



Cochise County Environmental Health and Floodplains Comments

Environmental Health:

Septic application, inspections and discharge authorization will be required.

Floodplain:

1. This parcel is located within FEMA Zones Shaded X (500-year), AO1, and AO2. therefore, a FPUP will be required.
2. 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/CGPA> Clearing Permit must be obtained from Cochise County Development Services Department. Please contact: <https://www.cochise.az.gov/development-services/home>
 - b. Clearing Permit must be obtained from Cochise County Development Services Department. Please contact: <https://www.cochise.az.gov/development-services/home> 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
 - c. 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> Once the project is proposed, further comments will be forthcoming.
 - 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
 - e. 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.
3. When these items are submitted, then the review process will continue.

Engineering:

1. Prior to or concurrent with the first Commercial Permit application the applicant is required to provide a Basic Traffic Statement to the Engineering & Natural Resources Department describing the phased project traffic impacts and proposed mitigation.
2. The applicant is required to obtain a Cochise County Right-of-Way / Encroachment permit in advance or concurrent with their Commercial Permit application and coordinate with the Engineering & Natural Resources Department to provide a commercial access apron at the driveway intersection/connection with Ingram as per the Cochise County Roadway Design Standards or as approved by the Engineering & Natural Resources Department County Engineer.
3. The applicant will be asked to sign a delay agreement to provide a 24 foot wide hard surfaced driveway, with 35 feet radii, should Ingram Road be paved
4. Off-site mitigation will be required at Phase III/construction of the third greenhouse for an improved intersection access apron at Fort Grant Road and Ingram Road that meet the County Roadway Design Standards or as approved by the County Engineer through the Engineering & Natural Resources Department.



Cochise County Engineering & Natural Resources

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

JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: March 7, 2022
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-22-08 Ingram

Background:

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 Ingram Road
 - Ingram Road is County Maintained MI#458
 - Classified as a Minor Access Local Road, requires 60'-80', total width determined by drainage/topography.
- Per Delaware Division of Corporations, Pharm Ingram LLC is not in good standing

Recommendation:

- Further right-of-way dedication is required for Ingram Road at this time.
 - Deed of Dedication will need to be signed, transferring land for Ingram Road row
 - Pharm Ingram will need to supply Cochise County with documentation showing the authorized signor and that they are in good standing with the Delaware Division of Corporations.

Exhibit "A"

The East ____ feet of the following described parcel of land:

The North half of the Southeast quarter; and the South half of the Southeast quarter of the Northeast quarter of Section 29, Township 12 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

EXCEPT the West 30.00 feet of the North half of the Southeast quarter;

EXCEPT an undivided $\frac{1}{2}$ interest in and to the oil gas rights as reserved in Deed recorded in Docket 79, page 566, records of Cochise County, Arizona; and

EXCEPT an undivided $\frac{1}{2}$ interest in all oil and mineral rights as reserved in Deed recorded in Docket 98, page 210, records of Cochise County, Arizona.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal, SU22-08 (Ingram) (formerly SU15-25A)
Date: Monday, March 21, 2022 11:20:31 AM

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann,

The electric infrastructure in rural areas may have limited capacity to support the electrical demands of Marijuana Cultivation without significant utility upgrades.

If the Applicant has not yet contacted SSVEC about this project, they are encouraged to address electrical load requirements directly with SSVEC to avoid surprise expenses or project limitations.

- Please 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.
- You can also contact one of our Engineering Services Representatives for assistance:
 - Willcox: 520-384-5469

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, March 4, 2022 11:49 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>; Esparza, Paul <PEsparza@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; patinat9@vtc.net

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

Subject: Transmittal, SU22-08 (Ingram) (formerly SU15-25A)

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