AGENDA ITEM REVIEW
Community Development Department

Staff Report to the City of Somerton
Planning and Zoning Commission

Case #: PLN19-00017
City of Somerton Future Regional Park and Commercial Center Rezoning

Hearing Date: June 15th, 2020

Project Planner: Saul Albor, Planner II

Project Description: A rezoning request by the City of Somerton for the rezoning of a portion of ten acres more or less in size of APN 195-33-028, a 19.87 acre parcel from R-3 (Multi-Family Residential) to C-2 (General Commercial); and the rezoning of APN 195-33-027, a 35.79 Acre parcel more or less from R1-6 (Single-Family Residential) and R-2 (Multi-Family Residential) to OS (Open Space). The purpose of these rezoning requests is to allow the development of a future commercial center along Main Street and of a future regional park adjacent to the future Somerton High School.

I. PROJECT DATA

Project Address Location:	Unassigned
Parcel Number:	APNs 195-33-028 and 195-33-027
Applicant:	Hector Tapia, City of Somerton
Land Owner:	City of Somerton
Zoning of the Site:	APN 195-33-027: R1-6 and R-2 APN 195-33-028: C-2 and R-3
Proposed Zoning of the Site:	APN 195-33-027: Open Space APN 195-33-028: C-2
Existing Land Use:	Agriculture
Surrounding Zoning and General Plan Land Uses:	
North:	R-2 (Multi-Family Residential)/LDR (Low Density Residential)

South:	C-2 (General Commercial)/Commercial
East:	C-1, OS, R1-6, and R-2 (Neighborhood Commercial, Open Space, Single Family Residential and Multi-Family) / HDR (High Density Residential), Open Space, Commercial
West:	AG-20 (Agriculture) / HDR and LDR (High Density, Low Density Residential)
Land Division Status:	Existing Parcel of Record

II. GENERAL PLAN

Current Land Use Designation	APN 195-33-027: HDR and LDR APN 195-33-028: Commercial and HDR
Proposed Land Use Designation	APN 195-33-027: Recreation and Open Space APN 195-33-028: Commercial
Circulation Element: Major Arterial Major Collector Street Minor Collector Street Local Street Traffic Signal	 Main Street / US Highway 95 Cesar Chavez -- Main Street Main Street and Bingham Avenue
Parks and Recreation Element: Nearest Parks: Shared Use Pathway System	 Perricone Park Joe Munoz Park Pathways along Main Street and Cesar Chavez Avenue

III. SCHOOLS

School District: Elementary Schools: Middle School: High School:	Somerton School District #11 (SSD) Tierra del Sol Elementary Valle Del Encanto Elementary Desert Sonora Elementary Somerton Middle School Cibola HS/KOFA HS (Yuma Union HSD)

PUBLIC NOTICES:

Legal Ad Published: May 30th, 2020
300' Vicinity Mailing: May 29th, 2020

CITIZEN REVIEW:

Neighborhood Meeting: May 31st, 2020

SITE HISTORY AND BACKGROUND:

The subject area of 55 Acres more or less contains two parcels of approximately 19.87 acres and 35.79 acres respectively which were recently split by the City of Somerton in early 2020. The parcels are found within the agriculturally fertile Yuma Valley and have been continuously farmed for over 100 years. The area was annexed in 2001 as part of a 160-acre annexation and the subject parcel(s) were rezoned to their current zoning district that same year. Ownership of the land last changed when the City of Somerton purchased the land from the Perricone Trust in September of 2017.

Currently, it is the City of Somerton's intent to attract the development of a commercial center on the smaller parcel of 19.87 acres, APN 195-33-028, which is planned to house major tenants including but not limited to retail stores, offices, a hotel, restaurants, and potentially the new Sunset Clinic. The City of Somerton also intends to develop a Major Regional Park on the larger 35.79 acre parcel, APN 195-33-027 which will be shared with the future Somerton High School.

STAFF ANALYSIS:

Currently only half of the smaller parcel, APN 195-33-028 is zoned for commercial development which means any potential developer would have to rezone the rest of the parcel in order to support the listed desired land uses. The City of Somerton is making a proactive effort to expedite commercial development in the city's future growth area along Main Street west of Cesar Chavez Avenue and is therefore applying to rezone half of APN 195-33-028 from R-3 to C-2, see attached map, Exhibit C.

The larger of the two parcels, APN 195-33-027 is currently zoned R1-6 and R-2 which does allow the development of Parkland but in order to remain consistent with all other parks within the city of Somerton, the underlying zoning will need to be changed to OS (Open Space) which offers more flexible development standards. The City is therefore applying to rezone APN 195-33-027 from R1-6 and R-2 to Open Space, see attached map, Exhibit C.

RESULTING ACTION:
After review and recommendation from the Planning and Zoning Commission, Rezoning Case PLN19-00017 will proceed to the Somerton City Council for final action.

CONDITIONS OF APPROVAL:
The Planning and Zoning Commission may recommend to the City Council to approve the rezoning, recommend to approve the rezoning with conditions or recommend denial of the rezoning. In recommending approval of a rezoning, the Commission can impose, in addition to those standards and requirements expressly specified by the Code, additional conditions which it finds necessary to avoid detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community. And any other conditions the Planning and Zoning Commission may deem appropriate and necessary to carry out the purpose of the Zoning Ordinance. Staff recommended Conditions of approval for this project are listed on Exhibit A of this staff report.

RESPONSES FROM THE PUBLIC AND OTHER AGENCIES:
Request for comments was sent to several agencies, municipalities and utility companies on this request, staff received comments from Yuma County and MCAS. These comments are included on Exhibit B of the staff report.

During the neighborhood meeting held on May 31st, 2020, staff was present from 10:00AM to 10:21AM without any residents or property owners in attendance.

STAFF RECOMMENDATION:
Staff recommends that the Planning and Zoning Commission recommend approval of Rezoning Case PLN19-00017 with the conditions included in Exhibit A.

SUGGESTED MOTION:
I move to recommend approval of Rezoning Case Number PLN19-00017 with the Conditions listed in Exhibit A.

EXHIBITS:

A. Conditions of Approval
B. Request for Comments Responses
C. Location Map/Site Maps
D. Documentation Submitted by Applicant

EXHIBIT A

CONDITIONS OF APPROVAL
Rezoning Case # PLN19-00017

1. All future development shall comply with all applicable codes at the municipal, state, and federal level.

2. The owner shall be responsible for verifying utility availability, negotiating any access issues with adjacent properties, and resolving any underlying matters not revealed during the due diligence period and subsequent rezoning process.

3. Development on the subject parcels shall not be permitted if said proposed development is in any way conflictive and/or restrictive to the establishment and/or perpetual existence of the Somerton High School and proposed elementary schools in the vicinity.

EXHIBIT B

REQUEST FOR COMMENTS RESPONSES
Rezoning Case # PLN19-00017

1. **Javier Barraza, Senior Planner**
   Yuma County Department of Development Services

   Comments and questions; What is the land use designation? Does this request trigger an amendment? Yuma County boundary is across (southwest corner) from the subject properties; the parcel is in agriculture and is zoned RA-40. The land use is Agriculture/Rural Preservation. No conflict is expected.

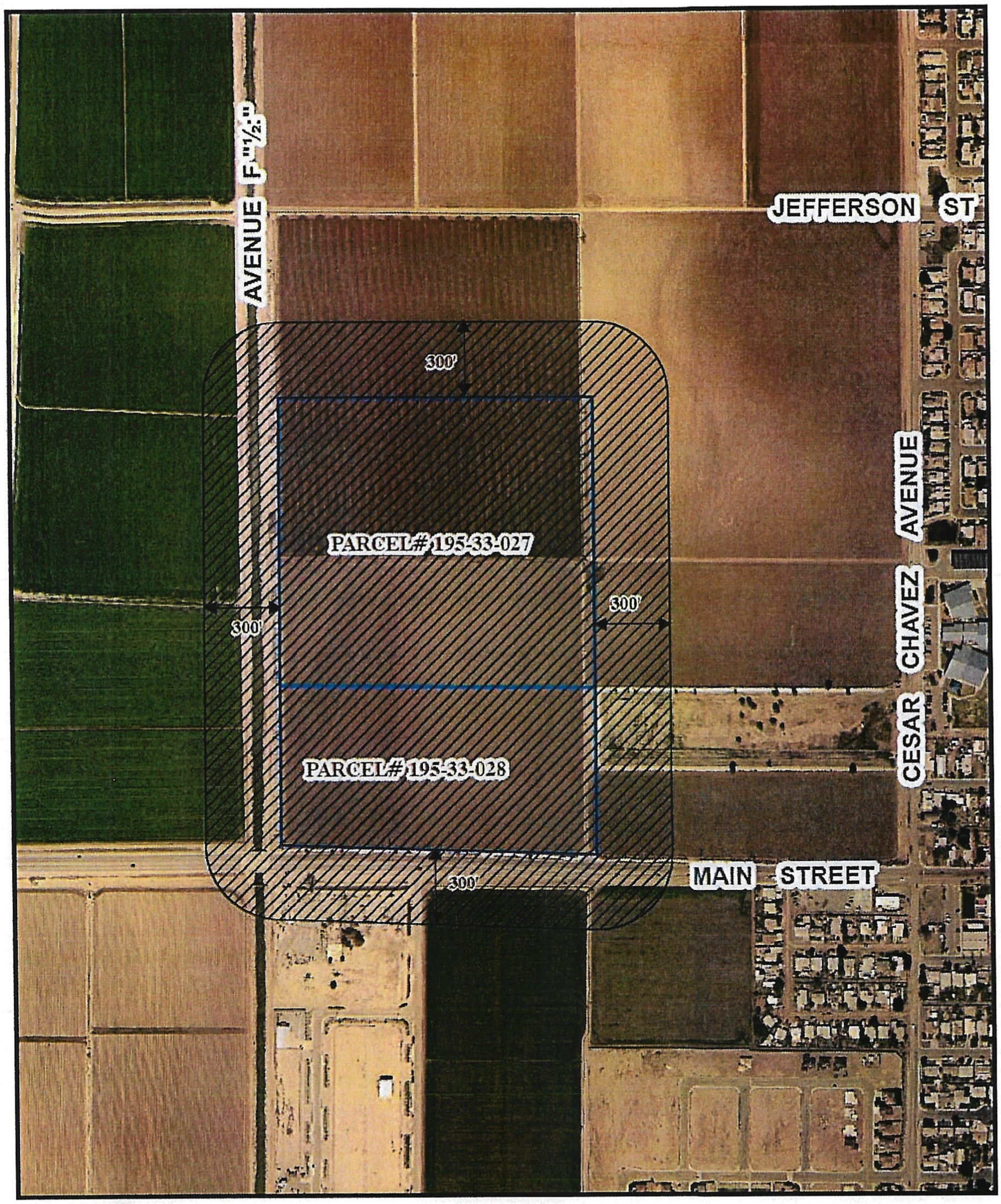
2. **Antonio Martinez, Community Liason Specialist**
   Yuma Marine Corps Air Station

   MCAS Yuma has reviewed the request and has no objections. Thank you for the opportunity to review.

EXHIBIT C

ZONING AND LOCATION MAPS

Rezoning Case # PLN19-00017



CITY OF SOMERTON
COMMUNITY DEVELOPMENT
143 N STATE AVE
(928) 722-7399
SOMERTON, AZ 85350

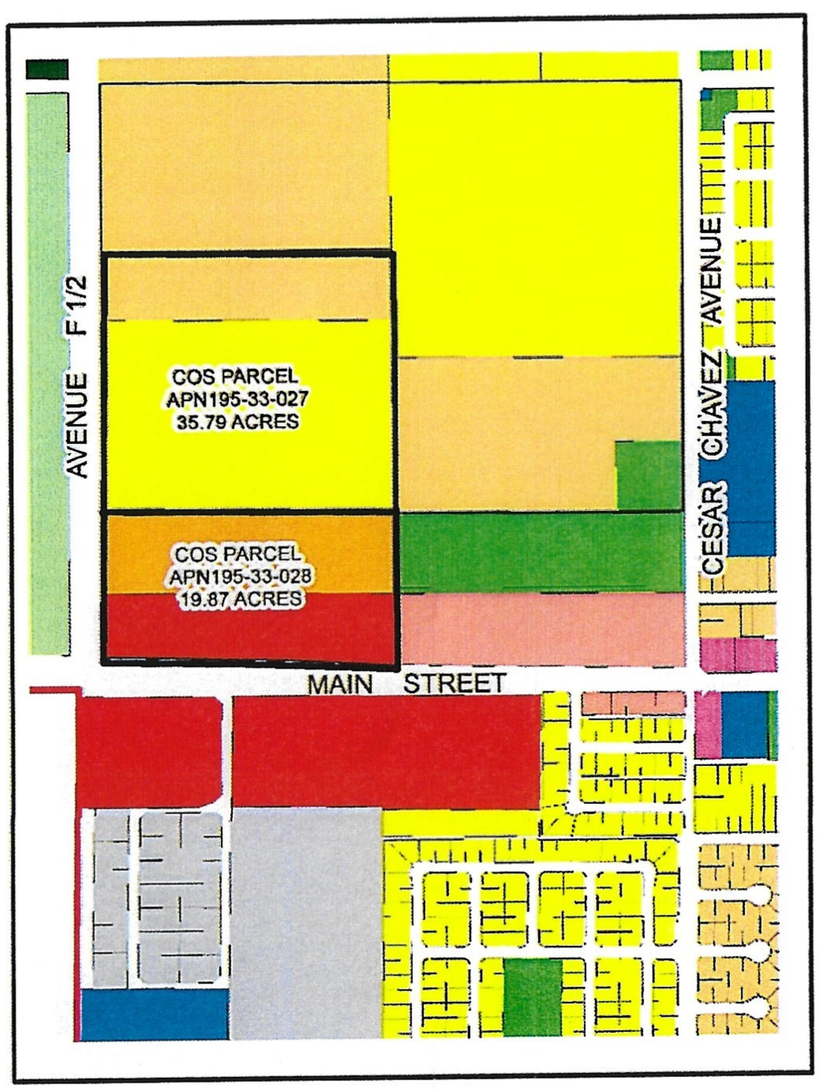
LOCATION MAP
PARCEL 195-33-027 &
PARCEL 195-33-028

N W E S

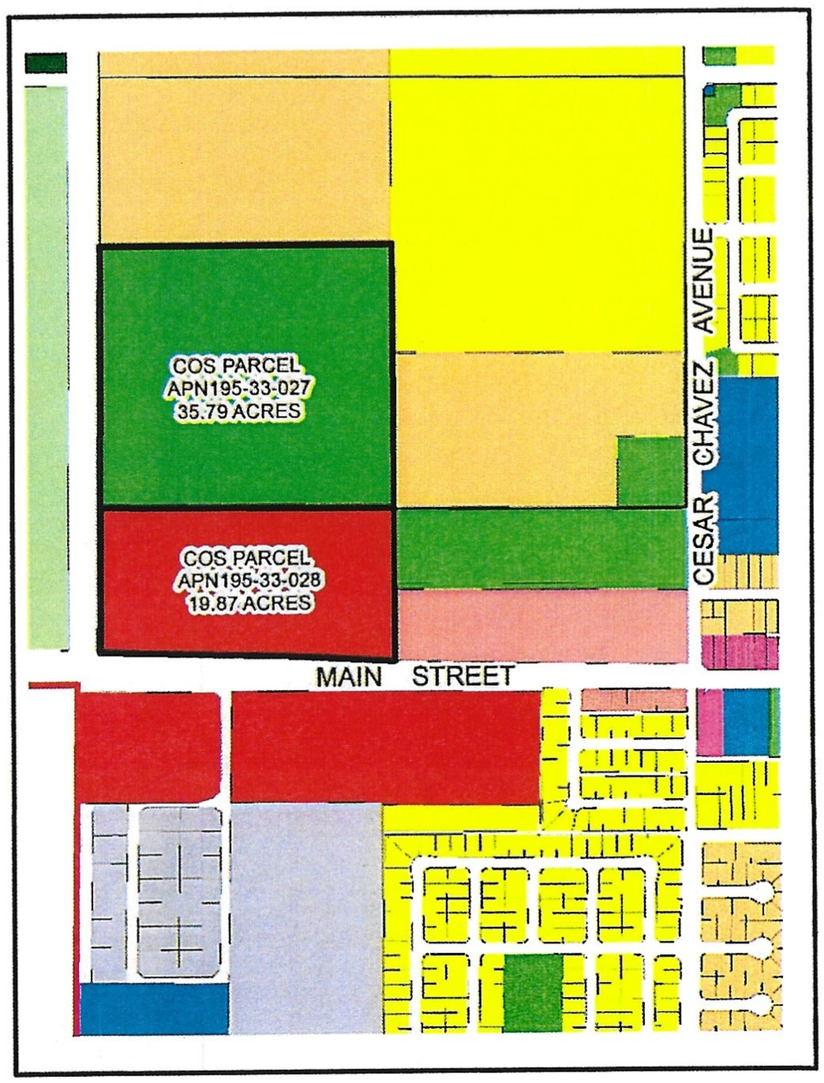
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PROPOSED REZONING OF CITY-OWNED PARCELS

N



CURRENT ZONING



PROPOSED ZONING

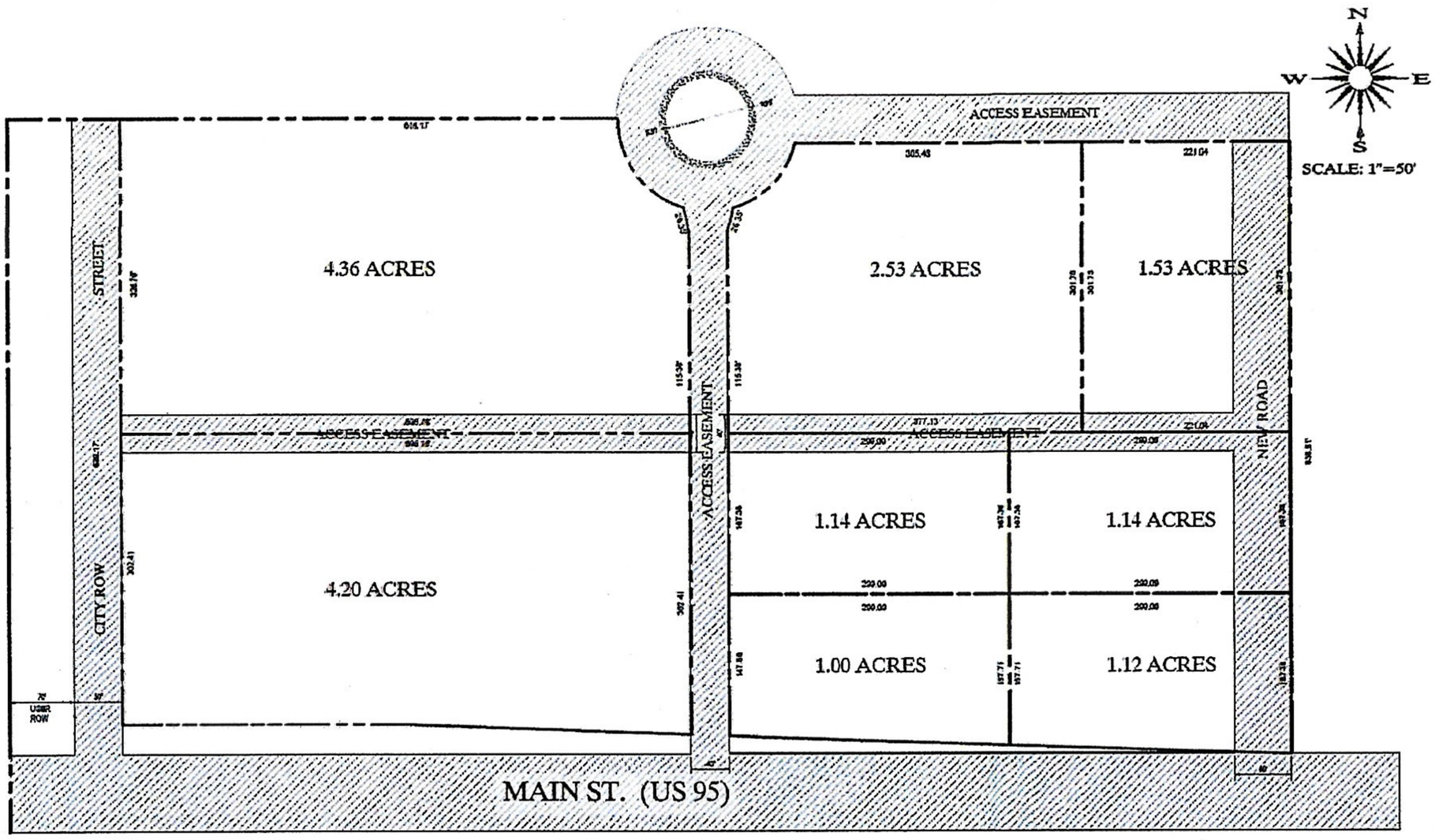
ZONING DISTRICT
- AG-5
- AG-10
- AG-20
- R-1-6
- R-1-8
- R-1-10
- SR
- R-2
- R-3
- MSC
- C-1
- C-2
- L-I
- H-I
- GOVERNMENT
- OS
- NOTDEF

0 280 560 1,120 Feet

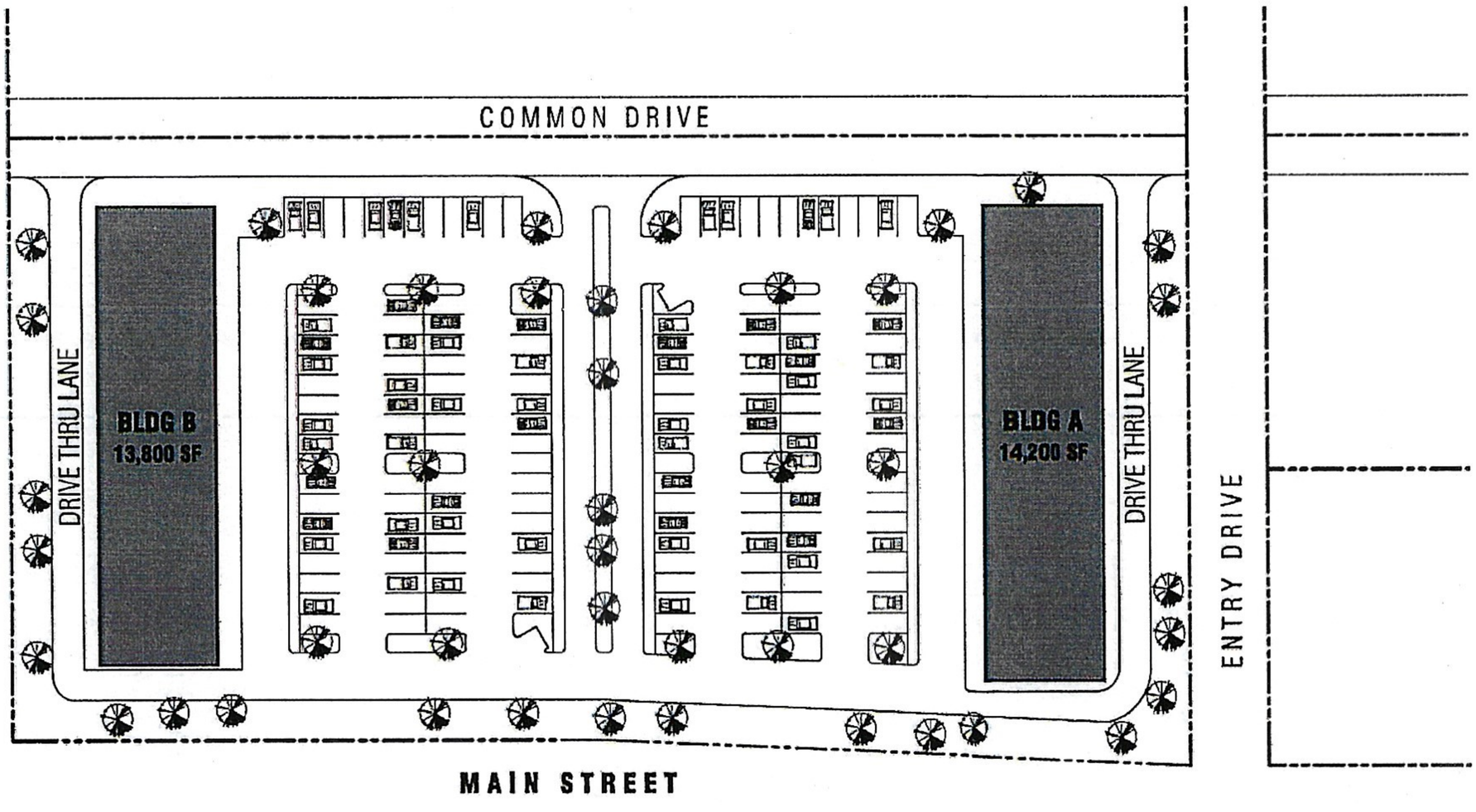
EXHIBIT D

DOCUMENTATION SUBMITTED BY APPLICANT

Rezoning Case # PLN19-00017



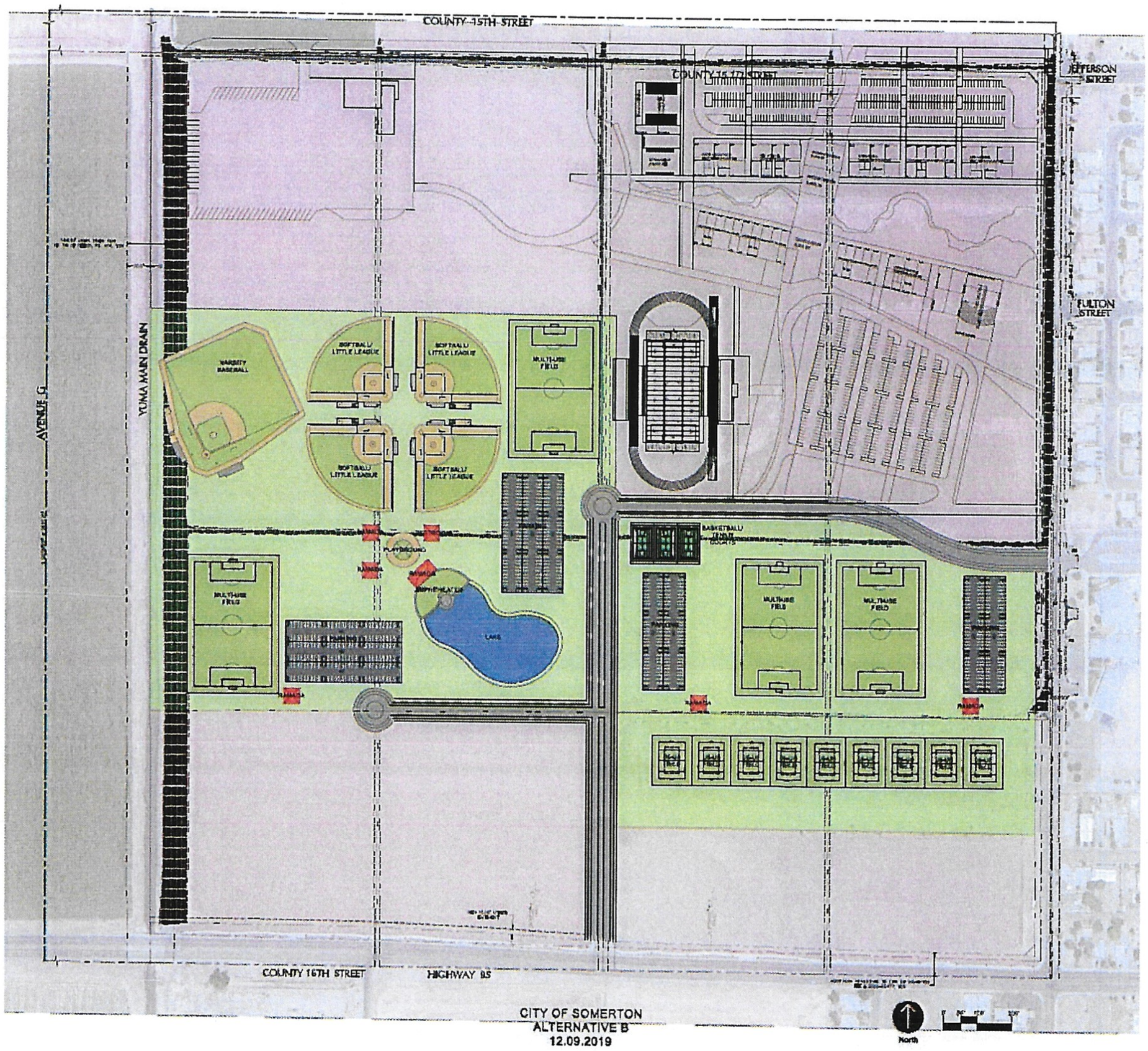
CONCEPTUAL SITE LAYOUT (20 ACRES)



CONCEPTUAL SHOPPING CENTER (4.20 ACRE SITE)



CONCEPTUAL ELEVATION FOR SHOPPING CENTER



CONCEPTUAL REGIONAL PARK LAYOUT

City of Somerton

143 N. State Ave.
P. O. Box 638
Somerton, Arizona 85350

Office: (928) 722-7399

FAX: (928) 627-2707

City of Somerton
Department of Community Development
143 N State Avenue, PO BOX 638
Somerton, Arizona 85350

June 2nd, 2020

RE: Rezoning Case PLN19-00017 Neighborhood Meeting

To Whom it May Concern,

I, Saul Albor, an employee of the City of Somerton hosted a Neighborhood Meeting in representation of the City of Somerton, owners of Parcels APN 195-33-027 and 195-33-028 with purpose of discussing the proposed rezoning of the aforementioned parcels. The meeting was held at 10:00AM on Sunday, May 31st 2020 at Perricone Park and transmitted digitally via Zoom.

There was nobody present in person or online via Zoom, I adjourned the meeting at 10:21AM

Respectfully,

Saul Albor, MUEP
Planner II
City of Somerton | Community Development

AGENDA ITEM REVIEW
Community Development Department

Staff Report to the City of Somerton
Planning and Zoning Commission

Case #: PLN19-00018
City of Somerton Regional Park and Commercial Center Minor General Plan Amendment

Hearing Date: June 15th, 2020

Project Planner: Saul Albor, Planner II

Project Description: A minor amendment requested by the City of Somerton to change the General Plan Land Use Designation of a portion ten acres in size more or less of APN 195-33-028, a 19.87 Acre parcel from HDR (High Density Residential) to Commercial; and to change the General Plan Land Use Designation of APN 195-33-027, a 35.79 Acre parcel more or less from HDR (High Density Residential) and LDR (Low Density Residential) to Recreation and Open Space. The purpose of this Minor General Plan amendment is to allow the approval of Rezoning Case PLN19-00017.

I. PROJECT DATA

Project Address Location:	Unassigned
Parcel Number:	APNs 195-33-028 and 195-33-027
Applicant:	Hector Tapia, City of Somerton
Land Owner:	City of Somerton
Zoning of the Site:	APN 195-33-027: R1-6 and R-2 APN 195-33-028: C-2 and R-3
Proposed Zoning of Site:	APN 195-33-027: Open Space APN 195-33-028: C-2
Existing Land Use:	Agriculture
Surrounding Zoning and General Plan Land Uses:	
North:	R-2 (Multi-Family Residential)/LDR (Low Density Residential)

South:	C-2 (General Commercial)/Commercial
East:	C-1, OS, R1-6, and R-2 (Neighborhood Commercial, Open Space, Single Family Residential and Multi-Family) / HDR (High Density Residential), Open Space, Commercial
West:	AG-20 (Agriculture) / HDR and LDR (High Density, Low Density Residential)
Land Division Status:	Existing Parcel of Record

II. GENERAL PLAN

Current Land Use Designation	APN 195-33-027: HDR and LDR APN 195-33-028: Commercial and HDR
Proposed Land Use Designation	APN 195-33-027: Recreation and Open Space APN 195-33-028: Commercial
Circulation Element: Major Arterial Major Collector Street Minor Collector Street Local Street Traffic Signal	 Main Street / US Highway 95 Cesar Chavez -- Main Street Main Street and Bingham Avenue
Parks and Recreation Element: Nearest Parks: Shared Use Pathway System	 Perricone Park Joe Munoz Park Pathways along Main Street and Cesar Chavez Avenue

III. SCHOOLS

School District: Elementary Schools: Middle School: High School:	Somerton School District #11 (SSD) Tierra del Sol Elementary Valle Del Encanto Elementary Desert Sonora Elementary Somerton Middle School Cibola HS/KOFA HS (Yuma Union HSD)

PUBLIC NOTICES:

Legal Ad Published: May 30th, 2020
300' Vicinity Mailing: May 29th, 2020

CITIZEN REVIEW:

Neighborhood Meeting: May 31st, 2020

SITE HISTORY AND BACKGROUND:

The subject area of 55 Acres more or less contains two parcels of approximately 19.87 acres and 35.79 acres respectively which were recently split by the City of Somerton in early 2020. The parcels are found within the agriculturally fertile Yuma Valley have been continuously farmed for over 100 years. The area was annexed in 2001 as part of a 160-acre annexation and the subject parcel(s) were rezoned to their current zoning district that same year. Ownership of the land last changed when the City of Somerton purchased the land from the Perricone Trust in September of 2017.

Currently, it is the City of Somerton's intent to attract the development a commercial center on the smaller parcel of 19.87 acres, APN 195-33-028, which is planned to house major tenants including but not limited to retail stores, offices, a hotel, restaurants, and the new Sunset Clinic. The City of Somerton also intends to develop a Major Regional Park on the larger 35.79 acre parcel, APN 195-33-027 which will be shared with the future Somerton High School.

STAFF ANALYSIS:

Currently only half of the smaller parcel, APN 195-33-028 is zoned for commercial development which means any potential developer would have to rezone the other half of the parcel in order to support the listed desired land uses. The City of Somerton is making a proactive effort to expedite commercial development in the city's future growth area along Main Street west of Cesar Chavez Avenue and is currently applying to rezone half of APN 195-33-028 from R-3 to all C-2 in a separate but concurrent zoning case (PLN19-00017). In order to approve said rezoning, a Minor General Plan amendment will be required to first change the land use designation of APN 195-33-028 from HDR (High Density Residential) to Commercial as prescribed by the Somerton General Plan Table 10.1 Land Use Balance Matrix. The City is therefore applying for Minor General Plan amendment to change the land use designation as required to approve the concurrent rezoning.

The larger of the two parcels, APN 195-33-027 is currently zoned R1-6 and R-2 which does allow the development of park land but in order to remain consistent with all other parks within the city of Somerton, the underlying zoning will need to be changed to OS (Open Space) which offers more flexible development standards. The City is currently applying to rezone APN 195-33-027 from R1-6 and R-2 to Open Space in a separate but concurrent zoning case (PLN19-00017). In order to approve said rezoning, a Minor General Plan amendment will be required to first change the land use designation of

APN 195-33-027 from LDR (Low Density Residential) to Recreation and Open Space as prescribed by the Somerton General Plan Table 10.1 Land Use Balance Matrix. The City is therefore applying for Minor General Plan amendment to change the land use designation as required to approve the concurrent rezoning.

RESULTING ACTION:
After review and recommendation from the Planning and Zoning Commission, Minor General Plan Amendment Case PLN19-00018 will proceed to the Somerton City Council for final action.

CONDITIONS OF APPROVAL:
The Planning and Zoning Commission may recommend to the City Council to approve the Minor Amendment, recommend to approve the Minor Amendment with conditions or recommend denial of the Minor Amendment. In recommending approval of a Minor Amendment, the Commission can impose, in addition to those standards and requirements expressly specified by the Code, additional conditions which it finds necessary to avoid detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community. And any other conditions the Planning and Zoning Commission may deem appropriate and necessary to carry out the purpose of the Zoning Ordinance. Staff recommended Conditions of approval for this project are listed on Exhibit A of this staff report.

RESPONSES FROM THE PUBLIC AND OTHER AGENCIES:
Request for comments was sent to several agencies, municipalities and utility companies on this request, staff received comments from Yuma County and MCAS. These comments are included on Exhibit B of the staff report.

During the neighborhood meeting held on May 31st, 2020, staff was present from 10:00AM to 10:21AM without any residents or property owners in attendance.

STAFF RECOMMENDATION:
Staff recommends that the Planning and Zoning Commission recommend approval of Minor General Plan Amendment Case PLN19-00018 with the conditions included in Exhibit A.

SUGGESTED MOTION:
I move to recommend approval of Minor General Plan Amendment Case Number PLN19-00018 with the Conditions listed in Exhibit A.

EXHIBITS:

A. Conditions of Approval
B. Request for Comments Responses
C. Location Map/Site Maps
D. Documentation Submitted by Applicant

EXHIBIT A

CONDITIONS OF APPROVAL
Minor General Plan Amendment Case # PLN19-00018

1. All future development shall comply with all applicable codes at the municipal, state, and federal level.

2. The owner shall be responsible for verifying utility availability, negotiating any access issues with adjacent properties, and resolving any underlying matters not revealed during the due diligence period and subsequent rezoning process.

3. Development on the subject parcels shall not be permitted if said proposed development is in any way conflictive and/or restrictive to the establishment and/or perpetual existence of the Somerton High School and proposed elementary schools in the vicinity.

EXHIBIT B

REQUEST FOR COMMENTS RESPONSES
Minor General Plan Amendment Case # PLN19-00018

1. **Javier Barraza, Senior Planner**
   Yuma County Department of Development Services

   So this is the amendment for PLN19-00017. The nomenclature threw me off and so the number sequence, Since the amendment has to be acted on first. So PLN is "catch all" title for zoning and amendment cases. Yuma County is kitty corner from the subject parcels. The Land Use is Agriculture/Rural Preservation.

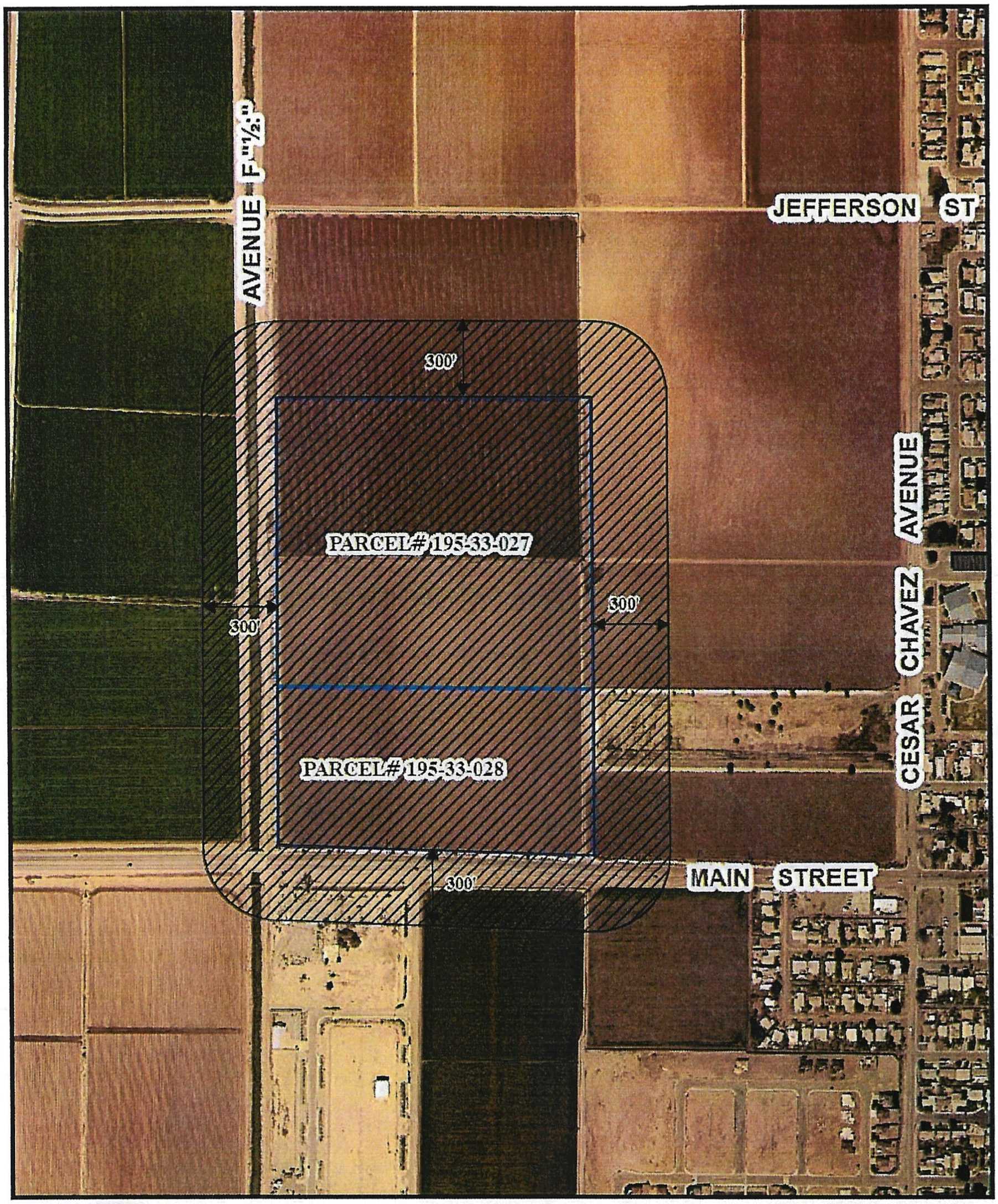
2. **Antonio Martinez, Community Liason Specialist**
   Yuma Marine Corps Air Station

   MCAS Yuma has reviewed the request and has no objections. Thank you for the opportunity to review.

EXHIBIT C

LAND USE AND LOCATION MAPS

Minor General Plan Amendment Case # PLN19-00018



CITY OF SOMERTON
COMMUNITY DEVELOPMENT
143 N STATE AVE
(928) 722-7399
SOMERTON, AZ 85350

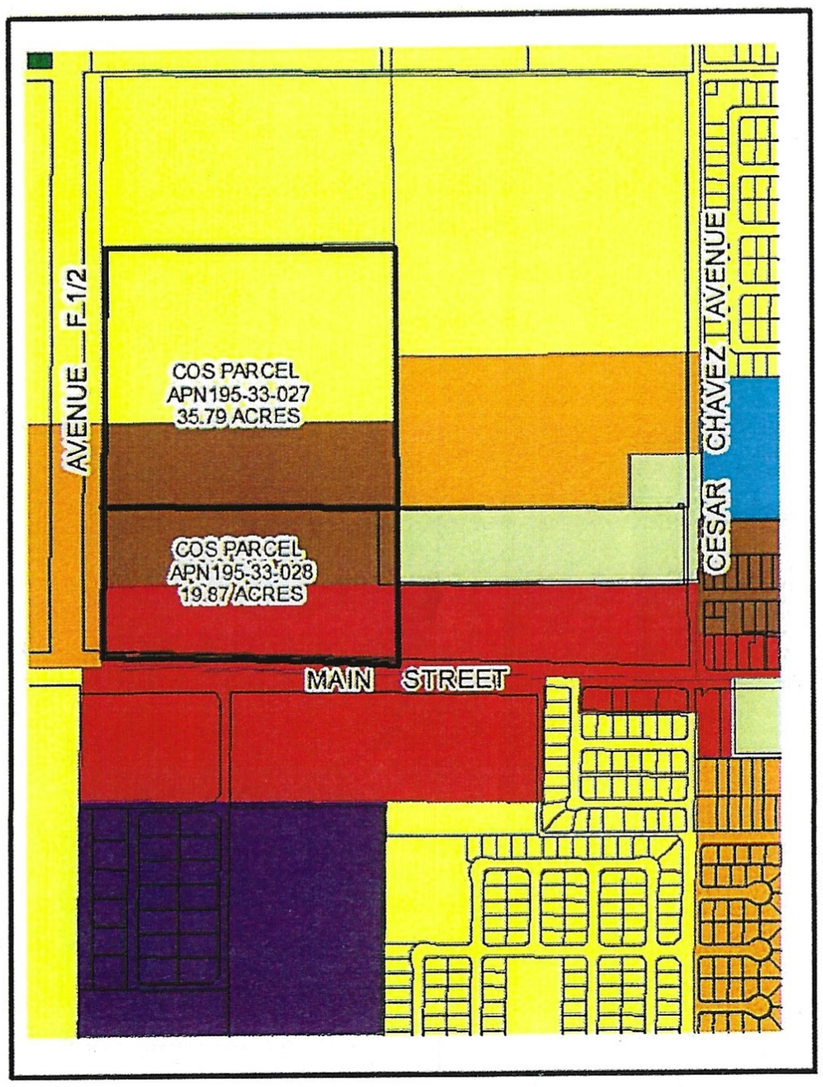
LOCATION MAP
PARCEL 195-33-027 &
PARCEL 195-33-028

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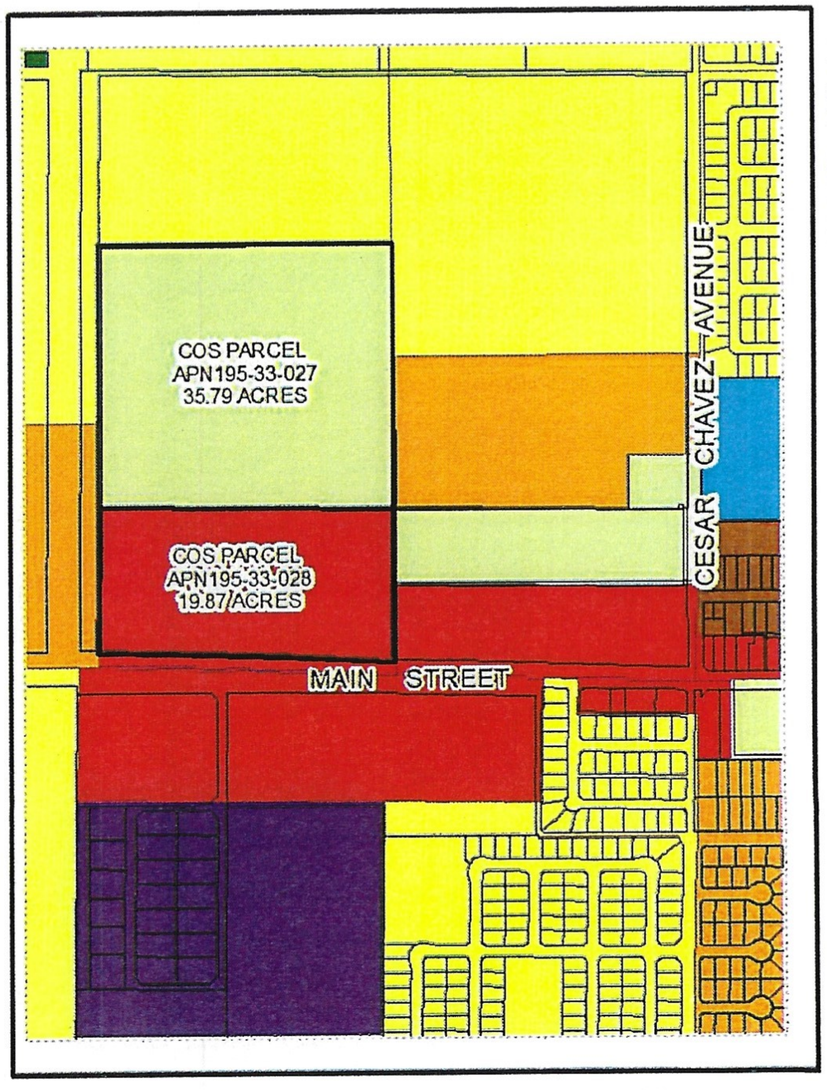
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Feet

PROPOSED GENERAL PLAN LAND USE AMENDMENT OF CITY-OWNED PARCELS

N



CURRENT LAND USE



PROPOSED LAND USE

Land Use

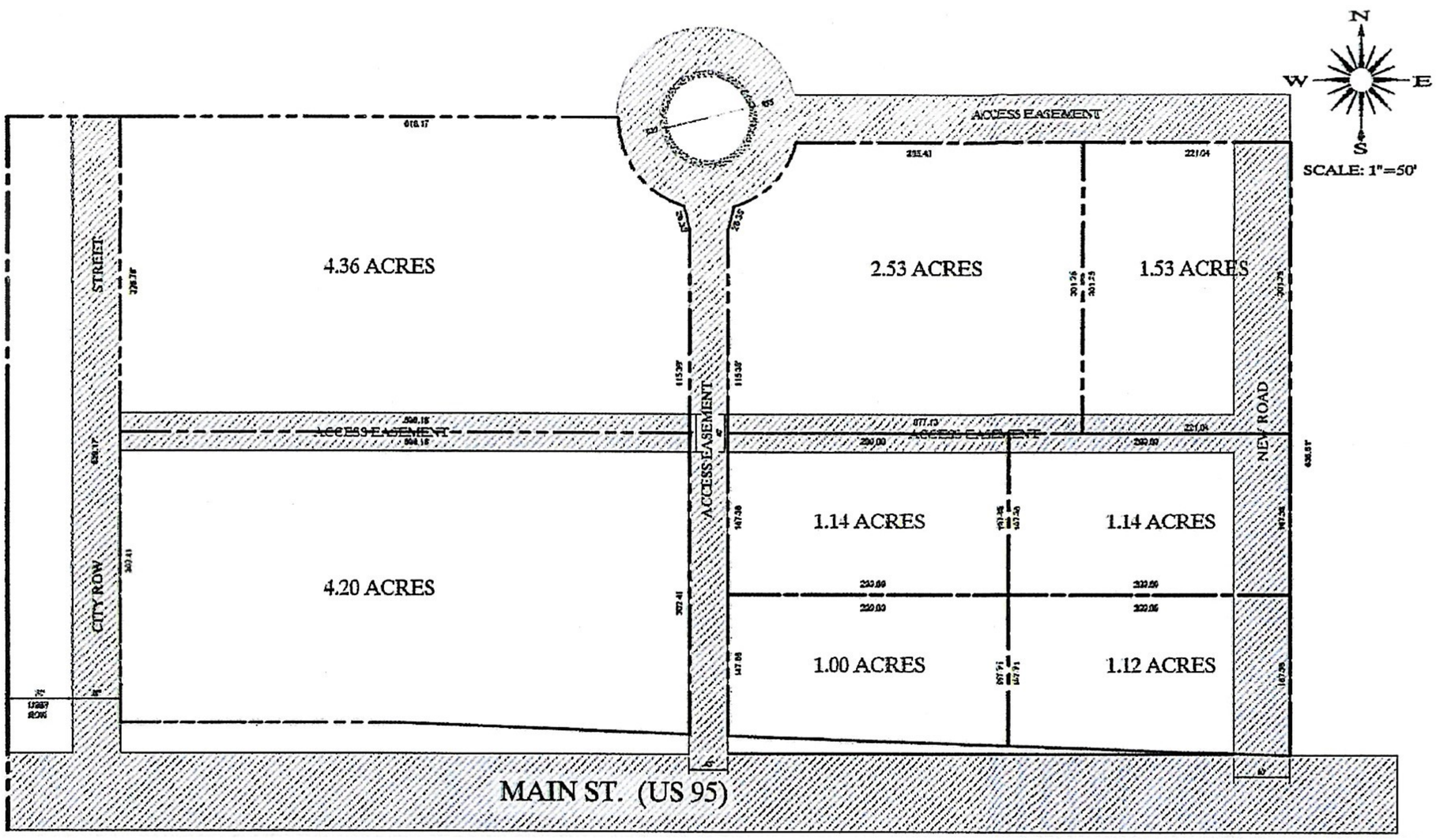
- Agriculture
- Agriculture Industrial
- Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Recreation Open Space
- Public Facilities
- Employment

0 280 560 1,120 Feet

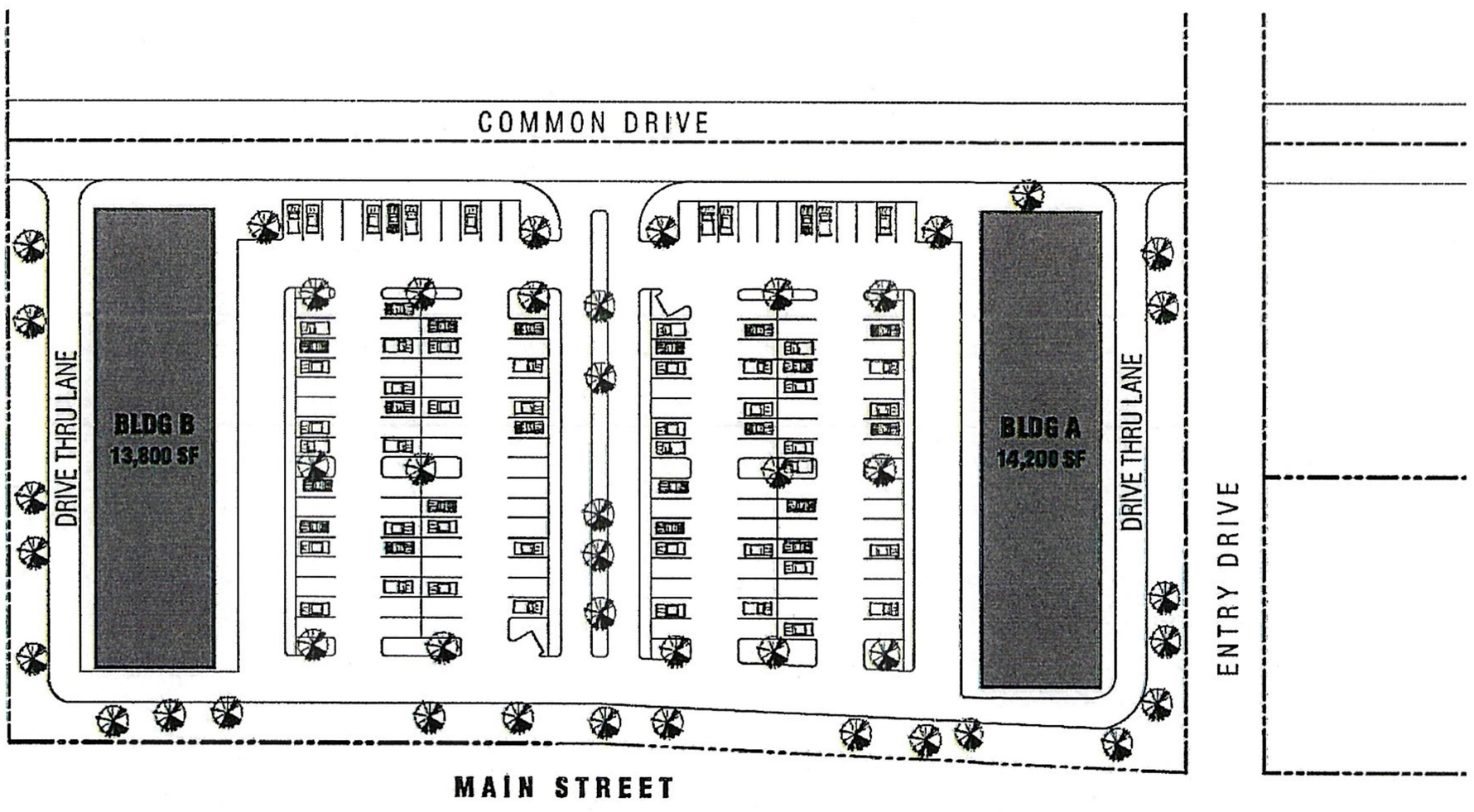
EXHIBIT D

DOCUMENTATION SUBMITTED BY APPLICANT

Minor General Plan Amendment Case # PLN19-00018



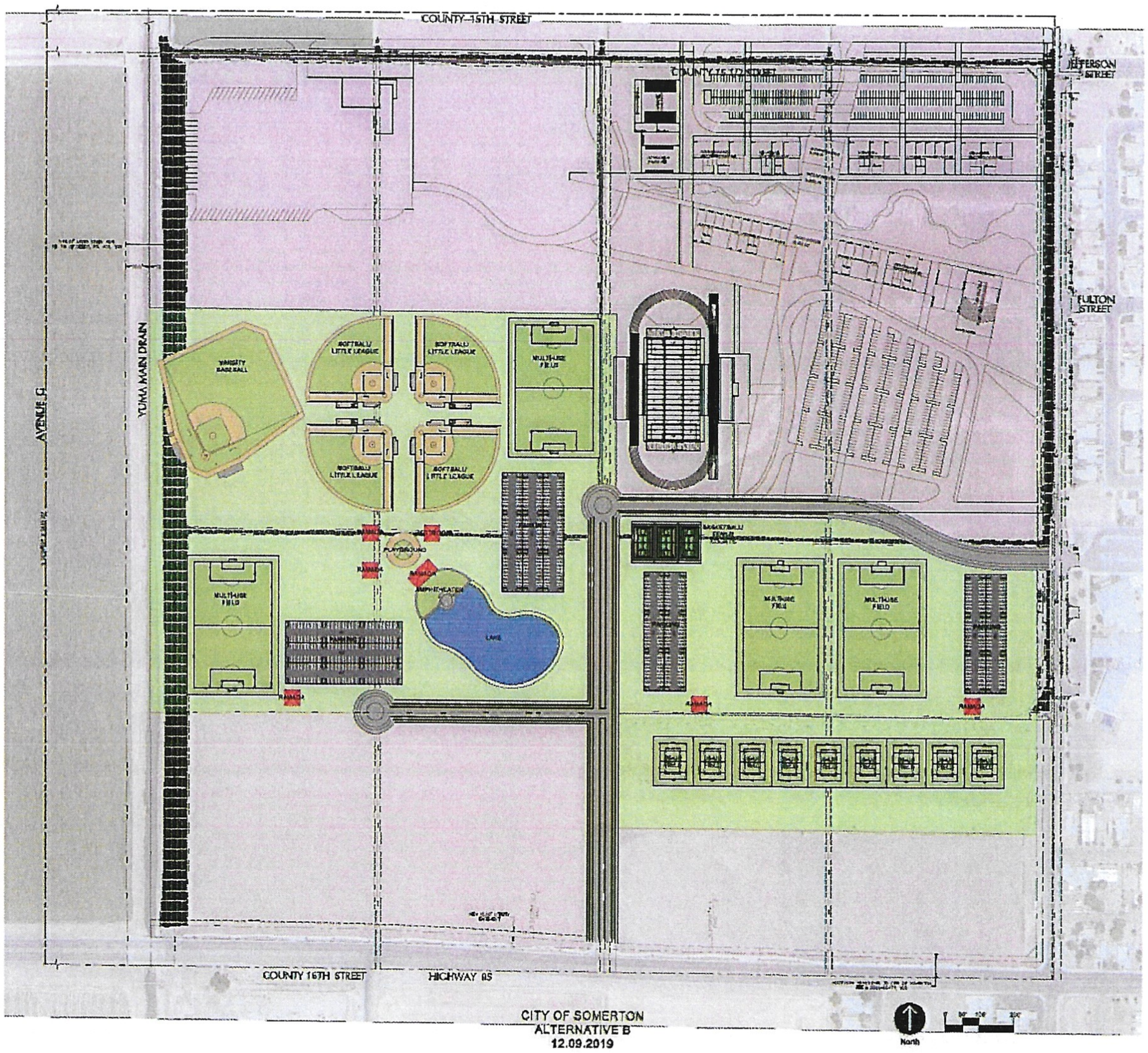
CONCEPTUAL SITE LAYOUT (20 ACRES)



CONCEPTUAL SHOPPING CENTER (4.20 ACRE SITE)



CONCEPTUAL ELEVATION FOR SHOPPING CENTER



CONCEPTUAL REGIONAL PARK LAYOUT

143 N. State Ave.
P. O. Box 638
Somerton, Arizona 85350

Office: (928) 722-7399

FAX: (928) 627-2707

City of Somerton

City of Somerton
Department of Community Development
143 N State Avenue, PO BOX 638
Somerton, Arizona 85350

June 2nd, 2020

RE: Minor General Plan Amendment Case PLN19-00018 Neighborhood Meeting

To Whom it May Concern,

I, Saul Albor, an employee of the City of Somerton hosted a Neighborhood Meeting in representation of the City of Somerton, owners of Parcels APN 195-33-027 and 195-33-028 with purpose of discussing the proposed General Plan Land Use designation change of the aforementioned parcels. The meeting was held at 10:00AM on Sunday, May 31st 2020 at Perricone Park and transmitted digitally via Zoom.

There was nobody present in person or online via Zoom, I adjourned the meeting at 10:21AM

Respectfully,

Saul Albor, MUEP
Planner II
City of Somerton | Community Development

AGENDA ITEM REVIEW
Community Development Department

Staff Report to the City of Somerton
Planning and Zoning Commission

Case #: PLN20-00007
Maxx Subdivision Preliminary Plat

Hearing Date: June 15th, 2020
Project Planner: Saul Albor, Planner II

Project Description: A preliminary plat approval request by Alex Gallardo on behalf of Celerino A Gallardo LLC for the Maxx Subdivision, a single family subdivision 3.65 acres in size more or less to be located on the Southwest corner of Cesar Chavez Avenue and Madison Street. The applicant is proposing subdividing the property identified as APN 195-33-005 into 16 lots ranging in size from 6000 SF to 8165 SF.

I. PROJECT DATA

Project Address Location:	Unassigned
Parcel Number:	APN 195-33-005
Applicant:	Alex Gallardo
Land Owner:	Celerino Alex Gallardo LLC
Zoning of the Site:	R1-6
Proposed Zoning of Site:	--
Existing Land Use:	Vacant
Surrounding Zoning and General Plan Land Uses:	
North:	Yuma County AG-40 / Agriculture
South:	R1-6 (Single Family Residential) LDR (Low Densi Residential)
East:	R1-6 (Single Family Residential) LDR (Low Densi Residential)
West:	R1-6 (Single Family Residential) LDR (Low Densi Residential)

Land Division Status:	Existing Parcel of Record

II. GENERAL PLAN

Current Land Use Designation	Low Density Residential
Proposed Land Use Designation	--
Circulation Element: Major Arterial Major Collector Street Minor Collector Street Local Street Traffic Signal	 Madison Street Cesar Chavez -- Madison Street Main Street and Bingham Avenue
Parks and Recreation Element: Nearest Parks: Shared Use Pathway System	 Perricone Park Council Park Pathways along Main Street and Cesar Chavez Avenue

III. SCHOOLS

School District: Elementary Schools: Middle School: High School:	Somerton School District #11 (SSD) Tierra del Sol Elementary Valle Del Encanto Elementary Desert Sonora Elementary Somerton Middle School Cibola HS/KOFA HS (Yuma Union HSD)

PUBLIC NOTICES:

Legal Ad Published: May 30th, 2020
300' Vicinity Mailing: May 29th, 2020

SITE HISTORY AND BACKGROUND:
The subject parcel of 3.65 acres is located on the Southwest Corner of Cesar Chavez Avenue and Madison Street adjacent to the city's northern boundary. This area is designated for single family, low density housing per the Somerton General and the area is expected to begin developing in the near future as growth begins shifting to the city's west side. The parcel was annexed to the City of Somerton in 2003 and was rezoned to R1-6 (Single Family Residential) in October of that same year. The current owner, Celerino Alex Gallardo LLC, acquired the parcel in April of 2018.

Currently, the owner intends to develop a 16-lot single-family subdivision with lot sizes ranging from 6000 SF to 8165 SF.

STAFF ANALYSIS:
Staff finds the proposed subdivision in full compliance with the General Plan Land Use Designation of LDR (Low Density Residential). Staff finds the proposed use of the lots resulting from the subdivision (Single family residential) in compliance with the use regulations prescribed by the Somerton Zoning ordinance for the underlying zoning district of R1-6 (Single Family Residential District). Staff finds the proposal compatible with all adopted area plans, and the surrounding built environment.

RESULTING ACTION:
After review and recommendation from the Planning and Zoning Commission, Preliminary Plat Case of the Maxx Subdivision, PLN20-00007 will proceed to the Somerton City Council for final approval.

CONDITIONS OF APPROVAL:
The Planning and Zoning Commission may recommend to the City Council to approve the preliminary plat, recommend to approve the preliminary plat with conditions or recommend denial of the preliminary plat. In recommending approval of a preliminary plat, the Commission can impose, in addition to those standards and requirements expressly specified by the Code, additional conditions which it finds necessary to avoid detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community. And any other conditions the Planning and Zoning Commission may deem appropriate and necessary to carry out the purpose of the Zoning Ordinance. Staff recommended Conditions of approval for this project are listed on Exhibit A of this staff report.

RESPONSES FROM THE PUBLIC AND OTHER AGENCIES:
Request for comments was sent to several agencies, municipalities and utility companies on this request, staff received comments from Yuma County and MCAS. These comments are included on Exhibit B of the staff report.

STAFF RECOMMENDATION:
Staff recommends that the Planning and Zoning Commission recommend approval of Preliminary Plat Case PLN20-00007 with the conditions included in Exhibit A.

SUGGESTED MOTION:
I move to recommend approval of preliminary plat Case Number PLN20-00007 with the Conditions listed in Exhibit A.

EXHIBITS:
A. Conditions of Approval
B. Request for Comments Responses
C. Location Map/Site Maps
D. Plat Layout

EXHIBIT A

CONDITIONS OF APPROVAL
Preliminary Plat Case # PLN20-00007

1. All future development shall comply with all applicable codes at the municipal, state, and federal level.

2. The owner shall be responsible for verifying utility availability, negotiating any access issues with adjacent properties, and resolving any underlying matters not revealed during the due diligence period and subsequent rezoning process.

3. Developer shall comply with the subdivision regulations, development standards, and use regulations of the Somerton Subdivision Ordinance and Somerton Zoning Ordinance.

4. Developer shall upgrade and improve multi-use pathway along Cesar Chavez Avenue adjacent to the new subdivision. Pathway must be improved to adopted City of Somerton pathway standards.

5. Developer shall build new multi-use pathway along Madison Street adjacent to new subdivision. Pathway must be improved to adopted City of Somerton pathway standards.

6. Developer shall extend 12" Water Main along Madison Street.

7. Developer shall extend sewer Main along Cesar Chavez Avenue to point of connection.

8. Developer shall obtain a water report from the Arizona Department of Water Resources ADWR.

9. Developer shall obtain all necessary required permits from the Arizona Department of Environmental Quality (ADEQ).

10. Developer shall submit Landscaping Plans for pathways and retention basin as part of Improvement Plans/ Final Plat package.

11. Fire Hydrant access to any point in subdivision no further than 500' shall be provided.

12. Developer shall convert water rights for parcel from YCWUA irrigation to City of Somerton municipally served water usage.

13. Developer shall connect retention basin to existing storm drain system on Cesar Chavez Avenue.

14. Developer shall submit to the City of Somerton for review a complete final plat package and improvement plans within one calendar year from date of approval of preliminary plat by the Somerton City Council.

EXHIBIT B

REQUEST FOR COMMENTS RESPONSES
Preliminary Plat Case # PLN20-00007

1. **Javier Barraza, Senior Planner**
   Yuma County Department of Development Services

   Yuma County boundary is along the north of the subject parcel. Parcel 195-28-011 is in agriculture, zonedĐA-40. The Land Use is Agriculture/Rural Preservation.

2. **Antonio Martinez, Community Liaison Specialist**
   Yuma Marine Corps Air Station

   MCAS Yuma has reviewed the request and has no objections. Thank you for the opportunity to review.

3. **Omar Penunuri, Senior Engineering Tech**
   Yuma County Water Users Association.

   YCWUA Serial No. 1780-10 , 3.74 AC, APN 195-33-005, needs to be converted. Please see attached water conversion form.

Revised 9/2019

CONVERSION INFORMATION

Contracts between the Bureau of Reclamation, Yuma County Water Users' Association, City of Yuma, City of Somerton and City of San Luis have been approved. The contract allows landowners to voluntarily and irrevocably convert their water from irrigation use to domestic use. Those landowners choosing to convert are relieved of future annual charges from the Association. Conversions will also benefit the Yuma, Somerton & San Luis areas by increasing the amount of water available for domestic use.

If you sign an application to convert the use of your water, the City of Yuma, Somerton or San Luis (depending on where your property is located) will pay the Association all future assessments on your land. Upon "Request" and after ANY PAST DUE AND CURRENT AMOUNTS OWING ARE PAID IN FULL, we will prepare and mail to you a Conversion contract.

**Please note there will be a $20.00 recording fee which is not due until the date you submit your final notarized Conversion to the Association.

If your property is North of County 14th Street and you are interested in receiving a Conversion Application, please return this form to the Association at PO Box 5775, Yuma, Az. 85366. If you have questions, please call the office at (928) 627-8824.

If your property is south of County 14th St and North of County 19th St, except that portion west of Avenue H, please contact Jessica Beltran for information at City of Somerton-City Hall, 110 N State Ave, Somerton, Az 85350 (928) 722-7344.

If your property is South of County 19th St, please contact Edgar Esparza for information at City of San Luis, 1090 Union Street, San Luis, Az 85349 (928) 341-8570.

"REQUEST" FOR CONVERSION

Water Serial #(Member No)_____ Phone No._____

Full Name of Property Owner(s) _____

Mailing Address_____

_____

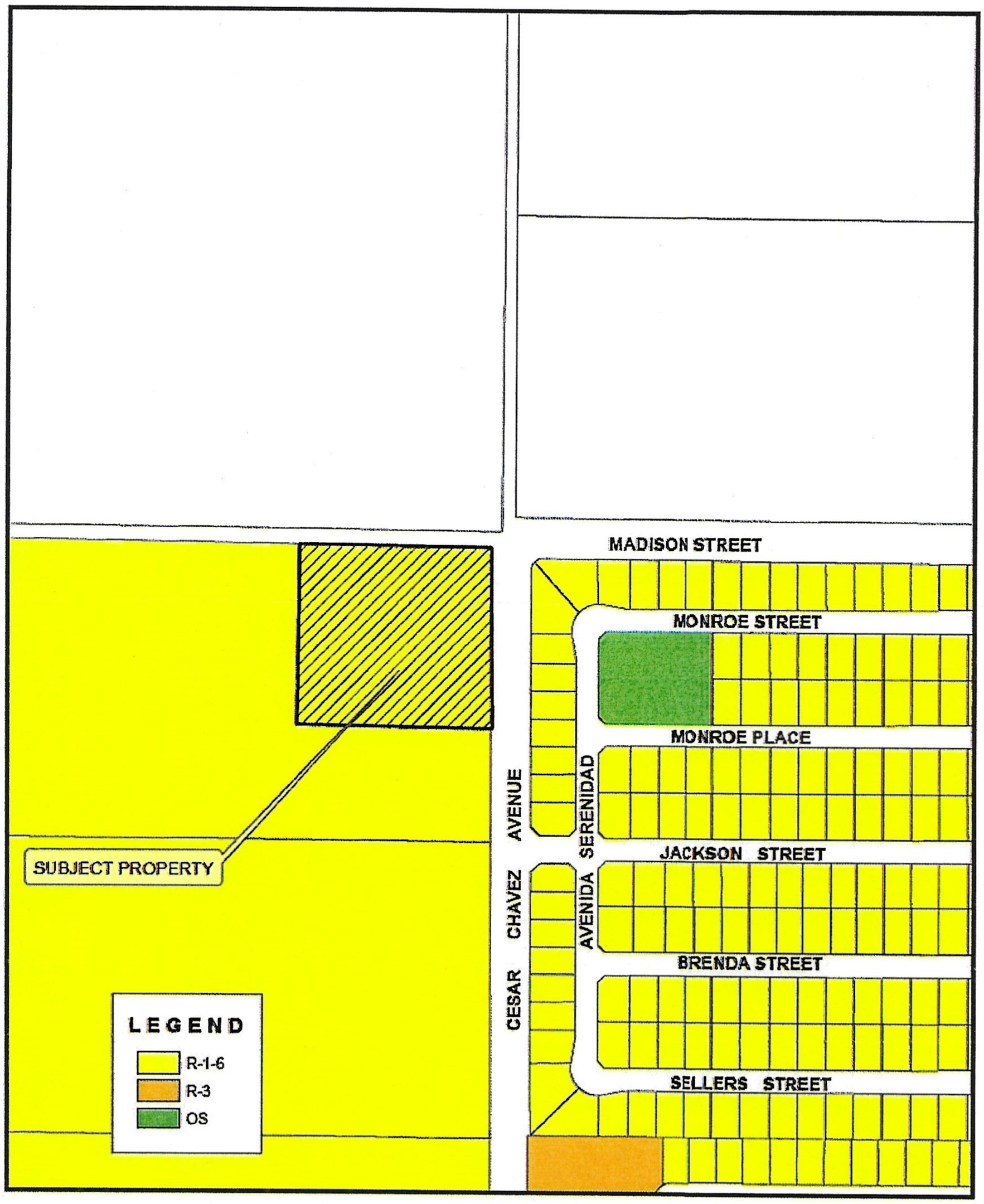
Does your property use or have access to irrigation water? Yes_____ No _____
If yes, you may choose to reserve the right to receive irrigation water for landscaping purposes.
Is there a Well on your property? Yes_____ No _____
If yes, you will receive a well data sheet to complete and return with your Conversation Application.

_____ _____
Signature Date

All Conversion Contracts must be completed by October 1st of each billing year

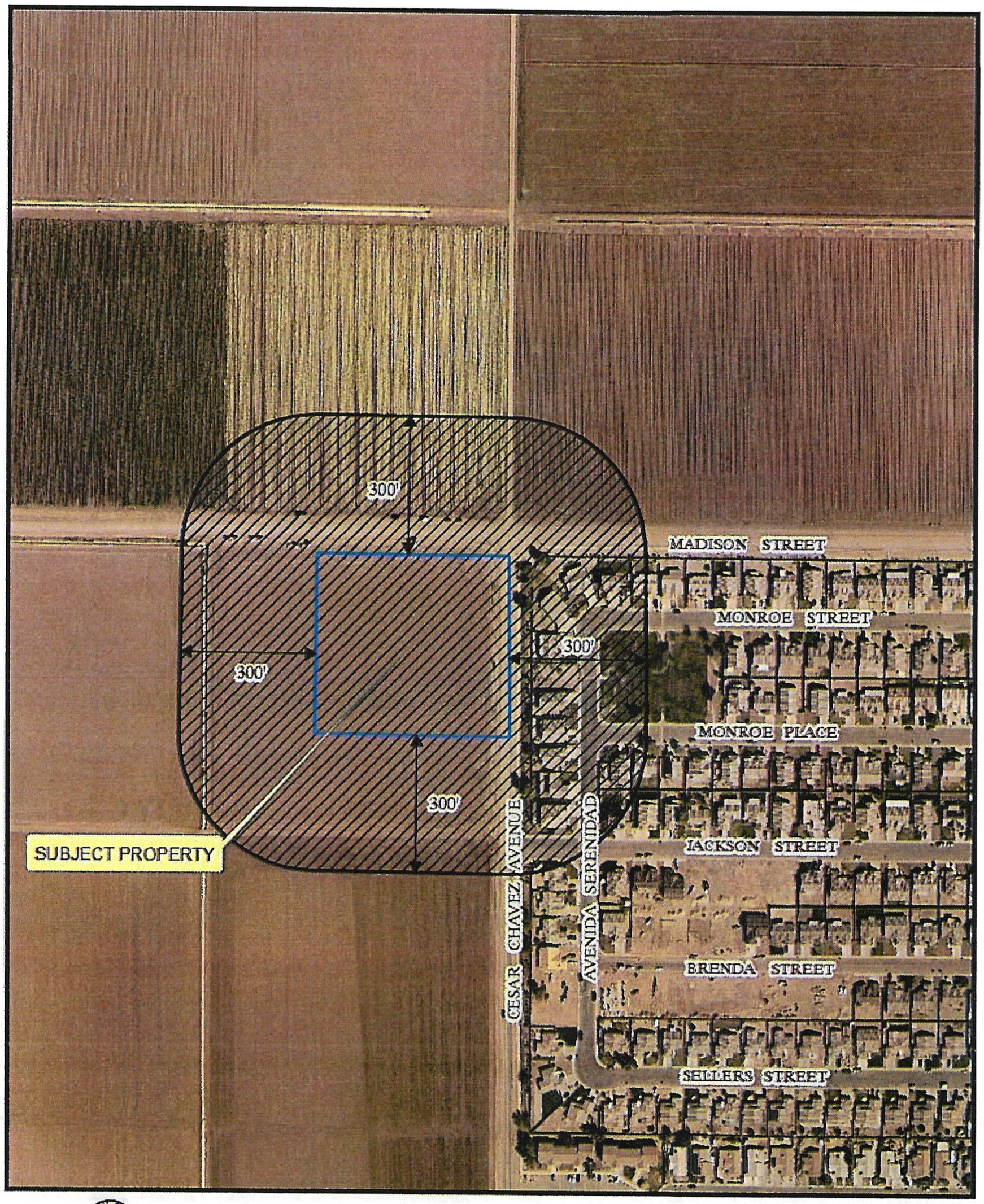
EXHIBIT C

ZONING AND LOCATION MAPS
Preliminary Plat Case # PLN20-00007



CITY OF SOMERTON
COMMUNITY DEVELOPMENT
143 N STATE AVE
(928) 722-7399
SOMERTON, AZ 85350

PARCEL 195-33-005
ZONING



CITY OF SOMERTON
COMMUNITY DEVELOPMENT
143 N STATE AVE
(928) 722-7399
SOMERTON, AZ 85350

PARCEL 195-33-005
LOCATION MAP

N
W E
S

0 75 150 300
Feet

EXHIBIT D

PLAT LAYOUT

Preliminary Plat Case # PLN20-00007

PRELIMINARY PLAT