

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal SU21-15 (The Pharm Expansion)
Date: Friday, April 23, 2021 10:57:45 AM

CAUTION: EXTERNAL EMAIL*

Robert,

SSVEC has no special conditions to submit for this special use permit request.

Applicant is already working with us in regards to this project.

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: Wednesday, April 21, 2021 10:02 AM
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>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rbobenshain@azwater.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; patina.thompson@az.nacdn.net
Cc: BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>
Subject: RE: Transmittal SU21-15 (The Pharm Expansion)

[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 morning,

The applicant has amended their original request from what was transmitted on April 12, 2021. They have increased the size of the processing building from 35,000 square feet to 100,000 and shifted the location. Please see revised application and site plan attached.

Please let me know if there are any questions.



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

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

GOVERNOR: DOUGLAS A. DUCEY **COMMISSIONERS:** CHAIRMAN KURT R. DAVIS, PHOENIX | LELAND S. "BILL" BRAKE, ELGIN
JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY

Christine McLachlan

March 17, 2021

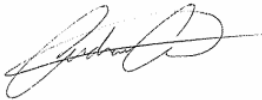
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to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- 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: [Murphy, Teresa](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal SU21-15 (The Pharm Expansion)
Date: Thursday, April 15, 2021 8:58:17 AM

Robert,

We have 100' for Fort Grant, Greenhouse is private, no requirement for additional right-of-way at this time. Thanks

Teresa Murphy

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

Sent: Monday, April 12, 2021 7:22 AM

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>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rrobenshain@azwater.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; patina.thompson@az.nacdn.net

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

Subject: RE: Transmittal SU21-15 (The Pharm Expansion)

Good morning,

Several of you brought to my attention that the text of the email stated this was for a dirt runway, but the attachments were for a medical marijuana cultivation facility expansion. The text was a copy/paste error from the previous transmittal sent out that day. The attachments were correct. Please find the correct text here:

Attached please find a transmittal for an application requesting a Special Use for a proposed outdoor marijuana cultivation and processing expansion. Comments are due back by **Monday, April 26, 2021**.

A 1,000 notification radius was used for this project.

Please let me know if you have any questions.

Best regards,

Robert Kirschmann

Planner II



Cochise County Environmental Health and Floodplains Comments

Floodplain:

1. A drainage analysis is required for the complete site including existing improvements and to include the following comments.
 - a. In the A-O1 Flood Zone areas, the bottom of the fence is to be elevated two feet to allow for freeboard allowance.
 - b. In areas within FEMA Flood Zones AO-2, the bottom of the fence be elevated 3 feet to allow for freeboard.
 - c. Structures in the FEMA Zone X are to be elevated one foot minimum above the highest adjacent grade.
 - d. The buildings/structures proposed are not to have adverse impacts to the property, the property boundaries, on adjacent parcels, roadways, etc. The engineer is allowed to use Mannings cross sections to show difference in pre and post development conditions and also use PC-Hydro for the analysis.
 - e. Retention/detention areas are required to reduce their onsite peaks and are to drain within 24 hrs., per Flood Regulations.
 - f. If a Notice of Intent (NOI), if required by ADEQ, it is to be included in the drainage report and be submitted prior to any new start-up of construction.
 - g. A Maintenance Plan can be included within the drainage report or may reference an existing plan from the first phase (per Floodplain Regulations).
 - h. A Floodplain Use Permit is required and/or updated to include the new phase.
 - i. Refer to Cochise County Floodplain Regulations for report requirements.
https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf