

NOV 19 2020

PLANNING

Special Use Docket SU-20-15 (Clenera Solar North)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I am in favor of the use of solar power.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Dorothy E. Adams

SIGNATURE(S):

Dorothy E. Adams

YOUR TAX PARCEL NUMBER: 106-05-02904 (the eight-digit identification number found on the tax statement from the Assessor's Office) Roll # 23690

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Friday November 27, 2020** to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be provided to the Commission at that meeting.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Development Services
126 West 5th Street, Suite 4
Benson, AZ 85602

NOV 19 2020

PLANNING

Special Use Docket SU-20-16 (Clenera Solar South)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I am in favor of the use of solar power.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): *Dorothy E. Adams*

SIGNATURE(S): *Dorothy E. Adams*

YOUR TAX PARCEL NUMBER: 106-05-029 D0 (the eight-digit identification number found on the tax statement from the Assessor's Office) *Roll # 23689*

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Friday November 27, 2020** to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be provided to the Commission at that meeting.

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Benson, AZ 85602

NOV 19 2020

PLANNING

Special Use Docket SU-20-15 (Clenera Solar North)

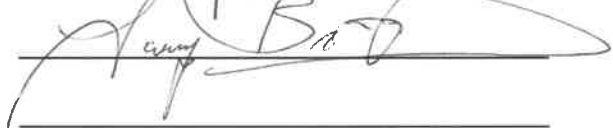
YES, I SUPPORT THIS REQUEST
Please state your reasons:

X NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

more traffic, tear up our roads
not pleasant to look at

(Attach additional sheets, if necessary)

PRINT NAME(S): Terry Boston

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: _____ (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Special Use Docket SU-20-16 (Clenera Solar South)

NOV 19 2020

PLANNING

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

ugly, more traffic, hurts environmental reasons

(Attach additional sheets, if necessary)

PRINT NAME(S):

Anita Boston

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: _____ (the eight-digit identification number found on the tax statement from the Assessor's Office)

--- Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Friday November 27, 2020** to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be provided to the Commission at that meeting.

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NOV 20 2020

PLANNING

Special Use Docket SU-20-16 (Clenera Solar South)

____ YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

this Building Complex would go against All the reasons of why we chose to live out here in Whetstone. More traffic, Dust, LOSS OF HABITAT For Animals that live in the Babacamari!
It might be more Heat + Pollution too? But at least the Environmental Impact is enough For Myself + My wife to be against it.

(Attach additional sheets, if necessary)

PRINT NAME(S): MARK JOHNS, Hope JOHNS

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 106-24-160C2 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Benson, AZ 85602

Special Use Docket SU-20-15 (Clenera Solar North)

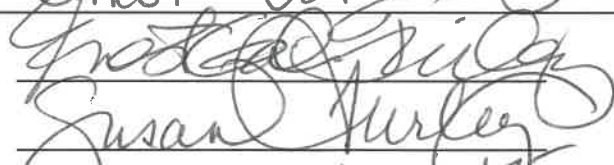
YES, I SUPPORT THIS REQUEST
Please state your reasons:

Appropriate use for area. Will not use water or create traffic. Will help preserve rural nature of area. Clean power source

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Ernest Carl & Susan L. Turley

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 106-15-047E (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Special Use Docket SU-20-16 (Clenera Solar South)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

*

PARCEL #S 106-43-01709, 106-43-00607
106-43-00700, 106-43-00883, 106-43-01307
106-43-01400, 106-43-01606, 106-43-00504
106-43-00401, 106-43-009 A, B, C, 106-42-001F3
106-42-001H1, 106-42-00162

 X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

My family has owned the ranch between the
BARKLANDER RANCH AND FORT HANCOCK FOR OVER
70 yrs. Included in our ranch are 11 26.8 acre parcels
which we intend to sell in the near future - what
takes these lots and the rest of the ranch so
is the beautiful views this property will not only
DESTROY OUR VIEWS BUT APE PROPERTY VALUES AS WELL

(Attach additional sheets, if necessary)

PRINT NAME(S):

MONTGOMERY MEWS

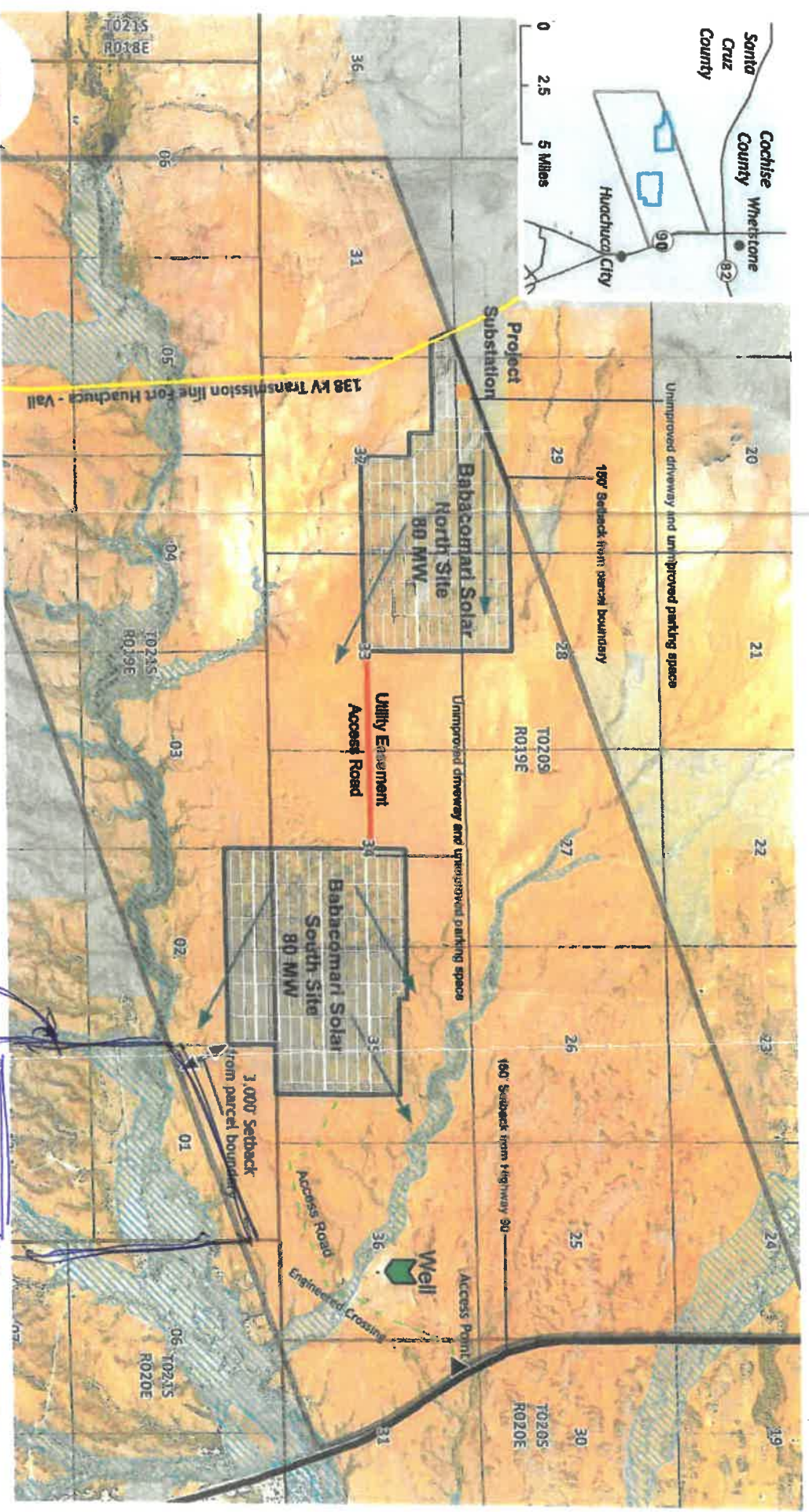
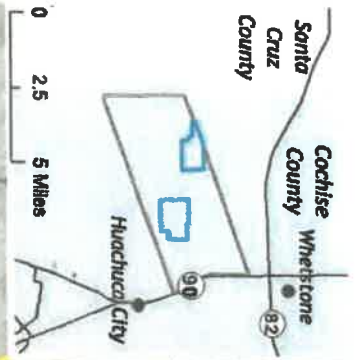
SIGNATURE(S):

[Handwritten Signature]

YOUR TAX PARCEL NUMBER: * SEE ABOVE (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Development Services
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Benson, AZ 85602



Clēnera

- Notes: 1) Natural screening provided by distance, topography & vegetation
 2) Structures: Solar modules 10'-15' high
 3) Disclaimer: panel layout is conceptual and subject to change
 4) Heavy gray line is Babacomari Ranch Co.'s entire parcel boundary, not the project area

**Babacomari North & South
 CONCEPT PLAN**



LAZY DS PARKET

OVER PROPERTY

NOV 30 2020

PLANNING

Special Use Docket SU-20-16 (Clenera Solar South)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

There was no mention of the noise or the height of the generation ~~of the~~ facility would be. Town serve all homes just south of the location, on the south of the fence. Those two things concern me.

Does it decrease the value of my property because of noise or unsightly view?

If those two things are not a problem I would say yes

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Blank lines for reasons.

(Attach additional sheets, if necessary)

PRINT NAME(S):

THE MOUNTJOY LIVING TRUST

SIGNATURE(S):

Rena Mountjoy

YOUR TAX PARCEL NUMBER: 106-54-0043 + (the eight-digit identification number found on the tax statement from the Assessor's Office) 106-54-004A2 / 106-54-003Z 8 / 106-54-003Y 9

106-54-001L 9

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Friday November 27, 2020 to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be provided to the Commission at that meeting.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Development Services
126 West 5th Street, Suite 4
Benson, AZ 85602

Rena Mountjoy
P.O. Box 6114
Huachuca City, AZ 85616
520-266-0781

Special Use Docket SU-20-16 (Clenera Solar South)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

I SUPPORT SOLAR POWER

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Kenneth A Bowen

SIGNATURE(S): Kenneth A. Bowen

YOUR TAX PARCEL NUMBER: 106-06-029 (D3) (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Friday November 27, 2020 to be included in the staff report to the Planning Commission. However, comments received by 5PM the day before the meeting will be provided to the Commission at that meeting.

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Cochise County Development Services
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Benson, AZ 85602

Special Use Docket SU-20-15 (Clenera Solar North)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for supporting the request.

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

- 1) Arizonans voted NO on Proposition 127 in 2018: 68.6% NO, 31.4% YES.
- 2) Cochise County voted 78.94% NO to 21.06% YES to defeat Prop 127.
- 3) The Arizona Corporation Commission is ignoring the will of the people: News release 10/29/20 states the ACC voted "to reduce 100% carbon emissions from regulated utilities by 2050, with critical targets by 2032 and by 75% by 2040. The ACC has lined up with "the Biden Plan for a Clean Energy Revolution and Environmental Justice" and the globalist elite's Great Re-set.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Maureen G. McBride (520.508.9928)

SIGNATURE(S):

Maureen G. McBride

YOUR TAX PARCEL NUMBER:

106-24-09902

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO:

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Cochise County Development Services
126 West 5th Street, Suite 4
Benson, AZ 85602

- 4) The ACC will retire all coal plants in Arizona. Nuclear Energy is clean energy and would be sufficient to provide all of Arizona's energy needs, but the ACC is pushing solar and wind in required clean energy standards
- 5) Solar and wind are dilute and diffuse energy sources (unlike the power dense energy sources of nuclear and coal) that have negative and profound effects on people, wildlife, and the environment. CO2 is not a pollutant but essential for all life on Earth. The push for renewable resources is based on



**Cochise County
Community Development
Planning, Zoning and Building Safety Division**

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

Maureen G. McBride
2068 N. Laurel Place
Huachuca City, AZ 85616
(Whetstone)
P.O. Box 4937 - mailing
address

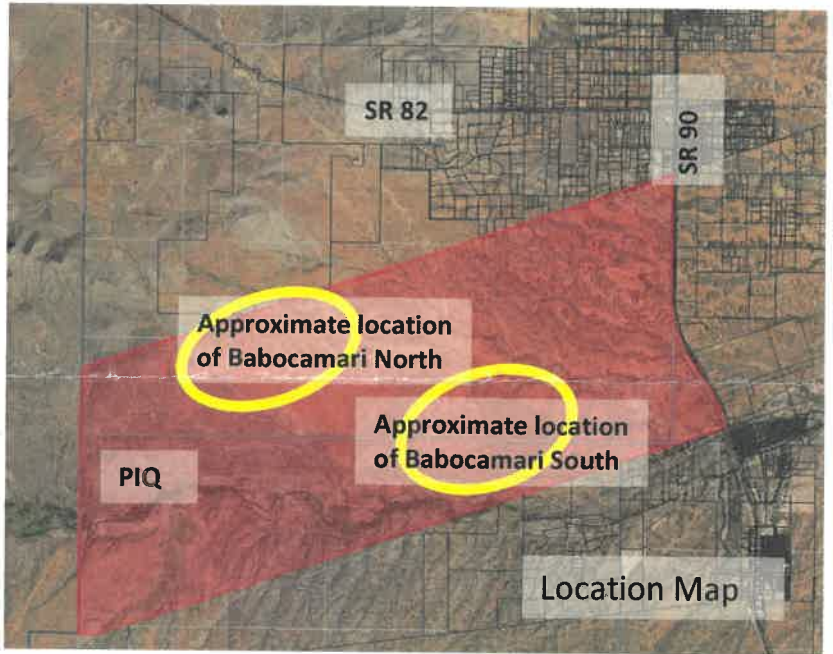
November 5 2020

Re: Docket SU-20-15 (Clenera Solar North)

Dear Property Owner:

The Cochise County Planning and Zoning Commission hereby gives notice a public hearing will be held at or after 4:00 p.m., on Wednesday, December 9, 2020.

Due to health concerns related to COVID-19, the Board has suspended public group access to conference rooms located in County buildings. Members of the public who wish to attend these meetings remotely can call 520-432-9300 to obtain the conference phone number and ID. To comment on an agenda item, email Robert Kirschmann at rkirschmann@cochise.az.gov by 5 p.m. the day before the meeting. Please include the date of the meeting and the agenda item number, and your parcel number. There may be the possibility to make an in-person statement. Please contact Robert Kirschmann by December 8, 2020 at 5 p.m. for more information.



Docket SU-20-15 (Clenera Solar North) The Applicant requests Special Use Authorization to construct an 80MW utility scale power generation facility on approximately 560 acres of a 10,873 acre parcel. The site is located on the Babocomari ranch approximately four (4) miles south west of junction of State Route 90 and 82. The site is further identified as Parcel 106-03-038. The Applicant is Babacomari Solar North, represented by Layne Ashton.

If the Commission approves the Docket, the Applicant must then obtain a building/use permit to establish the use and to construct any new structures. The permit application will be subject to review by County Departments such as Building Safety, Zoning, Environmental Health, Highway and Floodplain as well as any applicable State or Federal agencies.

You are hereby advised of this public hearing as an owner of property within 1 mile of the site where the Special Use is requested. If you should have any written comments pertaining to this matter, you may submit written comments on the attached form, by email, fax or mail by **Friday November 27, 2020**, and they will be given to the Commission members. Whether or not you choose to provide written comments, you are encouraged to attend this public hearing to let your feelings be known concerning this docket. If you do not attend the public hearing, but wish to know the Commission's action, please contact the Planning Department at the number referenced below.

If you have any questions regarding this matter, please do not hesitate to contact the Community Development Department by phone at 520-432-9248 and by e-mail at rkirschmann@cochise.az.gov. Please note that occasionally dockets are removed from the agenda just prior to a meeting. It is recommended that you contact the Community Development Department to find out if this docket is still scheduled.

Best regards,

Robert Kirschmann, Planner II
Development Services
126 West 5th Street, Suite 4
Benson, AZ 85602
520-432-9248
planningandzoning@cochise.az.gov

lies and fear. The reliance on solar and wind will weaken Arizona's economy and the economy of the United States. The "lake effect" of the solar panels on the projected sites could impact birds migrating to the Wilcox Playa and whitewater draw with possible injuries/death. Solar panels contain toxic materials to humans and animals. Cochise county and Huachuca City landfill accept solar panels into their landfill.

11-18-20

Cochise County
Community Development

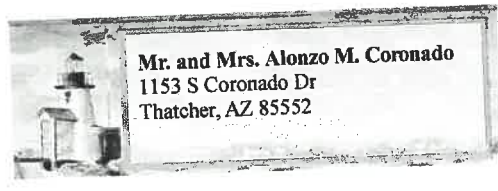
COCHISE COUNTY
NOV 30 2020
PLANNING

RE: Docket S4-20-15 (Cienega Solar North)
RE: Docket S4-20-16 (Cienega Solar South)

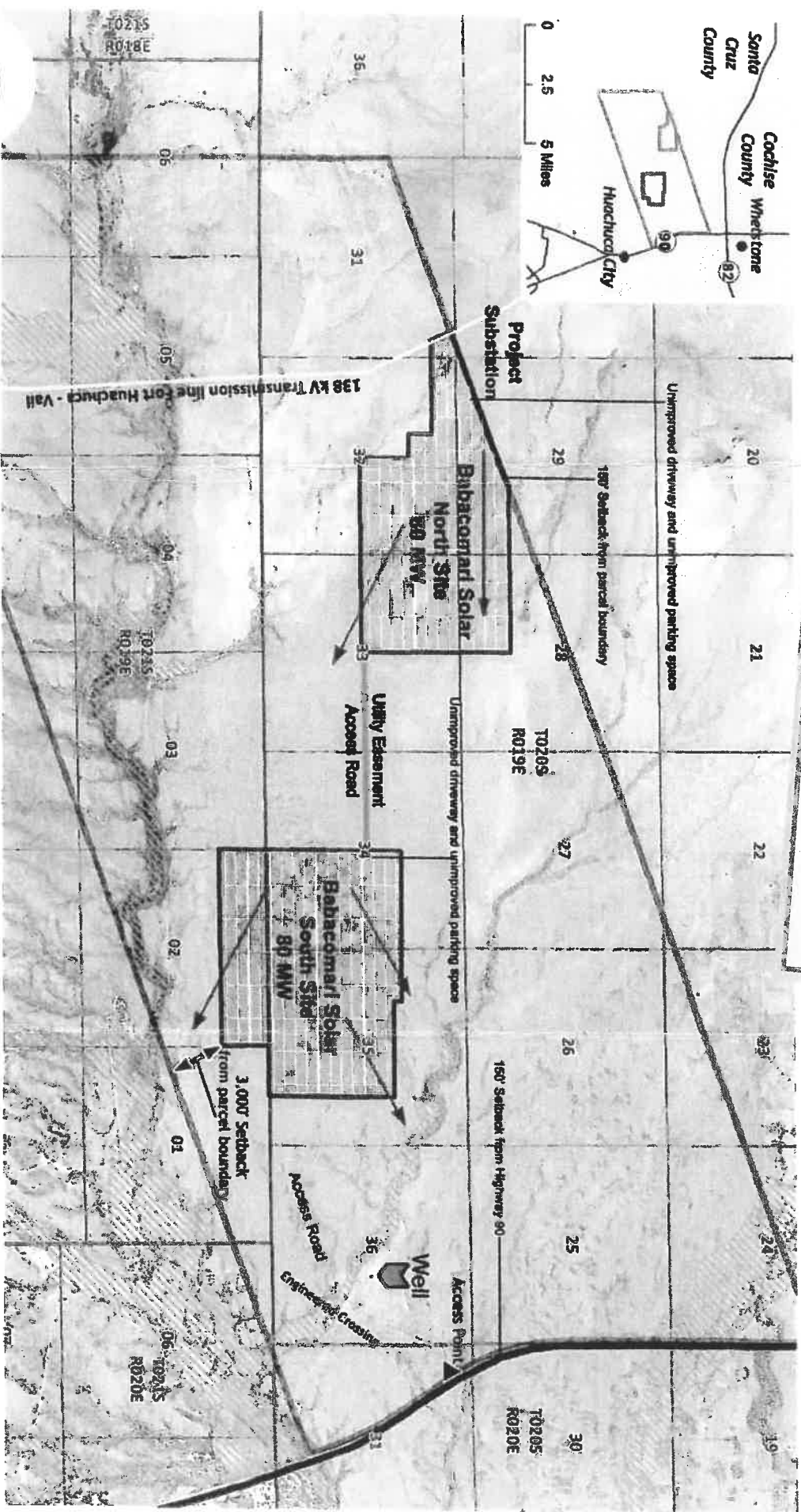
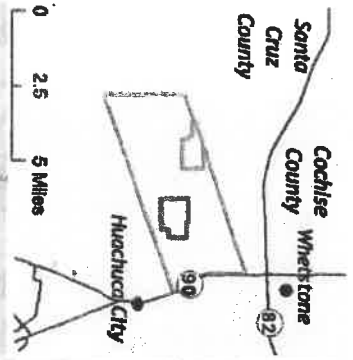
Dear Sir!

Am interested in your Concept Plan.
Keep us in your update list.

Thank You
Alonso - Zelia Coronado



Mr. and Mrs. Alonzo M. Coronado
 1153 S Coronado Dr
 Thatcher, AZ 85552



Clēnera



- Notes: 1) Natural screening provided by distance, topography & vegetation
 2) Structures: Solar modules 10'-15' high
 3) Disclaimer: panel layout is conceptual and subject to change
 4) *Heavy gray line is Babacomari Ranch Co.'s entire parcel boundary, not the project area

**Babacomari North & Babacomari South
 CONCEPT PLAN**



Kirschmann, Robert

From: Martin McCleary <mcm1957@yahoo.com>
Sent: Friday, November 27, 2020 1:26 PM
To: Kirschmann, Robert
Subject: Docket SU-20-15 Clenara Solar North

CAUTION: EXTERNAL EMAIL*

Sir:

In response to the notification letter dated 5 Nov the following feedback is provided.

No I do not support this request.

- It is not clear how this project will impact line of sight from the area I live in which is north of the proposed sites. Clenara did a mass mailing but between that flyer and their website there's little information on the physical dimensions of the arrays nor the elevation at which they will be constructed. How visible will the two arrays be from the north and the south?

- It does not appear that any of the power generated will actually be made available to people in this area. My current understanding is that it all goes to Tucson and surrounding areas. If true there doesn't appear to be any benefit to local residents other than the actual property owner who - presumably - profits nicely from the effort and the money generated for the short term construction effort.

- There's been no discussion about any future plans so it's not clear how much this company plans to further develop the site or any other potential nearby sites. What's the long term buildout plan look like?

- I'm not in the nimby crowd nor am I opposed to solar but I think that there should be some benefit to the local population beyond the construction effort as well as not generating a new eyesore. Once this thing is in we are collectively stuck with it while another county reaps the benefits.

Martin McCleary
947 W Mule Ln
Huachuca City, AZ 85616
Parcel# 10603020E

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Charles McChesney, Managing Member
Babacomari Ranch Co.
P. O. Box 490
Sonoita, AZ. 85637

December 1, 2020

Commissioners
Cochise County Planning & Zoning Commission
1415 Melody Ln, Building F
Bisbee, AZ. 85603

Via E-mail

In re: Meeting December 9, 2020; Dockets SU-20-15/16; Parcel 106-03-038: Babacomari Solar North & South

Greetings Commissioners,

The Special Use Authorization applications before you today, referenced above, represent an important step in a program implemented more than 20 years ago by the landowner, Babacomari Ranch Co, to preserve and improve the Babacomari River riparian zone and immediate watershed; mitigate water demand and preserve a compatible use buffer for the Department of Defense Fort Huachuca reservation, and sustain the historical open space and low-impact agriculture uses of the San Ignacio del Babacomari Land Grant.

The proposed use keeps the land in productive use for the benefit of the whole region, contributes to the clean production of energy, provides a zero-population negligible water-demand compatible use on the land in relation to the Fort, and provides the necessary economic resilience required to sustain a family agriculture operation over the long term. We have been cooperating with the Fort, local and federal natural resource agencies, and non-profit organizations in granting conservation easements along the Babacomari watershed, including within Cochise County, the last phase completed earlier this year. This proposed use not only supports the conservation and compatible use values of these easements, it provides the necessary means to economically support the sustainability of these and surrounding ranch lands in open space use versus more impactful economic development. Cattle grazing in southeastern Arizona has always been economically challenging and the foreseeable future of recurring drought puts a heavier burden on ranchers and the land. Like most family ranches, the Babacomari Ranch requires a diverse productivity stream in order to survive intact for the future.

A critical component of our due diligence in choosing a partner in this project was the reputation of the developer. We learned that Clenera has earned a wide reputation as "build

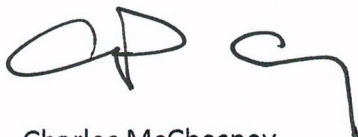
and hold" developer who works cooperatively and productively with utilities and local agencies, and puts a high value on the integrity of the neighborhood and their relationship in it.

I'm aware that staff from Fort Huachuca have recently asked your planning staff for what is in effect approval authority over components and manufacturers/suppliers in construction and operation of the project. The applicant can demonstrate this is not economically feasible. We believe this request represents a chilling effect on economic development on other properties around the county. The pretext for this request is not limited to the scope or nature of this particular project because the items of concern can be found in any size or variety of technical operation, and in proximities further than a couple miles from the boundary of the Fort reservation. We have been aware that the Fort has unique interests to protect and we communicated with their staff back in 2016 when we started looking at this potential use so as to identify and address their concerns early on. We followed up again at the beginning of 2020 when the Arizona Corporation Commission approved this project and it looked feasible. It's a bit disappointing that this issue has not been raised until now. We have had a great cooperative working relationship with Fort before this and look forward to that going forward.

We believe this project represents the next step in advanced energy and economic development and provides a good showcase for the Huachuca City/Whetstone areas. It is compatible with current and intended uses. It will enhance and sustain the natural resource values of the area.

Our compass point for this project has been a story in a book called Arizona Place Names, published in 1935. The author writes about Brophy Well and where that name came from. The story goes in the 1880's southeast Arizona needed water to sustain growing communities. The two Brophy brothers went out to dig a well and start a water company. That was during the days of deadly land use conflicts. So, while one brother dug in the hole, the other brother stood guard with a rifle up top. Babacomari Ranch Co. is into the fifth generation of Brophy family ownership and we are striving to carry on that legacy of contributing in a respectful way to this growing and thriving region. We ask for your approval of this project to do that.

Respectfully,

A handwritten signature in black ink, appearing to read 'CD' followed by a long horizontal stroke that curves upwards at the end.

Charles McChesney
Managing Member
Babacomari Ranch Co.

Special Use Docket SU-20-16 (Clenera Solar South)

 YES, I SUPPORT THIS REQUEST
Please state your reasons:

X NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

Two concerns: (1) This is likely to negatively impact approaches to
Libby Field by piloted aircraft due to glare from the panels. (2)
It will assuredly negatively impact the views, and hence property values,
of Chula Vista Estates parcels, of which I own one.

(Attach additional sheets, if necessary)

PRINT NAME(S): Randal Bennett Judith Bennett

SIGNATURE(S): [Signature]
Judith Bennett unable to sign - Icy

YOUR TAX PARCEL NUMBER: 106-03-035 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Development Services
126 West 5th Street, Suite 4
Benson, AZ 85602

Special Use Docket SU-20-15 (Clenera Solar North)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:


Two concerns: (1) This is likely to negatively impact approaches to
Libby Field by piloted aircraft due to glare from the panels (2) It
will assuredly negatively impact views and hence property values, of
Cruella Vista Estates parcels, of which I own one.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Kamala & Judith Bennett

SIGNATURE(S):


Judith unable to sign - ICU

YOUR TAX PARCEL NUMBER: 106-03-035 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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