the Children's Ranch but cannot be used in our Children's Homes or other facilities. There is also seen an eventual need to have Children's Ranch branded merchandise such as t-shirts, mugs, water bottles, etc. along with printed materials about the Children's Ranch to be made available to the public. Proceeds from the sale of these items will be used for special purposes here at the Children's Ranch or to meet needs of special projects or items of interest.

*An estimated size of this gift shop is around 1,200 square feet built to UBC specifications. (No current example available, to be designed when needed)

Materials & Storage Warehouse

As the Children's Ranch continues to grow to maximum operational capacity, there will be a need to safely store and itemize purchased and donated items of furniture for the Children's Homes, offices, school and dependent living areas. This warehouse will also have set aside areas for general needs such as construction materials, paper goods, equipment and dry food storage in secure areas.

*This building will be a metal clad enclosed structure, estimated 3,800 square feet site built to UBC specifications. (No current example available, to be designed when needed)

Maintenance Building & Workshop

The maintenance building and workshop is currently in place but may need to be expanded in size as future needs increase. The ability to house equipment and tools needed for general maintenance, repairs or replacement as well as new construction on the Children's Ranch is seen as a necessity to enable quality on-time upkeep not only for safety but to maintain the facilities as required by the Children's Ranch licensing by DES.

This building holds materials such as plumbing, electrical, paint, wood and related items in secure and locked storage accessible only by authorized staff and workers. Other items such as power and hand tools, mowing and lawn equipment as well as mechanical and specialized tools are stored and secured within this area. A separate (locked at all times) chemical shed as required by state regulations, holds items that are deemed unsafe to be handled by the children at the Ranch.

*This building is metal clad on a concrete foundation, size is 2,400 square feet.

RV Facility for Volunteer Workers

The current proposed design as shown on the Children's Ranch Master Plan Concept of a 12-space graveled pull-through RV facility is to enable the Children's Ranch to provide a quiet and better suited area that meets the needs of the volunteer workers. Each RV space provides quality water hookups, a post with covered electrical access and direct access by sealed riser to the Ranch's sewer system. The graveled space is long enough to accommodate large vehicles plus a smaller personal vehicle and wide enough for comfort and width as needed. Three designated spaces will have Park models in place to provide for those volunteers who arrive needing temporary housing.

Green space is provided not only between each specific RV space but also through the center of the facility where covered areas will host picnic tables and benches, enclosed fire circles and barbeques as well as general seating areas for relaxation.

This area of the Children's Ranch is designed to provide temporary housing sites to our many volunteer workers that come and go throughout the year. A majority of our volunteer workers are retiree's that arrive with their own RV's, pull trailers, or 5th wheel trailers while others arrive in need of local housing and they are currently placed where there is open space and access to electrical and water hookups.

*This RV facility will encompass an area estimated in size to be about 600 feet long and 375 feet wide. (See an individual RV space plan on page 24)

RV Community Building

This community building will be a central point to the support and comfort of our volunteer work force and RV facility that will surround it. From its single level ranch design with long covered porch with chairs, tables and swings, this community building will encourage group activities during the evenings and on weekends as our volunteer workers relax and unwind.

There will be a large open area with couches, tables and chairs, and a large fireplace. Along one wall will be a conference table with access to the Internet for communication with family and friends, study time or just relaxing on the computer. Off the main area will be a kitchen with a stove and oven, refrigerator and microwaves. Plenty of counter space, storage cabinets and shelves will lend itself to group snack times and prep area for outside barbeques and cookouts or inside for an evening of fun and table games. Included in this building will be bathrooms, showers and laundry facilities as a convenience for our volunteer visitors as they work with the Children's Ranch staff on a multitude of projects located around the property.

*This building will be either modular or site built according to specifications and UBC requirements and estimated to be around 2,400 square feet. (See example of a building layout on page 25)

Children's Ranch History

The vision for All The King's Horses Children's Ranch began in Transkei (pronounced Tran-sky), South Africa. In November 1998, after almost a year's mission in the village of Willowvale, the Children's Ranch founder, Ana Lucore, sought the Lord for His leading as to what her future held. As she meditated at her window, she realized what a comfort the mission station's animals had been when she had first arrived there. They had been familiar friends in an unfamiliar land and an unfamiliar culture.

Ana found herself thinking of children in need of a home; children who, through no fault of their own, needed a change of environment. Perhaps they just needed a chance: a chance to live safely, have nutritious food and adequate clothing and enjoy a nurturing family; a chance to know appropriate love and learn to love in return. Ana heard the call to go back to America and help the children there.

From this experience, the seeds of the Children's Ranch were born. In 1999, a non-profit organization was created, under the name of All The King's Horses Children's Ranch, and work began to make the ranch a reality. The name of the ranch was a spinoff of the Humpty-Dumpty nursery rhyme and with added encouragement it now reads:

"All the King's horses, His women and men, with the King, put broken children together again."

The purpose: to establish a ranch-like setting as a refuge for abused and neglected children.

When Ana arrived in Benson in 2000, she began her mission as a CASA (Court Appointed Special Advocate) with needy children in the area, working from her home as she waited for guidance and opportunity to develop the Children's Ranch. In October 2004, land for the Children's Ranch was acquired – 90 acres in Benson, bordering on the San Pedro river.

During the first years, much effort by volunteers was put toward clearing brush and trash from the land. A singlewide mobile home was set up as home and office for Ana. While

she temporarily fostered some children in her home, space was limited, and the real vision of the Children's Ranch was to build other homes on the property where live-in house parents could focus on providing support for the children.

From the start, the Board of Directors determined they would place their trust entirely on God to provide for the finances and other needs of the Children's Ranch. They decided to share their vision and wait on the Lord to move the hearts of those who would donate time, money or needed items.

The Children's Ranch has embraced a "Noah Philosophy", meaning they would take each step forward toward their goal as God provided the resources. For example, they would not try to house the children until appropriate homes could be built or acquired, and suitable house parents were found. The Children's Ranch determined that the building process would not begin with borrowed money, and so, the original two homes were donated and staffing raised their own income.

Milestones

October 2004: Ana Lucore moves on to the property, a singlewide trailer (Pony) is set up as a home with office space.

November 2005: The first doublewide home was donated and set up on the Ranch (The Palomino).

2006: First house parents Brad & Carmen Martin donate a new double wide (El Caballo Blanco).

2009-10: Horse Barn is begun and completed.

2011: Katherine Mejia Chuck Wagon dedicated as a reception hall for the Children's Ranch.

July 2011: the Children's Ranch acquired it's Arizona Child Welfare License.

March 2012: The Children's Ranch is running at full capacity and needs to expand facilities to accommodate additional children.

Summer 2014: A new manufactured home (The Appaloosa), was purchased and when opened will expand the Children's Ranch child care capacity to 16.

March 2015: Ana Lucore moves to a Founder and Public Relations position, Dan Syson is brought on as the new Executive Director and Chief Operations Officer to manage daily operations.

Mission & Goals Statement

Our Mission:

To provide refuge in a traditional family setting with Christian values on a ranch for abused and neglected children who need long-term care.

Our Goals:

To provide an environment of social, physical, educational and spiritual support for children-in-need.

To develop children's abilities and interests, and encourage them to reach their maximum potential as they mature.

State Licensing

All The King's Horses Children's Ranch is organized and operating as a Not-for-Profit 501(c)3 corporation in the state of Arizona.

The Children's Ranch is also licensed with the Arizona Department of Child Safety, Office of Licensing and Regulation as a Child Welfare (Residential) Agency with the current ability to house and care for ten (10) children ranging in age from three to seventeen, both male and female in separate homes.

The Children's Ranch has consistently met the standards required by the Arizona Department of Economic Security and has maintained the aforementioned licensing since June 27, 2011. Per DES and DCS requirements under the Arizona Revised Statutes 74, the Children's Ranch maintains set standards that are open for State inspection at announced and unannounced times by authorized Agency individuals.

Children's Ranch Administration

The Children's Ranch is administered and directed by a voluntary Board of Directors currently made up of seven members. Daily operations are under the supervision of the Executive Director/COO. Financial oversight is provided by the Chief Financial Officer, the property is overseen by the Facilities & Projects Coordinator and the Children's Ranch programs and staffing are managed by the Program Director.

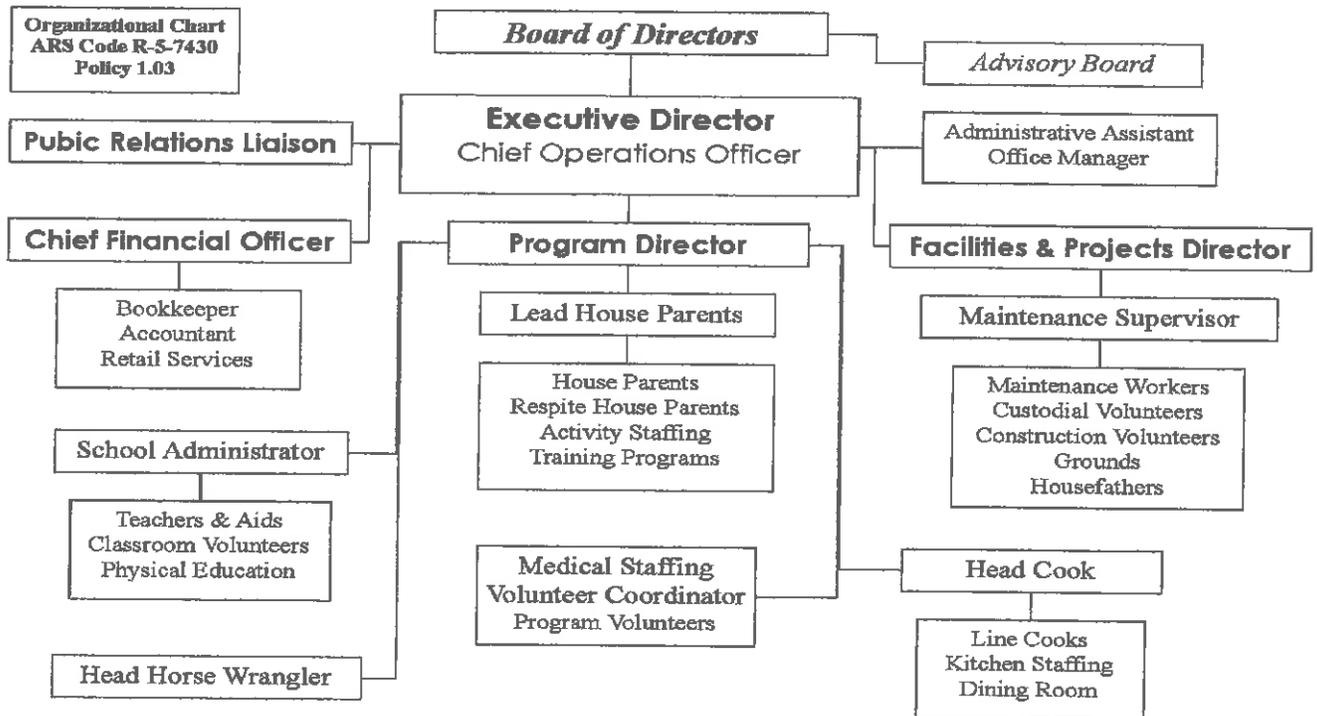
Current Board of Directors:

Ana Lucore, Founder and former CASA, PS Mapp Trainer
Susan Vaughn, former CASA, Public Relations, and 4-H
Diana Ray, Elementary School Teacher
Larry Lane, owner of Mesquite Creek Builders
Jim Cox, CPA, BS in Accounting, retired City Manager (Benson)
Kathy Stevens, BA in Human Resources
Gene Shull, retired Accounting Manager (Apache Nitrogen)

Executive Director/COO – Dan Syson, BA in Business Administration
Public Relations Liaison – Ana Lucore, former CASA, PS Mapp Trainer
Chief Financial Officer – Jim Cox, CPA, BS Accounting, retired City Manager (Benson)
Program Director – Kathy Stevens, BA in Human Resources
Facilities/Project Coordinator – Gene Shull, retired Accounting Manager

Corporate Structure

All the King's Horses Children's Ranch



Revised 04.08.15

Children's Ranch Financial Stability

Financial support and stability of the organization comes through two separate avenues of income.

The Ranch Operations income that supports state-placed children and their needs comes through a contract in place with the Arizona Department of Economic Security that establishes a daily rate paid per child and is billed accordingly on a monthly basis. This income additionally supports related Children's Ranch staffing and administration, housing, food, clothing and personal care items for the children.

Our Capital Improvement income comes from a variety of donors, fund raising, private and public grants and other sources of revenue as deemed appropriate by the Board of Directors and Executive Director. This separate account is used exclusively for the purpose of expanding the current facilities, upgrading existing buildings and infrastructure, and providing the funds needed for the purchase of new buildings, equipment and services.

For fiscal year 2014, the Children's Ranch has managed an Equity-to-Debt ratio of 5:1 which puts the Children's Ranch in a strong position financially to continue operations and expected growth. Annual audits conducted by an outside firm helps to maintain corporate integrity and accountability.

Ranch Program Areas

In efforts to continue to provide an all around safe and memorable experience for each child staying at the Children's Ranch, additional programs are being developed to ensure that the children have plenty of age related opportunities to play both individually and with groups of other children here at the Children's Ranch. This not only gives them physical exercise in the outdoor environment of the Children's Ranch but it is also known to heal emotional trauma and scarring that has been encountered and will enable each child to learn how to work within a group without violence or acting out.

The Children's Ranch has created a plan to put into place a variety of green space, playing fields, hiking trails, sports fields such as softball, soccer and basketball, as well as challenging physical fitness in areas made up of obstacle courses, a climbing wall, a BMX riding course and playground equipment.

To further a western ranch environment, future plans call for participation in local 4-H programs through raising and care of a limited number of large and small animals such as chickens, rabbits, sheep and goats as well as cattle. These current programs are excellent for teaching youth responsibilities, skills and communication.

As with all Children's Ranch programs, skilled and certified instructors and teachers will be in supervisory positions while working with both adults and children.

Horse Programs

As a state licensed group home facility working with and caring for at-risk children who have experienced a variety of stresses or trauma in their lives before coming to the safety of the Children's Ranch, a program that teaches positive behavior, caring and trust was a concept to plan for and put into operation in a timely manner.

A horse program was developed after seeing numerous successful programs already in place for both adults and children with various forms of physical and social handicaps or disabilities. Working with horses in a controlled environment enables students in the program to learn to care for an animal, gain confidence in them, develop communication skills both with the horse and other people, learn riding and control skills, and it is also shown to have a calming effect on emotionally-charged individuals as they learn to focus on working with the animals.

Currently a horse barn has been built along with a medium-sized corral designed for containing several horses. The long term goal will be to create and fence in several pastures for grazing, a covered fenced arena with exterior seating for teaching riding lessons and performance, and developing and making several riding trails around the Children's Ranch property to safely supervise the horse program participants on trail rides. Supervision of this program and additional staffing will be by a Certified Instructor.

Ranch Work/Study Programs for Young Adults

In looking at the environments out of where our at-risk children come from, the Founder and Board of Directors see a need for on-going training once they reach the age of 18. These young adults are cycled out of the group care program, often State oversight is removed, and many go back into the same negative environment and situations that caused them to be initially removed and placed at the Children's Ranch.

In creating this optional Work/Study Program for a limited number of qualified young adults aged 18-25, the goal is to teach independent living skills such as maintaining a solid work history, learning financial management, having a place of residence and encouraging continuing education with at least two years of community college.

With state funding available, the program will offer shared Children's Ranch housing independent of the younger children's programs in which the young adults will participate in Children's Ranch work projects, ongoing maintenance schedules and assist as able in the various Children's Ranch programs offered to the younger children.

These young adults will at the same time be enrolled in either a local community college or taking on-line courses through a credentialed program to achieve an Associate's Degree in a field of interest. Local employment will also be obtained as part of the requirements of the program.

It is felt that with this program in place, the potential result will be stronger, more self-reliant and stable young adults that will be confidently able to enter into society as independent adults and not in a self-destructive environment that often relies on government assistance to subsidize.

Technical Examples

Quite a bit of time was spent in discussions with representatives of both Clayton Homes of Sierra Vista and Modular Solutions in Phoenix. We asked for definite clarification of differences in quality of build according to HUD specifications and UBC specifications along with the number of designs that are available as factory assembled buildings that could be delivered to the Children's Ranch.

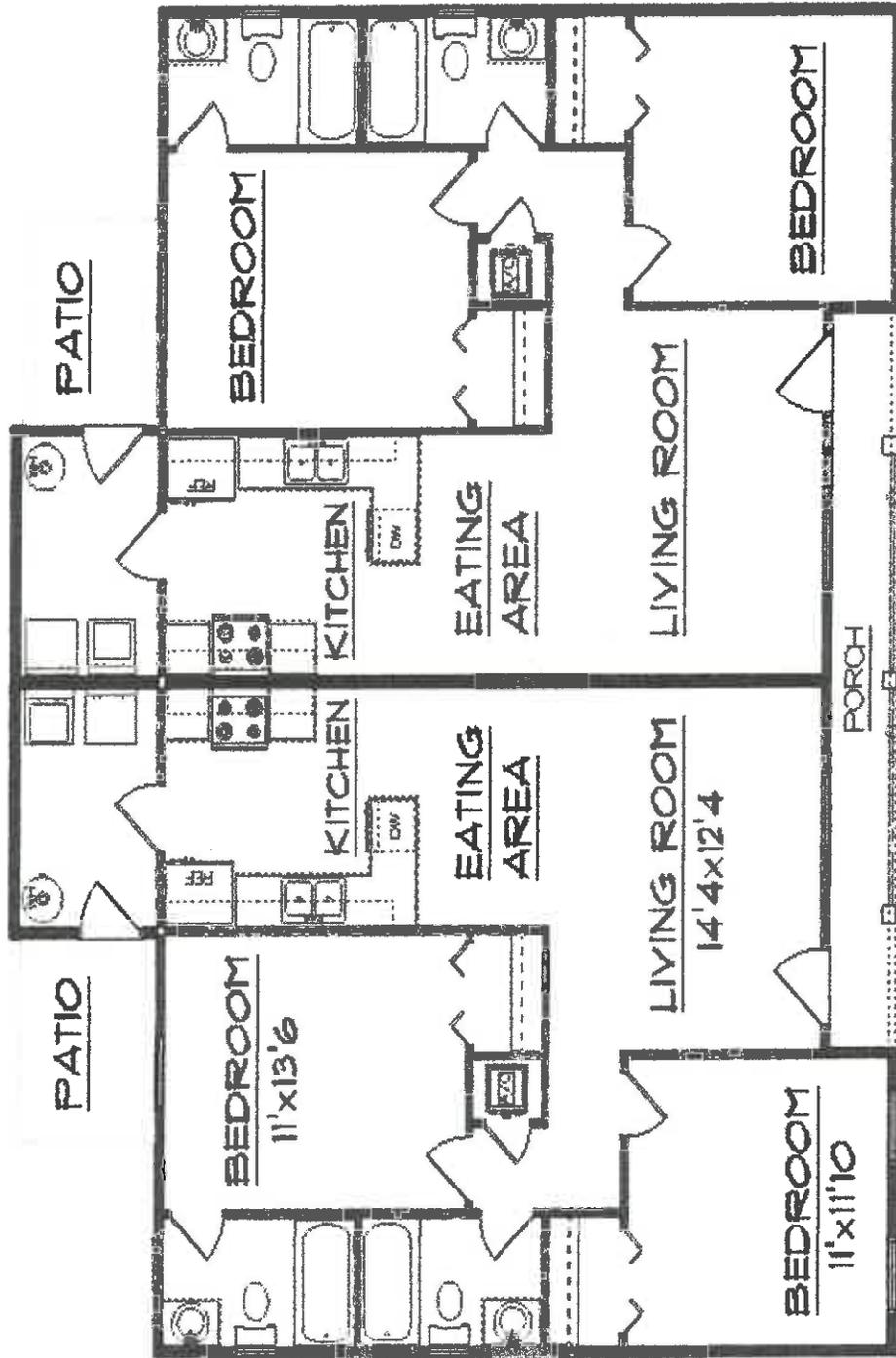
With the availability of existing modular plans and the ability to modify those plans to meet safety and open space designs as required by state DES licensing requirements, we have been assured that a finalized floor plan, approved blueprints and building support system can be red-stamped for approval by the State of Arizona for factory built modular homes.

With one common design in place, the Children's Homes can be duplicated for ease of permitting, final approval for occupancy at both County and State levels of inspection, and ongoing upkeep over the years.

The following three examples are of a modular house plan as provided by Clayton Homes, a modular school building plan and a modular office layout provided by Modular Solutions. These units are all designed and built according to the same UBC specifications that are required by site built plans.

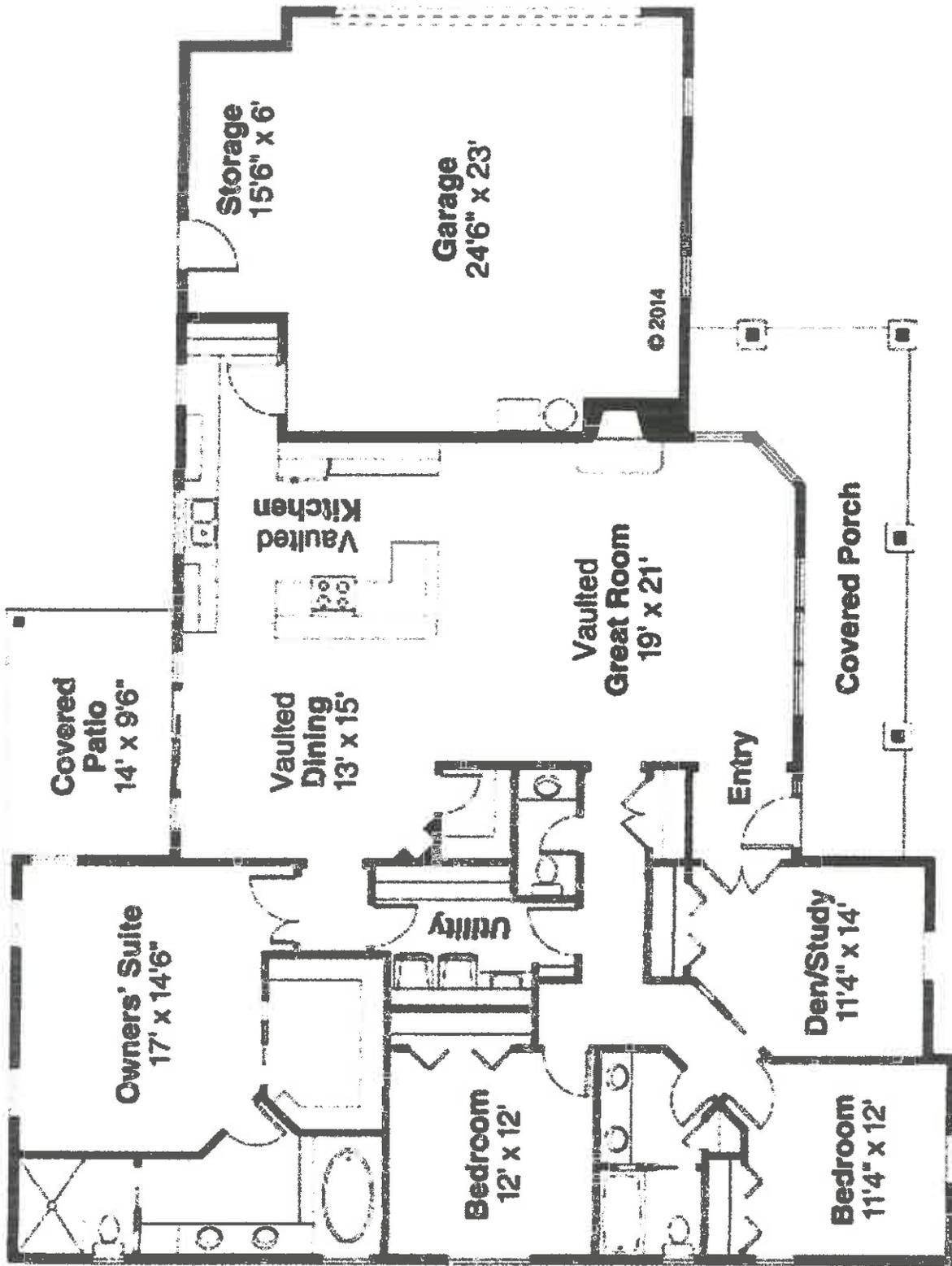
Additional examples are of a duplex designed building and another smaller house plan, both modular in build and built according to UBC specifications.

52'8"



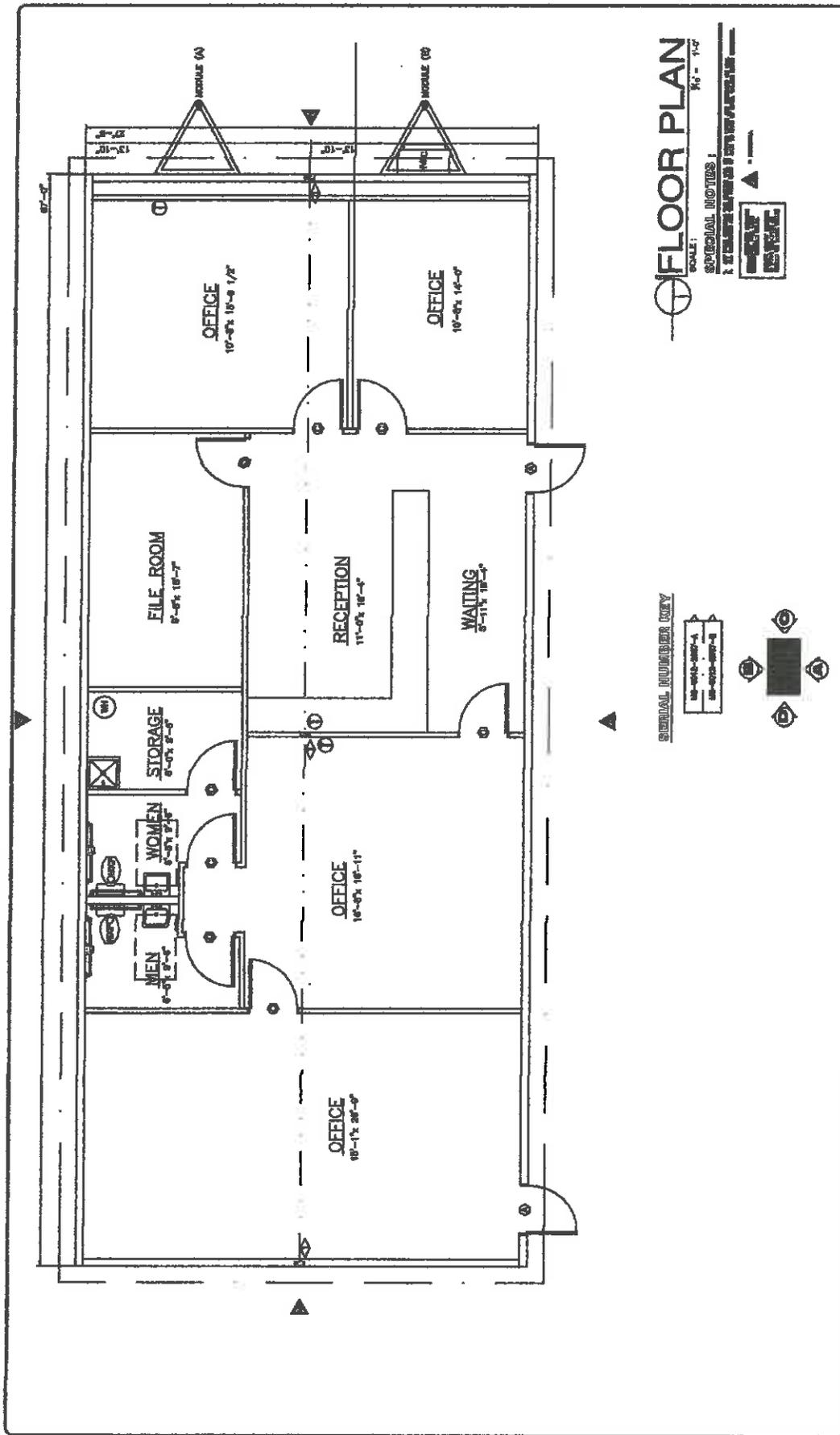
39'6"

RESPIRE HOUSING



EXECUTIVE DIRECTOR HOME

107 A



MS-359 ADMINISTRATION

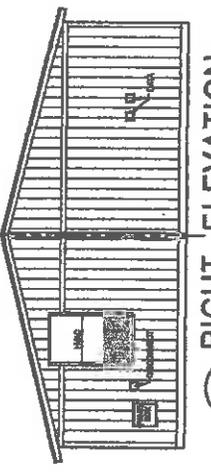
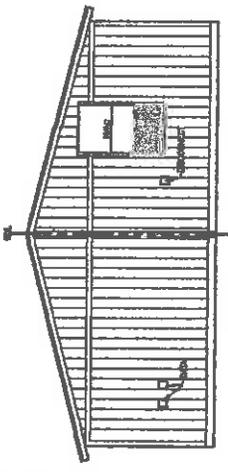
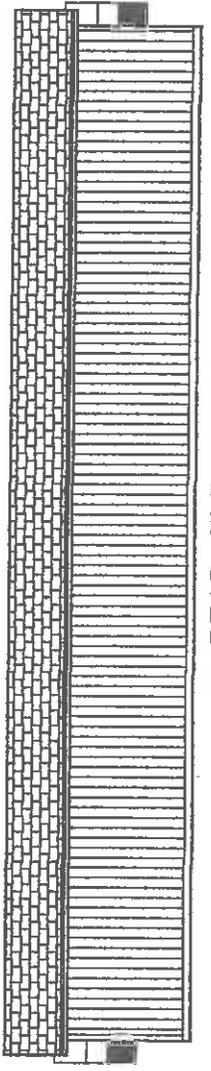
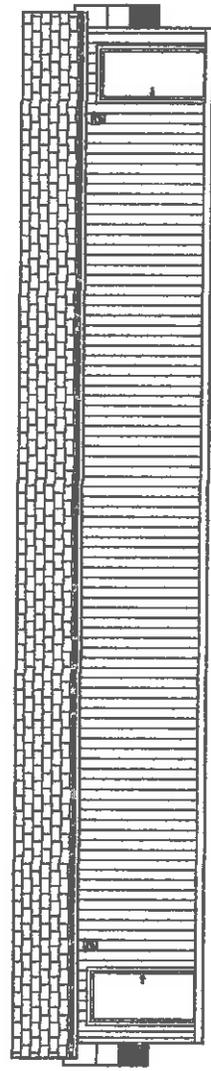
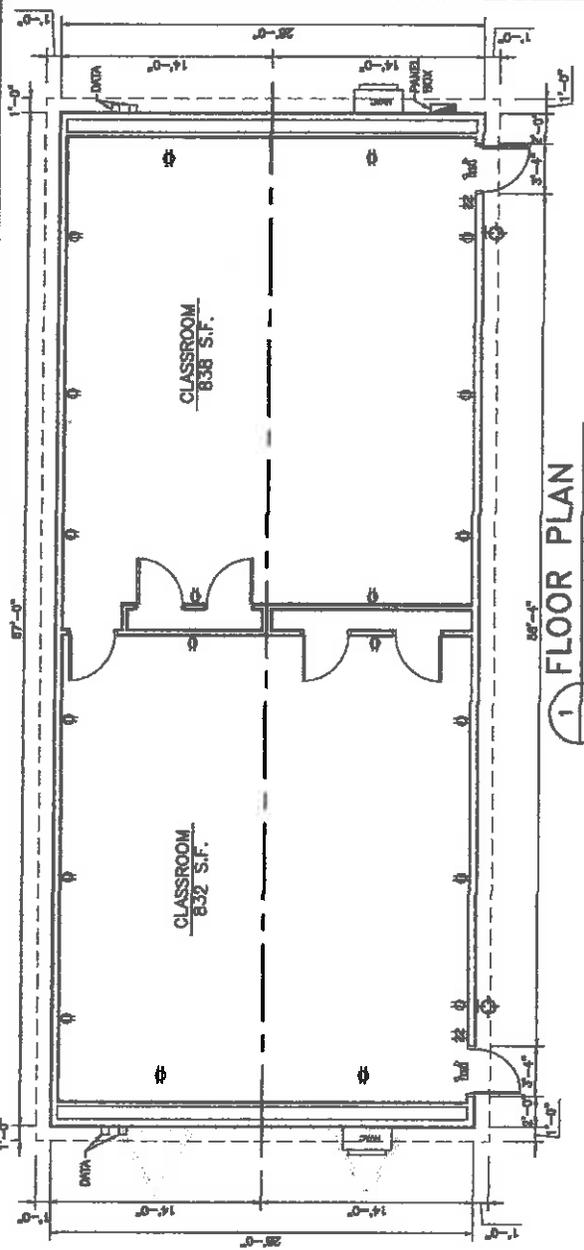
FOR THESE WORKS, THE DESIGNER HAS AND SHALL MAINTAIN RESPONSIBILITY FOR THE INTEGRITY OF THE DESIGN AND THE PROVISION OF ALL INFORMATION AND DATA NECESSARY FOR THE PROVISION OF THE WORKS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR OTHER SOURCES.

Modular Solutions, Ltd.
 715 Complete Modular Building Company
 400 S. 43RD AVENUE
 P.O. BOX 12
 WACO, TEXAS 76791
 (800) 882-8741

SHEET NO. **A1.0**

OFFICE BUILDING

CONSTRUCTION NOTES	
ITEM	FINISH
PANEL BOX	100AMP, 3-PHASE PANEL BOX
RIDGE BEAM	12" STEEL I-BEAM
RAFTERS	2x4 WOOD RAFTERS @ 24" OC.
CEILING	2x4 LAY-IN TILES IN WHITE T-O-RD
WALL FINISH	TYP. INTERIOR FINISH



SHEET: FLOOR PLAN & ELEVATIONS
PROJECT: MS-314 MODULAR SOLUTIONS

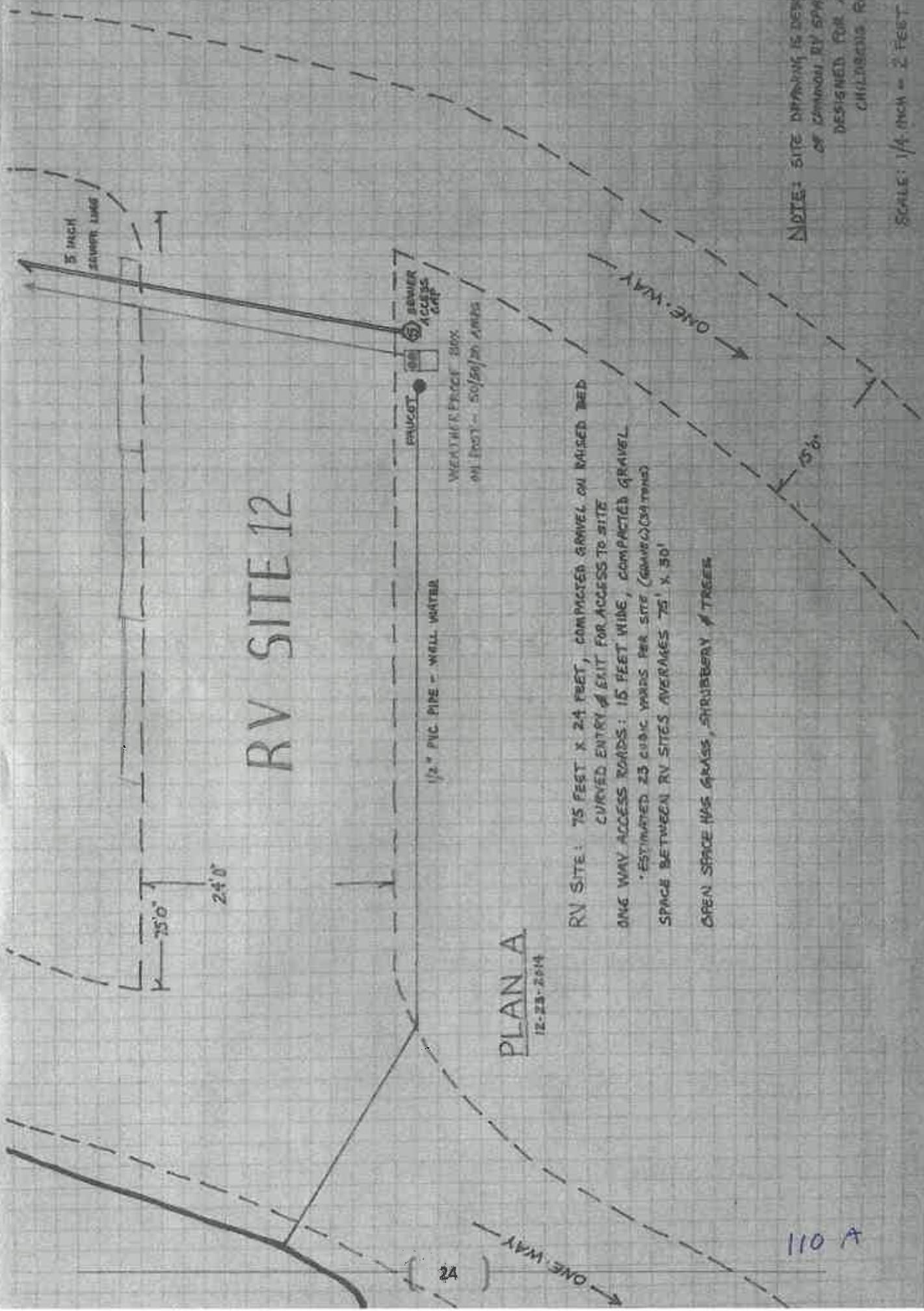
Modular Solutions, Ltd.
The Complete Modular Building Company (602) 852-9741
PHYSICAL: 5439 S. 43rd AVE. PHOENIX, AZ 85041
M.M.I. PO BOX: 15507 PHOENIX, AZ 85060
(AZ FIRM REG. NO. 15990-0)

NOT FOR PRELIMINARY CONSTRUCTION

PROJECT: MS-314
DRAWN: IB
CONTACT: JC
ISSUED: 08/19/11

A1.0

SCHOOL BUILDING



RV SITE 12

PLAN A
12-23-2014

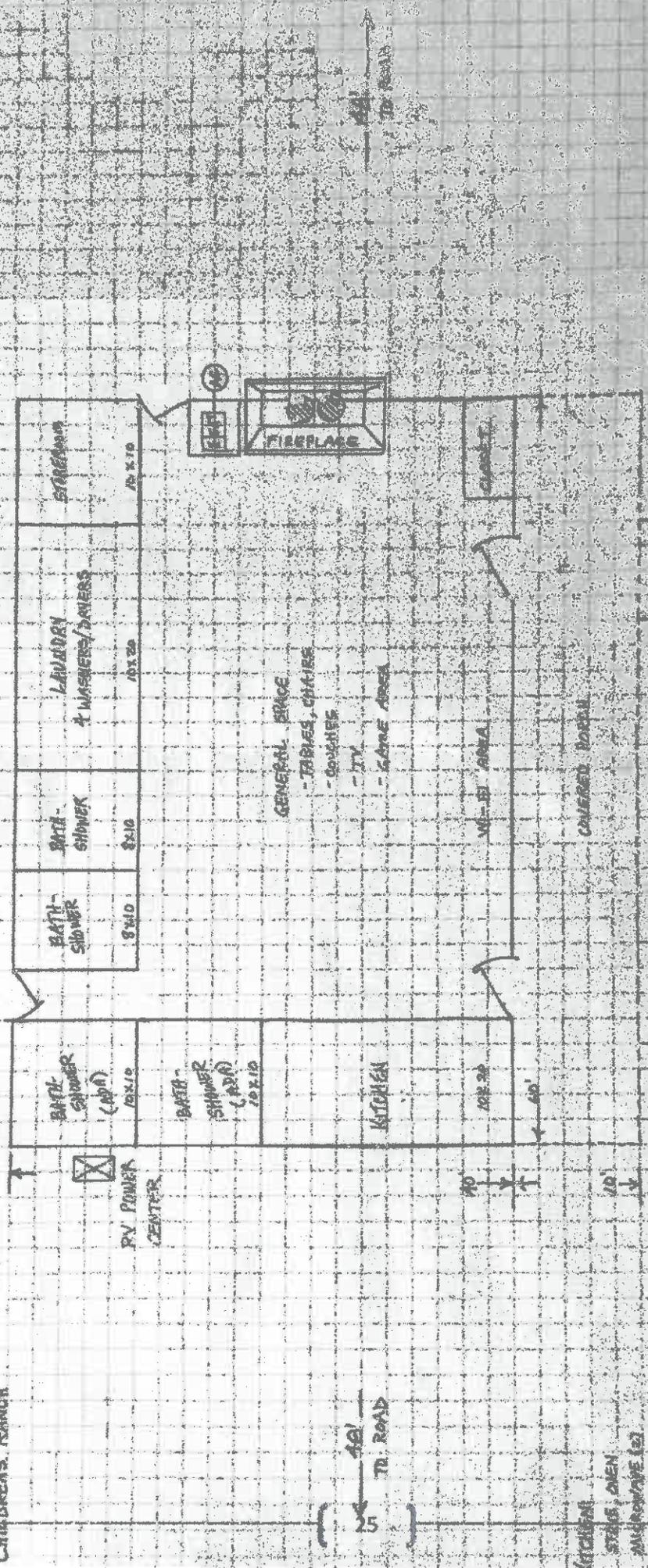
RV SITE: 75 FEET X 24 FEET, COMPACTED GRAVEL ON RAISED BED
 CURVED ENTRY & EXIT FOR ACCESS TO SITE
 ONE WAY ACCESS ROADS: 15 FEET WIDE, COMPACTED GRAVEL
 * ESTIMATED 23 CUBIC YARDS PER SITE (GRAVEL/3000 LBS)
 SPACE BETWEEN RV SITES AVERAGES 75' X 50'
 OPEN SPACE HAS GRASS, SHRUBBERY & TREES

NOTE: SITE DRAWING IS DESIGNED
 OF COMMON BY SPACE
 DESIGNED FOR AT
 CHILDREN'S RANGE

SCALE: 1/4" INCH = 2 FEET

PLAN B
12-25-2014

A.T.K.H.
CHILDREN'S RANCH



CLUB HOUSE

LEGEND

SCALE: 1/4" = 2 FEET

60' TO PARKING LOT

10' TO ROAD

- (CIRCULAR)
- STAIRS, CHAIR
- 2X4 ROOFRAPE (S)
- RECREATIVE CO
- DOUBLE SINK
- CABINETS
- PARTY
- STAIRS (A)
- 2X4, 4X4, 2X2
- SHOWER
- AND TUBS
- SPRINK

ALL DIMENSIONS SHOWN IN FEET



**ALL THE KINGS HORSES
CHILDREN'S RANCH**

WORKING COPY
11-01-2015
PMS S. GERRARD, LOW, HOSKIN, AZ.
89-00-0000

- LEGEND:**
- OUT-BOUNDING ROAD - PARKING - FIRE AL.
 - ENTRANCE - ROADSIDE
 - ROADWAY / DRIVEWAY
 - EXISTING BUILDINGS / ALIENS
 - (PROPOSED) ALL NEW BUILDINGS
 - (PROPOSED) ALL NEW BUILDINGS - ALIENS
 - (PROPOSED) ALL NEW BUILDINGS - ALIENS

REVISED MASTERPLAN - 2015 JANUARY

scale: 1/4" = 15'

112 B



Cochise County
Community Development
Highway and Floodplain Division

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

MEMORANDUM

Date: June 24, 2015
To: Peter Gardner, Planner I
From: Karen L. Lamberton, AICP
Subject: All the King's Horses Children's Ranch/SU—08-17B

The applicant has requested a second modification to an existing Master Plan Concept and Special Use Authorization granted by the Planning and Zoning Commission on November 12, 2008. A number of conditions related to transportation concerns were waived at that time including internal roadway lane and entrance widths and surface treatments (allowing the use of gravel on internal roadways).

The applicant was also made aware of the lack of legal access to their site as no dedicated easements or roadways exist at this time to reach their parcel. Access is taken entirely from private land at this time and requires crossing an at-grade railroad crossing, originally constructed to allow access for a single ranch landholder at that time. Now multiple users, including the Children' Ranch, use this access point. The applicants have begun a dialogue with the railroad and adjacent landholders regarding this issue and are apparently seeking some resolution to the lack of access and the substandard railroad crossing at Grapevine Loop.

Condition #2 of the previously granted Special Use Authorization states that:

The Applicant accepts all risk associated with obtaining access to the site via Grapevine Loop, which is a roadway on private land, and for which no easement is recorded.

Recommendations

Previous analysis of the site raised a number of traffic related concerns; the 2008 Planning and Zoning Commission chose to modify or waive virtually all traffic related conditions in order to approve the original concept. This department continues to have the same concerns while recognizing the intent of the applicant to address these concerns as they build out. **It is essential that the applicants continue their efforts to resolve the access issues related to their site and ensure their ability to safety move residents, visitors and staff from Highway 80 to their site across the railroad.** As their concept plans builds out, adding additional temporary users, larger RV units and other residential and activity

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

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

centers the traffic impacts and the implications of the previously identified lack of adequate legal and physical access will become a barrier to the continued safe and effective operation of this proposed facility.

As a conceptual plan, there are no immediate impacts to address; however, the applicants should be aware that as construction permits come in and the combined use of this site grows a more detailed traffic analysis may be needed. The applicants should plan on addressing future traffic impacts and resolving the access to their site as part of their forward development of the Children's Ranch.

Special Use Docket SU-08-17B (All the King's Horses)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

see attached

(Attach additional sheets, if necessary)

PRINT NAME(S): Vickie Marie

SIGNATURE(S): Vickie Marie

YOUR TAX PARCEL NUMBER: 123-36-005 A8 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, June 24, 2015 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline for the staff report you may still mail or send email comments to Peter Gardner at pgardner@cochise.az.gov that must be received by July 7, 2015 to have your support or non-support noted verbally noted at the meeting. You may also personally make a statement at the public hearing on July 8, 2015. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

June 22, 2015

RE: Docket SU-08-17B (All the Kings Horses)

To Whom it May Concern,

My work schedule does not allow for my attendance at the 4:00 meeting scheduled for Wednesday, July 8, 2015, in reference to the "Special Use Modification" requested by All The Kings Horses Ranch.

I applaud the Childrens Ranch in their efforts to help less fortunate children, I do however, have concerns with the proposed expansion.

#1= To **triple** the number of residential units, adding **two duplexes** (for respite parents) **and** adding an **RV Park** ! All this doesn't sound "rural" to me. How would all this effect our property value and yearly taxes ?

#2= South Grapevine Loop, the **only** road in and out of the property, is **not** an improved, maintained road. The condition of the road can best be described as a "goat trail". A very narrow dirt road with a couple dangerous curves. Considering the abundance of traffic, with this proposed expansion, this would make travel along the road even more dangerous ! If this expansion is approved, I can only hope that the County will widen the road and maintain it !

#3= At the begining of Grapevine Loop there is a very large wash that we have to cross. Quite often crossing that wash is impossible during monsoon seaseon. That being said, there **is not** 24/7 access to the properties for emergency vehicles. My biggest concern being fire trucks. Monsoon season = storms= flooding= lightening strikes= fire. In fact, I don't even understand how the "Ranch" receives monies to operate, from the State of Arizona, with access blocked at times !

#4= I understand that some of the children placed at the "Ranch" are "troubled" and have social problems. With this in mind, I read nowhere, on the Ranches proposed expansion, where they address security issues. We have already experienced one "run away" child along with local law enforcement on our property !

My husband and I moved here for the privacy and quite that the land provided. We are very saddened to see such a population explosion right next door to us. And we can only hope that the county will take our concerns into consideration before approving this expansion.

Sincerely,

Vickie Marie

(Tax Parcel #..... 123-36-005 A 8)

P.O. Box # 1236 (671 S. Grapevine Loop)

Benson, Arizona 85602

520- 586- 2570