



Cochise County Engineering & Natural Resources

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JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: July 15, 2020
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: Z-20-08 & SU-20-07 (Seed Capital)

Background: The Applicant requests a rezoning from R-36 (Residential, one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per four acres). A Special Use Authorization is also requested to allow a phased medical cannabis grow and packing facility. Phase one will include approximately 28,000 square feet in Greenhouses, an approximately 3,000 square foot office and agricultural storage of approximately 3,500 square feet. Phase two will include additional approximately 28,000 square feet in greenhouses. The project is located on the northwest corner of Fort Grant Road and Harguess Way, north of Willcox. The parcel number is identified as 201-30-007A. The Applicant is Mr. Ronald Redburn with Seed Capital Investments LLC. 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 via Fort Grant Road and Harguess Way

Fort Grant Road

Declared County Highway,
Dedicated right-of-way at varying width, predominately 100'
County Maintained, MI# 346, classified as Federal Functional Rural Major, right-of-way 100'-150', per County Road Standards.

Harguess Way

No public right-of-way
Non-County Maintained

Recommendation:

- Further right-of-way dedication is required for Fort Grant Road at this time. The current property owner is 63 New Fort Grant LLC, if this is not the case please provide proper documentation of transfer of the parcel. Once these documents are supplied right-of-way will prepare documentation to transfer an additional 50.00' of right-of-way.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal for Z-20-08 and SU 20-07 (Seed Capital)
Date: Wednesday, July 15, 2020 10:53:24 AM
Attachments: [image001.png](#)

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Mr. Kirschmann,

SSVEC has no comments/conditions to submit for this special use permit – rezoning request

If you have any questions concerning this review please contact me at 520-384-5513 or rbigelow@ssvec.com

Thank you,

[Ruth Bigelow](#)
Lead Line Extension ROW Agent
[Sulphur Springs Valley Electric Cooperative](#)
(520) 384-5513

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Tuesday, July 14, 2020 2:55 PM
To: jstoddard@willcoxcity.org; ohlfesr@azdhs.gov; Richard B. Obenshain <rbobenshain@azwater.gov>; John E. Eyre <Eyre.John@azdeq.gov>; pep@azgfd.gov; patina.thompson@az.nacdn.net; Ruth Bigelow <rbigelow@ssvec.com>
Subject: FW: Transmittal for Z-20-08 and SU 20-07 (Seed Capital)

[CAUTION] This email originated from outside of SSVEC. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached please find a transmittal, application and site plans for a proposed medical cannabis grow operation near Willcox.

If you have any questions, please let me know.

Best regards,

Robert Kirschmann
Planner II
Cochise County Community Development

Additional Agency Comments Z-20-08 and SU-20-07 (Seed Capital)

Floodplain (7/27/2020) :

There are no comments for the rezoning of this property.

1. Regarding the Special Use Authorization, since there is proposed land disturbance within a regulatory floodplain, a Floodplain Use Permit will be required.
2. Since more than one acre of land will be altered/disturbed, a drainage analysis will be required and shall be certified by an Arizona Registered Professional Civil Engineer. (Refer to Section 10, Appendix A, pages 35-36 of the Cochise County Floodplain Regulations).
 - a). Plat and development plans must show areas that are subject to flooding and erosion. These plats/plans must also include the direction of any flow and drainage areas, as well as water surface elevations, the limits of inundation, and erosion hazard setbacks for the base flood that has a flow rate of greater than 500cfs. These requirements are in addition to all Planning and Zoning Department site plan requirements.
 - b). It should also be noted that there are two (2) different AO flood zones on this property: Zone AO (one-foot flow depth) and Zone AO (two-foot flow depth). Also, the low flow path (thalweg) of Ash Creek is located at the Northeast property corner. The two-foot depth is located on the northern-most half of the compound and the one-foot flow depth is located on the southern-most half of the compound.
 - c). Focusing on the compound area, the limits between the two flood zones lies approximately 300ft south of the north property line and parallel to it. Knowing that buildings located within a FEMA flood zone must be elevated one foot above the water surface elevation (WSEL), the four greenhouses and the two northern-most refrigerated trailers will be required to have two different finished floor elevations. Therefore, we will assume the most conservative values for the FFEL's.
 - d). State requirements include a solid fence to surround the compound. Please note that the drainage analysis must include what sizing of openings will be needed to allow flows to run unobstructed across the property. Openings must be located in the fences both upstream and downstream of the compound. (Section 5, Provision 5.1.c.3).
 - e). The cumulative effect of the proposed development, when combined with all other existing and anticipated development, shall not increase the WSEL of the base flood more than one-tenth of a foot along adjacent boundaries, and will not increase the flow velocity by more than 10%. (Section 5, Provision 5.1.D-Adverse Impacts). This means that the flow characteristics (i.e., flow depth, velocity, etc.) must be the same at the upstream and downstream property lines.
 - f). All other applicable standards from Section 5-Provisions for Flood Hazard Reduction as well other miscellaneous requirements, of the Cochise County Floodplain Regulations shall apply.
 - g). Pursuant to Section 1.2 and 2.3 of ADEQ 2013 Construction General Permit, this project is disturbing more than one acre of land; it is a pre-condition to prepare a Stormwater Pollution Prevention Plan, (SWPPP) {Section 2.3(2)(h) of ADEQ 2013 CGP} for the project. Therefore, please submit a SWPPP and a Notice of Intent (NOI) for construction to ADEQ prior to construction start-up. Once ADEQ issues a

NOI Certificate, please submit a copy to Cochise County. Please note that Cochise County will provide cursory observations of the SWPPP, however all requirements and enforcements are regulated by ADEQ.

Environmental Health:

Applicant will need to obtain a discharge authorization for the septic system prior to operating.