



Cochise County Environmental Health and Floodplains Comments

Environmental Health:

Waste disposal to comply with State and County regulations. Permit required.

Floodplain:

1. This parcel lies within FEMA Zones X. A FPUP and an Elevation Certificate (EC) are required for all buildings must be submitted that are located within areas of Regulatory Floodplains (where $Q_{100} > 500cfs$).
2. The difference of the volume of runoff between the existing conditions and post-development conditions must be detained/retained onsite. This volume must drain within 24 hours.
3. The cumulative amount of improvements (include previous improvements) will require a Land Clearing Permit since the accumulative area of clearing is one acre or greater. Other permits include Cochise County Planning Department at <https://www.cochise.az.gov/development-services/home>, the Arizona Department of Environmental Quality ADEQ) at <https://azdeq.gov/AZPDES/CGP>, and Arizona State Department of Agriculture (for native plants removal) at <https://agriculture.az.gov/download-forms>. These permits must be submitted prior to any construction start-up. Refer to the associated websites for more information.
4. A Drainage Analysis must be submitted from an Arizona Registered Civil Engineer. Refer to the Cochise County Floodplain Regulations (Section 10) for more information regarding drainage development requirements at https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf
5. The consultant acknowledges that there may be more comments forthcoming from this review.

Engineering:

1. A traffic statement shall be provided in conjunction with the first permit submittal. This traffic statement shall provide anticipated traffic volumes and identify all improvements necessary to support this development.
2. A new paved apron shall be required at Parker Ranch Road and Robinson Road. All fences and signs located within the County right-of-way and in the clear sight triangles shall be relocated to the satisfaction of the County Engineer.
3. The Applicant shall sign a PMA for Robinson Road and Frontier Trail.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal, SU22-09 (Frontier)
Date: Friday, April 15, 2022 10:53:49 AM

CAUTION: EXTERNAL EMAIL*

Morning,

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

If the property owner/applicant requires an upgrade in service or a new line extension, 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:

- o Sierra Vista- 520-515-3465
- o 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: Tuesday, April 5, 2022 11:09 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; pep@azgfd.gov; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>

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

Subject: Transmittal, SU22-09 (Frontier)

[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,

Please find a transmittal and associated plans for a special use request for an eco-friendly destination to teach about soil health, water retention, agroforestry, and similar topics.

Let me know if you have any questions.

Please do not "reply to all"

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
520-432-9300 Main
520-432-9278 fax

GIS Online Map: [INFOMap](#)
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www.cochise.az.gov

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From: [Cratsenburg, Diane E](#)
To: [Watkins, Jackie](#); [Simmons, Bradley A](#)
Cc: [Kirschmann, Robert](#)
Subject: RE: Transmittal, SU22-09 (Frontier)
Date: Thursday, April 7, 2022 6:57:33 AM

Quick notes on the proposed special use – property has not been purchased yet actually; they reference an expected closing date of April 15 in their proposed letter to neighbors – it has a date of 3-18 on it and I don't know if it was actually sent out or not. That probably doesn't matter since the purchase might depend upon whether or not they could do what they propose with the property.

They leave the maintained road scenario when they exit Parker Ranch Road south onto Robinson Road, which does not appear to have a paved apron. A commercial venture might require improvement of that intersection.

In regard to safety standards & general comments about rights-of-way:

There is a perimeter easement between the two parcels that they do not indicate on their site plan & I don't know the particulars of the easement; docket 1756-257 it looks like on the assessor map.

The existing driveway to parcel 401-88-001F is not good – it is angled out into the intersection of Frontier Trl and Solar Run at the NE corner of the parcel – and the proposed concept intersection is not at a 90-degree angle, either. One would not want continued use of the existing driveway configuration since it does not meet safety standards.

Diane

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Tuesday, April 5, 2022 11:09 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; pep@azgfd.gov; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>
Cc: BOS-Supervisors <BOSSupervisors@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>
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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

520-432-9300 Main

520-432-9278 fax

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From: [Sims, Kelley B \(Kelley\)](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal, SU22-09 (Frontier)
Date: Wednesday, April 6, 2022 12:53:16 PM

CAUTION: EXTERNAL EMAIL*

Hello Robert,
Thanks for the notification on new developments! There are NO Kinder Morgan pipelines on these two parcels, so you can remove me from the distribution list for future plan reviews on this project.
Have a great day!

Kelley

Kelley Sims, SR/WA

Senior ROW Agent



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

Tucson Area / Southeastern Arizona

5151 E. Broadway, Suite 1680, Tucson, AZ 85711

(520) 663-4223 | Kelley_Sims@KinderMorgan.com

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

Sent: Tuesday, April 5, 2022 11:09 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; pep@azgfd.gov; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>

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