

Special Use Docket SU23-26 (Cochise Stronghold Solar)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

We are pro. all clean, quiet, renewable energy productions and sources. We appreciate that a solar field close to our property ensures prohibition of any further development, including drilling of wells for agricultural or domestic use, thereby protecting current water tables from being further depleted.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Coal is a finite resource, its combustion contributes to CO2 and other greenhouse gases being released into the atmosphere, and emits pollutants and particulate matter which contribute to air pollution and have detrimental effects on human and environmental health. It also requires large amounts of water to create steam, which we are now seeing extreme shortages of. It only makes sense, living * (see below)

PRINT NAME(S):

Michael Drewel and Vikki Drewel

SIGNATURE(S):

Michael Drewel

Vikki J. Drewel

YOUR TAX PARCEL NUMBER:

20507002A

(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 October 30, 2023, to be included in the staff report to the Commission.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
Or scan the QR code to the right to submit comments online



* in Arizona, which receives the most sunlight in the U.S., to put that natural abundant, free resource to good use!

Special Use Docket SU23-26 (Cochise Stronghold Solar)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

I am in favor of clean energy having lived many years in the smoke from the Four Corners Power Plant in Northern Arizona

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

PRINT NAME(S):

Norma M^{rs} Dowell

SIGNATURE(S):

Norma M^{rs} Dowell

YOUR TAX PARCEL NUMBER: 264-05-00509/264-03-02202 (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 October 30, 2023, to be included in the staff report to the Commission.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
Or scan the QR code to the right to submit comments online



From: [Lee, Deborah S](#)
To: [McLachlan, Christine](#)
Subject: FW: Zoning Docket SU 23-26 (Cochise Stronghold Solar)
Date: Wednesday, October 25, 2023 4:43:34 PM

This was in the P & Z Inbox. Thank you.

Debbie Lee

Senior Planning Technician
Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-9300

Public Programs...Personal Service

www.cochise.az.gov

From: Michael Or Patricia Burris <oldpearcepottery@vtc.net>
Sent: Wednesday, October 25, 2023 3:03 PM
To: Planning and Zoning <planningandzoning@cochise.az.gov>
Subject: Zoning Docket SU 23-26 (Cochise Stronghold Solar)

CAUTION: EXTERNAL EMAIL*

Christine:

Planning and Zoning might really like this idea. It is two-fold and truly is considerate of the dilemma in our area:

Zoning Docket SU 23-26

If the Solar Farm Plan proposed by AEPCO was located in the Playa, a ROAD would connect the community to Willcox. It is a solution to the damaged bridge access on HWY 10 and serves the need for solar energy. This plan meets the C.A.L.E.S template for Solar Farms in Cochise County) and actually benefits EVERYONE in the surrounding areas.

Thank you for your time and energy in this proposal.

Best Wishes,

Patricia Burris

904 S Ghost Town Trail

Pearce, Arizona 85625

520-507-5487

October 15, 2023

Cochise County Development Services
Cochise County Planning and Zoning Commission
1415 Melody Lane, Building F
Bisbee, AZ 85603

Re: Docket SU 23-26 (Cochise Stronghold Solar)

Development Services, Planning and Zoning:

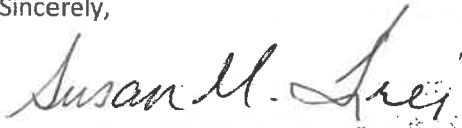
The Special Use application request from Arizona Electric Power Cooperative, Inc./Roadrunner LLC is an application to negatively impact the community of Cochise, Arizona. The zoning surrounding Cochise should remain as it is: agricultural. I purchased property within Cochise a year-and-a-half ago. I am moving into the area as this request is underway. This application, if approved, will depreciate the value of my property and that of my community.

Negative impact is as follows:

- **Boundaries** surrounding the area of Cochise should be maintained at a **one-mile perimeter**. Any less is inconsequential. This boundary allows for residential development in this era of population movement (Pacific state and East coast populations, large metropolitan citizens (like myself), and small business entrepreneurs are moving into the area. Cochise will be regarded as an industrial complex and avoided for residential development. Our property values will plummet. This also sets a dangerous precedent to other areas in the county like Sunsites, Pearce, and Sunizona.
- **Cochise Elementary School** is at the very edge of the proposed Solar Farm. Research concerning behavioral, physical and mental health are not complete on gauging the impact of these farms. Children are not experimental subjects. This solar farm could be the death nell of Cochise. The school will lose enrollment, the Post Office will close, and the houses will be abandoned (mine was for 7 years and is only now experiencing a revival). Stop it before it happens.
- Solar Farms use a **huge amount of water in the cooling process**. Water use is already an issue in the area. This will only impact it more. The wells in Cochise are shallow at 125 ft. Residential wells are a personal expense that solar farms ignore.
- **Loss of natural wildlife and vegetation** is another casualty of solar farms. Instead, dust and razor wire are the trade-off. Cochise already experiences **high wind velocity and dust storms** from the orchards in the area, this will only add to the issue.

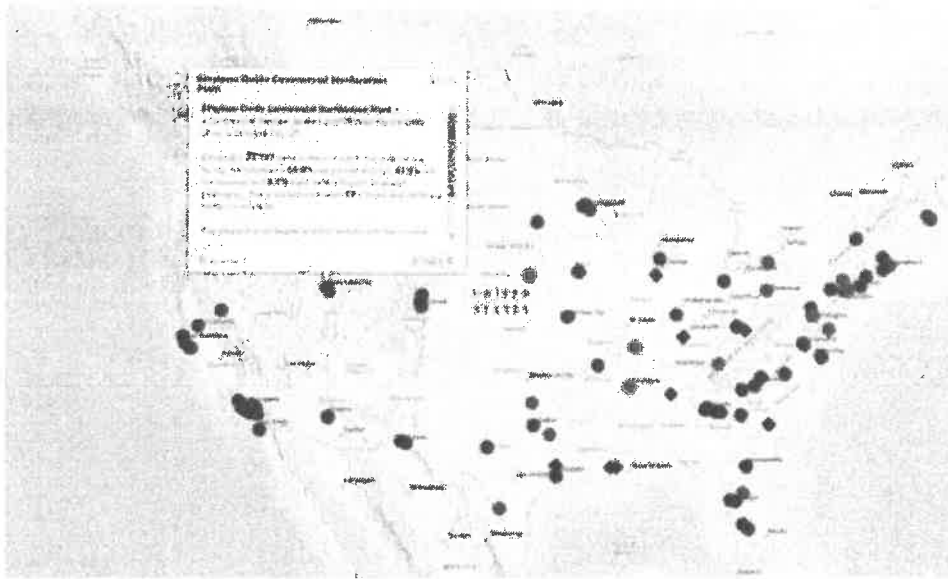
The Special Use application request from Arizona Electric Power Cooperative, Inc. (AEPCO)/Roadrunner LLC should be denied. Its impact on the future of the Cochise community and environment is negative. The trade-off is out-of-balance and only serves to rape our area.

Sincerely,



Susan M. Frei
P.O. Box 1041
983 W. Rath Avenue
Cochise, Arizona 85606
Parcel #204-03-02408

*see attached article:
Water for Cooling.*

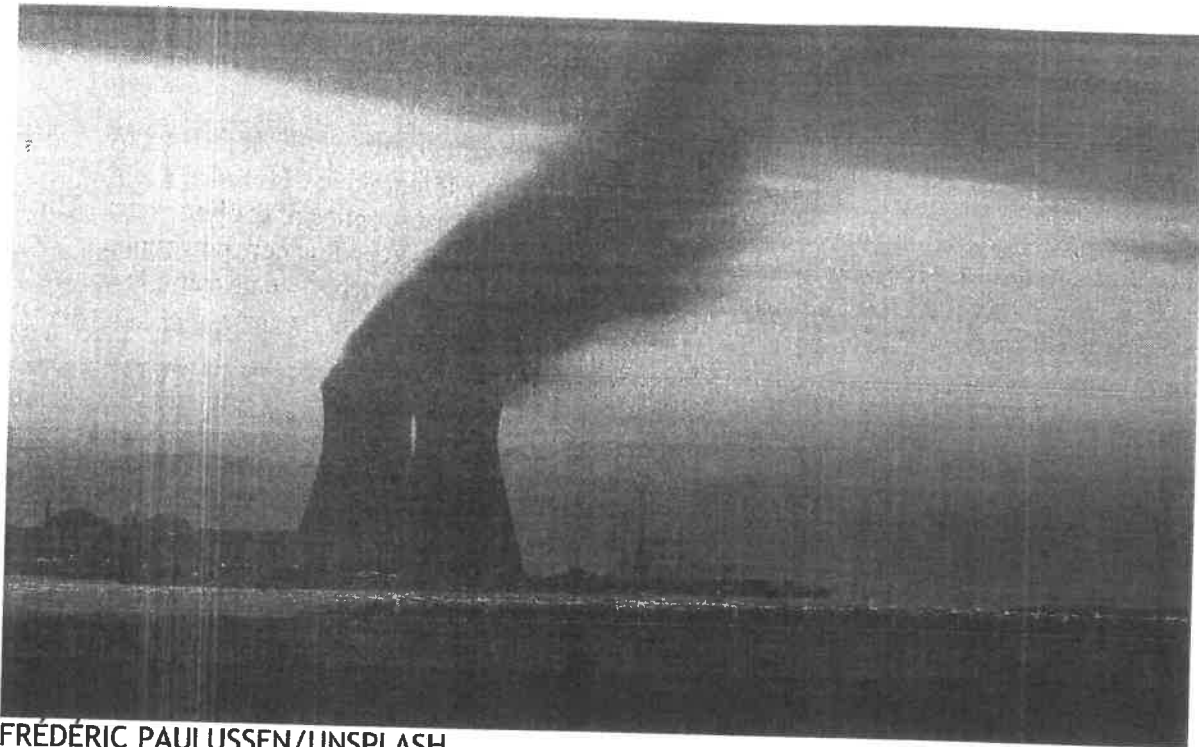


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REPORTS & MULTIMEDIA / EXPLAINER

How it Works: Water for Power Plant Cooling

Published Oct 5, 2010 Updated Jul 15, 2013



FRÉDÉRIC PAULUSSEN/UNSPLASH
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In the United States, 90 percent of electricity comes from thermoelectric power plants—coal, nuclear, natural gas, and oil—that require cooling. The remaining ten percent is produced by hydroelectric and other renewable energy facilities. Some renewable energy technologies are thermoelectric as well, including certain types of concentrating solar, geothermal, and biomass power plants.

Why is cooling necessary?

Thermoelectric power plants boil water to create steam, which then spins turbines to generate electricity. The heat used to boil water can come from burning of a fuel, from nuclear reactions, or directly from the sun or geothermal heat sources underground. Once steam has passed through a turbine, it must be cooled back into water before it can be reused to produce more electricity. Colder water cools the steam more effectively and allows more efficient electricity generation.

Types of cooling

Even though all thermoelectric plants use water to generate steam for electricity generation, not all plant cooling systems use water. There are three main methods of cooling:

- **Once-through** systems take water from nearby sources (e.g., rivers, lakes, aquifers, or the ocean), circulate it through pipes to absorb heat from the steam in systems called condensers, and discharge the now warmer water to the local source. Once-through systems were initially the most popular because of their simplicity, low cost, and the possibility of siting power plants in places with abundant supplies of cooling water. This type of system is currently widespread in the eastern US. Very few new power plants use once-through cooling, however, because of the disruptions such systems cause to local ecosystems from the significant water withdrawals involved and because of the increased difficulty in siting power plants near available water sources.
- **Wet-recirculating or closed-loop** systems reuse cooling water in a second cycle rather than immediately discharging it back to the original water source. Most commonly, wet-recirculating systems use cooling towers to expose water to ambient air. Some of the water evaporates; the rest is then sent back to the condenser in the power plant. Because wet-recirculating systems only withdraw water to replace any water that is lost through evaporation in the cooling tower, these systems have much lower water withdrawals than once-through systems, but tend to have appreciably higher water consumption. In the western US, wet-recirculating systems are predominant.
- **Dry-cooling** systems use air instead of water to cool the steam exiting a turbine. Dry-cooled systems use no water and can decrease total power plant water consumption by more than 90 percent.[2] The tradeoffs to these water savings are higher costs and lower efficiencies. In power plants, lower efficiencies mean more fuel is needed per unit of electricity, which can in turn lead to higher air pollution and environmental impacts from mining, processing, and transporting the fuel. In 2000, most US dry-cooling installations were in smaller power plants, most commonly in natural gas combined-cycle power plants.[3]

About 43 percent of thermoelectric generators in the United States use once-through cooling, 56 percent recirculating, and 1 percent dry-cooling (2008 data). In 2008, some 30 percent of electricity generation involved once-through cooling, 45 percent recirculating cooling, and 2 percent dry-cooling. (In some cases, those same power plants also produced electricity using non-steam systems, such as combustion turbines.)[4].

	Once-through		Recirculating		Dry-cooling	
	Withdrawal	Consumption	Withdrawal	Consumption	Withdrawal	Consumption
Coal (conventional)	20,000 - 50,000	100 - 317	500 - 1,200	480 - 1,100	N/A	N/A
Natural gas (combined cycle)	7,500 - 20,000	20 - 100	150 - 283	130 - 300	0 - 4	0 - 4
Nuclear	25,000 - 60,000	100 - 400	800 - 2,600	600 - 800	N/A	N/A
Solar thermal (trough)	N/A	N/A	725 - 1,109	725 - 1,109	43 - 79	43 - 79

Water withdrawn and consumed for power plant cooling, in gallons of water required per megawatt-hour of electricity produced[5].

Other key issues

- **Siting:** The geographic location of power plants has a huge impact on cooling technology options, water availability, type of water used for cooling, and environmental impacts. Solar and geothermal power plants, for example, must be sited in areas with high solar radiation and geothermal energy, respectively—locations that may be arid and far from conventional water resources. In these situations, dry cooling may be an option, or alternative water sources may be available, but such choices can affect power plant performance and local environments.
- **Water type:** Although many power plants use freshwater for cooling, waste water and salt water are other possibilities with advantages and disadvantages. Salt water is an obvious and abundant option for coastal power plants, for example, but such plants face similar challenges as inland plants with regard to damaging the local aquatic ecosystems through excessive withdrawals or thermal pollution (from discharges of hot cooling water.).

Technologies that use cooling

Conventional Electricity

- Coal
- Nuclear
- Natural Gas
- Oil

Renewable Electricity

- Concentrating solar (solar thermal electric)[6]
- Geothermal
- Biomass

References:

[1] US Department of Energy (DOE), 2008. Estimating Freshwater Needs to Meet Future Thermolectric Generation Requirements. Washington, DC.

[2] Though no water is required for dry-cooling systems, power plants using dry-cooling systems also require water for system maintenance and cleaning.

[3] Small power plants are defined as having an electric generating capacity less than 300 MW. Dougherty, B., Page, T., & Bernow, S. 2000. Comments on the EPA's Proposed Regulations on Cooling Water Intake Structures for New Facilities. Boston, MA: Tellus Institute.

[4] Union of Concerned Scientists. 2012. UCS EW3 Energy-Water Database V.1.1.3. www.ucsusa.org/ew3database.

[5] J. Macknick, R. Newmark, G. Heath, and K.C. Hallet. 2012. Operational water consumption and withdrawal factors for electricity generating technologies: a review of existing literature. Environmental Research Letters. 7 doi:10.1088/1748-9326/7/4/045802.

[6] Some concentrating solar technologies do not use water for generating electricity.

More Information:

US Department of Energy (DOE). 2006. Energy Demands on Water Resources: Report to Congress on the Interdependency of Energy and Water.

US Government Accountability Office (GAO). 2009. Energy-Water Nexus: Improvements to Federal Water Use Data Would Increase Understanding of Trends in Power Plant Water Use.

October 18, 2023

Cochise County Development Services
Cochise County Planning and Zoning Commission
1415 Melody Lane, Building F
Bisbee, AZ 85603

Re: Docket SU 23-26 (Cochise Stronghold Solar)

Development Services, Planning and Zoning:

A "Conceptual Site Plan" for the Apache Solar II Project was held last evening at Cochise Elementary School in Cochise, Arizona. I attended. This "Concept" Display was just that: a display of posters for attendees to visualize what the Solar II Project will do to the community. It was not pretty.

This presentation meeting is too late. Why it was not held when the bidders for this project was selected demonstrates the attitude of AEPCO and Roadrunner, LLC., i.e., release as little information as possible as late as possible. When presented, make sure to divide and conquer the audience through individual discussions and no recorded conversations. Offer vague solutions to garner hope and support for the project.

This plan is ugly and damaging to all of Sulphur Springs Valley. It will not stop with this one huge solar farm. **No denial came when I suggested that Richland Ranchettes was the next victim.** The precedent of obliterating home clusters, healthy and viable agricultural land, wildlife and our Sandhill Cranes, will be firmly in place if this land is re-zoned.

First, **the current zoning is correct.** It isn't broken, don't fix it.

Second, a plan outside of the Solar Project II proposal that addresses encroachment to existing homes (town) sites, historic sites, natural resources and natural wildlife areas and future development must be in place. This plan **would enforce perimeters around homes, farms, and natural habitats** against any future threats.

Arizona and Cochise County, especially, is experiencing an influx of families, businesses, and agriculture that is unprecedented. The cost of land in Sulphur Springs Valley is still affordable! I purchased a house at the very time the request for bidders was announced. Never would I have purchased this property to renovate and occupy had I known. My house was essentially abandoned. Today, it is a renovation in progress and nearing completion. Other families will follow suit in this devastating economy. These small communities deserve to flourish and develop. Solar farming will destroy this potential. Cochise County will eventually become totally industrial if a choice is made to re-zone. **The precedent will be Hell; there will be no beautiful valley.**

Third, what is already developed needs protection by the Planning and Zoning Commission. Cochise, Arizona is a historic site, and its very existence is in jeopardy. The Barnard Property south of Cochise was essentially usurped for the Solar II Project. Owners wanted to renew their lease, but were refused. Instead, compromise and negotiation ensued and only crumbs of land are left for cattle to graze where large spans of prime agricultural land once existed. In the meeting last night, I was offered the hope of moving some panels near Cochise to another location (flood plain) in exchange of support for the

project. Desperate consent is not a way to settle this issue. **The community needs Cochise County Planning and Zoning to say “No.”** The risks are too great.

In summary, saying “No” to re-zoning would be a step forward in the developmental planning of Sulphur Springs Valley. It will guide the area in development and enrichment. A “No” to re-zone will speak of values and goals. Please, say “No” to re-zoning this land.

Respectfully,

Susan M. Frei
983 W. Rath Avenue
Tucson, Arizona 85606
Parcel #204-03-02408

Attachement: The Town of Cochise

The Town of Cochise (Unincorporated)



The post office.



Schoolhouse



The Cochise Hotel.



The Cochise Country Store, built in 1913.



A small false front building.



Former Cochise Train Depot, built in 1905.^[6]



A Union Pacific Train passing through the site of the railroad depot.



The Cochise Church.

From: [Lee, Deborah S](#)
To: [McLachlan, Christine](#)
Subject: FW: Response to AEPCO: Docket SU 23-26 (Cochise Stronghold Solar)
Date: Friday, October 27, 2023 10:18:58 AM

This was in the P & Z Inbox. Thank you.

Debbie Lee

Senior Planning Technician
Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-9300

Public Programs...Personal Service

www.cochise.az.gov

From: Susan Frei <sfrei82776@aol.com>
Sent: Friday, October 27, 2023 10:16 AM
To: ReliableEnergyArizona <ReliableEnergyArizona@azgt.coop>
Cc: Planning and Zoning <planningandzoning@cochise.az.gov>
Subject: Response to AEPCO: Docket SU 23-26 (Cochise Stronghold Solar)

CAUTION: EXTERNAL EMAIL*

Thank you for your response.

It is apparent what parcels you purchased: all were RU-4 Zoned upon transfer. I was referring to the parcels that are buried within those parcels you own. Cochise parcel inquiry indicates that they are privately owned as are the buffering parcels surrounding those you own.

Your Application for a Special Use Permit to rezone property you knowingly purchased as RU-4 in an area that is all RU-4 is inappropriate and damaging to those around you.

Further, that this Application for a Special Use Permit indicates that this is only one step in a plan that has been underway for quite some time. The plan wreaks of underhandedness. Your intent to develop these parcels should have been made public **two years ago**. You are verging on a class action lawsuit because of lack of notice, especially to those directly affected.

At the same time, **multiple fire emergencies** are noted in the already established Solar Farm. We do not need to be obliterated as well.

Thank you for your form letter response.

Susan M. Frei

On Friday, October 27, 2023 at 09:06:50 AM MST, ReliableEnergyArizona <reliableenergyarizona@azgt.coop> wrote:

Ms. Frei,

Arizona Electric Power Cooperative, Inc. (AEPCO) appreciates you reaching out and giving us an opportunity to address your comments regarding the future Apache Solar II project located near the existing Apache Generating Station in Cochise, AZ.

AEPCO currently owns all the tax parcels identified to be developed for Apache Solar II in the Special Use Permit that was filed with Cochise County.

Thank you,

AEPCO

From: Susan Frei <sfrei82776@aol.com>
Sent: Wednesday, October 18, 2023 6:39 PM
To: ReliableEnergyArizona <ReliableEnergyArizona@azgt.coop>
Subject: Apache Solar II

I attended the informational display "meeting" last night. In my research today, I realized that land acquisition is an issue. Are you all using "Eminent Domain" to acquire this land. . . or how do you propose to obtain it? . . . the tax parcels do not indicate your ownership.

Thanks,

Susan M. Frei

EXTERNAL EMAIL: Do not open attachments/click links if source is unknown. Please report all phishing attempts to phishing@azgt.coop

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McLachlan, Christine

From: Lee, Deborah S
Sent: Thursday, October 19, 2023 7:52 AM
To: McLachlan, Christine
Subject: FW: Docket SU 23-26 (Cochise Stronghold Solar)
Attachments: KIMG5202.JPG

This was in the P & Z Inbox. Thank you.

Debbie Lee

Senior Planning Technician
Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-9300

Public Programs...Personal Service

www.cochise.az.gov

From: Susan Frei <sfrei82776@aol.com>
Sent: Thursday, October 19, 2023 7:28 AM
To: Planning and Zoning <planningandzoning@cochise.az.gov>
Subject: Docket SU 23-26 (Cochise Stronghold Solar)

CAUTION: EXTERNAL EMAIL*

Please include this memo, the link and article below, and the attachment for the presentation in November. Please let me know that you received it. Thank you.

[CALES Identifies Solar Sites with Greatest Potential | College of Agriculture, Life and Environmental Sciences | The University of Arizona](#)

Attached is a map (used at the AEPCO Solar II Project Information Meeting) but notated with zoning and private ownership labels.

AEPCO is using the adjoining personal property, all zoned RU-4, as buffer zones for their solar farm. Those adjoining properties will suffer plummeting land values perhaps initiating a great land abandonment (much to the joy of the project and the chagrin of owners). This is not just a couple of properties; these are many, hundreds, of properties.

Notice that the Southeast corner is all RU-4 lots of about 1/3 acre. These are individuals, like you and me, who perhaps dreamed of having a little home in the Southwest. They will get nothing for their properties. Ironically, these lots have NO utilities.

SSVEC/AEPCO and Roadrunner are offering nothing in exchange for this eye sore. Even the energy is going to Graham, Pima, and Pinal counties. Instead, Cochise County is relegated to press releases. That's all we will receive in return.

AEPCO/SSVEC needs to buy property in the Dry Lakebed for this project. No one lives there. It's already dusty. It shoulders nothing and with their attention to the environment, the effects will be the same, and it is a recommended area for this type of project.

Use the University of Arizona Renewable Energy Plan (CALES) that was initiated in Cochise County. It is the template for Solar in Arizona. It specifically avoids areas like Cochise (as stated by Mark Apel, 2013). He mentions in interviews that Willcox is prime, Cochise is not. This project does not meet the criteria for implementation.

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.



HOMES
* Cochise Elementary School

RU-4
SMALL Residential
with homes

4 Spuar Ranch
RU-4

RU-4
Kapraie,
Brigh

RU-4
Private
Littau, Douglas
+ Lynch

Adrian
RU-4
GURRY

RU-4 Private
St. Claire, Bonnie Jared

RU-4
Boling,
Mary Susan

AZ
AZ
AZ

DANN
RU-4
LORCHIE

MCPC
RU-4

THOMAS
RU-4

Adams
RU-4

RU-4 WU
RU-4

RU-4
Budka
Edwarda Patricia

RU-4
Messinger
Erica

0 Patricia 2,000 RU-4 4,000

1 inch = 2,000 Feet

Note:
Panel layout, AEPCC Substation, Substation & BESS
Area are subject to change.

RU-4
AEPCC

CURRENT
AEPCC
Facility

HI

Residential
ZONING

LOTS ARE
PRIVATELY OWNED
SR-22
1/3 ACRE EACH

- AEPCC Subject Parcels
- Substation & BESS Area
- AEPCC Property
- Fence & Solar Panels
- AEPCC Substation
- Gates
- Access Road

Apache Solar II Conceptual Site Plan

From: [Lopez, Sonia](#)
To: [McLachlan, Christine](#)
Subject: FW: Docket SU 23-26 (Cochise Stronghold Solar) Do not support
Date: Friday, October 20, 2023 3:50:33 PM

-----Original Message-----

From: ranchonotsogrande@powerc.net <ranchonotsogrande@powerc.net>
Sent: Friday, October 20, 2023 12:06 PM
To: Planning and Zoning <planningandzoning@cochise.az.gov>
Subject: Docket SU 23-26 (Cochise Stronghold Solar) Do not support

CAUTION: EXTERNAL EMAIL*

I do not support the above request. As you know this part of Cochise County is well known for Arizona Western History, Historical Ghost Towns, farming, ranching, bird Habitat, plus wild life.

If the Solar plan is passed, I believe all of the above will be damaged if not destroyed, plus the local community and the Cochise School.

1. Large amounts of water use by the solar farm will stress/dry up the already shallow wells of personal well owners. Many people could not afford to have their Water Wells lowered.

Water in the wells could be destroyed by the antifreeze in the panels and lithium used in battery storage.

2. In doing research the land used for solar farms is destroyed forever after closure. Solar farm is also a death trap for birds, destructive to wildlife, and our fragile desert ecosystem.

3. Solar power warms the area which surrounds the farm and we do not need this. What about global warming?

4. Solar power plants should never be placed where it is zoned (Agricultural and RA (rural area use). This is what this land has been used for.

5. The Cochise School and Historic Town of Cochise will be a short distance from the solar farm which causes wind/ dust and dirty electricity, which can be the cause of Electromagnetic Radiation in the Cochise School and surrounding homes. This is a threat to the preservation of our historic community.

My final conclusion is Solar Power is not safe for our school, historic town, surrounding community, and wildlife. A good place to locate a Solar Farm would be the playa. It certainly could not be harmed as there is nothing to destroy.

Julian M and Gery L Samuel

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<<mailto:cochise.az.gov@missedspam.com>> or contact IT support at 520-432-8301.

Special Use Docket SU23-26 (Cochise Stronghold Solar)

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

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

Water Contamination, Habitat Degradation,
Electromagnetic Radiation, Bad for Health,
Dust, property value loss, Emits heat,
increase in temperature, too close to
Cochise School & the town of Cochise

PRINT NAME(S): Julian M & Cheryl L Samuel

SIGNATURE(S): Cheryl L Samuel
Julian M. Samuel

YOUR TAX PARCEL NUMBER: 204-13-02819 (the eight-digit identification number
found on the tax statement from the Assessor's Office) *#Numerous Numbers*

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 October 30, 2023, to be included in the staff report to the Commission.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
Or scan the QR code to the right to submit
comments online



Special Use Docket SU23-26 (Cochise Stronghold Solar)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

off site impacts

PRINT NAME(S):

SIGNATURE(S):

Christine McLachlan

YOUR TAX PARCEL NUMBER: 205-08-0240 (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 October 30, 2023, to be included in the staff report to the Commission.

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Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
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Special Use Docket SU23-26 (Cochise Stronghold Solar)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

See attached letter

PRINT NAME(S):

Richard W. RONE, Gabriela RONE

SIGNATURE(S):

Richard W Rone
Gabriela Rone

YOUR TAX PARCEL NUMBER: 204-03-01801 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
**Or scan the QR code to the right to submit
comments online**



October 18, 2023

Dear Sir,

In reference to your letter dated October 4, 2023.

The following are some concerns we have on your Solar plan proposal.

1. Will there be a Sur Charge? How much per month and will it be forever?
2. How will this project effect our present wildlife in this area?
3. What will be the affect on humans and being so close to the school? Do you know
4. Batteries do not last forever. Will they leak in time and contaminate our wells?
5. What about maintenance. Will units be removed or left on land?
6. Remember what happened in Hinkley, Ca. near Barstow water got contaminated & town failed.
7. What about fire hazard?
8. Overall effects of units emitting radioactive substance in air?
9. Is it a fact that temperatures will raise in this area. We are all ready experiencing high temps now.
10. Will homes drop in values?

Some concerns of what we might have to face in time if not careful. Sincerely, Me + Mrs. Richard Rene

Special Use Docket SU23-26 (Cochise Stronghold Solar)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

- ① The resale value of my home will go down with panels outside my front window.
- ② Will we be assured that panels will not be installed in the area that is next to the school & homes in town?
- ③ Will we be assured that AEP&CO will not take over the town as folks run out of water and have to move?
- ④ Can we trust any promises that are made?

PRINT NAME(S):

Gary David Regnier Debra A. Regnier

SIGNATURE(S):

Gary D. Regnier
Debra A. Regnier

YOUR TAX PARCEL NUMBER: 204-05-00901 (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 October 30, 2023, to be included in the staff report to the Commission.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
Or scan the QR code to the right to submit comments online



From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Bronson, Susan](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Monday, October 30, 2023 5:06:32 AM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU 23-26 (Cochise Stronghold Solar)

Support No, I do not support this request

Explanation Dear Members of the Planning and Zoning Commission,

I am representing my family and owners of a property situated within 1320 feet of the intended AEPCO Solar Facility constructions.

Whilst we understand the potential benefit of solar energy for the wider community, we are concerned about the impact this will have on neighbouring lands. There is considerable evidence supporting the increased risk to human health (both from EMR exposure, noise and consequences from greater nearby land toxicity), as well as the impact on the immediate surrounding habitat.

This installation risks making our land unusable, and at the very least, less desirable/valuable

We feel that AEPCO should be provisioning for the option of offering to buy up land within a close vicinity of the plant such that it can provide an ecological barrier for the negative side-effects of such an installation, whilst offering neighbouring owners the opportunity to not be punitively affected by this project. We would therefore urge Cochise County to request that such offers of a fair-market value be included as part of any planning permission provided to AEPCO, and afforded to owners of land within the immediate vicinity of the intended construction.

This would at least provide owners with a realistic choice of keeping or relinquishing their land based on their own tolerance to the consequences of living so close to such an installation.

History show us, that even the best intentions to minimise the local impact of such large electrical projects, often still go on to have significant impact on the nearby human, animal and natural environments.

We thank you for considering our concerns.

	JD, KH, KD,
Name	Jeff Dienhart
Email Address	jeffdienhart@hotmail.co.uk
Address	Richmond Mansions, Denton Road
City	Twickenham
State	Middlesex
Zip Code	TW1 2HH
Phone Number	011447768553359
Your Tax Parcel Number	204-20-41406
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	J Dienhart

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.

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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: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Bronson, Susan](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Saturday, October 28, 2023 12:04:04 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU 23-26 (Cochise Stronghold Solar)

Support No, I do not support this request

Explanation See attached document

Name Janna Wu

Email Address Jannajones.jj@gmail.com

Address 1598 w diamond ln

City Cochise

State AZ

Zip Code 85606

Phone Number 5204497892

Your Tax Parcel Number 205-07-003A5

File Upload [zoning letter.PDF](#)

Electronic Signature Agreement I agree.

Electronic Signature Janna Wu

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Dear Zoning Board,

we are the property owners of 1598 w. diamond In parcel # 205-07-003A5. We **opposed** of the proposed special use zoning for the reasons listed below.

•**Health concerns:**

Substations are known to have health risks especially for children of which we have four. We do not want our children exposed to something that is known to cause leukemia in children. When at the community meeting we were told that there will be nothing hazards however in the zoning application it states that there will be hazardous materials. This makes us have little trust that the company will be truthful and that could have even more impact on the health of our family.

•**Environmental impact:**

Stripping of desert land is harmful on the ecosystem and will permanently change animal habits and plants. There is a diverse plant and animal population in this area. My personal favorite are the monarch butterflies. The proposed property has milkweed which is essential for the monarch butterflies that come through this area. These butterflies are slated to be added to the endangered species act next year because they are at risk. This project will only destroy more of the land that they depend on if the species is to keep from going extinct. This land also has a wide variety of prey animals such as rabbits and deer that depend on the plant to survive. While the loss of their life will not have a permanent impact on their species as a whole it will affect the local predators. Without pray the coyote population will go into neighboring yards and start killing pets, livestock and potentially children.

•**Water use:**

In the application it is not filled out how much water the proposed facility would use this is concerning to us because it is well known that our water table is receding and more water use would directly affect all of the neighboring residents.

•**Informed community:**

The way the community meeting was held and how the employee tried to keep the residents from interacting as well as the fact that we received different answers to some of the questions than my neighbor did is extremely concerning. Also not everyone who will be affected by the facility has even been informed. The Cochise elementary school shares a fence to the north of the proposed facility. The parents of the school were not required to be informed since most of them live in Wilcox. Since their children will be affected they should be informed. Personally we would not choose to send our children to a school next to an industrial size solar facility and the parents of these children should get a say in what happens to the land around the school.

•Property value and industrial use of residential land:

When we chose to buy our house the RU-4 zoning was important to us. We wanted a safe and quiet place to raise our children and our livestock. We would not have bought a house that shared its property lines with an industrial scale solar facility. The solar facility that is being proposed is going to be using rural residential land for a minimum of 20 years for industrial purposes. Therefore the ability to sell our property if this facility is built would be harder as well as the property value going down. The change in zoning will take land value.

In conclusion we are asking that you please do not allow industrial use of residential land. Please keep the current zoning in place so it can continue to protect our neighborhood as well as the property value, livestock, children and our rural way of life. We depend on zoning to protect the use of land. We understand the need for renewable energy sources and are not against solar as a whole. However we are against this scale of a solar facility being put up this close to residential home and a school. This facility is not a small one as it will be one of the largest in Arizona and should not be put in the middle of a rural town.

Special Use Docket SU23-26 (Cochise Stronghold Solar)

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

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

Taking good range land for what? To close to the School at Cochise
do you know the long term affect on what the megawatts &
solar power has on children, cattle & people —??
AZ has so much vacant land - why in this area - take it
across the road - 191 + put this on the dry lake -
This will take my property value down —

PRINT NAME(S): FRANCES JEAN STEIN

SIGNATURE(S): Frances Jean Stein

YOUR TAX PARCEL NUMBER: 20505640 (the eight-digit identification number
found on the tax statement from the Assessor's Office)

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RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
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comments online



Special Use Docket SU23-26 (Cochise Stronghold Solar)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

PRINT NAME(S):

FRANK FLANDERS CINDA L. FLANDERS

SIGNATURE(S):

Frank Flanders
Cinda L. Flanders

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

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comments online



Special Use Docket SU23-26 (Cochise Stronghold Solar)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Cochise Co. seems to be in position to grow this segment of energy production with little down side issues. The region will benefit from the commerce.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

Lex R. Lemmon

SIGNATURE(S):

Lex R. Lemmon

YOUR TAX PARCEL NUMBER: 204 03 05106 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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