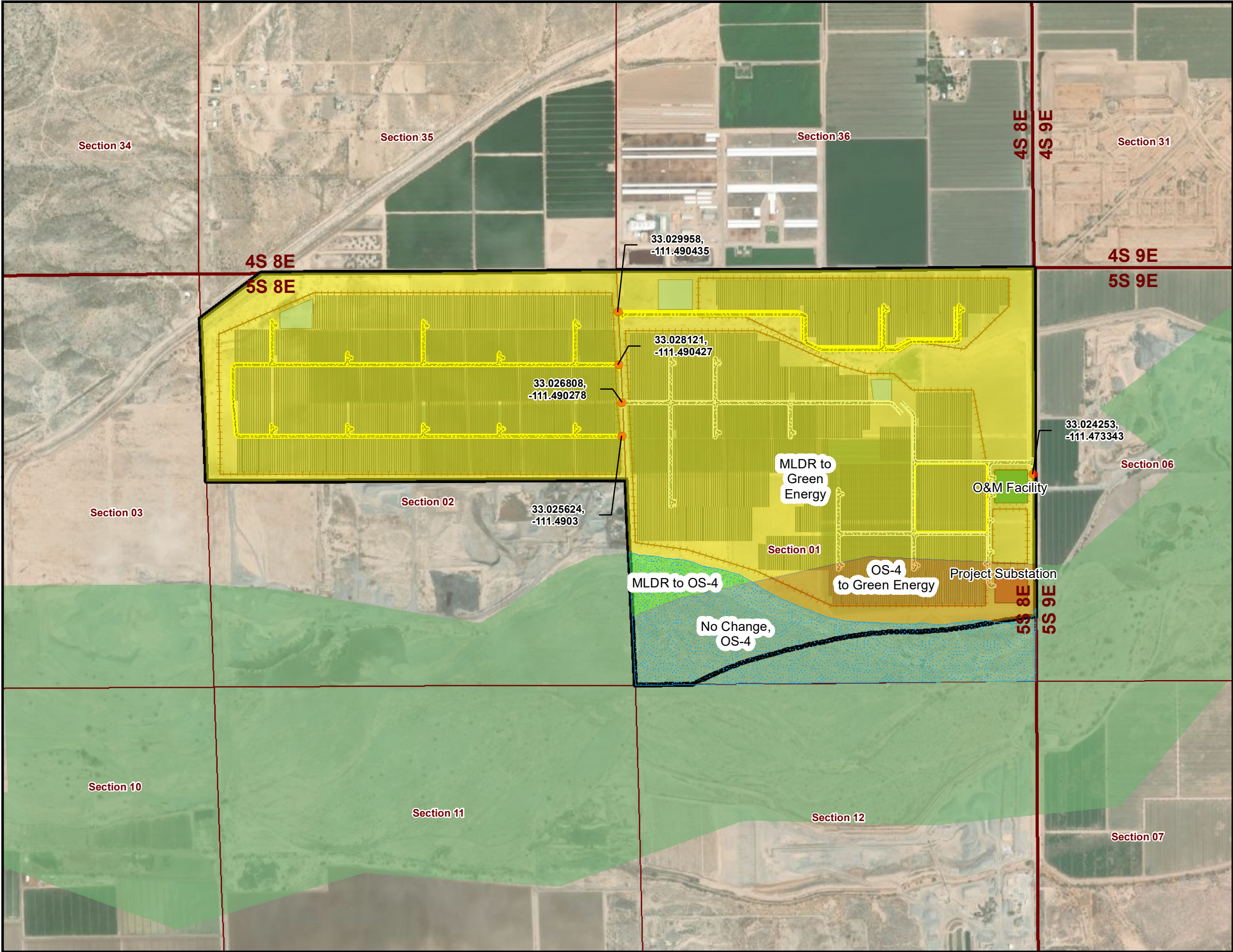
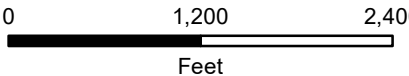


## **APPENDIX B: SITE PLAN AND PROPOSED LAND USE DESIGNATIONS**



**Site Layout Plan**  
**Cameron Solar**  
Pinal County, Arizona

- Ingress/Egress Locations
- Proposed New Road (Permanent)
- Undefined Road Type
- +++ Proposed Fence
- Proposed Substation
- Proposed O&M Facility
- Proposed Staging Area / Laydown Yard
- Proposed Solar Array
- ▨ Floodplain
- Designated Open Space
- Flood Zone
- MLDR to OS-4
- MLDR to Green Energy
- OS-4 to Green Energy
- ▭ Site Boundary
- ▭ PLSS Township
- ▭ PLSS Section





## **APPENDIX C: AZGFD ONLINE ENVIRONMENTAL REVIEW TOOL RESULTS AND PROJECT EVALUATION PROGRAM LETTER**

# Arizona Environmental Online Review Tool Report



## *Arizona Game and Fish Department Mission*

*To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.*

**Project Name:**

Cameron Solar

**Project Description:**

Initial site review for the presence of biological constraints.

**Project Type:**

Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

**Contact Person:**

Emily Festger

**Organization:**

Tetra Tech, Inc

**On Behalf Of:**

PRIVATE

**Project ID:**

HGIS-13550

***Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.***



**Disclaimer:**

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

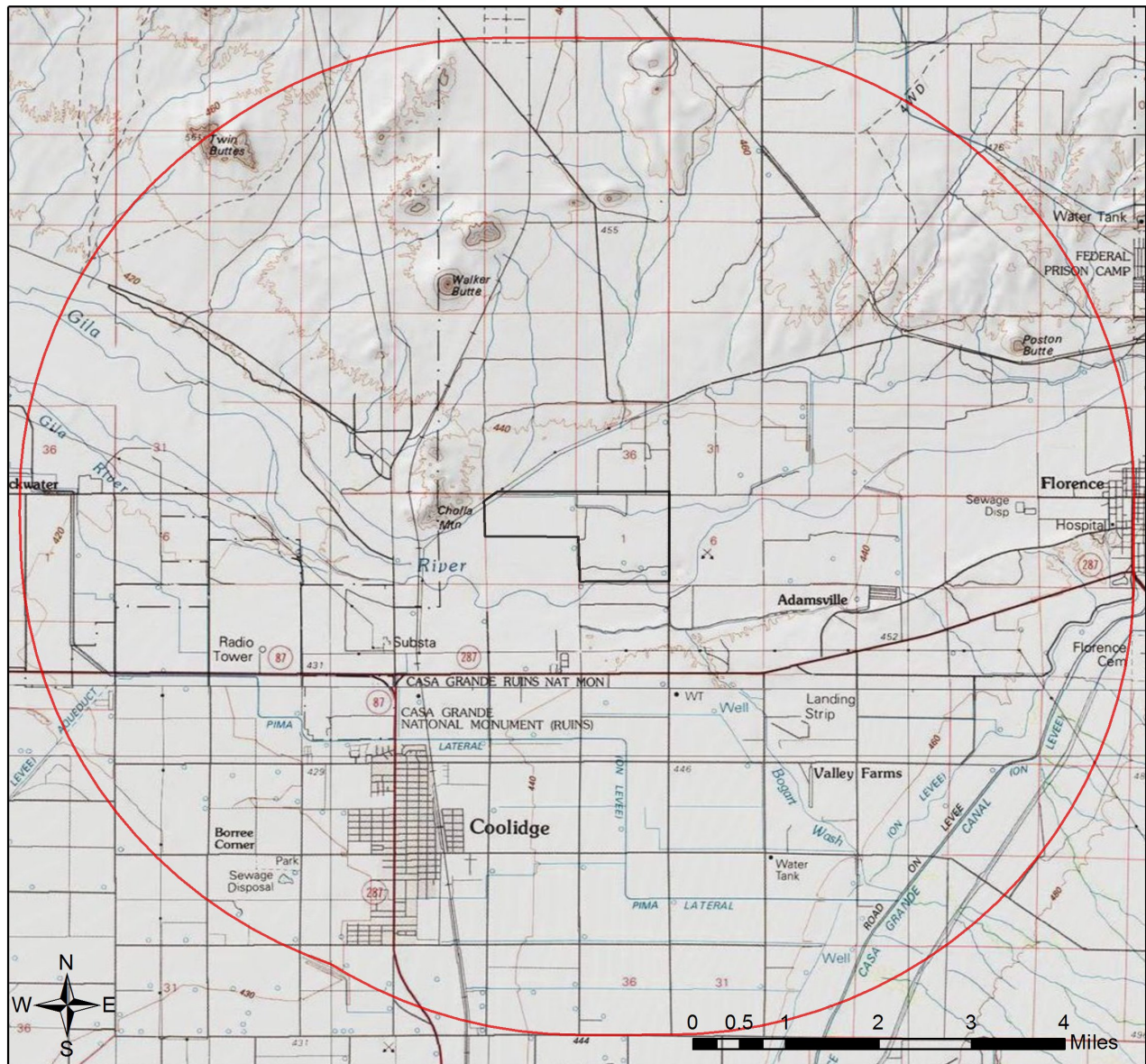
**Locations Accuracy Disclaimer:**

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

**Recommendations Disclaimer:**

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:  
**Project Evaluation Program, Habitat Branch**  
**Arizona Game and Fish Department**  
**5000 West Carefree Highway**  
**Phoenix, Arizona 85086-5000**  
**Phone Number: (623) 236-7600**  
**Fax Number: (623) 236-7366**  
**Or**  
[PEP@azgfd.gov](mailto:PEP@azgfd.gov)
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

## Cameron Solar USA Topo Basemap With Locator Map



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Project Size (acres): 935.73

Lat/Long (DD): 33.0254 / -111.4875

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T4S, R8E; T5S, R8E; T5S, R9E

USGS Quad(s): BLACKWATER; FLORENCE

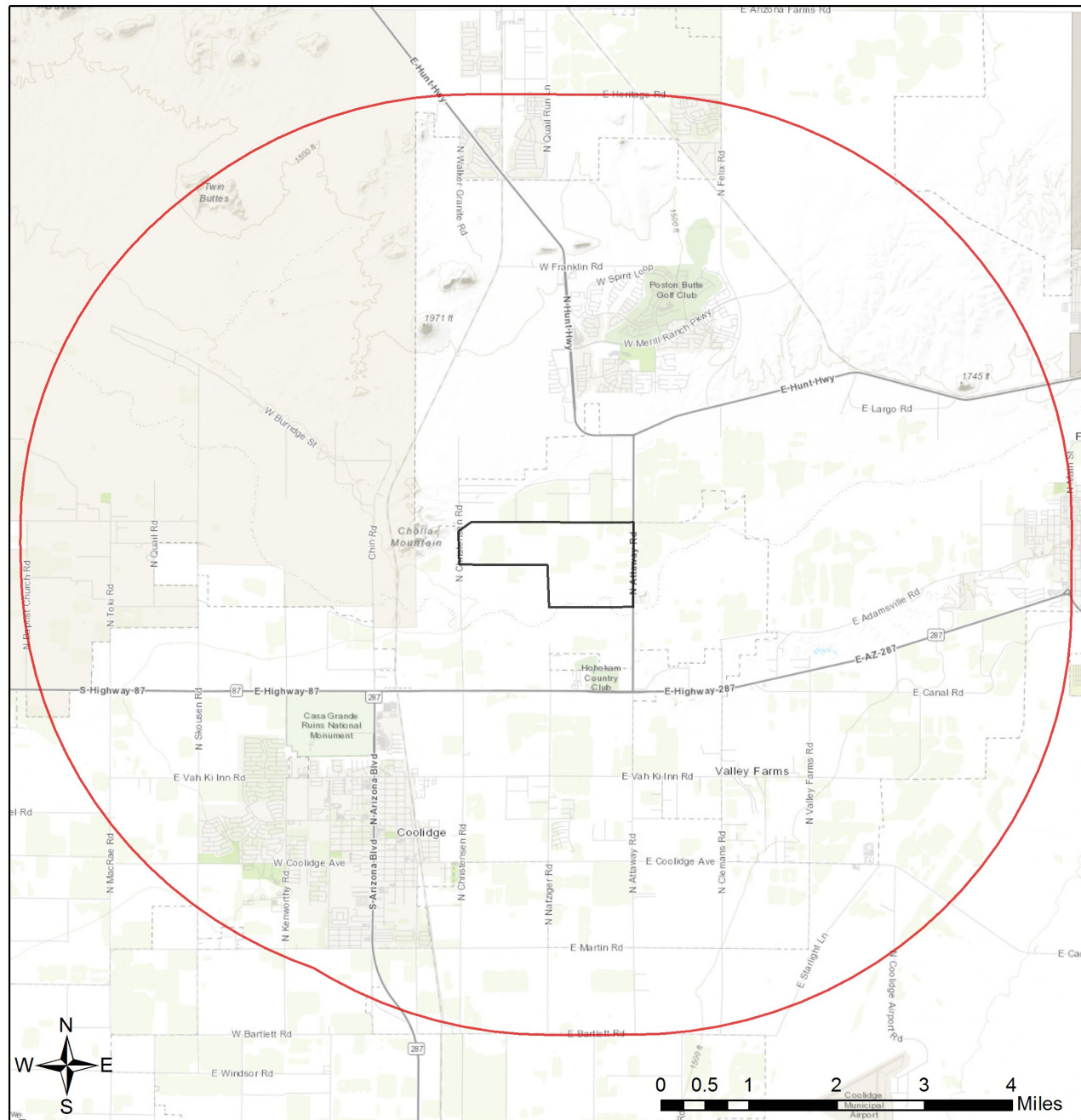
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap







## Cameron Solar

Web Map As Submitted By User



-  Project Boundary
-  Buffered Project Boundary

Project Size (acres): 935.73

Lat/Long (DD): 33.0254 / -111.4875

County(s): Pinal

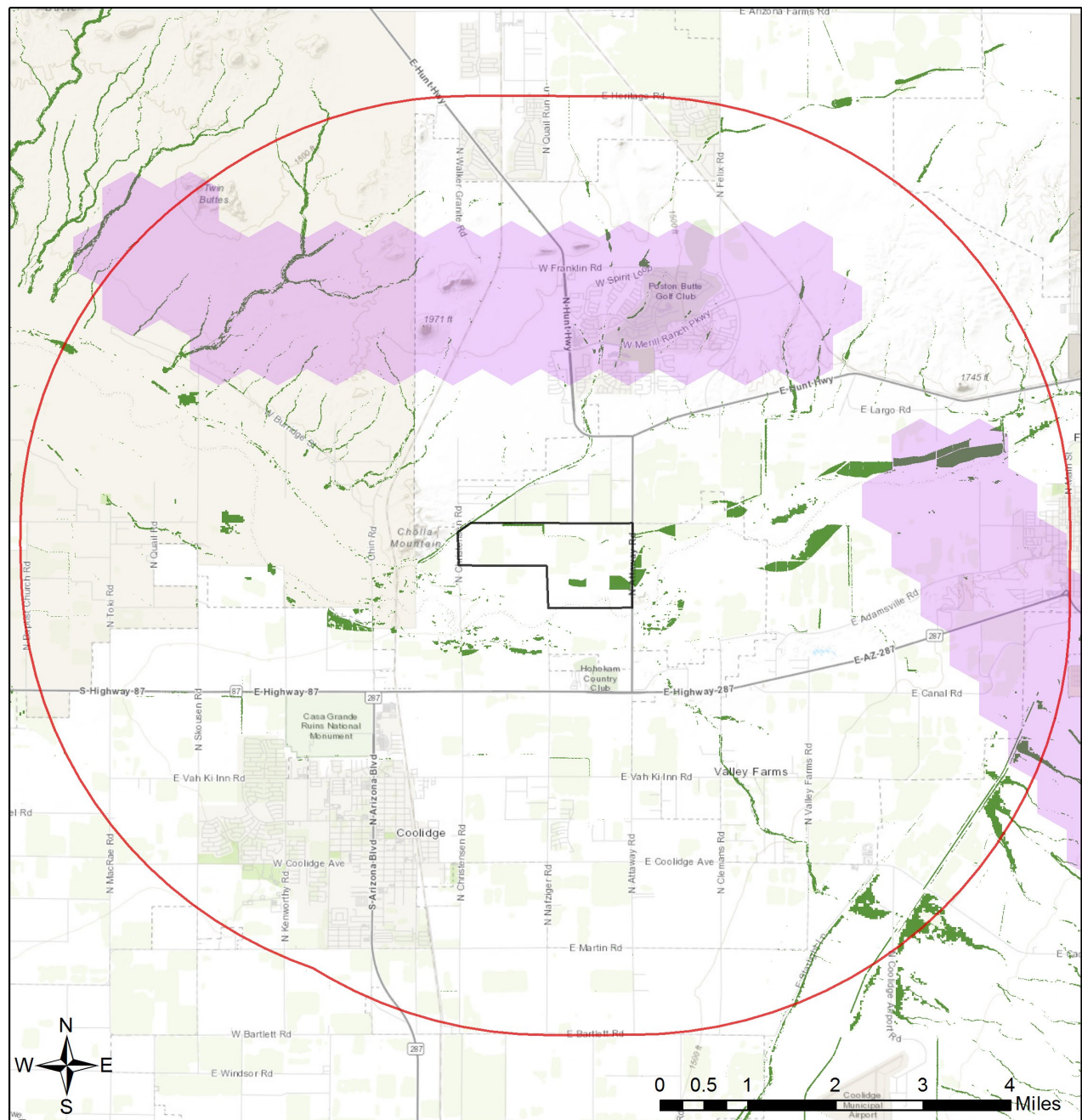
AGFD Region(s): Mesa

Township/Range(s): T4S, R8E; T5S, R8E; T5S, R9E

USGS Quad(s): BLACKWATER; FLORENCE

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

## Cameron Solar Important Areas



- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 935.73

Lat/Long (DD): 33.0254 / -111.4875

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T4S, R8E; T5S, R8E; T5S, R9E

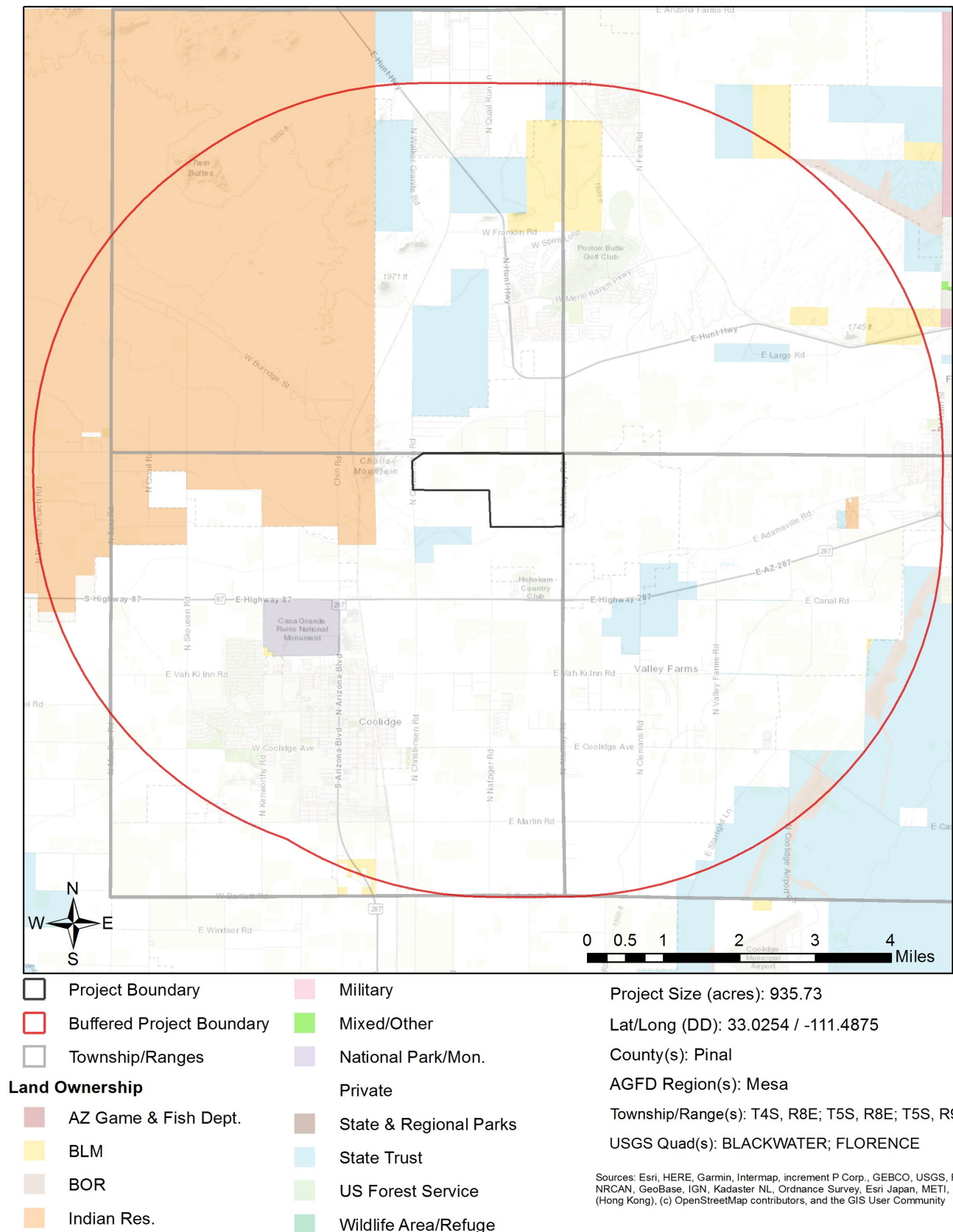
USGS Quad(s): BLACKWATER; FLORENCE

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



## Cameron Solar

### Township/Ranges and Land Ownership





**Special Status Species Documented within 5 Miles of Project Vicinity**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Agosia chrysogaster chrysogaster	Gila Longfin Dace	SC		S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Catostomus clarkii	Desert Sucker	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE				1A

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

**Special Areas Documented that Intersect with Project Footprint as Drawn**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Gila River	Pinal County Wildlife Movement Area - Riparian/Wash					
Riparian Area	Riparian Area					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Agosia chrysogaster	Longfin Dace	SC		S		1B
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypste costae	Costa's Hummingbird					1C
Catostomus clarkii	Desert Sucker	SC	S	S		1B
Catostomus insignis	Sonora Sucker	SC	S	S		1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cyprinodon macularius	Desert Pupfish	LE				1A
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillei	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolni	Lincoln's Sparrow					1B
Melospiza aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Phrynosoma goodei	Goode's Horned Lizard					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Vulpes macrotis	Kit Fox	No Status				1B

**Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

**Project Type: Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)**

**Project Type Recommendations:**

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.



Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

For any powerlines built, proper design and construction of the transmission line is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws. Limit project activities during the breeding season for birds, generally March through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season. For underground powerlines, trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefuna (snakes, lizards, tortoise) from entering ditches. In addition, indirect affects to wildlife due to construction (timing of activity, clearing of rights-of-way, associated bridges and culverts, affects to wetlands, fences) should also be considered and mitigated.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (<https://www.fws.gov/office/arizona-ecological-services>).

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

**The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at [PEP@azgfd.gov](mailto:PEP@azgfd.gov).**

#### **Project Location and/or Species Recommendations:**

Analysis indicates that your project is located in the vicinity of an identified **wildlife habitat connectivity feature**. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer

to: <https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/>.

Please contact the Project Evaluation Program ([pep@azgfd.gov](mailto:pep@azgfd.gov)) for specific project recommendations.

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <https://www.fws.gov/office/arizona-ecological-services> or:

**Phoenix Main Office**

9828 North 31st Avenue #C3  
Phoenix, AZ 85051-2517  
Phone: 602-242-0210  
Fax: 602-242-2513

**Tucson Sub-Office**

201 N. Bonita Suite 141  
Tucson, AZ 85745  
Phone: 520-670-6144  
Fax: 520-670-6155

**Flagstaff Sub-Office**

SW Forest Science Complex  
2500 S. Pine Knoll Dr.  
Flagstaff, AZ 86001  
Phone: 928-556-2157  
Fax: 928-556-2121

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <https://www.azgfd.com/wildlife/nongamemanagement/tortoise/>

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at: <https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/>.



May 20, 2022

Ms. Kristen Goland  
1125 NW Couch Street  
Suite 700  
Portland, Oregon 97209

Electronically submitted to: [Kristen.Goland@avangrid.com](mailto:Kristen.Goland@avangrid.com), [heather.darrow@tetrattech.com](mailto:heather.darrow@tetrattech.com), and [mark.martell@tetrattech.com](mailto:mark.martell@tetrattech.com)

**RE: Cameron Solar Facility**

Dear Ms. Goland:

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the Cameron Solar facility proposal. The Department understands this project is planned as a 100MW photovoltaic (PV) solar facility with battery storage on approximately 809 acres of private land about five miles west of the town of Florence in Pinal County, Arizona. The majority of the project area consists of agricultural lands with approximately 12% consisting of desert-scrub habitat. Wetland areas occur within the project area along the Gila River, which is just south of the project area.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission (Commission), has jurisdictional authority and public trust responsibilities to protect and conserve the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's 10(a)1(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

The Department recognizes the importance of planning efforts to develop renewable energy locations that contribute to regional and state economic growth needs and would like to work closely with Avangrid Renewables to develop this economically-important facility. The Department recognizes that appropriate coordination, proper planning, and voluntary implementation of best management practices allow projects to be developed that avoid, minimize, or mitigate potential impacts to wildlife and recreational access during development and operation of the facility. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

---

**azgfd.gov | 602.942.3000**

**5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086**

**GOVERNOR:** DOUGLAS A. DUCEY **COMMISSIONERS:** CHAIRMAN LELAND S. "BILL" BRAKE, ELGIN | JAMES E. GOUGHNOUR, PAYSON  
TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON | KURT R. DAVIS, PHOENIX **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY



Solar facilities have the potential to influence wildlife through habitat loss, degradation, and fragmentation. Based on predicted range models and observations made during a biological resources assessment conducted by Tetra Tech in February 2022, Species of Greatest Conservation Need (SGCN) and Species of Economic and Recreational Importance (SERI) occur within and adjacent to the project area. The Department recommends pre-construction surveys and monitoring be conducted to determine species presence, as referenced in [\*Guidelines for Solar Development in Arizona\*](#)<sup>1</sup>. These surveys should be of sufficient duration and intensity to adequately assess all habitat types and potential species occurrence in and immediately adjacent to the project area. The Department requests that potential impacts to these species and their habitat from activities associated with the construction, operation, and decommissioning of the project be assessed and requests to work with Avangrid Renewables to determine appropriate design features and best management practices that can help minimize potential impacts. Species of main concern include birds covered under the Migratory Bird Treaty Act (MBTA), western burrowing owl, bald eagle, and Sonoran desert tortoise.

- Large-scale solar PV facilities can result in a high rate of bird mortality due to habitat loss, collision with panels, attraction due to an optical illusion of water, and unknown causes ([Kosciuch et al. 2020](#)<sup>2</sup>). The Department recommends a qualified biologist survey for bird species within the project area to better understand potential impacts from this project. Adjustments to panel spacing could help break up the illusion of water and reduce bird mortality; research is currently being conducted to assess this mitigation option (Wilkening and Rautenstrauch 2019<sup>3</sup>). Additionally, surveys for nesting birds should be conducted prior to construction activities that occur during the breeding season. The vegetation within the project area may provide nesting opportunities for avian species that are regulated under the MBTA and protected under state law. Breeding season for birds in this area is generally mid-January through late June. If it is anticipated the project will not be in compliance with MBTA, the Department recommends contacting the U.S. Fish and Wildlife Service (USFWS) for their technical assistance. The USFWS will provide options to comply with the MBTA.
- The western burrowing owl, a special status species that is regulated under the MBTA, has been documented in the vicinity of your project. The biological resources assessment conducted by Tetra Tech found that suitable habitat might occur within the northwest part of the project area; however, agricultural areas also provide important habitat for this species and should be considered during subsequent assessments. Similarly, this species may be present year-round, rather than just during the summer, as indicated by Table 4 of the biological resources assessment. The Department recommends conducting an occupancy survey for western burrowing owls throughout the project area to determine if this species occurs within your project footprint. Guidelines for conducting this survey are found in [Burrowing Owl Project Clearance Guidance for Landowners](#)<sup>4</sup>. Please note that the survey should be conducted by a surveyor that is certified by the Department. If

---

<sup>1</sup> <https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FinalSolarGuidelines03122010.pdf>

<sup>2</sup> <https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0232034>

<sup>3</sup> Wilkening, J., and K. Rautenstrauch. 2019. Can solar farms be wildlife friendly? The Wildlife Professional 13(1):46–50.

<sup>4</sup> <https://www.azgfd.com/wildlife/speciesofgreatestconservneed/raptor-management/burrowing-owl-mangement/>

an active burrowing owl burrow is detected, please contact the Department and the USFWS for direction, in accordance with the guidelines.

- Bald eagles, which are regulated under the Bald and Golden Eagle Protection Act (BGEPA), have been documented within the project area. If uncertain about the effects of the project to eagles, or if it is anticipated the project will not be in compliance with the BGEPA, the Department recommends contacting the USFWS for their Technical Assistance, as well as Tuk Jacobson, the Department's raptor expert, at [KJacobson@azgfd.gov](mailto:KJacobson@azgfd.gov) or 623-236-7575. The USFWS and the Department will provide options to comply with the BGEPA, such as conservation measures to avoid or minimize adverse effects to the eagles.
- The Sonoran desert tortoise is covered under a Candidate Conservation Agreement (CCA). The Department recommends conducting surveys within suitable habitat, in accordance with the [\*Desert Tortoise Survey Guidelines for Environmental Consultants\*](#)<sup>5</sup>, to determine the presence/absence of this species. If tortoises are identified, please refer to and implement the [\*Recommended Standard Mitigation Measures for Projects in Sonoran Desert Tortoise Habitat\*](#)<sup>6</sup> and [\*Guidelines for Handling Sonoran Desert Tortoises Encountered on Development Projects\*](#)<sup>7</sup>.

The Department recommend the following additional design features and Best Management Practices to minimize impacts to wildlife and habitat:

- To the extent possible, the Department recommends retaining habitat features underneath the panels, including vegetation and soils, instead of grading the entire site. The topography in the majority of the site is flat and would require minimal trimming of shrubs and existing vegetation to install the panels. Keeping the existing soil and root structures intact would serve to minimize erosional run-off and help reduce biodiversity loss within the site ([\*Grodsky and Hernandez 2020\*](#)<sup>8</sup>).
- The Department's [\*Wildlife Compatible Fencing Guidelines\*](#)<sup>9</sup> provide information on how fencing impacts wildlife, ways to design fencing to prevent wildlife entanglement and impalement, and to ensure wildlife movement is not restricted. Department personnel are available as resources to help determine appropriate fencing design and layout that will achieve its objective while reducing impact to wildlife, such as leaving a 6–8-inch gap between the ground surface and bottom of the fence to allow for smaller wildlife species to move freely through the area and make use of any habitat within the project boundaries.
- Wetland and riparian areas have been mapped and identified within the project area. The Department recognizes riparian habitats as important areas for wildlife, offering vital habitats, resources, and movement corridors. Therefore, the Department actively encourages management practices that will result in the conservation and protection of these areas and recommends considering designs that would avoid, minimize, or mitigate

---

<sup>5</sup> <https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2010SurveyguidelinesForConsultants.pdf>

<sup>6</sup> <https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/MitigationMeasures.pdf>

<sup>7</sup> <https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf>

<sup>8</sup> <https://www.nature.com/articles/s41893-020-0574-x>

<sup>9</sup> [https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125\\_AGFD\\_fencing\\_guidelines.pdf](https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf)

any potential impacts to riparian areas during the planning stage of the project. The Department is available to share our expertise on ways to avoid, minimize, and mitigate any impacts to riparian areas. Additionally, the Department recommends reviewing the [Pinal County Comprehensive Plan](#)<sup>10</sup> (i.e. policies 6.1.2.1 and 7.1.2.4), [Open Space and Trails Master Plan](#)<sup>11</sup>, [Drainage Ordinance](#)<sup>12</sup>, and [Drainage Design Manual](#)<sup>13</sup> as they all identify riparian area considerations, guidance, and policies for Pinal County.

- Birds of prey such as raptors, owls, vultures, and eagles are vulnerable to electrocution and powerline strikes during construction and operation. There are a number of design features that can minimize these impacts to these important species. Tuk Jacobson is the Department's raptor expert and is willing to share information on best management practices; he can be contacted at [KJacobson@azgfd.gov](mailto:KJacobson@azgfd.gov) or 623-236-7575. Guidelines have also been established by the USFWS along with the Avian Power Line Interaction Committee (APLIC): [Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006](#)<sup>14</sup> and within the [Reduced Avian Collisions with Power Lines: The State of the Art in 2012](#)<sup>15</sup>.
- If trenching will occur for the proposed project, the Department recommends that trenching and backfilling crews be close together to minimize the amount of open trenches at any given time. Where trenches cannot be back-filled immediately, the Department recommends escape ramps be constructed at least every 90 meters. Escape ramps can be short lateral trenches or wooden planks sloping to the surface. The slope should be less than 45 degrees (1:1). Trenches that have been left open overnight should be inspected and animals removed prior to backfilling.
- Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals), and may affect wildlife behavior and populations ([Davies et. al. 2013](#)<sup>16</sup>). The Department recommends using only the minimum amount of light needed for safety, especially in areas immediately adjacent to open space or undeveloped lands. Motion sensing lighting and narrow spectrum lighting are preferred, and the Department encourages their use as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.
- To help protect native vegetation and wildlife habitat, please employ best management practices to reduce impacts to native vegetation during project construction and maintenance and also to minimize potential introduction of exotic invasive species. Please refer to Arizona's Native Plant Law for regulations and for a list of native plants that are protected. A Native Plant Inventory may need to be conducted to identify, record, and coordinate plant salvage efforts for protected species.
- To minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens, precautions should be

---

<sup>10</sup> <https://www.pinalcountyz.gov/communitydevelopment/planning/pages/compplan.aspx>

<sup>11</sup> <https://www.pinalcountyz.gov/openspacetrails/documents/final%20open%20space%20and%20trails%20master%20plan.pdf>

<sup>12</sup> <https://www.pinalcountyz.gov/publicworks/floodcontrol/pages/drainageordinance.aspx>

<sup>13</sup> <https://www.pinalcountyz.gov/publicworks/pages/informationcenter.aspx>

<sup>14</sup> [https://www.aplic.org/uploads/files/2643/SuggestedPractices2006\(LR-2\).pdf](https://www.aplic.org/uploads/files/2643/SuggestedPractices2006(LR-2).pdf)

<sup>15</sup> [https://www.aplic.org/uploads/files/15518/Reducing\\_Avian\\_Collisions\\_2012watermarkLR.pdf](https://www.aplic.org/uploads/files/15518/Reducing_Avian_Collisions_2012watermarkLR.pdf)

<sup>16</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3657119>

taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the [Arizona Department of Agriculture website](#)<sup>17</sup> for a list of prohibited and restricted noxious weeds and the [Arizona Native Plant Society](#)<sup>18</sup> for recommendations on how to control them. To view a list of documented invasive species or to report invasive species in or near your project area, visit [iMapInvasives](#)<sup>19</sup>, which is a national cloud-based application for tracking and managing invasive species.

Thank you for the opportunity to provide input on the Cameron Solar Facility. For further coordination, please contact Tiffany Sprague at [tsprague@azgfd.gov](mailto:tsprague@azgfd.gov) or 623-236-7222.

Sincerely,



Luke Thompson  
Habitat, Evaluation, and Lands Branch Chief

cc: Joshua Hurst - Regional Supervisor - Region VI  
Kelly Wolff - Region VI Habitat, Evaluation, and Lands Program Supervisor  
Ginger Ritter - Project Evaluation Program Supervisor  
Tiffany Sprague - Project Evaluation Program Specialist

AZGFD # M22-05044959

---

<sup>17</sup> <https://agriculture.az.gov/pestspest-control/agriculture-pests/noxious-weeds>

<sup>18</sup> <https://aznps.com/invas>

<sup>19</sup> <https://imap.natureserve.org/imap/services/page/map.html>



## **APPENDIX D: NEIGHBORHOOD MEETING REPORT**

# Neighborhood Meeting Report

## Cameron Solar Project

May 2022

---

### Prepared for



Pinal County Planning Division  
85 N. Florence St, First Floor  
Florence, AZ 85132

### Prepared by



**TETRA TECH**

350 Indiana Street, Suite 500  
Golden, CO 80401

### On Behalf of



1125 NW Couch Street, Suite 700  
Portland, OR 97209

## Table of Contents

<b>1.0 INTRODUCTION .....</b>	<b>1</b>
<b>2.0 NEIGHBORHOOD MEETING .....</b>	<b>2</b>
2.1 Notifications .....	2
2.1.1 Mailing List .....	2
2.1.2 Informational Mailer .....	3
2.1.3 Newspaper Advertisements .....	3
2.2 Neighborhood Meeting.....	3
2.3 Stakeholder Feedback.....	4
2.4 Proposed Mitigation of Concerns.....	5
<b>3.0 LITERATURE CITED .....</b>	<b>5</b>

## List of Tables

Table 1.	Mailing List for the Cameron Solar Project Neighborhood Meeting.....	2
Table 2.	Stakeholder Inquiries Received Prior to Neighborhood Meeting.....	4
Table 3.	Stakeholder Concerns and Responses During Neighborhood Meeting.....	4

## List of Appendices

Appendix A: Informational Flyer

Appendix B: Newspaper Advertisement Proof

Appendix C: Images of the Neighborhood Meeting

Appendix D: Neighborhood Meeting Informational Display Boards

Appendix E: Neighborhood Meeting Supporting Materials

Appendix F: Neighborhood Meeting Sign-in Sheet

## **Acronyms and Abbreviations**

Applicant	Aurora Solar, LLC, a wholly-owned subsidiary of Avangrid Renewables LLC
MCPA	major comprehensive plan amendment
Project	Cameron Solar Project



## 1.0 INTRODUCTION

Aurora Solar LLC, a wholly-owned subsidiary of Avangrid Renewables LLC (the Applicant), is requesting a major comprehensive plan amendment (MCPA) to the 2019 Pinal County Comprehensive Plan in order to construct, operate, maintain, and decommission the proposed Cameron Solar Project (Project), a photovoltaic solar facility comprising seven parcels.

As part of the MCPA process, the Applicant is required to hold a neighborhood meeting that complies with the Citizen Review process outlined in Chapter 2.166.050, Section E: Citizen Review of the Pinal County Development Services Code (Pinal County 2022).

The process for the neighborhood meeting is described as follows:

- i. *Notice of the meeting shall be sent to the head of homeowners' or community associations nearest the property proposed for rezoning.*
- ii. *Notice shall be sent to all real property owners, as shown on the last assessment of the property, within 1,200 feet of the property proposed for rezoning.*
- iii. *Notification shall include the date, time and location of the meeting, a description and location of the project and how verbal and written comments can be submitted.*
- iv. *Notwithstanding the notice requirement, the failure of any person or entity to receive notice shall not constitute grounds for preventing any action by the county (Pinal County 2022).*

As part of the process, the report must include the following:

- i. *Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.*
- ii. *Content, dates mailed, numbers of mailings, including letters, meeting notices, newsletters and other publications, and names and addresses where mailed.*
- iii. *Copies of mailings.*
- iv. *Copies of sign-in sheets from all public meetings.*
- v. *A summary of concerns, issues and problems expressed during the process, including:*
  - A. *The substance of the concerns, issues and problems.*
  - B. *Statement as to how the applicant has addressed or intends to address concerns, issues and problems expressed during the process.*
  - C. *A statement about the concerns, issues and problems the applicant is unwilling or unable to address and why (Pinal County 2022).*

The purpose of this Neighborhood Meeting Report is to document that the Applicant complied with the neighborhood meeting process and to meet the reporting requirements described in Chapter 2.166.050, Section E: Citizen Review of the Pinal County Development Services Code (Pinal County 2022). This Neighborhood Meeting Report is intended to be a part of the *Application for a Major Comprehensive Plan Amendment: Cameron Solar Project (Case Z-PA-086-22) (Tetra Tech 2022)*.

## 2.0 NEIGHBORHOOD MEETING

### 2.1 Notifications

#### 2.1.1 Mailing List

The Applicant developed a mailing list that included the Anthem Parkside at Merrill Ranch, the nearest homeowners' or community association near the Project, as well as 31 additional real property owners within 1,300 feet. The Applicant went out an additional 100 feet beyond the requirements to ensure any property owners on the edge of the 1,200-foot notice requirement were included. A copy of the mailing list is included in Table 1 and omits any duplicates. The mailing list and parcel data were obtained from the Pinal County Assessor's Office. The mailing list was sent the informational mailer described in the section below.

**Table 1. Mailing List for the Cameron Solar Project Neighborhood Meeting**

Owner Name	Mailing Address	City	State	Zip
BCW Inc., c/o Cemex Inc.	1501 Belvedere Rd.	West Palm Beach	FL	33406
Church of Jesus Christ of Latter-Day Saints	50 E North Temple, Room 2225	Salt Lake City	UT	84150
Charles A. Kenworthy c/o California Portland Cement	2025 E. Financial Way	Glendora	CA	91741
Hanson Aggregates AZ Inc., C/O Marvin F Poer & Co.	3520 Piedmont Rd. NE, Suite 410	Atlanta	GA	30305
Pinal County	PO Box 827	Florence	AZ	85132
Aska Resources LLC	PO Box 609	Gilbert	AZ	85299
Billy Joe Gilchrist Jr.	10233 E. Calypso Ave.	Mesa	AZ	85208
Magma Flood Control District	3850 E. Baseline Rd., Suite 114	Mesa	AZ	85206
Southern Pacific Transportation Company	1400 Douglas St., Stop 1640	Omaha	NE	68179
Walker Butte 500 LLC	8800 N. Gainey Center Dr., Suite 255	Scottsdale	AZ	85258
Mario Lizarraga	1609 E. Roma Ave.	Phoenix	AZ	85016
Gayla Chandler	PO Box 1671	Coolidge	AZ	85128
Red Lamb Row LLC	250 W. Ray Rd.	Gilbert	AZ	85233
Glenda Montes	16915 N. Christensen Rd.	Florence	AZ	85132
Genus LP	PO Box 1178	Temecula	CA	92593
Jalal Yakoo	17051 N. 45th St.	Phoenix	AZ	85032
TTGI LTD PSHIP	1001 E. Gemini Dr.	Tempe	AZ	85283
Cross Creek Dairy	7901 Avenue 368	Dinuba	CA	93618
Michael F. Feliz, Et. Al.	1850 N. Ridgemont Pl.	Casa Grande	AZ	85122
Dung Nguyen	4169 Pebble Pointe Ln.	Lilburn	GA	30047
George Feliz Trust	PO Box 1111	Florence	AZ	85132
Michael Teran	6077 E. Pattee Road	Florence	AZ	85132
Yakoo Khibeir	2200 W. 3rd St.	Yuma	AZ	85364
William and Cheryl Standage	409 S. El Dorado	Mesa	AZ	85202
Marvin and Teresa Springer Co-Trust Springer Family Living Trust	PO Box 2138	Coolidge	AZ	85128
Justin and Rebecca Husband	17141 N. Christensen Road	Florence	AZ	85132

Owner Name	Mailing Address	City	State	Zip
Thomas and Debra Uptain	2040 E. Oasis St.	Mesa	AZ	85213
Joshua and Heather Hamilton	3295 E. Sierita Rd.	San Tan Valley	AZ	85143
Blythe Investors Arizona LLC	PO Box 56278	Chicago	IL	60656
Michael Gray	406 E. Saddle Way	San Tan Valley	AZ	85143
Epcor Water AZ Inc.	2355 W. Pinnacle Peak Rd., Suite 300	Phoenix	AZ	85027
Anthem Parkside at Merrill Ranch C/O Michelle Haney	1600 W. Broadway Rd., Suite 200	Tempe	AZ	85282

### 2.1.2 Informational Mailer

The informational mailer was sent to the mailing list (Table 1). The informational mailer included the date, time, and location of the meeting; a description and map of the Project location; and guidance on how verbal comments can be submitted. The informational mailer was a full-color 8.5-by-11-inch informational flyer inclusive of the required information as well as a Project-specific hotline and email address (Appendix A). The flyer was mailed on Thursday, April 14, 2022, and arrived with stakeholders beginning Monday, April 18, 2022, approximately two weeks prior to the community meeting.

### 2.1.3 Newspaper Advertisements

The Applicant coordinated the publication of newspaper advertisements in the *Casa Grande Dispatch*, a publication of general circulation in the Pinal County community, to provide an additional means of notification of the community meeting.

The advertisements were published for two consecutive weeks prior to the community meeting. Specifically, advertisements were published in the April 19, April 21, April 23, April 26, April 28, and April 30, 2022, editions of the *Casa Grande Dispatch*. A copy of the proof of newspaper advertisements is included in Appendix B.

## 2.2 Neighborhood Meeting

The Applicant held a neighborhood meeting on Monday, May 2, 2022, from 5:00 PM to 6:30 PM at the Anthem Parkside Community Center in Anthem Parkside at Merrill Ranch, in Florence, Arizona.

The neighborhood meeting was presented in an open house format. There was no formal presentation. Attendees were directed to the Community Center's Pioneer Room via a series of directional signs and front desk staff were available to direct attendees to Pioneer Room. Upon entering, attendees were asked to provide their contact information at a discrete sign-in table, and were then led to a series of 3- by 4-foot informational display boards. Applicant subject matter experts were available to answer attendee questions on a one-on-one basis.

Attendees were encouraged upon entering to provide feedback via paper comment forms that were provided. Business cards with Project-specific contact information were also provided to attendees, in the event they needed to provide feedback following the meeting. Any completed feedback forms were collected from attendees at the end of the meeting.

Images of the community meeting, both prior to and during, are included in Appendix C.

Copies of the informational display boards are included in Appendix D.

Copies of additional supporting materials, including Project business cards and event directional signage, are included in Appendix E.

Copies of sign-in sheets from the community meeting are included in Appendix F.

## 2.3 Stakeholder Feedback

The Applicant received a total of two inquiries from stakeholders in advance of the May 2, 2022 neighborhood meeting. A summary of these inquiries is included below (Table 2). Personal information was redacted to protect privacy.

**Table 2. Stakeholder Inquiries Received Prior to Neighborhood Meeting**

Date	Name	Comment	Response
04/22/2022	Grant Griffin	Hello, my name is Garrett Griffin with Cross Creek Dairy. I own the property directly to the north of your solar project right across Palmer Rd. I don't think I can make the informational meeting on May 2, but it said that I could contact you guys for a hard copy or maybe you can just shoot me an email or whatever. Just a little info on what you guys are doing up. My phone number is REDACTED. My email is REDACTED spelled out. That would be REDACTED and yeah, that's all I had. Thank you very much.	Mr. Griffin, We received your inquiry on Friday regarding the Cameron Solar project. I have attached the materials that will be provided and discussed at the open house next week. Please feel free to reach out to me if you have any additional questions. Thanks, Tyler ATTACHED: Virtual Community Meeting Boards
04/25/2022	Joe Kamber	Hi, my name is Joe Kamber, I received a letter regarding a community meeting. Can you please send me copy of the presentation materials to: Blythe Investors Arizona LLC REDACTED Prop. I D. 200240550. Pinal County. Thank you, Y K Kamber	Mr. Kamber, Thanks for reaching out to us. Yes, we will get a copy of the materials sent out to you this week. Thanks, Tyler Hoffbuhr Business Developer <a href="mailto:CameronSolar@Avangrid.com">CameronSolar@Avangrid.com</a>

During the neighborhood meeting on May 2, 2022, a total 13 people attended the meeting. Seven attendees declined to sign in when prompted. No written comments were provided despite encouragement to do so, only verbal discussions occurred during the neighborhood meeting. A summary of these discussions and responses is provided in Table 3.

**Table 3. Stakeholder Comments and Responses During Neighborhood Meeting**

Comment	Response
Multiple attendees expressed support for the Project location, as they would prefer solar development over residential development	Avangrid representatives thanked them for their comment.
An attendee was inquired as to what the property setback requirements for the Project would be	Avangrid representatives informed landowner that Avangrid would work with Pinal County to determine appropriate property setbacks for a solar facility in this area.
An attendee expressed frustration over the current road maintenance around the Project	Avangrid representatives could not provide direct comment on this comment since the roads that were referred to are currently maintained by Pinal County.



Comment	Response
Multiple attendees inquired if Avangrid was aware of how solar development projects impact property values	Avangrid representatives informed landowners of a recent study that said solar projects do not found to have a negative or positive impact on property value. Following the neighborhood meeting, the Applicant will send a recent study (Hamoodah et al. 2018) via email to all attendees who left an email address on the sign in sheet.
An attendee inquired as to the potential natural resource impacts of the Project	Avangrid representatives informed the stakeholder that our facilities would be secured with a chain-link fence and that this would not prevent smaller animals, rodents, or birds from entering the facility. Larger animals would not be able to enter the facility as a result of the security fence.
An attendee inquired as to the water source for the Project	Avangrid representatives indicated that water usage for operations is very low but that water is used more substantively for dust suppression during construction and will be working in the upcoming months to find an appropriate water source.
An attendee inquired as to the potential safety of the Project	Avangrid representatives stated that the facility would be secured behind a chain-link security fence with controlled access to the facility. Regarding fire safety, the Applicant stated that the opportunity for a fire to originate from the solar panels is low and that the perimeter of the facility would contain a fire break.
Multiple attendees inquired about the mailing distribution list for the neighborhood meeting	Avangrid representatives noted that Pinal County Development Services Code specified mailed notifications out to 1,200 feet from the property, but that Avangrid representatives send mailings out to 1,300 feet.

## 2.4 Proposed Mitigation of Concerns

The Applicant was not presented with any concerns, issues, or problems from the public prior to the neighborhood meeting (Table 2). All inquiries prior to the neighborhood meeting were to request hard copies of the materials.

Based on the comments provided during the neighborhood meeting (Table 3), no concerns, issues, or problems were identified during the neighborhood meeting. All attendees were inquiring for additional information about the Project on different subject matters, but did not express any concerns, issues, or problems the Project may have on these subject matters.

Since no concerns, issues, or problems were identified during the neighborhood meeting, the Applicant did not need to address any concerns, issues, or problems. If any concerns, issues, or problems arise during the Project permitting process, the Applicant will address any concerns, issues, or problems where possible.

The Applicant told the stakeholders at the neighborhood meeting that if they signed in, the Applicant would be sure to keep them informed of the proposed major comprehensive plan amendment (MCPA) to the 2019 Pinal County Comprehensive Plan. Additionally, the Applicant will forward a link to the property value study to all stakeholders at the neighborhood meeting who left an e-mail address (Hamoodah et al. 2018).

## 3.0 LITERATURE CITED

Hamoodah, Leila-Al; Koppa, Kavita; Schieve, Eugene; Reeves, D. Cale; Hoen, Ben; Seel, Joachim; and Rai, Varun. 2018. *An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations*.

The University of Texas at Austin. Available online at:  
[https://emp.lbl.gov/sites/default/files/property-value\\_impacts\\_near\\_utility-scale\\_solar\\_installations.pdf](https://emp.lbl.gov/sites/default/files/property-value_impacts_near_utility-scale_solar_installations.pdf). Accessed May 2022.

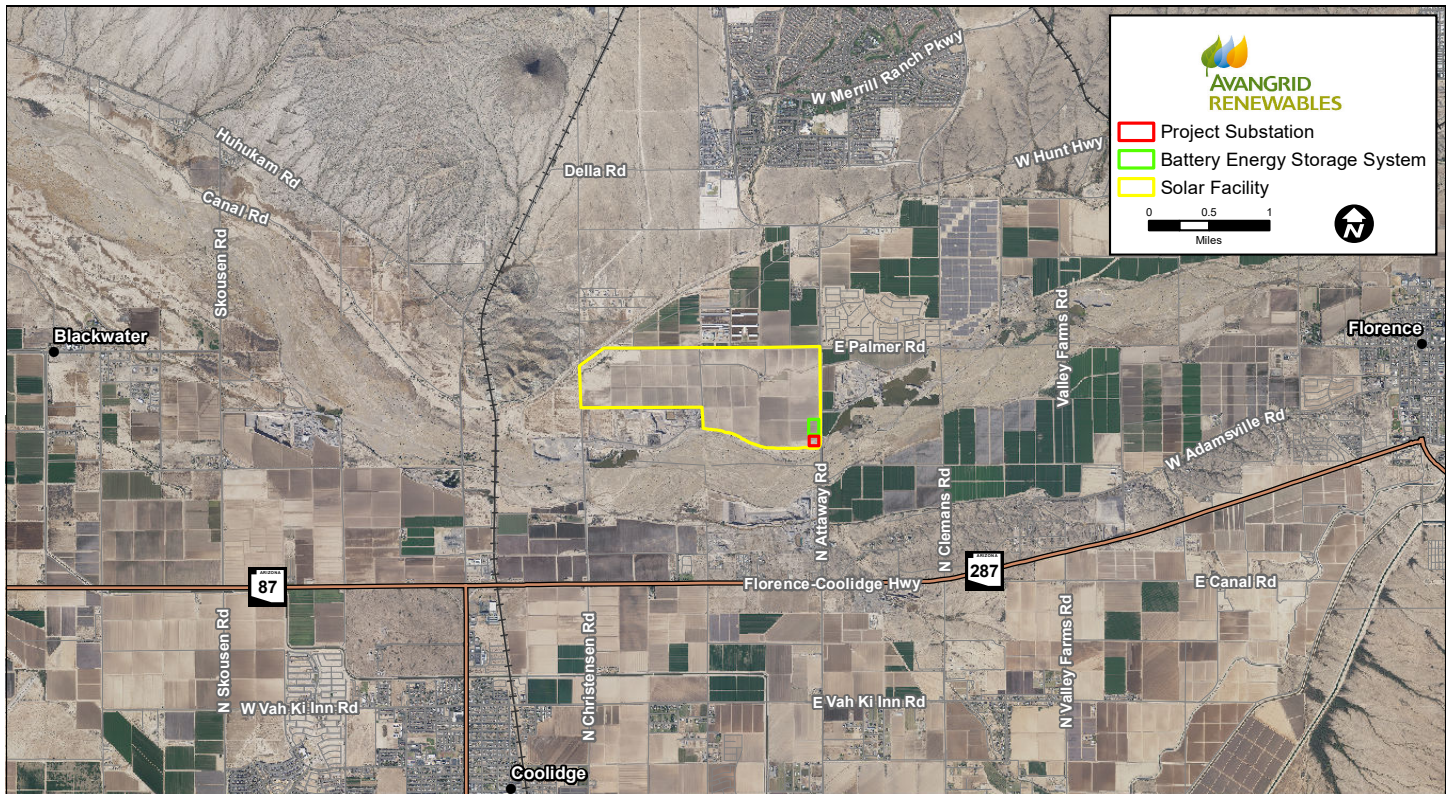
Pinal County. 2022. Development Services Code and Floodplain Management. Available online at:  
[https://library.municode.com/az/pinal\\_county/codes/development\\_services\\_code\\_and\\_floodplain\\_management\\_](https://library.municode.com/az/pinal_county/codes/development_services_code_and_floodplain_management_). Accessed May 2022.

Tetra Tech. May 2022. Application for a Major Comprehensive Plan Amendment Narrative Report:  
Cameron Solar Project.

## **APPENDIX A: INFORMATIONAL FLYER**



# Cameron Solar Project Community Meeting



This map is a graphic and may not show exact locations.

## Join Our Community Meeting

We invite you to join the Project team for a community meeting to learn more about the Cameron Solar Project.

**Monday, May 2, 2022**

**5:00 to 6:30 p.m.**

**Anthem Parkside Community Center**

**Pioneer Room**

**3200 N. Anthem Way**

**Florence, AZ 85132**

Can't make it? Please contact us for hard copies of the presentation materials!

## Overview

The Project is a planned 100-megawatt (MW) solar power generation facility with a battery energy storage system, a substation, and additional associated facilities.

The Project will be located in unincorporated Pinal County, Arizona.

## Schedule

Construction is expected to begin in mid-2024 and continue for 12 to 18 months.

The facility is expected to be in-service by the end of 2025. It will have an operational lifespan of about 40 years.

**Questions or comments? We want to hear from you!**

(480) 535-6001 | [cameronsolar@avangrid.com](mailto:cameronsolar@avangrid.com)



## **APPENDIX B: NEWSPAPER ADVERTISEMENT PROOF**

## MEETING NOTICE

Avangrid Renewables will host a community meeting to provide information about a planned solar power generation facility ("Project") located in unincorporated Pinal County, Arizona.

**WHAT:** Community Meeting to learn about Cameron Solar Project

**WHEN:** Monday, May 2, 2022  
5:00 to 6:30 p.m.

**WHERE:** Anthem Parkside Community Center  
Pioneer Room  
3200 N. Anthem Way  
Florence, AZ 85132

If you have questions or comments,  
please contact us at (480) 535-6001 or  
at [cameronsolar@avangrid.com](mailto:cameronsolar@avangrid.com).

Tetra Tech 4-19-22 Meeting  
#137849

DISP 4/19, 23, 26, 30 TVD 4/21, 28  
(1) Zoe  
2x3.5

All text was emailed

ol/bam

## **APPENDIX C: IMAGES OF THE NEIGHBORHOOD MEETING**











## **APPENDIX D: NEIGHBORHOOD MEETING INFORMATIONAL DISPLAY BOARDS**

# Overview

## Facility Overview

The Cameron Solar Project (“Project”) is a planned solar power generation facility in unincorporated Pinal County, Arizona.

The Project would include a 100-megawatt (MW) photovoltaic solar facility, a battery energy storage system, a substation, and additional associated facilities such as access roads.



The proposed interconnection of the Project is currently being reviewed, but may include tying directly into Arizona Public Service’s (APS) nearby 69-kilovolt (kV) transmission line or the Salt River Project (SRP) 115-kV transmission line.

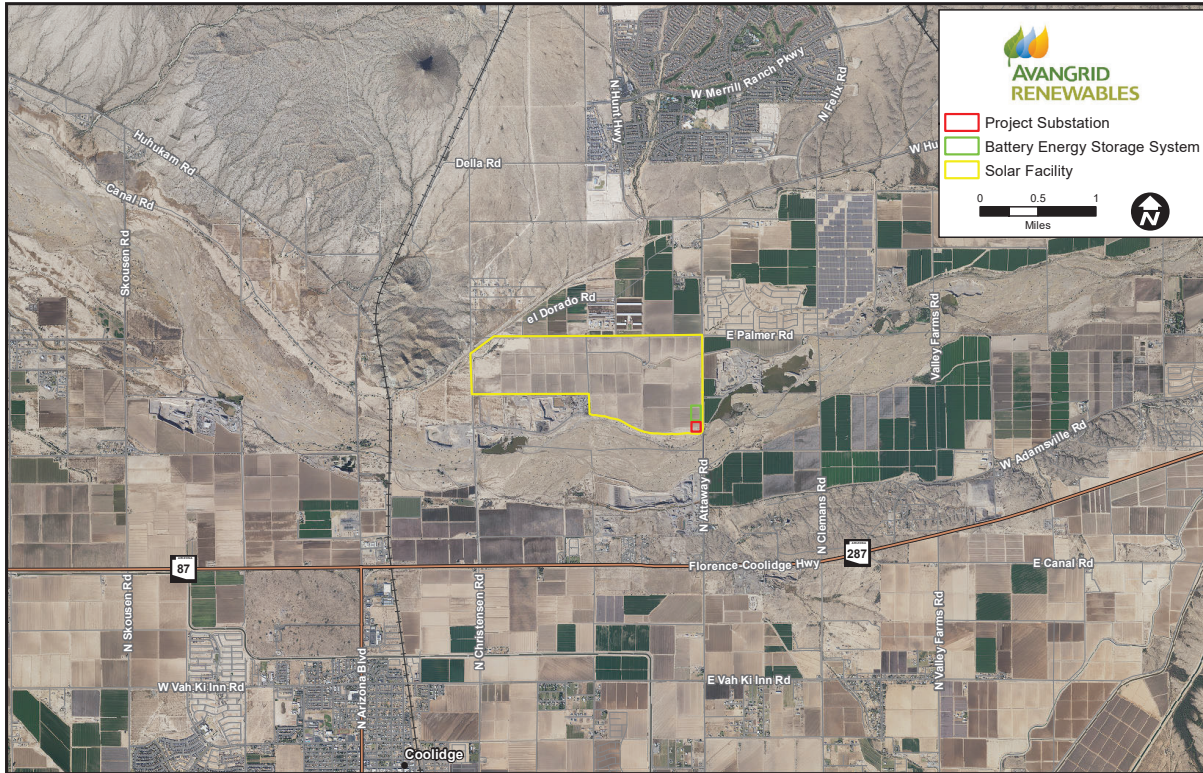
## Anticipated Milestone Schedule





# Project Location

## Location Map



## Site Photos



The Project is located within unincorporated Pinal County and is adjacent to the town of Florence and 0.5 miles north of the city of Coolidge.

We identified the site as an optimal location for a solar power generation facility based on the favorable resources available in Pinal County, including large, generally level areas with a lack of sensitive biological resources, as well as proximity to existing electric transmission infrastructure.

# Project Permitting

## Potential Permits

We are committed to working with the State of Arizona and Pinal County to obtain the necessary permits prior to starting construction.

Jurisdictions and Agencies	Potential Permits Required
Arizona Department of Water Resources	<ul style="list-style-type: none"><li>• Groundwater and Surface Water Use Permits</li><li>• Well Drilling Permits</li></ul>
Arizona Department of Environmental Quality	<ul style="list-style-type: none"><li>• Pollutant Discharge Elimination System Construction General Permit</li></ul>
Arizona Department of Transportation	<ul style="list-style-type: none"><li>• Class C Oversize/Overweight Permit</li></ul>
San Carlos Irrigation and Drainage District	<ul style="list-style-type: none"><li>• Canal Use Permits and Approvals</li></ul>
Pinal County	<ul style="list-style-type: none"><li>• Major Comprehensive Plan Amendment - Rezoning/Planned Area Development</li><li>• Floodplain Use Permit</li><li>• Commercial Right-of-Way Permits</li><li>• Commercial Building Permits</li></ul>

# Project Benefits

## Anticipated Benefits

Our Project, and solar power generation facilities in general, will come with a wide range of benefits for the Pinal County community.

### Tax Revenue



~\$10 Million in County  
Property Tax Revenue  
Over Project Lifespan

### New Jobs



375 - 425  
Construction Jobs

3 Permanent Jobs

### Community Benefits



Improved Air &  
Water Quality

No Odors or Noise

Minimal Water Use



# Project Safety & Decommissioning



## Safety

Operational solar power generation facilities are generally very safe, and have a very low risk of fire or environmental contamination. We coordinate with local emergency responders to reduce this risk further.

Avangrid Renewables has a robust Health and Safety Program, which we will implement in the construction, operation, and decommissioning of this Project. Elements of our program are evident in facility design, worker training, and well-understood strategies and emergency contingency plans.

## Decommissioning

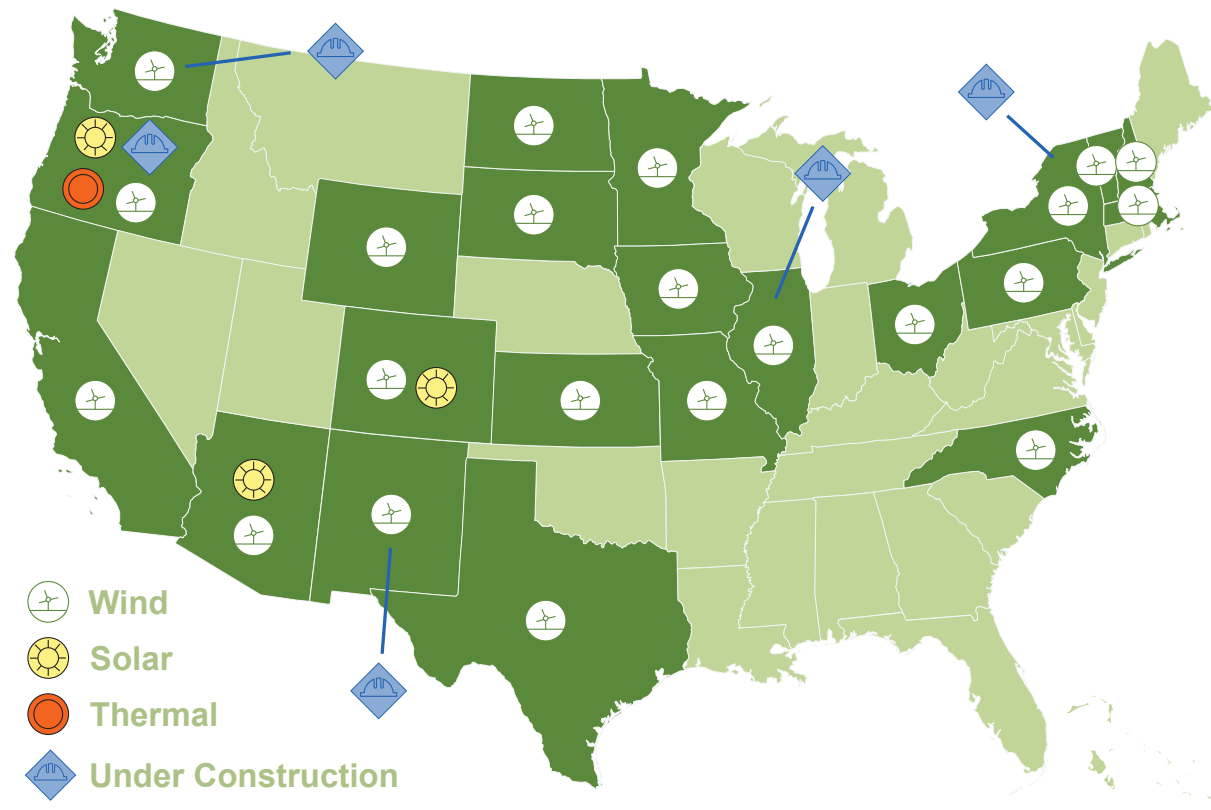
At the end of the Project's commercial operation, we may remove above-ground and underground Project components, including solar arrays, inverters, transformers, cabling and collection systems, and other associated facilities. After that, we restore properties by rehabilitating soil and reseeding the area to promote revegetation with native plants.

Wherever possible, we reuse, repurpose, salvage, or recycle components. If feasible, we may also repower the Project by replacing solar arrays and upgrading other ancillary facilities.

# About Avangrid Renewables

Avangrid Renewables is one of the largest renewable energy operators in the United States, with about 8 gigawatts (GW) of owned and controlled wind and solar generation in 22 states.

Avangrid, Inc., (NYSE: AGR) is a diversified energy and utility company with \$38 billion in assets and operations in 24 states.



Wind and Solar Facilities Under Construction	
Wind Facilities Under Construction	<b>513 MW</b>
Oregon	223 MW
New York	91 MW
Washington	153 MW
Ohio	45 MW
Solar Facilities Under Construction	<b>386 MW</b>
Oregon	200 MW
New York	80 MW
Illinois	106 MW



## **APPENDIX E: NEIGHBORHOOD MEETING SUPPORTING MATERIALS**



## **Cameron Solar Project**

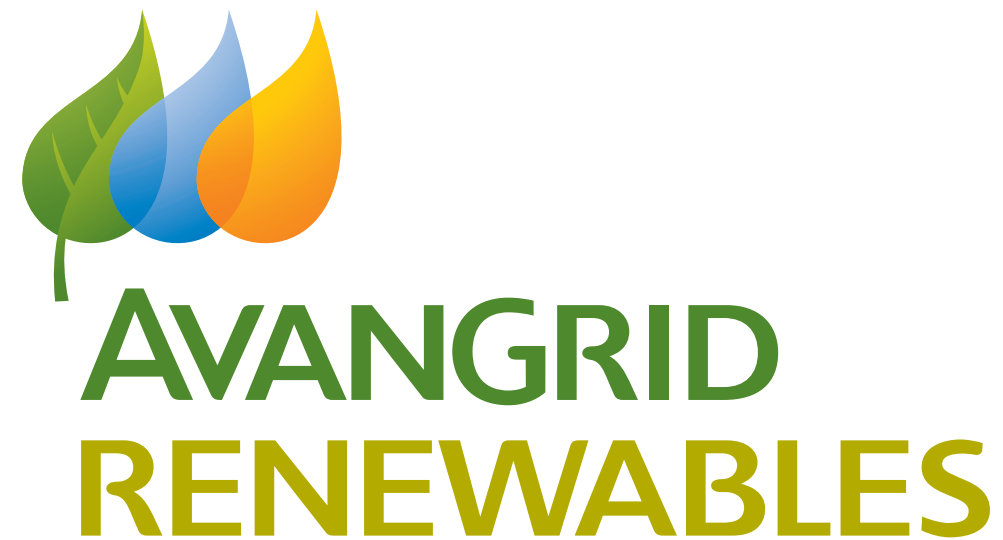
Questions or feedback?  
Contact us!

**(480) 535-6001**

**[cameronsolar@avangrid.com](mailto:cameronsolar@avangrid.com)**

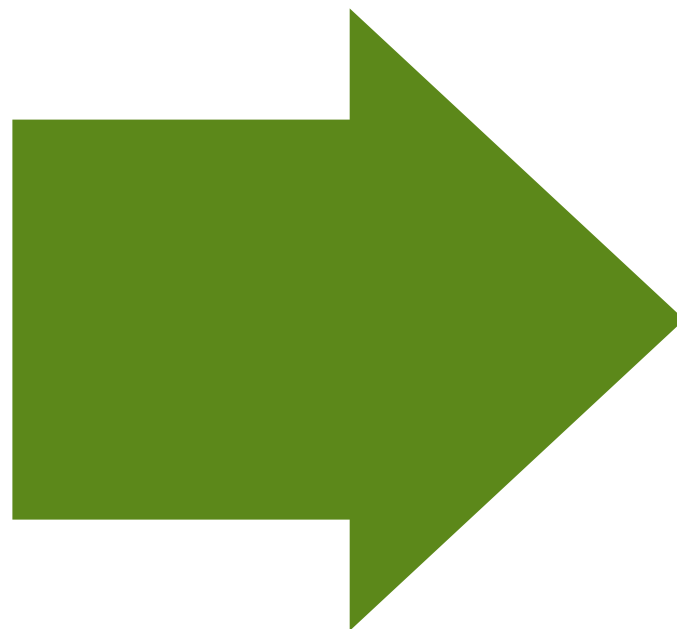


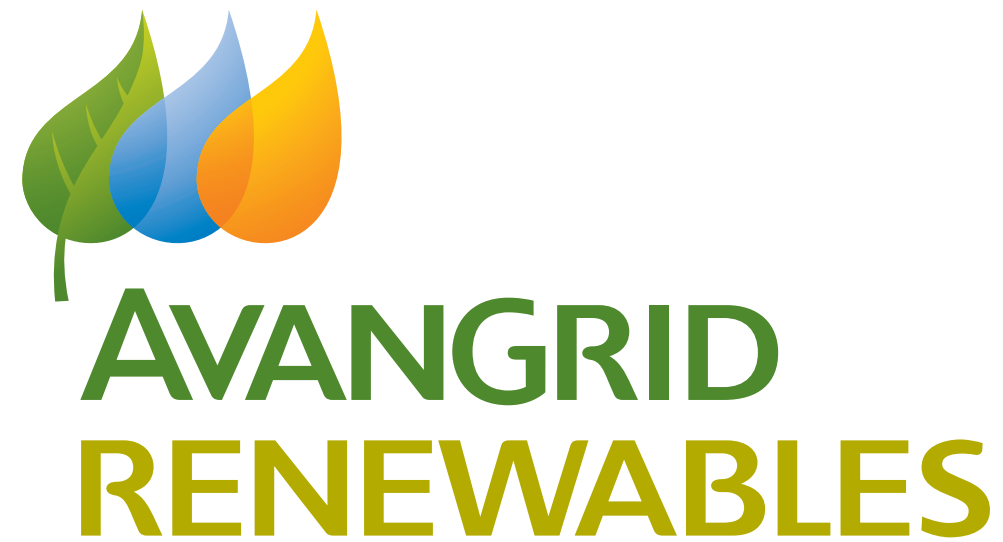
**AVANGRID**  
**RENEWABLES**



# **Cameron Solar Project Community Meeting**

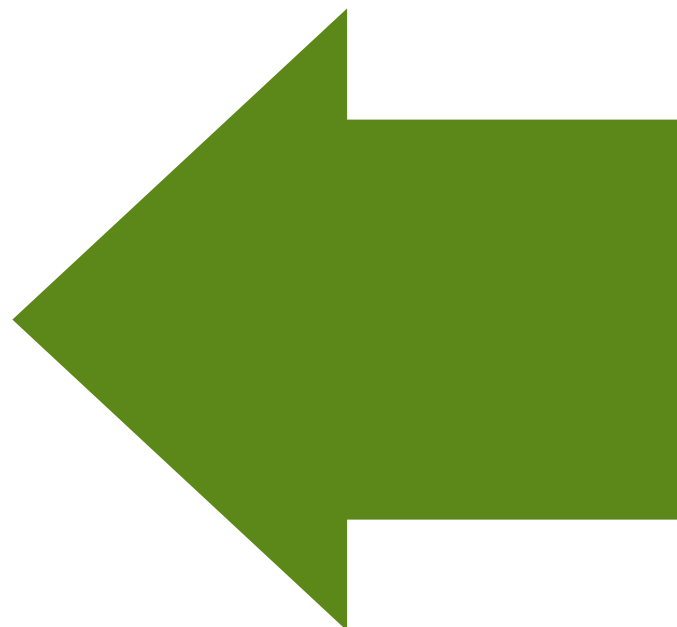
Monday, May 2, 2022  
5:00 to 6:30 P.M.  
Anthem Parkside Community Center  
Pioneer Room



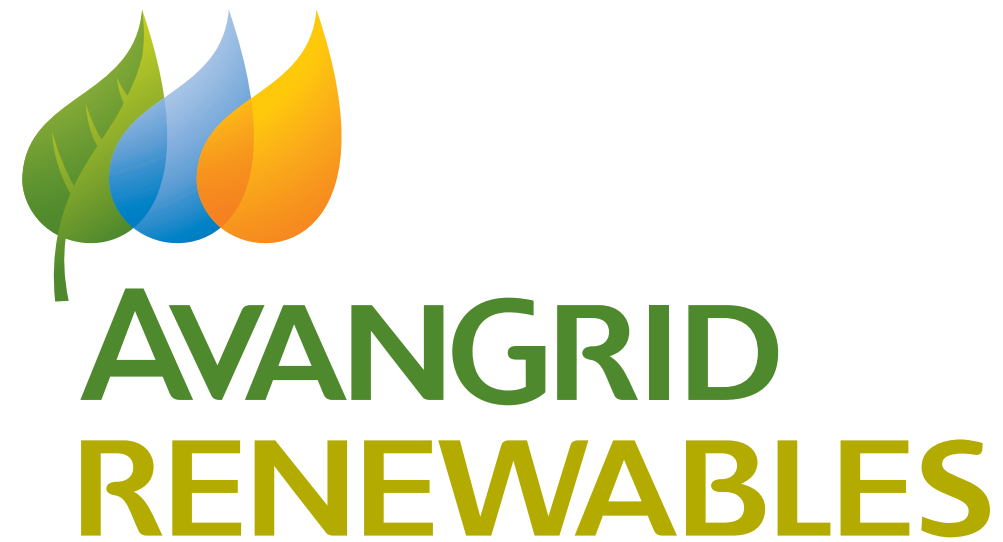


# **Cameron Solar Project Community Meeting**

Monday, May 2, 2022  
5:00 to 6:30 P.M.  
Anthem Parkside Community Center  
Pioneer Room







# **Cameron Solar Project Community Meeting**

Monday, May 2, 2022  
5:00 to 6:30 P.M.  
Anthem Parkside Community Center  
Pioneer Room



## **APPENDIX F: NEIGHBORHOOD MEETING SIGN-IN SHEET**



## Community Meeting

Anthem Parkside Community Center, Pioneer Room

1 of 1

[illegible]



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

---

**Comment on Planning Case Number PZ-PA-007-22**1 message

---

**Ernie** <efeliz58@hotmail.com>

Thu, Sep 1, 2022 at 1:55 PM

To: "sangeeta.deokar@pinalcountyz.gov" &lt;sangeeta.deokar@pinalcountyz.gov&gt;, "sangeeta.deokar@pinalaz.gov" &lt;sangeeta.deokar@pinalaz.gov&gt;

Name: Ernest Feliz

Address: [1850 N. Ridgemont Place, Casa Grande, AZ 85122](#)

Phone: 480-268-5251

Parcel No. 200-30-007

Please be advised that I am in opposition to this project. I believe this project will drastically decrease the value of my family's property located at the corner of Attaway Road and Palmer Lane. Our property is zoned for low density residential, which is the current zoning for the subject property. The proposed amendment will cause our property to be isolated for this type of zoning. Additionally, solar farm inverters have been know to emit an irritating noise, and increase heat in the surrounding area.

Thank you for allowing me to provide this input.

Sincerely,

Ernie Feliz, Manager  
Feliz Farms



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

---

**Opposition to Planning Case Number: PZ-PA007-22**2 messages

---

**hollbak4@aol.com** <hollbak4@aol.com>

Tue, Sep 6, 2022 at 12:20 PM

Reply-To: hollbak4@aol.com

To: "Sangeeta.Deokar@pinalcountyaz.gov" &lt;Sangeeta.Deokar@pinalcountyaz.gov&gt;

Planning Case Number: PZ-PA007-22

T.T.G.I. Limited Partnership  
Hollie Child Baker, General Partner  
[1001 East Gemini Drive, Tempe, AZ 85283](#)  
480-600-0874

Parcel Number: 200-30-006A

To: Sangeeta Deokar

T.T.G.I. Limited Partnership, owns 27.00 Acres located directly across Palmer Road from the North East corner of the site of the proposed zoning change to allow for the building of the proposed Cameron Solar Project. The members of the partnership also own the 23.00 acres of parcel number 200-30-006B, directly adjacent to the 27.00 acres, to the north, for a combined total of 50.00 acres.

Currently the property owned by T.T.G.I. Limited Partnership is leased out for farming. This has been the case historically as well. It has always been the intent of T.T.G.I. Limited Partnership to continue to lease the land for farming purposes until such future time that it would be appropriate to develop the land for residential use.

We are adamantly opposed to this zoning change, as we feel it will have a direct impact on our property values, both now and in the future, and that it is not consistent with the vision of development of the area that we were sold by ADOT and Pinal County during the approval process for ADOT's North South corridor route. At that time we were told that the freeway would support existing and future population and employment growth, which is why we did not oppose that project.

While we have not had adequate time since learning of this proposed project to thoroughly research all the potential impacts of a solar project of this size, we have learned that communities across the nation have opposed solar projects being built on farmland or land that can be used to develop housing communities and businesses that would provide jobs to those communities. Solar projects such as these can be built in outlying areas and on top of already existing industrial buildings.

The application for this zoning change states that 375-425 constructions jobs would be created during the building phase of the project which appears to be about one to one and a half years. They also state it will only create up to 3 full time positions during the time it is in operation, which could be 35 – 40 years. How does this support long term employment in the area?

The application also states that the project fits in with the existing land use of industrial, agricultural and vacant land. However, no consideration is given to the fact that the North South corridor was approved based on future population and employment growth, such as building residential and businesses in the area. We strongly feel that it will impact our future opportunities to develop residential housing on the land.

While we know that solar energy will generate more tax revenues for the county than the existing farm use currently does, we feel that the future quality of life in Pinal County should also be given consideration. We respectfully request that you do not approve this zoning change and keep the current zoning of moderate to low density residential and recreation/conservation in place.

We do plan on attending the hearing on September 15<sup>th</sup>.

Sincerely,

Hollie Child Baker,



General Partner  
T.T.G.I. Limited Partnership

---

**Sangeeta Deokar** <sangeeta.deokar@pinal.gov>  
To: hollbak4@aol.com

Tue, Sep 6, 2022 at 1:10 PM

Received

This will be shared with the Planning Commission in the upcoming meeting.

Thank you for your feedback.

Regards

Sangeeta D

[Quoted text hidden]

--

Thanks and Regards

**Sangeeta Deokar**

Planner,

85 N Florence Street  
First Floor, P O Box 2973  
Florence, AZ 85132



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

---

## Citizens Advisory Committee Notes

3 messages

---

**Stephen Kalandros** <steve.kalandros@q.com>  
Reply-To: Stephen Kalandros <steve.kalandros@q.com>  
To: Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Tue, Sep 6, 2022 at 11:00 AM

Sangeeta,

I was talking with Steve Abraham after the meeting Thursday about my usual practice of expressing preferences for later-stage decisions. I mentioned how I wanted to make some recommendations for the solar project we approved, PZ-PA-007-22, and he said I should pass them along to you. As we discussed, we can't really call these "stipulations" or "conditions", but I guess they are nonetheless expectations I have for requirements that would be enforced later. I voted "no" on that project simply because I couldn't express these, but I think it's important to note I would have supported it had the applicant made these assurances. I'm aware these have no legal weight but hopefully P&Z can use these as guides for what they require of the applicant moving forward.

1. When the transmission lines are sited, they should be routed as far from existing homes (specifically concerned about the mobile home park to the south) as feasible.
2. The battery facility (BESS) should be located at least 1/2 a mile and preferably a full mile from existing or future homes in order to minimize the size of any required evacuations in the event of a fire at the facility.
3. A larger landscape buffer should be added along the northern boundary of the project to provide visual separation from planned homes (as mentioned by the gentleman who spoke in the public comment period).
4. Consistent with policy 7.6.5.4 in the renewable energy guidelines we discussed in the final proposal, PZ-PA-011-22, applicant should investigate the feasibility of dual-use land use applications such as allowing grazing beneath the solar panels.

Furthermore, with regard to PZ-PA-008-22, there were a couple things I suspect were typos that I thought I'd bring to your attention:

1. [10.4.2.1](#): This is in the Florence Military Reservation (FMR) section but it references "heliport approach", which I don't think applies to this facility. Is this a cut-and-paste error?
2. [10.5.3.1](#): This is in the Silver Bell Army Heliport (SBAH) but it refers to PPS, Papago Peak Staging Area, so I suspect this is a cut-and-paste error as well.

Let me know if you have any questions.

Thank you!

Steve Kalandros

---

**Sangeeta Deokar** <sangeeta.deokar@pinal.gov>  
To: Gilbert Olgin <gilbert.olgin@pinal.gov>, Evan Evangelopoulos <evan.evangelopoulos@pinal.gov>

Tue, Sep 6, 2022 at 11:14 AM

FYI..... feedback from one of the committee members

Regards  
Sangeeta D  
[Quoted text hidden]

--  
Thanks and Regards

**Sangeeta Deokar**  
Planner,

85 N Florence Street  
First Floor, P O Box 2973

Florence, AZ 85132

---

**Sangeeta Deokar** <sangeeta.deokar@pinal.gov>  
To: Stephen Kalandros <steve.kalandros@q.com>

Tue, Sep 6, 2022 at 11:21 AM

Thank you for your input regarding the Solar case.  
I will add your comments to the P&Z staff report.

Regards  
Sangeeta D

[Quoted text hidden]

[Quoted text hidden]