



*Willcox Unified School District #13*

480 N. Bisbee Avenue  
Willcox, Arizona 85643

(520) 384-8606  
Fax (520) 384-4401  
kevin.davis@wusd13.org

November, 2, 2023

Christine Mclachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

Re: Support for Arizona Electric Power Cooperative, Inc. (AEPSCO) Special Use Permit SU23-26

Dear Ms. Christine Mclachlan,

I am writing this letter in support of the Special Use Permit application filed in September 2023 by Arizona Electric Power Cooperative, Inc. (AEPSCO) for the Apache Solar II project, a utility-scale solar and battery energy storage facility that will be located at the Apache Generating Station in Cochise, Arizona.

This project, which will consist of 235 megawatts of utility-scale solar paired with 940 megawatt hours of battery energy storage, is being developed for the benefit of its not-for-profit rural electric distribution cooperative and public power members. The Apache Solar II project demonstrates the advantage of smaller utilities coming together on a larger project to take advantage of economies of scale and substantially lower costs for all participants and their electric consumers at the end-of-the-line. Electric cooperative and public utility members serve many disadvantaged communities in the state, so AEPSCO will also apply for direct-pay tax incentives as well as new federal grants under the Rural Utilities Services New ERA grants program, that could also help further drive down project cost, providing for the first time a truly competitive source of carbon-free power for rural consumers.

This project is expected to provide about 280 jobs during construction, \$21 million dollars of additional tax revenue over 20 years to Cochise County, and will power thousands of homes, farms, and businesses in Cochise, Graham, and Greenlee Counties and other parts of rural Arizona. The project will be constructed chiefly on retired agricultural land acquired by AEPSCO over many years to manage water use, and AEPSCO continues to work with the Arizona Game and Fish Department to incorporate wildlife friendly design considerations. The project design will utilize technology that does not require water for the long-term operation of the facility. In fact, because the solar power will displace power currently generated by existing steam generation, it is expected to help lower AEPSCO's water use over time. Finally, the project will provide a hedge against new greenhouse gas standards and the possible early closure of AEPSCO's coal-based generating unit by helping to diversify its power portfolio with renewable, emission-free energy.

I appreciate the opportunity to comment in support of AEPSCO's application in light of the significant, positive impact it will have on my community.

Sincerely,



Kevin Davis, Superintendent

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:

please see attached letter  
Thank you so much

PRINT NAME(S):

Curtis + Coral Anderson

SIGNATURE(S):

Curtis Anderson

Coral Anderson

YOUR TAX PARCEL NUMBER: 204-21-004E7 (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



Special Use Docket SU23-26 (Cochise Stronghold Solar)

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

*Re: Tax Parcel # 204-21-004E7*

Health concerns must be a priority. Studies show that with a solar farm the size you propose to build, the recommended buffer zone for the nearest residence is a distance of 1000 meters (3280 feet), and in your letter to me, you state that I am within 1000 feet from the proposed site. My home is directly across the road I understand, on N. Cochise Stronghold Rd. According to many respected medical reports, living near solar farms, you are at risk of Iron deficiency, and mental behavioral deterioration has also been known to happen.

Hazardous waste testing has been done on solar panels indicating that hazardous metals were present in semiconductors and solder. Lead, cadmium, and other metals known harmful to humans and the environment are leaching toxicants and metals into groundwater poisoning wildlife, our livestock, and namely us in our wells, and water supply. Excessive solar radiation is also proven to be a harmful effect of solar farms, especially to the skin and eyes. They emit radiation sickness, at the size farm you propose, which can also cause cancer and cardiovascular disease. While the panels themselves do not emit the radiation, the equipment used on these solar farms DOES. The radiation is harmful to people and wildlife. In California, just in the month of June alone, over 3500 birds of 183 different species were found dead on one farm, killed like many other avian in solar farms nationwide, much like the one you propose to build. This, and avian deaths at solar farms like it nationally are being investigated right now. Yet you want to build another solar farm, not knowing the impact on wildlife, the ecosystem, our water supply, or our health?

It has been found that solar farms cause *Noise Pollution*, meaning that there is a need for noise mitigation solutions for residents here. Residents don't want to listen to transformers, inverters, or pumps. Maintenance of solar farms require heavy equipment and large numbers of workers, this is disruptive to residents and means increased traffic on local roads.

*Solar farms cause Light Pollution*, which can affect the visibility of the stars and often other celestial bodies. Also causing, *Glare and Glint*, a safety hazard which causes cataracts, corneal scarring, eye strain and fatigue. It has negative impact on animals and wildlife, disrupting their natural patterns such as breeding, and causing stress and confusion.

There is also the *Aesthetic disruption*, and the Negative Impact to Property Value. Solar farms simply devalue properties of nearby residents. This is due to the size of the solar farm as well as perceived impact on the solar farm on the local community. My property value will drastically decrease due to the aesthetic disruption by the panels, and the loss of the gorgeous views of the mountains, natural pastures, beautiful sky and stars, not to mention the loss of wildlife we will miss...jackrabbit, roadrunner, coyote, quail, dove, cottontail, deer, javelina, hawk, and owl.

Meanwhile, questions that haven't been asked as yet:

1. What kind of poisonous, noxious herbicide will you use to kill weeds around panels? How will you apply it...spray? So it drifts across the road to my livestock, dogs and me? Is it a carcinogen like Round Up?
2. How will you clean your panels? With water? Where will you get it? Suck our wells dry like the Megadairies did the small farmers around them? Will there be toxic chemicals washed off the panels that get in our groundwater as reported?

*Respectfully, Coral Anderson*

November 1, 2023

To the Cochise County Planning and Zoning Board Members:

I respectfully request that you deny the rezoning request for the planned AEPCO and SSVEC Roadrunner Solar Project.

There are many reasons that a solar farm for our area is an atrocity.

Solar generated energy is far from 'green' energy! From the mining of the minerals needed for the production of the solar panels and all the necessary batteries and wiring to make them more efficient, to the manufacturing process, to the fuel and the emissions from the trucks to haul the panels and the construction equipment used to install them, to the destruction of our road, to the dust which will be a major factor during construction and until we have good rains, to the disposal of retired panels and the deconstruction of the site when solar energy is deemed too inefficient to continue, it is an atrocity.

There are many excuses that make industrial solar energy generation so popular. Most are based upon false ideas. Global warming is only a theory and not a fact. Then along with the fallacies of green energy, the horrible part is that green energy generated through solar energy has become in vogue because many people have been led to believe lies perpetrated by politicians and scientists, who are dishonest and who have self-serving goals.

The United States citizens are paying dearly, both in excessive taxes and in excessive prices and costs of goods and services because of the unrealistic governmental regulations which companies must pay and then must pass on to the consumer.

My land and my home will be surrounded by a solar desert. My views will include the solar fields to the south and to the east. I use my land for agricultural purposes, however, who knows, in the future I may decide to sell the land in smaller parcels and build houses. Who in their right mind would want to buy a house in a beautiful rural setting with spectacular mountain views that is surrounded by industrial solar fields? To be exact, potentially 2400 acres of industrial solar panels are planned for our little community.

There are many unknowns surrounding solar generation. Neither AEPCO, SSVEC, nor Clenera, nor the landowners, can prove or disprove many things. Essentially, the impact upon our health, our weather, the environment, the wildlife, and the value of our land is truly experimental. I personally do not like being used as a guinea pig in a very questionable research program, especially for production of power that may be sold to other communities and states who are far from our community.

This little community of Cochise has been based on the activities of trains, farming, and ranching for as long as anyone can remember. The area is of historical significance. Besides our history, there is the Native American history that will be destroyed. Many artifacts have been found all over this property. The history, the heritage and the legacy of this whole area are steeped in productive agriculture and have been handed down to us as current landowners. It is our right and our obligation to protect our history, our heritage, and our legacy! We must protect our area from industrial solar generation.

For the sheeple who believe in the electric car, currently the energy/diesel equivalent is \$17.30 a gallon.

In conclusion, please deny the special use request for the land that is owned by AEPCO and called the Roadrunner Solar Project.

Thank you,

Brian LaPrairie




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:

The proposed solar farm will degrade the Cochise community. It will bring noise, traffic & environmental pollution to this historic town. More importantly, the electromagnetic radiation it will produce has not been thoroughly researched as it relates to human health. As the facility abuts the Cochise school should we risk our children's health? The facility should be restricted to a one-mile boundary

PRINT NAME(S): Card Meere and Joseph Mayer

SIGNATURE(S): 

602-627-4582

YOUR TAX PARCEL NUMBER: 204 05 015 204-05-024 204-05-025  
204-05-014 (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



**From:** [Lee, Deborah S](#)  
**To:** [McLachlan, Christine](#)  
**Subject:** FW: Docket SU 23-26 Expressed concerns on the Apache Solar II Field installation.  
**Date:** Wednesday, November 1, 2023 8:39:02 AM  
**Attachments:** [AzGTlogocolorresized7\\_ef917063-507a-43c8-9d21-c10d2c022bd5.png](#)

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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](http://www.cochise.az.gov)

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**From:** Susan Frei <sfrei82776@aol.com>  
**Sent:** Wednesday, November 1, 2023 8:27 AM  
**To:** Michael Nelson <mnelson@azgt.coop>  
**Cc:** Planning and Zoning <planningandzoning@cochise.az.gov>  
**Subject:** Re: Docket SU 23-26 Expressed concerns on the Apache Solar II Field installation.

**CAUTION: EXTERNAL EMAIL\***

Mike,

Thank you for your offer of a personal meeting. The issue should be addressed in a community forum that allows the public to comment and interact. The opportunity came and went, and now it will be up to Planning and Zoning.

However, my concerns were requested, so here they are:

- **Fire Emergencies:** The current solar farm has had many. With a new one so close to a populated area and a school, fire drills and evacuation drills will be necessary. Homeowner insurance policies will skyrocket, not to mention, the school insurance policy as a line item on their budget (and disruption in the learning environment). Personally, instead of a shingle roof that I had installed on a porch, I will have to go metal, with an increase in building costs. If this solar farm initiates a wildfire, the outcome could be catastrophic for the homeowners in the area, to say the least.
- **Health and Neurological Issues:** Studies are inconclusive on the effects of solar farms in populated areas. With a school less than a quarter mile away, the solar farm effects will be experimental, and the subjects will be children and an elder population. Not a good idea.

- **Natural Environmental Factors:** Clearing trees and shrubbery will create an increase in wind velocity and dust. Cochise already experiences 70 mile an hour wind. Cochise is in a direct path, much like an airport runway, to the winds that will sheet across those solar panels. Right now, residents build with this in mind, higher velocity and more debris is not anything anyone wants to deal with.
- **Property devaluation:** No one wants to live near a solar farm. That is why the CALES (University of Arizona Study on Solar Farming) study was made in 2013. Cochise will take an immediate hit on property values. The surrounding properties, all RU-4 zoned will be hit. Your project essentially will destroy our legacies and dreams.
- **Immediate Benefit:** There is none. We will not receive any of the 4 hours of electricity generated for 57 houses (that are not located in Cochise). Instead, we pay the costs monetarily, psychologically and socially. Not fair.

Solutions:

- **Don't do it.**
- **Use the CALES template** for locations that every other county in Arizona is using (Cochise County initiated).
- **Move your plan to La Playa** where the main issue is wildlife and land procurement. At the same time, the community could see an immediate benefit: a road between Willcox and Hwy 191. This plan could garner funding and community goodwill, and at the same time surpass any question of your not-for-profit commitment. It would be public relations gift that would never end.

Solar, renewable energy, and environmental preservation are all parts of our future. However, implementing them in the best way possible (not just because you own the land), to the benefit of all, is the goal.

Again, I appreciate your personal invitation. I would appreciate a detailed response.

Thank you,  
Susan M. Frei

On Monday, October 30, 2023 at 04:41:31 PM MST, Michael Nelson <mnelson@azgt.coop> wrote:

Good afternoon Ms. Frei,

Would you be available to sit down with representatives of Arizona Electric Power Cooperative, CEO, Patrick Ledger, and Executive Director of Power Production, Michael Nelson, to discuss your concerns with the Apache Solar II Project.

Thank you, and I look forward to a productive meeting,

Mike

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**Michael Nelson, Executive Director of Power Production**

[mnelson@azgt.coop](mailto:mnelson@azgt.coop)

Mobile: 520-678-4811 | Office: 520-384-6509

3525 N. Hwy 191 | Cochise, AZ 85606

Notice: This message and any attachments are for the sole and confidential use of the intended recipients and may contain proprietary and/or confidential information which may be privileged or otherwise protected from disclosure.



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.

November 2, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

Re: Support for Arizona Electric Power Cooperative, Inc. (AEPCCO) Special Use Permit SU23-26

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I appreciate the opportunity to comment in support of AEPCCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Sabra Albritton

Sierra Vista, AZ

November 3, 2023

Christine Mclachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
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Re: Support for Arizona Electric Power Cooperative, Inc. (AEPCO) Special Use Permit SU23-26

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Sincerely,

Dan Barrera Benson AZ



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November 3, 2023

Christine Mclachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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Dear Ms. Christine Mclachlan,

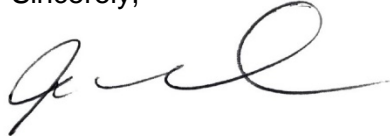
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I appreciate the opportunity to comment in support of AEPCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe A. Konrad', with a stylized, cursive script.

Joe A. Konrad  
Mayor, Benson, AZ



November 2<sup>nd</sup>, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
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Sincerely,

Sincerely,

Shaun W Phillips, PharmD, MBA, CPPS, FACHE  
*Chief Executive Officer, Canyon Vista Medical Center*  
*Professor of Administrative Pharmacy and Alumni Board President, Ferris State University Hagerman College of Pharmacy*  
*Instructor for Finance for Healthcare Leaders, University of Wyoming School of Pharmacy*  
*Adjunct Professor and Advisory Board Member, The Coit College of Pharmacy at The University of Arizona*

November 3, 2023

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Sincerely,



Sheriff Mark J. Dannels

Bisbee, Arizona

November 3, 2023

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Sincerely,

Handwritten signatures of Doug Dunlap and Christina Dunlap in black ink.

Doug and Christina Dunlap, JDD Farms

Willcox Arizona

November 2, 2023

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I appreciate the opportunity to comment in support of AEPSCO's application in light of the significant, positive impact it will have on my community.

Sincerely,



Mark H. Savage, JD

Sierra Vista, AZ

November 2, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

Re: Support for Arizona Electric Power Cooperative, Inc. (AEPCCO) Special Use Permit SU23-26

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I appreciate the opportunity to comment in support of AEPCCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Dr. Randy Groth, President, Fort Huachuca 50

Sierra Vista, Arizona

November 2, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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I appreciate the opportunity to comment in support of AEPCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Dr. Randy Groth, Owner, Groth Development Services, LLC

Sierra Vista, Arizona

November 2, 2023

Christine Mclachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

Re: Support for Arizona Electric Power Cooperative, Inc. (AEPSCO) Special Use Permit SU23-26

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I appreciate the opportunity to comment in support of AEPSCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Name  
Matt Hickman

City State  
Sierra Vista, AZ

November 4, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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I appreciate the opportunity to comment in support of AEPCCO's application in light of the significant, positive impact it will have on my community.

Sincerely

Linda Lou Lamb

Benson AZ 85602

November 2, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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I appreciate the opportunity to comment in support of AEPCO's application in light of the significant, positive impact it will have on my community.

Sincerely,



William S. Lawley  
Hereford, AZ

November 2, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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I appreciate the opportunity to comment in support of AEPCCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Ronald Lee

6910 S Pinon Drive

Hereford, AZ 85615

11/3/2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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Sincerely,

Cody McWilliams

Willcox, AZ

11/3/2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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Sincerely,

Penny McWilliams

Willcox, AZ

November 2, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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Sincerely,

Wayne Hunter

GM National Pecan

Bowie, AZ

11/3/2023

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Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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Sincerely,

North Bowie Farming

Willcox, AZ

November 2, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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I appreciate the opportunity to comment in support of AEPCCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Curtiss Peterson

Sierra Vista, Arizona

November 3, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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Sincerely,

The Pharm, DBA The Health Center of Cochise  
Willcox, Arizona

---

Special Use Docket SU23-26 (Cochise Stronghold Solar)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Large Fire hazard will be removed.  
Land will be used and maintained

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

Ron St. Clair

SIGNATURE(S):

Ron St. Clair

YOUR TAX PARCEL NUMBER: 204-01-022B4 (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



November 3, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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This project is expected to provide about 280 jobs during construction, \$21 million dollars of additional tax revenue over 20 years to Cochise County, and will power thousands of homes, farms, and businesses in Cochise, Graham, and Greenlee Counties and other parts of rural Arizona. The project will be constructed chiefly on retired agricultural land acquired by AEPCCO over many years to manage water use, and AEPCCO continues to work with the Arizona Game and Fish Department to incorporate wildlife friendly design considerations. The project design will utilize technology that does not require water for the long term operation of the facility. In fact, because the solar power will displace power currently generated by existing steam generation, it is expected to help lower AEPCCO's water use over time. Finally, the project will provide a hedge against new greenhouse gas standards and the possible early closure of AEPCCO's coal-based generating unit by helping to diversify its power portfolio with renewable, emission-free energy.

I appreciate the opportunity to comment in support of AEPCCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Jennifer Sorenson

Herald/Review Media

Sierra Vista, AZ

November 3rd, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

Re: Support for Arizona Electric Power Cooperative, Inc. (AEPCO) Special Use Permit SU23-26

Dear Ms. Christine McLachlan,

I am writing this letter in support of the Special Use Permit application filed in September 2023 by Arizona Electric Power Cooperative, Inc. (AEPCO) for the Apache Solar II project, a utility-scale solar and battery energy storage facility that will be located at the Apache Generating Station in Cochise, Arizona.

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I appreciate the opportunity to comment in support of AEPCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Darren Jensen

TWN Communication

Safford, Arizona

November 3, 2023

Christine McLachlan, Planning Division Manager  
Planning and Zoning Division  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

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I appreciate the opportunity to comment in support of AEPCO's application in light of the significant, positive impact it will have on my community.

Sincerely,



Ty White

Willcox, Az