



Cochise County Engineering & Natural Resources

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

JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: June 1, 2021
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-21-16 Doe Ranch Vineyard

Background:

The Applicant, Rainer Fischer, requests a Special Use Authorization to establish a phased small production winery, brewery, tasting room, restaurant/bar, guest lodging and an educational vineyard. An approximately 9,000 square foot steel structure is proposed to be constructed. The building will be broken down as follows (all approximate): 4,200 square feet storage and delivery, 4,000 square foot restaurant/bar, 720 square foot bistro/tasting room. A 1,400 square foot building for a lobby and guest services, six (6) 600 square foot bungalows each with 2 rooms and a 4,200 square foot dog park. The project is located on the southwest corner of Stout Vista Land and Bennett Place Willcox, Arizona and includes parcel 305-32-065B. 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 Bennett Place, right-of-way for Bennett Place is private and the applicant needs to provide evidence of their legal access. The physical access from Robbs Road to Bennett Place was upgraded during the 2019 Robbs Road improvement project.

Recommendation:

- Further right-of-way dedication is not required for Bennett Place at this time.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal SU21-16 (Doe Ranch Vineyard)
Date: Friday, June 18, 2021 11:18:30 AM

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann,

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

When property owner is ready to apply for new service:

- Please have them refer to the Sulphur Springs Valley Electric Cooperative website at www.ssvvec.org then the "Services" tab for information about Service Conditions, Service Entrance Requirements, how to establish a new service, and for Line Extension/New Service Applications.
- They can also contact one of our Engineering Services Representatives for assistance:
 - Sierra Vista- 520-515-3465
 - Willcox: 520-384-5469

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: Friday, May 28, 2021 10:04 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>; Leiter, Ethan <Ethan.Leiter@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.nacdnet.net; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; jstoddard@willcoxcity.org; 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: Transmittal SU21-16 (Doe Ranch Vineyard)

[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 evening,

Attached please find a transmittal for an application for a proposed winery, brewery, restaurant/bar and guest lodging in the Willcox Wine County area. Comments are due back by **Thursday June 28, 2021**.

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

Best regards,

Robert Kirschmann

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

GIS Online Map: [INFOMap](#)
APPLY ONLINE: [CITIZEN SERVE](#)

Public Programs...Personal Service

www.cochise.az.gov

CONFIDENTIALITY NOTE: This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

This E-mail is from an **EXTERNAL** address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

From: [Sims, Kelley B \(Kelley\)](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal SU21-16 (Doe Ranch Vineyard)
Date: Tuesday, June 1, 2021 9:22:23 AM

CAUTION: EXTERNAL EMAIL*

Hi Robert.

Neither EPNG nor SFPP pipelines (Kinder Morgan) have any objections or comments on this project since there are no pipelines on the property.

Thanks for checking!

Kelley Sims, SR/WA

Senior ROW Agent II

Tucson Area / Southeastern Arizona

5151 E Broadway, Ste 1680 | Tucson, AZ 85711

(520) 663-4223



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

Sent: Friday, May 28, 2021 10:04 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>; 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.nacdnet.net; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; jstoddard@willcoxcity.org; 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: Transmittal SU21-16 (Doe Ranch Vineyard)

Good evening,

Attached please find a transmittal for an application for a proposed winery, brewery, restaurant/bar and guest lodging in the Willcox Wine County area. Comments are due back by **Thursday June 28, 2021**.

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

From: [Cratsenburg, Diane E](#)
To: [Kirschmann, Robert](#); [Watkins, Jackie](#)
Cc: [Simmons, Bradley A](#)
Subject: RE: Transmittal SU21-16 (Doe Ranch Vineyard)
Date: Thursday, June 3, 2021 1:31:41 PM

Bennett Place is not on maintenance, but it comes off Robbs Road, which we paved in the recent past. I don't know if we paved an apron at Bennett Place. I should think the applicant would have to do so if we did not. Multiple easements combine to make space for a 60' wide road for Bennett Place; I should think they would be private easements, but I 'm not positive. I don't know what the various documents say that make up the easements.

Diane

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Friday, May 28, 2021 10:04 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>; 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; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; jstoddard@willcoxcity.org; 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: Transmittal SU21-16 (Doe Ranch Vineyard)

Good evening,

Attached please find a transmittal for an application for a proposed winery, brewery, restaurant/bar and guest lodging in the Willcox Wine County area. Comments are due back by **Thursday June 28, 2021**.

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

Best regards,

Robert Kirschmann

Planner II
Cochise County Community Development
Development Services Department



Cochise County Environmental Health and Floodplains Comments

Floodplain:

1. This parcel is located within FEMA Zone X. Therefore, a FPUP will not be required.
2. 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>
3. A Clearing Permit must be obtained from Cochise County. Please contact: <https://www.cochise.az.gov/development-services/home>
4. A Notice to Clear Native Plants may be 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>
5. 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
6. 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.
7. When these items are submitted, then the review process will continue.

Environmental Health

1. Completed plan review packet for restaurant/bar and lodging is needed for review process- Under Review until paperwork for EH is received.
2. Permit Required for Waste discharge.