Data Center Near Apache Station: Citizen Information Packet

Oct 24, 2026

A developer plans a nine-building data center on 57 parcels along U.S. 191 near Apache Station, and residents can still shape the outcome before the county hearing.

The October 27 Board meeting: what residents told the Supervisors

Meeting notice and questions shared from a Facebook post by Nancy Olmstead.

On Tuesday, October 27, 2026, residents used the Call to the Public at the Cochise County Board of Supervisors meeting to raise the data center before it reaches the Planning and Zoning Commission. Board members cannot discuss or act on Call to the Public items that aren't on the agenda, but every statement is part of the public record.

According to information published by Sulphur Springs Valley Electric Cooperative (SSVEC), the proposed Willcox Playa Data Center (Tombstone Resources LLC) would initially need **1,500 megawatts** of electricity, with possible expansion to **6,000 megawatts**. These figures are preliminary, and the project still needs approvals.

This is only the first phase. Based on SSVEC's information and conversations with residents, the developer plans to expand over several phases. At 6,000 MW it would be among the largest data centers in the United States. For comparison, Meta's Hyperion campus in Louisiana, one of the biggest announced, is planned to reach 5,000 MW over several years (ETCentric), and OpenAI's Stargate site in Abilene, Texas, is about 1,200 MW (Epoch AI). Even the 1,500 MW first phase would be larger than Abilene. That is why residents should ask the County to review the full build-out, not just phase one.

What the Chairman has said. At the Board of Supervisors' August 25, 2026 work session on data center rules, Chairman Frank Antenori:

- described hyperscale data centers as facilities using **5 MW or more** (at about 5:12 to 6:41, and again at 40:49 to 41:09);
- said Cochise County lacks the fiber-optic and electrical infrastructure for very large AI data centers (about 35:35 to 39:13);
- said: **"So I'm just telling you, we're not going to be building any AI data centers in Cochise County."** (about 38:43)

Whether he meant 5 megawatts or 5 gigawatts, this project clears the line: the 1,500 MW first phase is far above 5 MW, and a 6,000 MW build-out would exceed even 5 GW (5,000 MW). Re-listen to the recording to confirm which unit he used before quoting the figure.

Measure	Megawatts (MW)	Gigawatts (GW)	Compared with 5 MW
5 MW threshold	5	0.005	1 time
Proposed phase 1	1,500	1.5	300 times
5 GW threshold	5,000	5	1,000 times
Possible full build-out	6,000	6	1,200 times

1 gigawatt (GW) = 1,000 megawatts (MW). The difference between 5 MW and 5 GW is a factor of 1,000.

Statement to the Board, October 27, 2026

Prepared statement by Patsy Nyberg of Cochise for the Call to the Public.

Good morning, Chairman Antenori and Supervisors. My name is Patsy Nyberg, and I live in Cochise, near Apache Station.

I'm here about the data center Tombstone Resources is planning on 57 parcels along Highway 191, which our electric cooperative is calling the Willcox Playa Data Center.

At your August 25 work session on data center rules, Chairman Antenori, you drew a line between small server facilities and hyperscale data centers. You said Cochise County lacks the fiber and power infrastructure for very large AI data centers. And you said, quote, "we're not going to be building any AI data centers in Cochise County."

We took you at your word.

Now Sulphur Springs Valley Electric Cooperative has published preliminary figures for this project: 1,500 megawatts to start, with possible expansion to 6,000 megawatts. A gigawatt is 1,000 megawatts, so 5 gigawatts is a thousand times larger than 5 megawatts. Phase one alone is 1.5 gigawatts, or 1,500 megawatts: 300 times 5 megawatts. The full build-out of 6 gigawatts would exceed even 5 gigawatts. However that line is drawn, this project is far past it. At full size it would be larger than Meta's 5,000-megawatt Hyperion campus in Louisiana, making it one of the largest data centers in the United States.

And it would sit on the Willcox Basin, which the state declared an Active Management Area because it is overdrafted by more than 100,000 acre-feet a year. Our wells are already going dry. The developer's notice promises only "a few acre-feet a year," from dry coolers and treated wastewater from Apache Station. But Apache Station's water comes from wells in this same aquifer, and generating 1,500 megawatts of electricity takes water too. A promise in a letter is not a permit condition.

So I am asking this Board for three things.

First, stand by your words. Say publicly that a project of this size does not belong in Cochise County.

Second, before any hearing, require the developer to back up its water and electricity promises with real numbers, for every phase up to 6,000 megawatts, and make those promises binding conditions.

Third, hold that hearing in the north county, in the evening, so the people who live with this can be there.

> We are not against progress. We are against using up our water and our way of life for a project you yourself said we cannot support.
>
> Thank you.

Questions residents are asking

These ten questions, from Nancy Olmstead's post, still need answers from the County and the developer. Use them in comments and at the hearing.

1. **Water:** How much water will the data center need during construction and operation? Where will that water come from?
2. **Electricity:** How could the project affect electricity rates and reliability for existing residents?
3. **Wildlife and the Willcox Playa:** Will the County require studies of impacts on sandhill cranes, their feeding areas, and flight paths?
4. **Nearby property owners:** How will nearby owners be notified? Will impacts on property values and neighboring land uses be evaluated?
5. **Emergency services:** What added demands could the project place on fire protection, emergency response, and local roads? Who will pay?
6. **Project size and expansion:** Will the County review the initial 1,500 MW development and the possible 6,000 MW expansion together, or as separate phases?
7. **Economic benefits:** How many permanent local jobs are expected? What tax revenue would the County receive, and what new public expenses are expected?
8. **Developer identity:** What is the applicant's exact legal name? Who will be responsible for meeting the conditions of approval?
9. **Environmental review:** What studies will the County require on groundwater, noise, lighting, air quality, and wildlife habitat? Will they be public?
10. **County oversight:** If approved, how will the County monitor compliance with permit conditions? What happens if conditions are violated?

What comes next

County Planning Manager Matthew Taylor told Cochise Regional News that if Tombstone Resources files its application by October 31, a Planning and Zoning Commission hearing would likely be held at the Commission's **December 9** meeting (Cochise Regional News). Watch the County's Data Centers page for the official notice, and plan now to submit comments and attend.

What is proposed

Tombstone Resources L.L.C. (authorized representative Michael Smith, Atlanta, Georgia) mailed neighbors a notice describing this project. Everything below comes from that notice.

Item	What the notice says
Buildings	9 supercomputing buildings (pre-engineered metal), plus electrical buildings and an operations and security building
Outdoor yards	Dry coolers, transformers, and battery energy storage
Height	About 39 ft; asks the county to allow 40 ft instead of the 30 ft rural limit
Distance to homes	At least 100 ft from property lines; 150 to 300 ft from existing homes
Power backup	Natural-gas standby generators at each building, run during outages and periodic testing
Fire protection	Site is not inside a fire district; on-site water tanks, fire pump, hydrants, trained staff; a response agreement "will be sought"
Construction	Phased; first phase about 1 year; may include night work; dust controlled by watering
Access	Two new driveways off U.S. 191
Land	57 tax parcels east of U.S. 191, zoned RU-4 (Rural), including an ADOT parcel being transferred to AEPCO

What page 1 of the notice says about water and power. The developer says the facility "does not consume water for industrial uses." Computers are cooled by sealed, closed liquid loops and fan-cooled dry coolers, with no cooling towers or evaporative spray. Water for drinking, restrooms, dust control, the fire reserve, and construction would come from treated wastewater or process water from Apache Generating Station, or trucked non-potable water. No new Willcox AMA production well is proposed for cooling. It estimates

total water use at full build-out at "a few acre-feet a year — about what 10 to 30 Arizona homes use." On electricity, it says power will come from the grid through SSVEC and AEPCO under the Arizona Corporation Commission's large-load process, that it will pay above-market prices, and that excess profits will return to SSVEC and AEPCO members as rate credits or patronage capital.

What to ask about those promises. Apache Station's own water comes from AEPCO wells in this same basin (USDA environmental assessment), so "treated wastewater" is still groundwater. Will the water limit, metering, and public reporting be binding permit conditions for every phase? How will above-market pricing and member credits be guaranteed, and for how long? SSVEC's preliminary figures of 1,500 MW, possibly expanding to 6,000 MW, are covered above.

Who is the applicant?

No one in Cochise County can yet name who owns Tombstone Resources. Its state filing lists only a law firm and a paperwork service.

What the filing shows	Details
Company	Tombstone Resources LLC, Wyoming ID 2026-002035980
Formed	Signed July 8, 2026; filed July 21, 2026, about three months before neighbors were notified
Organizer (signer)	Soroosh Faegh, reported to be an attorney with the law firm Eversheds Sutherland in Houston
Office and mailing address	600 Peachtree Street NE, Suite 5200, Atlanta, the law firm's Atlanta office
Registered agent	C T Corporation System, Cheyenne, a commercial registered-agent service
Owners or managers	None named; Wyoming does not require them

The organizer on a filing like this is usually the lawyer who handles the paperwork for a client, not the owner. Cochise Regional News reported that the law firm said no one named "Michael Smith," the representative who signed the notice letter, works in its Atlanta or Houston offices (Cochise Regional News).

What to ask: before any hearing, the County should require the applicant to disclose who owns and controls Tombstone Resources LLC, and who will be legally responsible for meeting permit conditions.

The filing, pages 1 and 3. A staff member's direct phone and email are blacked out on page 1; everything else is as filed. Page 2, the registered agent's consent form, is not shown.

Wyoming Secretary of State
Herschler Building East, Suite 101
122 W 25th Street
Cheyenne, WY 82002-0020
Ph. 307.777.7311
Email: Business@wyo.gov

WY Secretary of State
FILED: 07/21/2026 09:08 AM
ID: 2026-002035980

Limited Liability Company
Articles of Organization

1. Name of the limited liability company:

Tombstone Resources LLC

2. This entity elects to be a close limited liability company:
(Refer to the Close Limited Liability Supplement for more information W.S. 17-25-101-W.S 17-25-109.)

3. Name and physical address of its registered agent:
(The registered agent may be an individual resident in Wyoming or a domestic or foreign business entity authorized to transact business in Wyoming. ***The registered agent must have a physical address in Wyoming.*** *If the registered office includes a suite number, it must be included in the registered office address. A Drop Box is not acceptable. A PO Box is acceptable if listed* ***in addition to a physical address.****)*

Name: C T Corporation System

Address: 2232 Dell Range Blvd, Suite 200, Cheyenne, WY 82009

4. Mailing address of the limited liability company:

600 Peachtree Street, NE, Suite 5200 Atlanta, GA 30308

Received JUL 10 2026 Secretary of State Wyoming

5. Principal office address:

600 Peachtree Street, NE, Suite 5200 Atlanta, GA 30308

6. Certification. *(Please check the box to complete the required certification.)*

X I consent on behalf of the business entity to accept electronic service of process at the required email address provided on the form under the circumstances specified in W.S. 17-28-104(e).

Signature: /s/ Soroosh Faegh
(Shall be executed by an organizer.)

Date: July 8, 2026
(mm/dd/yyyy)

Print Name: Soroosh Faegh

Contact Person: Darlene Aumer

Daytime Phone Number: [redacted]

Email: [redacted]

(An email address is required. *Email(s) provided will receive important reminders, notices and filing evidence.)*

LLC-ArticlesOrganization - Revised June 2021

STATE OF WYOMING
Office of the Secretary of State

I, CHUCK GRAY, Secretary of State of the State of Wyoming, do hereby certify that the filing requirements for the issuance of this certificate have been fulfilled.

CERTIFICATE OF ORGANIZATION

Tombstone Resources LLC

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues this Certificate.

I have affixed hereto the Great Seal of the State of Wyoming and duly executed this official certificate at Cheyenne, Wyoming on this **21st** day of **July**, **2026**.

Filed Date: 07/21/2026

Secretary of State

By: Michael Hoppe

Why it matters

Our aquifer is already failing. The state made the Willcox Basin an Active Management Area in January 2025 because it is overdrafted by more than 100,000 acre-feet a year (Western Water). Land near Willcox has sunk more than 11 feet, with over 50 miles of earth fissures (ADWR).

Big pumpers are already here. Riverview LLP holds more than 600 wells in Cochise County (AZ Luminaria/Grist). In January 2026 the Attorney General announced an $11 million Riverview settlement to re-drill failed family wells and haul water (Herald/Review).

The county's rule has a gap. Data center rules adopted in April 2026 bar drinking-water cooling only when other water is "reasonably available or feasible"; residents warned this leaves room for groundwater use (AZPM). This would be the first real test of that rule.

Fire risk with no fire district. Battery storage yards and gas generators on a site the developer says is outside any fire district.

An industrial site in a rural zone. Nine buildings up to 40 feet tall, outdoor equipment yards, night construction, and generator testing within a few hundred feet of homes.

How far the noise could reach. The developer's letter admits "Machines make noise" but gives no decibel levels. A rough estimate, using a reported 70 decibels at 400 feet for cooling equipment and the rule that sound drops about 6 decibels each time distance doubles (EESI):

Distance from equipment	Approximate level	For comparison
400 feet	70 dB	A vacuum cleaner
About 1/3 mile	58 dB	Normal conversation
About 1.2 miles	46 dB	Above WHO night guidelines
About 2.4 miles	40 dB	Where wildlife effects begin in research
About 4 miles	35 dB	Still audible on a quiet rural night

This is a ballpark, not a measurement: nine buildings of equipment, calm desert nights and the low-pitched hum could carry sound farther, while ground and screening could reduce it. Generators under heavy load have been heard up to a mile away at other data centers (BGR). Only a real noise study can say for sure, which is why residents should demand one.

If your well goes dry: residents of the Sulphur Springs Valley may qualify for well or water-hauling help through the Sulphur Springs Water Fund.

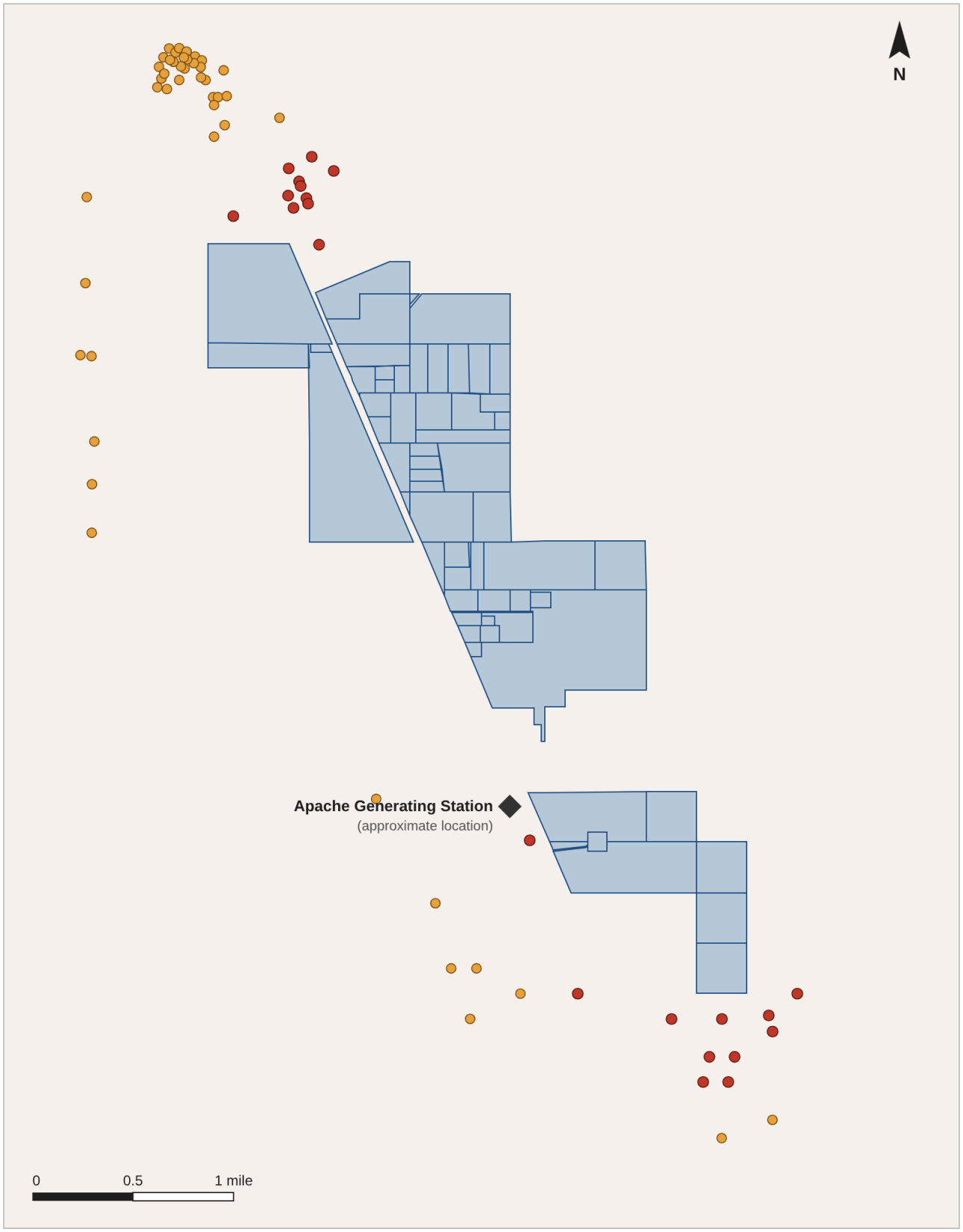
Where it is

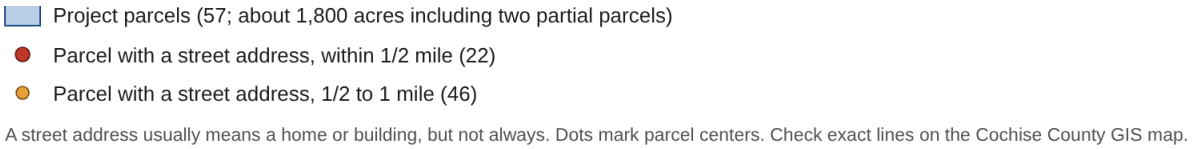
The 57 parcels lie along the east side of U.S. 191 near AEPCO's Apache Generating Station, in unincorporated Cochise County.

Proposed data center parcels near Apache Station

57 tax parcels listed in the Tombstone Resources L.L.C. notice, with nearby parcels that have a street address on file

Cochise County, Arizona. Parcel lines: Arizona Dept. of Water Resources statewide parcel layer (county assessor data), retrieved Oct 27, 2026.





The map shows the actual parcel lines for all 57 parcels in the notice, drawn from the Arizona Department of Water Resources statewide parcel layer (county assessor data, retrieved October 27, 2026). Together they cover about 1,800 acres, counting two parcels the notice lists as "part" in full.

- **22 parcels with a street address on file lie within half a mile** of the project parcels, and 68 within about a mile. A street address usually, but not always, means a home or building.
- **8 of the project parcels themselves have street addresses**, along U.S. 191, Eagle Drive, and Old Diamond D Drive.
- The Apache Station marker is approximate.

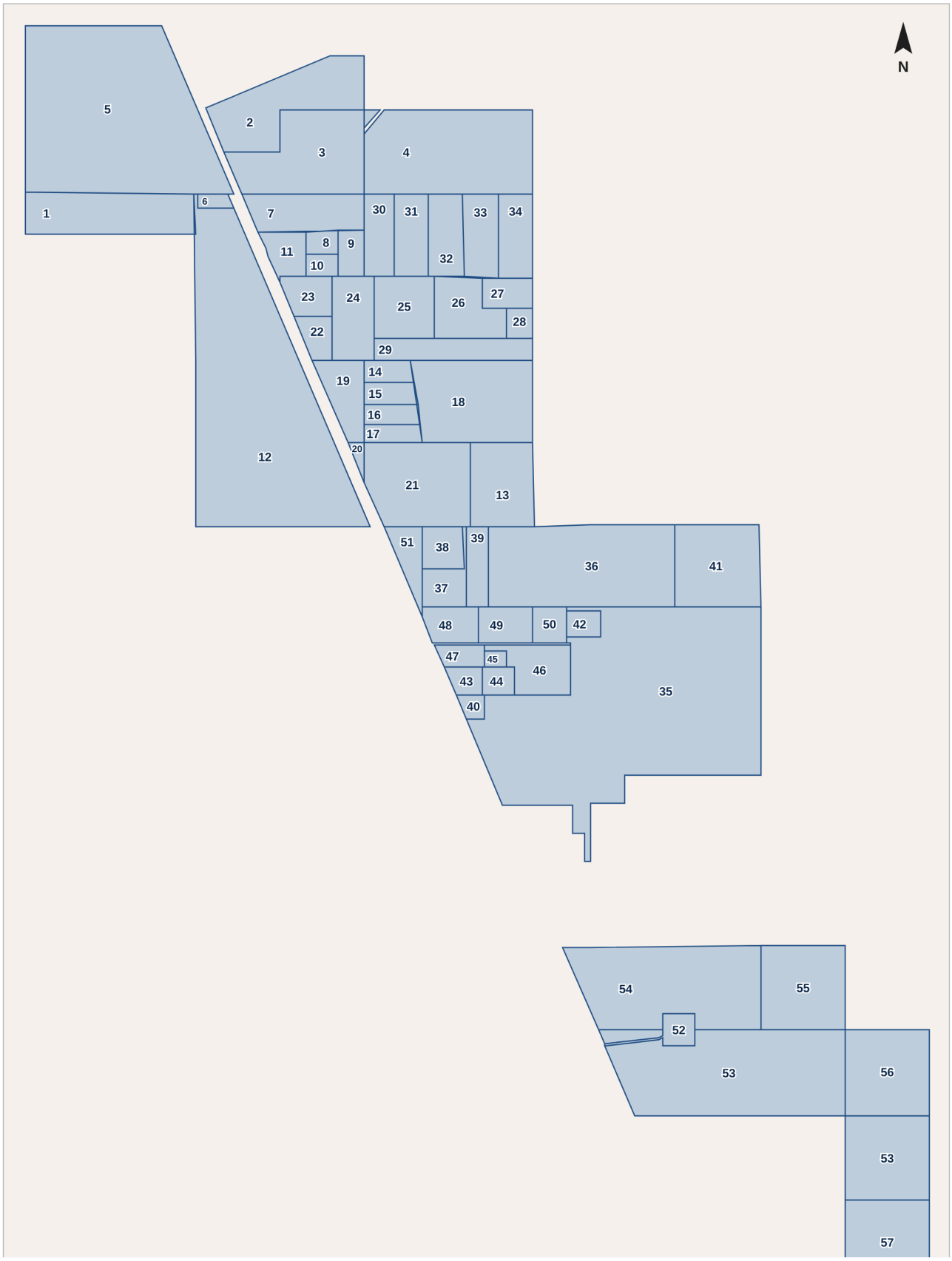
To check exact lines or ownership for any parcel, enter its number in the Cochise County GIS map or the Assessor's property search.

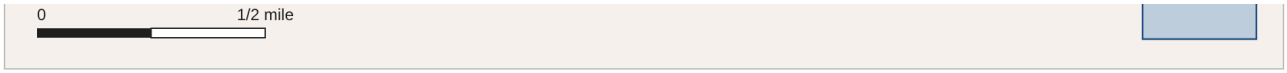
Parcel numbers on the map. Each project parcel is numbered; the key under the map gives its tax parcel number.

Parcel numbers: the 57 parcels in the Tombstone Resources notice

Each number on the map matches a tax parcel number in the key below.

Parcel lines: Arizona Dept. of Water Resources statewide parcel layer (county assessor data), retrieved Oct 27, 2026.





Key: map number and tax parcel number

1 204-01-022B
2 204-17-001
3 204-17-002
4 204-17-005
5 204-18-002F
6 204-23-001
7 204-23-002A
8 204-23-002D
9 204-23-002F
10 204-23-002H
11 204-23-002L
12 204-23-003
13 204-23-004
14 204-23-005D
15 204-23-005E
16 204-23-005F
17 204-23-005G
18 204-23-005H
19 204-23-006A
20 204-23-006B
21 204-23-007A
22 204-23-008B
23 204-23-008C
24 204-23-008H
25 204-23-008J
26 204-23-008K
27 204-23-008L
28 204-23-008M
29 204-23-008N
30 204-23-008P
31 204-23-008Q
32 204-23-008R
33 204-23-008S
34 204-23-008T
35 205-03-001B (part)
36 205-03-002A
37 205-03-002B
38 205-03-002C
39 205-03-002D
40 205-03-007
41 205-03-008 (part)
42 205-03-009 (ADOT parcel to AEPCO)
43 205-03-010A
44 205-03-010B
45 205-03-011A
46 205-03-011B
47 205-03-012
48 205-03-013
49 205-03-016
50 205-03-017
51 205-04-001
52 205-14-003A
53 205-14-003B
54 205-14-004A
55 205-16-004
56 205-16-005
57 205-18-001

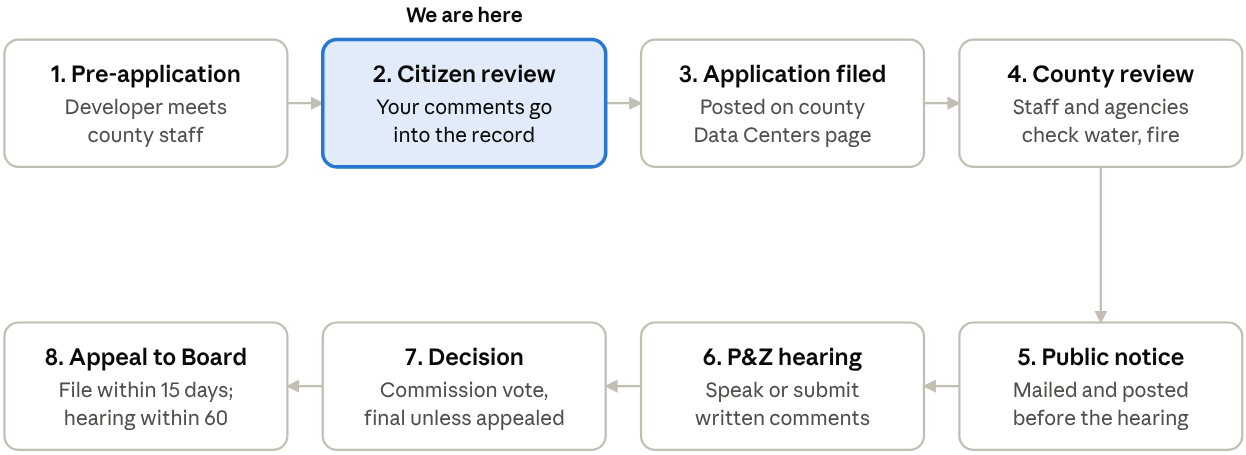
The 57 parcels in the notice, by map book

Book-map	Parcels
204-01	022B
204-17	001, 002, 005
204-18	002F
204-23 (29 parcels)	001, 002A, 002D, 002F, 002H, 002L, 003, 004, 005D, 005E, 005F, 005G, 005H, 006A, 006B, 007A, 008B, 008C, 008H, 008J, 008K, 008L, 008M, 008N, 008P, 008Q, 008R, 008S, 008T
205-03 (16 parcels)	001B (part), 002A, 002B, 002C, 002D, 007, 008 (part), 009 (ADOT parcel transferring to AEPCO), 010A, 010B, 011A, 011B, 012, 013, 016, 017
205-04	001
205-14	003A, 003B, 004A
205-16	004, 005
205-18	001

How the decision gets made

The Planning and Zoning Commission decides, not the Board of Supervisors; the Board only hears appeals. As of October 13, 2026 the county listed no data center application on file, so this project is still in citizen review (Cochise County).

Comments sent now enter the record before the hearing



Cochise County Special Use process · 8 steps

Anyone "aggrieved" by the Commission's decision can appeal within 15 calendar days; the Board must hear it within 60 days and state the factual and legal basis for its ruling (Special Use process).

What you can do this week

Written comments sent now go into the Citizen Review Report the county requires with the application, so they are on the record before any hearing.

First: sign the petition

Sign online at https://www.ipetitions.com/p/protect-our-communitiy-stop-apache-station-data-center/. Paper sign-up sheets are also circulating; please sign only once, online or on paper, and ask your neighbors to sign too.

Then:

- [ ] **Write the developer.** Tombstone Resources L.L.C., Attn: Michael Smith, 600 Peachtree Street NE, Suite 5200, Atlanta, GA 30308. Ask for total water use by phase, the water source, and electrical demand. Keep a copy.
- [ ] **File a county comment** through the public comment form.
- [ ] **Email the Board of Supervisors** at board@cochise.az.gov (520-432-9200). Supervisors: Tom Crosby (District 1), Kathleen Gomez (District 2), Frank Antenori (District 3, Chairman).
- [ ] **Sign up for county alerts** and watch the Data Centers page, where hearing dates will be posted once the application is filed.
- [ ] **Document your well.** Write down your well depth and any drop in water level or pressure, with dates. Facts carry weight at a hearing.
- [ ] **Attend the Planning and Zoning hearing** when it is noticed, and request to speak.

Tips for comments: be specific and personal (your well, your distance from the site, your fire district). Stick to the county's ten Special Use factors, especially water use, compatibility, infrastructure, and off-site impacts. Courteous and factual comments are harder to dismiss.

Questions about the process: Cochise County Development Services, developmentservices@cochise.az.gov, 520-432-9300, 1415 Melody Lane, Building F, Bisbee.