



TO: PINAL COUNTY BOARD OF SUPERVISORS

MEETING DATE: NOVEMBER 1, 2023

CASE NO.: **IUP-003-23 (Lucid Airpark Test Site)**

CASE COORDINATOR: LaRee Mason, Planner

Executive Summary:

This is an Industrial Use Permit (IUP) to allow the construction and operation of a battery testing and storage site in the Pinal County Airpark vicinity. The proposed facility is located on a property owned by Pinal County. The site is zoned Industrial (I-3) and Activity Center (AC-3) with a Planned Area Development under cases PZ-011-18 and PZ-PD-011-18 approved on September 19, 2018.

If This Request is approved:

The applicant will apply for the site plan process.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval with stipulations.

REQUESTED ACTION & PURPOSE: **IUP-003-23** – Pinal County, landowner, requesting approval of an Industrial Use Permit to allow for a battery testing and storage site on a portion of a 480.0± acre parcel in the I-3 and AC-3 zoning districts.

LEGAL DESCRIPTION: A portion of Section 32, Township 10 South, Range 10 East, of the Gila and Salt Meridian.

TAX PARCEL: 410-14-0030

LANDOWNER/APPLICANT: Pinal County, property owner, Melody Spradlin, Lucid Motors, applicant.

AGENT: Katelyn Olson, Kimley-Horn

LOCATION: Approximately 1.5 miles west of Interstate 10 on East Pinal Airpark Road.

SIZE: 480± acres.

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Planning Division

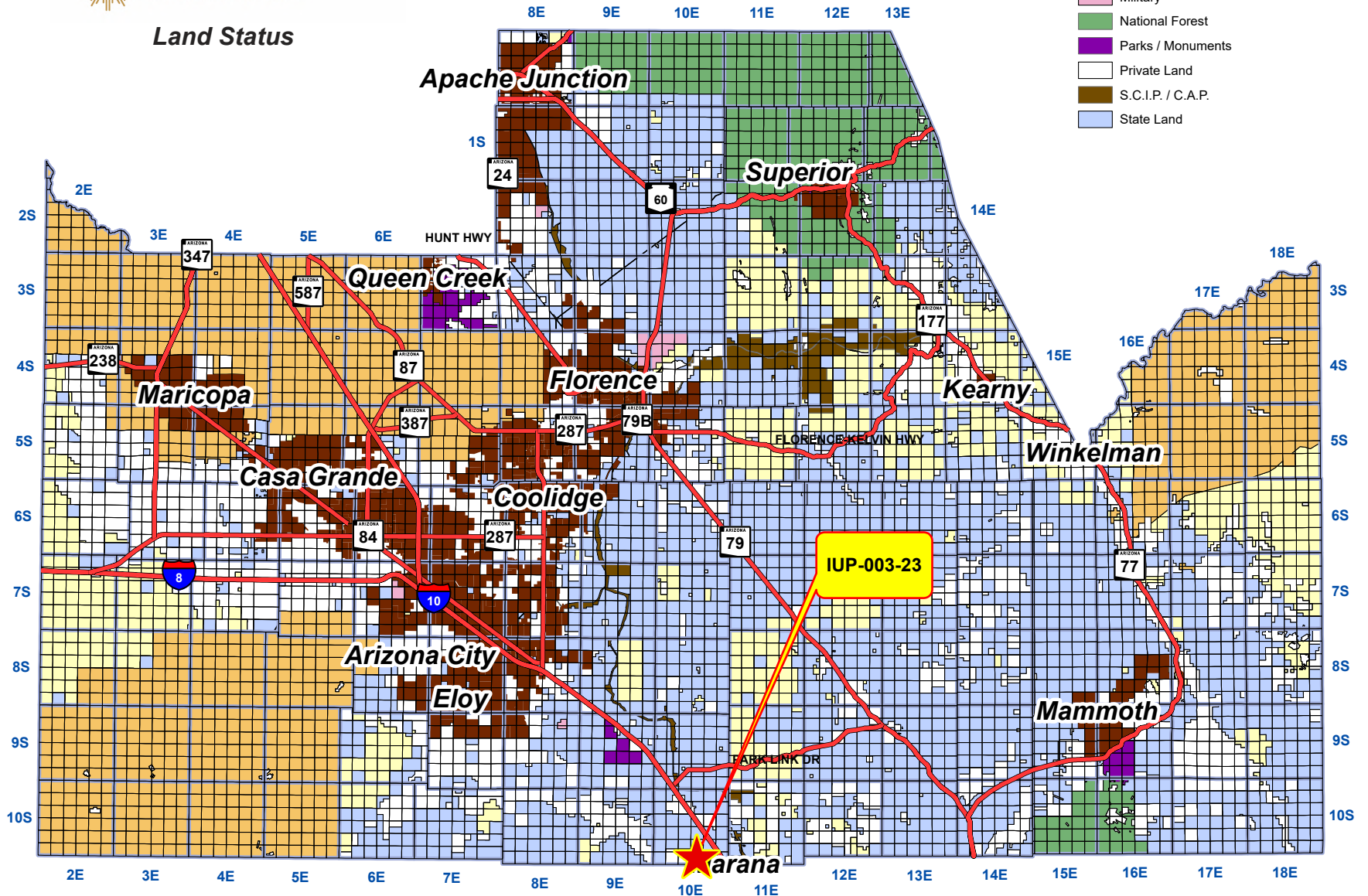


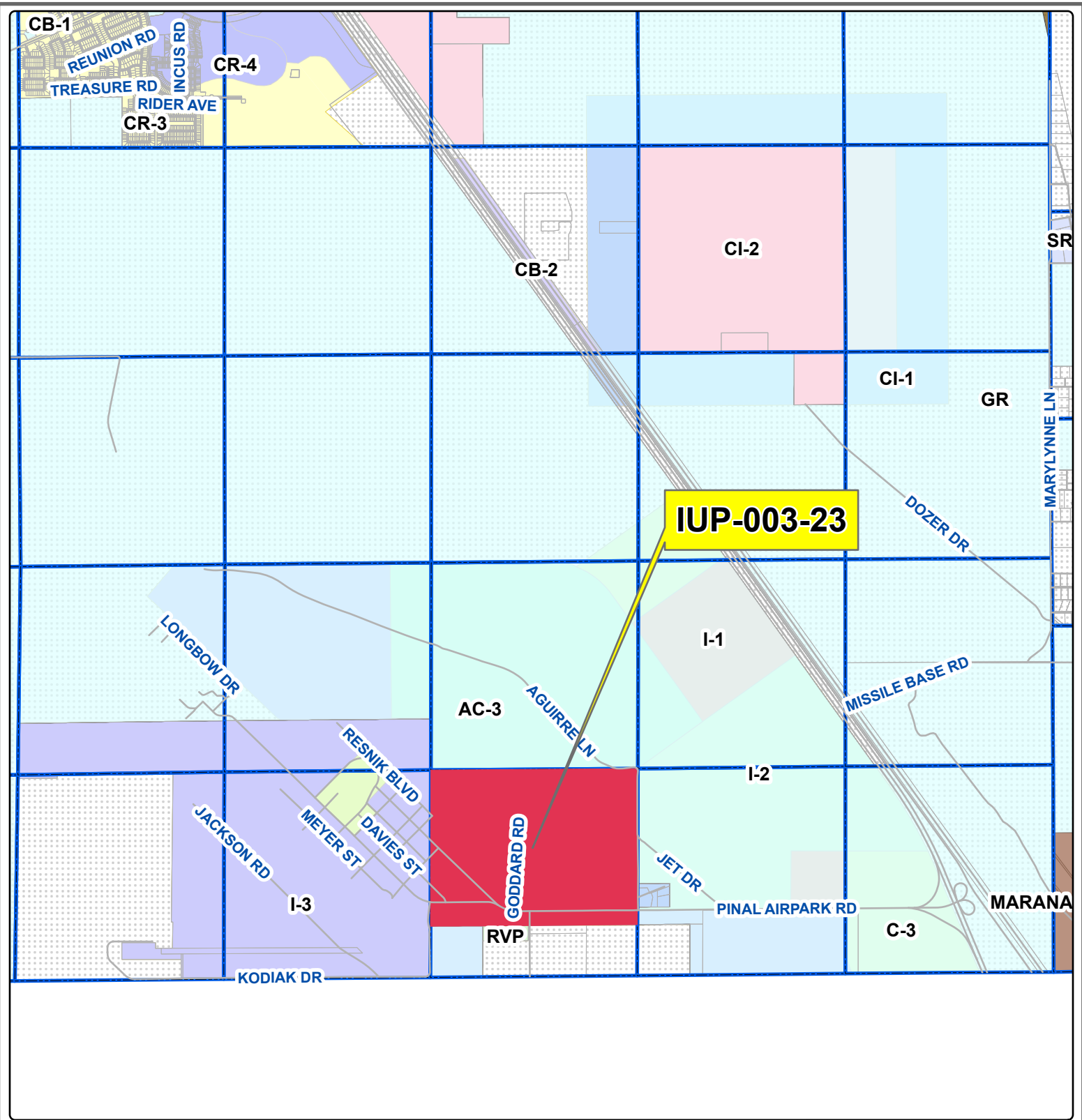
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





Community Development

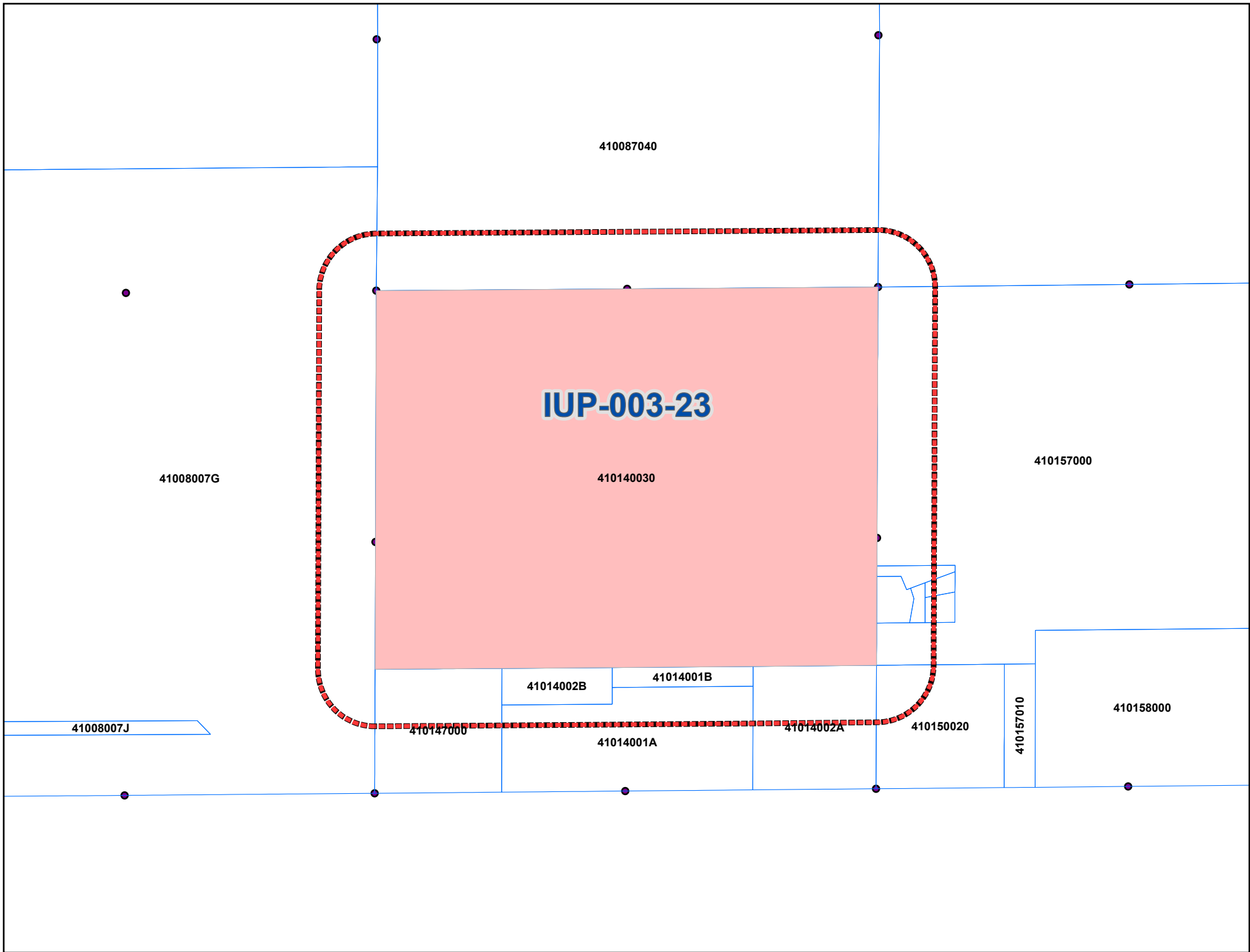


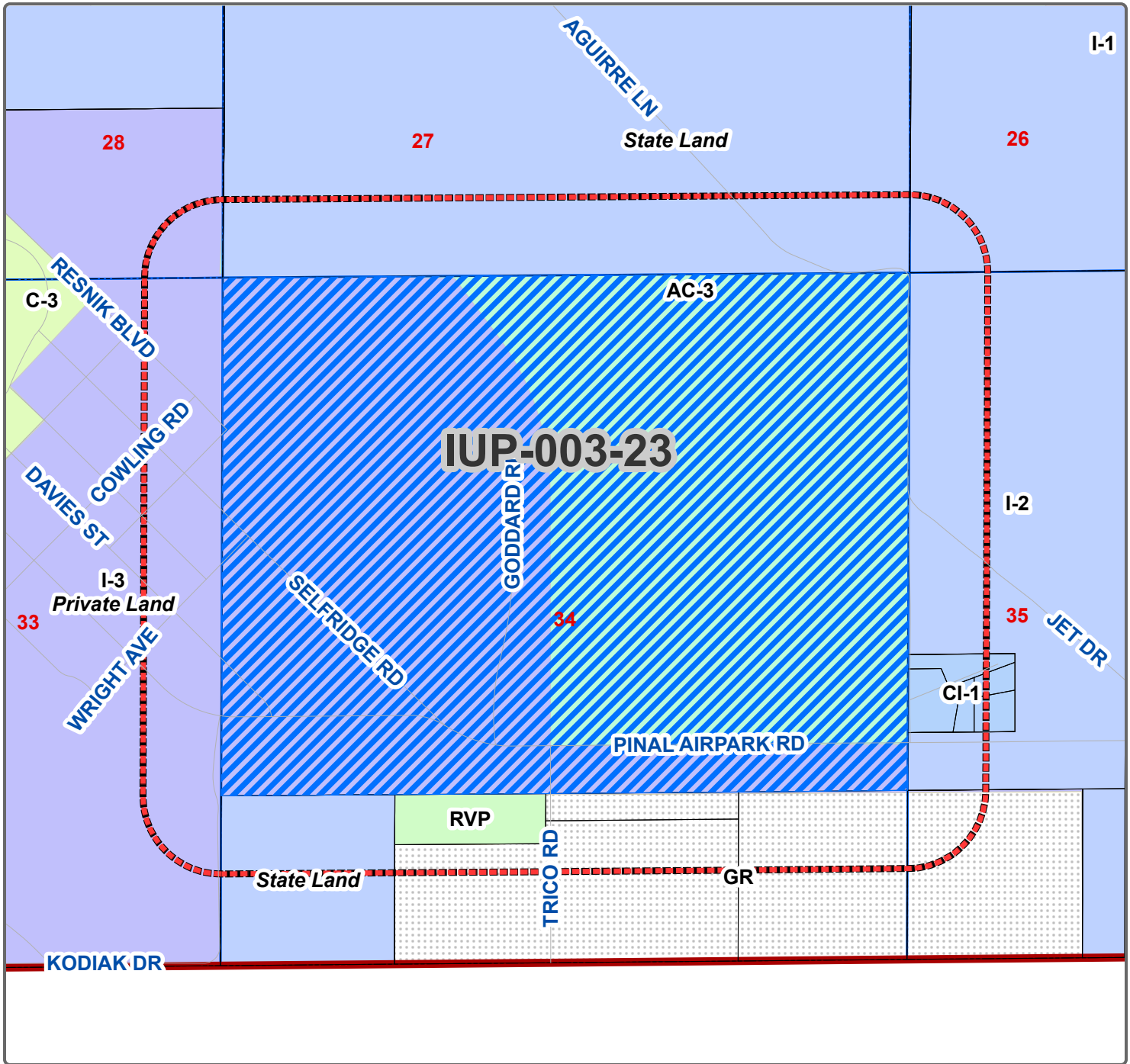
<p>Legal Description:</p> <p>Situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.</p> <p style="text-align: center;">SEC 34, TWN 10S, RNG 10E</p>				<p>Owner/Applicant: PINAL COUNTY</p>	
	<p>Drawn By: GIS / IT / RWH</p>		<p>Date: 08/29/2023</p>		
	<p>Sheet No. 1 of 1</p>	<p>Section 34</p>	<p>Township 10S</p>	<p>Range 10E</p>	
	<p>Case Number: IUP-003-23</p>				



IUP-003-23

Industrial Use Permit





BOARD OF SUPERVISORS

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/ agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

Current Zoning: Multi

Requested Zoning: Industrial Use Permit

Current Land Use: Multi



Legal Description:
 Situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

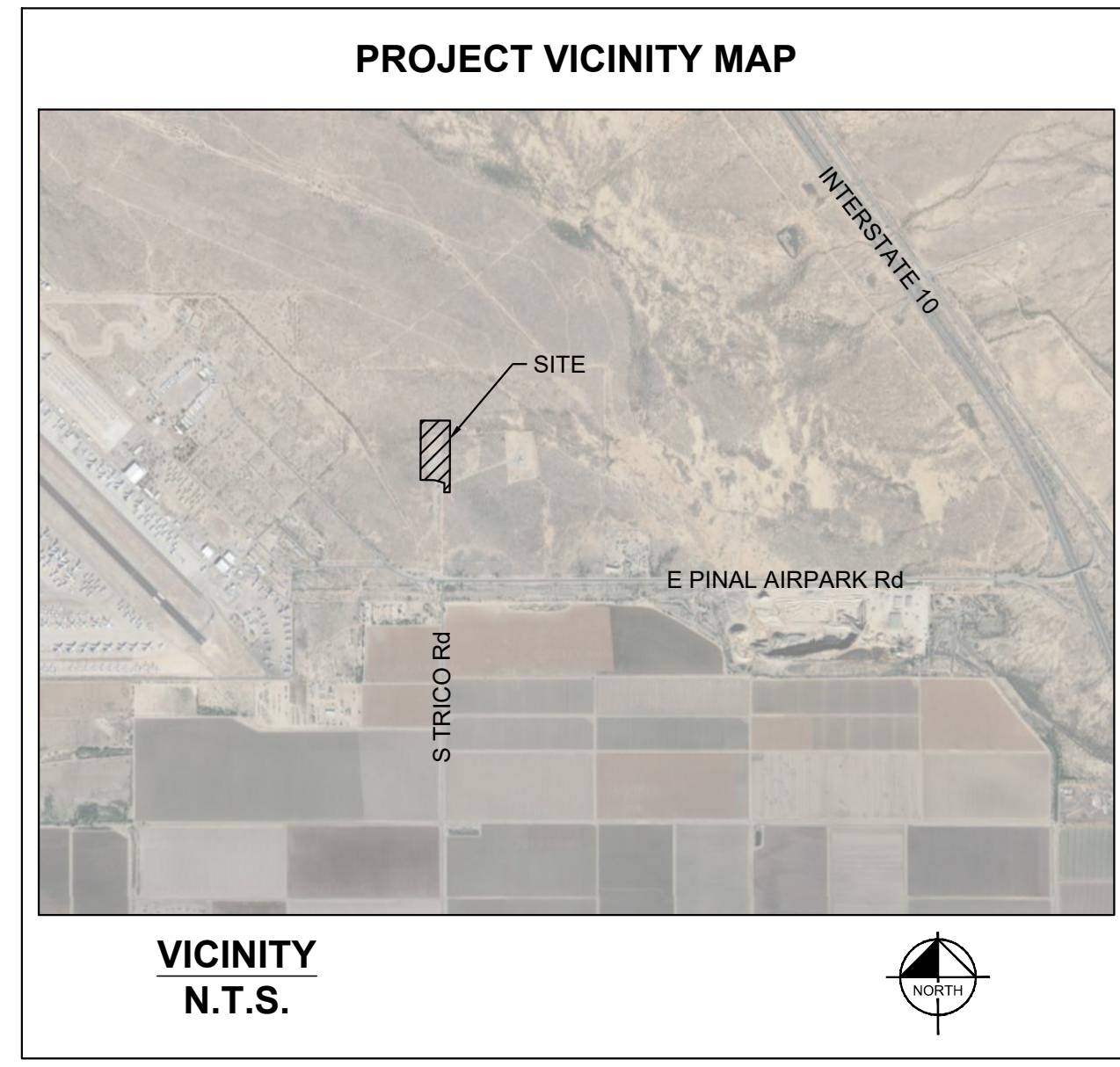
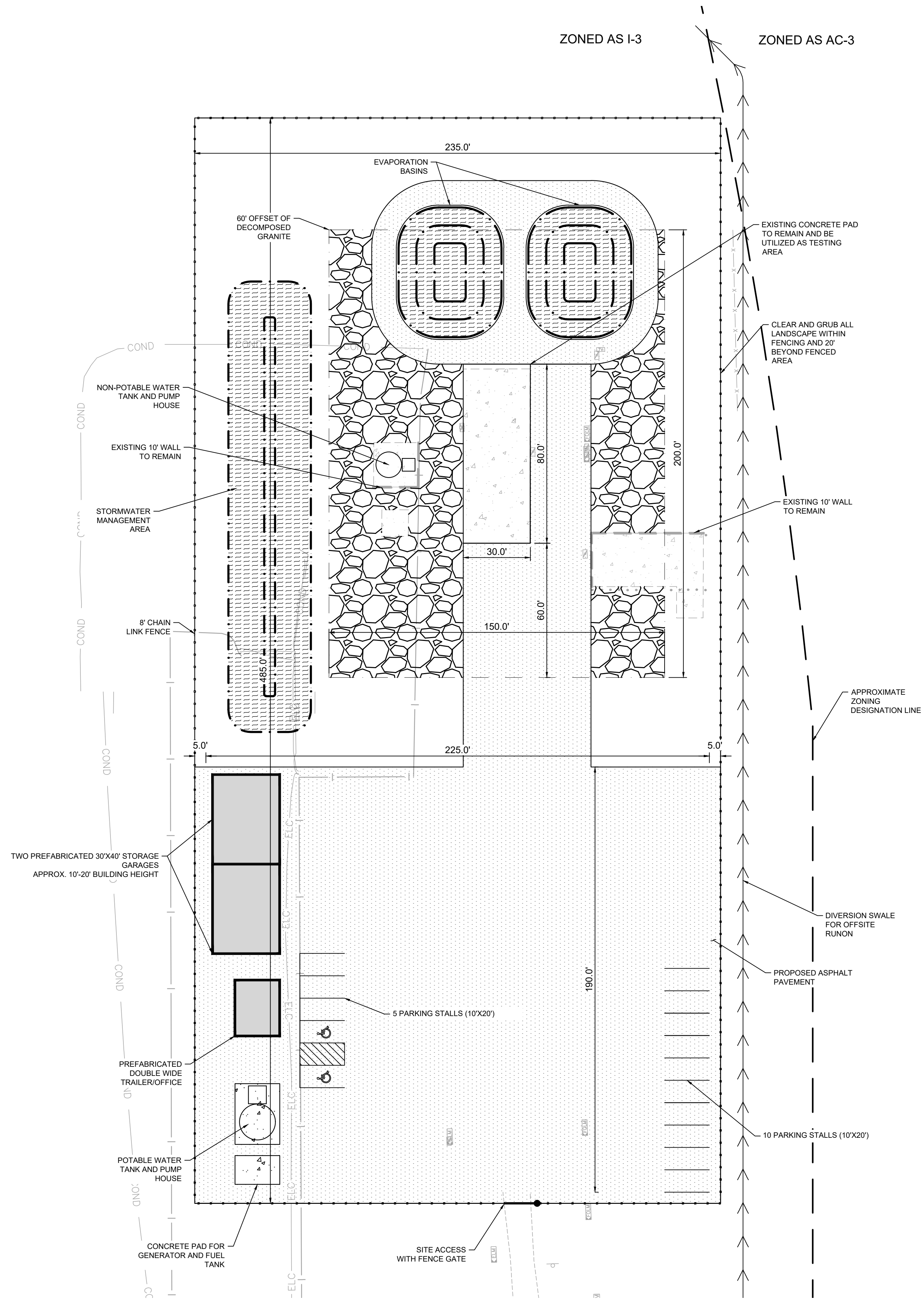
SEC 34, TWN 10S, RNG 10E



Owner/Applicant: PINAL COUNTY		
Drawn By: GIS / IT /RW/ H	Date: 08/29/2023	
Section 34	Township 10S	Range 10E
Case Number: IUP-003-23		

Sheet No.
1 of 1

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LAND OWNER: PINAL COUNTY
 CONTACT: JIM PETTY
 ADDRESS: 31 N PINAL STREET, FLORENCE, AZ

DEVELOPER: LUCID MOTORS
 CONTACT: MELODY SPRADLIN
 ADDRESS: 317 S THORNTON RD, CASA GRANDE, AZ

FIRM PREPARING PLAN: KIMLEY-HORN
 CONTACT: KATIE OLSON

LEGEND

	APPROXIMATE ZONING DESIGNATION LINE
	8' TALL CHAIN LINK FENCE
	U/G EMPTY CONDUIT LINE
	WATER VALVE
	WATER METER
	WATER MARKER
	ELECTRIC MARKER
	ELECTRIC JUNCTION BOX
	FIBER OPTIC MARKER
	CABLE TV JUNCTION BOX
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	DECOMPOSED GRANITE SEE DETAILS FOR SECTION
	EVAPORATION BASIN SEE GRADING PLAN FOR DETAILS
	STANDARD DUTY CONCRETE PAVEMENT SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

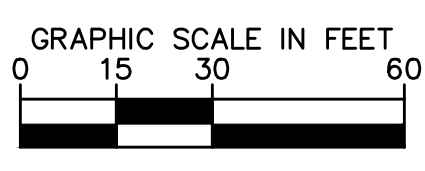
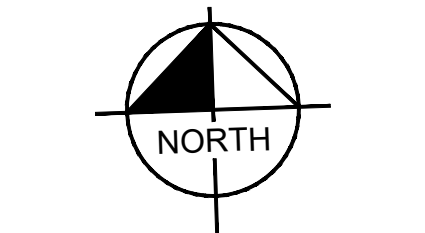
- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION. TOPOGRAPHIC SURVEY PROVIDED BY RICK ENGINEERING COMPANY, PHOENIX, AZ DATED 06/20/2023.
- KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- DIMENSIONS AND RADI ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 10-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.

DISTURBED AREA SUMMARY	
DISTURBED AREA	3.31 AC / 144,375 SF
EXISTING IMPERVIOUS AREA	0.10 AC / 4,251 SF / 3.7%
EXISTING PERVIOUS AREA	2.52 AC / 109,724 SF / 96.3%
PROPOSED IMPERVIOUS AREA	1.70 AC / 73,950 SF / 64.9%
PROPOSED PERVIOUS AREA	0.92 AC / 40,025 SF / 35.1%
NET INCREASE IN IMPERVIOUS AREA	1.60 AC / 69,699 SF

SITE DATA	
TOTAL PROPERTY AREA	480 AC / 20,908,800 SF
PARCEL NUMBER	410140030
EXISTING ZONING	I-3 - INDUSTRIAL DISTRICT
PROPOSED ZONING	I-3 - INDUSTRIAL DISTRICT
PROPOSED LAND USE	MATERIAL TEST SITE

BUILDING DATA	
TOTAL BUILDING AREA	2,900 SF
PERCENT OF TOTAL PROPERTY AREA	2.54%
MAXIMUM BUILDING HEIGHT	50 FT

PARKING SUMMARY	
REQUIRED PARKING	3 SPACES @ 1 SPACE PER 3 EMPLOYEES (8 EMPLOYEES)
TOTAL PROPOSED PARKING	15 SPACES
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE



NO.	REVISIONS	DATE	BY

Kimley»Horn

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 WWW.KIMLEY-HORN.COM

PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
KHA PROJECT 160070002	07/19/2023	AS SHOWN	RAV	JTL	K/O

SITE DIMENSION PLAN

LUCID MOTORS AIRPARK TEST SITE
 PREPARED FOR
LUCID MOTORS

PINAL COUNTY AZ

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C400

COMPREHENSIVE PLAN: The subject property is designated both High Intensity Activity Center and Employment.

EXISTING ZONING AND LAND USE: The subject parcel is zoned Industrial (I-3) and Activity Center (AC-3) and is mostly vacant apart from 3 abandoned concrete pads surrounded by chain link fencing at the center of the parcel, an abandoned concrete pad located approximately 1320 feet east of the 3 concrete pads, an abandoned guard shack approximately 250 feet south of the southern chain link boundary, and a graded area at the western portion of the property. The 3 abandoned concrete pads, located almost entirely within the I-3 zone, will be repurposed to contain the proposed facility.

SURROUNDING ZONING AND LAND USE:

- North: Activity Center (AC-3)
- East: Light Industry and Warehouse (CI-1)
Light Industrial and Warehouse (I-2)
- South: General Rural (GR)
Recreational Vehicle Park (RVP)
State Land
- West: Industrial (I-3) zoning district.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	July 19, 2023
Neighborhood and Agency Mail out:	October 2, 2023
Newspaper Advertising:	October 13, 2023
Site Posting: Applicant:	July 20, 2023
Site Posting: County:	October 6, 2023

COMMISSION/RECOMMEND MOTION (IUP-003-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted unanimously (9-0), to recommend approval of IUP-003-23, as presented, with modifications to stipulations 1 and 2 as presented below:

ORIGINAL:

1. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;

ALTERED AT P&Z:

1. A Trip Generation Memo may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;

DEVELOPMENT SERVICES
Planning Division

2. A Drainage Memo limited to the proposed site improvements to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;

Stipulations for IUP-003-23:

1. A Trip Generation Memo may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;
2. A Drainage Memo limited to the proposed site improvements to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;
3. This Industrial Use Permit is granted to operate a battery testing and storage facility as described in the applicant's submittal documents;
4. The permit is issued to the lessee for (5) years unless the lease is terminated at which this use permit is terminated;
5. The layout, design and set up of the battery facility shall be developed as shown and set forth on the applicant's submittal documents and site plan;
6. The applicant / owner / developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
7. The applicant shall keep the property free of trash, litter and debris;
8. All Federal, State, County and Local regulations shall be adhered to and all applicant and required leases, permits, approvals, and plans be submitted and obtained;
9. Any change or expansion shall require approval from the Board of Supervisors.

1 the Commission, it's five minutes until noon, do we take lunch
2 now and then come back and finish this off? Because I don't
3 think there's any way we're going to get through all of this
4 stuff without going to lunch, so it might be better to just do
5 it at noon. Is that the pleasure of the Commission?

6 ??: Yes.

7 RIGGINS: Okay, well if everybody wants to do that,
8 fif - it's going to take a while. 50 minutes, so back at 10
9 minutes till one? Okay, we'll go ahead and adjourn and be
10 back at 10 minutes to one. Thank you very much.

11 [Lunch Break]

12 RIGGINS: Okay, we will reconvene the regular
13 meeting of the Pinal County Planning and Zoning Commission on
14 September 21, 2023, just a slightly before 1:00 p.m. Our case
15 that we're going to begin with is IUP-003-23.

16 MASON: Good afternoon Chairman Riggins, Vice Chair
17 Mennenga, Commission, my name is LaRee, I will present on this
18 industrial use permit. So Lucid Motors is requesting an
19 industrial use permit to construct and operate an electric
20 vehicle battery testing and storage facility on a portion of a
21 480 acre parcel owned by Pinal County. This property is north
22 of East Pinal Airpark Road, one and a half miles west of I-10.
23 The subject site is located near Marana, the southern most
24 border of the County (inaudible) the airpark. This map shows
25 some of the existing zoning. I just want to kind of orient

1 you to this, showing Activity Center-3 to the north,
2 Industrial 2 to the east. And there's some State Land and an
3 RV park zoned in General Rural. Property's to the south and
4 (inaudible) also south of Airpark Road. To the west we have
5 the airpark itself. Here's the area map showing neighboring
6 properties, and this is our parcel number, (inaudible) foot
7 buffer. Staff received no comments or letters for or against
8 this proposed facility. On the parcel itself, this property
9 was rezoned from GR to I-3 and AC-3 in 2018 in an effort to
10 make the site more efficient and compatible with developments
11 to those uses. And looking more closely to the site, we have
12 an aerial map (inaudible) some activity. This was previously
13 used by a company called Vector for rocket testing. Recall
14 the dual zoning, the center (inaudible) portion of the area is
15 the location for this proposed entitlement, and is also almost
16 entirely located within the I-3 zoning district. The purpose
17 of this industrial use permit is primarily due to the battery
18 pack testing. Electrical and thermal testing designed to push
19 the batteries to fail, would produce smoke and also pose a
20 fire threat. Mitigation measures include fire suppression
21 tanks and fire suppression equipment. As mentioned before, to
22 date no comments have been received for or against this. Here
23 is the site. Kind of a funny story on this. I went out to
24 post the notice on the applicant's - or I'm sorry, on the
25 agent for the applicant's broadcasting sign, and right when I

1 went to take a picture, my battery died, so I went back out
2 the next morning. I'm happy to report it still stood. And
3 there was still (inaudible). This is also the north. I like
4 this picture because it shows what's really true at ground
5 level. I mentioned in the staff report, you can't - this
6 property isn't visible from the road (inaudible). To the
7 south, previously mentioned the RV park, the General Rural
8 zoning district and State Land. These are all located south
9 of that road. This is east coming from I-10. And west, you
10 can see the airpark. Some items of consideration. So this
11 proposed use is compatible with the existing parcel and
12 surrounding area. The Comprehensive Plan designates the
13 subject of parcel of High Intensity Activity Center and
14 Employment. It also has legal access. Also, the applicant
15 submitted all required material and held a neighborhood
16 meeting on July 12, 2023, which there were no (inaudible).
17 Staff recommends approval with nine stipulations. I want to
18 quickly note, I did pass out some revised stipulations for
19 you, particularly pay attention to items 1, 2 and 4. I put
20 this up to match your sheets. Originally there were
21 stipulations (inaudible) traffic impact analysis, we changed
22 that to a trip generation memo. Item 2 from a drainage report
23 to drainage memo, and item 4 didn't really change the nature
24 of the stipulation, just cleared up some language to say that
25 the entitlement shall remain in effect through the life of the

1 lease.

2 RIGGINS: No longer a five year limit.

3 MASON: There is, we're just calling the lease the
4 limit. We'll follow the conditions of the lease. And that's
5 all I have, if you have any questions (inaudible)?

6 RIGGINS: I'm just trying to - so you passed those
7 out?

8 MASON: Yes sir.

9 RIGGINS: Those changes? That is them right there,
10 isn't it? Right in front of me. Okay.

11 MENNENGA: If you're calling the lease the limit,
12 who's leasing what here, do you know?

13 MASON: Lucid Motors has entered into the lease
14 agreement with the County who is (inaudible).

15 MENNENGA: With the County?

16 MASON: I'm sorry.

17 MENNENGA: Does the County own this property?

18 MASON: That's right.

19 MENNENGA: Oh, okay. Pinal - this - okay, the
20 airpark, okay. Understand.

21 ??: The battery storage building, what is going to
22 enclose the battery storage?

23 MASON: Okay, so the battery storage building, let
24 me run you back to the site plan, it gives you a little bit of
25 (inaudible). You see the southern portion along the west

1 side, that's going to be - it's these prefab structures, it'll
2 be the storage site as well as some workspace for employees.

3 ??: And the background on that one is (inaudible)
4 Sierra Vista, we have all kind of buildings and everything
5 else, and we have backup generators with battery storage, and
6 they use corrugated tin on the outside, and so it's a normal
7 industrial type building. And just an observation, you know
8 the batteries leak because the corrugated tin on the outside
9 is deteriorating rapidly where - okay, so it's a - you
10 mentioned public health, oxidation, whatever. So I'm just
11 wondering what - inside that building we have (inaudible)
12 water and things, we've got first aid kits, we've got
13 everything lined up there because we know it's a battery
14 storage thing and we know that it just explodes sometimes.
15 Batteries do that. And so do you think it's gonna be tin? Do
16 you think it's going to be CMU?

17 MASON: Yeah, so some - well I just have real quick
18 the mitigation measures I've listed in the staff report, so
19 they're talking about the test area of the mitigation, I think
20 in terms of where they're being stored, we might have to
21 discuss that at the site plan level.

22 ??: The - I was a tester in the Army too, and we
23 test things to destruction. So these batteries are going to
24 be destroyed right there on the plant, and so there's - you
25 know, they're going to explode all over the place because

1 that's what you do, test to termination. And then you clean
2 it up and everything else, and so just this is based out in
3 the middle of nowhere and everything else in, like you said,
4 the road there. I think when we talked about the other one
5 that they were working with the - not the Marana Fire
6 Department, but the one further north in Marana, and making
7 sure that the fire houses could have extra training on battery
8 fires, and maybe get equipment so they don't roll up and say
9 yeah, there's nothing we can do, we're just going to sit back
10 and let it burn. Are we coordinating this with the fire
11 department?

12 MASON: I anticipate that would be part of the
13 discussion. I have discussion in the report just on the
14 testing site, but not the storage, but I do want to answer.
15 You had mentioned some type of material in there, it will be a
16 planned perforated (inaudible) cage built at the testing site,
17 things like that.

18 ??: Thank you.

19 OLGIN: So in regards to those details, as before,
20 the discussion today is the use and its applicability and what
21 strategy we have in mind if something was to go wrong, those
22 details are covered in the site plan. And so they're great,
23 they're great comments, but back to your original question.
24 We have an agreement with the fire district that's within
25 proximity to -

1 ??: Avra Valley.

2 OLGIN: Avra Valley? And the County to address any
3 that was go wrong.

4 ??: And (inaudible) there's a fire, a fire truck
5 and station onsite at the airpark.

6 OLGIN: So as you said, there's a fire truck on site
7 of the station. And also keep in mind, we will be reviewing
8 the site plan with the fire department's district and reviews
9 it to make sure that everything is the way that it needs to
10 be. So great, great comments, great items, but some of this
11 stuff we haven't - we're not going to cover it until we get to
12 the site plan level. So, but good questions, thank you. And
13 the applicant has a chance, also, to come up and give you more
14 details when they do their presentation, or discussion.

15 RIGGINS: Okay Commissioners. I have a couple of
16 questions. So the revised stipulations apply to 1, 2, 4 and
17 9?

18 MASON: 1, 2 and 4.

19 RIGGINS: 9's been changed to -

20 MASON: (Inaudible) change. I'm sorry, I guess I
21 didn't remove that from what I originally printed. Nine, we
22 talked about changing to any material change. We discussed
23 that this morning and I think we went back on the original
24 stip, I apologize for that.

25 RIGGINS: Okay well -

1 MASON: (Inaudible) any change.

2 RIGGINS: Okay, so nine will remain the same as it
3 is in the original staff report. It's not that way here.
4 It's different, but it will remain the same as it is on this.

5 MASON: That's right.

6 RIGGINS: Okay. All righty. I easily can see
7 without too much difficulty the certain minimization of
8 stipulation one and two. There's going to be a site plan and
9 various things that are done, and so I can - that doesn't
10 cause too much consternation. I do have a little bit of a
11 problem, though, with the proposed change in stipulation
12 number 4. Because basically if this same lease gets renewed,
13 there is no life to this IUP, there's no time it needs to be
14 re-reviewed. It goes on forever. If the lease is re-upped
15 and re-upped, then there's no review ever again. And I, I
16 don't - I particularly think that's a bad idea. I much prefer
17 what we had before, or at least something that says that this
18 IUP will only apply to the original five year lease. You
19 know? Something along those lines. But the way this has been
20 changed, I do not believe this is in the best interest of the
21 public to have it this way.

22 MENNENGA: How long is the initial lease?

23 MASON: On the original stip, if you go back on your
24 hearing screen, you'll see -

25 MENNENGA: Oh, five years.

1 RIGGINS: Yeah.

2 MENNENGA: Okay.

3 RIGGINS: Original is for five years. But you know,
4 a lease can be renewed and it's the same lease. So I believe
5 that is something that we really don't want to do. Commission
6 Members, any feelings on that?

7 ??: I agree, I think there should be some level of
8 sunset on that.

9 RIGGINS: Okay. No, the way it was originally
10 specified in number 4 was very clear. I mean, we can rewrite
11 what's been here to try to make it more like number 4, we
12 could just use the original number 4. So okay. Well, we will
13 look at that at the time. And number 1 and 2 have changed.
14 Okay, further questions on the staff report? Any
15 Commissioners, further questions? There none being, Gilbert
16 you have something you want to -

17 OLGIN: Chair, Vice Chair, Commission, it's - you
18 can't tell, but it's her first time presenting, so I'm just
19 giving her a few pointers to make sure she's on task, and she
20 is. We're talking about number 4? The original one?

21 RIGGINS: Mm hm.

22 OLGIN: And I was just letting her know that staff
23 is okay with that direction if you are so inclined to use that
24 one again, or whatever you choose.

25 RIGGINS: We'll see what the pleasure of the

1 Commission is. So, okay then. Any other questions for staff?
2 And thank you very much. At this point in time, we'll call
3 the applicant up. And if you could please sign your name and
4 address onto there, and are you going to be speaking as well?

5 CRUZ: I'll be accessible for questions.

6 RIGGINS: Okay. Well, if you're going to - if you
7 have the potential to answer a question, could you please sign
8 it and put your address as well?

9 MENNENGA: So I've got another question while
10 they're signing in.

11 RIGGINS: Of staff?

12 MENNENGA: Of the staff.

13 RIGGINS: Okay.

14 MENNENGA: So you've been promoted?

15 MASON: Yes, sir.

16 MENNENGA: Okay. So you're not administrative,
17 you're now - congratulations, that's fantastic.

18 CRUZ: (Inaudible) and I can sign in after.

19 RIGGINS: Well, just get all the signing done. It's
20 one of those things, it's best to get - after the heat of
21 action, sometimes things are forgotten, so it's best to just
22 get it done in the beginning.

23 KING: Sure. Mr. Chair, Mr. Vice Chair, Members of
24 the Commission, hello, my name is Seth King. I am a senior
25 land use counsel for Lucid Motors. My address, I just signed

1 in, is 7373 Gateway Boulevard in Newark, California 94560, and
2 it's a pleasure to be here. Thank you for the opportunity to
3 (inaudible) today. Quickly introduce other members of our
4 team. I think this guy you know, Michael Cruz, is a great
5 addition to the Lucid team. He is our manager for a
6 (inaudible) policy to the west. And then we also are working
7 with Katie Olson, who is engineer for Kimley-Horn, and is
8 responsible for a lot of the technical detail that you see in
9 the application before you today. So I just want to say,
10 first of all, that the County staff has been great to work
11 with through the process and we appreciate and support their
12 recommendation to you today, which was the revisions to
13 stipulations - what was stipulations 1 through 9, with 1, 2
14 and 4 being revised. I'm going to come back and talk about
15 number 4 here before I finish. But we supported the revised
16 versions of 1, 2 and 4. Just a couple of quick notes for you.
17 I know you all know Lucid and our presence here in Pinal
18 County, we're very happy to be here and pleased with the
19 partnership that we have with the local governments here. And
20 this project today gives us a chance to expand what we do here
21 in Pinal County, even if it's just in a small way. It would
22 be opening up a new battery test site at the airpark. The
23 tests that we would be proposing here are currently being
24 performed out of state, so this would be new, new work, a new
25 business that we would be bringing to the area. And for us,

1 we're happy to have the opportunity to be able to locate it
2 closer to our AMP-1 facility and to some of the battery work
3 that we are already doing in the area. Next point I wanted to
4 address is why do we do this testing, and why are we testing
5 these batteries to failure? And the answer is because it
6 allows us to learn things about batteries, what their
7 characteristics are, what they can withstand and can't
8 withstand, and ultimately allows us to build and design and
9 use better batteries, safer batteries, and so that's better
10 cars, safer cars. It benefits our customers, it's obviously,
11 you know, a huge priority for us to have, you know, safer,
12 more reliable vehicles out there. And the next point, another
13 big priority that we have is for safety, and we have selected
14 this site and designed this site with all of that in mind.
15 The site is, as mentioned, a former test site for rockets, and
16 it's obviously in a remote area. We are in negotiation - the
17 lease is not yet finalized with the County - negotiations that
18 we are in with the County would have us leasing a 20 acre
19 area, so it's not - the site plan that you see on the screen
20 is about, I think, about a two acre area, and so we are
21 leasing about an initial 18 acres around that to serve as an
22 additional sort of protective buffer for us and for others in
23 the area. That area is going to be fenced, and as was
24 described to you, the test pad where the tests would be
25 occurring, it is enclosed by both a steel cage and then a

1 concrete wall, and that's really designed to contain, you
2 know, where the testing is occurring and any sort of, sort of
3 shrapnel or debris that might be associated with it. I do
4 want to confirm that another aspect of what we're proposing
5 here, is the testing is very limited in nature. We are
6 proposing likely only up to four tests per month. So this is
7 not certainly an everyday occurrence, it's not going to be
8 happening very often at all. It's not a high usage or high
9 traffic site. And we have also included in our materials to
10 the County a safety plan, and some of the components of that
11 plan are that there's going to be a 100 foot setback from the
12 test pad where people would need to be before a test could
13 occur. The tests are initiated remotely, so it's not that,
14 you know, somebody's, you know, lighting something and running
15 away or anything like that. There is fire suppression onsite,
16 fire suppression equipment onsite. And after a blast occurs,
17 there is a - and there is cleanup involved, our employees
18 would be needing to wear protective gear when they're involved
19 in that cleanup. The - just a couple of other additional
20 items for you. We are, as mentioned, obtaining a site plan
21 approval from Pinal County and also an air quality permit from
22 Pinal County and both of those are in process right now. Of
23 course we would plan to comply with them. Then before I open
24 it up for questions, just wanted to add, regarding the lease,
25 what I can tell you about the lease and the life of the lease,

1 is what we are negotiating right now with the County, it would
2 be an additional five year term with two three year
3 extensions. So that could be for a total of 11 years. You
4 know, our - when we saw the language of the stipulation that
5 limited it to five years, we thought that that was not
6 consistent with what was proposed out of lease, and so that's
7 why we had asked that staff apply it to the life of the lease.
8 You know, if you were to decide that you did - thought that
9 was too open ended, then we would ask that you tie it to the
10 proposal under the lease, which is five years, plus two three
11 year extensions, which would be for an 11 year term. So that
12 would be our position on that. And I think with that, I'll -
13 happy to entertain any questions. If you have any easy
14 questions, I'll take them; if you have hard questions I'll
15 give them Mike, and technical questions we'll give them to
16 Katie.

17 RIGGINS: Okay, thank you very much. Commissioners,
18 questions? Commissioner Klob.

19 KLOB: Through the Chair, thank you. So I'm looking
20 at the site plan and where - I presume that this concrete pad
21 kind of in the middle is where the testing will be, will be
22 done.

23 KING: Correct.

24 KLOB: And you know, if we're dealing with, you
25 know, potential explosions, potential, you know, catastrophic

1 failure, there doesn't appear to be a lot of containment
2 beyond just surface area. So I guess my challenge that I see
3 is we have a large parking lot where in theory you could have
4 people coming and going from, milling around. You have a
5 catastrophic failure or something, there's no wall, there's no
6 barrier to, you know, to protect from projectiles, from, you
7 know, anything that could occur for the general public between
8 - the general public would be in your testing area.

9 KING: Sure, so a couple of responses. One, I think
10 the typical test is going to be more of a - it's going to
11 result in more a smoking result, as opposed to a big bang. So
12 it's - that's going to be the more likely result than any sort
13 of a situation where things are going flying. In terms of the
14 test pad, it is enclosed by a steel cage and also by concrete
15 walls. That will limit if there were debris or something
16 flying. Additionally, the only people who are going to be
17 onsite are going to be Lucid employees, and they're going to
18 have strict requirements about staying away from the test pad
19 when events are occurring. Katie, do you have anything you
20 want to add to that? Or Mike?

21 CRUZ: Chairman Riggins, Vice Chairman Mennenga,
22 Members of the Commission, Mike Cruz Lucid Motors, 317 South
23 Thornton Road. I'm located and live in Arizona, born and
24 raised, and live in Casa Grande. Pinal County's home, so nice
25 to see you all. Commissioner Klob, to your point, you know,

1 safety is one of our biggest concerns and this area's going to
2 be a private area, strictly for the utilization of Lucid
3 employees. Guests are typically not invited out to these
4 areas unless they're consultants. They have to go through all
5 of our EHS process for environment, health, safety, and
6 there's very - it's a very defined plan when it comes to the
7 PPE, the safety protocols and everything. When someone of our
8 staff enters the property or any visitor, they're aware of it,
9 of what's the expectation. So in terms of safety and
10 concerns, I totally understand and that's one of the big
11 things we push at Lucid and minimizing any type of safety
12 hazard. So to that point, as Mr. King mentioned, we do have
13 steel enclosures, we do have the cement, but we also have
14 protocols of where they're going to be standing. These people
15 are not just anyone, these are trained engineers, researchers,
16 people that are going there to explore the technology further,
17 to troubleshoot, test, better understand thermal runaway,
18 different pieces of the battery so that we can better prepare
19 ourselves and the industry as we move forward. As far as
20 parking and everything, we're going to have initial setbacks
21 as to where we're going to park, how we're going to park.
22 It's not necessarily we're just going to park the furthest or
23 closest to the door type of thing. These are all measures our
24 EHS team set forth internally with our own policies and
25 procedures. Moreover, which is why we asked for that 18 acre

1 buffer zone. None of this is going to be sort of like a
2 rocket propulsion system, explosions and stuff like that.
3 Will there be fires? There's potential, that's the whole
4 point is to test in a rigorous manner these batteries. But
5 the point is containment, and everything at Lucid we have set
6 in place from our EHS side to our operations side is focused
7 on safety, containment and quality research and development
8 standards.

9 KLOB: Thank you for that.

10 CRUZ: Yeah.

11 KLOB: To follow up to that, the containment
12 structure that you mentioned, that's going to be on that
13 concrete pad in the center.

14 CRUZ: Yes.

15 KLOB: Okay. And I guess my challenge is, that's
16 not mentioned in the document. It just says, you know, the
17 existing concrete pad to remain. There's nothing about the
18 containment, there's nothing about the structure, whereas you
19 know, the office it kind of talks about, you know, 20 - 10 to
20 20 tall foot tall, prefab, you know, doublewide.

21 CRUZ: Most definitely, Commissioner Klob. And to
22 your point, though, I definitely see where you're coming from
23 and those are the things we'll further identify in the site
24 plan and review process, and really outline all these
25 particulars in terms of safety protocols and encompassing that

1 will more than likely be just a list of our policy and
2 standards from an EHS perspective to how to manage and
3 mitigate that.

4 KLOB: But to that, when you're asking us to approve
5 the site plan as it's presented, that's not part of what's
6 been presented. Verbally, but not -

7 CRUZ: Correct.

8 KING: If I could just add real quick. Thanks,
9 Mike. The - I do want to clarify. The steel cage is
10 addressed in the safety plan, which was submitted with the
11 application, and again, we will - again, just to clarify, I
12 think you all are approving the broader use today and the site
13 plan details would be addressed further in that site plan
14 review.

15 OLGIN: Chair, Vice Chair, Commission, great, great
16 comment. And he's correct in the sense that once again, we
17 give you the preliminary as required. It's essentially a very
18 good concept of what this is going end up being like, with
19 probably no changes, if any. But today the focus is the use
20 permit, and the use and its impact to the area. Next would be
21 the site plan, as with all the other cases we had the day. So
22 great questions and you have some valid concerns, but we're
23 focused on more specifically the use and its impact to the
24 area in the airpark.

25 KLOB: Thank you.

1 RIGGINS: If I may. Gilbert, I don't disagree with
2 your statement in that; however, in contemplating the approval
3 for use, the Commission absolutely has the ability to know a
4 little bit more about a site plan and actually require a
5 certain degree of specificity to approve the use. Now, I
6 think I tend to agree that the narrative here somewhat
7 addresses that, and I would like to have seen the preliminary
8 site plan to have just a little bit more detail to it, but I
9 think that through the narrative, I think probably we're
10 there. But by no means is the discussion concerning specific
11 site plan detail is not germane to this, because there might
12 be a requirement to have a little bit more specificity that is
13 adhered to the recommendation. And I'll leave it to the
14 Commission to decide how much they want to go in that
15 direction. But my own personal opinion is I do believe that
16 the narrative has addressed it to a certain extent. I would
17 personally like to see the site plan, preliminary, have a bit
18 more specificity myself, but I am probably not going to go
19 that road myself, but it's up to the pleasure of the
20 permission which direction to go. So we, I do believe we
21 still have the applicant up, do we not? I think.
22 Commissioners, any other questions of the applicant? Vice
23 Chair Mennenga.

24 MENNEGNA: So does - just a different comment. Does
25 this mean we're taking jobs from California and moving them to

1 Arizona?

2 CRUZ: Chairman Riggins, Vice Chairman Mennenga,
3 Members of the Commission, ideally yes, we want to be able to
4 hire locally. You know, ultimately we - our hiring practices,
5 we find the most qualified above person to do the job, and we
6 want to make sure, especially with something more technical
7 and specific like this. So I live in Casa Grande, I work at
8 Lucid. It's, you know, ultimately it's we are the largest
9 employer of Pinal County and we do a lot of great things to
10 improve the quality of life, and this is just another
11 demonstration of us trying to build great relationships, not
12 just with the County but surrounding jurisdictions, and
13 ultimately, our goal is really to continue to do business. We
14 operate our power (inaudible) facility, which deals a lot with
15 batteries in the City of Casa Grande and is very successful
16 working with them and being able to manage any concerns
17 they've had. This would be no different for us, this would
18 just be another opportunity to continue to expand our
19 business, but more importantly, really allow us to further
20 enhance our technology and better study it. And to
21 Commissioner Klob's point, one of the big things we're going
22 to be focusing on too as part of this is really the
23 conversations we've had with adjoining areas of jurisdiction
24 and working with local fire departments. They do like
25 demonstrations in some of these areas so they could better

1 understand battery fires, understand how to better work and
2 collaborate to put these types of fires out. The goal is not
3 just for Lucid, but these are things that we talk internally
4 with our EHS team to expand that opportunity to have
5 orchestrated work with our local fire departments and fire
6 districts in the area. So it's something that our - the City
7 of Casa Grande has expressed interest in, with our main
8 facility being there, and these are that we take serious and
9 willing to work with any jurisdiction to help improve their
10 fire training capabilities (inaudible).

11 MENNENGA: Well, I'll take that as a yes. Actually,
12 a couple of things you said there. We've seen some real
13 issues recently with battery fires. Nikola. And we approved
14 these solar sites here with these big battery sites, which is
15 always a concern we have, so - and we need a lot more study,
16 whatever, done on this battery situation, you know, that's
17 something that's kind of come in. I mean I'm not (inaudible)
18 and everything, but I mean there's some issues that have come
19 along with that now that (inaudible).

20 CRUZ: Absolutely. Anytime you work with
21 electrical, there's always going to be (inaudible) issue, you
22 have to manage it. But to your point, which is another reason
23 why we're here today, is this not only enables us to advance
24 our technology and better study it, provide opportunities for
25 others to learn with us and to ensure that we're able to be

1 able to respond accordingly, and but also provide us more
2 opportunity to be a (inaudible) leader when it comes to
3 battery management systems, when it comes to fire protection
4 and suppression of these types of battery chemical fires,
5 which (inaudible).

6 MENNENGA: Thanks.

7 RIGGINS: Other Commissioners? Commissioner
8 Schnepf.

9 SCHNEPF: Earlier in your report you were saying
10 that more likely there's a plume of smoke that would happen
11 when these batteries go up, is that correct? (Inaudible).

12 CRUZ: So - it just depends on the degree of the
13 fire. I will say that any time we've done work with battery
14 testing, thermal run away, what you will see is if there, it
15 won't actually start. If it gets to ignition point where
16 there is a fire, the goal is - if not mistaken - is having
17 (inaudible) measures to be able to immediately extinguish the
18 fire. So in terms of the aesthetic view of smoke going across
19 and causing concern, a lot of those will be mitigated with the
20 suppression systems that we have in place. So, you know,
21 obviously that's something we want to factor in. I don't know
22 if you wanted to expand on that.

23 OLSON: Katie Olson with Kimley-Horn Civil
24 Consulting Group, working with Lucid here. Address 767 Eustis
25 Street, St. Paul, Minnesota. Yeah, so we do expect, you know,

1 we are planning to test the batteries to failure, which does
2 often, you know, lead to the smoke and potentially fires, the
3 very low potential of shrapnel, which is what the steel cage
4 is for. But again, we have measures in place for fire
5 suppression as needed to put them out. We're also working
6 very closely with Pinal County Air Quality Department to
7 understand and regulate the emissions to a point where, you
8 know, we understand what exactly is being emitted into the air
9 and we'll have that permitted with the County. We already do
10 have a great understanding of it, just based off of previous
11 and existing testing facilities like mentioned out in
12 California. So working very closely with air quality
13 department to get that permitted.

14 SCHNEPF: So you're saying that you have a threshold
15 for when the battery does fail, that you would put the fire
16 suppression on, which I assume is a chemical that you would be
17 able to put out the fire and so the plume of smoke won't get
18 too thick and heavy, and winds take that over and -

19 OLSON: Yeah, so we have - we are proposing an
20 onsite fire suppression tank, which would essentially be a
21 fire hose for immediate suppression of the fire. We're also
22 proposing dunk tanks, which is a holding metal container or
23 water that entire batteries will be submerged within for I
24 believe a minimum of 48 hours for complete cooling after the
25 testing. So, you know, obviously some kind of step further

1 back fire suppression measures to get the thermal event under
2 control before, you know, members of the Lucid team can then
3 get the battery into the dunk tanks for complete cooling, I
4 guess.

5 SCHNEPF: So once it fails you guys are all on scene
6 to put it out. You're not letting it burn for a period of
7 time before that happens.

8 OLSON: That's my understanding.

9 CRUZ: Yeah, to that point, you know, any time we do
10 battery testing, obviously we want to make sure that there -
11 once we - once the staff identifies that it is - the fire is
12 controlled and contained, typically what happens they go
13 straight to the dunk tank in many instances and that
14 essentially mitigates that risk of any type of (inaudible) out
15 or any type of, you know, fire expanding or anything like
16 that. So typically the key to successful fire mitigation for
17 batteries is a lot of water. There's chemicals, things of
18 that nature, but what we've been working with local fire
19 districts and departments, (inaudible), and that's (inaudible)
20 water quickly and being able to maintain that water. So
21 that's what these dunk tanks do.

22 SCHNEPF: And then to follow up, what's the size of
23 the wall block that's going to be around the testing site? Is
24 it 10 foot?

25 OLSON: So the wall blocks at this time are not

1 being proposed around the entirety of the testing facility,
2 they're onsite as existing blast measures from the rocket
3 engine testing, and they're actually well within the 100 foot
4 setback requirement that Lucid is proposing. So they actually
5 have facilities well within what Lucid is regulating as a
6 safety measure for the 100 foot, and actually the required
7 minimum setback is 50 feet for this testing facility. We are
8 going with a 100 foot with all personnel onsite doing the
9 actual testing within the buildings onsite. So they'll be
10 monitoring from within the building site and activating the
11 testing from there.

12 SCHNEPF: Okay. Thank you.

13 RIGGINS: Other Commissioners? Commissioner
14 Hartman.

15 HARTMAN: Thank you, Chairman. You mentioned a lot
16 of water. What happens to the water after you - it's - you
17 take a battery that's on fire or smoking and you dunk it? Do
18 you flush that out?

19 OLSON: Commissioner, thank you for the question.
20 The existing concrete pad out there is going to be actually
21 lined with a concrete barrier or some (inaudible), such that
22 any water used for fire suppression on the actual concrete pad
23 would be routed to the dunk tanks. The dunk tanks are metal,
24 they'll be watertight and will be, I believe we outlined in
25 our operations memo to you all, the cleanup measures for it.

1 So it will be contracted with a hazardous material cleanup
2 company for the extraction of the water and battery material.

3 RIGGINS: Anyone else? Okay. Well, I guess it'll
4 be me then. On this IUP, there is a suggestion of a desire to
5 not have this reviewed again for an 11 year life. One thing
6 about this IUP is one goes through the stipulations, there
7 really is nothing on here that would attach as something that
8 registers as a complaint that would have an enforcement
9 officer ever look at this. Your stipulations don't require
10 anything of you, and there are really no complaints that can
11 be issued to where this can be reviewed in any fashion
12 whatsoever. I do believe that we can state that we're dealing
13 with new technologies here. I do believe we can state, we can
14 even use the word explosive technologies. There are
15 potentials here for, may we say non-expected things to happen.
16 I think that's fair to say that. And in that, insofar as we
17 do not have within nine stipulations anything that has
18 anything to do really with any compliance, I do believe the
19 desire to have this not reviewed for 11 years is extreme. I
20 have no doubt in my mind that if all this works as it's
21 planned to, after a five year period if you wanted to lease it
22 another three or six, it would be a very simple thing to get
23 an extension. It would not be a hard thing to do, it would
24 not be a burden on you to do that. But I do believe it would,
25 beyond the shadow of a doubt, be a burden on the people of

1 Pinal County to take that regulatory step out of this. It's a
2 simple measure of, it is really one of the only things in here
3 that allows for a look to happen at this again. And I can
4 understand your desire to not have a look happen to it again,
5 but it's the job of this Commission to protect the health,
6 safety and welfare of the citizens of this County, and I'm
7 going to encourage this Commission to the greatest vehemence I
8 possess to keep stipulation number 4 as it was written in the
9 original page. I can't believe that as time goes forward,
10 again, if everything goes as it was projected, if you folks
11 wanted to have another six years, you probably could very
12 easily get six years. I don't see why there would be a reason
13 against it. But to take this use and never one time review it
14 for 11 years, I believe is absolutely inappropriate.

15 CRUZ: And I think, Chairman, Vice Chairman, Members
16 of the Commission, going back to Mr. King's point earlier,
17 being able to revisit that after the five year mark is
18 something we're open to explore, we understand we want to
19 (inaudible) due diligence. As far as expansions or anything
20 of this site, really this is going to be a smaller site, no
21 more than 5 or 10 people on a very rare occasion, as Mr. King
22 outlined 3 to 4 visits a month, it's going to be technical
23 testing that is going to be orchestrated through our
24 operations, manufacturing and engineering teams. So we're
25 open to it. We want to be good stewards, if not just the

1 taxpayers of the community, but also the staff, then we want
2 to do what's right. And if that's what it is, we're open,
3 flexible, and willing to work with it. The impetus behind it
4 was just because of the leasing agreement with the County, or
5 the administrative (inaudible), but ultimately we're open and
6 wanting to continue to do business as we have been since 2018
7 when we started getting - moving to build down here.

8 RIGGINS: And I thank you very much for that. And
9 Pinal County certainly appreciates your presence here, and I'm
10 glad we all see that there are reasons these procedures exist
11 for the welfare of the people of this County. And one review
12 in a period of 11 years is certainly not excessive. It's not
13 something that should be attempted to be avoided, I don't
14 believe. So, okay.

15 KING: Just for verification, Chairman, are you
16 looking for administrative review or review with the
17 Commission?

18 RIGGINS; Oh, no, no, no, no, no. No it's - there
19 will - the IUP will expire in five years, and you'll have to
20 renew it.

21 KING: Yes, just wanted to confirm.

22 RIGGINS: Yeah, yeah, no that's the way it's
23 written. As I say, in these types of things if there has been
24 no problems, usually it's just a very simple thing to get a
25 review done and get it renewed. That's not a complicated

1 thing. It's when things don't go as they were expected, and
2 that's the reason why you put a review period in it.

3 CRUZ: We're more than happy to work with that. As
4 Mr. King outlined, we're pretty confident in the work we're
5 doing, the (inaudible) and working with our site plan review
6 process and moving forward. You know, this was an existing
7 site for a rocket propulsion system, so there was explosions,
8 there was all kinds of stuff taking place, so we feel
9 confident in this existing space that we can do the work we're
10 looking to do in a safe and well controlled environment.

11 RIGGINS: And I have, I have virtually no doubt
12 whatsoever that things will work out very much exactly as you
13 plan them, because I imagine you're going to take great, great
14 care to try to make sure they do. However, as one of the past
15 presidents of this United States stated, absolutely trust, but
16 verify. And a review at five years is nothing other than good
17 public policy. So okay, any other questions for the
18 applicant? None being, I thank you all very much.

19 KING: Thank you for your time.

20 RIGGINS: At this point in time, we will open up the
21 public participation portion of this case and ask if there's
22 anybody here that wishes to come up and speak to it. Anyone
23 at all? There being no one to come up and speak to it, we'll
24 close the public participation portion of this case, and I
25 will turn it back to the Commission for discussion amongst us,

1 questions of staff, or a motion. Does everybody have a copy
2 of this that they're looking at, the revised or what, what has
3 been suggested here in making a motion, just to summarize what
4 we've stated, stipulation 1 and 2 seem to have been agreed to
5 be changed with no dissension, and everybody seemed to agree
6 that number 1 and 2 would be changed the way that this revised
7 stipulation states that they will be changed. And then I do
8 believe there has been discussion here that the - even though
9 there was not supposed to be a change to 9, there has been a
10 change to 9, so I would state that in the motion, if we do
11 nothing other than say that we are changing 1 and 2 and
12 leaving the rest the same, I do believe the motion would then
13 carry correctly at that point, and the motion would have to be
14 referenced to the revised stips for 1 and 2. Yes, sir.

15 ??: Mr. Chairman, if we get a motion to that - to
16 what you just stated to the record, I would ask that staff
17 read for the record the amended number 1 and 2.

18 RIGGINS: And I was - yes, I think - that I think
19 we've started doing all the time, and I think that's an
20 excellent way to do it. So there we are. So with all of
21 that, is there any discussion? Is there desire for a motion,
22 what's the Commission's pleasure?

23 SCHNEPF: Commissioner Riggins.

24 RIGGINS: Commissioner Schnepf.

25 SCHNEPF: I will make a motion. Motion to forward

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2023-IUP-003-23

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AN INDUSTRIAL USE PERMIT FOR A CERTAIN PROPERTY LOCATED AT THE NORTH OF EAST PINAL AIRPARK ROAD AND WEST OF INTERSTATE 10, (TAX PARCEL 410-14-0030) TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF AN ELECTRIC VEHICLE BATTERY TESTING AND STORAGE FACILITY, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. 2023-IUP-003-23

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code § 2.300.040 and § 2.340.030 to approve Special Use Permits in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on July 19th, 2023, the Pinal County Community Development Department (the “**Department**”) received an application from Melody Spradlin on behalf of the applicant, Lucid Motors, and Pinal County, the landowner of certain property located at the north of East Pinal Airpark Road and west of Interstate 10 (Tax Parcel No. 410-14-0030) and legally described in the attached **Exhibit “A”** (the “**Property**”), for an Industrial Use Permit requesting approval to construct and operate an electric vehicle battery testing and storage facility on a portion of a 480± acre parcel in the Industrial and Activity Center Zoning Districts under Case No. IUP-003-23 (the “**IUP Application**”); and,

WHEREAS, on September 21, 2023, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the IUP Application (the “**Public Hearing**”) whereat the Department staff presented the matter to the Commission and recommended that should the Commission find, after the presentation of the applicant and together with testimony and evidence presented at the public hearing, that approving the IUP Application is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission should forward the IUP Application to the Board of Supervisors with a favorable recommendation with nine (9) stipulations (the “**Recommended Stipulations**”); and,

WHEREAS, during the Public Hearing the Commission amended the Recommended Stipulations and thereafter voted 8-0 in favor of forwarding a recommendation of approval of the IUP Application to the Board with nine (9) stipulations, as amended, and as set forth in the attached **Exhibit “B”** (the “**Stipulations**”).

RESOLUTION NO. 2023-IUP-003-23

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the IUP Application requesting approval to construct and operate an electric vehicle battery testing and storage facility on the Property is hereby approved, subject to the Stipulations set forth in **Exhibit "B"**.

PASSED AND ADOPTED this 1st day of November, 2023, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT "A"

TO

RESOLUTION NO. 2023-IUP-003-23

[LEGAL DESCRIPTION]

APN: 410-14-003

**NORTH HALF AND THE NORTH HALF OF THE SOUTH HALF OF SECTION 34,
TOWNSHIP 10 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA.**

SAID PARCEL CONTAINS 480 ACRES, MORE OR LESS.

(PINAL AIRPARK)

EXHIBIT “B”

TO

RESOLUTION NO. 2023-IUP-003-23

[STIPULATIONS]

1. A Trip Generation Memo may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;
2. a drainage memo limited to the proposed site improvements to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;
3. this Industrial Use Permit is granted to operate a battery testing and storage facility as described in the applicant’s submittal documents;
4. the permit is issued to the lessee for (5) years unless the lease is terminated at which this use permit is terminated;
5. the layout, design and set up of the battery facility shall be developed as shown and set forth on the applicant’s submittal documents and site plan;
6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
7. the applicant shall keep the property free of trash, litter and debris;
8. all Federal, State, County and Local regulations shall be adhered to and all applicable and required leases, permits, approvals, and plans be submitted and obtained;
9. any change or expansion shall require approval from the Board of Supervisors.

Staff had not received the affidavit of publishing at the time of this report. Staff can attest that the notice of hearing for record no. IUP-003-23 was published on October 13, 2023 in the Arizona Republic.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:00 A.M. ON THE 1st DAY OF **NOVEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **INDUSTRIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 2nd DAY OF **OCTOBER 2023**, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON MONDAY, OCTOBER 27, 2023

Contact for this matter: LaRee Mason, Planner
E-mail address: LaRee.Mason@pinal.gov
Phone # (520) 866-6514

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Arizona Republic

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 10/6/23

COMMUNITY DEVELOPMENT DEPARTMENT



BY: _____
[signature] LaRee Mason, Planner
[print name and title]

DATED: 10/6/23

NOTICE OF PUBLIC HEARING BY THE BOARD OF SUPERVISORS AT 9:00 A.M. ON THE **1ST DAY OF NOVEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR AN **IUP** TO OPERATE AN EV BATTERY TESTING AND STORAGE FACILITY IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 2nd DAY OF **OCTOBER 2023**, by Pinal County Development Services Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 NO LATER THAN 5:00 P.M. ON MARCH 6, 2023. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON MONDAY, OCTOBER 18, 2023

Contact for this matter: LaRee Mason, Planner
E-mail address: laree.mason@pinal.gov
Phone # (520) 866-6641 Fax # (520) 866-6514

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Arizona Republic



MEETING DATE: September 21, 2023

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **IUP-003-23 (Lucid Airpark Test Site)**

CASE COORDINATOR: LaRee Mason, Planner

Executive Summary:

This is an Industrial Use Permit (IUP) to allow the construction and operation of a battery testing and storage site in the Pinal County Airpark vicinity. The proposed facility is located on a property owned by Pinal County. The site is zoned Industrial (I-3) and Activity Center (AC-3) with a Planned Area Development under cases PZ-011-18 and PZ-PD-011-18 approved on September 19, 2018.

If This Request is Approved:

A recommendation of approval would allow the operation of an EV battery testing and storage facility on a 480 acre parcel.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request.

LEGAL DESCRIPTION: A portion of Section 32, Township 10 South, Range 10 East, of the Gila and Salt Meridian.

TAX PARCEL: 410-14-0030

LANDOWNER/APPLICANT: Pinal County, property owner, Melody Spradlin, Lucid Motors, applicant.

AGENT: Katelyn Olson, Kimley-Horn

REQUESTED ACTION & PURPOSE: **IUP-003-23** – Pinal County, landowner, requesting approval of an Industrial Use Permit to allow for a battery testing and storage site on a portion of a 480.0± acre parcel in the I-3 and AC-3 zoning districts.

LOCATION: Approximately 1.5 miles west of Interstate 10 on East Pinal Airpark Road.

DEVELOPMENT SERVICES
Planning Division

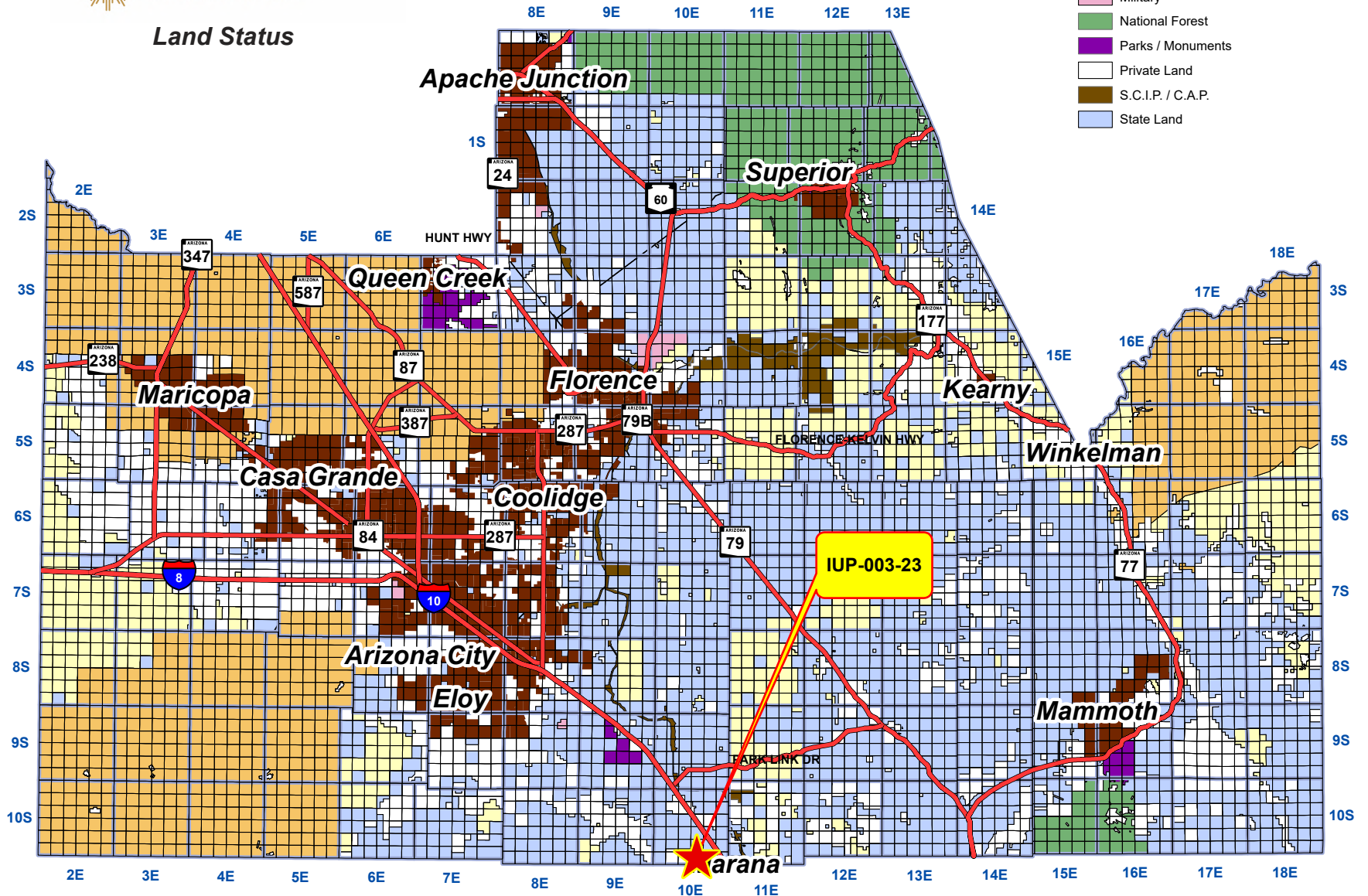


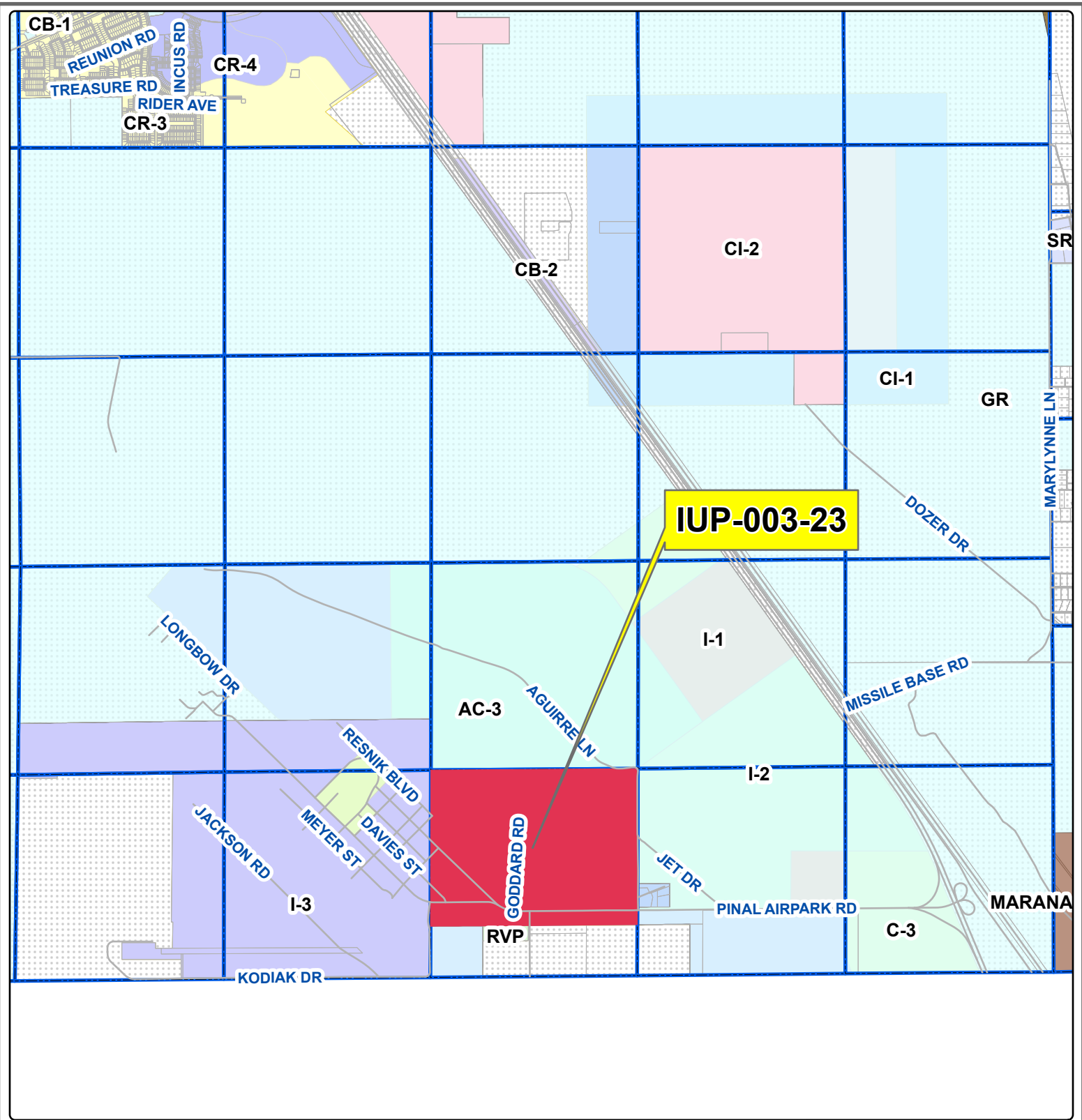
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land






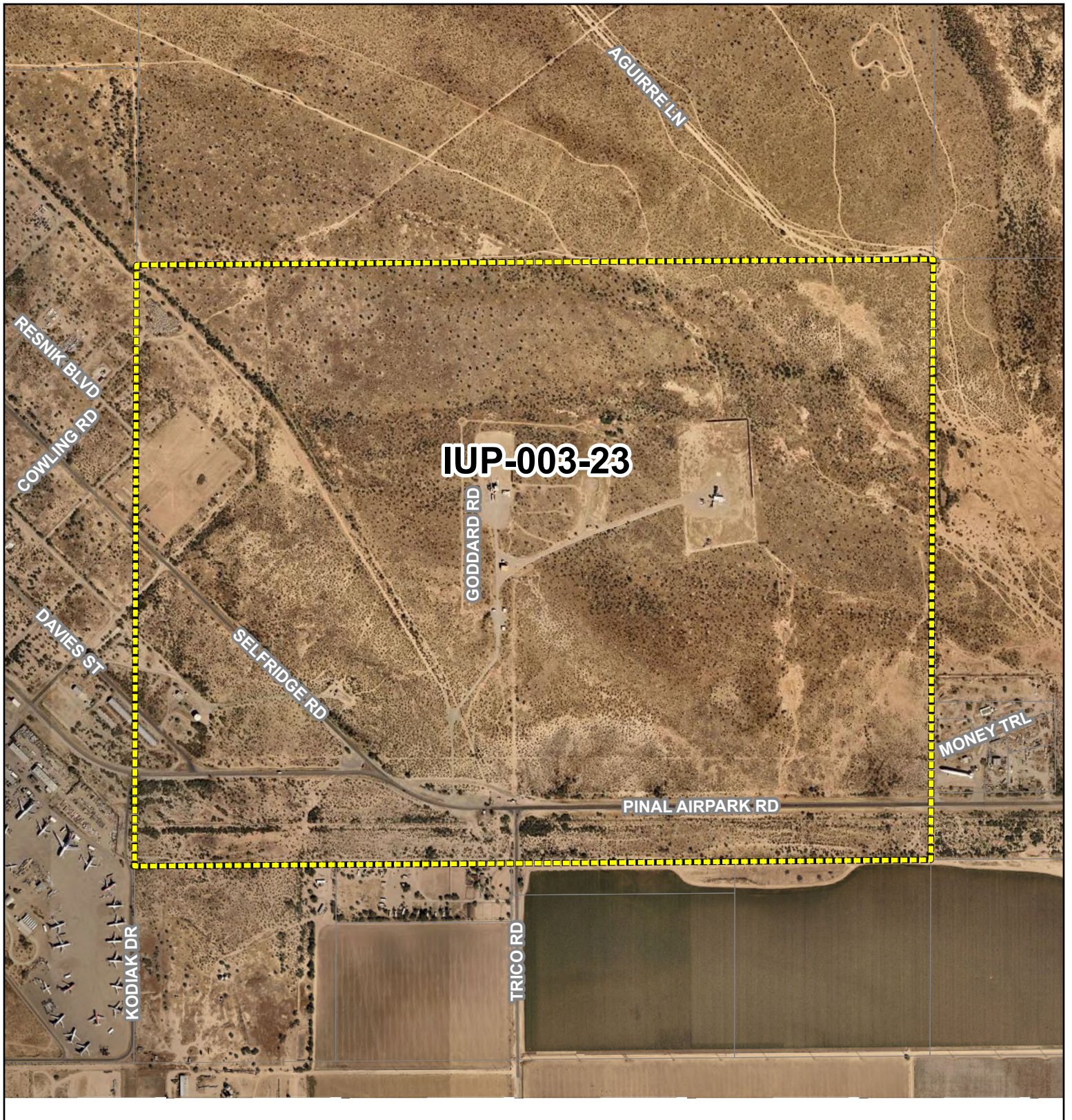
Community Development



Legal Description:
 Situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

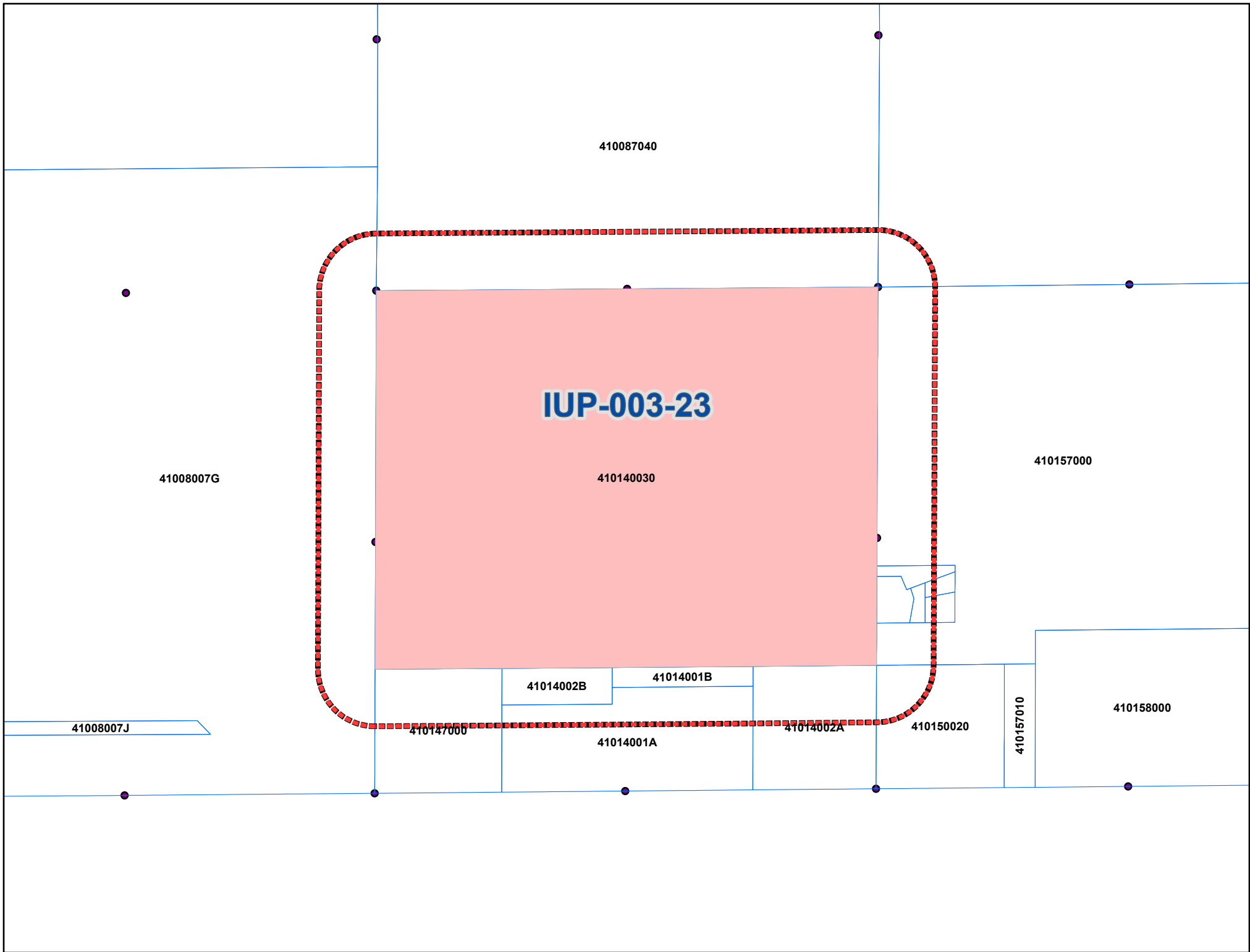
SEC 34, TWN 10S, RNG 10E

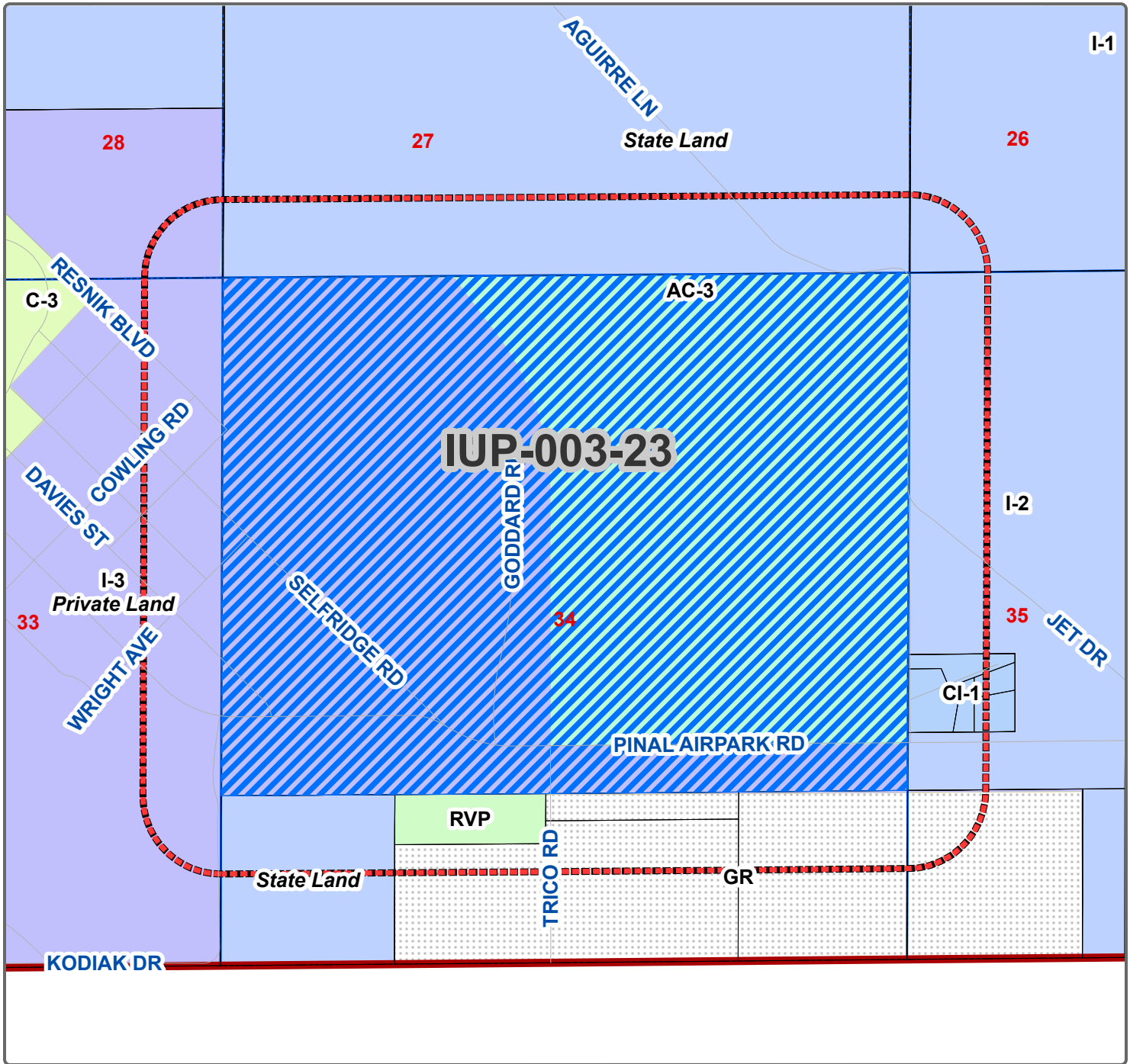
 Sheet No. 1 of 1	Owner/Applicant: PINAL COUNTY		
	Drawn By: GIS / IT / RWH	Date: 08/29/2023	
	Section 34	Township 10S	Range 10E
	Case Number: IUP-003-23		



IUP-003-23

Industrial Use Permit





Planning and Zoning Commission

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

Current Zoning: Multi

Requested Zoning: Industrial Use Permit

Current Land Use: Multi



Legal Description:
 Situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

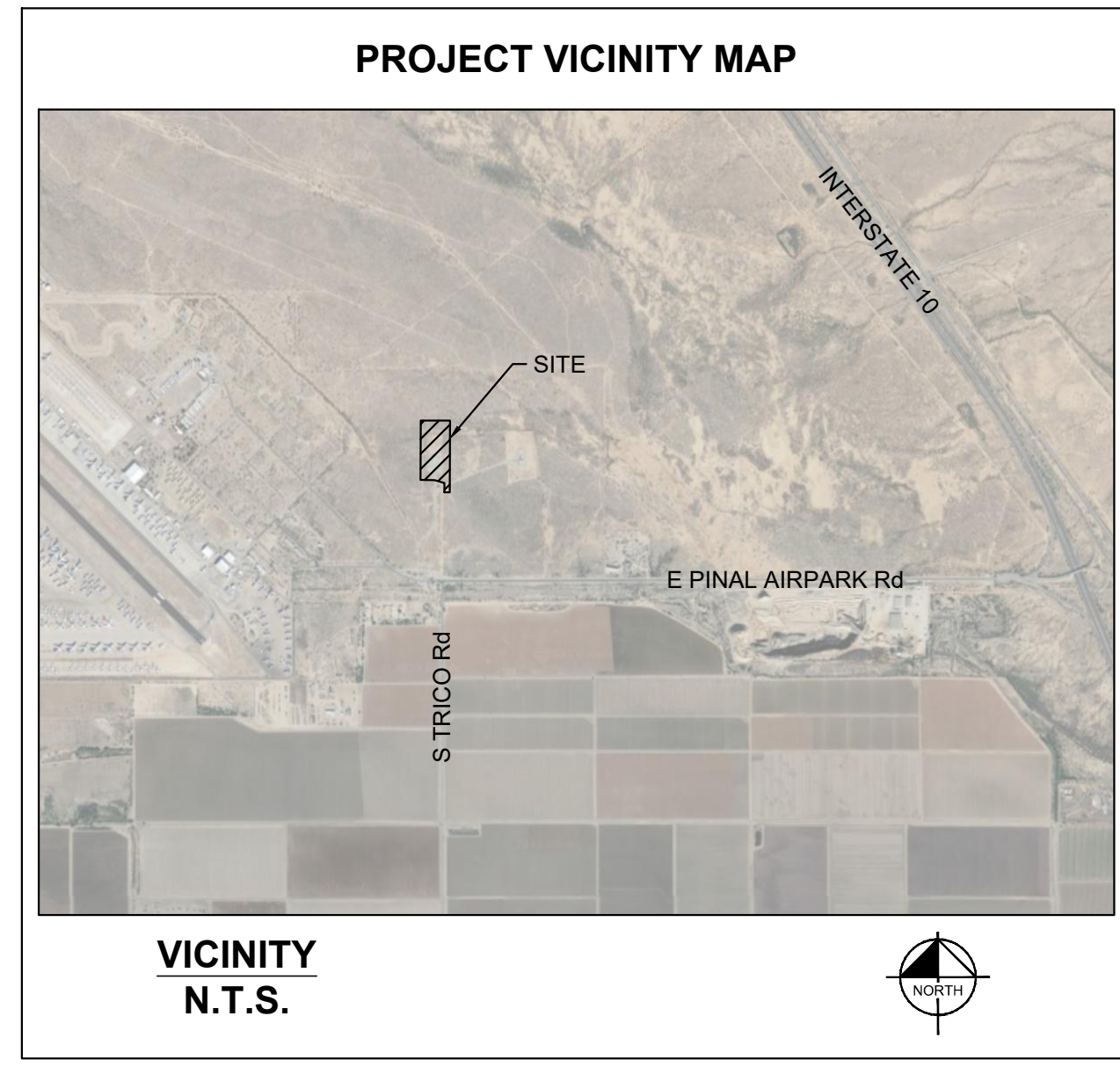
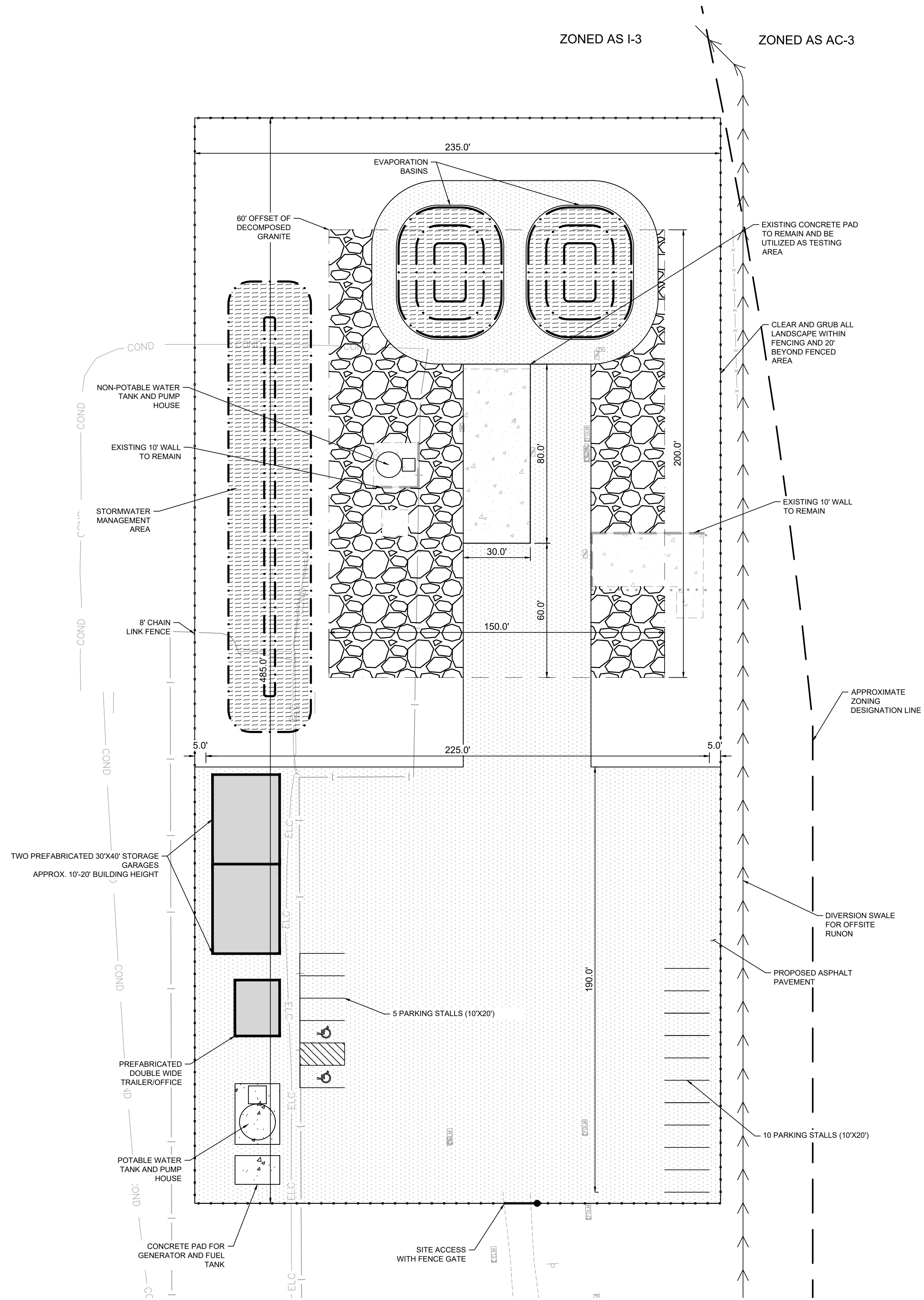
SEC 34, TWN 10S, RNG 10E



Owner/Applicant: PINAL COUNTY		
Drawn By: GIS / IT / RWH	Date: 08/29/2023	
Section 34	Township 10S	Range 10E
Case Number: IUP-003-23		

Sheet No.
1 of 1

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LAND OWNER: PINAL COUNTY
 CONTACT: JIM PETTY
 ADDRESS: 31 N PINAL STREET, FLORENCE, AZ

DEVELOPER: LUCID MOTORS
 CONTACT: MELODY SPRADLIN
 ADDRESS: 317 S THORNTON RD, CASA GRANDE, AZ

FIRM PREPARING PLAN: KIMLEY-HORN
 CONTACT: KATIE OLSON

LEGEND

	APPROXIMATE ZONING DESIGNATION LINE
	8' TALL CHAIN LINK FENCE
	U/G EMPTY CONDUIT LINE
	WATER VALVE
	WATER METER
	WATER MARKER
	ELECTRIC MARKER
	ELECTRIC JUNCTION BOX
	FIBER OPTIC MARKER
	CABLE TV JUNCTION BOX
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	DECOMPOSED GRANITE SEE DETAILS FOR SECTION
	EVAPORATION BASIN SEE GRADING PLAN FOR DETAILS
	STANDARD DUTY CONCRETE PAVEMENT SEE GRADING PLAN FOR DETAILS

- SITE PLAN NOTES**
- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
 - REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION. TOPOGRAPHIC SURVEY PROVIDED BY RICK ENGINEERING COMPANY, PHOENIX, AZ DATED 06/20/2023.
 - KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 - DIMENSIONS AND RADI ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
 - TYPICAL PARKING STALL DIMENSIONS SHALL BE 10-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.

DISTURBED AREA SUMMARY

DISTURBED AREA	3.31 AC / 144,375 SF
EXISTING IMPERVIOUS AREA	0.10 AC / 4,251 SF / 3.7%
EXISTING PERVIOUS AREA	2.52 AC / 109,724 SF / 96.3%
PROPOSED IMPERVIOUS AREA	1.70 AC / 73,950 SF / 64.9%
PROPOSED PERVIOUS AREA	0.92 AC / 40,025 SF / 35.1%
NET INCREASE IN IMPERVIOUS AREA	1.60 AC / 69,699 SF

SITE DATA

TOTAL PROPERTY AREA	480 AC / 20,908,800 SF
PARCEL NUMBER	410140030
EXISTING ZONING	I-3 - INDUSTRIAL DISTRICT
PROPOSED ZONING	I-3 - INDUSTRIAL DISTRICT
PROPOSED LAND USE	MATERIAL TEST SITE

BUILDING DATA

TOTAL BUILDING AREA	2,900 SF
PERCENT OF TOTAL PROPERTY AREA	2.54%
MAXIMUM BUILDING HEIGHT	50 FT

PARKING SUMMARY

REQUIRED PARKING	3 SPACES @ 1 SPACE PER 3 EMPLOYEES (8 EMPLOYEES)
TOTAL PROPOSED PARKING	15 SPACES
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WEST SOUTHERN AVENUE, SUITE 131, MESA, AZ 85210
 PHONE: 480-207-2866
 WWW.KIMLEY-HORN.COM

KHA PROJECT	160070002
DATE	07/19/2023
SCALE	AS SHOWN
DESIGNED BY	RAV
DRAWN BY	JTL
CHECKED BY	K/O

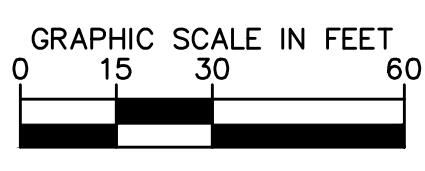
SITE DIMENSION PLAN

LUCID MOTORS AIRPARK TEST SITE
 PREPARED FOR
LUCID MOTORS

PINAL COUNTY AZ

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C400



SIZE: 480± acres.

COMPREHENSIVE PLAN: The subject property is designated both High Intensity Activity Center and Employment.

EXISTING ZONING AND LAND USE: The subject parcel is zoned Industrial (I-3) and Activity Center (AC-3) and is mostly vacant apart from 3 abandoned concrete pads surrounded by chain link fencing at the center of the parcel, an abandoned concrete pad located approximately 1320 feet east of the 3 concrete pads, an abandoned guard shack approximately 250 feet south of the southern chain link boundary, and a graded area at the western portion of the property. The 3 abandoned concrete pads, located almost entirely within the I-3 zone, will be repurposed to contain the proposed facility.

SURROUNDING ZONING AND LAND USE:

- North: Activity Center (AC-3)
- East: Light Industry and Warehouse (CI-1)
Light Industrial and Warehouse (I-2)
- South: General Rural (GR)
Recreational Vehicle Park (RVP)
State Land
- West: Industrial (I-3) zoning district.
The Airpark is west of the proposed facility.

PUBLIC PARTICIPATION:

- Neighborhood Meeting: July 19, 2023
- Neighborhood and Agency Mail out: August 30, 2023
- Newspaper Advertising: September 1, 2023
- Site Posting: Applicant: July 20, 2023
- Site Posting: County: September 1, 2023

FINDINGS:

- Site data:
 - Flood zone: "X" is an area of minimal flood hazard.
 - Access: The site is accessed from East Pinal Airpark Road.

HISTORY: The subject property remained vacant until 2018 when it was rezoned from GR to I-3 and AC-3 along with a Planned Area Development as part of an effort to facilitate efficient and compatible development at the Pinal County Airpark.

ANALYSIS: Due to the extensive nature of testing the battery packs, the applicant is seeking approval of an IUP on a 480± acre parcel owned by Pinal County. The test site will repurpose an existing concrete pad to a test pad surrounded by 60 feet of either decomposed granite or bituminous pavement. The tests will include both thermal and electrical failure tests, as well as coolant and salt water surges to mimic real-world scenarios. In anticipation of the smoke generated as a result, a fire suppression tank will be located near the test pad. The waste produced, e.g. water used during the testing, will be transferred to a lined evaporation basin to be removed by a contracted provider with expertise in handling hazardous waste. Two ground set prefabricated garages, measuring

approximately 30' x 40' x 10-20', for storage and workspaces and one prefabricated office space will be placed on a paved parking lot with (15) 10' x 20' parking stalls and (2) ADA compliant parking stalls with paths. The facility will be completely enclosed by fencing. To meet Pinal County Drainage Manual standards, a detention basin accompanied with surrounding swales will be constructed to manage stormwater runoff. The topography of the parcel is relatively flat with some washes near the northeastern corner. There is limited visibility of this parcel from E. Pinal Airpark Rd. Staff recommends approval with the (9) stipulations following the Staff Recommendation portion of this report.

Operations Outline:

Frequency of Testing: Testing operations are anticipated to occur during daylight hours at a frequency of 1-2 battery packs for the remainder of 2023 and up to 1 battery pack per week in 2024.

Duration of Burning: Through thermal and electrical testing, battery packs are expected to burn at an average of 2-4 hours.

Mitigation Measures:

- 100-foot standoff distance from test pad;
- Remote testing;
- Concrete wall to be constructed around test pad;
- Perforated steel cage to be placed over packs being tested;
- Fire suppression equipment for immediate risk to personnel or property;
- Mandatory protective equipment.

Storage: Ten battery packs at a time are expected to be stored on site within secured and climate-controlled garages.

Deliveries: On site deliveries include potable water, battery packs, sanitary waste pumping and non-hazardous waste management. Deliveries are expected to occur once a week.

Hazardous Materials: Per week, one burned 924 volt lithium-ion electric vehicle battery pack. Burned battery packs will be bagged in antistatic plastic and in UN-approved crates to the recycler. Flammables are to be stored separately.

To date, no letters in support and no letters in opposition have been received regarding the requested Industrial Use Permit.

The zoning ordinance identifies factors for consideration when reviewing Use Permits. These factors include, but are not limited to:

- *Traffic conditions;*
- *Provision of services;*
- *Zoning district compliance;*
- *Relationship to adjoining properties and surrounding area;*
- *Traffic circulation and access points;*
- *Development standards;*

- *Off-site impact mitigation;*
- *Need;*
- *Public input.*

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Melody Spradlin, Lucid Motors, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an IUP in the I-3/AC-3 zoning districts.
2. To date, no letters in support or opposition have been received.
3. The property has legal access.
4. The subject property is located within both the High Intensity Activity Center and the Employment designations of the Pinal County Comprehensive Plan.
5. Granting the IUP will require, at the time of application for development, that the applicant submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation, and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with testimony and evidence presented at the public hearing, that this IUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward IUP-003-23 to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. a drainage report may be required to be submitted to the County Engineer at the time of

Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;

3. this Industrial Use Permit is granted to operate a battery testing and storage facility as described in the applicant's submittal documents;
4. the permit is issued to the lessee for (5) years unless the lease is terminated at which this use permit is terminated;
5. the layout, design and set up of the battery facility shall be developed as shown and set forth on the applicant's submittal documents and site plan;
6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
7. the applicant shall keep the property free of trash, litter and debris;
8. all Federal, State, County and Local regulations shall be adhered to and all applicable and required leases, permits, approvals, and plans be submitted and obtained;
9. any change or expansion shall require approval from the Board of Supervisors under procedures pursuant to Chapter 2.151.010 of the Development Services Code.

Date Prepared: 9/12/23 LM

Revised: 9/13/23 LM



**PINAL COUNTY
PROCEDURE FOR A PROPOSED INDUSTRIAL USE PERMIT (IUP)**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for an Industrial Use Permit. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

FEE SCHEDULE

- A. IUP with accompanying zone change: \$2,477.00
- B. Without zone change, 0-499 mail-outs: \$4,478.00
- C. Without zone change, 500 or more mail-outs: \$4,824.00

**COMMUNITY DEVELOPMENT
Planning Division**



APPLICATION FOR AN INDUSTRIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

IUP Formal Application & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Jim Petty
2. Date of Concept Review 6/13/2023 Concept Review Number: Z-PA-081-23
3. The Legal Description of the Property: A portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt River Meridian, Pinal County, Arizona.
4. Assessor Parcel Number: 410140030
5. Current Zoning: I-3
6. Parcel Size: 480
7. The existing use of the property is as follows: The existing site is currently vacant, but was previously used for rocket engine testing.
8. The exact use proposed under this request: The proposed use is for EV battery pack testing.
9. Is the property located within three (3) miles of an incorporated community? YES NO
10. Is an annexation into a municipality currently in progress? YES NO
11. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, Zoning Violation Number N/A
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. PAD PZ-PD-011-18
13. Explain why the proposed development is needed and necessary at this time. The proposed development is needed and necessary at this time to facilitate innovation and safety improvements for Lucid, a major County employer.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

In addition to this application you will need to:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11” X 17”. The site plan requirements are detailed on the attached “Industrial Use Permit Site Plan and Narrative Checklist”.
- Submit a project narrative. The project narrative requirements are detailed on the attached “Industrial Use Permit Site Plan and Narrative Checklist”.
- Submit a list of all property owners within 600’ of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission. 1200’ as required by Pinal County Planning Department
- Submit a map of the area with the 600’ boundary shown. (A Tax Assessor Parcel Map is acceptable). 1200’ as required by Pinal County Planning Department
- forthcoming Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit the application form.
- Hold a neighborhood/community meeting prior to application submittal:
 - Notify all property owners within 600’
 - Hold the meeting within 5 miles of the subject property
 - Hold the meeting between 5:00pm and 9:00pm
 - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- Include neighborhood Public participation information with the application:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified
 - Meeting Minutes
 - Attendance sign-in sheet with names & addresses There was no one in attendance for this meeting as stated in our Project Narrative
- forthcoming Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PDF FORMAT VIA THE ONLINE PORTAL SITE AT
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Jim Petty

31 N Pinal Street, Florence, AZ

520-866-6545

Name of Landowner (Applicant)

Address

Phone Number

Signature of Landowner (Applicant)

jim.petty@pinal.gov

E-Mail Address

Melody Spradlin

317 S Thornton Rd., Casa Grande, AZ

341-336-5781

Name of Agent

Address

Phone Number

DocuSigned by:
Melody Spradlin
507227B6068D4DD

Signature of Agent

melodyspradlin@lucidmotors.com

E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: 410150020, 41014002A, 41014001B, 41014001A
Name: Church of Jesus Christ Latter-Day Saints
Address: PO Box 511196
City/ST/Zip: Salt Lake City, UT 84151

Parcel No.: 41015001A
Name: Michael E Smith
Address: PO Box 68525
City/ST/Zip: Oro Valley, AZ 85737

Parcel No.: 41014002B
Name: Rosita & Rodolfo L Valles
Address: PO Box 32
City/ST/Zip: Marana, AZ 85653

Parcel No.:
Name: Pinal County
Address: PO Box 827
City/ST/Zip: Florence, AZ 85132

Parcel No.: 41015001B
Name: Nelson Drilling Inc
Address: 7850 N Silverbell Rd STE 114
City/ST/Zip: Tucson, AZ 85743

Parcel No.: 410080060
Name: Union Pacific Railroad
Address: 1400 Douglas St Stop 1640
City/ST/Zip: Omaha, NE 68179

Parcel No.: 41015001D
Name: TUFC LLC
Address: 7850 N Silverbell Rd STE 114
City/ST/Zip: Tucson, AZ 85743

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.: 41015001E
Name: Aero Conversion Solutions LLC
Address: 1500 W Kitty Hawk Way
City/ST/Zip: Tucson, AZ 85755

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 26th day of June, 2023, at the office of Pinal County Community Development and is accurate and complete to the best of my knowledge.

(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____ (Name of signor)

Signature _____ Date _____

State of _____)
)ss.
County of _____)

(SEAL)

My Commission Expires _____

Signature of Notary Public _____

(If additional copies of this form are needed, please photocopy)

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 480 acres located at 1001 West Southern Ave., Mesa, AZ, and further identified

[Insert Address of Property]

As assessor parcel number 410140030 and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Melody Spradlin

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me _____ this day _____ of by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

Industrial Use Permit Site plan and Narrative Checklist

A. Written narrative concerning the proposed development to include:

1. Title Page
2. Purpose of Request
3. Description of Proposal
 - Nature of the project
 - Proposed land use
 - Conformance to adopted Comprehensive Plan
 - Answers to the questions from the Supporting Information Sheet
4. Location and accessibility
5. Utilities and services
6. Neighborhood meeting information
7. Appendix, as applicable

B. Site Plan.

The Site Plan shall be professionally prepared (by a surveyor, architect or other design professional) and drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
 - a. Legal description of total site.
 - b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
 - c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
 - d. Location of all existing structures and buildings.
 - e. Location of all existing and proposed utilities, location and width of associated easements.
 - f. All existing and proposed public and/or private streets, location and width of associated easements and rights- of-way.
 - g. All points of ingress and egress.
 - j. Location and types of existing and proposed landscaping.
 - h. Indicate location, type, height, and materials for proposed: walls, fences and sign

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public None.

2. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. Approximately four trips per day and on average 1 delivery per week.

3. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. There are 15 parking spaces for employees proposed with 2 ADA compliant stalls. Spaces are shown on site plan.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
The battery testing will create smoke when packs reach failure. There will be fire suppression near the testing pad to diminish smoke when needed. Further coordination with Pinal County Air Quality Department is anticipated. If required, Lucid will obtain an air quality permit for the project and comply with the conditions of permit approval.

5. What type of landscaping are you proposing to screen this use from your neighbors? The existing foliage will remain.

6. What type of signage are you proposing for the activity? Where will the signs be located? Directional signage will be included within the site and at the entry gate.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested The proposed testing site is anticipated to operate with less severity in comparison to the previous rocket engine testing site.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

YES NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted and permit declared null and void?

YES NO

Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4” by 4” wooden poles
 - e. All surfaces, including edges shall be painted Sunburst Yellow or approved equivalent
 - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area
11. Submit the posting affidavit as soon as the sign is installed along with a photograph, any incorrect information on the sign may result in delay of your case
12. Case description information should be brief but able to convey what the application is for i.e. Rezoning for a 600 lot single family residential subdivision

Letter Sizes: All Letters Upper and Lower Case Unless Specified

5” BOLD CAPITAL LETTERS

5” Bold Italic Letters

2” Letters
2” Letters
2” Letters
2” Letters

3” Letters
3” Letters

1” Letters

**Zoning and Planned Area Development Cases:
4 Feet Tall by 8 Feet Wide, Sunburst Yellow or equivalent**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Proposed Zoning: Acreage: Case Description:	Public Hearing Information
 Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyaz.gov	

**Special Use Permit and Industrial Use Permit Cases
4 Feet Tall by 8 Feet Wide**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Acreage: Case & SUP/IUP Use:	Public Hearing Information
 Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyaz.gov	

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # IUP-003-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Pinal Air Park Rd E of I-10, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

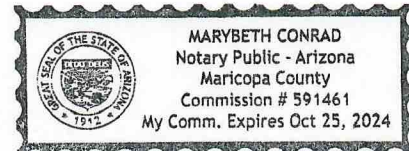
Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 07/20/2023 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-24

PINAL COUNTY *Public Hearings*

Case Number: IUP-003-23

Existing Zoning: I-3 INDUSTRIAL DISTRICT

Acreage: 480 ACRES

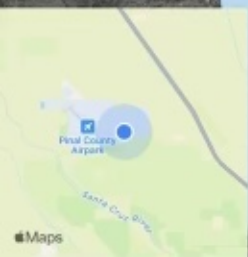
Case & SUP/IUP Use: INDUSTRIAL USE PERMIT FOR
MATERIALS TESTING SITE

Applicant Name: KATIE OLSON, KIMLEY-HORN

Applicant Phone Number: 520-529-8128

Case Information Available at Pinal County Community Development Services
(520) 866-6442 or www.pinalcountyz.gov

Public Hearing
Information



Jul 20, 2023 at 6:09:35 AM
E Pinal Airpark Rd
Marana AZ 85653
United States
Pinal County Airpark

PINAL COUNTY *Public Hearings*

Case Number: IUP-003-23

Existing Zoning: I-3 INDUSTRIAL DISTRICT

Acreage: 480 ACRES

Case & SUP/IUP Use: INDUSTRIAL USE PERMIT FOR
MATERIALS TESTING SITE

Applicant Name: **KATIE OLSON, KIMLEY-HORN**

Applicant Phone Number: **520-529-8128**

Public Hearing
Information



Case Information Available at Pinal County Community Development Services
(520) 866-6442 or www.pinalcountyaz.gov



Jul 20, 2023 at 6:14:45 AM
27099 E Pinal Airport Rd
Marana AZ 85653
United States

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/> When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:

Review Type #_Plan Type. For example:

- First Submittal Review
 - SUB1_Application
 - SUB1_PAD Book or Narrative
 - SUB1_TIA
 - SUB1_ALTA
 - SUB1_Drainage Report...etc
 - SUB1_...etc

- Second Substantive Review (only resubmit items that are being amended)
 - SUB2_Application
 - SUB2_Drainage Report
 - SUB2_TIA
 - SUB2_ALTA
 - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*

** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*

Project Narrative

Lucid Material Test Site - Airpark

Prepared for:

Pinal County Community Development
Attn: Gilbert Olgin - Development Relationships Manager
Sangeeta Deokar – Senior Planner

Prepared by:

Kimley-Horn
1001 West Southern Avenue
Suite 131
Mesa, AZ 85210

Prepared on:

July 19, 2023

Project Narrative

Purpose of Request

The proposed project requires an Industrial Use Permit as the current site is zoned for Industrial use. The site is in an I-3 zoned area which allows for medium and heavy industrial developments. The proposed land use of material testing would fall within these permitted uses. No variances or rezoning is proposed or required for this development.

Description of Proposal

Lucid is continuously working to improve battery safety by reducing the severity of thermal events. The proposed project will provide a controlled environment in which the battery packs can be extensively tested to failure while being monitored. The testing is done in open-air to provide natural ventilation of emitted smoke, personnel safety, and full visibility of the tested sample. These tests will include thermally and electrically manipulating a battery module until failure. Battery packs will also be subject to pack flooding scenarios where a mix of coolant and salt water will flood a pack to simulate real-world conditions of coolant leaks and severe weather events. These tests will be monitored, and data collected to optimize future designs.

The test site will consist of an isolated test pad with an observation space located a safe distance (between 60 and 100 feet) away. The test pad will be surrounded by 60 feet of decomposed granite (DG) or bituminous pavement with a nearby non potable water tank and pump house for fire suppression. The battery testing will create smoke when packs reach failure. A fire suppression tank will be near the testing pad to diminish smoke when needed. The tank will be sized to accommodate an emergency event so there is adequate water on site in the unlikely event of an uncontrolled fire. There is a lined evaporation basin north of the test pad where any water used for fire suppression will be conveyed for evaporation and proper hazardous material removal. The hazardous material will be removed by a contracted provider who will regularly remove the hazardous waste from the site after testing is completed.

The project will have a detention basin on site which will be designed to meet the County's Stormwater Management requirements per the Pinal County Drainage Manual. The basin will be large enough to accommodate the peak flow and volume of runoff from the 100-year, 2-hour duration storm event with side slopes of 4:1. There will be an outlet control measure in place to restrict flows out of the basin to not exceed pre-development flows for the 2-, 10-, and 100-year runoff events. There will be swales around the site that will collect and convey offsite drainage to bypass the rest of the site. The swales will maintain the existing drainage patterns and will protect the proposed site from excessive offsite drainage and flooding.

The site will have two prefabricated 30' by 40' garages for storage and workspace to prepare packs for testing. These garages will be secured to the ground and will be climate controlled to maintain conditions for employees prepping packs for testing and appropriate climate conditions for the temporarily stored batteries themselves. In this same area on-site, there will be office space in the form of construction trailers. The areas immediately surrounding the garages and trailers will be paved with asphalt for parking and truck delivery and maneuverability. The site will have directional signage to designate where employees should park and navigate the site safely. There will be 2 ADA parking stalls along with ADA compliant paths to the office trailer and garages. The entire site will be fenced in for additional safety and security. It is anticipated that there will be a maximum of 10 battery packs and 15 employees on site at one time. The frequency of testing is anticipated to be a maximum of 4 packs tested per month. The trip generation memorandum for the site can be found in the Appendix.

Location and Accessibility

The proposed site is in Pinal County as part of the Pinal County Airpark. The site can be accessed from East Pinal Airpark Road to an existing unnamed, gravel road running North-South leading to the proposed site and neighboring sites further East. The existing gravel road will be improved to be a minimum of 24 feet wide and designed to support fire apparatus loading but will not be paved. The testing site will be fenced in with a gate for added security, with provided knock boxes for fire safety access.

The existing site is currently split between two different zones: I-3 and AC-3. While some improvements (eg. Swale to convey offsite drainage) will be made within the AC-3 zone, the entirety of the actual testing area to be fenced in will be located within the I-3 zone and is consistent with the County designated allowed uses as we understand based on the Pinal County Subdivision & Infrastructure Design Manual. The Comprehensive Plan for the property includes land uses for industrial businesses which are designated for Employment, General Public Facilities/Services, Airport Reserve, and Activity Center. These uses are consistent with the employment opportunity and materials testing that will take place with the proposed project.

Utilities and Services

The existing survey of the site shows there are water lines and power lines leading to the site. There is an empty conduit line leading to the site near the other existing utilities. There will be water tanks with fire pumps on the proposed site. The water tank will be filled by the existing non-potable water service on site. Power and Fiber will be needed on site and will be pulled off existing services. There will be a mobile bathroom provided on site, eliminating the need for a septic system. There will be a contracted hauler who will pump the tank and dispose of the waste. There will be a potable water tank on site which will be regularly filled by an off-site delivery company.

Neighborhood Meeting Information

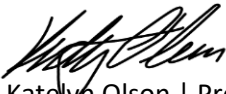
Neighbors and property owners within 1200 feet of the entire 480-acre parcel were notified of the project and the meeting. The meeting was held near the proposed project property at the Pinal County Airpark Airport Office on July 12, 2023, from 5–6 pm. There were no attendees at the meeting, and no written or verbal comments were received as of July 19th, 2023.

Closing

The ongoing testing and evolution of battery design are critical components of performance testing and continuously improving quality of battery packs. We would greatly appreciate your consideration of these proposed improvements to the existing Vector Test Site located within the Pinal County Airpark.

Please contact me directly at katelyn.olson@kimley-horn.com or via phone at (507) 216-0362 if you have any questions,

KIMLEY-HORN AND ASSOCIATES, INC.



Katelyn Olson | Project Manager

TRIP GENERATION MEMORANDUM

To: Pinal County Community Development
Attn: Gilbert Olgin - Development Relationships Manager

From: Katie Olson, Project Manger

Date: July 10, 2023

Subject: Lucid Motors Airpark Test Site – Trip Generation Memo

INTRODUCTION

Lucid Motors is proposing a battery testing facility in Marana, AZ. This site is located north of E Pinal Airpark Road to the east of the Pinal Airpark. The site development would include a double wide construction trailer to be utilized as office/testing observation space, two prefabricated storage garages, and a paved parking lot with 15 parking stalls.

TRIP GENERATION

The trip generation for the site was calculated based on information provided by Lucid Motors. It is anticipated that this facility would be used to test batteries up to a couple of times a week. With this information, a conservative estimate would be a few vehicles per day. **Table 1** shows the estimated trip generation for the site.

Table 1 – Proposed Site Trip Generation

Land Use Description	Daily Vehicle Trips	Weekly Vehicles Trips
Lucid Motors Test Site	4	28

CONCLUSION

The proposed storage test facility is anticipated to generate less than 30 weekly trips. Based on review of the surrounding roadways, the proposed test facility is not anticipated to have a significant impact on traffic operations at adjacent intersections. Therefore, the project team is not recommending any improvements to the offsite roadways for this minor site improvement.

Appendix

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st** DAY OF **SEPTEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **INDUSTRIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS **29nd** DAY OF **AUGUST 2023**, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON MONDAY, SEPTEMBER 15, 2023
Contact for this matter: Gilbert Olgin, Development Relations Manager
E-mail address: gilbert.olgin@pinal.gov
Phone # (520) 866-6452

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Arizona Republic

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

KATIE OLSON
323 BROADWAY AVE S
ROCHESTER, MN 55904-6506

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF SEPTEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-003-23 - PUBLIC

HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/agent, requesting approval of a Special Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING

PAGE FOR THE P&Z COMMISSION AT: <http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 24th DAY OF AUGUST 2023, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

**PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)**

**FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON MONDAY, SEPTEMBER 15, 2023**

**Contact for this matter: Gilbert Olgin, Development Relations Manager
E-mail address: gilbert.olgin@pinal.gov**

**Phone # (520) 866-6452
Pub: Sept 1, 2023**

Order # 0005813377 # of Affidavits 1

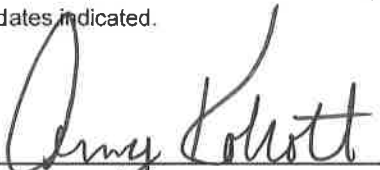
P.O # SUP-003-23

Published Date(s):

09/01/23

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates indicated.



Sworn to before me this

12 TH day of

SEPTEMBER 2023



Notary Public

8-25-26

My Commission expires: _____

MARIAH VERHAGEN
Notary Public
State of Wisconsin



**PINAL COUNTY
PROCEDURE FOR A PROPOSED INDUSTRIAL USE PERMIT (IUP)**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for an Industrial Use Permit. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

FEE SCHEDULE

- A. IUP with accompanying zone change: \$2,477.00
- B. Without zone change, 0-499 mail-outs: \$4,478.00
- C. Without zone change, 500 or more mail-outs: \$4,824.00

**COMMUNITY DEVELOPMENT
Planning Division**

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st** DAY OF **SEPTEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **INDUSTRIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS **29nd** DAY OF **AUGUST 2023**, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON MONDAY, SEPTEMBER 15, 2023

Contact for this matter: Gilbert Olgin, Development Relations Manager

E-mail address: gilbert.olgin@pinal.gov

Phone # (520) 866-6452

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Arizona Republic

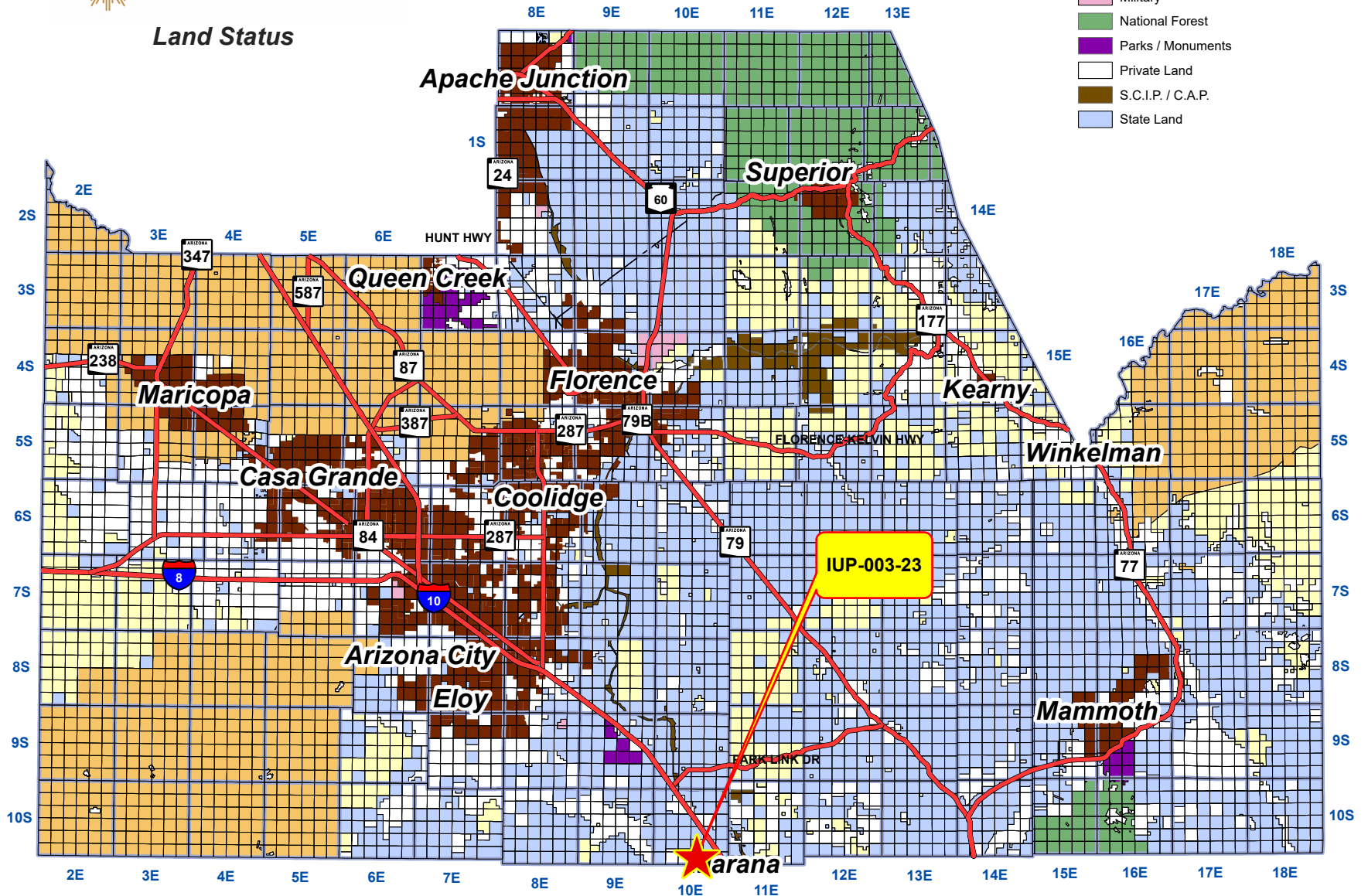


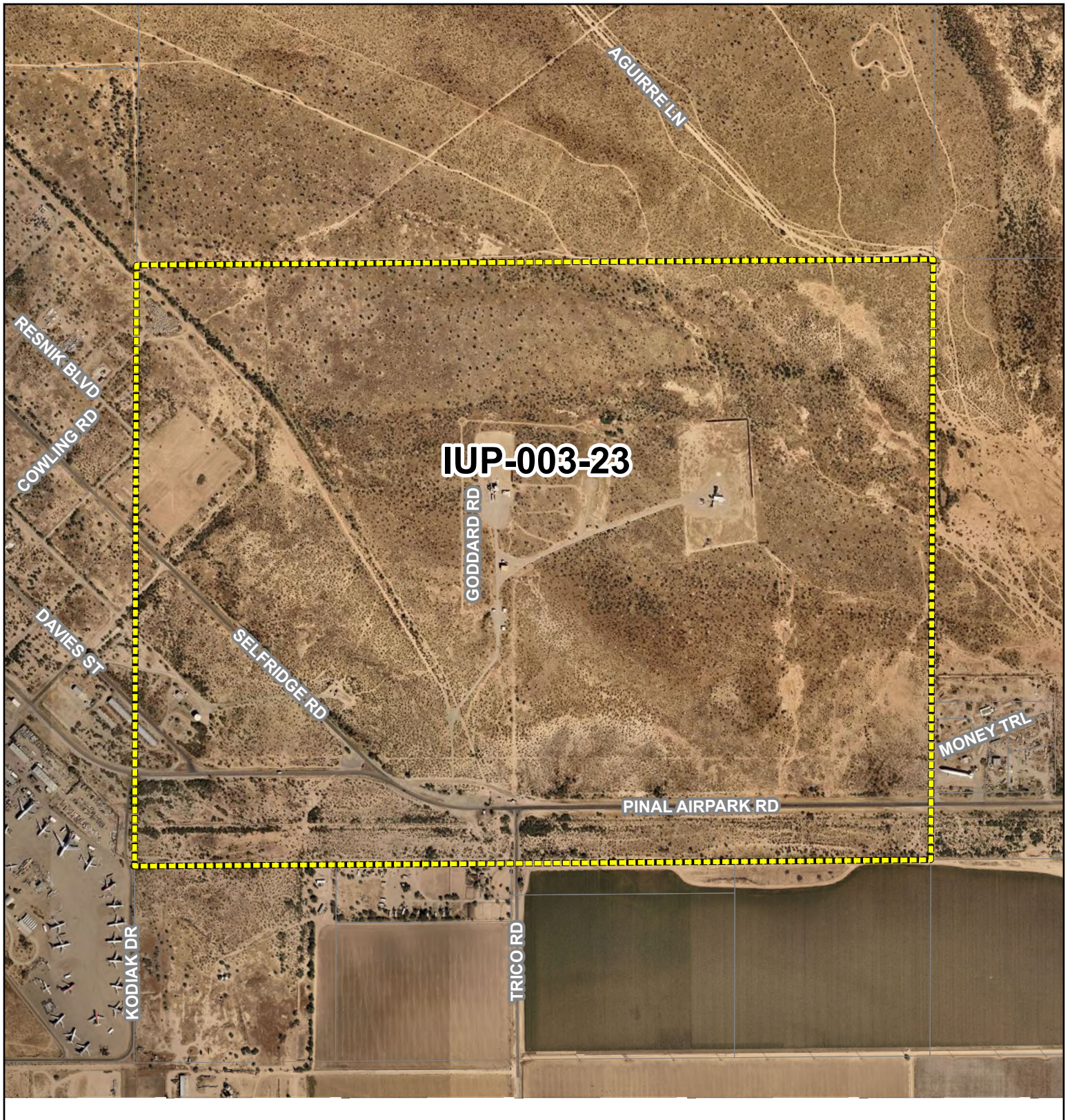
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

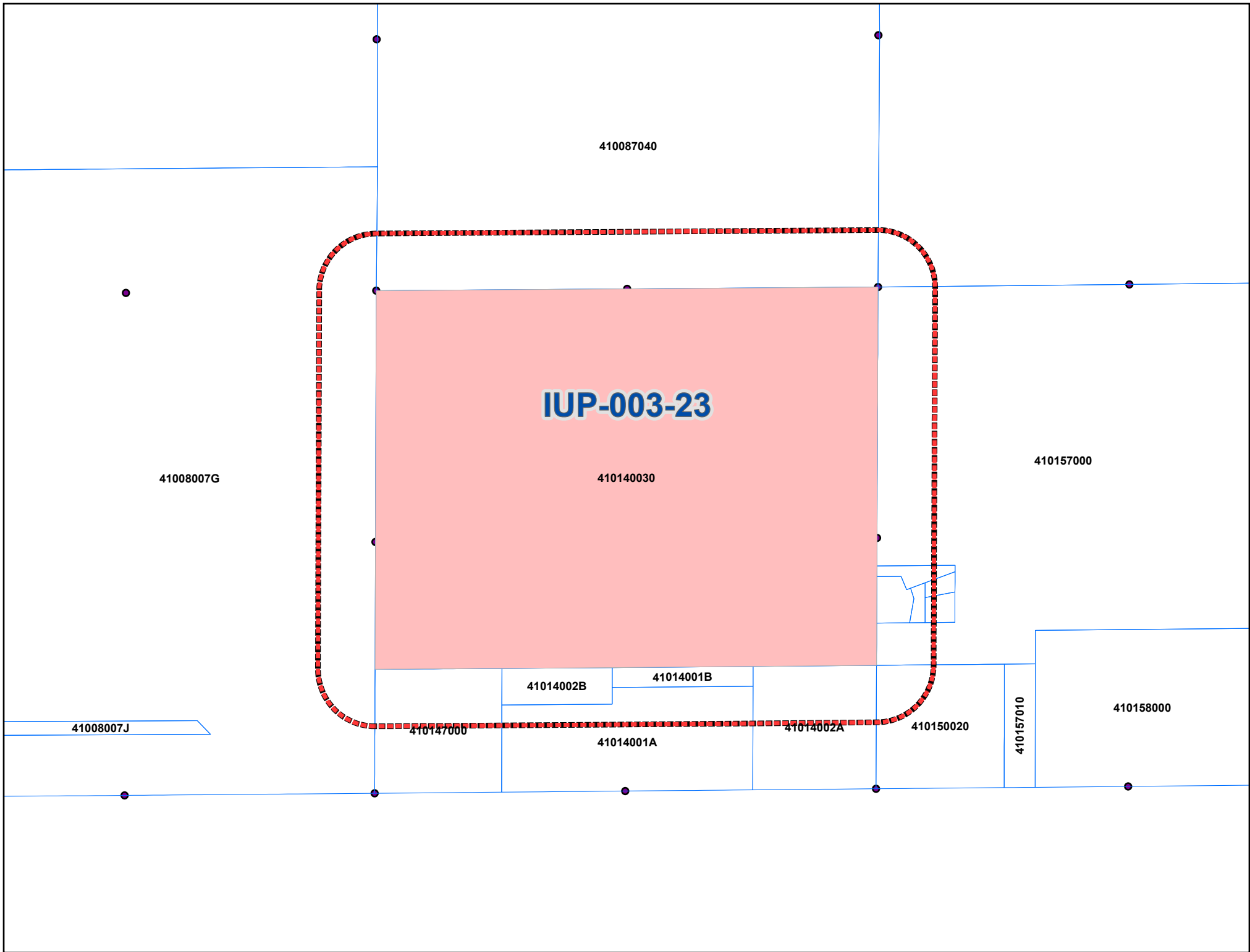
- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land

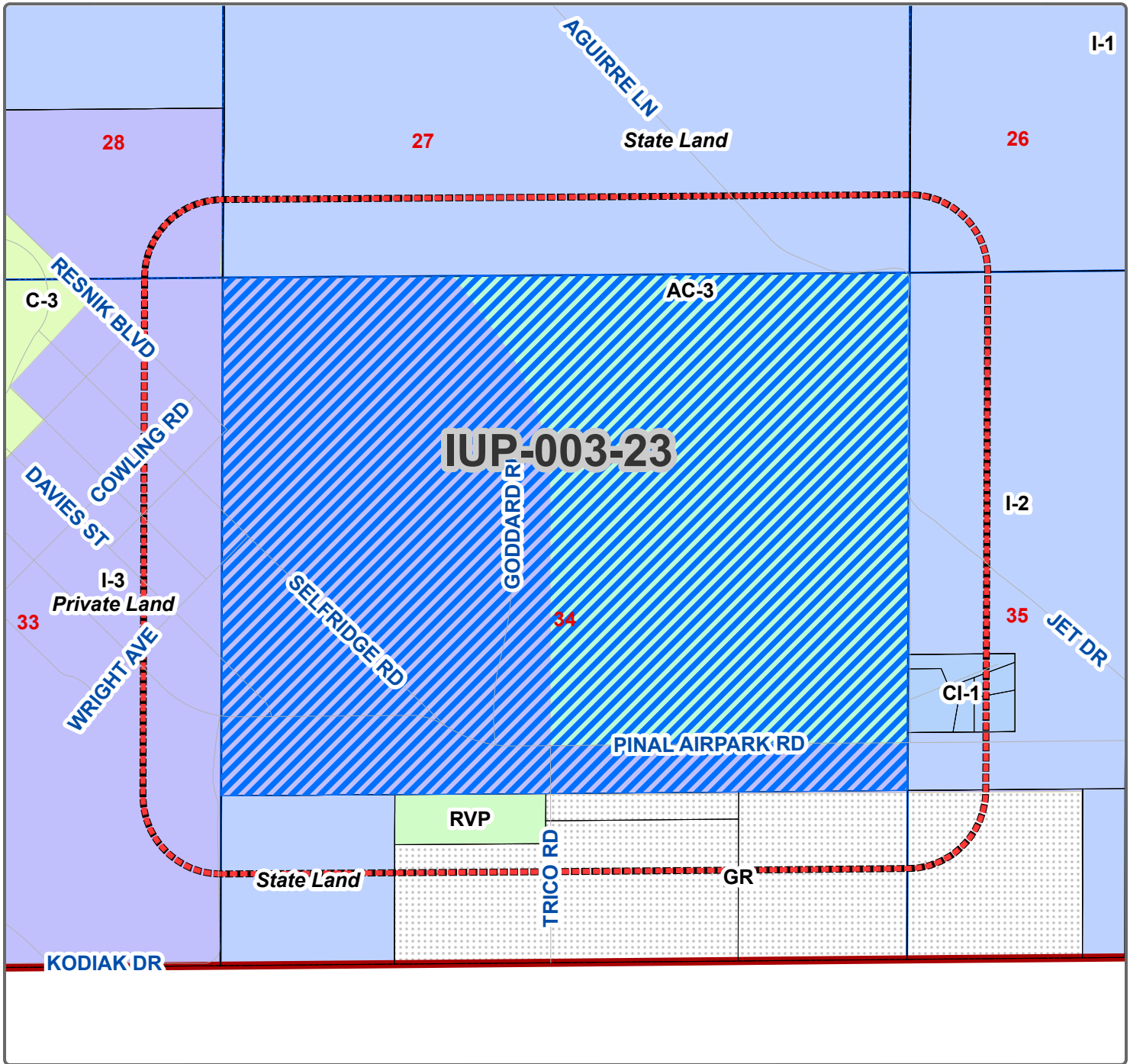




IUP-003-23

Industrial Use Permit





Community Development

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/ agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

Current Zoning: Multi

Requested Zoning: Industrial Use Permit

Current Land Use: Multi



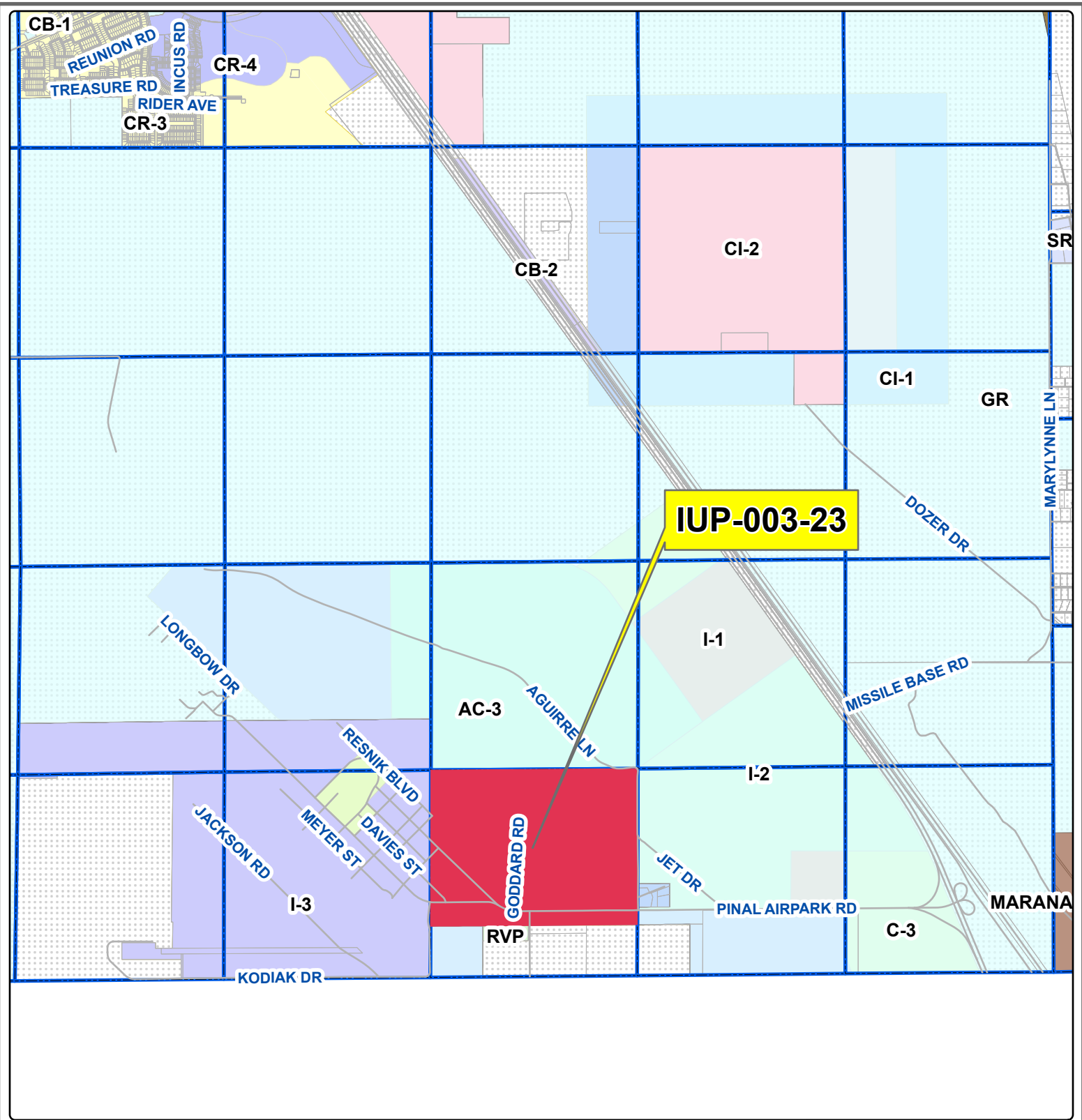
Legal Description:
 Situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

SEC 34, TWN 10S, RNG 10E



Owner/Applicant: PINAL COUNTY		
Drawn By: GIS / IT /RW/ H	Date: 08/29/2023	
Section 34	Township 10S	Range 10E
Case Number: IUP-003-23		

Sheet No. 1 of 1




Community Development



Legal Description:
 Situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

SEC 34, TWN 10S, RNG 10E

 Sheet No. 1 of 1	Owner/Applicant: PINAL COUNTY		
	Drawn By: GIS / IT / RWH	Date: 08/29/2023	
	Section 34	Township 10S	Range 10E
	Case Number: IUP-003-23		



**PINAL COUNTY
PROCEDURE FOR A PROPOSED INDUSTRIAL USE PERMIT (IUP)**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for an Industrial Use Permit. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

FEE SCHEDULE

- A. IUP with accompanying zone change: \$2,477.00
- B. Without zone change, 0-499 mail-outs: \$4,478.00
- C. Without zone change, 500 or more mail-outs: \$4,824.00

**COMMUNITY DEVELOPMENT
Planning Division**

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov



APPLICATION FOR AN INDUSTRIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

IUP Formal Application & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Jim Petty
2. Date of Concept Review 6/13/2023 Concept Review Number: Z-PA-081-23
3. The Legal Description of the Property: A portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt River Meridian, Pinal County, Arizona.
4. Assessor Parcel Number: 410140030
5. Current Zoning: I-3
6. Parcel Size: 480
7. The existing use of the property is as follows: The existing site is currently vacant, but was previously used for rocket engine testing.
8. The exact use proposed under this request: The proposed use is for EV battery pack testing.
9. Is the property located within three (3) miles of an incorporated community? YES NO
10. Is an annexation into a municipality currently in progress? YES NO
11. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, Zoning Violation Number N/A
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. PAD PZ-PD-011-18
13. Explain why the proposed development is needed and necessary at this time. The proposed development is needed and necessary at this time to facilitate innovation and safety improvements for Lucid, a major County employer.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

In addition to this application you will need to:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11” X 17”. The site plan requirements are detailed on the attached “Industrial Use Permit Site Plan and Narrative Checklist”.
- Submit a project narrative. The project narrative requirements are detailed on the attached “Industrial Use Permit Site Plan and Narrative Checklist”.
- Submit a list of all property owners within 600’ of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 600’ boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit the application form.
- Hold a neighborhood/community meeting prior to application submittal:
 - Notify all property owners within 600’
 - Hold the meeting within 5 miles of the subject property
 - Hold the meeting between 5:00pm and 9:00pm
 - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- Include neighborhood Public participation information with the application:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified
 - Meeting Minutes
 - Attendance sign-in sheet with names & addresses
- Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PDF FORMAT VIA THE ONLINE PORTAL SITE AT <https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Jim Petty

31 N Pinal Street, Florence, AZ

520-866-6545

Name of Landowner (Applicant)

Address

Phone Number

Signature of Landowner (Applicant)

jim.petty@pinal.gov

E-Mail Address

Melody Spradlin

317 S Thornton Rd., Casa Grande, AZ

341-336-5781

Name of Agent

Address

Phone Number

DocuSigned by:
Melody Spradlin
507227B6068D4DD

Signature of Agent

melodyspradlin@lucidmotors.com

E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: 410150020, 41014002A, 41014001B, 41014001A
Name: Church of Jesus Christ Latter-Day Saints
Address: PO Box 511196
City/ST/Zip: Salt Lake City, UT 84151

Parcel No.: 41015001A
Name: Michael E Smith
Address: PO Box 68525
City/ST/Zip: Oro Valley, AZ 85737

Parcel No.: 41014002B
Name: Rosita & Rodolfo L Valles
Address: PO Box 32
City/ST/Zip: Marana, AZ 85653

Parcel No.:
Name: Pinal County
Address: PO Box 827
City/ST/Zip: Florence, AZ 85132

Parcel No.: 41015001B
Name: Nelson Drilling Inc
Address: 7850 N Silverbell Rd STE 114
City/ST/Zip: Tucson, AZ 85743

Parcel No.: 410080060
Name: Union Pacific Railroad
Address: 1400 Douglas St Stop 1640
City/ST/Zip: Omaha, NE 68179

Parcel No.: 41015001D
Name: TUFC LLC
Address: 7850 N Silverbell Rd STE 114
City/ST/Zip: Tucson, AZ 85743

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.: 41015001E
Name: Aero Conversion Solutions LLC
Address: 1500 W Kitty Hawk Way
City/ST/Zip: Tucson, AZ 85755

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 26th day of June, 2023, at the office of Pinal County Community Development and is accurate and complete to the best of my knowledge.

(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____ (Name of signor)

Signature _____ Date _____

State of _____)
)ss.
County of _____)

(SEAL)

My Commission Expires _____

Signature of Notary Public _____

(If additional copies of this form are needed, please photocopy)

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 480 acres located at 1001 West Southern Ave., Mesa, AZ, and further identified

[Insert Address of Property]

As assessor parcel number 410140030 and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Melody Spradlin

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me _____ this day _____ of by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

By: _____
[Insert Company's or Trust's Name]

Its: _____
[Signature of Authorized Officer, or Trustee]

Dated: _____
[Insert Title]

STATE OF _____)
) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by

[Insert Signor's Name]

[Insert Title]

_____, _____ an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.

(Seal)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by

_____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary

Industrial Use Permit Site plan and Narrative Checklist

A. Written narrative concerning the proposed development to include:

1. Title Page
2. Purpose of Request
3. Description of Proposal
 - Nature of the project
 - Proposed land use
 - Conformance to adopted Comprehensive Plan
 - Answers to the questions from the Supporting Information Sheet
4. Location and accessibility
5. Utilities and services
6. Neighborhood meeting information
7. Appendix, as applicable

B. Site Plan.

The Site Plan shall be professionally prepared (by a surveyor, architect or other design professional) and drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
 - a. Legal description of total site.
 - b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
 - c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
 - d. Location of all existing structures and buildings.
 - e. Location of all existing and proposed utilities, location and width of associated easements.
 - f. All existing and proposed public and/or private streets, location and width of associated easements and rights- of-way.
 - g. All points of ingress and egress.
 - j. Location and types of existing and proposed landscaping.
 - h. Indicate location, type, height, and materials for proposed: walls, fences and sign

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public None.

2. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. Approximately four trips per day and on average 1 delivery per week.

3. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. There are 15 parking spaces for employees proposed with 2 ADA compliant stalls. Spaces are shown on site plan.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
The battery testing will create smoke when packs reach failure. There will be fire suppression near the testing pad to diminish smoke when needed. Further coordination with Pinal County Air Quality Department is anticipated. If required, Lucid will obtain an air quality permit for the project and comply with the conditions of permit approval.

5. What type of landscaping are you proposing to screen this use from your neighbors? The existing foliage will remain.

6. What type of signage are you proposing for the activity? Where will the signs be located? Directional signage will be included within the site and at the entry gate.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested The proposed testing site is anticipated to operate with less severity in comparison to the previous rocket engine testing site.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

YES NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted and permit declared null and void?

YES NO

Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4” by 4” wooden poles
 - e. All surfaces, including edges shall be painted Sunburst Yellow or approved equivalent
 - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area
11. Submit the posting affidavit as soon as the sign is installed along with a photograph, any incorrect information on the sign may result in delay of your case
12. Case description information should be brief but able to convey what the application is for i.e. Rezoning for a 600 lot single family residential subdivision

Letter Sizes: All Letters Upper and Lower Case Unless Specified

5” BOLD CAPITAL LETTERS

5” Bold Italic Letters

2” Letters
2” Letters
2” Letters
2” Letters

3” Letters
3” Letters

1” Letters

**Zoning and Planned Area Development Cases:
4 Feet Tall by 8 Feet Wide, Sunburst Yellow or equivalent**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Proposed Zoning: Acreage: Case Description:	Public Hearing Information
 Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyaz.gov	

**Special Use Permit and Industrial Use Permit Cases
4 Feet Tall by 8 Feet Wide**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Acreage: Case & SUP/IUP Use:	Public Hearing Information
 Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyaz.gov	

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/> When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:

Review Type #_Plan Type. For example:

- First Submittal Review
 - SUB1_Application
 - SUB1_PAD Book or Narrative
 - SUB1_TIA
 - SUB1_ALTA
 - SUB1_Drainage Report...etc
 - SUB1_...etc

- Second Substantive Review (only resubmit items that are being amended)
 - SUB2_Application
 - SUB2_Drainage Report
 - SUB2_TIA
 - SUB2_ALTA
 - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*

** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*

Project Narrative

Lucid Material Test Site - Airpark

Prepared for:

Pinal County Community Development
Attn: Gilbert Olgin - Development Relationships Manager
Sangeeta Deokar – Senior Planner

Prepared by:

Kimley-Horn
1001 West Southern Avenue
Suite 131
Mesa, AZ 85210

Prepared on:

July 19, 2023

Project Narrative

Purpose of Request

The proposed project requires an Industrial Use Permit as the current site is zoned for Industrial use. The site is in an I-3 zoned area which allows for medium and heavy industrial developments. The proposed land use of material testing would fall within these permitted uses. No variances or rezoning is proposed or required for this development.

Description of Proposal

Lucid is continuously working to improve battery safety by reducing the severity of thermal events. The proposed project will provide a controlled environment in which the battery packs can be extensively tested to failure while being monitored. The testing is done in open-air to provide natural ventilation of emitted smoke, personnel safety, and full visibility of the tested sample. These tests will include thermally and electrically manipulating a battery module until failure. Battery packs will also be subject to pack flooding scenarios where a mix of coolant and salt water will flood a pack to simulate real-world conditions of coolant leaks and severe weather events. These tests will be monitored, and data collected to optimize future designs.

The test site will consist of an isolated test pad with an observation space located a safe distance (between 60 and 100 feet) away. The test pad will be surrounded by 60 feet of decomposed granite (DG) or bituminous pavement with a nearby non potable water tank and pump house for fire suppression. The battery testing will create smoke when packs reach failure. A fire suppression tank will be near the testing pad to diminish smoke when needed. The tank will be sized to accommodate an emergency event so there is adequate water on site in the unlikely event of an uncontrolled fire. There is a lined evaporation basin north of the test pad where any water used for fire suppression will be conveyed for evaporation and proper hazardous material removal. The hazardous material will be removed by a contracted provider who will regularly remove the hazardous waste from the site after testing is completed.

The project will have a detention basin on site which will be designed to meet the County's Stormwater Management requirements per the Pinal County Drainage Manual. The basin will be large enough to accommodate the peak flow and volume of runoff from the 100-year, 2-hour duration storm event with side slopes of 4:1. There will be an outlet control measure in place to restrict flows out of the basin to not exceed pre-development flows for the 2-, 10-, and 100-year runoff events. There will be swales around the site that will collect and convey offsite drainage to bypass the rest of the site. The swales will maintain the existing drainage patterns and will protect the proposed site from excessive offsite drainage and flooding.

The site will have two prefabricated 30' by 40' garages for storage and workspace to prepare packs for testing. These garages will be secured to the ground and will be climate controlled to maintain conditions for employees prepping packs for testing and appropriate climate conditions for the temporarily stored batteries themselves. In this same area on-site, there will be office space in the form of construction trailers. The areas immediately surrounding the garages and trailers will be paved with asphalt for parking and truck delivery and maneuverability. The site will have directional signage to designate where employees should park and navigate the site safely. There will be 2 ADA parking stalls along with ADA compliant paths to the office trailer and garages. The entire site will be fenced in for additional safety and security. It is anticipated that there will be a maximum of 10 battery packs and 15 employees on site at one time. The frequency of testing is anticipated to be a maximum of 4 packs tested per month. The trip generation memorandum for the site can be found in the Appendix.

Location and Accessibility

The proposed site is in Pinal County as part of the Pinal County Airpark. The site can be accessed from East Pinal Airpark Road to an existing unnamed, gravel road running North-South leading to the proposed site and neighboring sites further East. The existing gravel road will be improved to be a minimum of 24 feet wide and designed to support fire apparatus loading but will not be paved. The testing site will be fenced in with a gate for added security, with provided knock boxes for fire safety access.

The existing site is currently split between two different zones: I-3 and AC-3. While some improvements (eg. Swale to convey offsite drainage) will be made within the AC-3 zone, the entirety of the actual testing area to be fenced in will be located within the I-3 zone and is consistent with the County designated allowed uses as we understand based on the Pinal County Subdivision & Infrastructure Design Manual. The Comprehensive Plan for the property includes land uses for industrial businesses which are designated for Employment, General Public Facilities/Services, Airport Reserve, and Activity Center. These uses are consistent with the employment opportunity and materials testing that will take place with the proposed project.

Utilities and Services

The existing survey of the site shows there are water lines and power lines leading to the site. There is an empty conduit line leading to the site near the other existing utilities. There will be water tanks with fire pumps on the proposed site. The water tank will be filled by the existing non-potable water service on site. Power and Fiber will be needed on site and will be pulled off existing services. There will be a mobile bathroom provided on site, eliminating the need for a septic system. There will be a contracted hauler who will pump the tank and dispose of the waste. There will be a potable water tank on site which will be regularly filled by an off-site delivery company.

Neighborhood Meeting Information

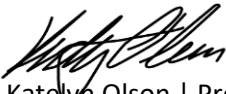
Neighbors and property owners within 1200 feet of the entire 480-acre parcel were notified of the project and the meeting. The meeting was held near the proposed project property at the Pinal County Airpark Airport Office on July 12, 2023, from 5–6 pm. There were no attendees at the meeting, and no written or verbal comments were received as of July 19th, 2023.

Closing

The ongoing testing and evolution of battery design are critical components of performance testing and continuously improving quality of battery packs. We would greatly appreciate your consideration of these proposed improvements to the existing Vector Test Site located within the Pinal County Airpark.

Please contact me directly at katelyn.olson@kimley-horn.com or via phone at (507) 216-0362 if you have any questions,

KIMLEY-HORN AND ASSOCIATES, INC.



Katelyn Olson | Project Manager

TRIP GENERATION MEMORANDUM

To: Pinal County Community Development
Attn: Gilbert Olgin - Development Relationships Manager

From: Katie Olson, Project Manger

Date: July 10, 2023

Subject: Lucid Motors Airpark Test Site – Trip Generation Memo

INTRODUCTION

Lucid Motors is proposing a battery testing facility in Marana, AZ. This site is located north of E Pinal Airpark Road to the east of the Pinal Airpark. The site development would include a double wide construction trailer to be utilized as office/testing observation space, two prefabricated storage garages, and a paved parking lot with 15 parking stalls.

TRIP GENERATION

The trip generation for the site was calculated based on information provided by Lucid Motors. It is anticipated that this facility would be used to test batteries up to a couple of times a week. With this information, a conservative estimate would be a few vehicles per day. **Table 1** shows the estimated trip generation for the site.

Table 1 – Proposed Site Trip Generation

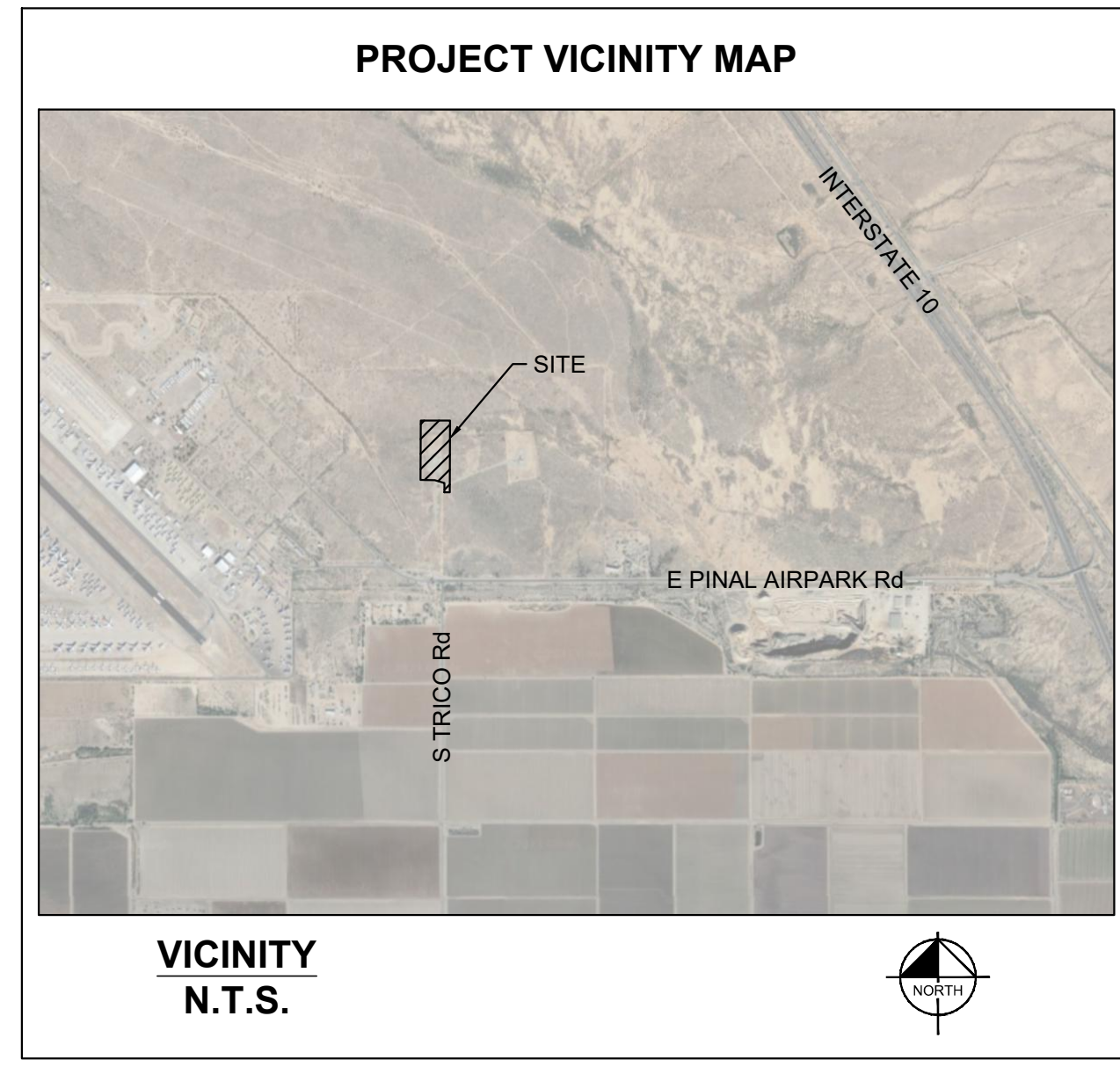
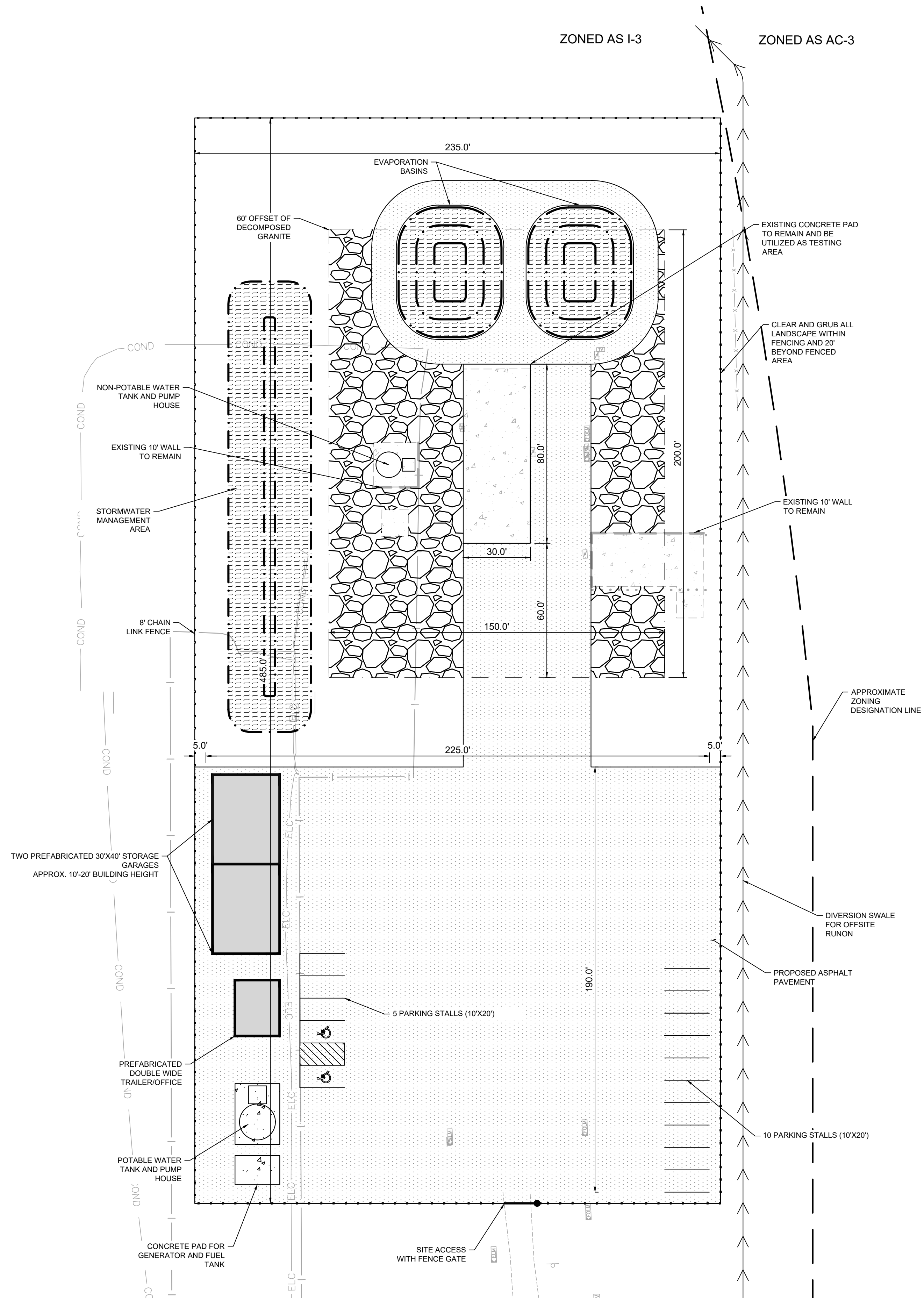
Land Use Description	Daily Vehicle Trips	Weekly Vehicles Trips
Lucid Motors Test Site	4	28

CONCLUSION

The proposed storage test facility is anticipated to generate less than 30 weekly trips. Based on review of the surrounding roadways, the proposed test facility is not anticipated to have a significant impact on traffic operations at adjacent intersections. Therefore, the project team is not recommending any improvements to the offsite roadways for this minor site improvement.

Appendix

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LAND OWNER: PINAL COUNTY
 CONTACT: JIM PETTY
 ADDRESS: 31 N PINAL STREET, FLORENCE, AZ

DEVELOPER: LUCID MOTORS
 CONTACT: MELODY SPRADLIN
 ADDRESS: 317 S THORNTON RD, CASA GRANDE, AZ

FIRM PREPARING PLAN: KIMLEY-HORN
 CONTACT: KATIE OLSON

LEGEND

	APPROXIMATE ZONING DESIGNATION LINE
	8' TALL CHAIN LINK FENCE
	U/G EMPTY CONDUIT LINE
	WATER VALVE
	WATER METER
	WATER MARKER
	ELECTRIC MARKER
	ELECTRIC JUNCTION BOX
	FIBER OPTIC MARKER
	CABLE TV JUNCTION BOX
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	DECOMPOSED GRANITE SEE DETAILS FOR SECTION
	EVAPORATION BASIN SEE GRADING PLAN FOR DETAILS
	STANDARD DUTY CONCRETE PAVEMENT SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

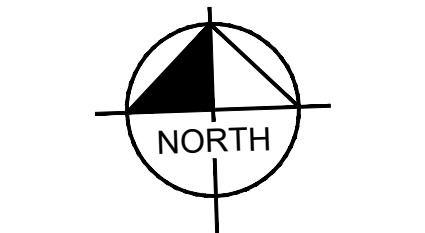
- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION. TOPOGRAPHIC SURVEY PROVIDED BY RICK ENGINEERING COMPANY, PHOENIX, AZ DATED 06/20/2023.
- KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- DIMENSIONS AND RADI ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 10-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.

DISTURBED AREA SUMMARY	
DISTURBED AREA	3.31 AC / 144,375 SF
EXISTING IMPERVIOUS AREA	0.10 AC / 4,251 SF / 3.7%
EXISTING PERVIOUS AREA	2.52 AC / 109,724 SF / 96.3%
PROPOSED IMPERVIOUS AREA	1.70 AC / 73,950 SF / 64.9%
PROPOSED PERVIOUS AREA	0.92 AC / 40,025 SF / 35.1%
NET INCREASE IN IMPERVIOUS AREA	1.60 AC / 69,699 SF

SITE DATA	
TOTAL PROPERTY AREA	480 AC / 20,908,800 SF
PARCEL NUMBER	410140030
EXISTING ZONING	I-3 - INDUSTRIAL DISTRICT
PROPOSED ZONING	I-3 - INDUSTRIAL DISTRICT
PROPOSED LAND USE	MATERIAL TEST SITE

BUILDING DATA	
TOTAL BUILDING AREA	2,900 SF
PERCENT OF TOTAL PROPERTY AREA	2.54%
MAXIMUM BUILDING HEIGHT	50 FT

PARKING SUMMARY	
REQUIRED PARKING	3 SPACES @ 1 SPACE PER 3 EMPLOYEES (8 EMPLOYEES)
TOTAL PROPOSED PARKING	15 SPACES
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE



NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WEST SOUTHERN AVENUE, SUITE 131, MESA, AZ 85210
 PHONE: 480-207-2866
 WWW.KIMLEY-HORN.COM

PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
KHA PROJECT 160070002	07/19/2023	AS SHOWN	RAV	JTL	KJO

SITE DIMENSION PLAN

LUCID MOTORS AIRPARK TEST SITE
 PREPARED FOR
LUCID MOTORS

PINAL COUNTY AZ

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C400



APPLICATION FOR AN INDUSTRIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

IUP Formal Application & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Jim Petty
2. Date of Concept Review 6/13/2023 Concept Review Number: Z-PA-081-23
3. The Legal Description of the Property: A portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt River Meridian, Pinal County, Arizona.
4. Assessor Parcel Number: 410140030
5. Current Zoning: I-3
6. Parcel Size: 480
7. The existing use of the property is as follows: The existing site is currently vacant, but was previously used for rocket engine testing.
8. The exact use proposed under this request: The proposed use is for EV battery pack testing.
9. Is the property located within three (3) miles of an incorporated community? YES NO
10. Is an annexation into a municipality currently in progress? YES NO
11. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, Zoning Violation Number N/A
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. PAD PZ-PD-011-18
13. Explain why the proposed development is needed and necessary at this time. The proposed development is needed and necessary at this time to facilitate innovation and safety improvements for Lucid, a major County employer.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

In addition to this application you will need to:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11” X 17”. The site plan requirements are detailed on the attached “Industrial Use Permit Site Plan and Narrative Checklist”.
- Submit a project narrative. The project narrative requirements are detailed on the attached “Industrial Use Permit Site Plan and Narrative Checklist”.
- Submit a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission. 1200' as required by Pinal County Planning Department
- Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable). 1200' as required by Pinal County Planning Department
- forthcoming Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit the application form.
- Hold a neighborhood/community meeting prior to application submittal:
 - Notify all property owners within 600'
 - Hold the meeting within 5 miles of the subject property
 - Hold the meeting between 5:00pm and 9:00pm
 - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- Include neighborhood Public participation information with the application:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified
 - Meeting Minutes
 - Attendance sign-in sheet with names & addresses There was no one in attendance for this meeting as stated in our Project Narrative
- forthcoming Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PDF FORMAT VIA THE ONLINE PORTAL SITE AT
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

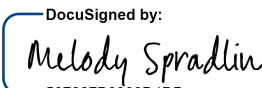
Jim Petty 31 N Pinal Street, Florence, AZ **520-866-6545**

Name of Landowner (Applicant) Address Phone Number

Signature of Landowner (Applicant) **jim.petty@pinal.gov**
E-Mail Address

Melody Spradlin 317 S Thornton Rd., Casa Grande, AZ **341-336-5781**

Name of Agent Address Phone Number

DocuSigned by:

507227B6068D4DD
Signature of Agent **melodyspradlin@lucidmotors.com**
E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: 410150020, 41014002A, 41014001B, 41014001A
Name: Church of Jesus Christ Latter-Day Saints
Address: PO Box 511196
City/ST/Zip: Salt Lake City, UT 84151

Parcel No.: 41015001A
Name: Michael E Smith
Address: PO Box 68525
City/ST/Zip: Oro Valley, AZ 85737

Parcel No.: 41014002B
Name: Rosita & Rodolfo L Valles
Address: PO Box 32
City/ST/Zip: Marana, AZ 85653

Parcel No.:
Name: Pinal County
Address: PO Box 827
City/ST/Zip: Florence, AZ 85132

Parcel No.: 41015001B
Name: Nelson Drilling Inc
Address: 7850 N Silverbell Rd STE 114
City/ST/Zip: Tucson, AZ 85743

Parcel No.: 410080060
Name: Union Pacific Railroad
Address: 1400 Douglas St Stop 1640
City/ST/Zip: Omaha, NE 68179

Parcel No.: 41015001D
Name: TUFC LLC
Address: 7850 N Silverbell Rd STE 114
City/ST/Zip: Tucson, AZ 85743

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.: 41015001E
Name: Aero Conversion Solutions LLC
Address: 1500 W Kitty Hawk Way
City/ST/Zip: Tucson, AZ 85755

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 26th day of June, 2023, at the office of Pinal County Community Development and is accurate and complete to the best of my knowledge.

(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____ (Name of signor)

Signature _____ Date _____

State of _____)
)ss.
County of _____)

(SEAL)

My Commission Expires _____

Signature of Notary Public _____

(If additional copies of this form are needed, please photocopy)

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 480 acres located at
1001 West Southern Ave., Mesa, AZ, and further identified

[Insert Address of Property]

As assessor parcel number 410140030 and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Melody Spradlin

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION]

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me _____ this day _____ of by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF _____)
) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

[Insert Signor's Name]

[Insert Title]

an,

[Name of Company or Trust]

[Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.

(Seal)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

_____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____

[Title of Office Held]

[Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary

Industrial Use Permit Site plan and Narrative Checklist

A. Written narrative concerning the proposed development to include:

1. Title Page
2. Purpose of Request
3. Description of Proposal
 - Nature of the project
 - Proposed land use
 - Conformance to adopted Comprehensive Plan
 - Answers to the questions from the Supporting Information Sheet
4. Location and accessibility
5. Utilities and services
6. Neighborhood meeting information
7. Appendix, as applicable

B. Site Plan.

The Site Plan shall be professionally prepared (by a surveyor, architect or other design professional) and drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
 - a. Legal description of total site.
 - b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
 - c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
 - d. Location of all existing structures and buildings.
 - e. Location of all existing and proposed utilities, location and width of associated easements.
 - f. All existing and proposed public and/or private streets, location and width of associated easements and rights- of-way.
 - g. All points of ingress and egress.
 - j. Location and types of existing and proposed landscaping.
 - h. Indicate location, type, height, and materials for proposed: walls, fences and sign

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public None.

2. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. Approximately four trips per day and on average 1 delivery per week.

3. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. There are 15 parking spaces for employees proposed with 2 ADA compliant stalls. Spaces are shown on site plan.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
The battery testing will create smoke when packs reach failure. There will be fire suppression near the testing pad to diminish smoke when needed. Further coordination with Pinal County Air Quality Department is anticipated. If required, Lucid will obtain an air quality permit for the project and comply with the conditions of permit approval.

5. What type of landscaping are you proposing to screen this use from your neighbors? The existing foliage will remain.

6. What type of signage are you proposing for the activity? Where will the signs be located? Directional signage will be included within the site and at the entry gate.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested The proposed testing site is anticipated to operate with less severity in comparison to the previous rocket engine testing site.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

YES NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted and permit declared null and void?

YES NO

Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4” by 4” wooden poles
 - e. All surfaces, including edges shall be painted Sunburst Yellow or approved equivalent
 - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area
11. Submit the posting affidavit as soon as the sign is installed along with a photograph, any incorrect information on the sign may result in delay of your case
12. Case description information should be brief but able to convey what the application is for i.e. Rezoning for a 600 lot single family residential subdivision

Letter Sizes: All Letters Upper and Lower Case Unless Specified

5” BOLD CAPITAL LETTERS

5” Bold Italic Letters

2” Letters
2” Letters
2” Letters
2” Letters

3” Letters
3” Letters

1” Letters

**Zoning and Planned Area Development Cases:
4 Feet Tall by 8 Feet Wide, Sunburst Yellow or equivalent**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Proposed Zoning: Acreage: Case Description:	Public Hearing Information
Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyaz.gov	

**Special Use Permit and Industrial Use Permit Cases
4 Feet Tall by 8 Feet Wide**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Acreage: Case & SUP/IUP Use:	Public Hearing Information
Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyaz.gov	

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/> When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:

Review Type #_Plan Type. For example:

- First Submittal Review
 - SUB1_Application
 - SUB1_PAD Book or Narrative
 - SUB1_TIA
 - SUB1_ALTA
 - SUB1_Drainage Report...etc
 - SUB1_...etc

- Second Substantive Review (only resubmit items that are being amended)
 - SUB2_Application
 - SUB2_Drainage Report
 - SUB2_TIA
 - SUB2_ALTA
 - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*

** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*