



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Arizona Electric Power Cooperative, Inc. (AEPCO); Roadrunner Solar

Name of All Property Owner(s): Arizona Electric Power Cooperative Inc

Applicant Mailing Address:

PO Box 670 Benson AZ 85602
Street # Town State Zip code

Subject Property Address (if different than mailing address):

4402 Cochise Stronghold Road, Cochise AZ 85606
Street # Town State Zip code

Email Address: tmurphy@azgt.coop

Phone Number: 520-586-5062 520-221-3448

Tax Parcel Number: 204-18-003A; 204-18-001; 204-01-020; 204-01-022C; 205-06-004; 205-

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: Category D

Comprehensive Plan Land Use Designation: Rural Residential

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 2437.04ac

How many acres will be cleared and developed? still in development

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

Arizona Electric Power Cooperative Inc. (AEPCO) is requesting a Special Use Authorization to develop a utility-scale solar project which will also include a battery energy storage system (BESS), substation and ancillary structures. AEPCO makes this request to expand the Apache Generating footprint to further diversify reliable renewable energy for our cooperative and public power members which serve the needs of rural Arizonans. AEPCO has met with Arizona Game & Fish Department to gain their input on the effect of the project to local wildlife and will consider their recommendations during development. Additional analysis of the Project area was preformed utilizing the following studies: biological resources evaluation, +

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	private well	
Sewer/Septic	n/a	
Electricity	SSVEC	
Natural Gas	Kinder Morgan	
Telephone	n/a	
Fire Protection	Apache Fire Brigade	Sunsites-Pearce Fire
Waste Disposal	n/a	

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

The project site consists of a combination of vacant land and retired agricultural land. Parcel 205-06-004 has an existing well field that is owned and utilized by AEPCO for Apache Generating Station operations. Additionally, and a smaller utility scale solar facility is located on AEPCO owned property and leased to Sulphur Springs Valley Electric Cooperative who operates the solar facility.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

AEPCO proposed the installation of a 235MW utility scale solar facility, a 235MW battery energy storage system, a 264MW substation and ancillary structures.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

The parcels are currently zoned as RU-4, the adjacent parcels are currently used in conjunction with a heavy industry. AEPCO makes this request to further expand the Apache Generating footprint to diversify reliable energy infrastructure for our cooperative and public power members serving the needs of rural Arizona.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Generation and sale of clean electricity for delivery to rural consumers through our cooperative members.

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Buildings will be a prefabricated metal, temperature controlled and used to monitor facilities.

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

The main use of water is for dust mitigation on roads. The project may use dust palliative control which could have the potential to decrease the water usage by two-thirds however it will not be known until closer to construction whether or not this is an option.

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

Cochise Stronghold Road is county maintained and a declared County Highway.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Cochise Stronghold Road

What impact will this have on the traffic volume of roads serving this subject property?

During construction there will be an increase in heavy equipment traffic, personnel vehicles and delivery trucks. Water trucks will be used to mitigate dust. Once construction is complete there will not be a measured increase.

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

AEPCO will utilize the existing driveways on several parcels but additional access points will be necessary. We will work with Cochise County Engineering & Natural Resources to obtain a right-of-way permit for new access.

Does the subject parcel have site access onto a major road?

Yes No

Are you requesting any modifications or waivers from site development standards? If yes, explain.
n/a

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it may be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

Letters describing the proposed project were sent to 240 property owners within a 1350 foot radius of the project site. At this time we have not received any responses. AEPCO has also scheduled an open house for October 17th, at the Cochise Elementary School from 5:00 pm to 7:00 pm. Open house information was included in the letters sent to adjacent property owners and social media platforms.

Describe any outdoor activity associated with your special use proposal, if applicable.
n/a

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.
n/a

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

No noise or vibrations will be produced that can be heard by neighboring properties by the proposed use.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No odors will be created by the proposed use.

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

No on-site activities will attract pests.

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No additional dust will be created.

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

Portions of the affected parcels do include FEMA floodplain. A hydrology study has been conducted to guide the design of the site and mitigate changes to the natural sheet flow

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

Water trucks will be used during construction to mitigate dust and erosion control measures will be implemented in accordance with the Stormwater Pollution Prevention Plan and AZPDES, if required

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

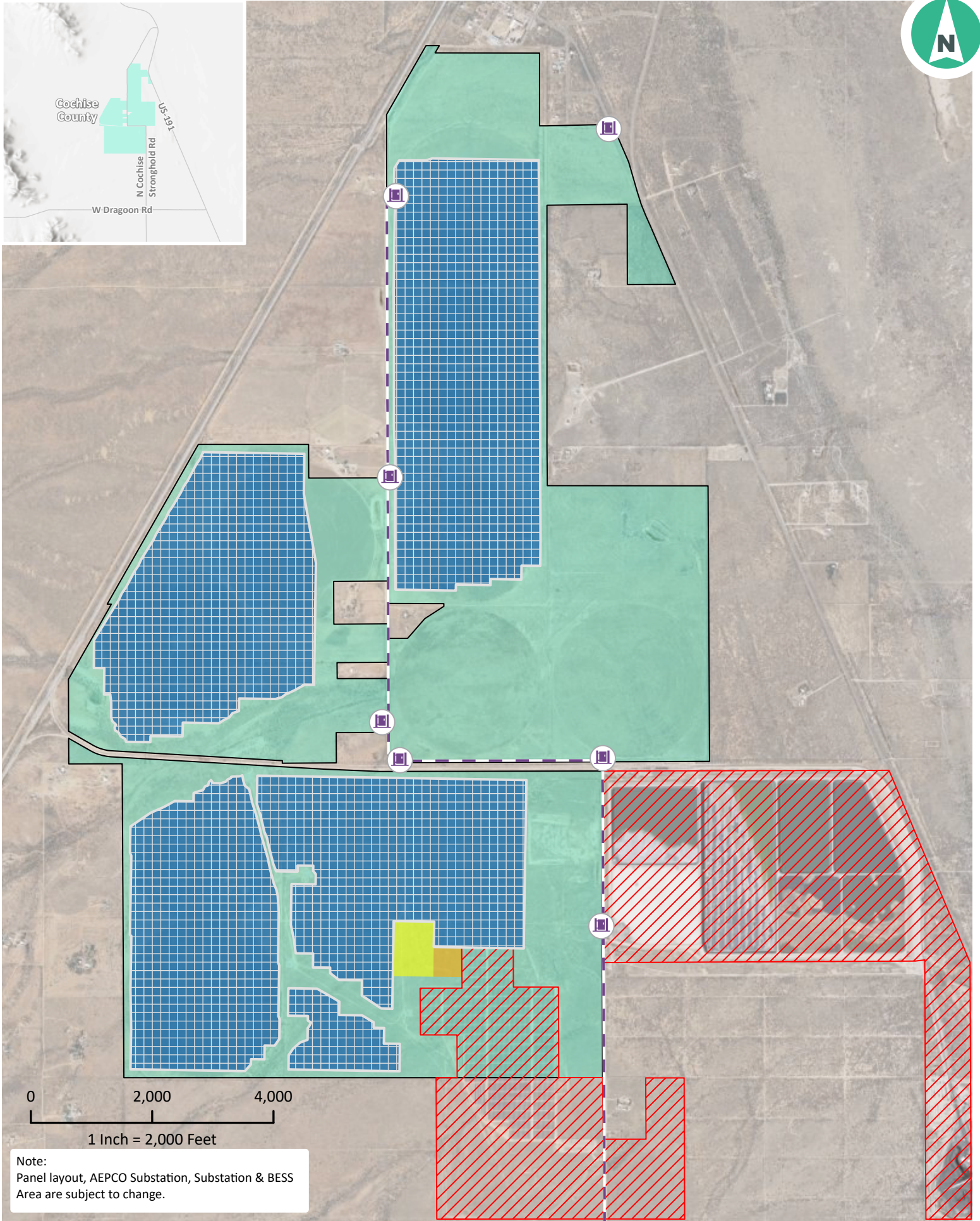
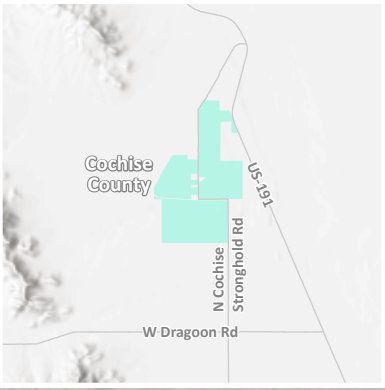
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.



Applicant Signature

9/29/23

Date



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

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

Roadrunner Conceptual Site Plan



***Apache Solar II Project
Visual Resource Exhibit***
Visual Simulations

Prepared For:
Arizona G & T Cooperatives
by
Jeremy Palmer | Sole Proprietor

October 3rd, 2023

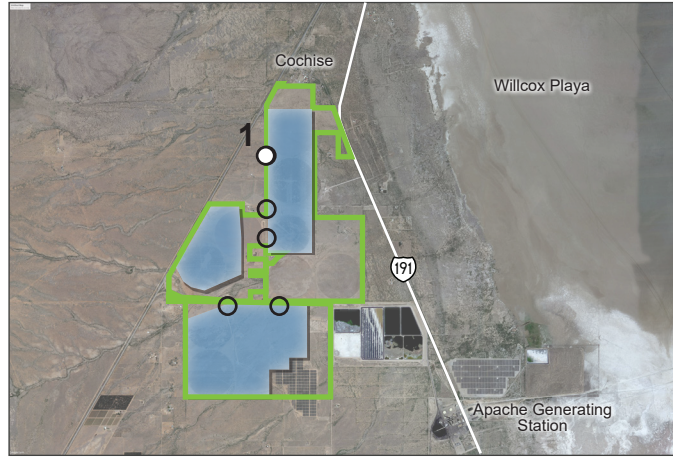


Key Observation Points

Key Observation Point (KOP) # 1



Vicinity Map



Project Map

- Legend**
- Project Boundary
 - Solar Array
 - KOP



Notes:

Camera Information

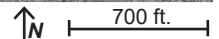
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- Sensor: 12MP 1/1.76-inch
- Lens: 26mm equivalent f1/8-aperture w/ PDAF and OIS
- Focal Length: 4mm | F-Stop: 2.4 | ISO:50
- Dimensions in pixel: 4032 x 1908

KOP

- Representative View for: residential and commercial traffic
- Location: 4650 North Cochise Stronghold Road
- Latitude: 32.100714° N; Longitude: 109.926683° W
- View Point Elevation at Eye Level: 4,251 ft.
- Looking: southeast
- Visible: Fencing, Solar Array Structures
- Image File Name: Pcl20418001.jpg

Simulation Notes

- Photo Taken: August 22nd, 2023, 2:25 PM
- The image is based on a single photo and represent approximately 69.4 degree horizontal field of view.
- This view is approximately 95 feet northwest of the nearest object represented in the simulation.
- The simulation is based on the best information available and is preliminary. Final alignment and structure locations are subject to change based on final engineering and other factors.



Apache *Solar II Project*

Key Observation Point (KOP) # 1



Existing Condition



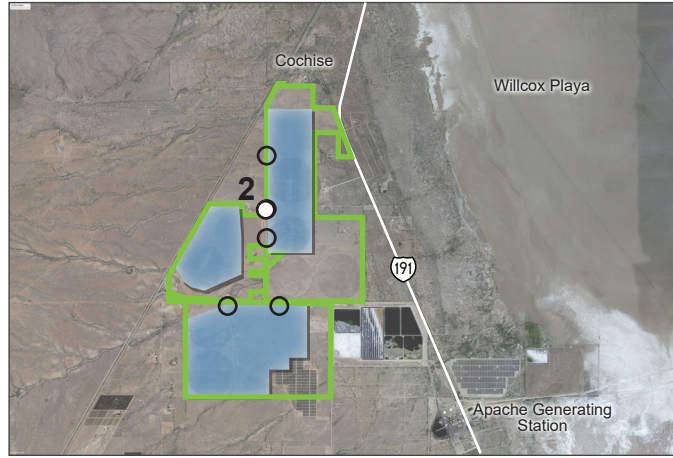
Simulated Condition

Apache Solar II Project

Key Observation Point (KOP) # 2



Vicinity Map



Project Map

- Legend**
- Project Boundary
 - Solar Array
 - KOP



Notes:

Camera Information

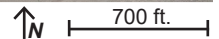
- Type: Samsung S20
- Sensor: 12MP 1/1.76-inch
- Lens: 26mm equivalent f1/8-aperture w/ PDAF and OIS
- Focal Length: 4mm | F-Stop: 2.4 | ISO:50
- Dimensions in pixel: 4032 x 1908

KOP

- Representative View for: residential and commercial traffic
- Location: 4467 North Cochise Stronghold Road
- Latitude: 32.092995° N; Longitude: 109.926393° W
- View Point Elevation at Eye Level: 4,257 ft.
- Looking: southeast
- Visible: Fencing, Solar Array Structures
- Image File Name: Pcl20401020.jpg

Simulation Notes

- Photo Taken: August 22nd, 2023, 2:27PM
- The image is based on a single photo and represent approximately 69.4 degree horizontal field of view.
- This view is approximately 140 feet northwest of the nearest object represented in the simulation.
- The simulation is based on the best information available and is preliminary. Final alignment and structure locations are subject to change based on final engineering and other factors.



Apache *Solar II Project*

Key Observation Point (KOP) # 2



Existing Condition



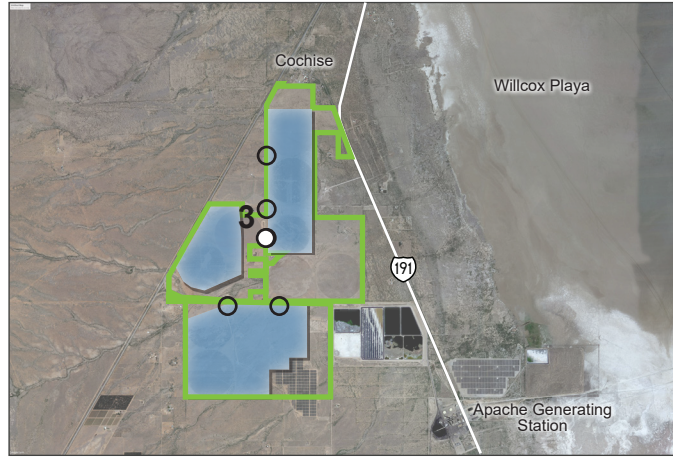
Simulated Condition

Apache Solar II Project

Key Observation Point (KOP) # 3



Vicinity Map



Project Map

- Legend**
- Project Boundary
 - Solar Array
 - KOP



- Legend**
- KOP
 - Property Boundary
 - Solar Array

Notes:

Camera Information

- Type: Samsung S20
- Sensor: 12MP 1/1.76-inch
- Lens: 26mm equivalent f1/8-aperture w/ PDAF and OIS
- Focal Length: 5mm | F-Stop: 1.8 | ISO:40
- Dimensions in pixel: 4032 x 3024

KOP

- Representative View for: residential and commercial traffic
- Location: 4381 North Cochise Stronghold Road
- Latitude: 32.089090° N; Longitude: 109.927830° W
- View Point Elevation at Eye Level: 4,258 ft.
- Looking: west
- Visible: Fencing, Solar Array Structures
- Image File Name: Pcl 20422001G.jpg

Simulation Notes

- Photo Taken: August 22nd, 2023, 2:11PM
- The image is based on a single photo and represent approximately 69.4 degree horizontal field of view.
- This view is approximately 810 feet east of the nearest object represented in the simulation.
- The simulation is based on the best information available and is preliminary. Final alignment and structure locations are subject to change based on final engineering and other factors.

Apache *Solar II Project*

Key Observation Point (KOP) # 3



Existing Condition



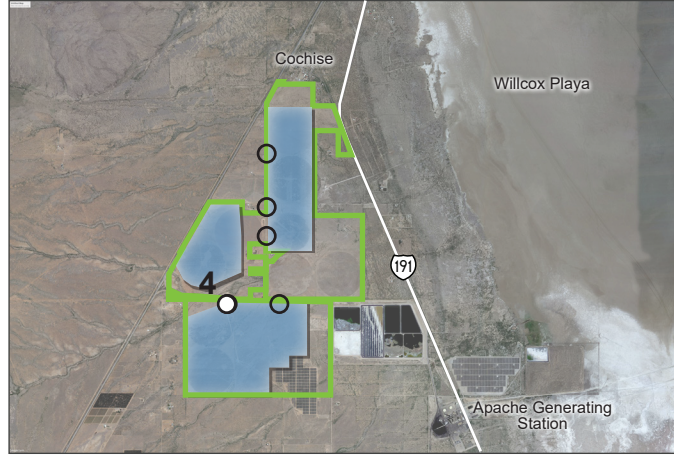
Simulated Condition

Apache Solar II Project

Key Observation Point (KOP) # 4



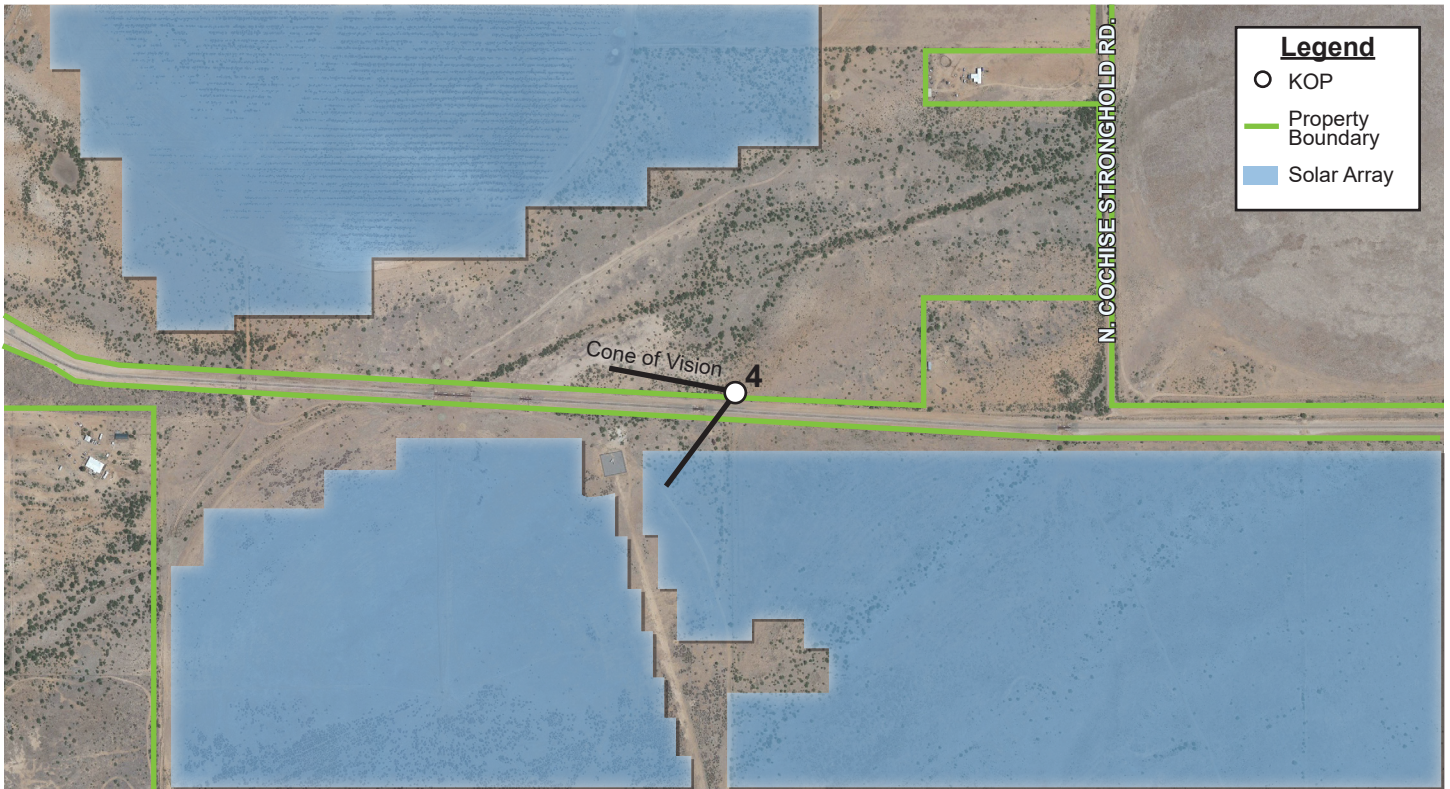
Vicinity Map



Project Map

Legend

- Project Boundary
- Solar Array
- KOP



Legend

- KOP
- Property Boundary
- Solar Array

Notes:

Camera Information

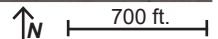
- Type: Samsung S20
- Sensor: 12MP 1/1.76-inch
- Lens: 26mm equivalent f1/8-aperture w/ PDAF and OIS
- Focal Length: 5mm | F-Stop: 1.8 | ISO:40
- Dimensions in pixel: 4032 x 3024

KOP

- Representative View for: commercial traffic
- Location: Private Property along Rail Alignment
- Latitude: 32.078325° N; Longitude: 109.933815° W
- View Point Elevation at Eye Level: 4,279 ft.
- Looking: southwest
- Visible: Fencing, Solar Array Structures
- Image File Name: Pcl 20507001.jpg

Simulation Notes

- Photo Taken: August 22nd, 2023, 2:06PM
- The image is based on a single photo and represent approximately 69.4 degree horizontal field of view.
- This view is approximately 532 feet northeast of the nearest object represented in the simulation.
- The simulation is based on the best information available and is preliminary. Final alignment and structure locations are subject to change based on final engineering and other factors.



Apache *Solar II Project*

Key Observation Point (KOP) # 4



Existing Condition



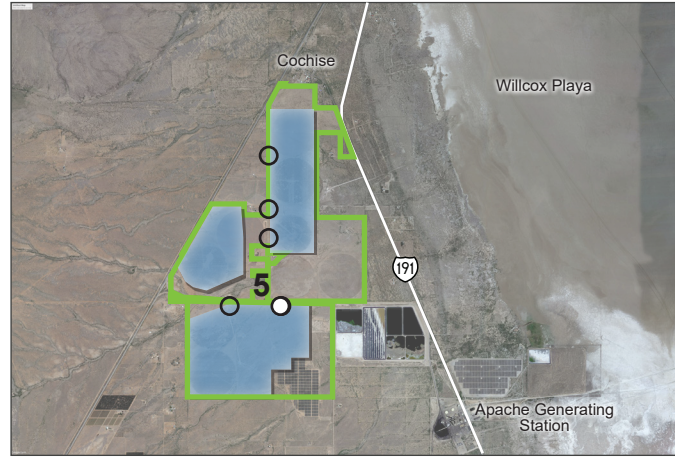
Simulated Condition

Apache Solar II Project

Key Observation Point (KOP) # 5

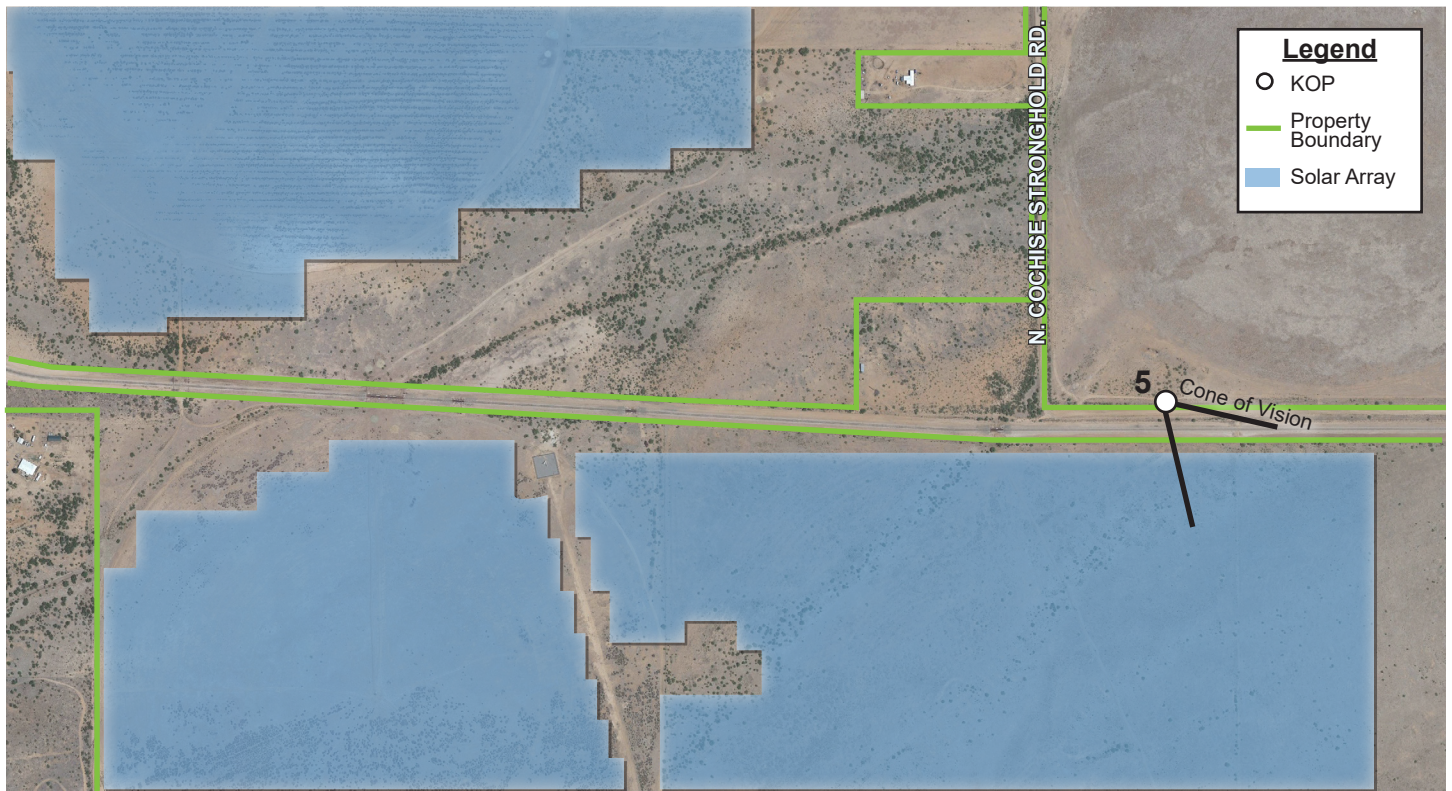


Vicinity Map



Project Map

- Legend**
- Project Boundary
 - Solar Array
 - KOP



- Legend**
- KOP
 - Property Boundary
 - Solar Array

Notes:

Camera Information

- Type: Samsung S20
- Sensor: 12MP 1/1.76-inch
- Lens: 26mm equivalent f1/8-aperture w/ PDAF and OIS
- Focal Length: 4mm | F-Stop: 2.4 | ISO:50
- Dimensions in pixel: 4032 x 1908

KOP

- Representative View for: residential and commercial traffic
- Location: 4100 N. Cochise Stronghold Rd.
- Latitude: 32.078456° N; Longitude: 109.925094° W
- View Point Elevation at Eye Level: 4,263 ft.
- Looking: southeast
- Visible: Fencing, Solar Array Structures
- Image File Name: Pcl 20505004.jpg

Simulation Notes

- Photo Taken: August 22nd, 2023, 2:35PM
- The image is based on a single photo and represent approximately 69.4 degree horizontal field of view.
- This view is approximately 515 feet northwest of the nearest object represented in the simulation.
- The simulation is based on the best information available and is preliminary. Final alignment and structure locations are subject to change based on final engineering and other factors.

Key Observation Point (KOP) # 5



Existing Condition



Simulated Condition