



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planning Division Manager
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: SU 23-15 (Winchester Solar Mod) Application for a Special Use Authorization
DATE: June 30, 2023, for the July 12, 2023, Meeting

DRT AND AGENCY COMMENTS DOCKET SU 23-15

On June 1, 2023, the Development Review Team for the County and relevant external agencies was transmitted case information for their review. Reviewers were given until June 23, 2023 to respond. At that time, they were notified that a failure to respond by that date would result in an automatic approval by their agency/Department. The following is a summation of all the comments that were received by that date.

Cochise County, Floodplain:

- Comment: 1. Due to the massive land disturbance (4080 acres), refer to the uploaded Engineering Checklist document in Citizen Serve (June 23, 2023) for checklist of associated permits from other agencies and departments for this development. Copies of these permits shall be required for submittal. Comment.
- Comment: 2. A Drainage Report that is stamped, sealed, and signed by an Arizona Registered Professional Civil Engineer shall be required. This includes that the most significant reference shall be the Cochise County Floodplain Regulations (December 2015). Refer to Section 10 for the Drainage Report Requirements especially for the Hydrological and Hydraulic Analysis sections. Methodologies from outside agencies not approved by Cochise County will not be accepted. Comment.
- Not Passed: 3. Therefore, Appendix E, Technical Memorandum dated March 30, 2023, is not acceptable for a drainage analysis substitute. This is especially so since the end of the second paragraph states that, "this study should be used for internal planning purposes only and should not be used for submittal to regulatory agencies".
Not passed.
- Comment: 4. A Floodplain Use Permit (FPUP) is required.
- Comment: 5. A Grading Plan is required.
- Comment: 6. The consultant is aware that additional comments may be forthcoming.

Cochise County ROW: Not within County jurisdiction. ADOT access off Interstate 10 East Bound

Cochise County Building: No comments received.

Cochise County Attorney's Office: No comments received.

City of Willcox: No comments received

Cochise County Sheriff's Office: No comments received.

Sulfur Springs Valley Electric Cooperative: SSVEC has no conditions to submit for this special use permit request. If the property owner/applicant has not yet contacted SSVEC about this project, they are encouraged to do so to avoid any surprise expenses or project limitations, 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 our Engineering Services Representative for the Willcox Area at 520-384-5469.

Arizona Game and Fish: No Comments received.

Emergency Management: No comments received.

National Resources Defense Council: No comments received.

Arizona Department of Environmental Quality: No comments received.

State Lands Department: No comments received.

Arizona Department of Water Resources: No comments received.

El Paso Natural Gas: There are no Kinder Morgan pipelines (EPNG or SFPP pipelines) on these properties, so no conflicts are expected. Thus, no objections or comments.