

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



SCAN ME

* 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:

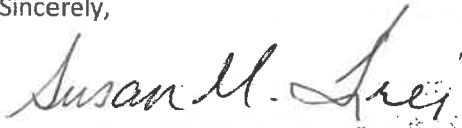
The Special Use application request from Arizona Electric Power Cooperative, Inc./Roadrunner LLC is an application to negatively impact the community of Cochise, Arizona. The zoning surrounding Cochise should remain as it is: agricultural. I purchased property within Cochise a year-and-a-half ago. I 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.

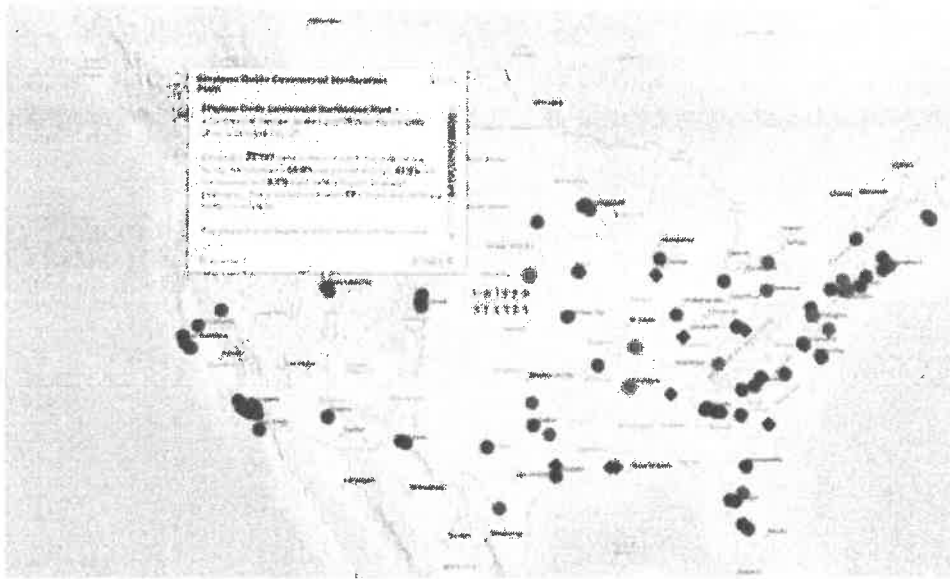
The Special Use application request from Arizona Electric Power Cooperative, Inc. (AEPCO)/Roadrunner LLC should be denied. Its impact on the future of the Cochise community and environment is negative. The trade-off is out-of-balance and only serves to rape our area.

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.*

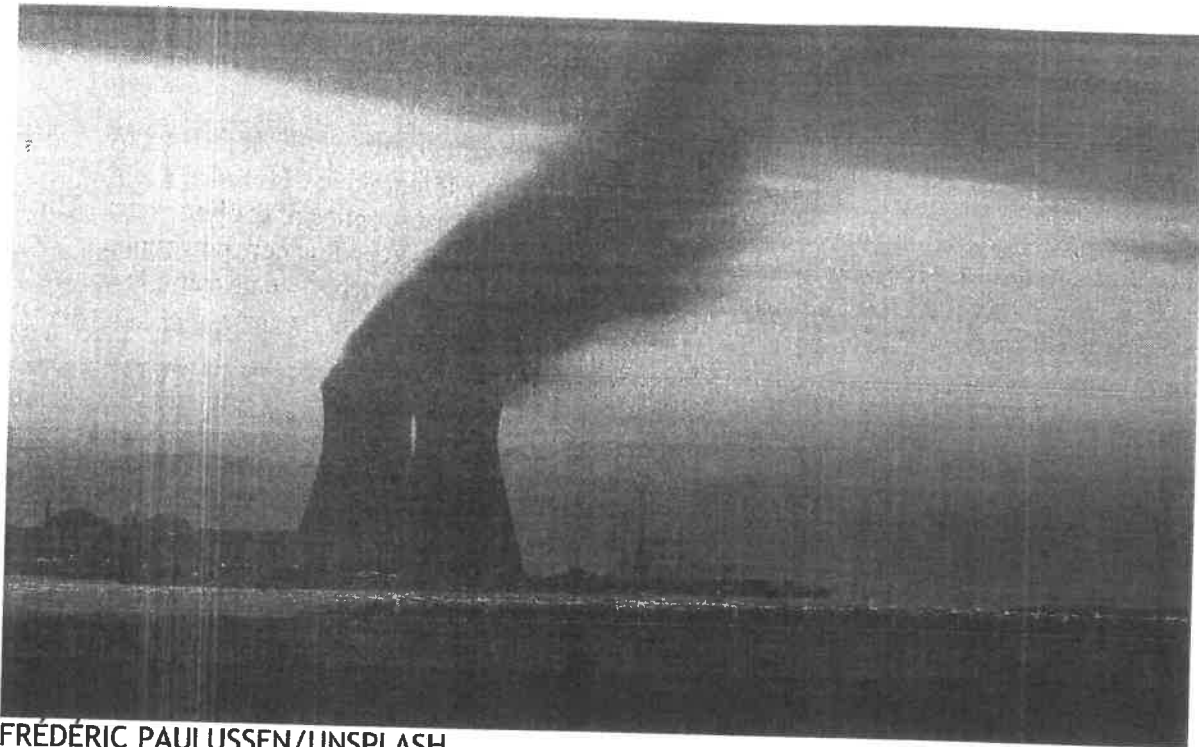


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REPORTS & MULTIMEDIA / EXPLAINER

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

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.

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

Darwin
RU-4
Forchette

MCPCO
RU-4

THOMAS
RU-4

CURRENT
AEPCC
Facility

HI

Residential
ZONING

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

AZ
AZ
AZ

Adams
RU-4

RU-4 WU

RU-4

RU-4

Budka
Edwards
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.

- 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.

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:

See attached letter

PRINT NAME(S):

Richard W. Rowe, Gabriela Rowe

SIGNATURE(S):

Richard W. Rowe
Gabriela Rowe

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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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

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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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)

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:

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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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:

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)

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





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



11-3-23

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): [Handwritten signatures]

602-627-4582
204 05 015 204-05-024 204-05-025

YOUR TAX PARCEL NUMBER: 204-05-014 (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: 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](#)

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: 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

Michael Nelson, Executive Director of Power Production

mnelson@azgt.coop

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

3525 N. Hwy 191 | Cochise, AZ 85606

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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

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. (AEPCCO) 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 AEPCCO 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 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,

Sabra Albritton

Sierra Vista, AZ

November 3, 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,

Dan Barrera Benson AZ



November 3, 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

Dear Ms. Christine Mclachlan,

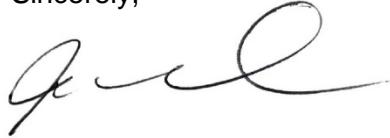
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I appreciate the opportunity to comment in support of AEPCO's application in light of the significant, positive impact it will have on my community.

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 2nd, 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,

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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,

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

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

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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,



Sheriff Mark J. Dannels

Bisbee, 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,

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

Doug and Christina Dunlap, JDD Farms

Willcox 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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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

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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
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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

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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

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

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

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

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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

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,

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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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,

Penny McWilliams

Willcox, 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

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. (AEPCCO) 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 AEPCCO's application in light of the significant, positive impact it will have on my community.

Sincerely,

Wayne Hunter

GM National Pecan

Bowie, AZ

11/3/2023

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

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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,

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

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

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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,

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

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

Dear Ms. Christine McLachlan,

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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,

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

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,

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

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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

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

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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

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):

Don and Robbiejean Miller

SIGNATURE(S):

Don Miller

Robbiejean Miller

YOUR TAX PARCEL NUMBER: 205-05-03802 (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: [Jason Wu](#)
To: [McLachlan, Christine](#)
Subject: RE: Cochies stronghold solar
Date: Monday, December 4, 2023 12:31:31 PM

CAUTION: EXTERNAL EMAIL*

To whom it may concern,

My name is Jason Wu, I'm writing because of the recent change request to the zoning classification of the land surrounding my home. It is my understanding that AEPCO has asked for a "Special use authorization" on 2500 acres on land including the land that is against my north and east property lines with the intention of creating a large solar power plant.

Firstly, could you please confirm or dispel the intent that this land is to become a solar plant?

Secondly, if it is intended to be used for collecting solar power, allow me to be abundantly clear in voicing my strong and staunch disapproval in this project.

My home lies at 1598 W Diamond Ln Cochies Arizona which is directly next to this project. At the time of purchasing my land, having an agricultural intended plot of property was ideal and part of my purchasing decision. Now, if the project mentioned above comes to fruition, I'll be squarely inside an industrial complex.

There are many factors of your project that will ultimately impact my daily life in a traumatically negative way. Please allow me to elaborate briefly:

The finding by Mitchell A. Pavao-Zuckerman, an assistant professor from the University of Maryland's College of Agriculture and Natural Resources, and colleagues from the University of Arizona, University of Madison-Wisconsin, and the Nevada Center of Excellence have shown that large scale solar collection sites have a heating effect on the surrounding areas. Think of black landscape plastic covering the ground. It's going to make everything hotter.

My land houses many different sorts of livestock namely sheeps and an aquaponic ecosystem full of tilapia fish. The heating of an already hot desert area will stress my animals, dry water ponds with fish, create an increase of energy consumption AND water consumption for my home to stay cool and tanks full. It goes without saying but will also make working on my own land that much more unpleasant.

If cleaning detergent is needed to keep the panels clean and clear so they operate in peak efficiency, I'm concerned that these detergents will leach down into the ground water table and open a whole new set of negative environmental and personal property effects. Tilapia can't live in a tank of "Simple Green" all purpose cleaner.

Another part of your project that I take issue with is the chemical used inside the majority of solar panel installations that are mass produced is a chemical compound known as Cadmium Telluride. Cadmium has numerous studies and is widely accepted to have a known link to various types of cancer. I do not want these harmful chemicals anywhere close to my property, my animals, my water, and above all else the loved children under my roof.

I could continue on with the adverse effects of EMF affecting my home internet, cellular service as well as largely accepted medical pieces on health, but I digress.

Please understand, my tone when writing this letter is not a threatening or aggressive one. This letter should convey a peaceful man who is confident in his position. Confident I understand the real-world implications and facts surrounding my life.

Finally allow me to install some confidence in you. Be confident that this project at this location is WRONG. Build your solar farm away from any home. But particularly build it away from my home.

You can be absolutely confident, hand on a Bible gospel truth if you plan to move forward with installing the solar panels next to my property, I will file, petition, protest, recruit, and call every possible resource available to me to stop and stall this project as long as possible. It will be my goal to peacefully force you to spend dollar after dollar to overcome the permits, delays, legalities and public scepticism.

Please, save my peace, save this land for the original intended purpose.

Thank you

Jason Wu

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 4, 2023 at 12:23 PM, Jason Wu <crjmechani45@yahoo.com> wrote:

Sure I will send it on the next email.

Thank you Jason Wu

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 4, 2023 at 8:12 AM, McLachlan, Christine <CMcLachlan@cochise.az.gov> wrote:

Hi Jason, sure. I will need it no later than today in order to attach it to the commission memo.

Christine McLachlan, AICP

Planning Division Manager

Cochise County, Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603



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PRESIDENT AND CEO

Eric J. Kaldahl, PhD
DRAGOON, AZ

December 11, 2023

Cochise County Planning and Zoning Commission
1415 Melody Lane Bldg. F
Bisbee, AZ 85603
% Christine McLachian

Re: Special Use Authorization Request for 235-MW Solar Project

Dear Planning and Zoning Commissioners,

I am writing on behalf of the Amerind Museum staff and leadership to express our support for the Arizona Electric Power Cooperative's (AEPCO) Apache Solar II project. With over 60 years of operational history with the Apache Generating Station, we support AEPCO's commitment to providing and improving on reliable, safe, and cost-effective energy towards sustainable progress for our rural communities.

This initiative will be indispensable for maintaining the reliability of our energy services while minimizing costs and improving sustainable energy use. We appreciate that reduced water consumption and air emissions will contribute to the overall environmental well-being of our region. We also commend AEPCO for its dedication to the local workforce, the union workforce at Apache Station will play a pivotal role in ensuring continued employment opportunities for local residents.

As a nonprofit heritage museum deeply invested in the well-being of our community for over 85 years, we recognize the positive impact of the project. It is our pleasure to share our support for AEPCO's commitment to innovation, sustainability, and community prosperity makes this initiative a cornerstone for a brighter and more resilient future.

Sincerely,

Eric J. Kaldahl, PhD
President and CEO



**AMERICAN
SOUTHWEST**
CREDIT UNION

December 7, 2023

Ms. Christine McLachlan, Planning Division Manager
Cochise County Development Services
Planning and Zoning Division
1415 Melody Lane, Building G
Bisbee, AZ 85603

RE: Support for Arizona Electric Power Cooperative, Inc. Special Use Permit Application

Dear Ms. McLachlan:

I am writing this letter in support of the Special Use Permit application filed September 2023 by Arizona Electric Power Cooperative, Inc. (AEPCO) for its Apache Solar II project located at the Apache Generating Station in Cochise, Arizona. We understand that the proposed project will be located on retired farmland owned by AEPCO, and will utilize existing electric transmission resources, which will keep costs down. All the power from the project will go to AEPCO Members, including Sulphur Springs Valley Electric Cooperative, the electric service provider for most of Cochise County. Local power generation will keep the economy strong, and it helps ensure jobs stay in Cochise County.

Like AEPCO and the other electric cooperatives in the region, American Southwest Credit Union (ASCU) is owned and governed by its members—we are not-for-profit cooperatives focused on community needs, not profit. With its headquarters facility in Sierra Vista, and with branch offices in Benson and Douglas, ASCU serves more than 31,000 individuals and businesses in Cochise County. Like AEPCO, we are expanding to meet the needs of both Cochise County, and surrounding rural communities.

Affordable energy for our customers is essential to the rural communities we serve, and without the Apache Solar II project, we understand that AEPCO will not have the resources necessary to ensure reliability or to meet this growing residential and commercial demand, so we wholeheartedly support their Special Permit Application and ask you to do the same.

Sincerely,

Jay Williamson, CEO
American Southwest Credit Union

American Southwest Credit Union
Phone 520-459-1860
Toll Free 800-752-6394

Email talktous@ascu.org
Web Site: <http://www.ascu.org>

December 4, 2023

Ms. Christine McLachlan, Planning Division Manager
Cochise County Development Services
Planning and Zoning Division
1415 Melody Lane, Building F
Bisbee, AZ 85603

Dear Ms. McLachlan:


I am delighted to provide a letter of support for Arizona Electric Power Cooperative, Inc.'s (AEPSCO) Special Use Permit for the Apache Solar II project, a utility-scale solar and battery energy storage facility that will be located on property near the Apache Generating Station in Cochise, Arizona that is owned by AEPSCO.

AEPSCO has served the community for over 60 years with safe, reliable, and affordable electricity that is distributed to end users by local distribution cooperatives. As AEPSCO focuses on their reliable energy plan, this solar and battery energy storage project is a key element of ensuring they continue to provide the communities we reside and perform services in with affordable electricity.

As a business owner, I am interested in supporting local industries that are staples of the communities they operate in and provide jobs for local residents, especially opportunities for young adults to stay in the Cochise County area. It also gives businesses like mine opportunities for work to support critical infrastructure in the area during construction and ongoing maintenance.

I encourage the Planning & Zoning Commission to approve this project as it brings benefits to local economies and our environment.

Sincerely,



Donnie Fenn, Owner
Lil Don's Diggin

Ms. Christine McLachlan, Planning Division Manager
Cochise County Development Services
Planning and Zoning Division
1415 Melody Lane, Building G
Bisbee, AZ 85603

Dear Ms. McLachlan:

Please accept this letter in support of AEPCO's Special Use Permit application for the Apache Solar II project.

McNeal Elementary School is a small, rural school and every dollar of the annual budget is put to good use. Our school depends on AEPCO to provide reliable and dependable energy to power us through the school year. Ensuring that electric rates stay as low as possible with the help of this project is of utmost importance. Supporting renewable resources is of equal importance as we value teaching our students about being good stewards of the Earth.

Again, please support of AEPCO's application for the special use permit and contact me with any questions.

Sincerely,

Ron Aguallo

McNeal Elementary School
McNeal, Arizona



5290 E. Shelton Road, Willcox, AZ 85643

December 8, 2023

Ms. Christine McLachlan, Planning Division Manager
Cochise County Development Services
Planning and Zoning Division
1415 Melody Lane, Building G
Bisbee, AZ 85603

RE: Support for Arizona Electric Power Cooperative, Inc. Special Use Permit Application

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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.

Riverview, LLP is an employee-owned, integrated dairy company. The operation in Cochise County raises corn and wheat on several thousand irrigated acres for its heifer and dairy farms (100,000+ animals) located south of Willcox. The continued operations and success of Riverview depends on the ongoing and reliable power generated at AEPCO's Apache Generating Station for its wells and irrigators, and its animals' needs. With an aging generating fleet, it is crucial for AEPCO to invest and build new generating units and solar farms to continue delivering reliable power to rural communities of southern Arizona.

I appreciate the opportunity to comment in support of AEPCO's application.

Sincerely,

Micah Fehr
Riverview, LLP
Willcox, Arizona



Cochise County Planning & Zoning Commission
1415 Melody Lane
Building F
Bisbee, AZ 85603

December 11, 2023

Dear Cochise County Planning & Zoning Commission:

My name is Seth Judd and I am a councilmember for the City of Benson. I am writing this letter in support of Arizona G&T Cooperatives and their Apache Solar II project. I feel that this project is vital to Cochise County and any future development that will take place because it will provide reliable and affordable energy to our residents. This will also provide a smaller carbon footprint and reduce water consumption that is already taking place at the Apache Generating facility.

This solar project will help ensure that our residents have affordable energy and the energy will remain local in Arizona. Arizona G&T Cooperatives is owned by rural electric cooperatives in Southern Arizona and the electricity generated by them goes directly to the members that belong to the cooperative. This project benefits rural Arizona! We have all seen in the news how California has had rolling blackouts which have left residents without power in some of the harshest weather conditions they have had in decades. We deserve better in Arizona, and this project will ensure that our supply keeps up with our demand. We have seen growth in Cochise County, especially in Benson, and we need to make sure that we can keep up with the growth.

The next point I would like to touch on is the water consumption. We are in the middle of a historic drought and we have seen its effects here locally. One thing is for certain, it takes water to generate electricity. This project would allow some of the water being used in the big generating turbines to be offset, which in turn would reduce water consumption in the area. This will also, in turn, offset emissions in the area. The project is being developed on retired farm land that can now be used to continue supporting Southern Arizona and Cochise County.

Lastly, this project will help ensure that Cochise County has good paying jobs into the future. As a Councilmember, one of the top areas of concern in our community is economic growth. Not only does this project ensure that good paying jobs will remain here locally, but it brings new money into the area. Jobs create growth and attract new businesses that will only benefit our residents, and new businesses will not come without reliable and affordable energy, which this project provides.

I encourage you to vote yes to approve the rezoning being requested. Our job as public officials is ensure that the decisions we make are in the best interest of those we represent and I see this as a benefit to the City of Benson and Cochise County as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read "Seth Judd". The signature is fluid and cursive, with the first name "Seth" and last name "Judd" clearly distinguishable.

Seth Judd
Councilmember, City of Benson



Sulphur Springs Valley Electric Cooperative, Inc.

OWNED BY THOSE WE SERVE A Touchstone Energy® Cooperative 

Jason Bowling
Chief Executive Officer
Sulphur Springs Valley Electric Cooperative, Inc.
311 E Wilcox Dr
Sierra Vista, AZ 85635

November 2, 2023

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

Re: Endorsement of AEPCO's Special Use Permit SU23-26 for Apache Solar II

Dear Ms. Christine Mclachlan,

I write to you as the CEO of Sulphur Springs Valley Electric Cooperative (SSVEC), expressing our enthusiastic support for the Special Use Permit SU23-26, initiated by Arizona Electric Power Cooperative, Inc. (AEPCO) for the pioneering Apache Solar II project at the Apache Generating Station in Cochise, Arizona.

This transformative initiative, encompassing 235 megawatts of solar capacity coupled with 940-megawatt hours of energy storage, represents a monumental step forward for renewable energy in rural Arizona. As a collaborative effort, the project exemplifies how cooperative utilities can synergize to harness scale efficiencies, thereby delivering cost-effective, sustainable energy solutions to our communities, including those in disadvantaged areas.

SSVEC's commitment to this project is rooted in our mission to provide reliable and affordable power.

The project's construction phase is projected to generate approximately 280 jobs, infusing \$21 million in tax revenue into Cochise County over the next two decades. Furthermore, the innovative design, which eliminates the need for water in long-term operations, aligns with our principles of sustainable resource use. Additionally, the project's potential to mitigate AEPCO's reliance on coal-fired generation is a significant step towards meeting emerging greenhouse gas regulations and diversifying our energy mix.

We at SSVEC are proud to be part of this groundbreaking venture. It is a tangible representation of our dedication to enhancing the economic fabric of our region, and uplifting the quality of life for our members.

Thank you for considering our support in this matter. We are eager to witness the positive, lasting impact the Apache Solar II project will have on our community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read 'JB', with a long horizontal stroke extending to the right.

Jason Bowling
Chief Executive Officer

To whom it may concern,

My name is Nav Athwal and I represent TriNut Farms, a pecan grower in Cochise County, AZ. I am writing this letter to express my strong support for AEPCO's 235mw solar project in our county.

TriNut Farms is a family owned and operated business that is 2nd generation. As you may know, farming has become more and more difficult with labor and water cost increases and increases in energy costs as well. It has made maintaining our way of life harder.

That is why we're huge supporters of AEPCO's project. It would create a renewable energy source thus reducing the cost of energy for growers like me. Additionally, this project will use less water than the status quo which is very helpful to growers in a County where water is always top of mind. Lastly, the project will provide AEPCO with a more robust portfolio of energy resources that can help in both good times and bad in terms of energy costs.

This letter serves as my formal support for AEPCO's project.

Sincerely,

A handwritten signature in black ink that reads "Navjot Athwal". The signature is written in a cursive style with a large, prominent 'N' and 'A'.

Nav Athwal
President
TriNut Farms



Willcox Unified School District #13

480 N. Bisbee Avenue
Willcox, Arizona 85643

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

Ms. Christine McLachlan, Planning Division Manager
Cochise County Development Services
Planning and Zoning Division
1415 Melody Lane, Building G
Bisbee, AZ 85603

Dear Ms. McLachlan:

Please accept this letter in support of the Special Use Permit application filed by Arizona Electric Power Cooperative, Inc. (AEPCO) for the Apache Solar II project, a utility-scale solar and battery energy storage facility in Cochise, Arizona.

Willcox Schools depends on AEPCO to provide safe and reliable energy to power our schools and community. Teaching, sports, and extracurricular activities depend on AEPCO's electricity to provide power for technology, lighting, HVAC, and even water through the area wells for the day-to-day function of school. As a District, we are very careful with our budget and stretch dollars where we can. Ensuring that electric rates stay as low as possible with the help of this project is very important. As educators of future generations, an environmentally conscious project, is also commendable, as we teach our students the importance renewable resources.

I appreciate the opportunity to comment in support of AEPCO's application. Please contact me with any questions.

Sincerely,

Kevin Davis
Superintendent/Business Manager

Southeast AZ Economic Development Group

SAEDG

George Scott
Executive Director

George.saedg@gmail.com
www.saedg.org
520-265-6058

Arizona Economic Development Group
Benson Chamber.com
68 East 4th Street
Benson, AZ 85602

www.saedg.org
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12/07/23

Cochise
County
DEC 11 2023
Development
Services

Cochise County Planning and Zoning Commission
1415 Melody Lane Bldg. F
Bisbee, Arizona 85603
% Christine McLachian

Re: Special Use Authorization Request for 235-MW Solar Project

Dear Planning and Zoning Commissioners:

The Southeast Arizona Economic Development Group along with the Benson Chamber would like to offer our support for the proposed Apache Solar II Project.

Arizona Electric Power Cooperative continues to work to ensure that Rural Cochise County has reliable, affordable and renewal electricity options. The Apache Solar II project will bring on line 235-MW of solar energy along with the battery storage system.

AEPCO will be constructing the project adjacent to the existing Cochise Generating plant. This investment will help stabilize and reduce energy costs for Cochise County and Rural Arizona.

We ask that the Cochise County Planning and Zoning Commission approve the request to construct the project.

Thank You for Your attention to this request.

George Scott



George Scott
Executive Director
SAEDG/Benson Chamber of Commerce
Email: george.saedg@gmail.com
520-265-6058