



MEETING DATE: NOVEMBER 15, 2023

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-010-23 (Casa Grande Carmel Solar Facility)**

CASE COORDINATOR: Glenn Bak

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***Executive Summary:***

*This is a major amendment to the Pinal County Comprehensive Plan to re-designate approximately 805.36± acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production to allow a photovoltaic solar power plant in the for southern Casa Grande Area.*

**If This Request is Approved:**

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility on 805.36± acres.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request.

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LEGAL DESCRIPTION: 805.36± acres (inclusive of Pinal County ROW), situated in a portion of Sections 3 and 4, T07S, R05E, legal on file

TAX PARCEL: 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020

LANDOWNER/APPLICANT: Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent

REQUESTED ACTION & PURPOSE: **PZ-PA-010-23--PUBLIC HEARING/ACTION:** Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent, requesting a **Major Comprehensive Plan Amendment** to amend the Land Use Plan and re-designate 805.369± acres of land from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production**, to develop a solar energy production facility, situated on a portion of sections 3 and 4, T07S, R05E, (legal on file) tax parcels: 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

LOCATION: Located at the intersection of Cornman Rd. and Bianco Rd. in the South western Casa Grande area.

COMMUNITY DEVELOPMENT  
Planning Division

SIZE: 805.36± acre project area.

STAFF FINDINGS-

PUBLIC COMMENT: To date no comments in writing have been received.

PUBLIC PARTICIPATION:

P&Z Work Session:	7/20/2023
Web posting and 60 day review:	6/9/2023 & 8/11/2023
Neighborhood Meeting:	5/11/2023
Citizen Advisory Committee:	9/07/2023
BOS Work Session:	9/14/2023

PUBLIC HEARING REQUIREMENTS:

Broadcast Sign Installation:	8/15/2023
Notice Sign Installation:	8/15/2023, 9/5/2023, & 10/27/2023
Mail-outs:	9/26/2023
Web Posting:	9/26/2023
Newspaper Publication:	9/27/2023

OTHER REVIEW AGENCY COMMENTS:

**Arizona Game & Fish** provided comments:

- \*The Department recommends conducting surveys in the project area to determine species presence.
- \*The Department recommends referring to several sources to reduce potential impacts to wildlife and habitat, as well as to relocate Desert Tortoise and Burrowing Owls.
- \*The Department also recommended avian surveys and surveys for burrowing mammals.
- \* The Department also discussed the importance of maintain habitat connectivity, recommending minimal grading and provided resources for wildlife compatible fencing.
- \* The Department plant salvage measures, and maintaining a 100’ buffer along the eastern portion of the project area.

PLAN AMENDMENT DISCUSSION:

**Request:**

The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 805.36± acres. The property is currently zoned General Rural (GR) and is currently vacant. The adjacent properties are zoned General Rural (GR) and a Single Residence (CR-2) zoned undeveloped subdivision is adjacent to the project to the west. The subdivision was approved in the 1960’s however no home sites have been developed and no infrastructure has been installed. The incorporated limits of the City of Casa Grande are more than 3 miles to the north of the site.

The proposal is located within the City of Casa Grande's planning area and is designated as Manufacturing and Business. Staff reached out to the City of Casa Grande and received a response from Paul Tice, Planning and Development Director. In his response, Mr. Tice indicated that the City of Casa Grande has no objections to the subject request as it is consistent with Casa Grande's General Plan Rural Land Use Classification as the Casa Grande General Plan 2030 encourages utility scale solar to be located within said category.

**Proposal:**

The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with an energy output of approximately 96 megawatts. The proposal also includes battery energy storage system (BESS). The facility is intended to interconnect with an APS substation located on Thornton Road, approximately three miles north east of the site utilizing existing 69kv lines, along Bianco Road and the Peters Road alignment.

**Site Data:**

The site is located north of Interstate 8, east of Carmel Boulevard, south of Selma Highway, and on both sides of Bianco Road. There is a significant wash east of the subject site containing significant vegetation and apparent riparian habitat.

**Land Use Designation:**

Staff met with the applicant team and in doing so, staff expressed substantial concerns with the loss of the southernmost portion of the subject site currently designated for Employment within the Comprehensive Plan. As a result of these discussions, along with similar concerns noted by the citizen's advisory committee, the applicant has agreed to remove the southernmost portion of the subject site that consists of 148.35 acres from the proposal. In doing so, this lessens the overall request so that the recently amended request is essentially the applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 805.36± acres.

**Location and Accessibility:**

The subject site is approximately ½ mile north of Interstate 8. Interstate 10 runs north-south approximately eight miles east subject site. As required by Pinal County, the solar farm will be accessed by paved, all-weather drives that connect to overall county road network. The proposal is adjacent to a subdivision that was platted quite some time ago, and remains undeveloped.

**Environmental Studies:**

The applicant has provided an analysis of existing environmental constraints, which preliminarily show that the site is relatively free of sensitive cultural and habitat resources. Further analysis and remediation will be required as part of the zoning stage. Arizona Game and Fish Department online tool was used and the report showed no federally listed important wildlife area or critical habitats on the site. No designated critical habitats are within the project area. There is a small area of vegetation that may be related to the adjacent wash and riparian habitat in the northeast of the site, but this area is essentially outside the project area. The proposed project does not anticipate any impacts to endangered species.

**Staff Analysis and Recommendation:**

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff recommends **approval** for the land use change. Following are the reason for supporting the land-use amendment:

1. The recently amended proposal would lessen the overall project area and leave unchanged that area designated for future potential commercial uses for approximately 148.35 acres that had constituted the bulk of staff's rationale by which to have recommended denial.
2. The City of Casa Grande offered no opposition to the request and indicated the request is consistent with Casa Grande's General Plan Rural Land Use Classification as the Casa Grande General Plan 2030 that encourages utility scale solar to be located within said category.

**CITIZENS ADVISORY COMMITTEE ACTION:**

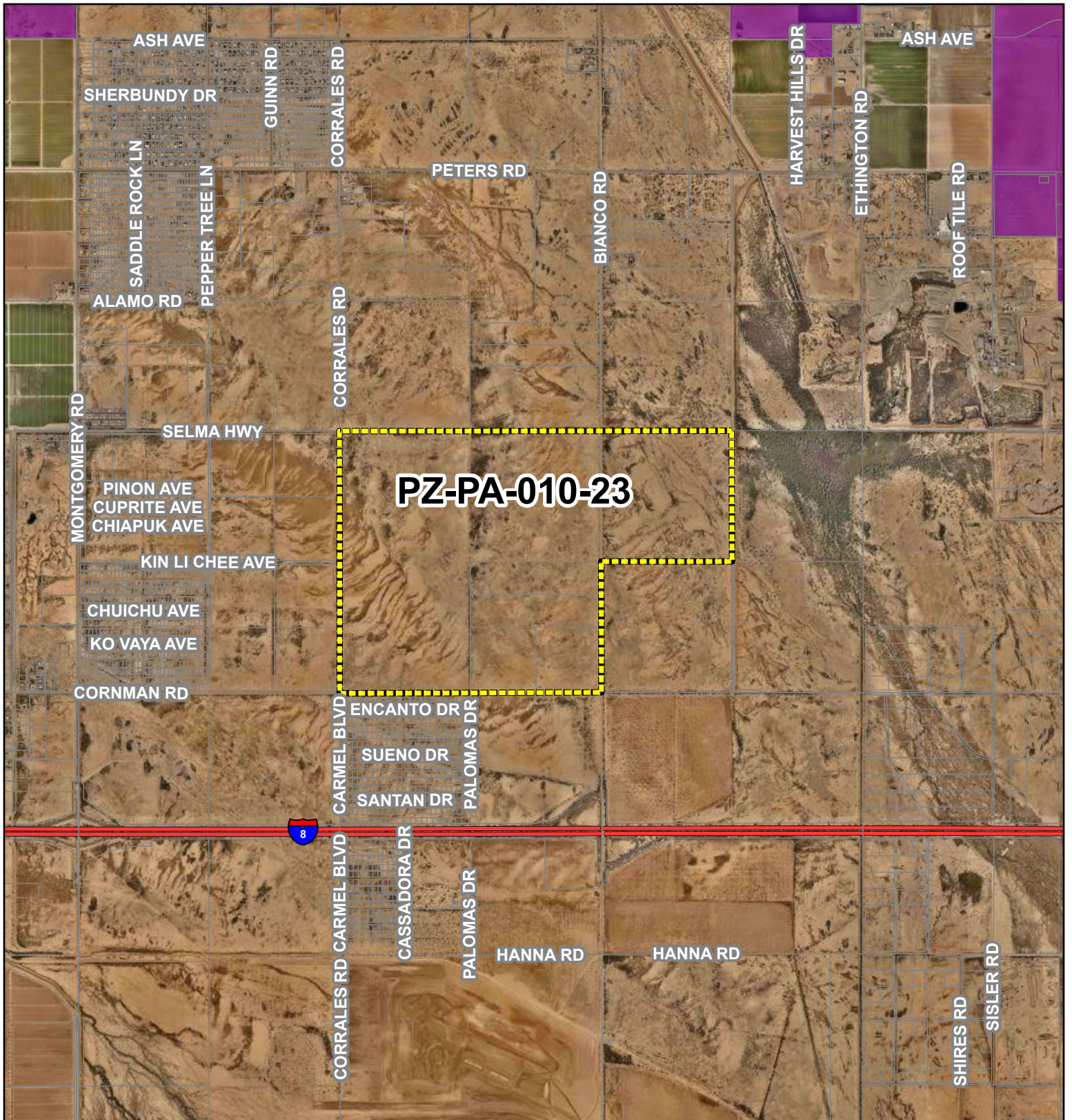
After a detailed discussion and decision, at the public hearing, the citizen's advisory committee voted 8-2 to recommend approval of case PZ-PA-010-23 with the following recommendations:

- Add a setback for commercial along Bianco Road.
- Site BESS at least ½ mile from future or existing homes.

**PLANNING AND ZONING COMMISSION ACTION:**

After a detailed discussion and decision, at the public hearing, the Planning and Zoning Commission voted 9-0 to recommend approval of case PZ-PA-010-23 to the Board of Supervisors.

Date Prepared: 11/1/23 GB



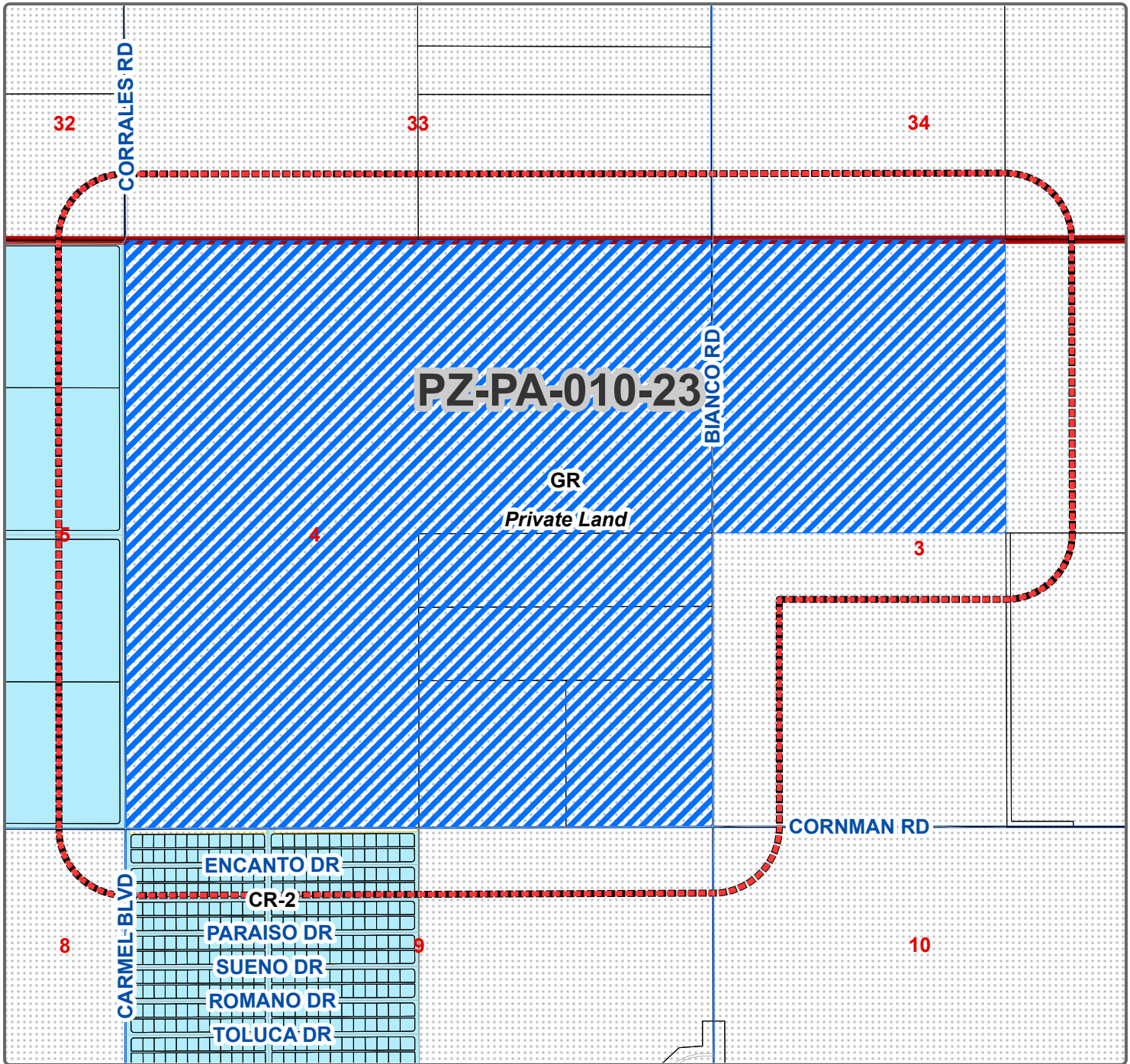
**PZ-PA-010-23**

## *Community Development*



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PZ-PA-010-23**



### Community Development

PZ-PA-010-23 – PUBLIC HEARING/ACTION: Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 807.65± acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MLDR



**Legal Description:**  
 Situated in a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

SEC 03,04,09 TWN 07S, RNG 05E



**Owner/Applicant:** TRAVIANO PARTNERS, ALTURA PROPERTIES, MICHAEL HU & LEI ZHAO, QUANTUM RESOURCE GRP, CASA GRANDE CARMEL SOLAR PARK

**Drawn By:** GIS / IT /LJT **Date:** 10/25/2023

**Sheet No.**  
1 of 1

**Section** 03,04,09 **Township** 07S **Range** 05E

**Case Number:** PZ-PA-010-23

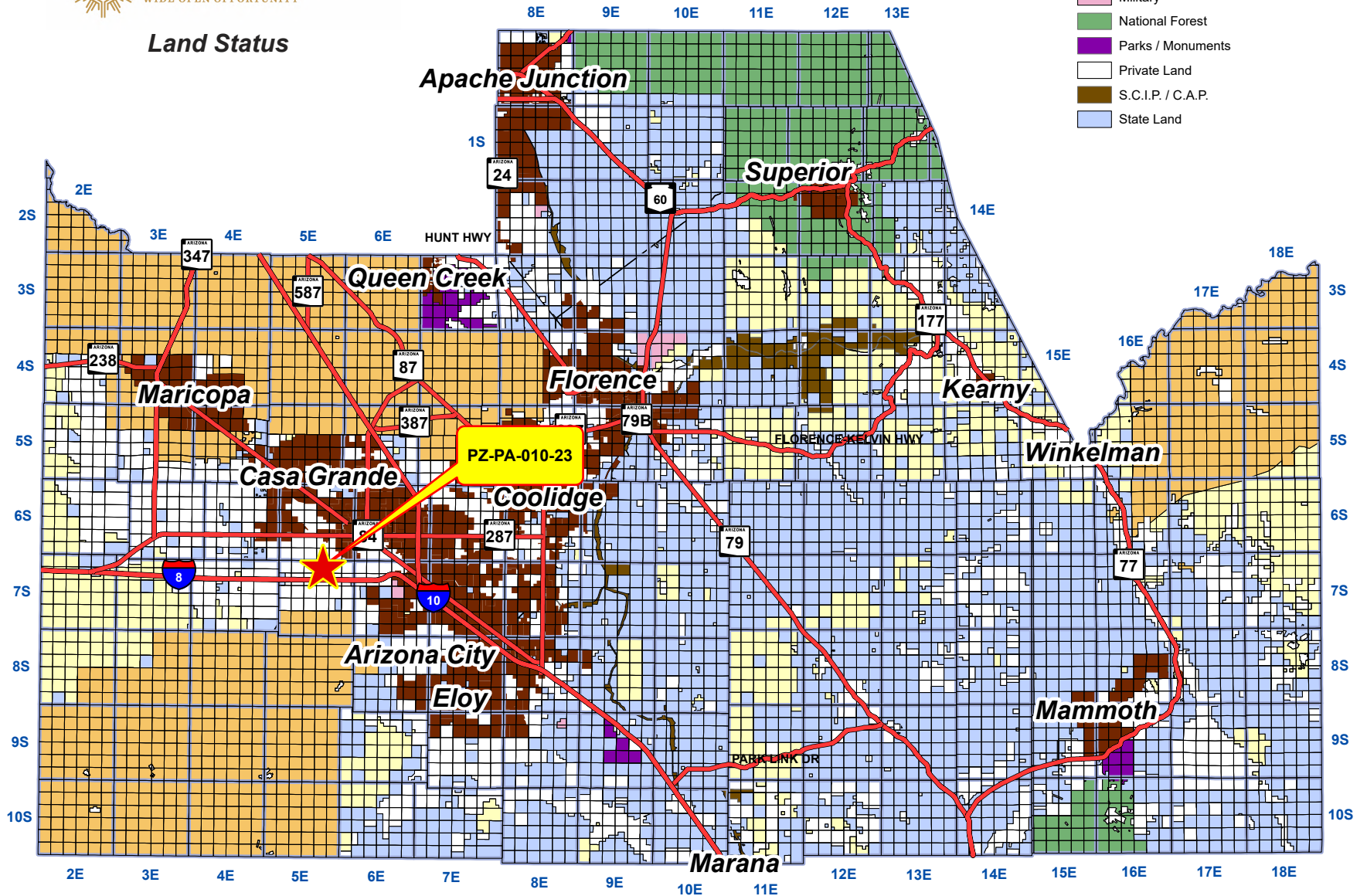


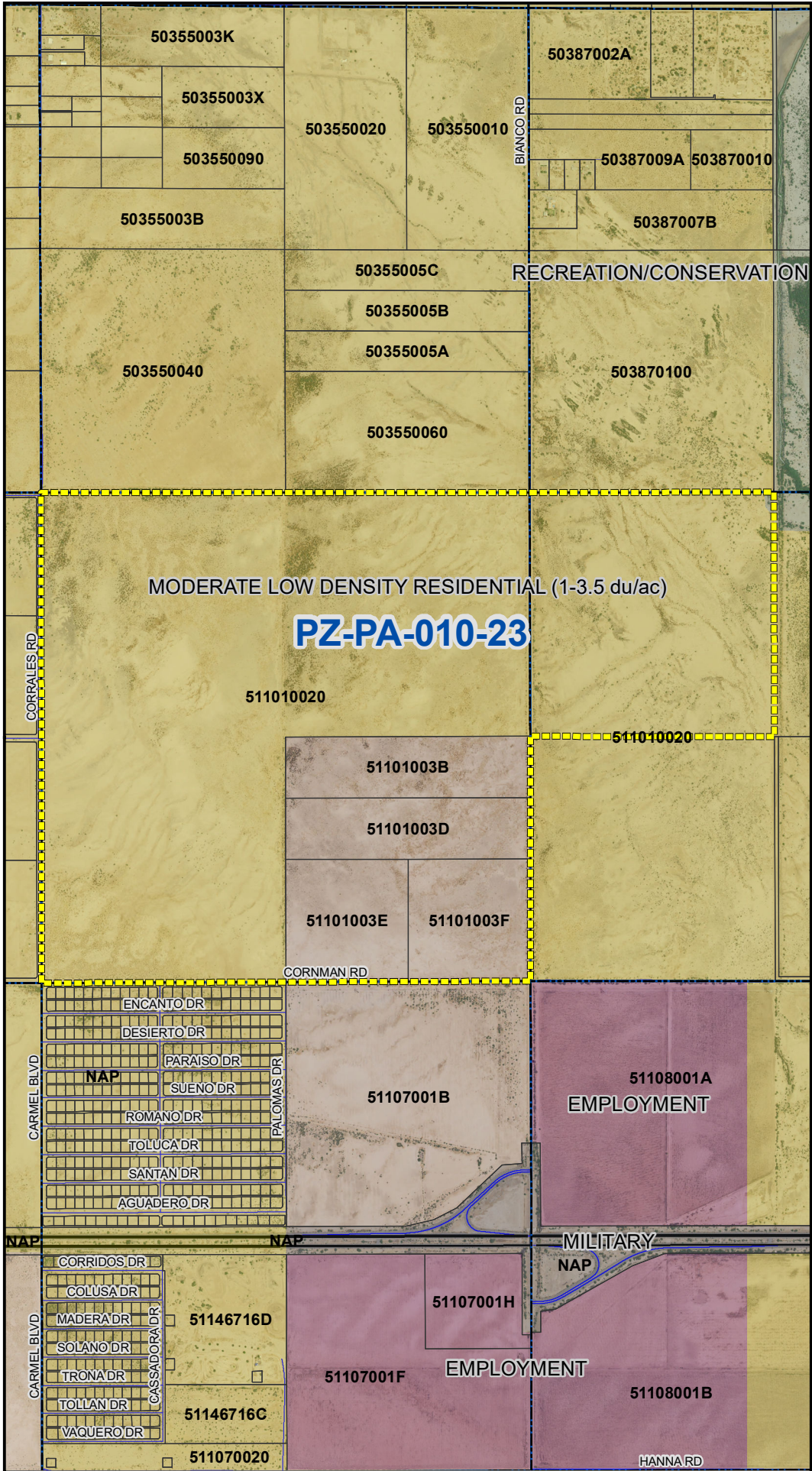
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Land Status

### Legend

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





PZ-PA-010-23

FROM:

MODERATE  
LOW DENSITY  
RESIDENTIAL  
(1-3.5 du/ac)

TO:

GREEN ENERGY  
PRODUCTION



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PINAL COUNTY PLANNING AND ZONING COMMISSION  
(PO NUMBER 249810)

Regular Meeting  
9:00 a.m.  
Thursday, October 19, 2023  
Board of Supervisors Hearing Room  
135 N. Pinal Street, Florence, Arizona

**INDEX:**

**CALL TO ORDER & ROLL CALL:** p. 1

**PLANNING MANAGER REPORT:** p. 2

**2023 MAJOR COMPREHENSIVE PLAN AMENDMENTS:**

- **PZ-PA-006-23** - pp. 92-104
- **PZ-PA-009-23** - pp. 3-57
- **PZ-PA-010-23** - pp. 58-70

**NEW CASES:**

- **PZ-PA-007-23, PZ-036-23, & PZ-PD-011-23** - pp. 104-140
- **PZ-032-23 & PZ-PD-007-23** - pp. 70-92

**ADJOURNMENT:** p. 141

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ORIGINAL PREPARED FOR:  
PINAL COUNTY, ARIZONA

1           RIGGINS: Let's call to order the regular meeting of  
2 the Pinal County Planning and Zoning Commission on Thursday,  
3 October 19<sup>th</sup> of 2023, at 9:05 a.m. Let's go on to the Planning  
4 Manager Report. Actually roll call.

5           OLGIN: Yes sir. Good morning. Chairman Riggins.

6           RIGGINS: Here.

7           OLGIN: Oh, are you doing roll call or did you want  
8 me to do roll call? So Chairman Riggins, here. Mennenga.

9           MENNENGA: Here.

10          OLGIN: Del Cotto.

11          DEL COTTO: Here.

12          OLGIN: Erickson.

13          ERICKSON: Here.

14          OLGIN: Hardick. Hartman.

15          HARTMAN: Here.

16          OLGIN: Keller.

17          KELLER: Here.

18          OLGIN: Klob.

19          KLOB: Here.

20          OLGIN: Lizarraga.

21          LIZARRAGA: Here.

22          OLGIN: Schnepf.

23          SCHNEPF: Here.

24          OLGIN: We have a quorum.

25          RIGGINS: We certainly do. Now, we'll go ahead and

1 those are mainly the comments that I heard. There was a lot  
2 of points that were made, but I just wanted to pick on a few  
3 of those. Again, thank you everybody for your time today.

4 RIGGINS: Thank you very much. Commissioners, any  
5 ques - before you step down - any questions or comments to the  
6 applicant? There none being, thank you very much. Okay,  
7 we're to the point in time to where the Commission needs to  
8 decide if they have any further questions or comments to  
9 staff, or discussion among ourselves, or if we're prepared to  
10 make a motion. Vice Chair Mennenga.

11 MENNENGA: I move the Planning and Zoning - I move  
12 the Planning Commission forward a recommendation of denial of  
13 case number PZ-PA-009-23 to the Board of Supervisors.

14 RIGGINS: Okay, we have a motion for denial.

15 KLOB: I'll second that.

16 RIGGINS: I was going to ask for a second. So we  
17 have a second from Commissioner Klob. I was just thinking  
18 whether or not we wanted to do it by roll call, but let's just  
19 call for voice vote. All those in favor of the motion for  
20 denial, please signify by saying aye.

21 COLLECTIVE: Aye.

22 RIGGINS: Any opposed? The motion for denial passes  
23 9 to 0 unanimously. So thank you all very much. Okay,  
24 question. Do we want to go ahead to the next solar facility  
25 case before we do the energy case, or what would you like?

1 BILLINGLSEY: Yes sir, let's go on to item C and  
2 then move back.

3 RIGGINS: Okay, very good. All righty. We are  
4 going to go ahead and - 10:30. Anybody desire a ten minute  
5 break? Five minute break. Well let's 10 minute break. We're  
6 going to have a ten minute break before we start the next  
7 case. The clock there says 10:35, so 10:47 or so, let's all  
8 be back.

9 [Break]

10 RIGGINS: ...the regular meeting of the Pinal County  
11 Planning and Zoning Commission at 8 minutes till 11. We have  
12 another Major General Plan Amendment that we are going to look  
13 at as the first case we hear now. It is PZ-PA-010-23.

14 BAK: Good morning Chairman Riggins, Commissioners,  
15 PZ-PA-010-23, also known as Casa Grande Carmel Solar, consists  
16 of originally 955 and some change acres, designation from  
17 MLDR, Moderate Low Density Residential and Employment to Green  
18 Energy Production. The area initially proposed of 801 acres,  
19 with the removal of APN, which is just shy of 150 acres. So  
20 there's been some last minute changes done to this to remove  
21 the Employment section, which is, as you'll see in the maps  
22 following. This gives you the general location of the  
23 facility, which is generally southwest of Casa Grande. This  
24 shows you the Comprehensive Plan designations. And you'll see  
25 there that pink area in the bottom left, the northwestern

1 portion of that is that Employment area. That, it has been  
2 agreed upon with the applicant, that that can be removed from  
3 the overall application. This shows you the overall, this is  
4 the original proposal, again that southernmost portion  
5 recently being removed. This shows you an aerial of the  
6 overall area. There's an older platted subdivision to the  
7 west that's never developed. You have a sizable wash to the  
8 east of the site. This shows you also some better context of  
9 the wash in the general area. And going back to that, this is  
10 an updated map here, too, that shows now that southernmost  
11 portion essentially removed from the application.

12 RIGGINS: And I just want to make sure, so that  
13 southern, southeastern 40 acres, it's out.

14 BAK: Correct, and it's about 148 and some change  
15 acres, I believe.

16 RIGGINS: Oh, okay.

17 BAK: Current conditions, relatively flat. Little  
18 vegetation. The proposal would generate up to 96 megawatts,  
19 solar arrays and a potential BESS system substation and tie  
20 lines. Anticipated completion date of 2026 if approved.  
21 Items for consideration. Here you have that acreage, 148.35,  
22 would then leave unchanged the land use with future potential  
23 commercial for that southern portion. Also - and you should  
24 have received this as a handout - Casa Grande, when we reached  
25 out to them and they do not oppose the request as it's

1 consistent with their General Plan that does encourage large  
2 solar facilities. Items for consideration, reduce the area  
3 for that parcel there, and also the total of 801 acres  
4 recommended for the General Plan, and consult with AGFD for  
5 fencing requirements and work with the County engineer for a  
6 right-of-way dedication. So that being said -

7 RIGGINS: So just to absolutely make sure, if we're  
8 going to remove the 147 acres, we have to do that by action  
9 today.

10 BAK: Yes, so that would be a motion that recognizes  
11 this recent change.

12 RIGGINS: Okay. And also, as far as the right-of-  
13 way on Bianco Road, that's a major section line road with a  
14 tie into I-8. I mean there wouldn't be a chance that that  
15 right-of-way would disappear going through the project at all,  
16 would there?

17 BAK: I'm told it would not.

18 BILLINGSLEY: No sir. The applicant has met with  
19 Public Works with respect to the required dedications to  
20 satisfy the RSRAM study.

21 RIGGINS: So that isn't something we're going to  
22 have to address, because it isn't a potential.

23 BILLINGLSEY: Yes sir. We'll address it formally in  
24 the site plan process and through the rezoning process, but  
25 they've agreed to dedicate the necessary right-of-ways, not

1 just on Bianco.

2 RIGGINS: Okay. Okay, very good. So your  
3 presentation's complete?

4 BILLINGSLEY: Correct.

5 RIGGINS: Okay, Commissioners, any questions on the  
6 staff report? Commissioner Schnepf.

7 SCHNEPF: Real quick. So that 147 acres removal is  
8 south of Cornman Road. Everything south there next to that  
9 residential area or Encanto Drive, Sueno and San Tan?

10 BAK: I believe so. This here slide shows you that  
11 Cornman Road, and so that does correspond with that southern  
12 parcel.

13 SCHNEPF: Okay. I was trying to get the visual of  
14 where we're talking. Thank you.

15 RIGGINS: Commissioner Klob.

16 KLOB: I had the same question.

17 RIGGINS: Okay, very good.

18 BILLINGSLEY: Mr. Chairman, Commissioners, as you  
19 know, we've come before you before as part of the  
20 Comprehensive Plan update process to say that we've received  
21 these applications and to forward those applications on as  
22 we've gone to the board. For both of these cases, our initial  
23 recommendation was denial. And one of the primary reasons for  
24 that denial was conversion of readily available commercial  
25 land use in the Comp Plan that would be transitioned into

1 green energy into the, to the future, correct? This applicant  
2 was very gracious in working with staff to address that issue,  
3 as well as some of the issues that we also utilized for  
4 opposition. We asked them if they would remove that economic  
5 development potential land use adjacent to the interstate  
6 corridor and the existing Bianco interchange, which they  
7 complied. We asked them to not put panels over the wildlife  
8 corridor that exists actually in the northeastern portion of  
9 this, and they have agreed to do that. Our Parks Department  
10 requested that they comply with wildlife corridor fencing  
11 requirements, they've agreed to do that, of course, the right-  
12 of-way as well. And so that's why we have changed this to  
13 support. The other issue that I don't - I would just want to  
14 bring to your attention is not only did Casa Grande not oppose  
15 this, their Mayor actually wrote a letter supporting the  
16 project. I talked to Casa Grande, their justification for  
17 that, if you haven't had a chance to read the letters is yes  
18 it's in their planning area, but because of lack of  
19 infrastructure to this area, water, power, sewer, etc., it's  
20 in their phase two development area and they don't see  
21 development occurring in this area for quite some time. So  
22 Casa Grande fully supported the project. Thank you.

23 RIGGINS: Thank you. Any other questions?  
24 Commissioner Hartman.

25 HARTMAN: Thank you, Mr. Chairman. Real quick, and

1 I apologize if I missed it in your presentation, but on the  
2 northeast corner you've got the Santa Cruz River, is that  
3 correct?

4 BAK: I believe so, yeah. The wash.

5 HARTMAN: And so, yeah, it goes from river and then  
6 converts into a wash. Has everything been addressed there in  
7 the case of another flood event? I know it hasn't flooded in  
8 a long time, but it will again.

9 BILLINGSLEY: Mr. Chairman, Mr. Hartman, let me see  
10 if I can figure out how to go back in slides. There's one  
11 that seems to be frozen. Can you help us? Where the actual  
12 solar panel installation is occurring on the project, it is  
13 back actually from the Santa Cruz Wash. I'm sorry, I'm inept.  
14 Let's look at that one real quick. So this is where the  
15 actual panels would be installed, minus the pink area. That  
16 Santa Cruz Wash area and that floodplain is further to the  
17 east. The only area where the floodplain touches this  
18 property is where that wildlife corridor is. I have to look  
19 at the applicant. I think it's about two acres where it  
20 impinges, and they're not going to put panels in that area.  
21 That's about two acres? Oh, .5 acres. So the floodplain's  
22 only on the property where they're going to develop a very, a  
23 very small piece. And they're not going to put any  
24 development there.

25 RIGGINS: And so that .5 acre corridor is right in

1 the direct northeastern corner?

2 BILLINGSLEY: Yes sir. Yeah.

3 RIGGINS: Okay, any other questions, Commissioners?  
4 Anybody at all? Okay, thank you very much. We'll ask the  
5 applicant to come on up and speak to the case.

6 OBERHOLTZER: Mr. Chairman and Commissioners, I  
7 signed in earlier, thank you. Carolyn Oberholtzer, again, for  
8 your records with Bergin, Frakes, Smalley and Oberholtzer,  
9 4343 East Camelback in Phoenix. Pleased to be before you  
10 again this morning on behalf of EDP Renewables on this case.  
11 As Glenn presented, this is a less major application than it  
12 started with on the two categories that were involved for the  
13 Moderate Low Density Residential and Employment. Now, all of  
14 the Employment has been removed from the request, so Mr.  
15 Chairman, yes we would ask that your recommendation involve  
16 the 801 acres. There is no proposed change any longer to any  
17 Employment portion of the project. And so we have enjoyed -  
18 the applicant team has enjoyed a close working relationship  
19 with staff through this and has been amenable to those  
20 requests, and we appreciate the support of Casa Grande,  
21 certainly. I can answer any more questions that the  
22 Commission has, but this case, I did listen to the case before  
23 it, and every case is unique and this one doesn't have people  
24 around it. It is, though, close to the Employment center,  
25 which is an emerging employment powerhouse for the County, and

1 those are power consumers indeed, in Casa Grande and with  
2 Atessa to the south of here, and this is an area that does not  
3 have a lot of solar infrastructure, in fact there aren't any  
4 facilities nearby of utility the scale, and the project does  
5 have access to that great infrastructure, and it is a short  
6 distance to the APS-Thornton substation in Casa Grande. So  
7 for those reasons, we hope that you are able to support the  
8 case and, again, I'm happy to answer any questions.

9 RIGGINS: Commissioners, questions from the  
10 applicant? Commissioner Klob.

11 KLOB: Through the Chair. Thank you for your  
12 presentation. I do want to commend you on -

13 RIGGINS: Commissioner Klob?

14 KLOB: Yes.

15 RIGGINS: You need to get closer to that mic.

16 KLOB: There we go.

17 RIGGINS: There you go.

18 KLOB: I do want to commend you for that southern  
19 quarter section that you took out of the proposal, because  
20 that was an area of concern that I had, and I had some issues  
21 there because I see the potential of opportunities along I-8  
22 as Casa Grande grows that could be substantial. So thank you  
23 for stepping up and doing that.

24 OBERHOLTZER: Certainly.

25 KLOB: Thank you.

1           RIGGINS: Any other Commissioners, questions at all  
2 for the applicant?

3           SCHNEPF: Commissioner Riggins? I'm right here.

4           RIGGINS: Commissioner Schnepf.

5           SCHNEPF: The - is there, and I didn't see it, is  
6 there onsite storage on this?

7           OBERHOLTZER: So, Mr. Chairman and Commissioners,  
8 when we come back before you, should this case be successful  
9 with the zoning case, yes, it is intended that there will be  
10 about a 96 megawatt battery component. And with that, we  
11 would expect to be having conversations about setbacks and  
12 perimeter treatments around that. There aren't any residences  
13 within a mile of this project, so, you know, I think the  
14 conversation will be different, but certainly that will be a  
15 component of the future zoning case and the placement of it  
16 will be more determined at that time.

17           SCHNEPF: And I'm curious how - what was the  
18 distance that you have for your tie-in to APS, you said?

19           OBERHOLTZER: The substation is about two and a half  
20 miles to the north in Casa Grande.

21           SCHNEPF: Okay.

22           OBERHOLTZER: Right along the 8 - pardon me, the  
23 287. Is that what that is? There you go, Maricopa-Casa  
24 Grande Highway.

25           RIGGINS: Any other questions, Commissioners? There

1 none being, thank you very much.

2 OBERHOLTZER: Thank you.

3 RIGGINS: At this time, we'll open the public  
4 participation portion of this case and ask if there is anybody  
5 in the audience that wishes to come up and speak to it. Is  
6 there anybody at all? There none being, we'll close the  
7 public participation portion of the case, and I don't imagine  
8 the applicant wishes to come back up and rebut any of that.  
9 So would you - do you have anything else to say? Okay, very  
10 good then. In that case, we'll turn it back to the Commission  
11 for any further questions of staff, discussion among  
12 ourselves, or a motion. I would assume in asking the question  
13 again, the motion will need to include the fact that this  
14 recommendation is contingent upon the 147 acres of the  
15 southeast being removed from the initial proposal.

16 OLGIN: Chairman, that's correct. And matter of  
17 fact, if the case moves forward to the Board of Supervisors,  
18 staff intends to bring you a new legal description to show the  
19 amended area as - if approved today by the Commission. And  
20 that's what will be advertised for the Board.

21 RIGGINS: Okay, but in our procedure we just need to  
22 do it in the motion.

23 OLGIN: Correct.

24 RIGGINS: Okay.

25 BILLINGSLEY: Mr. Chairman, I would recommend that

1 when the motion is made, we specifically call out as amended,  
2 to 801.862 acres. Instead of focusing on the removal,  
3 focusing on the approval of the amended area at that acreage.

4 RIGGINS: I would suggest with that specific  
5 wordage, I would suggest somebody types it up on the screen  
6 and helps this Commission to get that done. Can we do that?

7 OLGIN: Yes.

8 RIGGINS: Okay.

9 BILLINGSLEY: Mr. Chairman, since we're having a  
10 pregnant pause, we will also, prior to going to the Board, the  
11 applicant will provide amended legal descriptions specific to  
12 this area. They haven't had time to do that yet because this  
13 is a very current change, but they will provide us - and  
14 they've already agreed to provide us - updated legal  
15 descriptions.

16 RIGGINS: This language for this motion should mean  
17 that this should state specifically that this recommendation  
18 is contingent upon the removal of this area.

19 ??: Brent, can I get you to come over here real  
20 quick?

21 BILLINGSLEY: Mr. Chairman, we have that typed out.  
22 I can send a copy to Monica to have it posted on the screen.

23 RIGGINS: That would be perfect, if you could,  
24 please. We don't see it yet. Okay Monica, I sent that over.

25 NEIRA: Thank you.

1 RIGGINS: And that is the parcel number?

2 BILLINGSLEY: That is that is the parcel number, yes  
3 sir.

4 RIGGINS: That's pretty specific then. Okay, that  
5 is the entire motion if it is - so that's not - no one has to  
6 blend anything, that's the entire motion. So we're back at it  
7 with the Commission. We have a sample motion here for either  
8 approval or denial, does anybody wish to make a motion?  
9 Commissioner Klob.

10 KLOB : Through the Chair. Make a motion to  
11 recommend approval of the application for a Major  
12 Comprehensive Plan Amendment in case number PA-010-23 for  
13 801.862 acres, with the removal of APN 511-07-001B, current  
14 Employment land use designation to the Board of Supervisors.

15 RIGGINS: We have a motion, do we have a second?

16 BILLINGSLEY: Mr. Riggins, I would just say if you  
17 could amend your motion, Mr. Klob, it should be PZ-PA. We  
18 missed the PZ park.

19 RIGGINS: Oh, yes you certainly did. I missed that  
20 too.

21 KLOB: Thank you. I will amend my motion - reread  
22 it or just?

23 BILLINGSLEY: No, just the PZ-PZ.

24 KLOB: Okay, PZ-PA-010-23.

25 RIGGINS: Okay, we have a motion as amended to

## Notice of Hearing



Published in Pinal Central Dispatch on October 26, 2023

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### Location

Pinal County, Arizona

### Notice Text

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 15th 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 MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN. PZ-PA-010-23 ? PUBLIC HEARING/ACTION: Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 955.875? acres of land from Moderate Low Density Residential (1-3.5 du/ac) and Employment to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area. 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 20th 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 DEVELOPMENT SERVICES PO BOX 749  
FLORENCE, AZ 85132 NO LATER THAN 5:00 PM ON NOVEMBER 3, 2023  
Contact for this matter: Glenn Bak, Senior Planner E-mail address:  
glenn.bak@pinal.gov Phone # (520) 866-6444 Fax: (520) 866-6530 No. of  
publications: 1; date of publication: Oct. 26, 2023.

## Public Notice

Originally published at [azcentral.com](https://www.azcentral.com) on 10/26/2023

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 15th 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 MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN. PZ-PA-010-23 PUBLIC HEARING/ACTION: Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 955.875± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and Employment to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area. 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 20th 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 DEVELOPMENT SERVICES PO BOX 749 FLORENCE, AZ 85132 NO LATER THAN 5:00 PM ON NOVEMBER 3, 2023 Contact for this matter: Glenn Bak, Senior Planner E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov) Phone # (520) 866-6444 Fax: (520) 866-6530 Pub: Oct 26, 2023

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **15th** 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 MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

**PZ-PA-010-23 – PUBLIC HEARING/ACTION:** Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 805.37± acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 3 and 4, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

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 AT:

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

DATED THIS 24<sup>th</sup> 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 DEVELOPMENT SERVICES  
PO BOX 749  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON NOVEMBER 6, 2023**

Contact for this matter: Glenn Bak, Senior Planner  
E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)  
Phone # (520) 866-6444

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***[Anything below this line is not for publication.]***

PUBLISHED ONCE:  
Pinal Central Dispatch  
Arizona Republic

**PZ-PA-010-23**



MEETING DATE: OCTOBER 19, 2023

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-010-23 (Casa Grande Carmel Solar Facility)**

CASE COORDINATOR: Glenn Bak

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***Executive Summary:***

*This is a major amendment to the Pinal County Comprehensive Plan to re-designate approximately 956± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and Employment to Green Energy Production to allow a photovoltaic solar power plant in the for southern Casa Grande Area.*

**If This Request is Approved:**

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility on 956± acres.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request.

---

LEGAL DESCRIPTION: 956± acres (inclusive of Pinal County ROW), situated in a portion of Sections 3, 4, and 9, T07S, R05E, G&SRB&M, legal on file

TAX PARCEL: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020

LANDOWNER/APPLICANT: Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent

REQUESTED ACTION & PURPOSE: **PZ-PA-010-23--PUBLIC HEARING/ACTION:** Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, Quantum Resource Group LTD PSHIP landowners, Casa Grande Carmel Solar Park LLC, applicant, Cecilia Chiu, agent, requesting a **Major Comprehensive Plan Amendment** to amend the Land Use Plan and re-designate 955.875± acres of land from **Moderate Low Density Residential (1-3.5 du/ac)** and **Employment to Green Energy Production**, to develop a solar energy production facility, situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

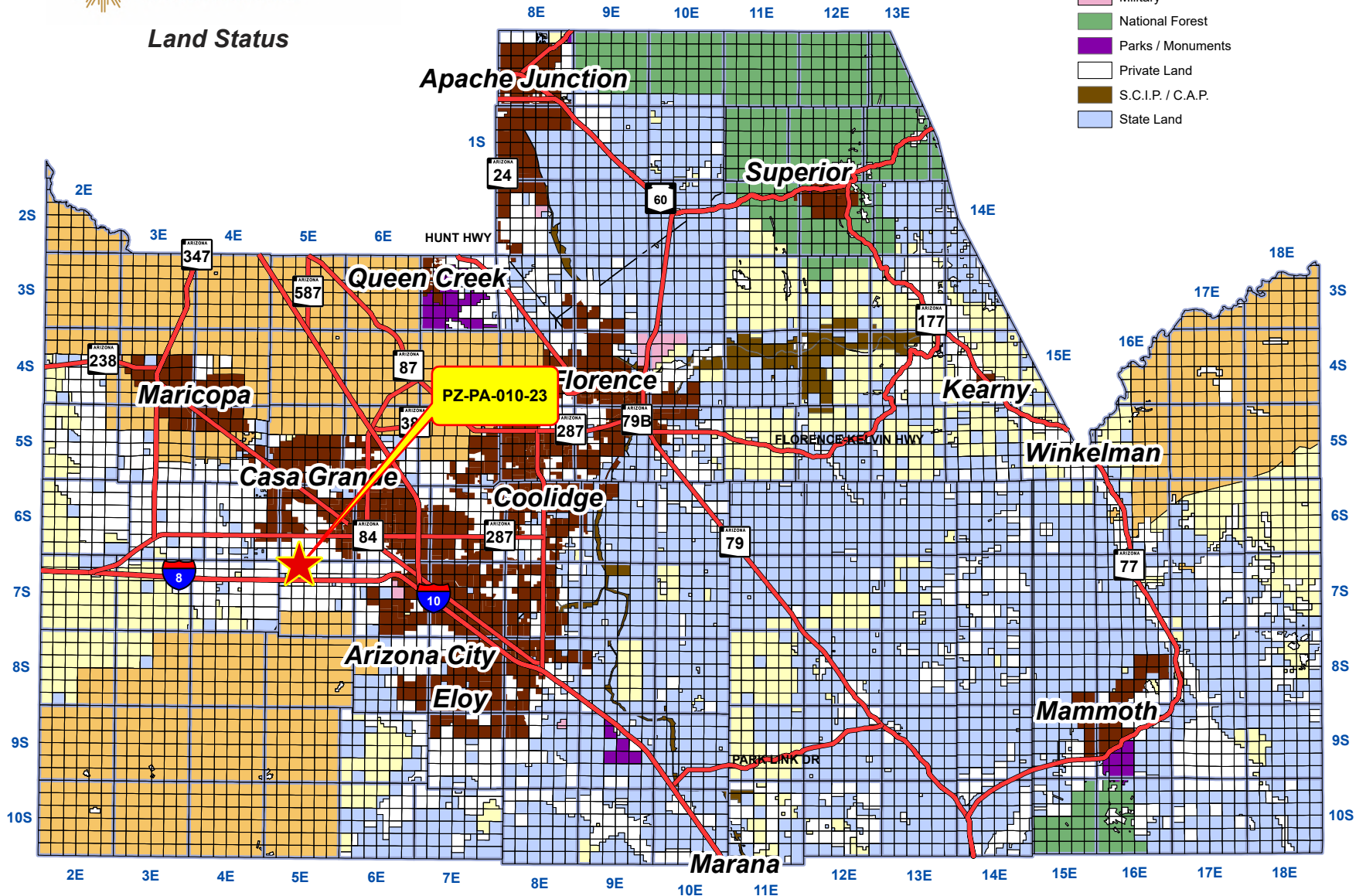


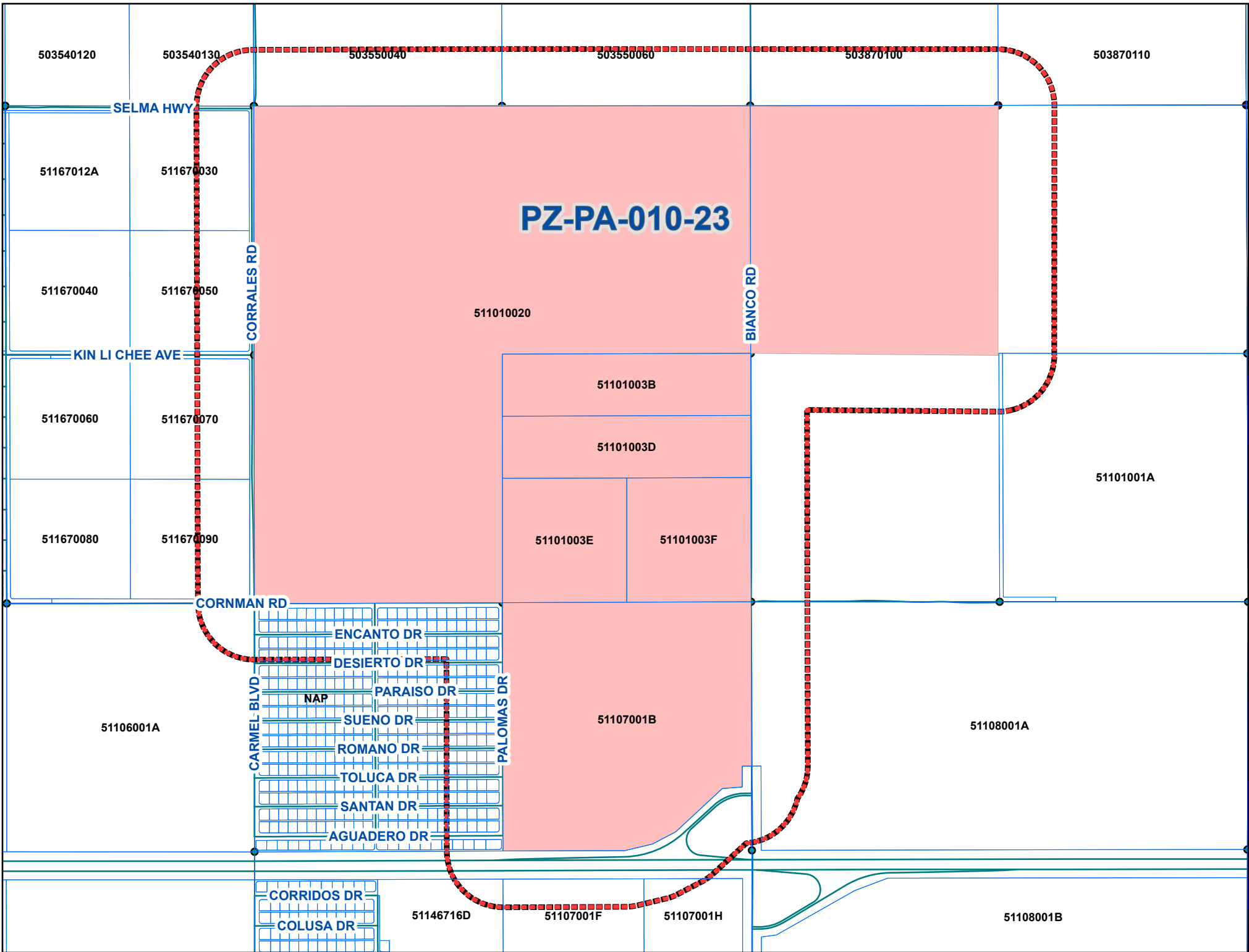
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

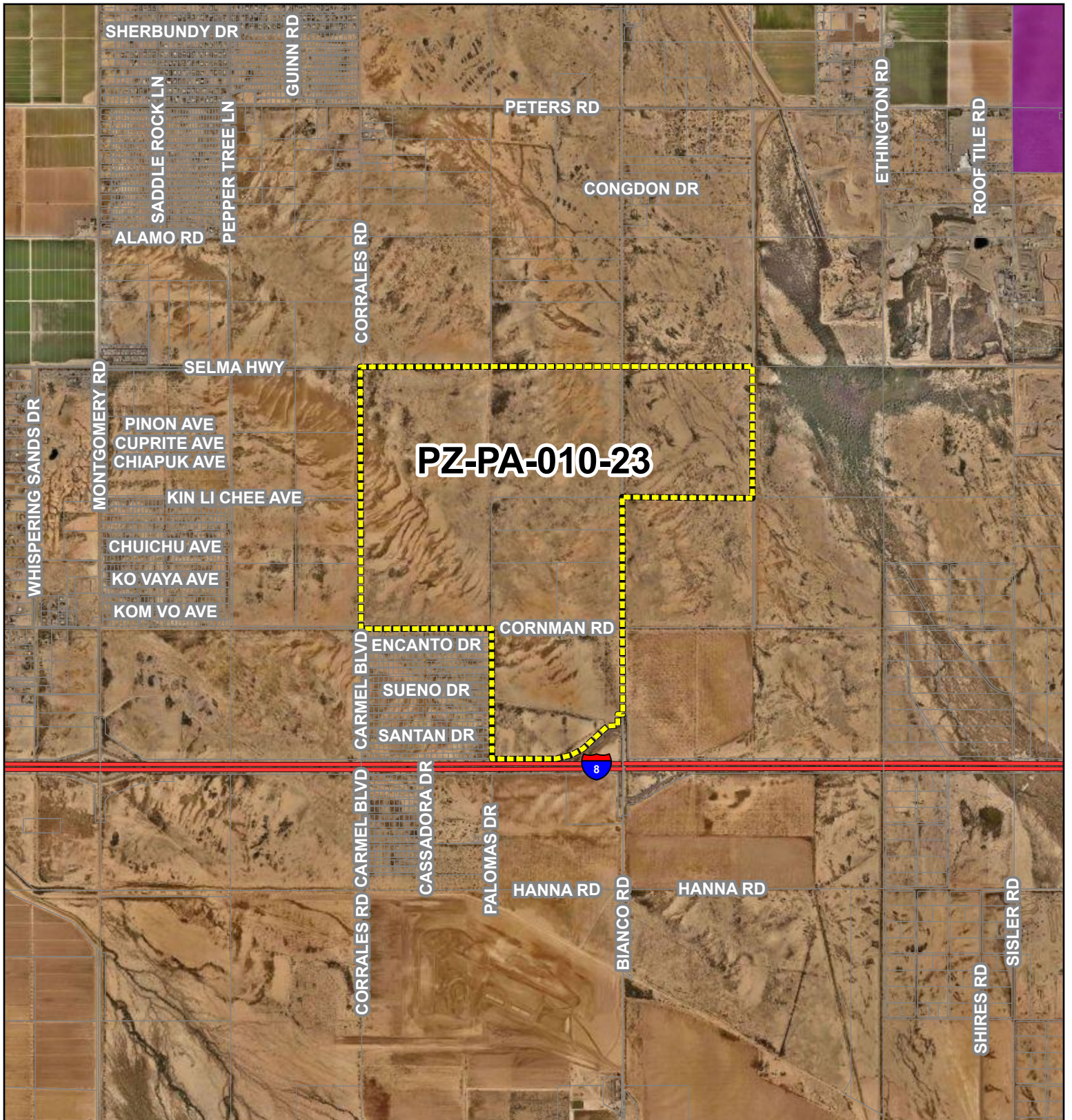
**Land Status**

**Legend**

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





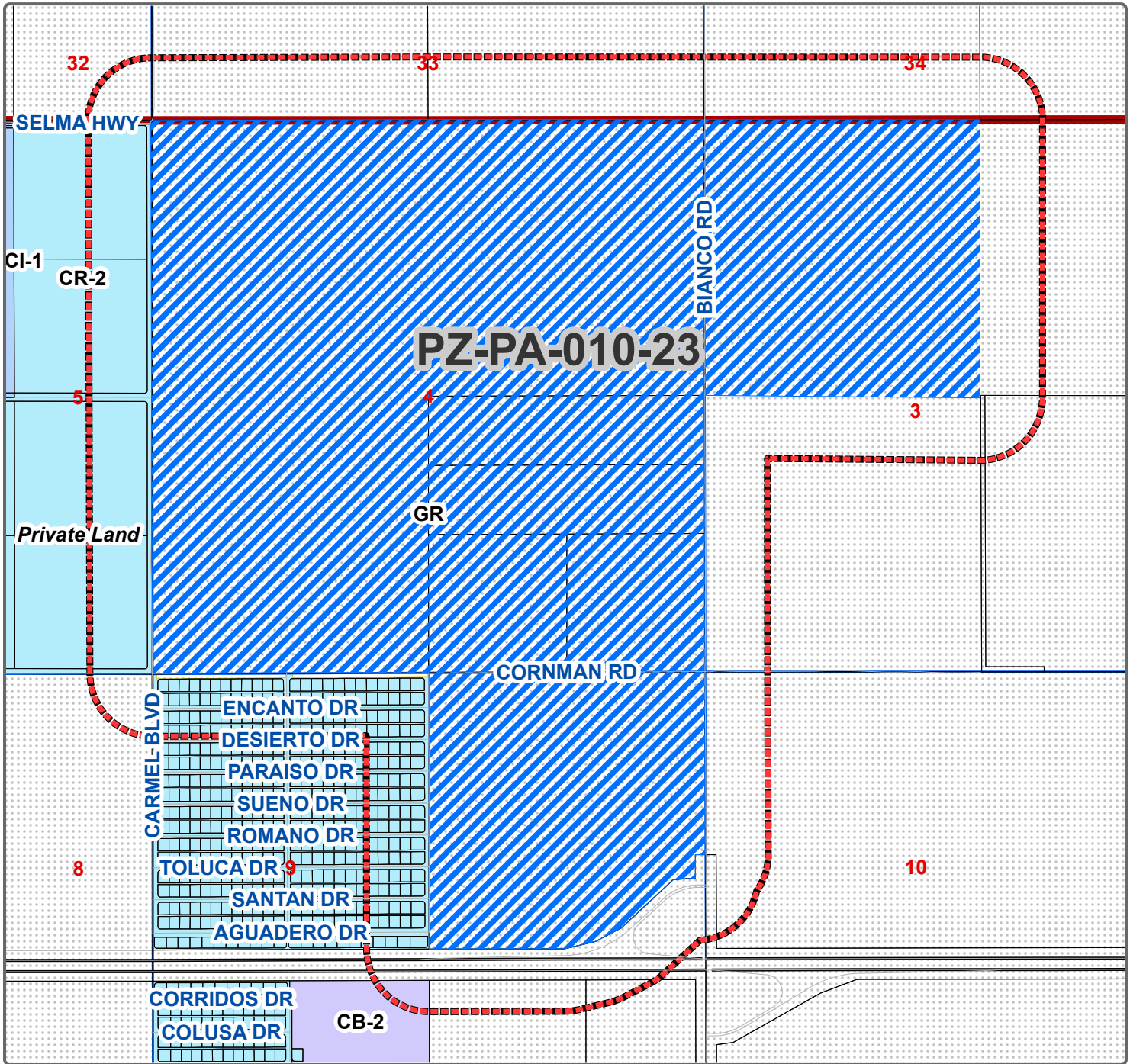


## *Community Development*



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PZ-PA-010-23**



## Community Development

PZ-PA-010-23 – PUBLIC HEARING/ACTION: Casa Grande Carmel Solar Park LLC, landowner, Cecelia Chiu, applicant, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 955.875± acres of land from Moderate Low Density Residential (1-3.5 du/ac), Employment, and Recreation/Conservation to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MLDR



**Legal Description:**

Situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

SEC 03, 04, 09 TWN 07S, RNG 05E



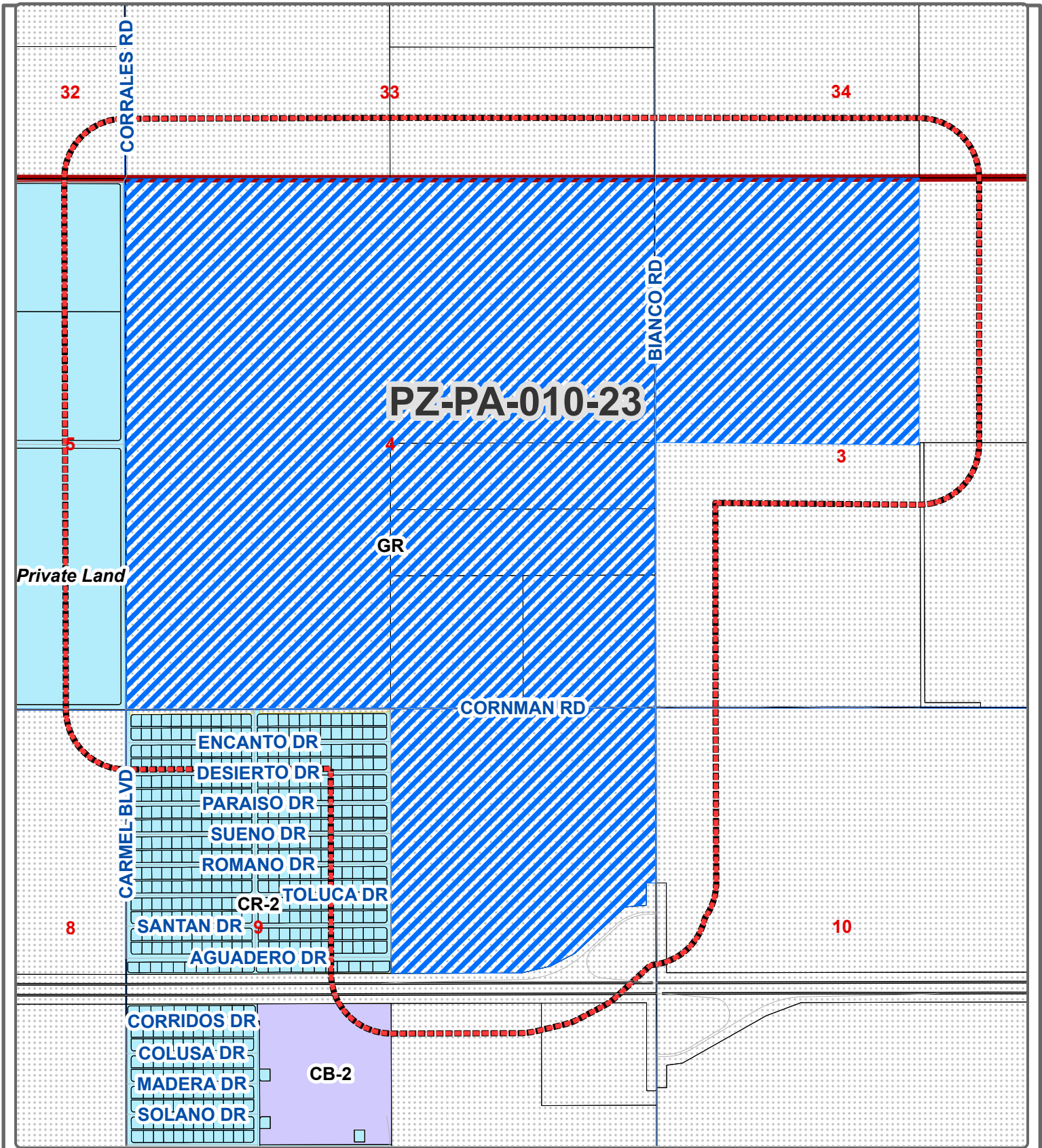
Owner/Applicant: CASA GRANDE CARMEL SOLAR PARK LLC / CECELIA CHIU

Drawn By: GIS / IT /LJT Date: 06/23/2023

Sheet No.  
1 of 1

Section: 03, 04, 09 Township: 07S Range: 05E

Case Number: PZ-PA-010-23



### Community Development

Casa Grande Carmel Solar Park LLC / Cecelia Chiu		
GIS/IT - LJT		06/23/2023
Section 03,04,09	Township 07S	Range 05E
<b>PZ-PA-010-23</b>		

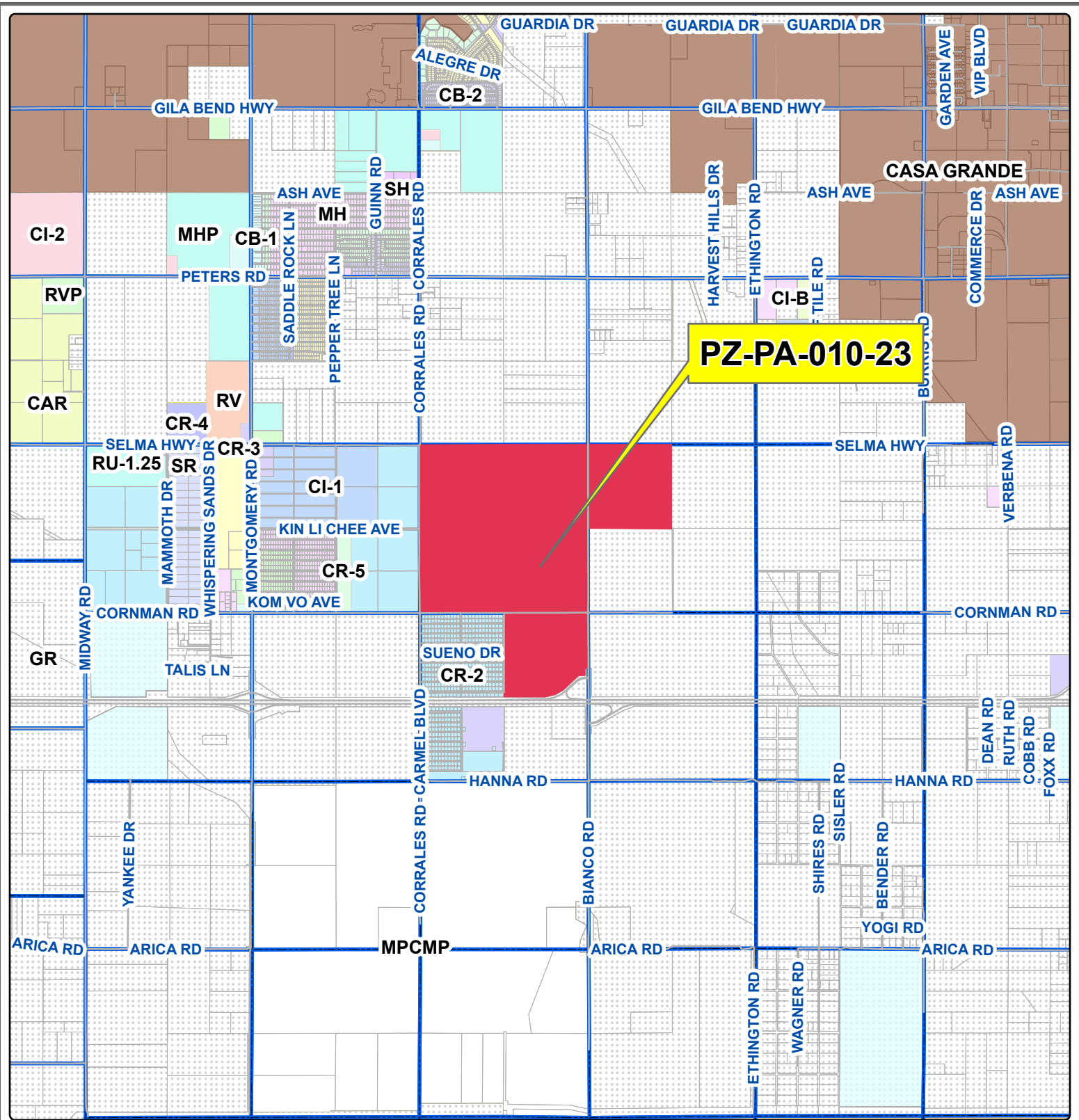
**Legal Description:**  
 Situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande

SEC 03, 04, 09TWN 07S, RNG 05E

  
 Sheet No.  
 1 of 1

  
**PINAL COUNTY**  
 WIDE OPEN OPPORTUNITY

Current Zoning: GR  
 Request Zoning: Rezone  
 Current Land Use: MLDR



## Community Development



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**Legal Description:**

Situated on a portion of sections 3, 4, and 9, T07S, R05E, G&SRB&M (legal on file) tax parcels: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-002D, located in the vicinity of Bianco and Cornman Roads in the SW Casa Grande area.

SEC 03, 04, 09 TWN 07S, RNG 05E



Owner/Applicant: CASA GRANDE CARMEL SOLAR PARK LLC / CECELIA CHIU

Drawn By: GIS / IT / LJT Date: 06/23/2023

Sheet No.

Section 03,04,09 Township 07S Range 05E

1 of 1

Case Number: PZ-PA-010-23

LOCATION: Located at the intersection of Cornman Rd. and Bianco Rd. in the South western Casa Grande area.

SIZE: 956± acre project area.

STAFF FINDINGS-

PUBLIC COMMENT: To date no comments in writing have been received.

PUBLIC PARTICIPATION:

P&Z Work Session:	7/20/2023
Web posting and 60 day review:	6/9/2023 - 8/11/2023
Neighborhood Meeting:	5/11/2023
Citizen Advisory Committee:	9/07/2023
BOS Work Session:	9/14/2023

PUBLIC HEARING REQUIREMENTS:

Broadcast Sign Installation:	8/15/2023
Notice Sign Installation:	8/15/2023
Mail-outs:	9/26/2023
Web Posting:	9/26/2023
Newspaper Publication:	9/27/2023

OTHER REVIEW AGENCY COMMENTS:

**Arizona Game & Fish** provided comments:

- \*The Department recommends conducting surveys in the project area to determine species presence.
- \*The Department recommends referring to several sources to reduce potential impacts to wildlife and habitat, as well as to relocate Desert Tortoise and Burrowing Owls.
- \*The Department also recommended avian surveys and surveys for burrowing mammals.
- \* The Department also discussed the importance of maintain habitat connectivity, recommending minimal grading and provided resources for wildlife compatible fencing.
- \* The Department plant salvage measures, and maintaining a 100’ buffer along the eastern portion of the project area.

PLAN AMENDMENT DISCUSSION:

**Request:**

The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from **Moderate Low Density Residential (1-3.5 du/ac)** and **Employment** to **Green Energy Production** on approximately 956± acres. The portion of the proposed facility designated as Moderate Low Density Residential is approximately 807.65 acres. The portion designated as employment is approximately 148.35 acres. The property is currently zoned General Rural (GR) and is currently vacant.

The adjacent properties are zoned General Rural (GR) and a Single Residence (CR-2) zoned undeveloped subdivision is adjacent to the project to the west. The subdivision was approved in the 1960's however no home sites have been developed and no infrastructure has been installed. The incorporated limits of the City of Casa Grande are more than 3 miles to the north of the site.

**Proposal:**

The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with an energy output of approximately 96 megawatts. The proposal also includes battery energy storage system (BESS). The facility is intended to interconnect with an APS substation located on Thornton Rd. approximately three miles north east of the site utilizing existing 69kv lines, along Bianco Rd. and the Peters rd. alignment.

**Site Data:**

The site is located north of Interstate 8, east of Carmel Blvd, south of Selma Highway, and on both sides of Bianco Road. There is a significant wash east of the subject site containing significant vegetation and apparent riparian habitat.

**Location and Accessibility:**

Interstate 8 runs east-west and borders the southern portion of the subject site. I-10 runs north-south approximately 8 miles east subject site. A future on ramp connecting to the I-8 lies within the southernmost portion of the subject site. As required by Pinal County, the solar farm will be accessed by paved, all-weather drives that connect to overall county road network. The proposal is adjacent to a subdivision that was platted quite some time ago, and remains undeveloped.

**Environmental Studies:**

The applicant has provided an analysis of existing environmental constraints, which preliminarily show that the site is relatively free of sensitive Cultural and habitat resources. The applicant cited several recent surveys that covered 787 acres of the MCPA area. The remainder of the MCPA area has not been surveyed. Further analysis and remediation will be required as part of the zoning stage. Arizona Game and Fish Department online tool was used and the report showed no federally listed important wildlife area or critical habitats on the site. No designated critical habitats are within the project area. There is a small area of vegetation that may be related to the adjacent wash and riparian habitat in the northeast of the site, but this area is essentially outside the project area. The proposed project does not anticipate any impacts to endangered species.

**Analysis:**

There are two designations within the Comprehensive Plan for adjacent properties to the site. Immediately to the north, the land use designation in the Comprehensive Plan is Moderate Low Density Residential (1-3.5 du/ac) To the south is across I-8 is Employment. To the east is Employment and Moderate Low Density residential and to the west is Moderate low density residential, about 1 mile west is a proposed activity center along Montgomery Rd. but this proposal doesn't appear to effect the viability of that activity center.

Although there is no development in the immediate area, the proposal is located within the City of Casa Grande's planning area and is designated as Manufacturing and Business, presumably to take advantage of the sites proximity to the I-8. The City's General Plan however, is silent on the specific locational criteria for solar power plants other than a Goal/Objective to *consider* allowing solar as a permitted use in agricultural settings. The site being near I-8 provides potential transportation corridors favorable to commercial activity. Staff noted that the Comprehensive Plan shows a planned ramp for the I-8 adjacent

to the southern parcel designated Employment. Staff reached out to the City of Casa Grande and received a response from Paul Tice, Planning and Development Director. In his response, Mr. Tice indicated that the City of Casa Grande has no objections to the subject request as it is consistent with Casa Grande's General Plan Rural Land Use Classification as the Casa Grande General Plan 2030 encourages utility scale solar to be located within said category.

**Land Use Designation:**

The designations within the Comprehensive Plan for parcels within the project is Moderate Low Density Residential (807.65 acres) and Employment (148.35 acres). Employment land use classification is for areas within Pinal County envisage economic development and activities. These areas are potential generators of jobs, employment centers that offer diverse business opportunities to the residents and have quality employment close to where they live. These areas are identified along major transportation corridors and linkages to assist with the County's vision for economic development. The Pinal County Comprehensive Plan designation of Moderate Low Density Residential provides for residential development potential. Pinal County currently has substantial acreage of land designated for Green Energy Production that has yet to be rezoned to Industrial.

Staff met with the applicant team and in doing so, staff expressed substantial concerns with the loss of the southernmost portion of the subject site currently designated for Employment within the Comprehensive Plan. As a result of these discussions, along with similar concerns noted by the Citizen's Advisory Committee, the applicant has agreed to remove the southernmost portion of the subject site that consists of 148.35 acres from the proposal. In doing so, this lessens the overall request so that the recently amended request is essentially the applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 807.65± acres.

**STAFF RECOMMENDATION:**

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff notes the significant reduction of project area recently agreed upon by the applicant so as to leave the area designated for Employment within the Pinal Comprehensive Plan. Based on the discussion above, following are the reasons for approval:

1. The recently amended proposal would lessen the overall project area and leave unchanged that area designated for future potential commercial uses for approximately 148.35 acres that had constituted the bulk of staff's rationale by which to have recommended denial.
2. The City of Casa Grande offered no opposition to the request and indicated the request is consistent with Casa Grande's General Plan Rural Land Use Classification as the Casa Grande General Plan 2030 that encourages utility scale solar to be located within said category.

However, in addition to staff recommendations, should the Planning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment 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 Planning Commission forward PZ-PA-010-23, to the BOS with a favorable recommendation. If the Planning Commission cannot find for all of the factors listed above, then staff recommends that the Planning Commission forward this case to the BOS with recommendation of denial.

CITIZENS ADVISORY COMMITTEE ACTION:

After a detailed discussion and decision, at the public hearing, the Citizen's Advisory Committee voted 8-2 to recommend approval of case PZ-PA-010-23 with the following recommendations:

- Add a setback for commercial along Bianco Road.
- Site BESS at least ½ mile from future or existing homes.

Date Prepared: 10/12/23 GB



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

Leo Lew  
County Manager

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

---

**Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: Refer to Appendix A of Narrative Report  
\_\_\_\_\_

2. Parcel Number(s): 51101003B Total Acreage: 40.393

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: May 23, 2023 Concept Review Number: Z-PA-058-23

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_










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INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

# PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

## IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

-  A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
-  B. Location map which identifies the property and its relationship to Pinal County environs.
-  C. Map showing the topography of the property.
-  D. Site map which specifically identifies the property including parcels under separate ownership.
-  E. Property owner(s) authorization for the Comprehensive Plan Amendment.
-  F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
-  G. Non-refundable filing fee as shown on the cover page.
-  H. Narrative in PDF format.
-  I. Neighborhood meeting report

*Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>*

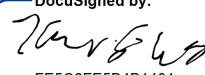
*Please call or email the Planning Division for more information.*

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.

**Casa Grande Carmel Solar Park LLC** 1501 McKinney St, Houston TX, 77002 **713-301-0141**

---

Name of Landowner (Applicant) Address Phone Number

DocuSigned by:  
  
FE5C6FE5B4B1401...

kristofer.cheney@edp.com


---

Signature of Landowner (Applicant) E-Mail Address

**Cecilia Chiu** 710 NW 14th Ave., Suite 250, Portland, OR 97209 **346-552-2737**

---

Name of Agent Address Phone Number

DocuSigned by:  
  
EE8481EFE0F2458...

cecilia.chiu@edp.com

---

Signature of Agent E-Mail Address

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

**AGENCY AUTHORIZATION**

(To be completed by landowners of subject property when landowners 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 Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Altura Properties LLC, an Arizona Limited Liability Company

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

hereinafter referred to as "Owner," is/are the owner(s) of 40.393 acres located at

South Bianco Rd, near intersection with Comman Rd, Pinal County, and further identified

**[Insert Address of Property]**

as assessor parcel number 51101003B

and legally described as follows:

**[Insert Parcel Number]**

**[Legal Description is attached hereto as Exhibit A]**

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

Owner hereby appoints Casa Grande Carmel Solar Park LLC, a Delaware Limited Liability Company

**[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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

**[Signature]** \_\_\_\_\_

**[Signature]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
**[Insert Name of Signor(s)]**

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

Altura Properties, LLC  
[Insert Company or Trustee's Name]

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

Its: CEO  
[Insert Title]

Dated: 6/7/2023

STATE OF Arizona )  
 ) ss.  
COUNTY OF COCONINO )

The foregoing instrument was acknowledged before me, this 7 day of June, 2023, by Michael Welnick Jr CEO of Altura Properties LLC, an Arizona company, [Insert 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.

[Signature]  
Notary Public

My commission expires: 07/25



ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_  
[Insert Signor's Name] Who acknowledged himself/herself to be

\_\_\_\_\_  
[Title of Office Held] of \_\_\_\_\_  
[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



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

Leo Lew  
County Manager

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

---

**Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: Refer to Appendix A of Narrative Report  
\_\_\_\_\_

2. Parcel Number(s): 51101003D Total Acreage: 40.395

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: May 23, 2023 Concept Review Number: Z-PA-058-23

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_










---

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

## PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

-  A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
-  B. Location map which identifies the property and its relationship to Pinal County environs.
-  C. Map showing the topography of the property.
-  D. Site map which specifically identifies the property including parcels under separate ownership.
-  E. Property owner(s) authorization for the Comprehensive Plan Amendment.
-  F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
-  G. Non-refundable filing fee as shown on the cover page.
-  H. Narrative in PDF format.
-  I. Neighborhood meeting report

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***Please call or email the Planning Division for more information.***

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.

**Casa Grande Carmel Solar Park LLC** 1501 McKinney St, Houston TX, 77002 **713-301-0141**

Name of Landowner (Applicant)	Address	Phone Number
		kristofer.cheney@edp.com

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

**Cecilia Chiu** 710 NW 14th Ave., Suite 250, Portland, OR 97209 **346-552-2737**

Name of Agent	Address	Phone Number
		cecilia.chiu@edp.com

Signature of Agent	E-Mail Address
--------------------	----------------

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





**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

---

**Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: Refer to Appendix A of Narrative Report  
\_\_\_\_\_

2. Parcel Number(s): 51101003E, 51101003F Total Acreage: 80.8

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: May 23, 2023 Concept Review Number: Z-PA-058-23

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
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\_\_\_\_\_

8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_  
See Narrative Report

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_










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INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

## PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

-  A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
-  B. Location map which identifies the property and its relationship to Pinal County environs.
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-  D. Site map which specifically identifies the property including parcels under separate ownership.
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***Please call or email the Planning Division for more information.***

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.

**Casa Grande Carmel Solar Park LLC** 1501 McKinney St, Houston TX, 77002 **713-301-0141**

Name of Landowner (Applicant)	Address	Phone Number
		kristofer.cheney@edp.com

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

**Cecilia Chiu** 710 NW 14th Ave., Suite 250, Portland, OR 97209 **346-552-2737**

Name of Agent	Address	Phone Number
		cecilia.chiu@edp.com

Signature of Agent	E-Mail Address
--------------------	----------------

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

**AGENCY AUTHORIZATION**

(To be completed by landowners of subject property when landowners 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 Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Quantum Resource Group Limited Partnership, a Nevada Limited Partnership

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

hereinafter referred to as "Owner," is/are the owner(s) of 80.8 acres located at  
Comman Rd & Bianco Rd, Pinal County, and further identified

**[Insert Address of Property]**

as assessor parcel number 51101003E, 51101003F and legally described as follows:

**[Insert Parcel Number]**

**[Legal Description is attached hereto as Exhibit A]**

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

Owner hereby appoints Casa Grande Carmel Solar Park LLC, a Delaware Limited Liability Company

**[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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

**[Signature]** \_\_\_\_\_

**[Signature]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_, \_\_\_ by \_\_\_\_\_  
**[Insert Name of Signor(s)]**

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

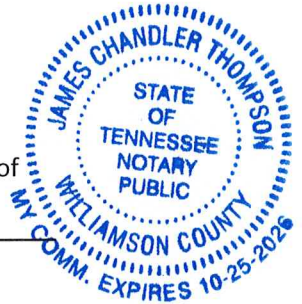
\_\_\_\_\_  
Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

\_\_\_\_\_  
[Insert Company or Trustee's Name]  
By: [Signature]  
[Signature of Authorized Officer or Trustee]  
Its: \_\_\_\_\_  
[Insert Title]  
Dated: 6-16-2023

STATE OF Tennessee )  
 ) ss.  
COUNTY OF Williamson )

The foregoing instrument was acknowledged before me, this 16<sup>th</sup> day of June, 2023, by Donald Augustus Fugie, owner of \_\_\_\_\_  
[Insert Signor's Name] [Insert Title]  
Quantum Resource Group LP, an Nevada \_\_\_\_\_  
[Insert 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.

[Signature]  
Notary Public

My commission expires: 10-25-2026

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_  
[Insert Signor's Name] Who acknowledged himself/herself to be

\_\_\_\_\_ 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



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

**Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: Refer to Appendix A of Narrative Report

2. Parcel Number(s): Portion of 511-010-020; 511.-01-003B; 511-01-003D; 511-01-033E; 511-01-003F; 511-07-001B Total Acreage: 955.875; See Boundary Survey

3. Current Land Use Designation: Moderate Low Density Residential, Employment, and Recreation/Conservation

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: May 23, 2023 Concept Review Number: Z-PA-058-23

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): See Narrative Report

7. Discuss any recent changes in the area that would support your application. See Narrative Report










8. Explain why the proposed amendment is needed and necessary at this time. See Narrative Report

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

# PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

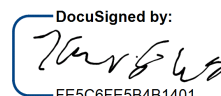
## IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

-  A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
-  B. Location map which identifies the property and its relationship to Pinal County environs.
-  C. Map showing the topography of the property.
-  D. Site map which specifically identifies the property including parcels under separate ownership.
-  E. Property owner(s) authorization for the Comprehensive Plan Amendment.
-  F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
-  G. Non-refundable filing fee as shown on the cover page.
-  H. Narrative in PDF format.
-  I. Neighborhood meeting report

**Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>**  
**Please call or email the Planning Division for more information.**

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.

<b>Casa Grande Carmel Solar Park LLC</b>	1501 McKinney St, Houston TX, 77002	<b>713-301-0141</b>
Name of Landowner (Applicant)	Address	Phone Number

 DocuSigned by: FE5C6FE5B4B1401		kristofer.cheney@edp.com
Signature of Landowner (Applicant)		E-Mail Address

<b>Cecilia Chiu</b>	710 NW 14th Ave., Suite 250, Portland OR 97209	<b>346-552-2737</b>
Name of Agent	Address	Phone Number

 DocuSigned by: EE8481EFE0F2458...		cecilia.chiu@edp.com
Signature of Agent		E-Mail Address

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



# Casa Grande Carmel Solar Park Project Application for a Major Comprehensive Plan Amendment Narrative Report

JUNE 2023

SUBMITTED TO

**Pinal County Planning Division**

PREPARED BY

**SWCA Environmental Consultants**

ON BEHALF OF

**Casa Grande Carmel Solar Park LLC**



**CASA GRANDE CARMEL SOLAR PARK PROJECT  
APPLICATION FOR A MAJOR  
COMPREHENSIVE PLAN AMENDMENT  
NARRATIVE REPORT**

**Z-PA-058-23**

Prepared for

**Pinal County Planning Division**  
85 North Florence Street, First Floor  
P.O. Box 2973  
Florence, Arizona 85132  
(520) 866-6442  
Attn: Glenn Bak

Prepared by

**SWCA Environmental Consultants**  
20 East Thomas Road, Suite 1700  
Phoenix, Arizona 85012  
(602) 274-3831  
[www.swca.com](http://www.swca.com)

On Behalf of

**Casa Grande Carmel Solar Park LLC**  
1501 McKinney Street, Suite 1300  
Houston, Texas 77010  
(346) 552-2737  
Attn: Cecilia Chiu

June 2023

## CONTENTS

A.1	Proposed Land Use.....	1
A.2	Location and Accessibility .....	1
A.3	Site Suitability .....	1
A.4	Public Services/Utilities .....	2
<b>B.</b>	<b>Project Narrative.....</b>	<b>2</b>
B.1	Introduction .....	2
B.1.1	Project Description .....	3
B.1.2	Project Decommissioning .....	4
B.2	Physical Settings, Existing Uses, and Relationship to Surrounding Land Uses.....	4
<b>C.</b>	<b>Comprehensive Plan Amendment Criteria.....</b>	<b>5</b>
C.1	Consistency with Pinal County’s Vision Components .....	5
C.1.1	Sense of Community.....	5
C.1.2	Mobility and Connectivity.....	6
C.1.3	Economic Sustainability .....	6
C.1.4	Open Spaces and Places.....	7
C.1.5	Environmental Stewardship.....	7
C.1.6	Healthy, Happy Residents.....	8
C.1.7	Quality Educational Opportunities .....	9
C.2	Consistency with the Plan’s Key Concepts Illustrated on Land Use, Economic, and Circulation Graphics.....	9
C.2.1	Consistency with the Land Use Designation Shown on the Graphics.....	9
C.2.2	Consistency with the Mixed Use Activity Center Concepts.....	10
C.2.3	Consistency with the Planning Guidelines Described in the Land Use Element.....	10
C.2.4	Quality Employment Opportunities Countywide .....	10
C.2.5	Viable Agriculture, Equestrian, and Rural Lifestyle.....	10
C.2.6	System of Connected Trails and Preservation of Open Space.....	10
C.2.7	Natural Resource Conservation .....	11
<b>D.</b>	<b>Literature Cited.....</b>	<b>17</b>

## Appendices

APPENDIX A	Boundary Survey
APPENDIX B	Site Plan
APPENDIX C	Neighborhood Report
APPENDIX D	U.S. Fish and Wildlife Service Site-specific IPaC Resource List
APPENDIX E	Arizona Environmental Online Review Tool Report

## Figures

Figure 1.	Project parcels. ....	3
Figure 2.	Topographic map.....	4
Figure 3.	Existing land use.....	5
Figure 4.	Planned land use. ....	6

## **Tables**

Table 1. Previously Conducted Archaeological Surveys Intersecting the MCPA Area ..... 14  
Table 2. Previously Recorded Archaeological Sites within the 1-Mile Study Area ..... 14

## A. EXECUTIVE SUMMARY

Casa Grande Carmel Solar Park LLC, a subsidiary of EDP Renewables North America LLC (Applicant), is requesting a major comprehensive plan amendment (MCPA) to the 2019 Pinal County Comprehensive Plan (Comprehensive Plan) (Pinal County 2021) to construct and operate the Casa Grande Carmel Solar Park Project (Project). The Project would include solar photovoltaic (PV) panels, a potential battery energy storage system (BESS), a project substation, and a generation tie transmission line (gen-tie line) (Figure 1, Figure B-1 in Appendix B). The Project includes a total of six parcels on approximately 955.875 acres in unincorporated Pinal County, Arizona (herein referred to as the MCPA Area). Table 1 below lists the Project parcels, including the Assessor’s Parcel Numbers (APNs), individual and total parcel acreage, and Public Land Survey System (PLSS) locations. A legal description of the Project (Appendix A) and site plan (Appendix B) is included as a part of this narrative report.

**Table 1. Proposed Comprehensive Plan Amendment Parcels**

APN	Acreage	PLSS Location
511-01-0020	643.773 <sup>ab</sup>	3 and 4 07S 05E
511-01-003B	40.393	4 07S 05E
511-01-003D	40.395	4 07S 05E
511-01-003E	40.397	4 07S 05E
511-01-003F	40.403	4 07S 05E
511-07-001B	150.514 <sup>a</sup>	9 07S 05E
<b>Total Acreage</b>	955.875	-

<sup>a</sup> The MCPA Area includes a total of 4.003 acres within APN 511-01-0020 which are considered County Fee land located along Bianco Road (east and west 33 feet). This total is not reflected in the total acreage of APN 511-01-0020 (640.274 acres) as defined by the boundary survey. Also, the MCPA Area includes a total of 1.338-acre within APN 511-07-001B which is considered County Fee land located along Bianco Road (west 33 feet). This total is not reflected in the total acreage of APN 511-07-001B (149.176 acres) as defined by the boundary survey.

<sup>b</sup> A 0.504-acre portion of parcel 511-01-0020 currently designated as Recreation/Conservation is reflected in the total acreage of APN 511-01-0020 as defined by the boundary survey, but is being excluded from the MCPA Area.

The Applicant’s request includes an approximately 643.773-acre portion of assessor parcel number (APN) 511-01-0020 on private land in unincorporated Pinal County, Arizona in Sections 3 and 4, Township 7 South, Range 5 East (Figure 2). Please note that the land use designation for a small portion (0.504-acre) of APN 511-01-0020 is Recreation/Conservation in the Comprehensive Plan. However, the Applicant is not requesting a change in land use designation for this portion of the parcel and this portion of the parcel is not included in the MCPA Area. While the Applicant will obtain this portion of APN 511-01-0020 for the Project, the Applicant does not plan to develop within the portion of the parcel designated as Recreation/Conservation. The MCPA Area associated with this application only includes areas designated as Moderate Low Residential and Employment within the proposed amendment parcels. A boundary survey of the parcels associated with the MCPA Area is included as a part of this narrative report (Appendix A).

The Project would include a PV solar field with an alternating-current power output of up to approximately 96 megawatts (MWac). A BESS may also be developed with the PV solar field as part of the Project. Additionally, the Project would require a gen-tie line and a project substation. Other items outside of the MCPA Area that have been considered in the analyses for this MCPA, such as roadways, are referred to as the Project vicinity. A study area with a 1-mile buffer around the MCPA Area has been identified for resource surveys (1-mile study area) (Figures 3 and 4).

Paved and unpaved rural roads provide access to the site and adjacent properties, including a north-south paved portion of Bianco Road from Interstate 8 (I-8) to the MCPA. The remaining roads are unpaved and consist of east-west West Cornman Road, east-west Selma Highway, and north-south South Bianco Road, all of which intersect the MCPA Area, and north-south Carmel Boulevard/Corrales Road, directly west of the MCPA Area. The intersection of I-8 and Bianco Road is approximately 0.50 mile south of the MCPA Area.

The MCPA is needed to facilitate development of the PV solar facility and BESS to provide clean, safe, affordable, efficient energy to the regional transmission grid. This Project would likely connect to the Arizona Public Service (APS) Thornton Substation approximately 3 miles to the northeast of the MCPA Area along Thornton Road to the north of Peters Road. Project development would likely take 2 to 3 years, planning, design, and construction of the facility.

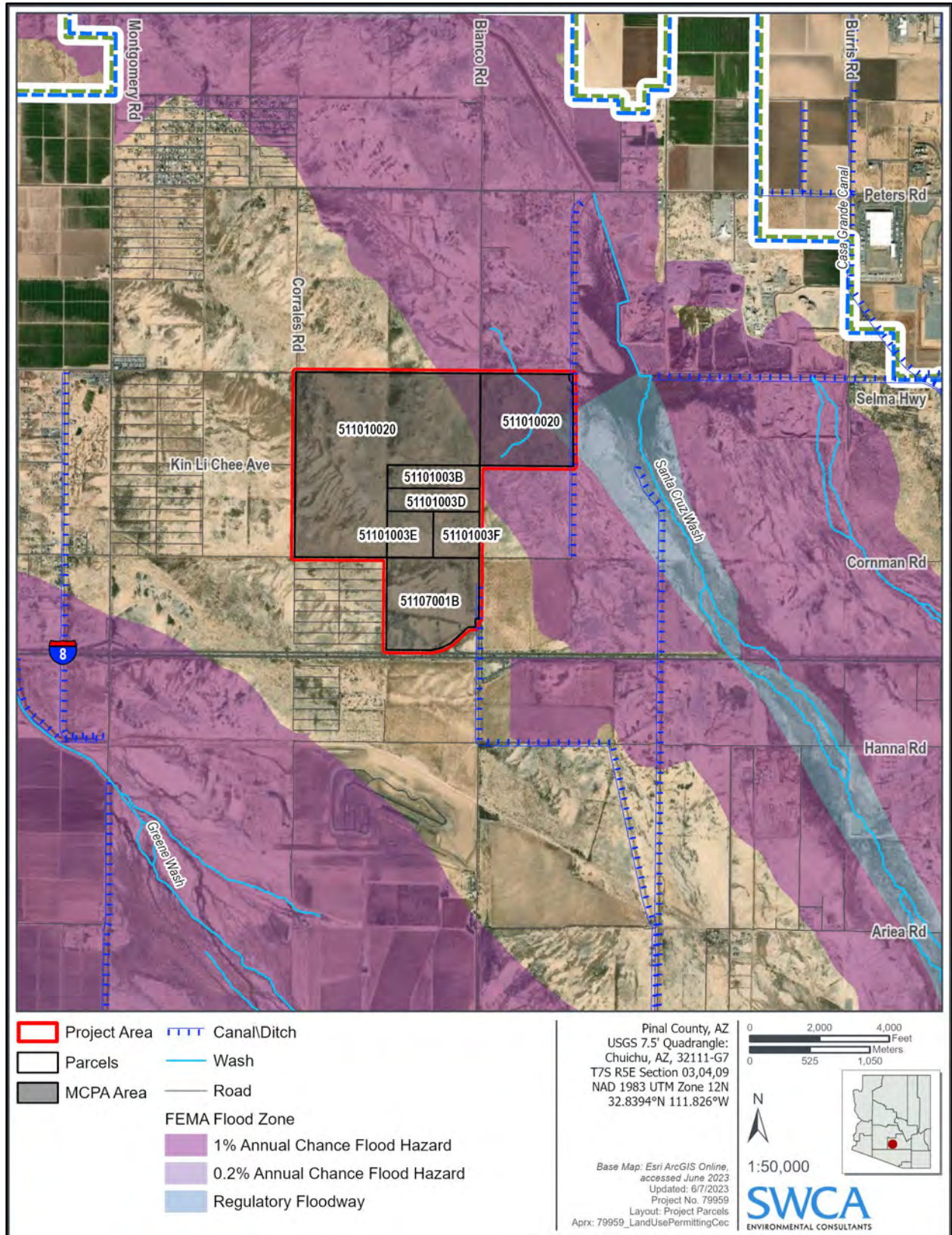


Figure 1. Project parcels.

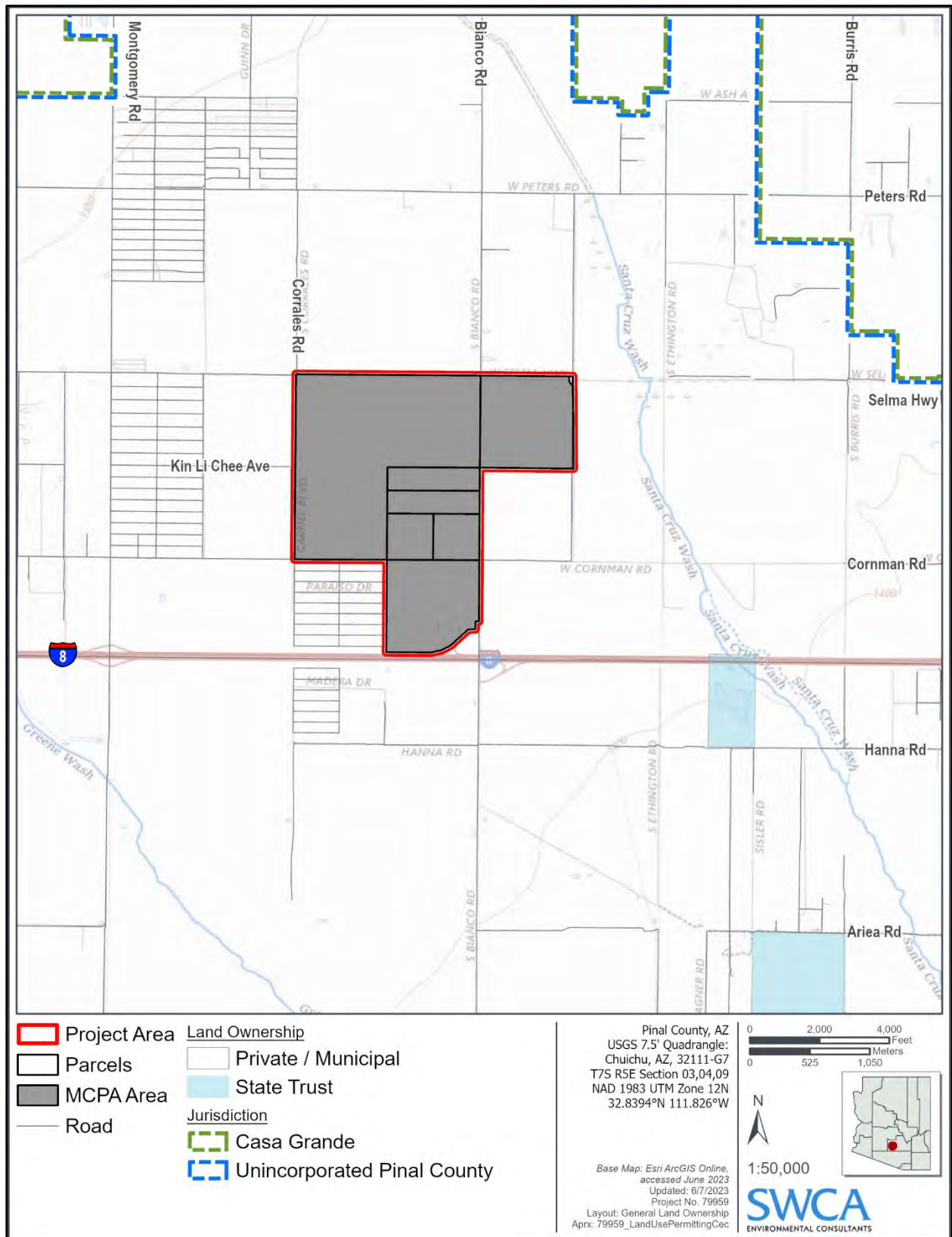


Figure 2. Topographic map.

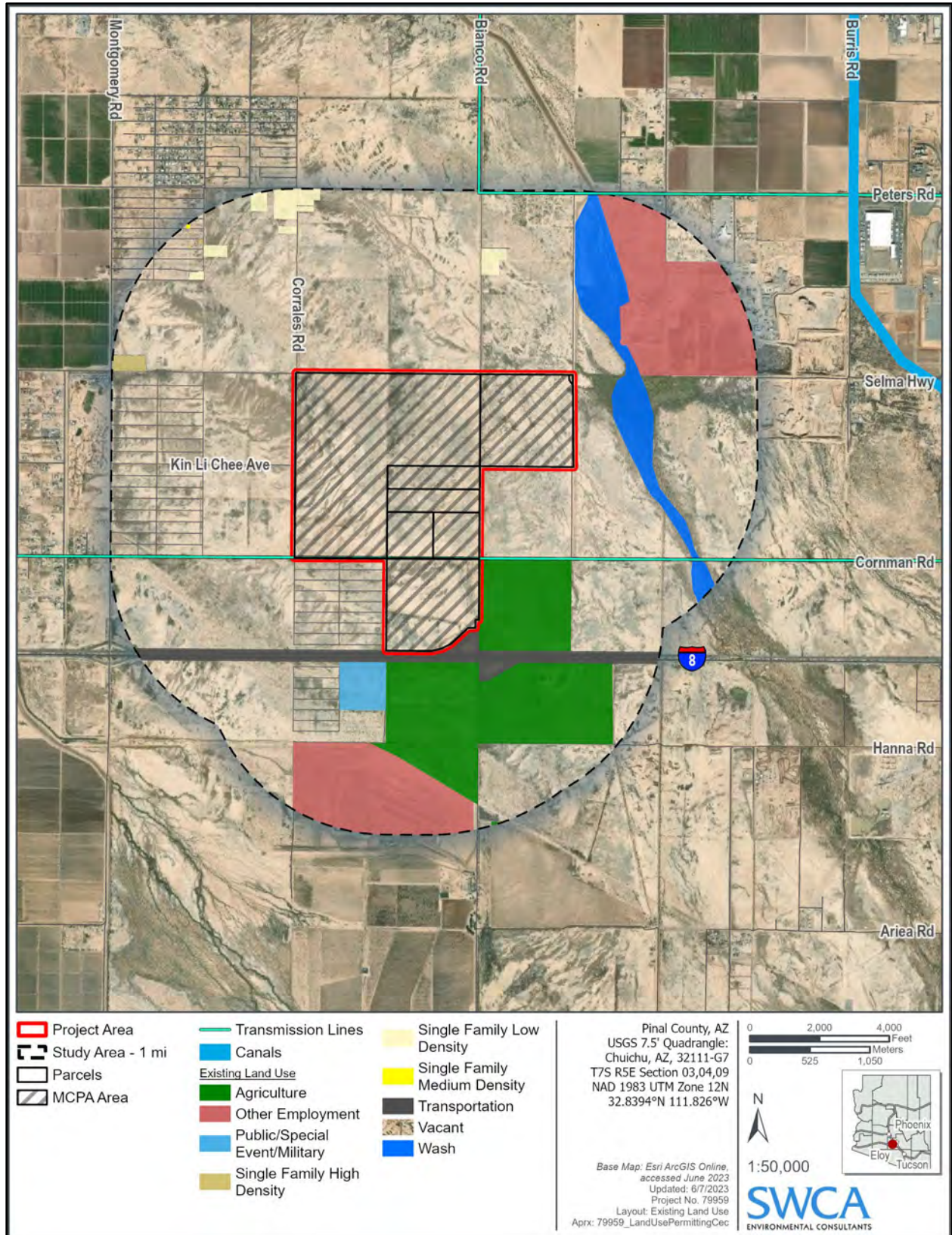


Figure 3. Existing land use.

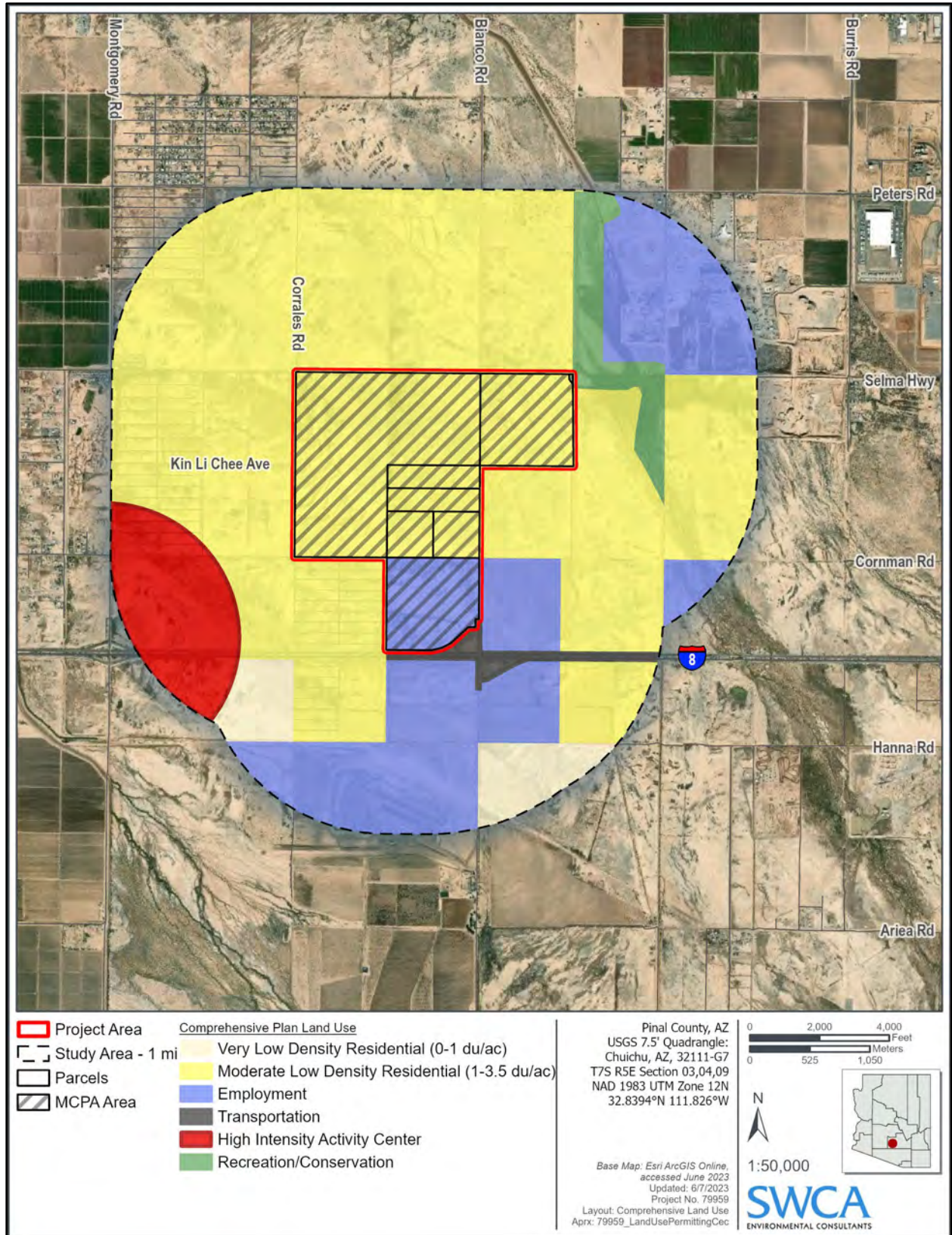


Figure 4. Planned land use.

## **A.1 Proposed Land Use**

The Applicant is requesting an MCPA for 955.875 acres on private land in Sections 3,4, and 9, Township 7 South, Range 5 East (Figure 3). The Comprehensive Plan designates the land use for the MCPA Area as Moderate Low Density Residential and Employment (see Figure 4). Solar generating facilities are not identified in the Comprehensive Plan as a compatible or alternative use for areas designated as Moderate Low Residential or Employment. As such, the Applicant is submitting an MCPA application to redesignate the MCPA Area to General Public Facilities/Services and/or Green Energy Production..

Please note that the MCPA Area includes a total of 4.003 acres which are considered County Fee land located along Bianco Road (east and west 33 feet). This total is not reflected in the total acreage of APN 511-01-0020 as defined by the boundary survey (Appendix A). Also, the MCPA Area includes a total of 1.338-acre within APN 511-07-001B which is considered County Fee land located along Bianco Road (west 33 feet). This total is not reflected in the total acreage of APN 511-07-001B (149.176 acres) as defined by the boundary survey. Additionally, the land use designation for a small portion (0.504-acre) of APN 511-01-0020 is Recreation/Conservation in the Comprehensive Plan. The Applicant is not requesting a change in land use designation for this portion of the parcel and this portion of the parcel is not included in the MCPA Area. While the Applicant will obtain this portion of APN 511-01-0020 for the Project, the Applicant does not plan to develop within the portion of the parcel designated as Recreation/Conservation. The MCPA Area associated with this application only includes areas designated as Moderate Low Residential and Employment. A boundary survey of the MCPA Area is included as a part of this narrative report (Appendix A).

## **A.2 Location and Accessibility**

The MCPA Area is entirely in unincorporated Pinal County, approximately 1.5 miles west of the city of Casa Grande's current municipal boundary. The MCPA consists of vacant, unimproved land entirely on privately owned land (see Figures 2 and 3). The MCPA Area is accessible via paved roads and dirt, two-track roads. The nearest maintained roadways are I-8, directly south of the MCPA Area; West Cornman and South Bianco Roads, which intersect the MCPA Area; and Carmel Boulevard/Corrales Road, directly west of the MCPA Area.

## **A.3 Site Suitability**

The Applicant identified the MCPA Area as an optimal location for an electrical generation facility based on favorable resources available in Pinal County. These resources include large, generally level areas and close proximity to existing transmission lines. The MCPA Area lacks sensitive biological resources in terms of Endangered Species Act (ESA)-listed species. Additionally, the Planning and Zoning Commission recommended under case number PZ-PA-006-18 a change in land use designation to Green Energy Production for the parcels associated with the MCPA Area. Case PZ-PA-006-18 was withdrawn prior to Board of Supervisor approval; however, the Applicant's current request to designate the MCPA Area to Green Energy Production is consistent with the past findings of the County.

There are no perennial surface waters or wetlands in the MCPA Area; small, earthen ditches are present along the eastern boundary and along Bianco Road (see Figure 1). These ditches are not associated with any local irrigation and drainage district.

A portion of the MCPA Area is in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map panel 04009C2075D and overlaps portions of special flood hazard areas (SFHA) Zone AO (approximately 146 acres) and Zone AE (approximately 32 acres) floodplain (i.e., 1% annual chance of

flooding) and a portion of regulatory floodway (approximately 10 acres) (FEMA 2023). The remaining portions of the MCPA Area are mapped as Zone X (0.2% annual chance of flooding) (see Figure 1). Project development within the FEMA floodway would not occur. If development occurs within the SFHA, the Applicant would obtain a floodplain use permit from the Pinal County Flood Control District at the time of Site Plan review and prior to the issuance of a building permit to ensure development meets minimum requirements of the National Flood Insurance Program (NFIP) and the Pinal County Floodplain Ordinance.

## **A.4 Public Services/Utilities**

Existing utilities within the MCPA Area include a 500-kilovolt (kV) transmission line along Cornman Road. A 69-kV transmission line is at the northern limit of the MCPA Area along Peters Road (Figure 3). The Project's gen-tie line would run from the MCPA Area to the APS Thornton Substation approximately 3 miles to the northeast. There are also numerous electrical distribution lines, communications cables, and irrigation canals, laterals, and ditches in the vicinity of the MCPA Area. Water is expected to be hauled to the site during construction. Section C.2.7.3 provides more details. Any road construction needed to access the MCPA Area would be paid for and constructed by the Applicant, in coordination with the Pinal County Public Works Department, as necessary. Overall, the Project MCPA Area would increase the land's taxable value while adding little, if any, burden to public services.

The Pinal County Sheriff's Office provides law enforcement services to the Project vicinity, and the Regional Fire and Rescue Department provides subscription-based fire and emergency medical services to the region. New or additional public services resulting from the amendment are not anticipated.

## **B. PROJECT NARRATIVE**

### **B.1 Introduction**

This narrative report provides the required information to support the Applicant's request for an MCPA for the Casa Grande Carmel Solar Park Project on unincorporated land in Pinal County. The Applicant is requesting this amendment to construct and operate a PV solar facility, BESS, and substation in the MCPA Area, which consists entirely of privately owned parcels (see Figure 1). The Project is an electrical generation facility with an output of up to approximately 96 megawatts (see Figure B-1 in Appendix B). The Project would also require a gen-tie line and additional Project infrastructure. The gen-tie line would run from a proposed substation in the MCPA Area to the existing APS Thornton Substation.

Should the MCPA be approved by Pinal County, the Applicant intends to subsequently pursue and apply for a zoning change from General Rural (GR) to Industrial Zoning District (I-3) to allow for the development of the Project for the parcels associated with the MCPA.

Changing the Comprehensive Plan land use designation from Moderate Low Density Residential and Employment to General Public Facilities/Services and/or Green Energy Production and changing the zoning from GR to I-3 would allow for an increase in the production of energy for delivery to central Arizona and the Phoenix metropolitan area, where electrical demand is increasing. Additionally, a positive economic effect is expected to result from the proposed energy facility development by providing short- and long-term job opportunities in the area, tax benefits to Pinal County, and local economic activity from Project workers' transactions with local businesses. The Applicant would use local labor and local contractors/materials as much as possible for the Project.

A certificate of environmental compatibility (CEC) is not anticipated to be required from the Arizona Corporation Commission (ACC) for the Project because the gen-tie line connecting the generation facility to the existing power grid at the APS Thornton Substation is less than 115 kV.

The MCPA Area is well suited for the proposed changes to the Comprehensive Plan. The primary criteria for determining the location of power generation facilities include the existence of compatible adjacent and nearby land uses; minimal topographic variability; and the proximity to existing electrical infrastructure (see Figures 1, 2, and 3).

As part of the MCPA process, the Applicant was required to hold a neighborhood meeting that complies with the citizen review process outlined in Chapter 2.166.050, Section E: Citizen Review, of the Pinal County Development Services Code (Pinal County 2023). To support the neighborhood meeting, the Applicant initiated a public outreach program to ensure that community residents and local property owners were provided with the opportunity to communicate regarding the Project. To contact the potentially affected residents, the Applicant developed and facilitated public participation measures, including an informational mailer, newspaper advertisements, a Project website, and a telephone information line. The Applicant facilitated an in-person public open house on May 9, 2023. These outreach efforts provided information to members of the public and solicited feedback on the Project and were designed to help identify potential issues relative to the Project.

The Applicant has prepared a neighborhood meeting report (Appendix C) to document that the Applicant complied with the neighborhood meeting process and to meet the reporting requirements described in Chapter 2.166.050, Section E: Citizen Review, of the Pinal County Development Services Code (Pinal County 2023). Please note that the meeting materials reflect a portion of the MCPA Area as Green Energy Production. Following the Applicant's MCPA pre-application meeting with the County, which occurred after the neighborhood meeting, the Applicant was informed that parcels identified as Green Energy Production in the County's comprehensive plan geographic information system (GIS) mapping are incorrect and carry a planned land use designation of Moderate Low-Density Residential and Employment.

### ***B.1.1 Project Description***

The Project would include a PV solar field consisting of silicon-based, single-axis tracking panels with an output of up to approximately 96 MWac. The potential BESS would be developed with the PV solar field as part of the Project. Additionally, the Project would include an on-site project substation and gen-tie line with a proposed connection to the APS Thornton Substation. The Applicant has experience with renewable energy infrastructure development, which is demonstrated by their nine solar parks and 58 wind farms currently in operation throughout North America.

As the solar PV panels generate power, electricity will either be dispatched to the regional grid or directed to the BESS, where the energy will be stored and dispatched to the grid when that power is needed. The electricity generated by the PV panels is in the form of direct current (DC). Inverters will be installed to convert the DC output of the PV panels into alternating current (AC). Electricity will then flow through the gen-tie line and into the APS Thornton Substation (which will connect directly to the gen-tie line infrastructure). Alternatively, the power generated by the solar PV panels may be directed into the BESS via a network of underground AC 34.5-kV collector circuits and stored for later use. When it is advantageous to do so, the BESS will send electricity to the regional power grid via the Project substation, gen-tie, and the APS Thornton Substation.

The Applicant will require construction contractors to install temporary erosion and sediment control features to prevent construction-period stormwater discharges. The MCPA Area is relatively flat and will

require only minor grading. The Project will be designed with appropriately sized, permanent stormwater management features such that post-construction stormwater discharges do not exceed existing conditions. Refer to section C.2.7.3 for further information.

### **B.1.2 Project Decommissioning**

The Applicant expects this Project to operate for approximately 35 years. Decommissioning the Project will involve equipment removal in accordance with industry standards and appropriate site restoration. When possible, equipment in good working condition may be repurposed for other projects. Other materials will be returned to their manufacturer, recycled by specialized contractors, or disposed of at an appropriate facility. Site restoration will include filling depressions left after equipment is removed and reseeded as dictated by agreements with private landowners. As design and equipment selection is finalized, the Applicant will prepare a decommissioning plan for the Project outlining expected timelines, sequences, and recycling or disposal procedures for the various Project components.

## **B.2 Physical Settings, Existing Uses, and Relationship to Surrounding Land Uses**

The MCPA Area is entirely in unincorporated Pinal County, approximately 1.5 miles west of the city of Casa Grande's current municipal boundary. The MCPA Area is entirely on privately owned land (see Figure 2) zoned as GR and contains no residences or buildings. Existing land use consists of vacant, unimproved land (see Figure 3). The MCPA Area does not contain any federal, state, or local municipal properties.

Existing land uses within 1 mile of the MCPA Area include agricultural, public/special event military, other employment, transportation, single-family low-density, and wash (associated with Santa Cruz Wash), as well as utility use (including a 500-kV transmission line and a 69-kv transmission line) (see Figure 3). Irrigation ditches operated by the San Carlos Irrigation and Drainage District are east of the MCPA Area. The nearest federal land is the Tohono O'odham Indian Reservation approximately 3.0 miles south of the MCPA Area. The nearest state-owned land is Arizona State Trust Land, approximately 1.5 miles to the southeast. The area to the west of the MCPA Area was divided into small parcels over 20 years ago for residential use, but residences have not been constructed. Scattered single-family residences are west of the MCPA Area, including residences along Montgomery Road.

The Santa Cruz Wash is adjacent to the eastern boundary of the MCPA Area and includes land designated as Recreation/Conservation. The *Pinal County Open Space and Trails Master Plan* identifies this area as existing Open Space and an Existing/Planned Multi-Use Corridor (Pinal County 2007). A small portion of this Recreation/Conservation area (approximately 0.504 acre) is within the parcel subject to the MCPA; however, the Project is not anticipated to impact this area or other planned recreational use areas.

Transportation and travel routes in the vicinity of the MCPA Area include east-west I-8, approximately 0.2 mile south of the MCPA Area, east-west State Route (SR) 84, approximately 2 miles north of the MCPA Area, north-south I-10, approximately 7.5 miles east of the MCPA Area, and several paved and unpaved local roads. According to the Arizona Department of Transportation (ADOT), SR 84 and Selma Highway are designated as Rural Minor Arterial roadways, with I-8 and I-10 designated as Urban Principal Arterial Interstate. The remainder of roadways intersecting or bordering the MCPA Area are designated as Rural Local (ADOT 2023). The Project will identify and adhere to the required setbacks along all the roadways adjacent to or intersecting the MCPA Area .

## C. COMPREHENSIVE PLAN AMENDMENT CRITERIA

The overall intent of the Comprehensive Plan is to act as a tool that will serve to “steer the County on a positive course of action to manage growth, preserve the quality of life, and promote sustainability. It is a long-term vision that promotes effective economic vitality while ensuring environmental stewardship. The Plan articulates the vision and outlines the strategic direction to position Pinal as a vibrant, healthy, and economically sustainable region within the state of Arizona” (Pinal County 2021).

The amendment is consistent with the vision components of the Comprehensive Plan, as discussed in sections C.1.1 through C.1.7 of this report. To ensure conformity with the Comprehensive Plan, all development proposals must meet the criteria outlined in the compliance checklist found in Appendix A of the Comprehensive Plan (Pinal County 2021). The following sections are provided in response to the criteria listed in the Comprehensive Plan compliance checklist, which is focused on two major components:

- Consistency with Pinal County’s vision components
- Consistency with the Plan’s key concepts illustrated on land use, circulation, and economic development graphics.

### C.1 Consistency with Pinal County’s Vision Components

The proposed land use associated with this amendment would be consistent with the goals, objectives, and policies of the current Comprehensive Plan.

The chapters of the Comprehensive Plan include the following: Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities. These chapters are also the vision components and are discussed below with specific responses to the applicable questions included in the Comprehensive Plan compliance checklist found in Appendix A of the Comprehensive Plan (Pinal County 2021).

#### C.1.1 Sense of Community

*Is the proposal consistent with the Sense of Community vision component?*

Sense of Community is largely achieved by paying close attention to residential and commercial land uses in the area. Densities of development either encourage or discourage a sense of community based on the land uses described in the Comprehensive Plan. According to the land use plan described in Chapter 3: Sense of Community, the MCPA Area is within Moderate Low Density Residential and Employment land use. Parcels adjacent to the MCPA Area are generally vacant or inactive agricultural lands. As mentioned, an existing Recreation/Conservation land use area is located adjacent to the east of the MCPA Area.

The MCPA area is not served by any public utilities or services, which indicates that the land may be less suitable for residential development, as it is currently designated under the Comprehensive Plan. The proposed amendment is consistent with Policy 3.1.1.5, which is included in the Comprehensive Plan’s Sense of Community vision component: “locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be mitigated.” There is also an active aggregate mining facility approximately 1 mile northeast of the MCPA area and a car manufacturing facility approximately 2 miles northeast from the MCPA area, which is zoned as I-2 (industrial) in the city of Casa Grande. The MCPA is consistent with Policy 3.1.1.2, “encourage, coordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire

suppression and utilities.” The MCPA would be consistent with the Sense of Community vision, as described in the Comprehensive Plan, because the MCPA Area is in a remote location where a utility-scale solar facility is unlikely to interfere with other planned developments or sensitive land uses.

### **C.1.2 Mobility and Connectivity**

*Is the proposal consistent with the Mobility and Connectivity vision component?*

The amendment is consistent with the Mobility and Connectivity vision component. Chapter 4: Mobility and Connectivity of the Comprehensive Plan explains Pinal County’s vision to strive to serve persons with multimodal transportation options in transportation corridors at appropriate locations. Under the goals, objectives, and policies in this chapter, Policy 4.1.1.4 states that “The County will evaluate the transportation impacts of all proposed Comprehensive Plan amendments and rezonings on Pinal County’s regional transportation system” (Pinal County 2021). Development of power generation facilities in the MCPA area would have minimal impact on planned land uses from traffic and the goals that address this vision.

The Project would require an access road network, which would consist of existing primary access roadways (West Cornman Road and South Bianco Road), which may be improved, and the construction of internal access roads via new driveways from these primary access roadways. The Applicant plans to develop sufficient access roads to the Project site for construction workers/equipment and operational needs. There would be a temporary increase in daily vehicle trips during the construction period related to workers arriving and departing and equipment deliveries. During operation, the project would require infrequent visits for routine maintenance and repairs; as such, the Applicant does not anticipate the Project to have a negative effect on local roads.

Selma Highway and Bianco Road are identified as a Regionally Significant Route (Principal Arterial) in the *Regionally Significant Routes for Safety and Mobility, Final Report* (Pinal County 2008). In addition, the Applicant is aware that half-street dedications will be necessary along Selma Highway, Bianco Road, Carmel Boulevard/Corrales Road, and Cornman Road. The Project has accounted for future rights-of-way (ROWs) along these roadways, and any roadway construction would be in accordance with the current Pinal County Subdivision Regulations and Subdivision & Infrastructure Design Manual, or as stipulated. In addition, the County has stated that right-of-way dedication would be required along the alignments of Kin Li Chee Avenue and Palomas Drive, which cross the MCPA Area, unless this requirement is waived by the County. Any newly constructed internal roadways would be developed in accordance with state or local building requirements, as needed. The Applicant will work with ADOT and/or Pinal County Public Works Department to preserve the alignments of West Cornman Road, South Bianco Road, Carmel Boulevard/Corrales Road, Kin Li Chee, and Palomas Drive, as needed.

Construction is anticipated to last approximately 14 months. During construction, the Applicant anticipates that approximately 290 trips per day would occur along primary access roadways. During operation, which is expected to be approximately 35 years, the Applicant anticipates that a total of five trips per day would occur along primary access roadways. Therefore, the transportation and traffic impacts associated with the Project construction and operation are anticipated to be minimal. The Applicant anticipates the preparation of a Traffic Impact Statement to evaluate the Project’s impact on traffic and construction traffic. In addition, the Applicant will also review potential locations of solar project site access per the Pinal County Access Management Manual (Pinal County 2017).

### **C.1.3 Economic Sustainability**

*Is the proposal consistent with the Economic Sustainability vision component?*

The amendment is consistent with the Economic Sustainability vision component. Balancing residential growth with job creation is the central theme of the Economic Development element. The Economic Development element concentrates on the County's ability to provide quality employment opportunities for its residents by setting specific goals, objectives, and policies. Two main goals that address this vision are:

1. *Encourage a full range of quality jobs for residents of Pinal County and increase the jobs per capita ratio.*
2. *Encourage sustainable development consistent with Pinal County's environmental preservation philosophy (Pinal County 2021).*

The amendment would further promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operational life of the proposed facility. Additionally, power generated by the proposed facility could potentially support residential growth and job creation by providing clean, safe, affordable, and efficient electricity to local communities and the region. The Project would provide the opportunity for construction employment, which is considered an important employment sector for Pinal County (Pinal County 2021). The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability as described in the Comprehensive Plan.

### **C.1.4 Open Spaces and Places**

*Is the proposal consistent with the Open Spaces and Places vision component?*

The amendment is consistent with the Open Spaces and Places vision component. According to the Comprehensive Plan, siting of specific proposed open space and trails is based on the "suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources" (Pinal County 2021).

As discussed in section B.2, Santa Cruz Wash is adjacent to the eastern boundary of the MCPA Area and is designated as Recreation/Conservation. The *Pinal County Open Space and Trails Master Plan* identifies this area and the corridor along Santa Cruz Wash as existing Open Space and with an Existing/Planned Multi-Use Corridor (Pinal County 2007). There are no other existing dedicated Open Space areas, designated scenic resources, or designated view corridors within the study area. The Applicant has excluded the Recreation/Conservation area from the MCPA area so that it retains the planned land use designation. The Applicant will obtain the parcel associated with the project, but development within the MCPA area would exclude the Recreation/Conservation Area. Exclusion of the Recreation/Conservation area from the MCPA area will allow the opportunity for Pinal County to develop the proposed open space as intended. The amendment is not expected to conflict with this proposed trail and would not conflict with the planned land use.

### **C.1.5 Environmental Stewardship**

*Is the proposal consistent with the Environmental Stewardship vision component?*

The amendment is consistent with the Environmental Stewardship vision component. Throughout initial Project planning, the Applicant has considered potential environmental impacts in their Project plans and is committed to minimizing impacts to the human, natural, and cultural environments resulting from the proposed development. The Project will comply with all applicable federal, state, and local laws, regulations, and guidelines, as required.

Solar generation conserves natural resources, and battery energy storage facilitates the integration of renewable resources into the power grid (see section C.2.7 for additional information regarding project natural resource conservation). The Comprehensive Plan, Chapter 7: Environmental Stewardship, states that “Pinal County will provide support for the development and location of renewable sources” and that “the expansion of renewable energy opportunities should be supported by the County through its land use planning and permitting process” (Pinal County 2021). Under the goals, objectives, and policies of the same chapter, Policy 7.6.2.1 states that the County will “identify through specific area planning potential locations for renewable energy production” (Pinal County 2021). The MCPA Area would contribute to providing a source of renewable energy production and, therefore, is consistent with the Environmental Stewardship vision of the Comprehensive Plan as it relates to energy. In addition, the current project design includes the use of PV solar panels, which minimize water use.

The use of renewable energy sources (Objective 7.3.1) and the minimization of water use (Policy 7.7.2.2) are both stated elements of the Environmental Stewardship vision of the Comprehensive Plan.

Regarding air quality and water resources, the Comprehensive Plan, Chapter 7: Environmental Stewardship, includes Goal 7.1.3, “improve air quality,” and Goal 7.2.2, “encourage the maximum conservation of water resources currently available in Pinal County.” As previously noted, the MCPA Area would use PV solar panels to generate electricity. As a renewable energy source, solar PV facilities generate no air emissions and use less water compared to traditional fossil fuel-based energy sources. As such, the MCPA Area would allow the County to further its Environmental Stewardship objectives as they relate to promoting renewable energy, without compromising air quality or water resources.

Chapter 7 of the Comprehensive Plan also notes that environmentally sensitive areas require special consideration during the development design process. Refer to Section C.2.7 for a discussion of biological and cultural resources at the MCPA Area. The Applicant will continue to develop this Project in a manner that minimizes impacts to the human, natural, and cultural environments.

Should the County accept this application for consideration, the Applicant would coordinate with the Arizona Game and Fish Department and Pinal County Open Space and Trails Department prior to the Planning and Zoning Commission hearing on this MCPA.

## **C.1.6 Healthy, Happy Residents**

*Is the proposal consistent with the Healthy, Happy Residents vision component?*

The amendment is consistent with the Healthy, Happy Residents vision component. Factors that contribute to Healthy, Happy Residents include well-designed neighborhoods, cost of housing and public services, and availability of healthy foods. Chapter 8: Healthy, Happy Residents of the Comprehensive Plan (Pinal County 2021) states the following goals:

*Goal 8.1: Pinal County has a mix of housing types and is well positioned to respond to emerging housing industry trends and markets.*

*Goal 8.2: Maximize residential development opportunities where existing infrastructure and services are provided or planned.*

*Goal 8.3: Promote a philosophy that new growth pays for its share of financial impacts in an equitable manner.*

*Goal 8.4: Maintain long-term financial sustainability for Pinal County.*

*Goal 8.5: Pinal County and its residents have access to healthy foods.*

The amendment would be consistent with this vision and would contribute to maintaining long-term financial stability (Goal 8.4) by generating revenues and contributing to the tax base for Pinal County and by allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. Additionally, the amendment would be consistent with Goal 8.3 because the Applicant's is committed to paying its proper and reasonable share of the costs of new infrastructure, services, and other public improvements that may be required for this project. While no Project-related public expenditures are proposed or anticipated, the Applicant would likely need to improve the primary access roadways of West Cornman Road and South Bianco Road and develop internal access roads and driveways that lead into Pinal County Public Works Department and/or ADOT ROWs. Any proposed road construction needed to access the Project would be constructed and paid for by the Applicant in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.

### **C.1.7 Quality Educational Opportunities**

*Is the proposal consistent with the Quality Educational Opportunities vision component?*

As indicated in the Comprehensive Plan compliance checklist found in Appendix A of the Comprehensive Plan (Pinal County 2021), this vision component may not apply to all projects. The Applicant does not anticipate that this vision component would apply to this Project because no educational opportunities are associated with the Project.

## **C.2 Consistency with the Plan's Key Concepts Illustrated on Land Use, Economic, and Circulation Graphics**

### **C.2.1 Consistency with the Land Use Designation Shown on the Graphics**

Land use within the MCPA Area includes designated Moderate Low Density Residential and Employment (see Figure 4). Land uses in areas surrounding the MCPA Area are Moderate Low Density Residential, Very Low Density Residential, Employment, Transportation, and Recreation/Conservation. This MCPA application requests to change the land use designation from Moderate Low Density Residential and Employment to General Public Facilities/Services and/or Green Energy Production in the MCPA area. The land use change would be consistent with supporting public utility infrastructure and energy facility uses and the major high-voltage transmission line that passes through the MCPA Area. As mentioned, under case number PZ-PA-006-18 the Planning and Zoning Commission recommended a change in land use designation to Green Energy Production for the parcels associated with the MCPA Area. Case PZ-PA-006-18 was withdrawn prior to Board of Supervisor approval; however, the Applicant's current request to designate the MCPA Area to Green Energy Production is consistent with the past findings of the County. Green energy production, solar in the case, is a passive land use that does not create large land impacts outside of development boundaries. Therefore, the requested MCPA Area would not be incompatible with surrounding land uses.

The Land Use Plan states that it "must be flexible enough to adjust to changing conditions and economic opportunities" (Pinal County 2021). Therefore, the proposed land use change would not be inconsistent with the Comprehensive Plan's Land Use graphic.

### **C.2.2 Consistency with the Mixed Use Activity Center Concepts**

The MCPA area is not within a Mixed Use Activity Center. The nearest Mixed Use Activity Center is a High Intensity Activity Center approximately 1 mile southwest of the MCPA Area at the intersection of I-8 and Montgomery Road.

### **C.2.3 Consistency with the Planning Guidelines Described in the Land Use Element**

The MCPA Area land uses are consistent with the applicable planning guidelines described in the Land Use element. The Comprehensive Plan's Land Use element (i.e., Chapter 3) does not include planning guidelines for Green Energy Production. Given that the project would be a passive, low-intensity use, the proposed amendment would be consistent with surrounding land uses, which include Moderate Low Density Residential and Employment on currently vacant parcels. The MCPA Area is in a relatively remote area of Pinal County; therefore, the proposed amendment is unlikely to conflict with other proposed developments or sensitive land uses.

The parcels adjacent to the MCPA Area are mainly Very Low and Moderate Low Density Residential and areas planned for Employment use. Transmission lines and associated structures cross the MCPA Area and in nearby areas, and the I-8 corridor, a planned transportation use, is immediately south of the MCPA Area.

The amendment would be a step toward allowing additional power generation and BESS facilities and infrastructure, which would contribute toward meeting regional electrical needs.

### **C.2.4 Quality Employment Opportunities Countywide**

The amendment is consistent with the Economic Development element. The amendment would further promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the facility. The Applicant estimates that approximately 200 construction jobs would be created by the Project. The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability of the Comprehensive Plan.

### **C.2.5 Viable Agriculture, Equestrian, and Rural Lifestyle**

The amendment would allow the Project to develop currently vacant and unimproved land; therefore, the Project would not impede any agricultural activity in Pinal County.

### **C.2.6 System of Connected Trails and Preservation of Open Space**

The amendment is consistent with the Trails and Open Space Master Plan and Chapter 6: Open Spaces and Places of the Comprehensive Plan.

The Open Spaces and Places chapter of the Comprehensive Plan's vision is to site specific proposed open space and trails based on the "suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources" (Pinal County 2021).

Pinal County's Open Space and Trails Master Plan promotes the quality of life of the region by providing areas of passive and active recreational opportunities, while conserving existing resources, such as natural

scenic beauty, view corridors, wildlife habitat, agricultural resources designated at risk, and cultural heritage for the benefit of present and future generations.

As discussed in section C.1.4, Santa Cruz Wash is located adjacent to the eastern boundary of the MCPA Area, which is designated as Recreation/Conservation. The Comprehensive Plan (Pinal County 2021) and the *Pinal County Open Space and Trails Master Plan* (Pinal County 2007) identifies this area and the corridor along Santa Cruz Wash as existing Open Space and an Existing/Planned Multi-Use Corridor. There are no existing other dedicated Open Space areas, designated scenic resources, or designated view corridors within the study area. The amendment would not interfere with the proposed trail corridor or other designated Open Spaces nor is it expected to impact any designated scenic resources.

The amendment would be compatible with Pinal County’s vision concerning open space and trails. The Applicant will work with Pinal County Open Space and Trails Department to avoid, minimize, and mitigate impacts to the identified trails and open space to the extent practicable. The Applicant will work with the Pinal County Open Space and Trails Department to ensure the amendment would be compatible with Pinal County’s vision regarding the identified open space and trails.

## **C.2.7 Natural Resource Conservation**

The amendment addresses environmentally sensitive areas it may impact, as described below.

The Applicant has considered potential environmental impacts of the Project and would mitigate impacts to the natural and cultural environment by minimizing ground disturbance where possible. Development of the Project would comply with all applicable federal, state, and local environmental laws, regulations, and guidelines, as required.

Based on preliminary review, the MCPA Area is in an area with minimal sensitive environmental resources present. Detailed environmental studies, including pedestrian biological and cultural/archaeological surveys may be completed and documented as part of the National Environmental Policy Act (NEPA) compliance process for the gen-tie line crossing of San Carlos Irrigation and Drainage District canals. The canal crossings would require encroachment permits and canal road use would require ROW permits and canal road use agreements from the associated jurisdictional agencies. Issuance of canal crossing encroachment and ROW permits from the Bureau of Indian Affairs (BIA) constitute federal action and are therefore subject to NEPA compliance. Results of a preliminary environmental review of the 1-mile study area are described below.

### **C.2.7.1 BIOLOGICAL RESOURCES**

#### **C.2.7.1.1 Federally Protected Species**

The U.S. Fish and Wildlife Service (USFWS) maintains a list of protected species and the critical habitat known to occur in each Arizona county. These species are currently listed or are proposed for listing as endangered or threatened under the ESA (16 United States Code [USC] 1531 et seq.). The list also includes candidate species proposed as threatened or endangered, species delisted from protection under the ESA, and species delisted from protection under the ESA but currently proposed for relisting. The ESA specifically prohibits the “take” of a listed species. Take is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to engage in any such conduct.” Some bird species also receive legal protection under the federal Migratory Bird Treaty Act (MBTA) (16 USC 703–712). Only species listed by the USFWS are afforded protection under the ESA. The special-status species evaluated in this document were based on the list of endangered, threatened, and proposed delisted species for Pinal County, Arizona, available at the USFWS website (USFWS 2022).

The USFWS Information for Planning and Consultation (IPaC) system (USFWS 2023), the Arizona Game and Fish Department (AGFD) Online Environmental Review Tool (AGFD 2023), the U.S. Geological Survey (USGS) National Hydrography Dataset (USGS 2023a), recent aerial photography imagery available online (Google Earth 2023), and USGS topographic maps (USGS 2023b) were reviewed to assess the potential for federally protected species. No designated or proposed critical habitat for federally protected species is known to occur in or within 5 miles of the MCPA area.

The USFWS's IPaC system identified three federally listed species, monarch butterfly [*Danaus plexippus*], Sonoran pronghorn [*Antilocapra americana sonoriensis*], and yellow-billed cuckoo [*Coccyzus americanus*], with the potential to occur within the MCPA Area. The search results are included in Appendix D. The MCPA Area and 1-mile study area lack suitable habitat for one of the three species, is distant from the nearest known populations, or both. Monarch butterfly, a candidate species for listing, may occur in or near the MCPA Area wherever flowering plants may be present. The 1-mile study area occurs within the Sonoran pronghorn 10(j) experimental, non-essential population reintroduction area, and the species may occur in the MCPA Area. However, the 10(j) population would be treated as a candidate species in the MCPA Area and larger MCPA Area. There is no suitable riparian woodland habitat for the yellow-billed cuckoo in the 1-mile study area, and this species would not be expected to occur in the MCPA Area to breed, disperse, migrate, or forage.

The Applicant may conduct additional biological field surveys to confirm whether federally protected species may occur or are known to occur in the 1-mile study area as required for NEPA compliance. The Applicant would coordinate directly with the USFWS regarding federally listed species that may occur or are known to occur in the 1-mile study area and are protected under the Endangered Species Act.

To help validate IPaC findings, the AGFD Heritage Data Management System (HDMS) database was accessed, which tracks records for federally listed species and other species of special concern. The HDMS was accessed through the AGFD Arizona Heritage Geographic Information System (AZHGIS) online environmental review tool to determine whether any federally proposed or designated critical habitat or special-status species have been documented on or near the MCPA Area. The search results are included in Appendix E.

According to AZHGIS, there are records of western burrowing owl (*Athene cunicularia hypugaea*), resplendent shovel-nosed snake (*Chionactis annulata*), and Sonoran desert tortoise (*Gopherus morafkai*) within 5 miles of the MCPA Area (AGFD 2023). The western burrowing owl is a Migratory Bird Treaty Act (MBTA)-listed species and a state listed Species of Greatest Conservation Need (SGCN) species. The western burrowing owl has been known to occur within a variety of habitats, including urban and agricultural areas. Areas with slight slopes, moderately loose soils, and low vegetation are ideal for species occurrence. These resource features are present within sections of the MCPA Area and, therefore, species occurrence is likely. In the event a burrowing owl is encountered during project construction, the *Burrowing Owl Project Clearance Guidance for Landowners* should be followed. The resplendent shovel-nosed snake does not have a regulatory status. The resplendent shovel-nosed snake is unlikely to occur in the MCPA Area because it lacks suitable natural desert habitat for species occurrence. The MCPA also does not contain suitable rocky slope habitat for the Sonoran desert tortoise, and this species would be unlikely to disperse through the MCPA area. In the event a Sonoran desert tortoise is encountered during construction activities, the *Guidelines for Handling Sonoran Desert Tortoises* should be followed.

The AZHGIS online environmental review tool response also indicated that a Pinal County riparian area was identified as occurring in the MCPA area (AGFD 2023; Pinal County 2019). This mapped riparian area occurs within the eastern portion of the MCPA area and is more closely associated with xeroriparian

desert scrub vegetation which dominates the project vicinity, therefore impacts to Pinal County Riparian Areas would not be expected to occur as a result of the Project.

#### **C.2.7.1.2 Other Federally Protected Species**

Wildlife species protected under the MBTA include all bird species native to the United States or its territories. Numerous species protected by the MBTA are expected to forage and nest in the 1-mile study area and/or migrate through the 1-mile study area. The western burrowing owl is an MBTA-listed species and a state listed Species of Greatest Conservation Need (SGCN) species. The Applicant would comply with the MBTA when constructing, operating, and maintaining the Project.

#### **C.2.7.1.3 State-protected Species**

The Arizona Native Plant Law (Arizona Revised Statutes [ARS] 3-904) defines four categories of protected native plants: Highly Safeguarded, Salvage Restricted, Salvage Assessed, and Harvest Restricted. Highly Safeguarded native plants are those species for which removal is not allowed except with an Arizona Department of Agriculture (AZDA) scientific permit; no collection of these plants is allowed. Salvage Restricted native plants are those plants for which a salvage permit is required; collection is allowed only with a permit. The Salvage Assessed category consists of those plants for which a salvage permit is required for removal. Plants in the Harvest Restricted category are protected because they are subject to excessive harvesting or overcutting as a result of intrinsic value of their byproducts, fiber, or woody parts, and a harvest permit is required. No native plant species are known to occur within 5 miles of the MCPA Area (AGFD 2023).

#### **C.2.7.1.4 Noxious Weeds**

AZDA Administrative Code R3-4-245 (AZDA 2023) defines three categories of noxious weeds: Classes A, B, and C. Class A noxious weeds are categorized as a species of plant that is not known to exist or of limited distribution in the state and is a high-priority pest for quarantine, control, or mitigation. Class B noxious weeds are categorized as a species of plant that is known to occur but of limited distribution in the state and may be a high-priority pest for quarantine, control, or mitigation if a significant threat to a crop, commodity, or habitat is known to exist. Class C noxious weeds are categorized as a species of plant that is widespread but may be recommended for active control based on risk assessment. A Class C noxious weed, buffelgrass (*Pennisetum ciliare*) has been observed along an active roadway within 5 miles of the MCPA Area (iMapInvasives 2023).

The Applicant may conduct additional biological field surveys to determine the presence and extent of noxious weed species on the project as required for NEPA compliance. The Applicant will coordinate directly with AZDA should noxious weed species occur in the MCPA Area.

### **C.2.7.2 CULTURAL RESOURCES**

A desktop review of AZSITE, Arizona's online cultural resources database, which includes records from the Arizona State Museum (ASM), Arizona State University, and the Bureau of Land Management, was conducted to identify previous cultural resources investigations and known cultural resources in the 1-mile study area.

According to AZSITE, 12 previous cultural resources surveys have taken place within the 1-mile study area, four of which intersect with the MCPA Area (Table 1). These projects took place from 1996 to 2016 in support of irrigation improvements, transportation improvements, and the installation of electrical transmission lines and solar utilities. These cultural surveys intersect and cover approximately 787 acres (83%) of the MCPA Area (Table 1). The remaining MCPA Area has not been surveyed.

**Table 1. Previously Conducted Archaeological Surveys Intersecting the MCPA Area**

Agency Number	Project Name (AZSITE Data)	Consultant or Institution
2005-1018.ASM	West Casa Grande 2 – 194 Acre Survey*	SWCA Environmental Consultants
2007-692.ASM	Pinal West to Dinosaur Transmission Line Surveys*	Desert Archaeology, Inc.
2009-371.ASM	Casa Grande San Carlos Irrigation Project (SCIP) Survey*	SCIP
2012-630.ASM	Casa Grande SCIP Survey*	SCIP

\*SWCA believes these surveys can be relied on for current inventory purposes.

The State Historic Preservation Office (SHPO) has provided guidance for the reliance on survey data that are 10 years old or older (SHPO 2004). Surveys conducted before 1995 did not use the current ASM site definition criteria (ASM 1995). The principal investigators meet current state and federal professional qualification standards. It is unlikely that there are additional resources present in the current area of potential effects that have become at least 50 years old (i.e., resources that may be considered historic) since the previous surveys. SWCA believes these four surveys can be relied on for current inventory purposes.

There are eight previously recorded archeological sites within the 1-Mile Study Area (Table 2). Two sites, AZ AA:1:132(ASM) and AZ AA:1:252(ASM) intersect the MCPA Area. AZ AA:1:132(ASM), is a historic-era road running along the eastern edge of the Project Area which has been determined not eligible. AZ AA:1:252(ASM) is a newly recorded artifact scatter without any current record in AZSITE, but is considered not eligible based on available survey data. The other six sites in the 1-Mile Study Area are outside the MCPA Area and consist of the Historic-era El Paso Natural Gas Line 1100, historic-era canals, artifact scatters, and roads, as well as Indeterminate Hohokam artifact scatters.

**Table 2. Previously Recorded Archaeological Sites within the 1-Mile Study Area**

Site Number	Cultural/Temporal Affiliation	Site Type	Arizona Register of Historic Places Status	Associated Reference(s)
AZ AA:1:96(ASM)	Euroamerican/Historic era (1888–1925)	Canal	Determined eligible(A)	Palus 1997
AZ AA:1:103(ASM)	Euroamerican/Historic era (1900–1930)	Habitation and Artifact scatter	Not Evaluated	Bilsbarrow and Palus 1997
AZ AA:1:132(ASM)	Euroamerican/Historic era (1924–present)	Road	Determined not eligible	Young and Goldstein 2016
AZ AA:1:133(ASM)	Euroamerican/Historic era (1924–present)	Road	Considered not eligible	Henderson et. al 2009
AZ AA:1:157(ASM)	Indeterminate Hohokam	Artifact scatter and associated features	Considered not eligible	North et. al 2005
AZ AA:1:158(ASM)	Indeterminate Hohokam	Artifact scatter	Considered not eligible	North et. al 2005
AZ AA:1:252(ASM)	Hohokam/Ceramic Period (AD 650–1450)	Artifact Scatter	Considered not eligible	Hesse 2018
AZ CC:16:24(ASM)	Historic/Euroamerican (1947–present)	El Paso Natural Gas Line 1100	Determined eligible(A)	Jones 2008

\* Site is within the 1-mile study area.

Additionally, historic resources, including dirt roads, 10 wells, Bianco and Cornman Roads, I-8, and several gravel pit features, are visible on the 1965 USGS Chuichu, Arizona, 7.5-minute quadrangle

(USGS 2023b). The modern roads and interstate constitute in-use historic-age structures under current use. None of these resources are visible on the 1961 or 1963 historic aerials. ASM policy and would not currently be associated with a site number. Two roads are visible on the 1889 GLO map within the 1-Mile Study Area and are labeled “Ranch Road” and “From Casa Grande to Vekol Mine”. These are not in the Project and are not visible in modern aerials. In-use historic-age structures may constitute historic properties (i.e., be eligible for listing in the Arizona and National Registers of Historic Places [A/NRHP]) but previous researchers have consistently considered these minor local roads to lack historical significance.

The MCPA Area was used historically by the O’odham people and their prehistoric ancestors. It is near the reservation lands of the Tohono O’odham Nation. There are no known or evidently likely traditional cultural properties in the 1-mile study area. Additionally, a review of current aerial imagery shows no formal cemeteries visible in the 1-mile study area.

The Applicant may conduct additional cultural resources surveys as required for NEPA compliance associated with San Carlos Irrigation and Drainage District canal crossings. The Applicant may coordinate with the BIA (who will then coordinate with the SHPO) regarding cultural resources findings. Consultation with these agencies will be completed to determine the NRHP eligibility of the previously known and newly discovered sensitive cultural resources and to determine whether there would be impacts to these historic resources from project development.

### **C.2.7.3 WATER RESOURCES, PUBLIC FACILITIES/SERVICES, AND INFRASTRUCTURE SUPPORT**

Adequate services are in place or are planned for within a reasonable time of the start of the new development.

The Pinal County Sheriff’s Office provides law enforcement services to the MCPA Area. The Regional Fire and Rescue Department provides subscription-based fire and emergency medical services to the region. New or additional public services resulting from the MCPA are not anticipated.

No public improvements to sewer systems or water systems would be needed as a result of the Project. The Applicant will evaluate the impact of the Project on traffic and will work with the County to determine if any road improvements are needed. Water is expected to be hauled to the site during construction and operation. Water hauled to the site would be from permitted sources with existing water rights. If necessary, any new or existing wells on-site would be permitted through the Arizona Department of Water Resources, as needed.

Any proposed road construction needed to access the Project would be constructed and paid for by the Applicant, in coordination with ADOT and Pinal County Public Works Department, as necessary, and would not require public expenditures. As such, the Project will increase the land’s taxable value while adding little, if any, burden to public services.

Development of the Project would not impact existing water quality. The site would be designed to pass off-site stormwater through or around the site and release it in a manner similar to the existing conditions. Based on a final hydrologic analysis of the site, on-site drainage would be routed as necessary to retention basins in accordance with Pinal County Public Works regulations. This drainage design concept would allow the site to be developed, while not increasing stormwater runoff or creating an adverse impact on adjacent properties. Site design that is sensitive to existing topography and drainage patterns would also function to protect water quality.

In areas where there is any potential for contamination, all stormwater would be retained on-site to comply with Arizona Department of Environmental Quality requirements. The Project would comply with the Arizona Pollutant Discharge Elimination System construction general permit. In addition, the project will adhere to the Arizona Department of Environmental Quality Aquifer Protection Program and biannual water quality assessment report, as required by the Clean Water Act.

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## **APPENDIX A**

### **Boundary Survey**

# CASA GRANDE CARMEL

## BOUNDARY SURVEY PINAL COUNTY, ARIZONA

PREPARED FOR:

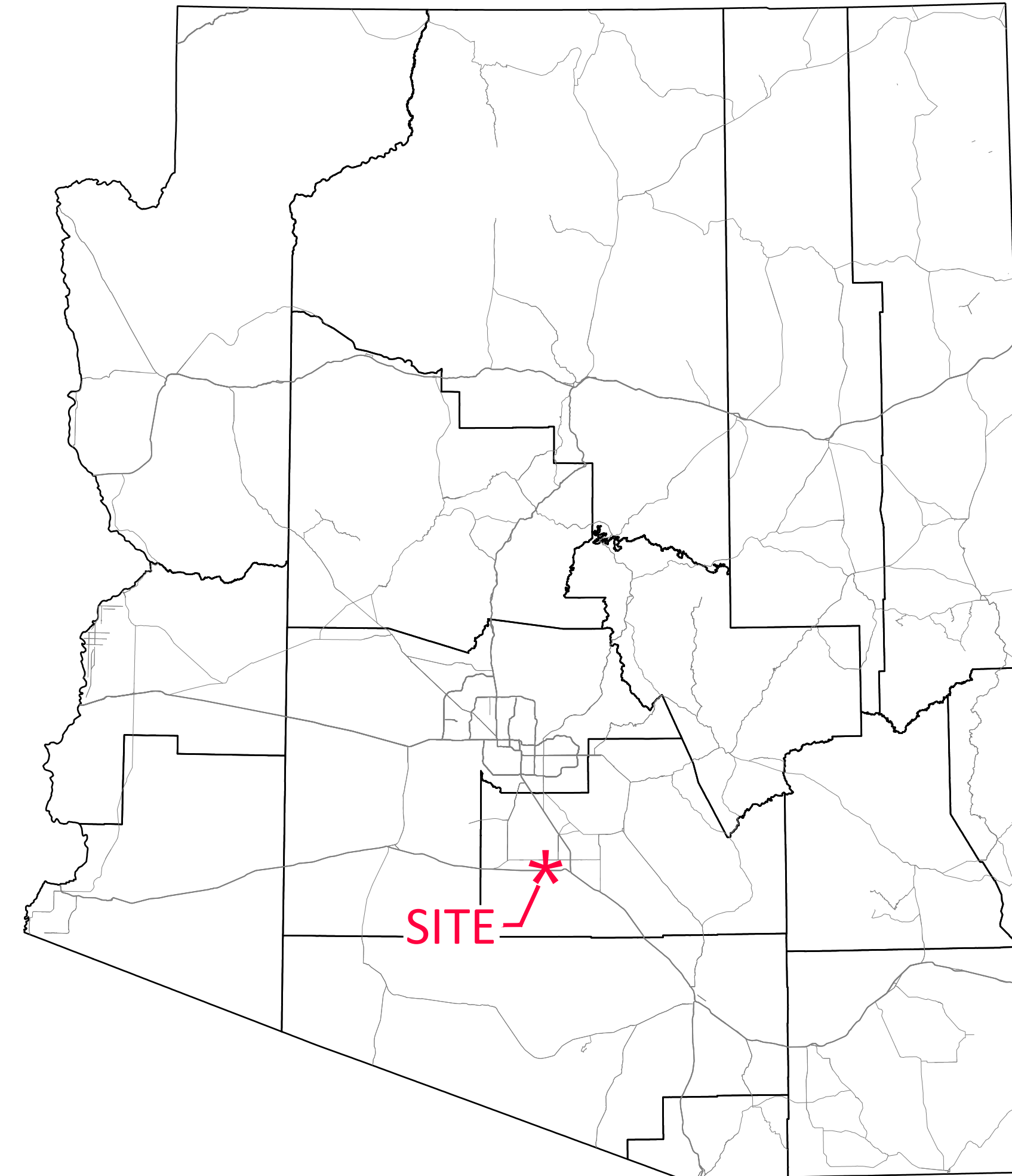


REVISIONS:

#	DATE	COMMENT
1	5/18/2023	UPDATE TO AREAS AND ZONING

**LEGEND**

- PROJECT BOUNDARY
- PARCEL LINE
- ROADWAY RIGHT OF WAY
- ROADWAY CENTERLINE
- EASEMENT LINE
- SECTION LINES
- QUARTER SECTION LINES
- ADJOINERS PROPERTY LINES
- FOUND MONUMENT (AS NOTED)
- RECREATION AND CONSERVATION AREA
- FEMA ZONE (SEE DETAIL FOR ZONE DESIGNATIONS)
- MAJOR COMPREHENSIVE PLAN AMENDMENT AREA (MCPA AREA)



*Vicinity Map*



(Not to Scale)

### GENERAL DRAWINGS

DWG. NO.	TITLE
SHEET 1	COVER
SHEET 2	LEGAL DESCRIPTIONS, GENERAL NOTES AND CERTIFICATION
SHEETS 3	SITE OVERVIEW MAP
SHEETS 4-6	SECTIONAL DETAIL

**Casa Grande Carmel Solar**  
 Pinal County, Arizona

**Boundary Survey**

DATE: 6/6/2023

SHEET: 1 OF 6

PREPARED FOR:



REVISIONS:

#	DATE	COMMENT
1	5/18/2023	UPDATE TO AREAS AND ZONING

**LEGEND**

- PROJECT BOUNDARY
- PARCEL LINE
- ROADWAY RIGHT OF WAY
- ROADWAY CENTERLINE
- EASEMENT LINE
- SECTION LINES
- QUARTER SECTION LINES
- ADJOINER'S PROPERTY LINES
- FOUND MONUMENT (AS NOTED)
- RECREATION AND CONSERVATION AREA
- FEMA ZONE (SEE DETAIL FOR ZONE DESIGNATIONS)
- MAJOR COMPREHENSIVE PLAN AMENDMENT AREA (MCPA AREA)

**LEGAL DESCRIPTION (AS SURVEYED)**

A PORTION OF PARCEL NO. 2, SPECIAL WARRANTY DEED, RECORDED AS FEE NUMBER 2009-120120, RECORDS OF PINAL COUNTY, ARIZONA:

GOVERNMENT LOTS 3 AND 4 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE WEST 33 FEET OF GOVERNMENT LOT 4 AND THE WEST 33 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 3, AS CONVEYED TO PINAL COUNTY IN FEE NO. 2000-052535, RECORDS OF PINAL COUNTY, ARIZONA.

ALSO EXCEPTING 6% OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 78 OF DEED, PAGE 260, RECORDS OF PINAL COUNTY, ARIZONA.

AND ALSO,

PARCEL NO. 3, SPECIAL WARRANTY DEED, RECORDED AS FEE NUMBER 2009-120120, RECORDS OF PINAL COUNTY, ARIZONA:

GOVERNMENT LOTS 1, 2, 3 AND 4, THE SOUTH HALF OF THE NORTH HALF, AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE EAST 33 FEET OF GOVERNMENT LOT 1 AND THE EAST 33 FEET OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 4, AS CONVEYED TO PINAL COUNTY IN FEE NO. 2000-052535, RECORDS OF PINAL COUNTY, ARIZONA.

ALSO EXCEPTING 6% OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 78 OF DEED, PAGE 260, RECORDS OF PINAL COUNTY, ARIZONA.

APN: 511-01-002

QUITCLAIM DEED, RECORDED AS FEE NUMBER 2018-010171, RECORDS OF PINAL COUNTY, ARIZONA:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

APN: 511-01-003B

WARRANTY DEED, RECORDED AS FEE NUMBER 2016-048205, RECORDS OF PINAL COUNTY, ARIZONA:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

APN: 511-01-003D

PARCEL NO. 1 AND PARCEL NO. 2, BARGAIN AND SALE DEED, RECORDED AS FEE NUMBER 2009-043460, RECORDS OF PINAL COUNTY, ARIZONA:

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

APN: 511-01-003E AND 511-01-003F

PARCEL NO. 4, SPECIAL WARRANTY DEED, RECORDED AS FEE NUMBER 2009-120120, RECORDS OF PINAL COUNTY, ARIZONA:

THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE CENTER OF SAID SECTION 9;

THENCE SOUTHERLY ALONG THE NORTH-SOUTH MIDSECTION LINE, 300 FEET TO THE NEW SOUTHERLY RIGHT OF WAY LINE OF YUMA-CASA GRANDE HIGHWAY;

THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, ALONG SAID NEW RIGHT OF WAY LINE, 2556.19 FEET (2557 FEET MORE OR LESS, RECORD) TO A POINT OPPOSITE ENGINEER'S STATION 2778+12.67, WHICH SAID POINT LIES 100.0 FEET ON A BEARING OF SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST FROM THE EAST LINE OF SAID SECTION 9;

THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST (SOUTH 00 DEGREES 13 MINUTES 14 SECONDS EAST, RECORD) 849.88 FEET (850.0 FEET RECORD);

THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST (NORTH 89 DEGREES 46 MINUTES 46 SECONDS EAST, RECORD) 200 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST (NORTH 00 DEGREES 13 MINUTES 14 SECONDS WEST, RECORD) 255.0 FEET;

THENCE NORTH 81 DEGREES 07 MINUTES 30 SECONDS EAST (NORTH 81 DEGREES 12 MINUTES 14 SECONDS EAST, RECORD) 164.96 FEET (161.45 FEET, RECORD);

THENCE NORTH 59 DEGREES 08 MINUTES 11 SECONDS EAST (NORTH 59 DEGREES 16 MINUTES 32 SECONDS EAST, RECORD) 959.40 FEET (959.54 FEET, RECORD);

THENCE NORTH 72 DEGREES 26 MINUTES 55 SECONDS EAST (NORTH 68 DEGREES 10 MINUTES 55 SECONDS EAST, RECORD) 366.95 FEET (376.96 FEET, RECORD);

THENCE NORTH 89 DEGREES 52 MINUTES 34 SECONDS EAST (NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, RECORD) 50.25 FEET (50.00 FEET, RECORD) TO A POINT OPPOSITE ENGINEER'S STATION 2794+00;

THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS WEST (NORTH 00 DEGREES 00 MINUTES 60 SECONDS WEST, RECORD) 299.78 FEET (300.00 FEET, RECORD) TO A POINT ON THE NEW NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY AND THE EAST-WEST MIDSECTION LINE OF SECTION 10;

THENCE SOUTH 89 DEGREES 52 MINUTES 22 SECONDS WEST (SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, RECORD) ALONG THE SAID MIDSECTION LINE 1387.85 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 12 SECONDS WEST (NORTH 00 DEGREES 13 MINUTES 14 SECONDS WEST, RECORD) 900.36 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST (SOUTH 89 DEGREES 46 MINUTES 46 SECONDS WEST, RECORD) 200.00 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 12 SECONDS EAST (SOUTH 00 DEGREES 13 MINUTES 14 SECONDS EAST, RECORD) 224.89 FEET (225.00 FEET, RECORD);

THENCE SOUTH 85 DEGREES 36 MINUTES 26 SECONDS WEST (SOUTH 85 DEGREES 44 MINUTES 22 SECONDS WEST, RECORD) 212.95 FEET (213.21 FEET, RECORD);

THENCE SOUTH 47 DEGREES 10 MINUTES 21 SECONDS WEST (SOUTH 47 DEGREES 09MINUTES 45 SECONDS WEST, RECORD) 679.25 FEET (679.41 FEET, RECORD);

THENCE SOUTH 62 DEGREES 20 MINUTES 38 SECONDS WEST (SOUTH 62 DEGREES 18 MINUTES 08 SECONDS WEST, RECORD), 281.82 FEET (281.78 FEET, RECORD);

THENCE SOUTH 76 DEGREES 30 MINUTES 53 SECONDS WEST (SOUTH 76 DEGREES 38 MINUTES 34 SECONDS WEST, RECORD) 308.35 FEET (308.06 FEET, RECORD) TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SECTION 9;

THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST ALONG SAID MIDSECTION LINE, 1293.72 FEET (1295 FEET, MORE OR LESS, RECORD) TO THE POINT OF BEGINNING;

EXCEPT THE EAST 33 FEET AS CONVEYED TO PINAL COUNTY IN FEE NUMBER 2000-052535; AND

EXCEPT 6% OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 78 OF DEEDS, PAGE 260.

APN: 511-07-001B

**GENERAL SURVEYOR'S NOTES:**

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- NAD1983(2011), ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (0202), INTERNATIONAL FEET; NAVD88, GEOID 18 (CONUS), INTERNATIONAL FEET. ALL BEARINGS, DISTANCES, AND AREAS ARE BASED ON GRID. THE AVERAGE COMBINED SCALE FACTOR IS 0.99984006 ABOUT COORDINATES FOR POINT 200, N: 674740.800, E: 727784.108.

APN:	AREA:
511-01-002 :	640.274 ACRES
511-01-003B :	40.393 ACRES
511-01-003D :	40.395 ACRES
511-01-003E :	40.397 ACRES
511-01-003F :	40.403 ACRES
511-07-001B :	149.176 ACRES

COMBINED PARCELS CONTAINING 41,427,199 SQUARE FEET OR 951.038 ACRES, MORE OR LESS.

MAJOR COMPREHENSIVE PLAN AMENDMENT AREA: 41,637,905 SQUARE FEET OR 955.875 ACRES, MORE OR LESS

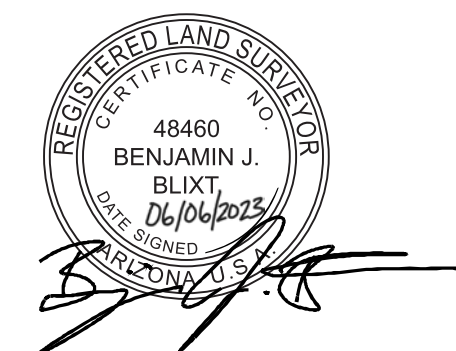
MAJOR COMPREHENSIVE PLAN AMENDMENT AREA INCLUDES RIGHTS-OF-WAY FOR BLANCO ROAD AND DOES NOT INCLUDE THE RECREATION AND CONSERVATION AREA.

- RIGHT OF WAY LOCATIONS AND WIDTHS FOR EXISTING GRAVEL ROADS AND HIGHWAYS ARE BASED ON A COMBINATION OF EASEMENT DOCUMENTS, AVAILABLE HIGHWAY MAPS OBTAINED FROM OFFICIAL RECORD OF PINAL COUNTY, ARIZONA.
- NO UTILITY INFORMATION OBTAINED OR PHYSICALLY LOCATED AND/OR PROVIDED BY ARIZONA 811.
- PROPERTY IS CURRENTLY ZONED AS DEPICTED HEREON, BASED ON FIRM MAP NUMBER 04021C1530E, EFFECTIVE DATE DECEMBER 4, 2007 AND GIS INFORMATION OBTAINED FROM FEMA FLOOD MAP SERVICE CENTER WEB PAGE, [HTTPS://MSC.FEMA.GOV/](https://MSC.FEMA.GOV/)
- THE AERIAL IMAGERY SHOWN HEREON IS MICROSOFT CORPORATION DISTRIBUTION AIRBUS DS 2023, THROUGH AUTODESK CIVIL 3D 2023.

**CERTIFICATION**

I, BENJAMIN J. BLIXT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL 2023, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST

BENJAMIN J. BLIXT, RLS DATE 6/6/2023  
 AZ LICENSE NO. 48460, EXPIRATION 09/30/2023  
 BEN.BLIXT@WESTWOODPS.COM



**Casa Grande  
 Carmel Solar**  
 Pinal County, Arizona

**Boundary Survey**

DATE: 6/6/2023

SHEET: 2 OF 6

PREPARED FOR:



REVISIONS:

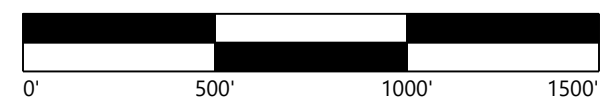
#	DATE	COMMENT
1	5/18/2023	UPDATE TO AREAS AND ZONING

**LEGEND**

- PROJECT BOUNDARY
- PARCEL LINE
- ROADWAY RIGHT OF WAY
- ROADWAY CENTERLINE
- EASEMENT LINE
- SECTION LINES
- QUARTER SECTION LINES
- ADJOINERS PROPERTY LINES
- FOUND MONUMENT (AS NOTED)
- RECREATION AND CONSERVATION AREA
- FEMA ZONE (SEE DETAIL FOR ZONE DESIGNATIONS)
- MAJOR COMPREHENSIVE PLAN AMENDMENT AREA (MCPA AREA)



**Casa Grande Carmel Solar**  
 Pinal County, Arizona



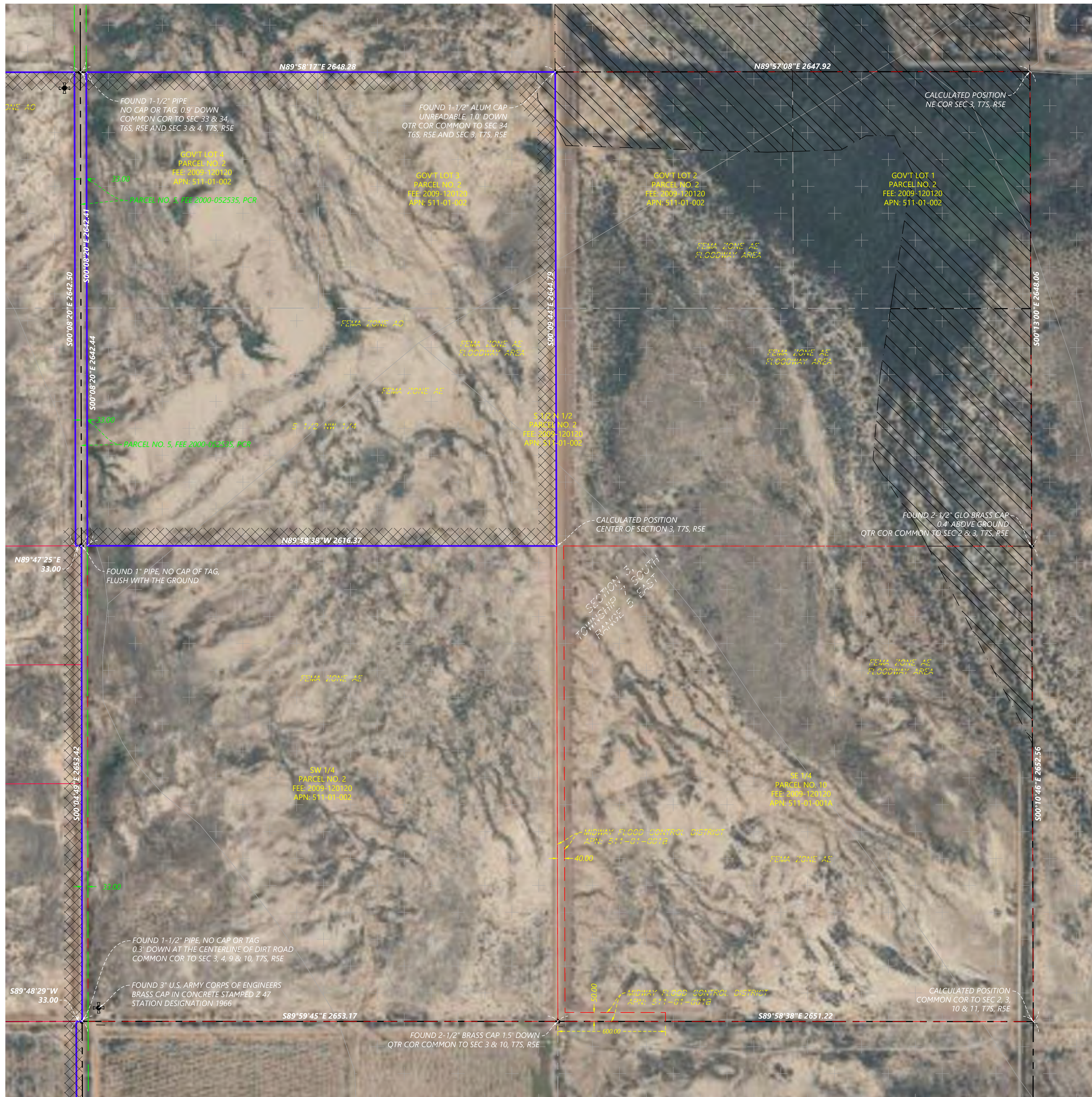
**Boundary Survey**

DATE: 6/6/2023

SHEET: 3 OF 6

SECTION 3,  
 TOWNSHIP 7 SOUTH, RANGE 5 EAST,  
 GILA AND SALT RIVER MERIDIAN

SEE SHEET 5 OF 6



PREPARED FOR:



REVISIONS:

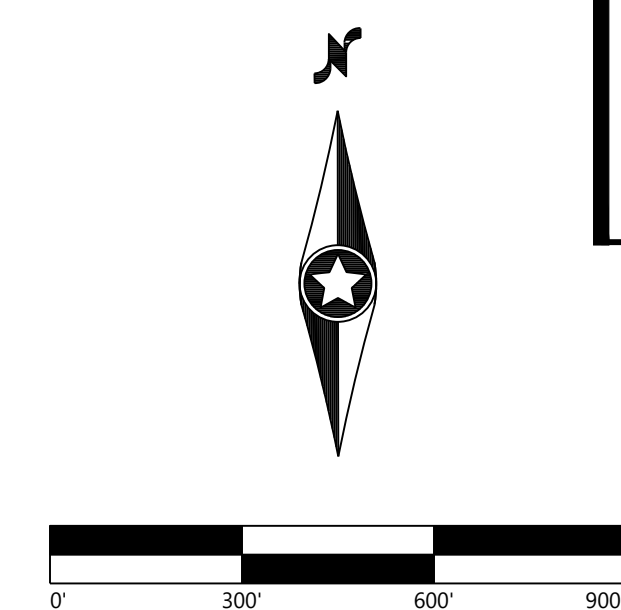
#	DATE	COMMENT
1	5/18/2023	UPDATE TO AREAS AND ZONING

**LEGEND**

- PROJECT BOUNDARY
- PARCEL LINE
- ROADWAY RIGHT OF WAY
- ROADWAY CENTERLINE
- EASEMENT LINE
- SECTION LINES
- QUARTER SECTION LINES
- ADJOINERS PROPERTY LINES
- FOUND MONUMENT (AS NOTED)
- RECREATION AND CONSERVATION AREA
- FEMA ZONE (SEE DETAIL FOR ZONE DESIGNATIONS)
- MAJOR COMPREHENSIVE PLAN AMENDMENT AREA (MCPA AREA)

**Casa Grande Carmel Solar**

Pinal County, Arizona

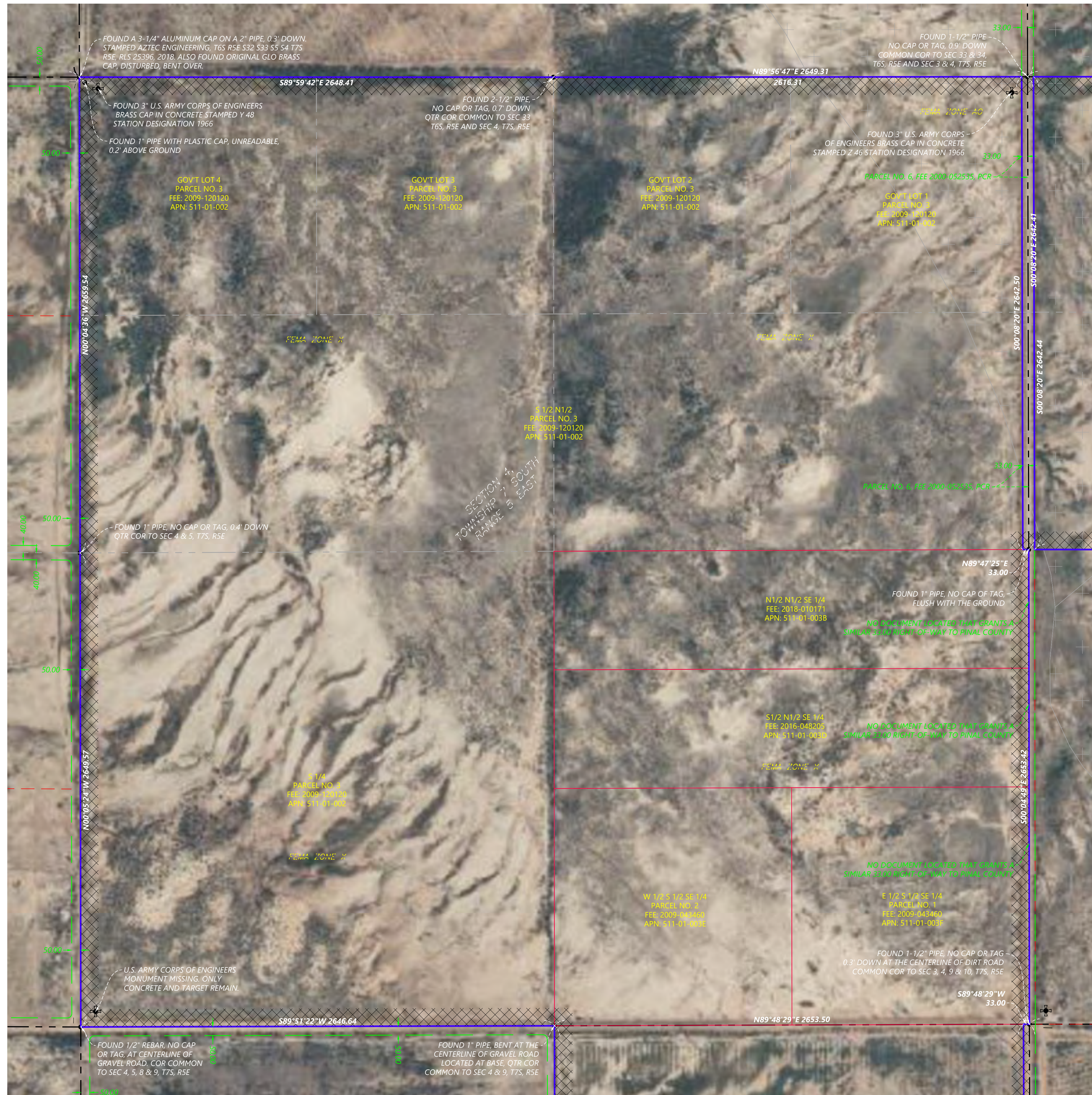


Boundary Survey

DATE: 6/6/2023

SHEET: 4 OF 6

SECTION 4,  
 TOWNSHIP 7 SOUTH, RANGE 5 EAST,  
 GILA AND SALT RIVER MERIDIAN



SEE SHEET 4 OF 6

SEE SHEET 6 OF 6

PREPARED FOR:



REVISIONS:

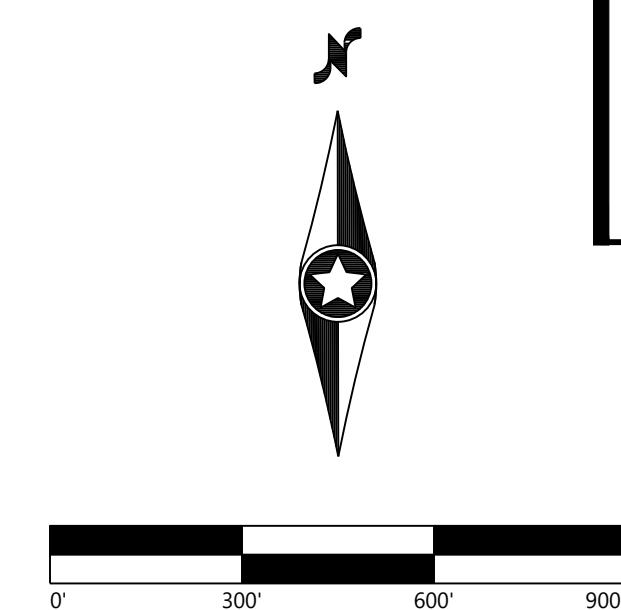
#	DATE	COMMENT
1	5/18/2023	UPDATE TO AREAS AND ZONING

**LEGEND**

- PROJECT BOUNDARY
- PARCEL LINE
- ROADWAY RIGHT OF WAY
- ROADWAY CENTERLINE
- EASEMENT LINE
- SECTION LINES
- QUARTER SECTION LINES
- ADJOINERS PROPERTY LINES
- FOUND MONUMENT (AS NOTED)
- RECREATION AND CONSERVATION AREA
- FEMA ZONE (SEE DETAIL FOR ZONE DESIGNATIONS)
- MAJOR COMPREHENSIVE PLAN AMENDMENT AREA (MCPA AREA)

**Casa Grande  
 Carmel Solar**

Pinal County, Arizona



**Boundary Survey**

DATE: 6/6/2023

SHEET: 5 OF 6

SEE SHEET 5 OF 6



SECTION 9,  
TOWNSHIP 7 SOUTH, RANGE 5 EAST,  
GILA AND SALT RIVER MERIDIAN



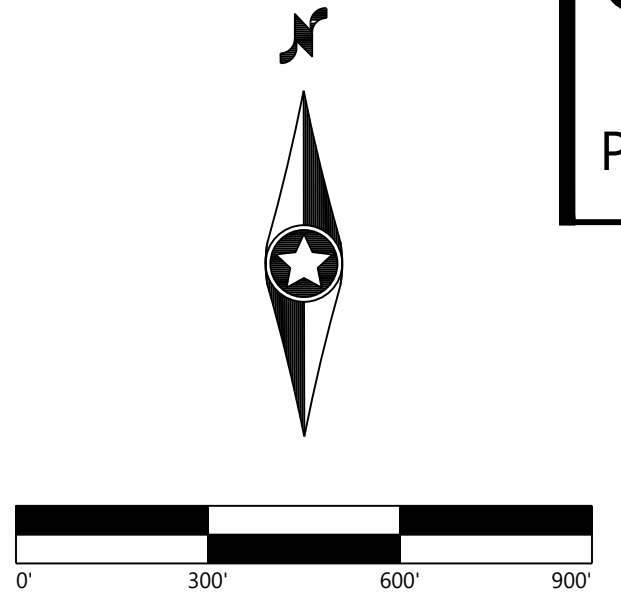
REVISIONS:

#	DATE	COMMENT
1	5/18/2023	UPDATE TO AREAS AND ZONING

**LEGEND**

- PROJECT BOUNDARY
- PARCEL LINE
- ROADWAY RIGHT OF WAY
- ROADWAY CENTERLINE
- EASEMENT LINE
- SECTION LINES
- QUARTER SECTION LINES
- ADJOINERS PROPERTY LINES
- FOUND MONUMENT (AS NOTED)
- RECREATION AND CONSERVATION AREA
- FEMA ZONE (SEE DETAIL FOR ZONE DESIGNATIONS)
- MAJOR COMPREHENSIVE PLAN AMENDMENT AREA (MCPA AREA)

**Casa Grande Carmel Solar**  
 Pinal County, Arizona



Boundary Survey  
 DATE: 6/6/2023  
 SHEET: 6 OF 6

N:\0448101\01\_CAD\Survey\0448101\_Survey.dwg 6/6/2023 11:18 AM Jon Dittmer

## **APPENDIX B**

### **Site Plan**

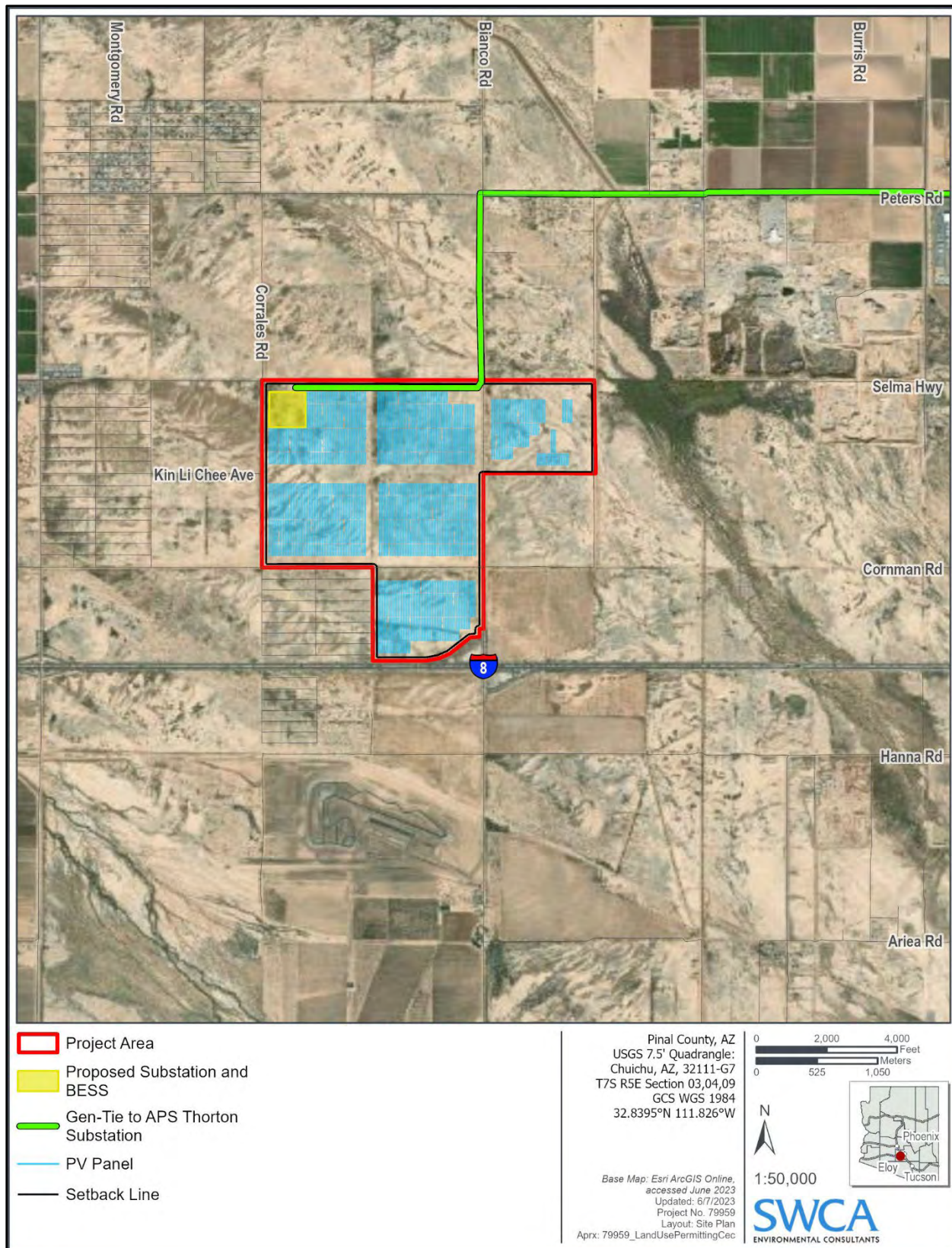


Figure B-1. Site plan.

## **APPENDIX C**

### **Neighborhood Report**



# Neighborhood Meeting Report Casa Grande Carmel Solar Park Project

JUNE 2023

PREPARED FOR

**Pinal County Planning Division**

PREPARED BY

**SWCA Environmental Consultants**

ON BEHALF OF

**Casa Grande Carmel Solar Park LLC**



# **NEIGHBORHOOD MEETING REPORT CASA GRANDE CARMEL SOLAR PARK PROJECT**

Prepared for

**Pinal County Planning Division**  
85 N Florence Street, First Floor  
P.O. Box 2973  
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Attn: Glenn Bak

Prepared by

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20 E Thomas Road, Suite 1700  
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[www.swca.com](http://www.swca.com)

On Behalf of

**Casa Grande Carmel Solar Park LLC**  
1501 McKinney Street, Suite 1300  
Houston, Texas 77010  
(346) 552-2737  
Attn: Cecilia Chiu

June 2023

## CONTENTS

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Mailing List .....	2
1.2	Informational Mailer.....	2
1.3	Newspaper Advertisements .....	2
<b>2</b>	<b>Neighborhood Meeting.....</b>	<b>2</b>
2.1	Stakeholder Feedback.....	3
2.2	Proposed Mitigation of Concerns .....	4
<b>3</b>	<b>Literature Cited.....</b>	<b>5</b>

## Appendices

APPENDIX A	Mailing List
APPENDIX B	Informational Mailer
APPENDIX C	Newspaper Advertisement
APPENDIX D	Images of Neighborhood Meeting
APPENDIX E	Neighborhood Meeting Informational Display Boards
APPENDIX F	Neighborhood Meeting Supporting Materials
APPENDIX G	Neighborhood Meeting Sign-In Sheet

## Tables

Table 1.	Stakeholder Inquiries Received Before the Neighborhood Meeting .....	3
Table 2.	Stakeholder Comments and Responses During the Neighborhood Meeting .....	4

# 1 INTRODUCTION

Casa Grande Carmel Solar Park LLC, a subsidiary of EDP Renewables North America LLC (Applicant), plans to develop a solar photovoltaic (PV) generating facility, including a potential battery energy storage system (BESS), a project substation, and a generation tie transmission line (gen-tie) known as the Casa Grande Carmel Solar Project (Project). The Project consists of six privately owned parcels in unincorporated Pinal County, Arizona, including 511-01-0020, 003B, 003D, 003E, 003F, and 511-07-001B. The Project intends to connect to the regional transmission system at the existing Arizona Public Service Thornton Substation, approximately 3 miles to the northeast along Thornton Road and to the north of Peters Road.

The Applicant is requesting an MCPA for 955.875 acres on private land in Sections 3, 4, and 9, Township 7 South, Range 5 East. The 2021 Pinal County Comprehensive Plan (Comprehensive Plan) designates the land use for the MCPA Area as Moderate Low Density Residential and Employment. Solar generating facilities are not identified in the Comprehensive Plan as a compatible or alternative use for areas designated as Moderate Low Residential or Employment. As such, the Applicant is submitting an MCPA application to redesignate the MCPA Area to General Public Facilities/Services and/or Green Energy Production..

As part of the MCPA process, the Applicant is required to hold a neighborhood meeting that complies with the citizen review process outlined in Chapter 2.166.050 Section E: Citizen Review of the Pinal County Development Services Code (Pinal County 2023).

The process for the neighborhood meeting is described as follows:

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

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

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

The purpose of this Neighborhood Meeting Report is to document that the Applicant complied with the neighborhood meeting process and to meet the reporting requirements described in the citizen review process (Pinal County 2023). This neighborhood meeting report is intended to be a part of the application for an MCPA for the Project.

Please note that the meeting materials reflect a portion of the MCPA Area as Green Energy Production. Following the Applicant's MCPA pre-application meeting with the County, which occurred after the neighborhood meeting, the Applicant was informed that parcels identified as Green Energy Production in the County's comprehensive plan geographic information system mapping are incorrect and carry a planned land use designation of Moderate Low-Density Residential and Employment. The Applicant's MCPA application has been updated accordingly. Neighborhood Meeting Notifications

## 1.1 Mailing List

The Applicant developed a mailing list that included real property owners within 1,600 feet of the anticipated Project area. The applicant went out an additional 400 feet beyond the requirements to ensure any property owners on the edge of the 1,200-foot notice requirement were included. Appendix A includes a copy of the mailing list (without duplicates). The mailing list and parcel data were obtained from the Pinal County Assessor's Office. The informational mailer described in the section below was sent to the full mailing list.

## 1.2 Informational Mailer

The informational mailer, which included the date, time, and location of the meeting; a description and map of the project location; and guidance on how verbal comments can be submitted, was sent to the mailing list (see Appendix A). The full-color 8.5 × 11-inch document included the required information, as well as the telephone number and email address to which comments could be submitted (Appendix B). The flyer was mailed on April 25, 2023, to ensure that the flyer would arrive approximately two weeks before the community meeting.

## 1.3 Newspaper Advertisements

The Applicant coordinated the publication of newspaper advertisements in the *Casa Grande Dispatch* to provide additional notification about the open house.

The advertisements were published for two consecutive weeks before the community meeting. Specifically, advertisements were published in the May 4 and May 9, 2023, editions. Appendix C includes a copy of the newspaper advertisement.

## 2 NEIGHBORHOOD MEETING

The Applicant held a neighborhood meeting on May 11, 2023, 5:00 p.m. to 7:00 p.m., at the Casa Grande Community Recreation Center at 1905 North Peart Road in Casa Grande, Arizona.

The neighborhood meeting was held in an open-house format. There was no formal presentation. Attendees were directed to Community Room 105 via signage. Upon entering, attendees were asked to provide their contact information at a discrete sign-in table and were then led to a series of ten 2 × 3-foot informational display boards. The Applicant subject matter experts were available to answer attendee questions on a one-on-one basis. Light refreshments were provided.

Appendix D shows images of the community meeting taken both before and during the meeting. Appendix E includes copies of the informational display boards. Appendix F includes copies of additional supporting materials, including project directional signage and blank comment forms. Appendix G provides copies of sign-in sheets from the neighborhood meeting.

## 2.1 Stakeholder Feedback

The Applicant received a total of one inquiry from stakeholders in advance of the neighborhood meeting and proactively consulted a neighbor. The inquiry was made through the project telephone number. Table 1 shows a summary of these inquiries. Personal information was redacted to protect privacy.

**Table 1. Stakeholder Inquiries Received Before the Neighborhood Meeting**

Date	Name	Comment	Response
05/03/2023	Alex McMillan	The Applicant representative initiated contact with Mr. McMillan via phone to introduce the company and project. Mr. McMillan is a residential developer on the southwest border of project boundary. Mr. McMillan asked where the project is located, and where exactly the project would border his property on a map. Mr. McMillan also asked who the company is and why the Applicant representative reached out directly via phone. He then said that he had no concerns about a bordering solar development affecting his property (predominantly a mobile home development) and expressed interest in attending the open house, but did not attend.	The Applicant representative described where the project is located according to road intersections, and provided a map in a follow-up email highlighting the project boundary in relation to Mr. McMillan's property. The representative went into detail describing the company and company values, explaining that the company wants to develop relationships with nearby landowners and address any concerns directly. The representative invited Mr. McMillan personally to the open house and followed up with more details via email.
05/04/2023	Tony Porco	"My name is Tony Porco. I own property there along Bianco Road, and I can't pinpoint exactly where this Casa Grande Carmel Solar Park is going to be and I was wondering if you could help me if you could return my call."	Based on the voicemail provided, Mr. Porco asked where the project was located because he was not able to find it, he also asked if this would affect his property value. Mr. Porco then thanked the representative for the information. The Applicant representative returned Mr. Porco's call and provided information on the exact location of the Project in correlation with Mr. Porco's property. The project is roughly 1500 feet South of Mr. Porco's property along South Bianco Road. The representative also shared that typically property value is unchanged from projects like this, and asked if they were worried about the view. The representative shared that the company typically works with the local communities and County to minimize the view impact.

A total of four people attended the meeting. Each attendee signed in when prompted, but not all provided all requested information. No written comments were provided, despite encouragement to do so, and only verbal discussions occurred during the neighborhood meeting. Table 2 provides a summary of these discussions and responses.

**Table 2. Stakeholder Comments and Responses During the Neighborhood Meeting**

Comment	Response
<p>Mr. DeMiro asked where the panels come from. Mr. De Miro asked who EDP Renewables is and how much power does EDP Renewables generate in the United States? Mr. De Miro asked if EDP Renewables owns/operates any other projects in the area?</p>	<p>The Applicant responded that they are working to procure panels from the US as suppliers catch up with global demand. The Applicant has not procured panels yet and doesn't expect to procure panels until 2024-2025. The Applicant indicated that EDP Renewables is one of the largest renewable energy developers in the US by installed capacity. The Applicant's representatives indicated that EDP Renewables currently has 58 operational wind farms and 9 operational solar parks producing more than 8,200 megawatts of energy across the country. EDP Renewables' headquarters is in Houston, and they have several regional offices. EDP Renewables operates the Sun Streams Solar Park to the west of Phoenix.</p>
<p>Mr. Smith asked if EDP Renewables has determined the construction team. Mr. Smith indicated that he works for Rock Pros USA, a local rock &amp; gravel supplier and would love to bid for Casa Grande Carmel Solar Park and work with EDP Renewables.</p>	<p>The Applicant indicated that they need to go through an Engineering, Procurement, and Construction Request for Proposal process first to determine our contractors for this project and expect that process in 2024. The Applicant thanked Mr. Smith for connecting and requested Mr. Smith's contact information to connect on contracting for this project.</p>
<p>Mr. Hoffna asked why EDPR was hosting the open house. Mr. Hoffna inquired about what benefits Casa Grande Carmel brings to the community.</p>	<p>The Applicant indicated that they wanted to engage the community and let the public know about their plans for the Casa Grande Carmel Solar Project. The Applicant indicated the project has several local benefits, including tax payments to the County. This goes to schools, roads, and other benefits to the community. The Applicant indicated they also hire local contractors to complete work during construction, such as supplying gravel, seeding, and other activities. The Applicant expects approximately 250 jobs during construction and 5 jobs during operations. These workers will boost spend in the local community.</p>
<p>Mr. Hu asked why the project has taken a long time to develop and where we are in the process. Mr. Hu asked for an updated timeline on the project schedule. Mr. Hu asked if we have thought about green hydrogen for this project or in this area. Mr. Hu thanked the representatives for all the information as he was leaving.</p>	<p>The Applicant representative thanked Mr. Hu for coming out to the open house and then shared that large scale utility projects like Casa Grande Carmel Solar Park typically take many years to develop and require due diligence from many different subject matters. In addition to the current permitting timelines, interconnection studies alone take about 2-3 years to complete. The representative shared that they have a renewed focus on this project and are excited to further development. The representatives provided a high-level timeline of the project. The representatives shared that the Applicant has thought about green hydrogen and has a hydrogen arm of the company that is exploring more of these opportunities. The representative thanked Mr. Hu for coming out.</p>

## 2.2 Proposed Mitigation of Concerns

The applicant promptly addressed any issues and concerns expressed by the public.

Based on the comments provided during the neighborhood meeting (see Table 2), no concerns, issues, or problems were identified. All attendees asked for additional information about different aspects of the Project but did not express any concerns, issues, or problems the project may have when explicitly asked. No written comments were provided by any of the attendees.

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

### 3 LITERATURE CITED

Pinal County.2021. *We Create Our Future: Pinal County Comprehensive Plan*. Available at:  
[https://www.pinal.gov/DocumentCenter/View/627/Comprehensive-Plan-2020-PDF?bidId=.](https://www.pinal.gov/DocumentCenter/View/627/Comprehensive-Plan-2020-PDF?bidId=)  
Accessed May 2023

\_\_\_\_\_. 2023. Development Services Code and Floodplain Management. Available online at:  
[https://library.municode.com/az/pinal\\_county/codes/development\\_services\\_code\\_and\\_floodplain\\_management.](https://library.municode.com/az/pinal_county/codes/development_services_code_and_floodplain_management) Accessed February 2023.