



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7526 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name Juniper Spring Solar, LLC
 Mailing Address 15445 INNOVATION DR
SAN DIEGO, CA 92128
 Contact Person ALEX YACHANIN
 Phone _____ Fax _____
 Email alex.yachanin@edf-re.com

PROPERTY INFORMATION

Assessor's Parcel # 108-57-289,108-57-290,108-57-291,108-57-202,
108-57-293,108-57-294,108-44-001A
 Township 11N Range 31E Section 18,19,20,29,30
 Subdivision N/A
 Unit # _____ Lot # _____
 Address/Location _____
 Existing Zoning A-G - AGRICULTURE GEN ZONE
 Existing Land Use VACANT / RURAL
 Lot Size +/- 3,215 AC

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

A CUP IS REQUESTED THAT WOULD LEAVE THE EXISTING
ZONING UNCHANGED AS A-G AGRICULTURE BUT WOULD ALLOW FOR
THE DEVELOPMENT, OPERATION AND EVENTUAL DECOMMISSIONING
OF A UTILITY SCALE SOLAR ENERGY AND BATTERY STORAGE PROJECT

Temporary Use: Yes No

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner.
- A non-refundable filing fee.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ADOT permit granting ingress / egress access
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Alex Yachanin Date 3/31/2025

Signature of Property Owner (if not the applicant)

_____ Date _____

COMMISSION ACTION

Approved with Conditions Denied
 Resolution # _____ Date _____
 Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied
 Ordinance # _____ Date _____
 Supervisor _____ Date _____

December 1, 2021

OFFICE USE ONLY

Received By [Signature] Date 4/9/25
 Receipt # 216861528 Fee 500-
 Permit # 2025-24
 Related Cases _____
 Appeal Filed By _____ Date _____
 Receipt # _____ Fee _____

JUNIPER SPRING

solar + storage project



PROJECT NOTIFICATION

Juniper Spring Solar, LLC is proposing to develop a 500-Megawatt (MW) solar generation and storage facility (Project) on approximately 3,200 acres of State Trust land east of the Springerville Generating Station, as shown in Figure 1. The project will connect to the electrical grid at the Springerville Substation via a 3.35-mile-long, 345 kilovolt (kV) double-circuit generation-tie (gen-tie) line. The electricity generated by the project will provide enough energy to serve approximately 111,800 Arizona homes. Key factors in the selection of the proposed site for the Juniper Spring Solar + Storage project was its remote location, flat topography, minimal environmental impacts, and proximity to the existing substation and existing transmission lines at the Springerville Generating Station.

As part of the development process, the Project will require permits from both state and local agencies. We plan to file an application for a Conditional Use Permit (CUP) with Apache County for the solar generation and storage portion of the project and a Certificate of Environmental Compatibility (CEC) for the transmission line portion of the project. The CEC application will be filed with the Arizona Power Plant and Transmission Line Siting Committee in January 2025 and the CUP application will be filed with the Apache County Community Development Department in February 2025.

We are requesting public input to help guide the responsible development of the project and are committed to providing adequate opportunity for local landowners, community officials, and other interested parties to learn about project, the permit application process, and avenues to provide comment. Opportunities for public feedback and communication will be made available throughout the application review process.

Local residents such as yourself have valuable insight and knowledge about the land and natural resources in this area, and we want to hear from you. This is your opportunity to work with us so we can take your information into account and minimize any potential impacts of the proposed project. You are therefore respectfully invited to provide specific written or verbal comments regarding the proposed project.

The following avenues are available to you to stay informed on the proposed project and/or allow your comments to be included in Juniper Spring Solar, LLC's CUP application and CEC Application:

- Visit the project website for more information or to submit comments at <https://www.edf-re.com/project/juniper-spring-solar-storage/>
- Submit written comments to Teresa O'Neil at Kimley-Horn, 3300 East Sunrise Drive Tucson, AZ 85718, Suite 130.
- Call the project information phone line at 602-844-3949 to hear project updates or leave a message to ask a question or provide comment.
- Provide written or verbal comments during upcoming neighborhood meetings held in St. Johns on December 4, 2024, Springerville on December 5, 2024, or at the Line Siting Hearing in March 2025 (see project website for further details).

St. Johns
December 4, 2024
5:00 p.m. – 7:30 p.m.
St. Johns Public Library
35 South 3rd West
St. Johns, AZ 85936

Springerville
December 5, 2024
5:00 p.m. – 7:30 p.m.
American Legion Post 30
825 East Main Street
Springerville, AZ 85938

Figure 1. Proposed Juniper Spring Solar + Storage Project Map



