

**From:** [Sims, Kelley B \(Kelley\)](#)  
**To:** [Kirschmann, Robert](#)  
**Cc:** [KM Encroachments West](#); [Cantrell, Donald G \(Don\)](#); [Wilcox, Charles](#); [Kimbell, Randon L \(Randy\)](#)  
**Subject:** EPNG Comments on SU21-06 Green Desert Patient Center Expansion ~ On Line 2163, MP 8+1390 to MP 9+1345RE  
**Date:** Tuesday, March 23, 2021 1:54:59 PM

**CAUTION: EXTERNAL EMAIL\***

Hi Robert,

Thank you for the opportunity to review the Development Plan for the Green Desert Patient Center which we received on March 8<sup>th</sup>. EPNG has the following comments on this Plan:

- The Farm intends to utilize a portion of the EPNG easement, or right of way (ROW) as an internal farm road. Farm cannot pave this road, and needs to provide a plan showing how they will prevent vehicles from traveling directly above the Pipeline within the ROW.
- All fence/gate posts must be installed a minimum of 5' from the edge of Pipeline.
- No leg struts are permitted within the EPNG ROW.
- No heavy equipment will be permitted to cross the EPNG ROW until the following is provided to EPNG and stress calculations have been run to determine if the existing depth of cover will protect the pipelines or if additional measures need to be taken:
  - Make and model of each piece of equipment
  - Operating weight
  - Depth of cover over the pipeline by potholing at each intersection where the equipment will cross

Please let us know if you have any questions.

**Kelley Sims, SR/WA**

Senior ROW Agent II

Tucson Area / Southeastern Arizona

5151 E Broadway, Ste 1680 | Tucson, AZ 85711

(520) 663-4223



El Paso Natural Gas  
Company, L.L.C.  
a Kinder Morgan company

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**From:** Kirschmann, Robert <RKirschmann@cochise.az.gov>

**Sent:** Monday, March 8, 2021 3:18 PM

**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; James Gomes <JGomes@azdot.gov>; spuzas@azdot.gov; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rbobenshain@azwater.gov>; pep@azgfd.gov; patina.thompson@az.nacdn.net; Ruth

Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; Sims, Kelley B (Kelley) <Kelley\_Sims@Kindermorgan.com>

**Cc:** BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>

**Subject:** RE: Transmittal SU21-06 (Green Desert Patient Center Modification/Expansion)

Good afternoon,

Attached please find a transmittal for an application requesting a Special Use modification/expansion of an existing medical marijuana grow and processing in Kansas Settlement. Comments are due back by **Monday, March 29, 2021**.

A 1,000 foot notification radius is proposed for this project.

Best regards,

**Robert Kirschmann**

Planner II

Cochise County Community Development

Development Services Department

126 West 5<sup>th</sup> Street, Suite 4

Benson, AZ 85602

520-432-9248 Direct

520-999-9286 Cell

520-432-9278 fax

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**From:** [Jay Gomes](#)  
**To:** [Kirschmann, Robert](#)  
**Cc:** [Susie Puzas](#)  
**Subject:** Re: Transmittal SU21-06 (Green Desert Patient Center Modification/Expansion)  
**Date:** Tuesday, March 9, 2021 12:21:52 PM

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**CAUTION: EXTERNAL EMAIL\***

Hello Mr. Kirshmann,

ADOT Southern Regional Traffic has limited comments on this development as the traffic generated should not impact our facilities. An ADOT Encroachment Permit will not be necessary unless the County requires any improvements to the connections of the regional roadway network, specifically SR 181, SR 186, or US 191.

There should be concern by the County as to the dust created by the traffic generated when travelling to and from the site. It is unclear what routes will be utilized to get to the facilities. In review of the area's roadway network, there are no paved roadways to the facility which will create nuisance dust. It is also unclear in their application documents how they plan to get to the facility, other than 50/50 split north/south along Bell Ranch Road. It appears Bell Ranch Road connects to SR 181 at a fairly unconventional intersection. It also appears that Bell Ranch Road turns west and changes to Chambers Road and intersects Kansas Settlement.

Thank you for the opportunity to review.

Let me know if you have any questions or concerns regarding these comments.

On Mon, Mar 8, 2021 at 3:18 PM Kirschmann, Robert <[RKirschmann@cochise.az.gov](mailto:RKirschmann@cochise.az.gov)> wrote:

Good afternoon,

Attached please find a transmittal for an application requesting a Special Use modification/expansion of an existing medical marijuana grow and processing in Kansas Settlement. Comments are due back by ***Monday, March 29, 2021.***

A 1,000 foot notification radius is proposed for this project.

Best regards,



March 17, 2021

Robert Kirschmann  
Cochise County Planning, Zoning and Building Safety  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603

Electronically submitted to: [planningandzoning@cochise.az.gov](mailto:planningandzoning@cochise.az.gov)

Re: Review of the SU-20-09 (Welty Trucking) project

Dear Mr. Kirschmann:

The Arizona Game and Fish Department (Department) reviewed your Project Evaluation Request dated March 8, 2021, regarding the modification and expansion of an existing medical marijuana cultivation, storage, and infusion facility in Wilcox, Arizona. As seen on the Department's Online Environmental Tool report created for you on March 16, 2021, western burrowing owls (*Athene cunicularia hypugaea*) have been reported within a two mile radius of your proposed project.

Based on the information provided, the Department offers the following general recommendations:

- The western burrowing owl (*Athene cunicularia hypugaea*), a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), has been recorded in the vicinity of your project. If suitable habitat for this species is present within or adjacent to your project area, the Department recommends conducting an occupancy survey for western burrowing owl to determine if this species occurs within your project footprint. Guidelines for conducting this survey are found in *Burrowing Owl Project Clearance Guidance for Landowners* which can be accessed on-line through the Department's website. Please note that the survey should be conducted by a surveyor that is certified by the Department. If an active burrowing owl burrow is detected, please contact the Department and the U.S. Fish and Wildlife Service for direction, in accordance with the *Burrowing Owl Project Clearance Guidance for Landowners*.  
<https://www.azgfd.com/wildlife/speciesofgreatestconservneed/raptor-management/burrowing-owl-management/>
- Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how

**azgfd.gov | 602.942.3000**

**5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086**

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# Cochise County Engineering & Natural Resources

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www.cochise.az.gov

JACKIE WATKINS, PE  
Director

## INTEROFFICE MEMO

**Date:** March 15, 2021  
**To:** Robert Kirschmann, Planner II  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** SU21-06 Green Desert Patient Modification

**Background:** The Applicant, Green Desert Patient Center, requests a Special Use Authorization modification/expansion of their approved medical marijuana cultivation, storage and infusion facility. The modifications include the following (all approx.):

- 1,016 Hoop House, 130 acres
- 27 shade structures, 7 acres
- Two drying rooms, 22 acres
- Three irrigation and storage areas, 6 acres
- Two green houses, 24 acres
- Two water storage areas, 10 acres
- Two infusion/processing spaces, 6 acres
- One office, 1.4 acres

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 Bell Ranch Road
  - County Maintained Road
  - Declared County Highway
  - 35' Easement on east side of road

### Recommendation:

- Further right-of-way dedication is required for Bell Ranch Road at this time. Right-of-Way will prepare deed of dedication for the west 35' of the parcels.

Christine McLachlan

March 17, 2021

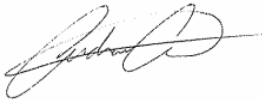
Page 2

to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select “See What’s Here” for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.
- If trenching will occur, trenching and backfilling crews should be close together to minimize the amount of open trenches at any given time. Avoid leaving trenches open overnight. Where trenches cannot be back-filled immediately, escape ramps should be constructed at least every 90 meters. Escape ramps can be short lateral trenches or wooden planks sloping to the surface. The slope should be less than 45 degrees (1:1). Trenches that have been left open overnight should be inspected and animals removed prior to backfilling.

Thank you for the opportunity to review this project. The report created for you (attached) on Arizona’s Online Environmental Review Tool should provide general recommendations and additional contact information. If you have any questions regarding this letter, please contact me at (623) 236-7222.

Sincerely,



Andrew Cavalcant  
Project Evaluation Program Specialist, Habitat Branch  
Arizona Game and Fish Department

AZGFD# M21-030202351

**From:** [Lee Mancini](#)  
**To:** [Kirschmann, Robert](#); [Solis, Joaquin](#); [Simmons, Bradley A](#); [Watkins, Jackie](#); [Brady, Shon](#); [Garcia, Teresa M](#); [Murphy, Teresa](#); [Cratsenburg, Diane E](#); [Esparza, Paul](#); [Roberts, Christine](#); [Correa, Paul](#); [McGee, Michael S](#); [Capas, Carol](#); [James Gomes](#); [spuzas@azdot.gov](#); [Leiter.Ethan@azdeq.gov](#); [ohlfest@azdhs.gov](#); [Richard B. Obenshain](#); [pep@azgfd.gov](#); [patina.thompson@az.nacdnet.net](#); [Ruth Bigelow](#); [Sims, Kelley B \(Kelley\)](#)  
**Cc:** [BOS-Supervisors](#); [McLachlan, Christine](#); [Coxworth, Daniel](#)  
**Subject:** RE: EXTERNAL: RE: Transmittal SU21-06 (Green Desert Patient Center Modification/Expansion)  
**Date:** Monday, March 8, 2021 4:35:24 PM  
**Attachments:** [image001.png](#)

**CAUTION: EXTERNAL EMAIL\***

Southwest Gas has high pressure facilities throughout most of this project location, I would recommend that they contact Southwest Gas before design, so we don't run into any issues with having to relocate our high pressure, or end up with an encroachment of our facilities. Thank You



Lee Mancini | Energy Analyst, Energy Solutions  
Southwest Gas Corporation  
4411 Industry Drive | 47A-170 | Sierra Vista, AZ 85635-2242  
direct 520.452.4129 | mobile 520.559.5203 | fax 520.452.1074  
email [lee.mancini@swgas.com](mailto:lee.mancini@swgas.com) | web [www.swgas.com](http://www.swgas.com)

**From:** Kirschmann, Robert <RKirschmann@cochise.az.gov>  
**Sent:** Monday, March 8, 2021 3:18 PM  
**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; James Gomes <JGomes@azdot.gov>; spuzas@azdot.gov; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rbobenshain@azwater.gov>; pep@azgfd.gov; patina.thompson@az.nacdnet.net; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; Sims, Kelley B (Kelley) <Kelley\_Sims@Kindermorgan.com>  
**Cc:** BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>  
**Subject:** EXTERNAL: RE: Transmittal SU21-06 (Green Desert Patient Center Modification/Expansion)

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A 1,000 foot notification radius is proposed for this project.

Best regards,

**Robert Kirschmann**

Planner II  
Cochise County Community Development  
Development Services Department  
126 West 5<sup>th</sup> Street, Suite 4  
Benson, AZ 85602  
520-432-9248 Direct  
520-999-9286 Cell  
520-432-9278 fax

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## Cochise County Environmental Health and Floodplains Comments

### Environmental Health:

Must apply for and receive a commercial septic system permit, and discharge authorization prior to use.

### Floodplains:

1. Prior to construction start-up (and disturbed construction area is more than one (1) acre):
  - a. A Stormwater Pollution Prevention Plan (SWPPP) may be required from the Arizona Department of Environmental Quality (ADEQ). This will also include a Notice of Intent (NOI) to clear land. A copy of the NOI must be submitted to Cochise County. For more information, please contact: <https://azdeq.gov/AZPDES/CGP>
  - b. A Clearing Permit must be obtained from Cochise County. Please contact: <https://www.cochise.az.gov/development-services/home>
  - c. A Notice to Clear Native Plants may be required and obtained from the Arizona Department of Agriculture and a copy submitted to Cochise County. For more information, please contact: <https://agriculture.az.gov/plantsproduce/native-plants>
  - d. A Drainage Analysis will be required. This includes, but not limited to, Grading Plans, Site Plans, and Drainage Reports prepared by an Arizona Registered Civil Engineer. Please contact the Cochise County Engineering and Natural Resources Department for a copy of the Floodplain Regulations for Cochise County (December 2015).  
[https://www.cochise.az.gov/sites/default/files/highway\\_and\\_floodplain/FLOOD\\_REGS\\_2015.pdf](https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf)
  - i. As a part of the Drainage Analysis, the engineer needs to show that no adverse impacts to the property, property boundaries, or adjacent properties, will occur as a result of this proposed development. Refer to Section 5.1.D of the Floodplain Requirements.
- e.