

MEETING DATE: APRIL 24, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-001-24, PZ-004-24, PZ-PD-002-24 (SERRANO SOLAR)**

CASE COORDINATOR: GLENN BAK

Executive Summary:

This amendment is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 6± acres of land from Employment and General Commercial to Green Energy Production, a rezoning of 6± acres from General Rural (GR) zoning to Industrial (I-3), and a Planned Area Development (PAD) Overlay Zoning District to allow for development standards for a Photovoltaic (PV) Solar energy Facility with battery energy storage for a photovoltaic Solar Power Plant.

If This Request is Approved:

The related Minor Land Division (MLD-23-0175) may be approved.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the Non-Major Comprehensive Plan Amendment (PZ-PA-001-24), Zone Change (PZ-004-24), and Planned Area Development (PAD) overlay (PZ-PD-002-24), with attached stipulations.

LEGAL DESCRIPTION: A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file).

LANDOWNER: The Church of Jesus Christ of Latter-day Saints a Utah Corporation.

APPLICANT: Serrano Solar LLC

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-001-24 – PUBLIC HEARING/ACTION:** The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 6± acres as previously approved in case PZ-PA-016-22 of land from Employment and General Commercial to Green Energy Production, situated on a portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

2. **PZ-004-24 – PUBLIC HEARING/ACTION:** The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a rezoning of 6± acres from General Rural (GR) zoning to Industrial (I-3) zoning to amend the area as previously re-zoned in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

3. **PZ-PD-002-24 – PUBLIC HEARING/ACTION:** The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting an amendment of the Serrano Solar Project PAD Overlay Zoning District, on 6± acres as previously approved in case PZ-PD-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

LOCATION: The site is approximately .5 miles east of Pinal Airpark and 1.5 miles west of Interstate 10, and directly adjacent to the northern boundary of Pima County.

SIZE: 72± acre project area (previously 66± acre project area).

COMPREHENSIVE PLAN: The Comprehensive Plan land use designation for the property is Employment, Green Energy, and General Commercial.

EXISTING ZONING AND LAND USE: The subject site is currently zoned Industrial (I-3) General Rural (GR) Zone and is utilized for field crops.

SURROUNDING ZONING AND LAND USE:

North: General Rural (GR) – Field crops

South: Pima County - Rural Homestead (RH) with Conditional Use Permit for a utility-scale solar energy facility – currently field crops

East: Industrial 3 (I-3) – Mining operation

West: General Rural (GR) – Field crops

PUBLIC PARTICIPATION:

Neighborhood Meeting(s): October 18, 2022

Newspaper Advertising: March 5, 2024 & April 4, 2024

Postcards/Letters: March 5, 2024

Site posting, Applicant: February 28, 2024 & April 3, 2024

COMMISSION ACTION/RECOMMENDATION (PZ-PA-001-24): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0, to recommend approval of **(PZ-PA-001-24)**, with the no stipulations.

COMMISSION ACTION/RECOMMENDATION: (PZ-004-24) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0, to recommend approval of **(PZ-050-22)** based upon the record as presented, with 1 stipulation.

PZ-004-24 STIPULATION:

1. Approval of this zone change **(PZ-004-24)** will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

COMMISSION ACTION/RECOMMENDATION (PZ-PD-002-24): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0, to recommend approval of **(PZ-PD-002-24)** based upon the record as presented, with the 22 stipulations included in the staff report, as presented at the hearing.

PZ-PD-002-24 STIPULATIONS:

1. The stipulations enumerated herein pertain to the area described in case PZ-004-24 & PZ-PD-002-24;
2. Approval of this PAD (PZ-PD-002-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. All stipulations with the prior zone change (PZ-050-22) and PAD (PZ-PD-050-22) shall be left intact and unencumbered. Those stipulations are as follows;
4. The stipulations enumerated herein pertain to the area described in case PZ-050-22 & PZ-PD-050-22;
5. Approval of this PAD (PZ-PD-050-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
6. Serrano Solar and Storage Project Planned Area Development (PAD) Overlay District (PZ-PD-050-22) is to be developed as shown by the site plan/development plan dated July 11, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
7. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-050-22;
8. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will included an asphalt paved parking lot;
9. Landscape plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;
10. The required landscape buffer along the north and west site boundaries shall include: mesquite (*Prosopis Chlensis*) a minimum of 24" box sized, planted a maximum of 50' on center, along with a minimum of 2 creosote (*Larrea Tridentada*) a minimum of 5 gallon sized for each mesquite. No irrigation will be required; however, supplemental watering may be necessary until plants are established. Plantings shall be maintained in good condition and dead plants replaced as necessary;
11. If required by Public Works/Engineering, the proposed Site Plan shall have a paved road arterial access to the project from all directions, road access and paved parking lots shall be paved with an all-weather roadway which may include gravel;
12. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public

- improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
13. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
 14. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;
 15. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
 16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
 17. A Traffic Impact Statement will be required. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for TRICO ROAD or Pinal AIRPARK ROAD shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
 18. Half-street right-of-way dedication will be required for TRICO ROAD (western boundary). The required minimum half-street right-of-way is 40' for TRICO ROAD long the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
 19. A portion of the subject property is located within a FEMA designated one-hundred year floodplain. A floodplain use permit will be required to be submitted for review and approval prior to the start of any construction on the subject site. An as-built plan shall be submitted after construction is complete showing all of the structures and work completed in the floodplain;
 20. All right-of-way dedication shall be free and unencumbered;
 21. Prior to construction, the owner/applicant shall secure a bond and financial assurances related to the decommissioning of the subject facility sufficient to insure all costs related to decommissioning and reclamation for the entire system. Said bond must remain valid until all decommissioning and reclamation obligations have been met, and shall be based upon a reclamation cost estimate; and
 22. In the event that a GR use is ever permitted on the parcel or parcels to the north, A 6 foot CMU block wall must be erected in any area separated by differing zoning districts within 6 months of notice.

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting
9:00 a.m.
Thursday, March 21, 2024
Emergency Operations Center
301 E. 11th Street, Florence, Arizona

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- S-012-23 - pp. 55-59
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- PZ-PA-001-24, PZ-004-24 & PZ-PD-002-24 - pp. 109-114
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TEXT AMENDMENT:

- PZ-C-001-22 & 2023 Pinal County Subdivision & Infrastructure Design Manual Public Hearing/Action - pp. 172-188

INFORMATIONAL ITEM:

- Presentation on Solar Utility Grade Energy Production in Pinal County - Removed

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 RIGGINS: We'll call to order the regular meeting of
2 the Pinal County Planning and Zoning Commission at 9 a.m. on
3 Thursday, March 21, 2024. And could we do a call to order for
4 a quorum?

5 BILLINGSLEY: Yes sir. Commissioner Mooney.

6 MOONEY: Here.

7 BILLINGSLEY: Commissioner Davila.

8 DAVILA: Here.

9 BILLINGSLEY: Commissioner Schnepf.

10 SCHNEPF: Here.

11 BILLINGSLEY: Commissioner Lizarraga. Chairman,
12 we're - I'm being told that Commissioner Lizarraga's actually
13 online. IT's trying to work through technical difficulties so
14 that we can hear him, but in the meantime we'll say he's
15 absent.

16 RIGGINS: Okay. If he does get online, just
17 interrupt the meeting to notify.

18 BILLINGSLEY: Yes sir. Commissioner Klob. Same
19 situation. I'm told Commissioner Klob is also trying to get
20 connected online. Commissioner Keller. Commissioner Hartman.

21 HARTMAN: Here.

22 BILLINGSLEY: Commissioner Del Cotto.

23 DEL COTTO: Here.

24 BILLINGSLEY: Commissioner Mennenga.

25 MENNENGA: (Inaudible).

1 BILLINSLEY: Chairman Riggins.

2 RIGGINS: Here. And we -

3 BILLINGSLEY: Sir, we have a quorum.

4 RIGGINS: Present at the dais, we have a quorum.

5 And electronic, we'll just add to that as they come in. Okay,
6 very good. Let's move on to the Planning Manager Report.

7 OLGIN: Good morning Chair, Members of Commission,
8 Gilbert Olgin, Planning Manager. The report we have today in
9 regards to the County is we're - Brent Billingsley is going to
10 give us an update on the - our update for the Code.

11 BILLINGSLEY: Mr. Chairman, Members of the
12 Commission, Brent Billingsley, Community Development Director.
13 As everyone is aware on the Commission and hopefully in the
14 public, the County has been working for quite some time to
15 update its zoning code, as well as other documents that are
16 foundational documents for the County. We are currently
17 conducting a legal review with both internal and outside
18 counsel with respect to that update. We've been sending
19 individual sections to the Commission for their review and
20 comment. We are hoping in the May-June timeframe to begin
21 having actual work sessions with the Commission to go through
22 the proposed code section by section. That's my update.

23 RIGGINS: Very good, thank you. Commission Members,
24 any questions on the upcoming code work that we're all going
25 to be getting into? None being, anything else on the report?

1 all in. So - and we honor his remembrance by that gavel.

2 Thank you very much. It is noon, what is the pleasure of the
3 Commission? We still have -

4 MENNENGA: 5 or 6.

5 RIGGINS: Yeah, we still have quite a bit to do. So
6 are we going to break for lunch?

7 ??: I believe so.

8 RIGGINS: Okay. We will go ahead. It is just a few
9 minutes past noon, we'll break until 1:00. So we stand in
10 adjournment until 1:00.

11 [Lunch break]

12 RIGGINS: We'll reconvene the regular meeting of the
13 Pinal County Planning and Zoning Commission at 1:05 on March
14 21, 2024. Our first case is again three actions. PZ-PA-001-
15 24, which is a Non-Major Comprehensive Plan, PZ-004-24, which
16 is a zoning, and PZ-PD-002-24, which is a PAD. So we'll
17 probably hear the case all at once, but we'll have three
18 different actions to vote on. So if staff would like to go
19 ahead and begin, we're ready for you.

20 BAK: Good afternoon Mr. Chair, Commissioners. My
21 clicker doesn't seem to be advancing the slide, so Kendall,
22 I'll turn it over to you. Okay, should work now? Okay.
23 Okay, there we go. Okay, as the Chair alluded to here, this
24 consists of three cases here. It's known as mostly as Serrano
25 Solar, Carolyn Oberholtzer being the applicant. This gives

1 you the location here. If this looks familiar, it's because
2 it is, and also then your memory serves you well. What this
3 boils down to is it's essentially a small cleanup item to add
4 an additional 6 acres, and the need for that arose when
5 primarily there was an application for that strip of land to
6 the south and to the west, for a minor land division, and the
7 minor land division couldn't be approved because that 53 foot
8 strip would be below the required, I believe it's 100 foot.
9 So this is essentially just to clean that up and allow for the
10 minor land division to proceed. So no public comments have
11 been received, and so staff recommends approval for all three
12 applications. And the stipulations have essentially been left
13 intact from the prior cases. So staff would be happy to
14 entertain any questions the Commission may have.

15 RIGGINS: Commissioners, any questions of staff on
16 these cases? Okay, very good. Thank you very much. Could we
17 have the applicant come up, please?

18 OBERHOLTZER: Mr. Chairman and Commissioners, again
19 for your records, Carolyn Oberholtzer with the law firm of
20 Bergin, Frakes, Smalley & Overholtzer at 4343 East Camelback
21 in Phoenix. And Glenn really said it all, this is the part of
22 the Serrano Solar project, it's under construction. It's
23 mostly in Pima County, but the bulk of it is in Pima County,
24 but a small portion of it is just south of Pinal Airpark, east
25 of Trico Road. And the site plan is in process, it's awaiting

1 approval as we speak, but as Glenn mentioned when we were
2 doing the Minor Land Division to establish the new parcel for
3 that, we have a buffer area of about 53 feet on the south side
4 and the west side that were left out. The LDS church is still
5 farming and using the irrigation ditches, so we have included
6 those in this application now, solely because the minor land
7 division does not allow you to have two separate zoning
8 districts in one parcel. So this is a cleanup item, as he
9 mentioned. The project there is totally unchanged, the site
10 plan is totally unchanged, it's just the boundary that it is
11 now connecting to the County line at Pima County, which is why
12 it's called County Line Solar. I'm happy to answer any other
13 questions.

14 RIGGINS: Gosh, it all sounds so simple. Any
15 questions Commissioners? Questions at all? I have none as
16 well. So we'll go ahead at this point in time and open up the
17 public participation portion of the meeting and ask anybody
18 that wishes to come up to speak to this case, come up at this
19 time. Anyone at all? There none being, we will close the
20 public participation portion of this case and turn it back to
21 the Commission for questions, staff, discussion among
22 ourselves, clarifications, motions, whichever direction you
23 wish to go. Commissioner Schnepf.

24 SCHNEPF: Chairman Riggins, I'd like to make a
25 motion.

1 RIGGINS: Okay, please do.

2 SCHNEPF: There is no further questions. Okay. I
3 move the Pinal County Planning and Zoning Commission forward a
4 recommendation of approval to the Board of Supervisors for
5 case PZ-PA-001-24 with zero stipulations.

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

7 DAVILA: I'll second.

8 RIGGINS: Commissioner Davila seconds. All those in
9 favor signify by saying aye.

10 COLLECTIVE: Aye.

11 RIGGINS: Any opposed? The motion carries
12 unanimously. All right, we have a need for another motion.

13 SCHNEPF: Commissioner - Chairman Riggins.

14 RIGGINS: Commissioner Schnepf.

15 SCHNEPF: I move the Pinal County Planning and
16 Zoning Commission forward a recommendation of approval to the
17 Board of Supervisors for case PZ-004-24, with its one
18 stipulation.

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

20 MENNENGA: (Inaudible).

21 RIGGINS: A second from Vice Chair Mennenga. All
22 those in favor signify by saying aye.

23 COLLECTIVE: Aye.

24 RIGGINS: Any opposed? Motion passes unanimously.

25 And we have the need for one more motion.

1 SCHNEPF: Chairman Riggins.

2 RIGGINS: Commissioner Schnepf.

3 SCHNEPF: On this one, it does say 17 stipulations,
4 but I see there's 22. So will be -

5 RIGGINS: It will be 22.

6 SCHNEPF: I'll say 22.

7 BAK: 22 would be correct, that was apparently a
8 Scribner's error.

9 SCHNEPF: Yeah.

10 BILLINGSLEY: Mr. Chairman, we forgot to verify who
11 was on the phone when we started back up. So can we verify
12 who's on the phone so we know who, if we have a roll call
13 vote, who's out there in TV land?

14 LIZARRAGA: Lizarraga.

15 KLOB: Klob.

16 BILLINGSLEY: Awesome, thank you very much.

17 RIGGINS: Thank you both very much.

18 SCHNEPF: Okay, back to business. I'd like to make
19 a motion, Chairman Riggins. I'd like to move the Pinal County
20 Planning and Zoning Commission forward a recommendation of
21 approval to the Board of Supervisors for case PZ-PD-002-24
22 with its 22 stipulations in the staff report.

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

24 HARTMAN: Second.

25 RIGGINS: Second from Commissioner Hartman. All

1 those in favor signify by saying aye.

2 COLLECTIVE: Aye.

3 RIGGINS: Any opposed? The motion passes
4 unanimously. That was a record.

5 MENNENGA: Wow.

6 OBERHOLTZER: Thank you.

7 RIGGINS: Yes. Thank you.

8 ??: We could have done that before lunch.

9 DAVILA: I know.

10 RIGGINS: Yeah, we could have done that before
11 lunch. That's a fact. Alrighty. Our last new case is
12 likewise a three motion case. Again, a Non-Major
13 Comprehensive Plan, a zoning and a PAD. So we'll go ahead and
14 that first case is PZ-PA-014-23.

15 BAK: Okay Mr. Chairman, Commissioners, this
16 consists of first, a Non-Major Comprehensive Plan Amendment, a
17 rezone and a planned area development to allow for development
18 standards for a mixed use development. The size of the
19 proposed is approximately 16.9 acres, and this is located at
20 the southeast corner of Bella Vista and Gantzel Road. Langley
21 Bella Vista LLC is being the owner, and Jordan Rose of Rose
22 Law Group being the applicant. So here we have the general
23 location of the proposal. And here, a little bit zoomed in
24 here in the surrounding zoning. Here we have an aerial of the
25 project. Currently it's, as you can see, vacant. Now here we



MEETING DATE: MARCH 21, 2024

TO: PLANNING AND ZONING COMMISSION

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CASE COORDINATOR: GLENN BAK

Executive Summary:

This amendment is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 6± acres of land from Employment and General Commercial to Green Energy Production, a rezoning of 6± acres from General Rural (GR) zoning to Industrial (I-3), and a Planned Area Development (PAD) Overlay Zoning District to allow for development standards for a Photovoltaic (PV) Solar energy Facility with battery energy storage for a photovoltaic Solar Power Plant.

If This Request is Approved:

The related Minor Land Division (MLD-23-0175) may be approved.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the Non-Major Comprehensive Plan Amendment (PZ-PA-001-24), Zone Change (PZ-004-24), and Planned Area Development (PAD) overlay (PZ-PD-002-24), with attached stipulations.

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APPLICANT: Serrano Solar LLC

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-001-24 – PUBLIC HEARING/ACTION:** The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 6± acres as previously approved in case PZ-PA-016-22 of land from Employment and General Commercial to Green Energy Production, situated on a portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

2. **PZ-004-24 – PUBLIC HEARING/ACTION:** The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a rezoning of 6± acres from General Rural (GR) zoning to Industrial (I-3) zoning to amend the area as previously re-zoned in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

3. **PZ-PD-002-24 – PUBLIC HEARING/ACTION:** The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting an amendment of the Serrano Solar Project PAD Overlay Zoning District, on 6± acres as previously approved in case PZ-PD-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

LOCATION: The site is approximately .5 miles east of Pinal Airpark and 1.5 miles west of Interstate 10, and directly adjacent to the northern boundary of Pima County.

SIZE: 72± acre project area (previously 66± acre project area).

COMPREHENSIVE PLAN: The Comprehensive Plan land use designation for the property is Employment, Green Energy, and General Commercial.

EXISTING ZONING AND LAND USE: The subject site is currently zoned Industrial (I-3) General Rural (GR) Zone and is utilized for field crops.

SURROUNDING ZONING AND LAND USE:

North: General Rural (GR) – Field crops

South: Pima County - Rural Homestead (RH) with Conditional Use Permit for a utility-scale solar energy facility – currently field crops

East: Industrial 3 (I-3) – Mining operation

West: General Rural (GR) – Field crops

PUBLIC PARTICIPATION:

Neighborhood Meeting(s): October 18, 2022

Newspaper Advertising: March 5, 2024

Postcards/Letters: March 5, 2024

Site posting, Applicant: February 28, 2024

FINDINGS/SITE DATA/HISTORY:

The subject parcels are privately owned and the majority of the site is actively farmed. The site has largely remained undeveloped for a long period of time. The site is relatively flat and those areas not being farmed contain mostly natural vegetation typically found in the Upper Sonoran. Subject property was zoned to General Rural (GR) Zoning District in 1954 as part of the first adopted Land Use Ordinance.

On September 6, 2023 the Pinal County Board of Supervisors approved PZ-PA-016-22, PZ-050-22, & PZ-PD-050-22, a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 66± acres of land from Employment and General Commercial to Green Energy Production, a rezoning of 66± acres from General Rural (GR) zoning to Industrial (I-3), and a Planned Area Development (PAD) Overlay Zoning District to allow for development standards for a Photovoltaic (PV) Solar energy Facility with battery energy storage for a photovoltaic Solar Power Plant.

The site is approximately .5 miles east of Pinal Airpark and 1.5 miles west of Interstate 10, and directly adjacent to the northern boundary of Pima County.

Flood Plain:

The Project will avoid the adjacent floodplains and be located with the Zone X portions of the property, thus eliminating any impacts to the floodplain. The Project will retain the difference of the pre-storm water runoff versus post-storm water runoff and maintain the existing flow patterns across the site so as to not impact the current downstream storm water conditions.

Access:

Primary access to the site will be via I-10 to East Pinal Airpark Road, west to South Trico Road, then south to the site. As required by Pinal County, the solar farm will be accessed by a paved, all-weather drive that connects to Trico Road. While the Project will create very low traffic volume once constructed, the Applicant will work with the County to implement whatever improvements may be needed to Trico Road as a result of the Project.

Fire protection will be provided by the Avra Valley Fire District.

ANALYSIS:

Comprehensive Plan

Pursuant to Arizona's Growing Smarter Act and Smart Growth Plus legislation, all Arizona cities and counties are required to adopt a Comprehensive Plan to serve as a guiding document regarding future land use applications. All zoning cases after the adoption of such plan must conform to the County's Comprehensive Plan.

The site will be graded and the project owner will install photovoltaic solar modules (panels) per submitted site plan for solar energy generation. The solar panels will be on a mounting structure that tracks the sun and rotates east to west with the sun.

The applicant has submitted an application for a minor comprehensive plan amendment for a change of designation from Moderate Low Density Development to Green Energy Production, which allows the Pinal County Comprehensive Plan to be more consistent with ownership and preferred land use patterns of parcels.

Simultaneously, the applicant has submitted a rezoning application to rezone the subject site from a General Rural (GR) to Industrial (I-3), while a Planned Area Development (PAD) application was also submitted to moderate the uses under the proposed I-3 zone towards a final I-3/PAD zone designation. The PAD assures that the proposed I-3/PAD zone will limit all other industrial uses and will maintain and exceed the minimum quality standards set forth by the County. Solar development is allowed within Industrial (I-3) zones. The proposed Green Energy Comprehensive Plan designation will allow I-3 zoning and solar energy production.

Rezone and Planned Area Development Overlay (PAD):

The need for these requests was revealed through the processing of a Minor Land Division (MLD-23-0175). With the review of the MLD it was learned that approval of the parcel combination could not be approved as a strip of land abutting the project area to the south was left zoned General Rural (GR) with the previous rezoning case. This strip was 53' wide, whereas GR zoned properties must be a minimum of 100' in width. Staff advised the applicant of this and it was agreed that new applications were to be submitted to add approximately 6 acres to the previous 66+- acres area that was the subject of the prior cases. This would then bring the total area to approximately 72 acres and allow approval of the related MLD.

Staff notes the PAD Overlay is utilized to make deviations to the Development Code and to remove allowed uses within the Industrial Zoning (I-3) District. Only allowed uses within the subject site if approved by the Board is Photovoltaic solar Generation & Electric Battery Storage. The proposed use will benefit the County and its residents by providing clean and reliable energy production with minimal negative environmental impacts. If approved, said facility would also help in diversifying the overall energy portfolio, at a time when hydroelectric potential is in question due to sustained drought. After discussions with staff, the applicant has agreed to provide a 50-foot landscape buffer along the north and west sides of the subject site. This is mentioned in the narrative provided by the applicant.

Items for Commission Consideration:

- The proposed facility will comport with the goals and objectives of the Comprehensive Plan.
- Staff has forwarded a recommendation of approval of all three applications.
- The proposed rezoning & PAD will have little to no impact to the area.
- Said project will not generate traffic which would impact the roadways and the communities within proximity.
- Solar Projects use little to no water and is considered a temporary use.
- Applicant has provided a Decommissioning Plan, said plan provides financial assurance and direction on how to decommission the solar project once no longer functional.

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Postcards were sent out to all property owners within 600 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process. As of 3/4/2024, no response has been received.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by the Minor Comprehensive Plan amendment, rezoning, and Planned Area Development requests under planning cases PZ-PA-001-24, PZ-004-24, and PZ-PD-002-24. Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

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

- a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- c. NEIGHBORHOOD IMPACT
- d. FLOOD CONTROL
- e. TRAFFIC IMPACT
- f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information of this staff report:

1. The submitted applications for this land use request are for approval of a Minor Comprehensive Plan amendment, rezoning, and Planned Area Development.
2. The proposed facility will comport with the goals and objectives of the Comprehensive Plan.
3. If the applications are approved, the subject property will be rezoned from the current zoning to Industrial-3 (I-3), and allow development of a solar energy facility on 66± ac acres of land.
4. To date, no public comments have been received.
5. The property has legal access.
6. Granting of the rezoning and PAD will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PA-001-24): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with no stipulations.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed Pinal County Comprehensive Plan amendment, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward case **PZ-PA-001-24** to the Board of Supervisors with a favorable recommendation. If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMEND MOTION (PZ-PA-001-24): I move the Pinal County Planning and Zoning Commission forward a recommendation of **APPROVAL** to the Board of Supervisors with **0** stipulations.

STAFF RECOMMENDATION (PZ-004-24): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed zoning districts, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County

Comprehensive Plan, then staff recommends that the Commission forward case **PZ-004-24** to the Board of Supervisors with a favorable recommendation.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMEND MOTION (PZ-004-24): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:

1. Approval of this zone change (PZ-004-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PD-002-24): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-002-24 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMEND MOTION (PZ-PD-002-24): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 17 stipulations as listed in the staff report:

1. The stipulations enumerated herein pertain to the area described in case PZ-004-24 & PZ-PD-002-24;
2. Approval of this PAD (PZ-PD-002-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. All stipulations with the prior zone change (PZ-050-22) and PAD (PZ-PD-050-22) shall be left intact and unencumbered. Those stipulations are as follows;
4. The stipulations enumerated herein pertain to the area described in case PZ-050-22 & PZ-PD-050-22;
5. Approval of this PAD (PZ-PD-050-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
6. Serrano Solar and Storage Project Planned Area Development (PAD) Overlay District (PZ-PD-050-22) is to be developed as shown by the site plan/development plan dated July 11, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
7. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-050-22;
8. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will included an asphalt paved parking lot;
9. Landscape plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document.
10. The required landscape buffer along the north and west site boundaries shall include: mesquite (*Prosopis Chlensis*) a minimum of 24" box sized, planted a maximum of 50' on center, along with a minimum of 2

creosote (*Larrea Tridentada*) a minimum of 5 gallon sized for each mesquite. No irrigation will be required; however, supplemental watering may be necessary until plants are established. Plantings shall be maintained in good condition and dead plants replaced as necessary.

11. If required by Public Works/Engineering, the proposed Site Plan shall have a paved road arterial access to the project from all directions, road access and paved parking lots shall be paved with an all-weather roadway which may include gravel;
12. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
13. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
14. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations.
15. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
17. A Traffic Impact Statement will be required. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for TRICO ROAD or Pinal AIRPARK ROAD shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
18. Half-street right-of-way dedication will be required for TRICO ROAD (western boundary). The required minimum half-street right-of-way is 40' for TRICO ROAD long the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
19. A portion of the subject property is located within a FEMA designated one-hundred year floodplain. A floodplain use permit will be required to be submitted for review and approval prior to the start of any construction on the subject site. An as-built plan shall be submitted after construction is complete showing all of the structures and work completed in the floodplain;
20. All right-of-way dedication shall be free and unencumbered;
21. Prior to construction, the owner/applicant shall secure a bond and financial assurances related to the decommissioning of the subject facility sufficient to insure all costs related to decommissioning and reclamation for the entire system. Said bond must remain valid until all decommissioning and reclamation obligations have been met, and shall be based upon a reclamation cost estimate; and
22. In the event that a GR use is ever permitted on the parcel or parcels to the north, A 6 foot CMU block wall must be erected in any area separated by differing zoning districts within 6 months of notice.

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Kevin King, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Apr. 4, 2024

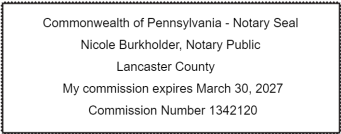
NOTICE ID: EN9RrBYQzg5uLUKQJqDI
NOTICE NAME: Serrano BOS notice

Kevin King

(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 04/04/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 24th DAY OF APRIL 2024, 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 NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
PZ-004-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a rezoning of 6± acres from General Rural (GR) zoning to Industrial (I-3) zoning to amend the area as previously re-zoned in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.
PZ-PD-002-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting an amendment of the Serrano Solar Project PAD Overlay Zoning District, on 6± acres as previously approved in case PZ-PD-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.
PZ-PA-001-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 6± acres as previously approved in case PZ-PA-016-22 of land from Employment and General Commercial to Green Energy Production, situated on a portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME,

AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 21st DAY OF MARCH 2024, by Pinal County Community Development Dept.

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

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

WRITTEN STATEMENTS MUST BE FILED WITH:

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

FLORENCE, AZ 85132

Contact for this matter: Glenn Bak,
Senior Planner

E-mail address: glenn.bak@pinal.gov

Phone # (520) 866-6444

No. of publications: 1: date of publication: Apr 04, 2024

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I, Caleb Weeks, Applicant for case PZ-004-24, PZ-PD-002-24, PZ-PA-001-24 (Case number), personally caused 8 sign(s) to be posted in a visible place on or near the proposed project site on 4/3/2024 (Date), at least 16 days before the Board of Supervisors Public Hearing, regarding the proposed Rezone, CPA & PAD Applications (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

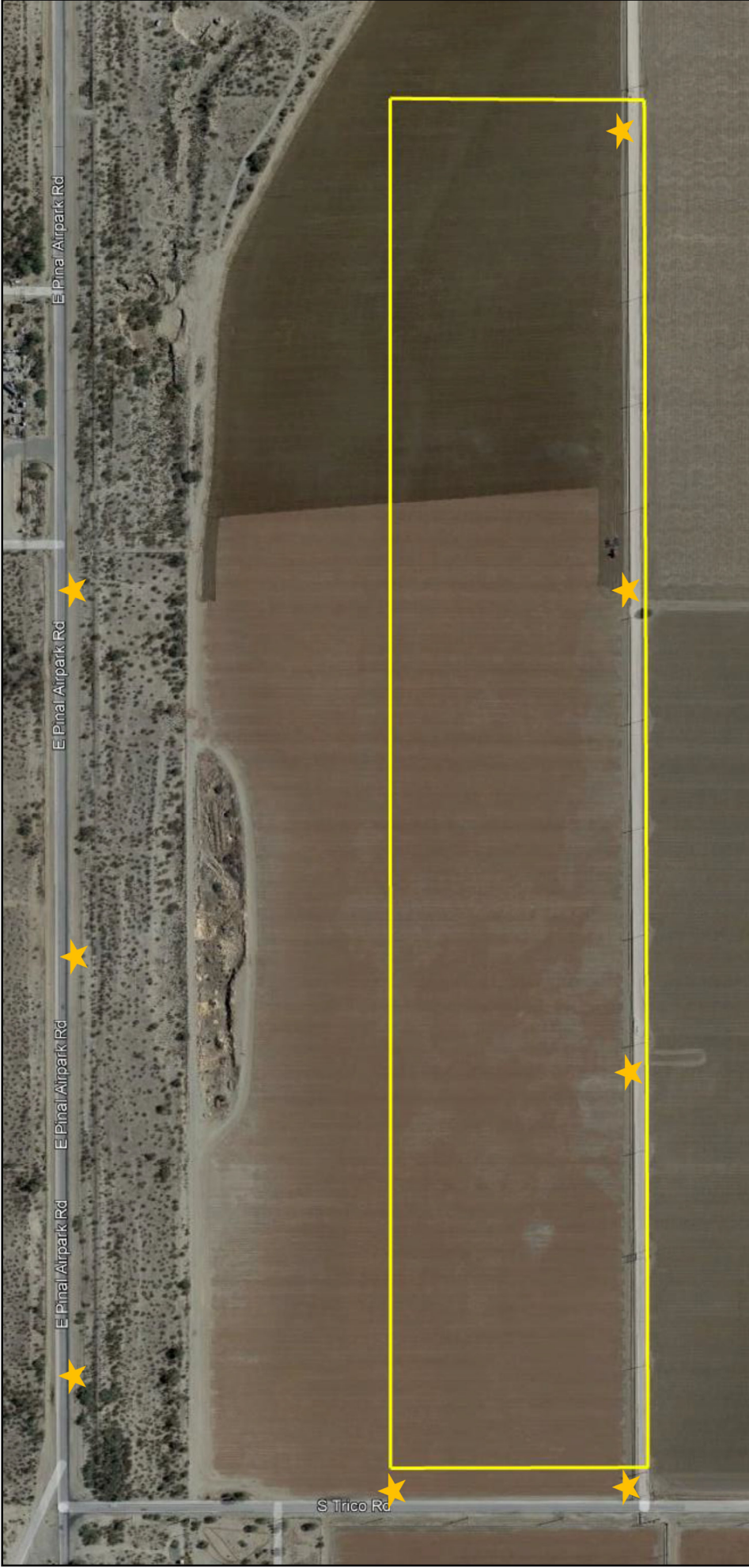
Caleb Weeks
Applicant



STATE OF ARIZONA)
) ss:
COUNTY OF MARICOPA)


Subscribed and sworn to me by Caleb Weeks this 4th day of April, 2024.

Lauren Trobaugh
Notary Public
My Commission Expires: June 1, 2026



**PINAL COUNTY
Serrano Solar Project**

Proposed Sign Locations

 Proposed Sign Location

PINAL COUNTY *Public Hearings*

Case Numbers: PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24

Existing Zoning: GR

Proposed Zoning: Industrial (I-3) PAD

Existing Comprehensive Plan Designation: General Commercial and Employment

Proposed Comprehensive Plan Designation: Green Energy Production

Acreage: Approx. 6 Acres

Applicant Name: Serrano Solar, LLC

Applicant Phone Number: (602) 888-7855

Case Information Available at Pinal County Planning & Develop
(520) 866-6442

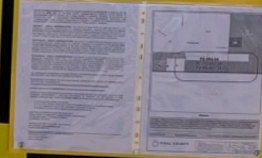
Public Hearing Information

NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 4/03/24
(not later than actual hearing date)



PINAL COUNTY *Public Hearings*

Case Numbers: PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24

Existing Zoning: GR

Proposed Zoning: Industrial (I-3) PAD

Existing Comprehensive Plan Designation: General Commercial and Employment

Proposed Comprehensive Plan Designation: Green Energy Production

Acreage: Approx. 6 Acres

Applicant Name: Serrano Solar, LLC

Applicant Phone Number: (602) 888-7855

Case Information Available at Pinal County Planning & Develop
(520) 866-6442

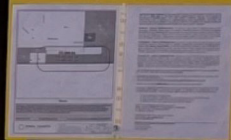
Public Hearing
Information

NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with the Community Development Department of Pinal County or submit to persons at the hearing.

Date Posted: 4/02/24



NOTICE

PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 4/03/24

POST COPY OF ACTUAL NOTICE BELOW.

The image shows two copies of a notice document posted on a sign. The document on the right is a zoning application form with a stamp that reads "PZ-004-24", "PZ-00000000", and "PZ-04-03-24". The Pinal County logo is visible at the bottom of the document. The document on the left is a smaller, less legible version of the same notice.

NOTICE

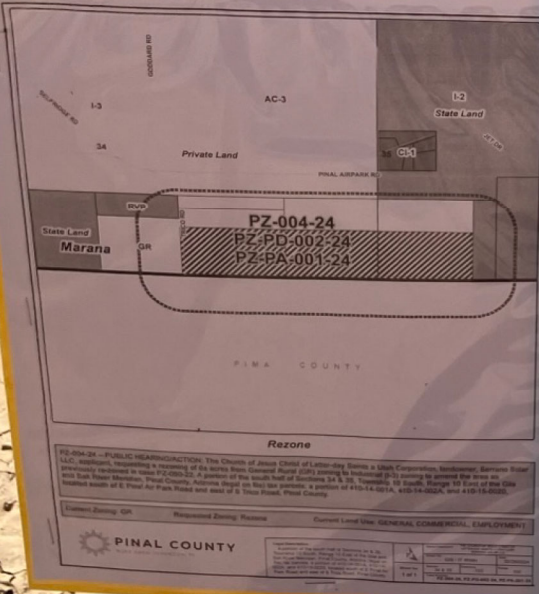
PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

4/15/24

Date Posted:

POST COPY OF ACTUAL NOTICE BELOW.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 24TH DAY OF APRIL 2024 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 NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-004-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a rezoning of 61 acres from General Rural (GR) zoning to Industrial (I-3) zoning to amend the area as previously rezoned in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-002A, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

PZ-PD-002-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting an amendment of the Serrano Solar Project PAD Overlay Zoning Districts on 41 acres as previously approved in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-002A, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

PZ-PA-001-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 61 acres as previously approved in case PZ-050-22 of land from Employment and General Commercial to Green Energy Production, situated on a portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-002A, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

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://pincad.com/CommunityDevelopment/Planning/Agenda/NoticeofHearing.aspx>

DATED THIS 21ST DAY OF MARCH 2024, by Pinal County Community Development Dept.

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

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

WRITTEN STATEMENTS MUST BE FILED WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PO BOX 2673, 135 N. FLORENCE STREET, FLORENCE, AZ 85132

Contact for this matter: Glenn Biss, Senior Planner
Email address: glenn_biss@pinal.gov
Phone: # (520) 869-6444

[Anything below this line is not for publication]
Pinal County Clerk
Pinal Central Dispatch
Pinal County Sheriff

NOTICE

PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted:

4/03/24

POST COPY OF ACTUAL NOTICE BELOW.

The document is a public hearing notice. On the left side, there is a map showing a site location with a red outline. The map is titled 'PZ 004-24' and includes the following information: 'PZ 004-24', 'PZ 004-24', 'PZ 004-24'. Below the map, there is a section titled 'Project' and another section titled 'PINAL COUNTY'. On the right side, there is a section titled 'NOTICE OF PUBLIC HEARING' and another section titled 'PINAL COUNTY'. The text on the right contains the details of the public hearing, including the project name and the date of the hearing.

NOTICE

PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted:

4/03/24

POST COPY OF ACTUAL NOTICE BELOW.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 34TH DAY OF APRIL 2024 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 W. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, RESORDING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-004-24 - PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Saranso Solar LLC, applicant, requesting a rezoning of 61 acres from General Rural (GR) zoning to Industrial (I-2) zoning to amend the area as previously rezoned in case PZ-002-22. A portion of the south half of Sections 34 & 35, Township 19 South, Range 19 East of the Gila and Salt River Meridian, Pinal County, Arizona (page on file) lot parcels: a portion of 419-14-021A, 419-14-022A, and 419-14-023C, located south of E Pinal Air Park Road and east of S Third Road, Pinal County.

PZ-PD-002-24 - PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Saranso Solar LLC, applicant, requesting an amendment of the Saranso Solar Project PAD Overlay Zoning District, on the acres as previously approved in case PZ-PD-002-22, a portion of the south half of Sections 34 & 35, Township 19 South, Range 19 East of the Gila and Salt River Meridian, Pinal County, Arizona (page on file) lot parcels: a portion of 419-14-021A, 419-14-022A, and 419-14-023C, located south of E Pinal Air Park Road and east of S Third Road, Pinal County.

PZ-BA-001-24 - PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Saranso Solar LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and rezone the 61 acres as previously rezoned in case PZ-PD-002-22 of land from Employment and General Commercial to Green Energy Production, situated on a portion of the south half of Sections 34 & 35, Township 19 South, Range 19 East of the Gila and Salt River Meridian, Pinal County, Arizona (page on file) lot parcels: a portion of 419-14-021A, 419-14-022A, and 419-14-023C, located south of E Pinal Air Park Road and east of S Third Road, Pinal County.

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.pinalcounty.gov/CommunityDevelopment/Planning/Pages/PublicHearings.aspx>

DATED THIS 27TH DAY OF MARCH 2024, 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 present or former office or title
- 3) A brief statement regarding the supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 247538 IN FLORENCE STREET FLORENCE, AZ 85129

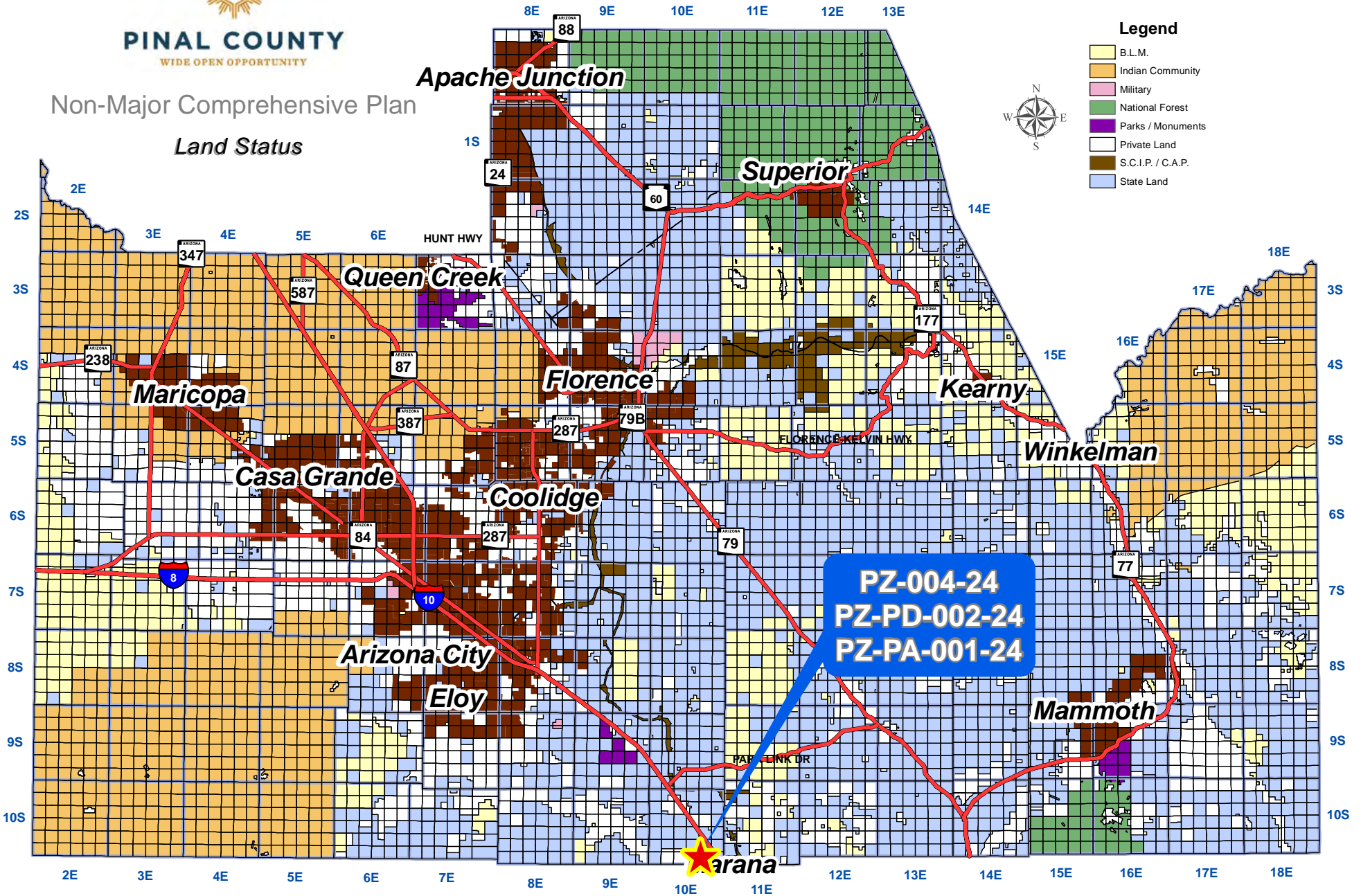
Contact for this matter: Cheryl Bar, Senior Planner
E-mail address: cheryl.bar@pinalcounty.gov
Phone #: 480-320-2604

Extending Notice: Only done in case of emergencies!
PUB. COMMENT PERIOD:
Pinal County Commission
Arizona Statutes



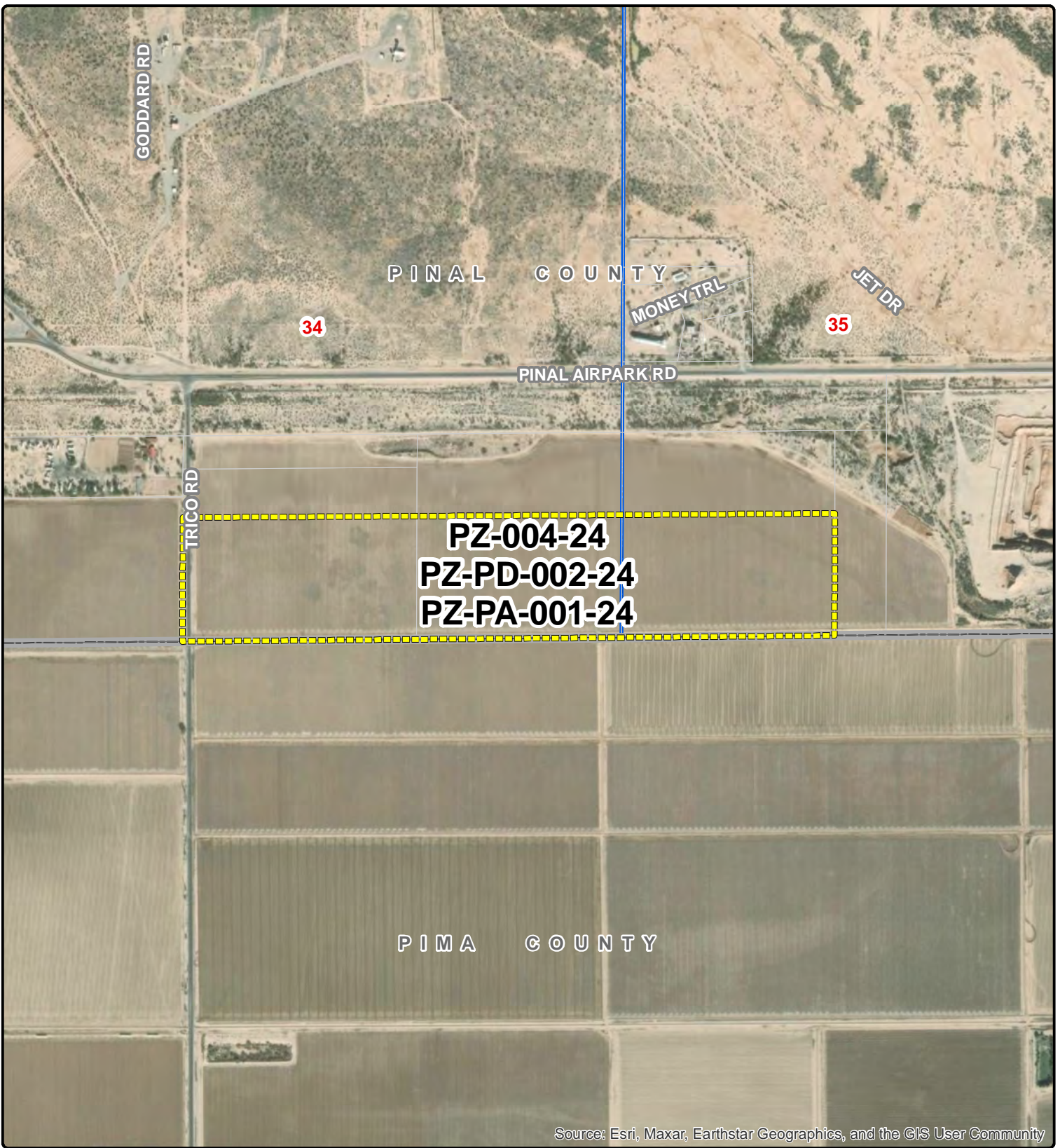
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Non-Major Comprehensive Plan
Land Status



Legend

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

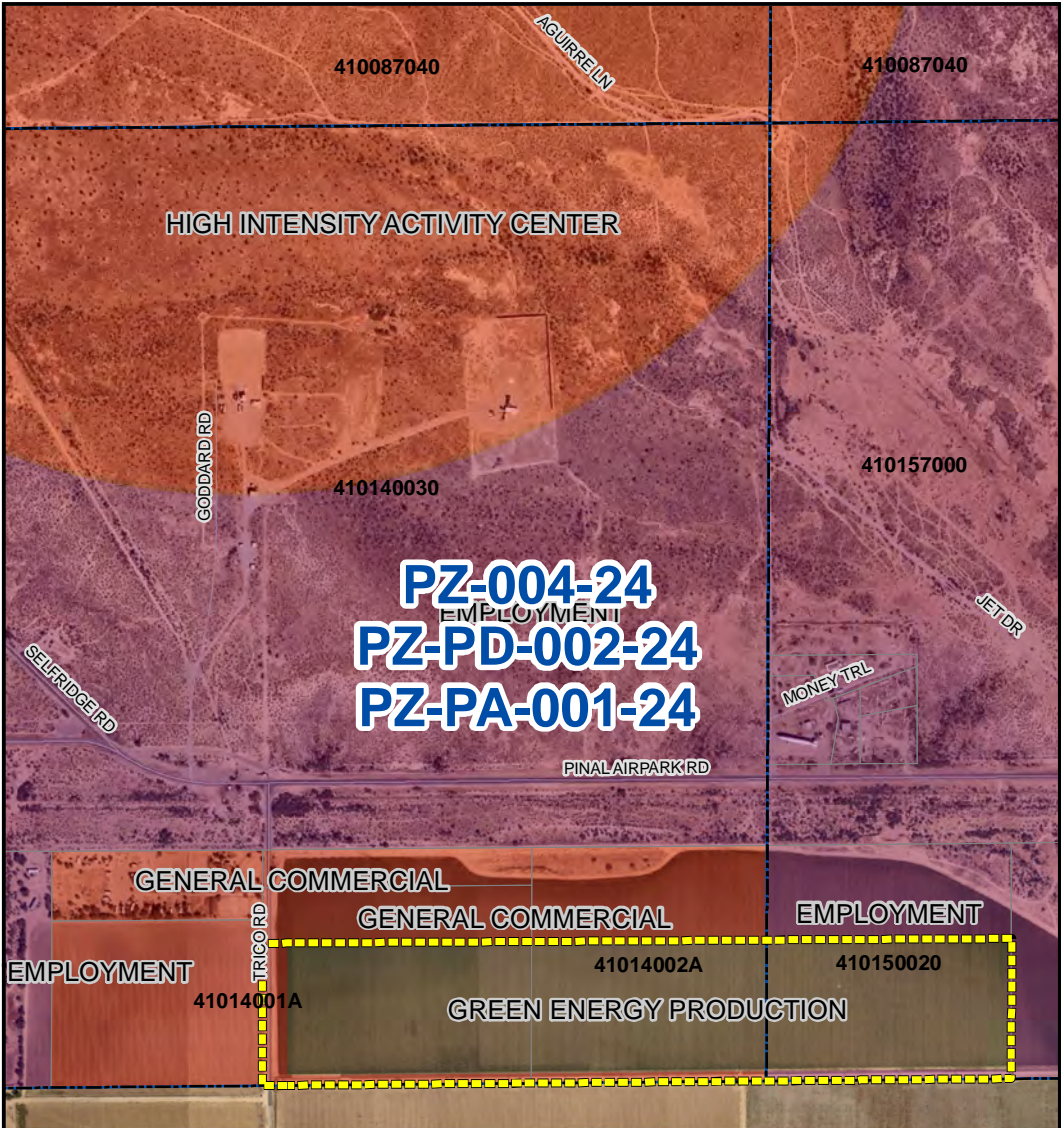


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Rezone/Community Development



PZ-004-24
PZ-PD-002-24
PZ-PA-001-24



PZ-004-24
PZ-PD-002-24
PZ-PA-001-24



PZ-004-24
PZ-PD-002-24
PZ-PA-001-24

FROM:

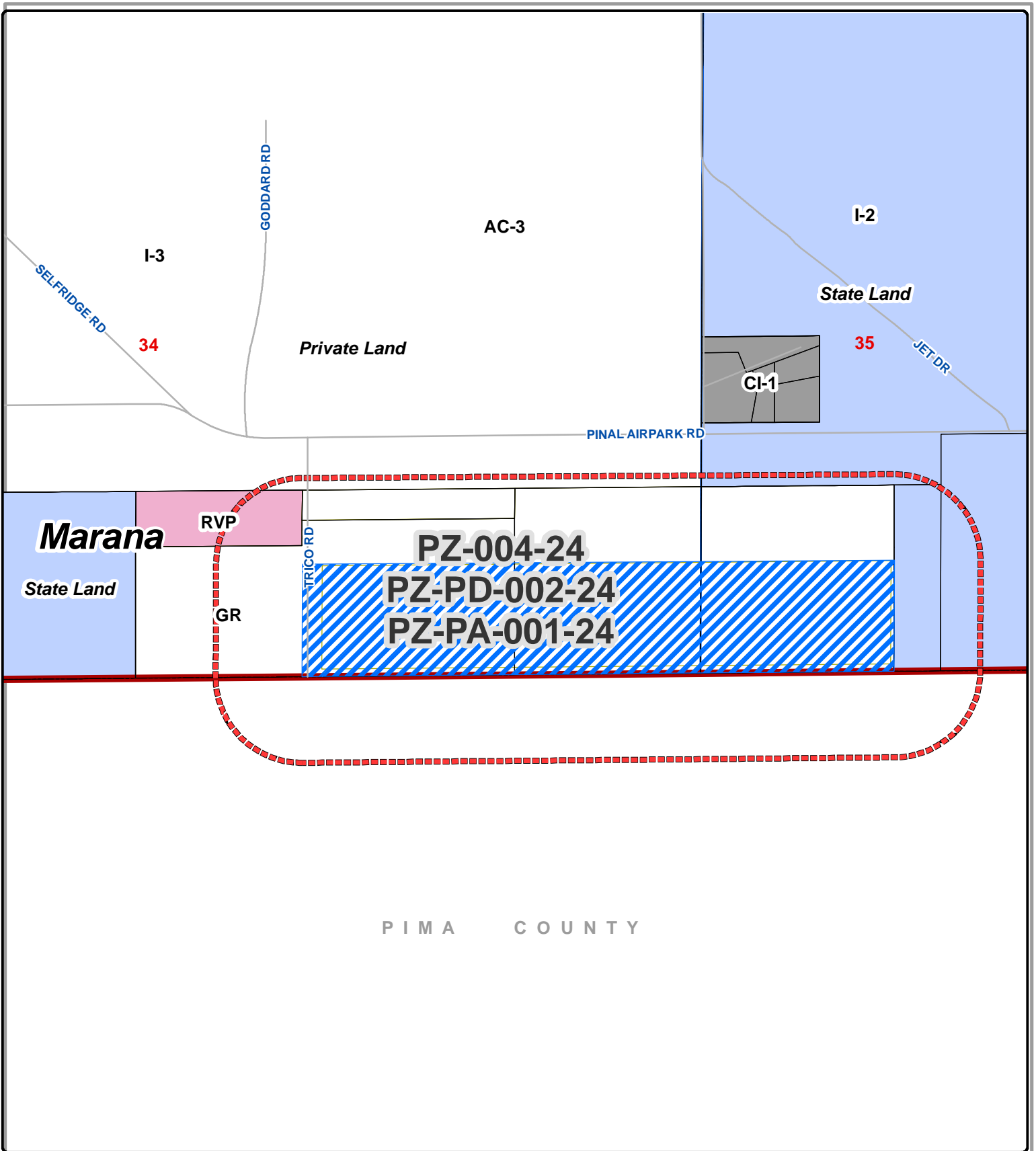
EMPLOYMENT,
GENERAL
COMMERCIAL

TO:

GREEN ENERGY
PRODUCTION

P I M A C O U N T Y





P I M A C O U N T Y

Rezone

The Church of Jesus Christ of Latter-day Saints a Utah Corp Serrano Solar LLC		
GIS/IT - RWH		02/26/2024
Section 34 & 35	Township 10S	Range 10E
PZ-004-24, PZ-PD-002-24, PZ-PA-001-24		

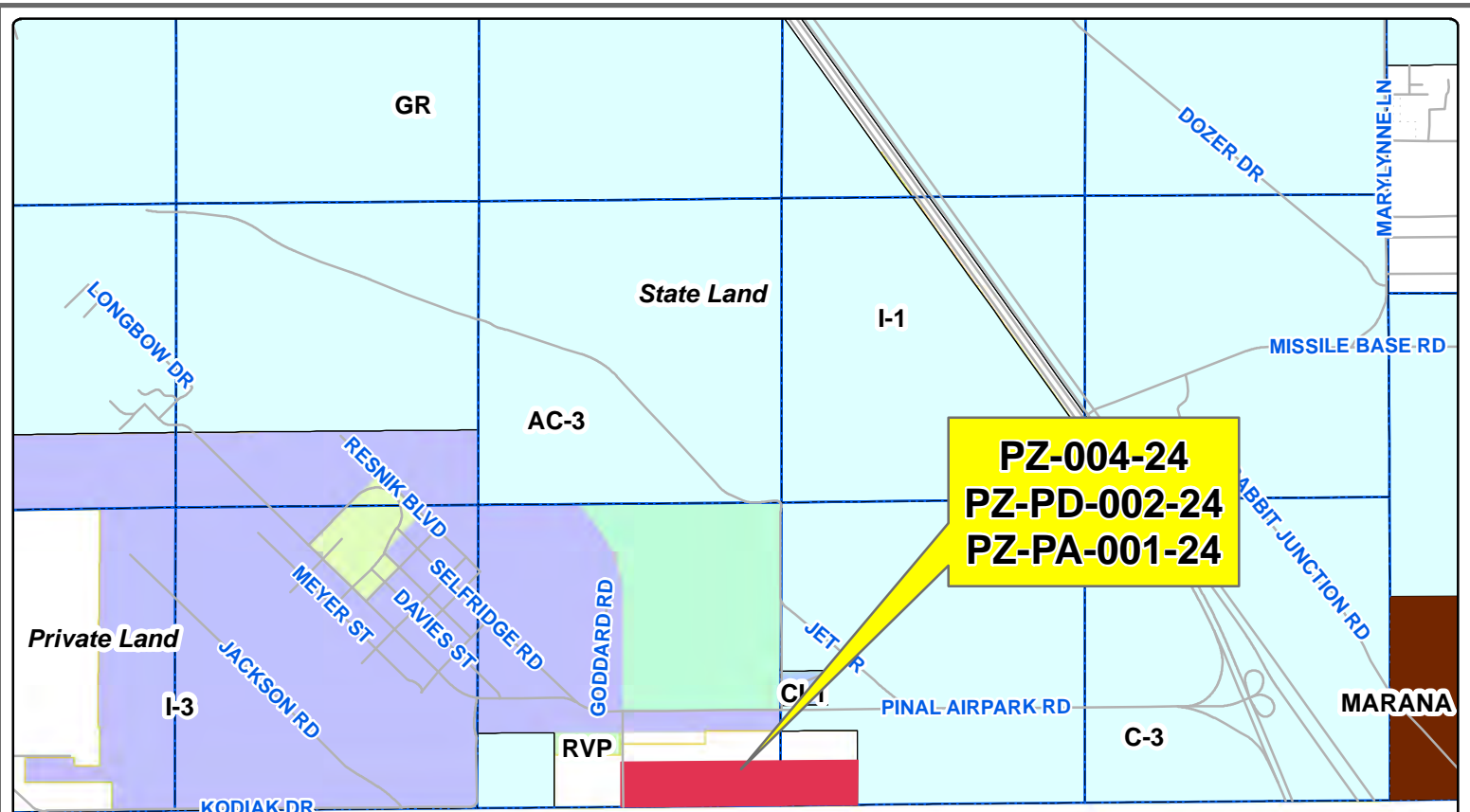
Legal Description:
 A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.
 T10S-R10E Sec 34 & 35



Sheet No.
1 of 1



Current Zoning: GR
 Current Land Use: GENERAL COMMERCIAL, EMPLOYMENT



P I M A C O U N T Y

Rezone/Community Development



Legal Description:

A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.



Owner/Applicant: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS A UTAH CORP SERRANO SOLAR LLC

Drawn By: GIS / IT / RWH **Date:** 02/26/2024

Sheet No.

Section 34 & 35 **Township** 10S **Range** 10E

1 of 1

Case Number: PZ-004-24, PZ-PD-002-24, PZ-PA-001-24

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Gilbert Olgin
2. Date of Pre-application Review: 10/12/2021 Pre-Application Review No.: Z-PA- 114 -21
3. Current Zoning (Please provide Acreage Breakdown): GR
4. Requested Zoning (Please provide Acreage Breakdown): I-3 PAD
5. Parcel Number(s): 410-14-001A, 410-14-002A, 410-15-002
6. Parcel Size(s): approx. 6 ac.
7. The existing use of the property is as follows: agriculture
8. The exact use proposed under this request: photovoltaic (PV) solar and associated facilities.
9. What is the Comprehensive Plan Designation for the subject property: General Commercial and Employment
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO

If yes, zoning violation # _____

13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar change _____

The rezone and PAD overlay will extend the boundary of the previous zoning case for approximately 66 acres by another 6 acres (for a total project acreage of approximately 72 acres). See attached narrative.

14. Explain why the proposed development is needed and necessary at this time. This project is needed now to provide sufficient time to acquire all other needed approvals, complete final design, procure materials, and construct the Project to meet the commercial operations date.

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

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: No new services are planned. None would be paid for with public funds

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Traffic would be generated during construction of the project by workers and deliveries. During operation, very little traffic would be generated by the five or less employees on site. Primary access to this parcel would be at the NW corner as shown on the site plan.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Up to 5 parking spaces would be provided on the full project site.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
During operation, the Project will not create noise, smoke, fumes, dust or glare. Dust during construction will be controlled via dust control measures.

5. What type of landscaping are you proposing to screen this use from your neighbors?
The site will be landscaped in accordance to the stipulations of zoning case PZ-PD-050-22.

6. What type of signage are you proposing for the activity? Where will the signs be located?
No signage is proposed.

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

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The project will be consistent with the I-3 zoning requested and the and will be inherently compatible with the adjacent approved I-3 PAD as well as the approved solar project use south of the site in Pima Co.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
 YES NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: See attached list
Name: _____
Address: _____
City/ST/Zip: _____

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 5th day of February, 2024, at the office of county assessor and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 5th day of Feb, 2024, before me personally appeared Caleb Weekes
(Name of signor)

Signature Caleb Weekes Date 2/5/2024

State of ARIZONA

County of Maricopa)ss.

My Commission Expires June 1, 2026



(SEAL)

Signature of Notary Public [Signature]

SERRANO SOLAR PROJECT		
Mailing List – Parcels within 600 Feet		
Parcel	Owner	Mailing Address
<i>Pinal County</i>		
41014001A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
41014002B	VALLES RODOLFO L & ROSITA	PO BOX 32, MARANA, AZ 85653
41014001B	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
41014002A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
410150020	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
410157010	STATE OF ARIZONA	1101 W. Washington St., PHOENIX, AZ 85007
410158000	P & P MATERIALS	27035 E. Pinal Airpark Rd., Marana, AZ 85653
410140030	PINAL COUNTY	PO BOX 827, FLORENCE, AZ 85132
410157000	STATE OF ARIZONA	1101 W. Washington St.,PHOENIX, AZ 85007
<i>Pima County</i>		
20808001C	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
20808004B	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151



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: see attached

2. Parcel Number(s): 4104001A, 41014002A, 410150020 Total Acreage: Approx. 6

3. Current Land Use Designation: Employment and General Commercial

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: 10/21/21 (pre-app date) Concept Review Number: Z-PA-114-21 (pre-app number)

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.): _____

This application will amend CPA case PZ-PA-016-22 to expand the case to an additional approximate 6 acres, to create a cohesive site for green energy production. The CPA expansion is necessary for the concurrent request to expand the I-3 PAD zoning to these 6 acres to develop the project.

7. Discuss any recent changes in the area that would support your application. _____

The applications for the contiguous parcels in Pima County have been approved for this project. The CPA on the 66 acres in Pinal county is approved. This application would extend the CPA designation for the 66 acres by less than 10% to allow for the project to proceed as planned, adjacent to the Pima County line and east of Trico Road.

8. Explain why the proposed amendment is needed and necessary at this time. _____

The amendment is needed now to provide sufficient time to acquire all other needed approvals (including the concurrently submitted rezoning and PAD applications), complete final design, procure materials, and construct the Project to meet the commercial operations date.

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: **Per staff, certain checklist requirements are waived in this amendment**

- 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.pinalcountyaz.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.

Serrano Solar, LLC	125 High Street, High Street Tower, Suite 1705 Boston, MA 02110	617-377-4301
Name of Landowner (Applicant)	Address	Phone Number

Michael U. Alvord

contracts@longroadenergy.com

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

<i>Bergin, Frances, Smalley & Oberholzer</i>	4343 E. Camelback Rd. Phoenix, AZ 85018	602-888-7860
Name of Agent	Address	Phone Number

[Handwritten Signature]

coberholzer@bfsnlaw.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

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. All notices will be sent to the applicant unless otherwise directed in writing

Serrano Solar, LLC

c/o Longroad Development Company, LLC, 125 High Street,
High Street Tower, Suite 1705, Boston, MA 02110

Name of Applicant	Address	
<i>Michael U. Alvarez</i>	Michael U. Alvarez, COO	
	contracts@longroadenergy.com	617-377-4301

Signature of Applicant	E-Mail Address	Phone Number
------------------------	----------------	--------------

<i>Bergin, Fraltes, Smalley & Oberholzer</i>	<i>4343 E. Camelback Rd. Phoenix AZ 85018</i>	
Name of Agent/Representative	Address	

	<i>coberholzer@bfsolaw.com</i>	<i>602-888-7860</i>
Signature of Agent/Representative	E-Mail Address	Phone Number

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

see attached consent fom

Name of Landowner	Address
-------------------	---------

Signature of Landowner	E-Mail Address	Phone Number
------------------------	----------------	--------------

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: See attached

Parcel No.:

Name: _____
Address: _____
City/ST/Zip: _____

Name: _____
Address: _____
City/ST/Zip: _____

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

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City/ST/Zip: _____

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

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

I hereby verify that the name list above was obtained on the 5th day of February, 2024, at the office of County Assessor and is accurate and complete to the best of my knowledge.

(Source of Information)

On this 5th day of Feb, 2024, before me personally appeared Caleb Weeks

Signature Caleb Weeks Date 2/5/2024 (Name of signor)

State of ARIZONA

County of Maricopa)ss.

My Commission Expires June 1, 2026



(SEAL)

Signature of Notary Public Lauren Trobaugh

SERRANO SOLAR PROJECT		
Mailing List – Parcels within 600 Feet		
Parcel	Owner	Mailing Address
<i>Pinal County</i>		
41014001A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
41014002B	VALLER RODOLFO L & ROSITA	PO BOX 32, MARANA, AZ 85653
41014001B	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
41014002A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
410150020	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
410157010	STATE OF ARIZONA	1101 W. Washington St., PHOENIX, AZ 85007
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<i>Pima County</i>		
20808001C	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
20808004B	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151

Serrano/Longroad Solar Correction

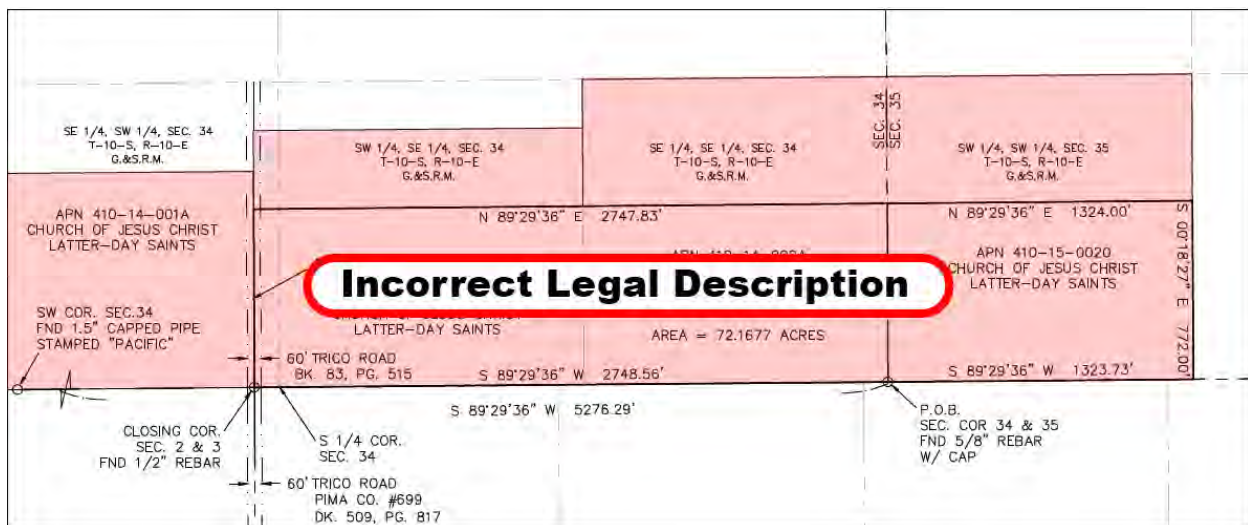
Minor Rezone and PAD Amendment

Zoning Case Numbers: **PZ-004-24 & PZ-PD-002-24**

Prior Case Numbers: **PZ-050-22 & PZ-PD-050-22**

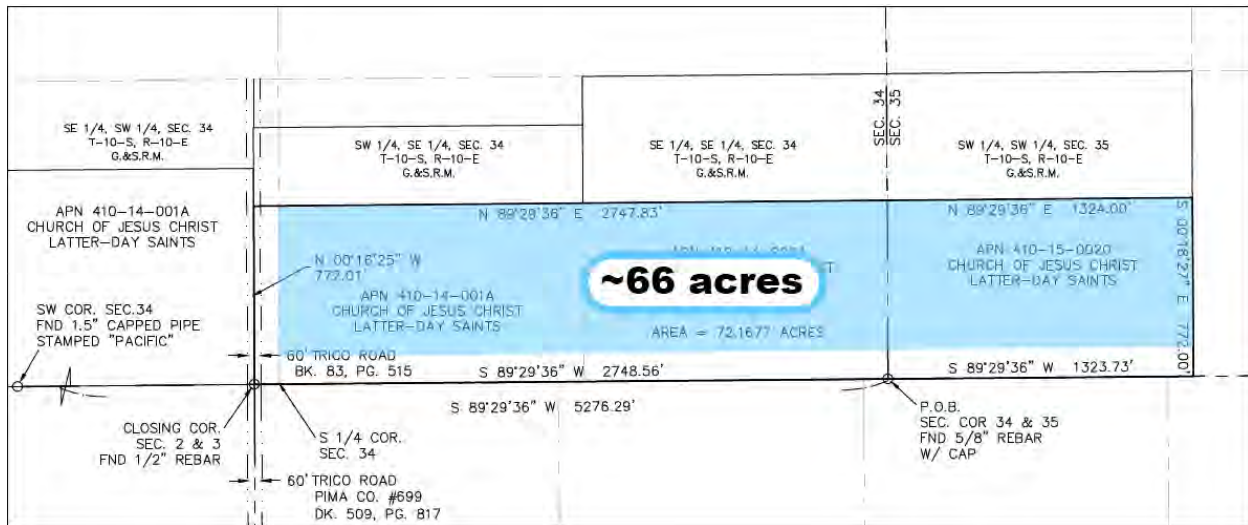
Serrano Solar, LLC (the “Applicant”) is requesting an amendment to revise the legal description related to the property located generally at northeast corner of South Trico Road, and the Pinal County line, south of East Pinal Airpark Road and west of Interstate 10, for the zoning case number PZ-050-22 and PZ-PD-050-22. Both of these cases covered a subset of three legal parcels, and were approved by County on September 6, 2023, through Ordinances 2023-PZ-050-22, and 2023-PZ-PD-050-22. The ordinances included the legally described area for the entirety of all three parcels (41014001A, 41014002A, and 410150020) (see **Figure 1** below).

Figure 1 – Incorrect Boundary (all parcels)



The inclusion of the full parcel legal descriptions was discovered as a scrivener’s error and this was corrected on January 3, 2024, under Ordinances 2023-PZ-050-22-AMENDED, and 2023-PZ-PD-050-22-AMENDED. This correction adjusted the boundaries to the new legal description specific to the project boundary. **Figure 2** below depicts the corrected legal description from these approved ordinances.

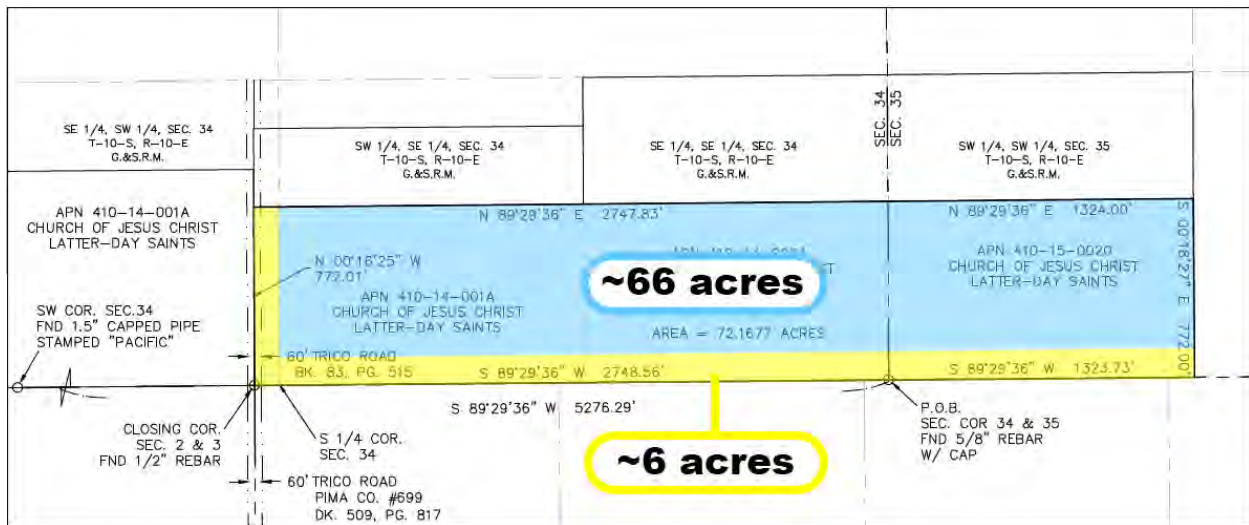
Figure 2 – corrected legal description (Project Boundary)



Because the project spans multiple properties, a minor land division was required to be processed concurrently with the site plan application. Through these applications, the applicant and County staff identified the need for additional land to be included in the zoning on the south and west of the project to expand the western boundary of the site approximately 53 ft. south to coincide with the Pinal County line, and approximately 100 feet west to the Trico Rd. ROW alignment so that the new parcels would meet all of the County’s requirements for lot dimensions.

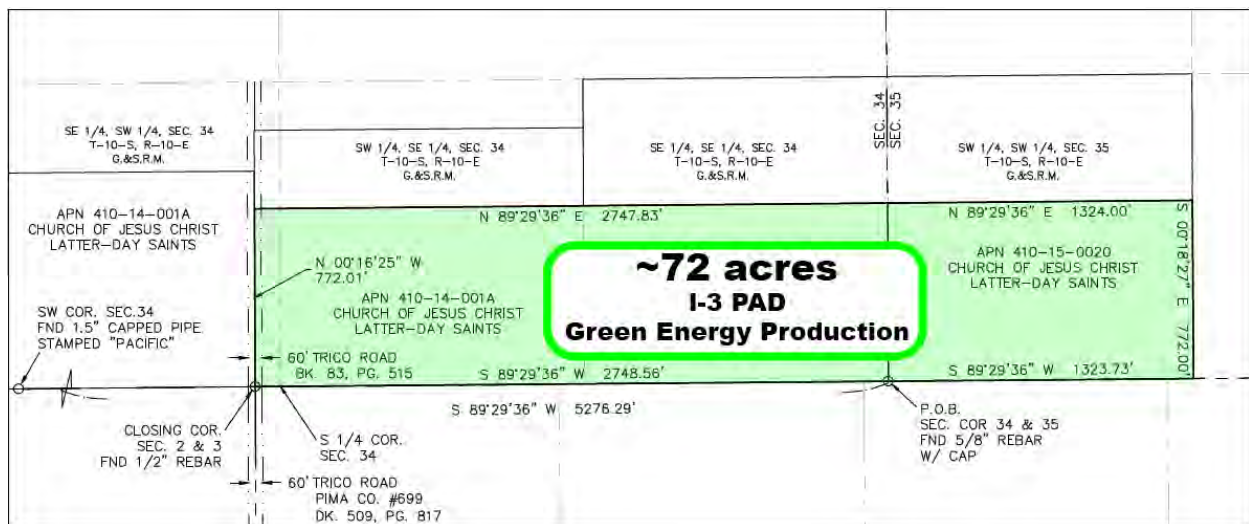
The purpose of this application is to expand the area covered by a) the “Green Energy Production” Comprehensive Plan land use designation, b) I-3 zoning, and c) PAD overlay, to include these small strips of land south and west of the 66-acres currently covered by these designations, which are depicted in blue in **Figure 2**, above. The expansion area proposed for this application is depicted in **Figure 3** below in yellow, with the originally entitled area depicted in blue. The proposed amendment would result in both the blue and yellow areas having I-3 PAD zoning. The acreage of the area depicted in yellow is approximately 6 acres and will expand the total area with I-3 PAD zoning from approximately 66 acres (as depicted by the original applications) to approximately 72 acres. **Figure 3** below depicts the currently zoned area and the additional 6 acres identified through the MLD process.

Figure 3 – currently entitled area with additional 6 acres identified



This amendment only seeks to update the legal description within the original cases to include the yellow area depicted in **Figure 3**. This amendment will update all references in the approved narrative report from 66 acres to 72 acres and will maintain its adherence to the approved conceptual development plan within the cases. This zoning amendment is submitted in conjunction with an amendment to the CPA case (current case number **PZ-PA-001-24**) to concurrently change the land use designation from “General Commercial and Employment” to “Green Energy Production” for the roughly 6 acres depicted in yellow in **Figure 3**, above. The updated legal description and depiction for the complete 72 acres are attached as **Exhibit A** to this narrative. **Figure 4** below depicts the resulting total area which will have I-3 PAD zoning.

Figure 4 – Resultant legal description



Classifieds



All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. Arizona Republic reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. Arizona Republic shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Announcements
Happy ads

Announcements

I am doing family genealogy and am looking for Miller family's that are related to the Tomazvic family from Taylorville IL. Call 618-967-4433

JL LANDSCAPES
All Your Landscaping Needs & Water Features. Shootout Diagnosis 602-596-9728 - call or text 480-786-8801 (old number)

Novena

Thank You St. Jude for answering my prayers. JBM

THANK YOU ST. JUDE For answering my prayers. RGR

Adopt Me

Pets
all your favorites...

Pets

English Bulldog, English Bulldog Puppy for sale, AKC Reg/Vet Checked, shots up to date, contact: xspvnr@hotmail.com, for more 900 6024567370

PUPPIES, YORKIES, MULTIPOOS, CAVAPOOS, HAVASHIRE, HAVANESE, SCHNODDLES, BICHON FRISE, CAVACHON, POODLE, MORKIES AND MORE... COME SEE. Beautiful puppies that have all their current shots, worming, microchip, papers, and 1 yr warranty. Hypoallergenic, non-shedding available. Playful and well socialized. Priced from \$700 to \$3000. I am a licensed business and have a A+ rating with BBB. Call Karie at 520-989-3999 to set up an appointment. You can view my website at www.pawpalaceaz.com to see all our available puppies. **I accept all major credit/debit cards. PayPal, offer financing, and other deposit options with 50% down and you can make monthly payment and I offer cash, military, law enforcement, senior citizen, and veterans discounts** 800.00 520-988-3999

Standard Poodle puppies. born 1/1/24 2 blk males/3 wht males AKC Champion bloodlines Health tested and guaranteed. Crate trained, calls preferred 2500 928-571-0875

Assorted Stuff
all kinds of things...

Antique Collectibles

Buying Sports Cards & Memorabilia, Mr. Baseball, Coming to Arizona, Buying Sports Cards & Memorabilia 203-767-2407

CASH FOR
Gold, Sterling Silver, Mexican Silver, Silver Plate, Jewelry, Antiques. Lawrence Lane Antiques, 602-989-1323

Guns-Bows-Knives

WE BUY & SELL GUNS!
Individual to Entire Collections.
ALLEGIAN ARMS
1445 E. University Dr. MESA
CALL FOR APPT. 480-649-4141

Wanted to Buy

Rock and Mineral Collections and Estates Wanted. Sell those rocks and minerals collecting dust. Trusted Arizona buyer for over 40 years. Confidential, secure. Mineral estate specialist. Also old mine signs. Warren 520 241-3009 or email: rocks@biseeminerals.com \$5000 5202413009

Real Estate Homes
starting fresh...

Acreage

Tonopah, 80 Acres prime development property on S. Indian School Rd. & 42th Ave. FSBO, \$1.5 million OBO, Crypto as partial trade or other real estate or equipment. Short contract possible. Call 509-750-1297

Homes For Sale - In State

Equal Housing Opportunity

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, national origin, handicap or familial status or an intention to make any such preference, limitation or discrimination.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

Real Estate Rentals
great places to live...

Apartments - Furnished

Casa Grande:
EARN FREE RENT! No long term lease & NO Credit Check! Furnished Studio Apts w/ FREE utilities & FREE cable. Stay Where You're Appreciated!
Call: 520-276-3954

Suites Tucson:
Earn Free Rent - Ask us how! Fully Furnished Apts, Free Utilities, Free Cable and Internet. NO LEASE REQ'D NO CREDIT CHECK. Stay Where You're Appreciated 520-352-7387

Homes For Rent

2 br., 1.5 ba, 2 car gar, 1 yr lease or longer. \$1700 + utilities. 17822 N. Willowbrook dr. Sun City, AZ 85373 Call Robert 623-975-7027. No Texting.

Automotive Wheels
best deal for you...

Autos Wanted

COLLECTOR
★ BUYING ★
American, European, Classic & Exotic Sports cars
1920s - 1980s
All Makes & Models
ANY CONDITION
RUNNING OR NOT
INCLUDING PROJECTS

Call Roy 602-810-2179

PORSCHE
1948 - 1998
356 Coupes, Roadsters, 911, 912, 993, Turbos, Etc

MERCEDES
1940 - 1970
190SL, 230SL, 280SL
Early Cabriolets

JAGUARS
1930s-1970s: XK, XKE, Coupes, Roadsters, Early Cabriolets

CORVETTES
1953 - 1972

IMPALAS 1959-1964
CAMAROS 1967-1969
MUSTANGS 1964-1973
CHEVELLES 1964-1972
ALL TRUCKS 1940s-1960s

1950s-1980s Ferrari
Alfa Romeo-All Models
Austin Healeys
MGs, Triumph
MGs, Triumph
VW Buses etc
Collector
★ Buying ★
All Interesting Classic/Sports Cars considered
I will gladly accept cars in "AS IS" condition
Restored, Barn Finds, Projects
\$ Top Dollar Paid \$
Please Call Roy 602-810-2179
Kellyyuta@msn.com

CARS

1979 LINCOLN TOWNCAR
4 door, 60k mi, \$15,000.
Call 480-981-0100

CALL OF ELECTION
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April 1, 2024, 5:00 p.m.
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Signed and Dated 2/21/2024
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2017 Nissan Altima 2.5S, power options, backup camera, exc, Carfax, good emissions, \$11,500 obo, 602-369-4236.

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CARS

2010 Volkswagen CC Sport, moon roof, leather, Carfax, 118k mi. 6 spd manual, emissions, \$5500. 602-369-4236

SUV

2005 Mercedes Benz ML 500, Excellent condition!! AWD, sunroof, 90k (actual) miles, desert Silver Metallic exterior color, tan leather interior, no exterior or interior damage; engine runs like new; A/C, brakes, suspension all great; 3rd seat; Moving sale! \$6,800 480-636-9178/480-332-6342

2015 Kia Sorento EX, V6, 59k miles, new tires, loaded, exc. cond., garage kept, \$15,000, 623-825-1970.

Vehicles Recreation
RVs, motorcycles, etc.

Motorcycle/Scooter

KAWASAKI VN800 1996
EXCELLENT COND. \$1850.
480-272-5696

Recreational Vehicle

2018 5th Wheel by Forest River Rockwood Signature Ultra Lite 8301WS, 33ft Bunkhouse and rear bath, Serrano Solar Outdoor Kitchenette \$32,500 602-550-0471

WE NEED YOUR RV AND WE PAY CASH!
Used RV Motorhomes, Mini Motorhomes, Travel Trailers, Fifth Wheels and Toy Haulers
Call me Today!
Rob Crist Sr.
480-980-5404

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Public Notices
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Legal Notices

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21ST DAY OF MARCH 2024. AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. MAIN STREET, FLAGSTAFF, ARIZONA. TO CONSIDER AN APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVIATION LAY DISTRICT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-004-24 PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints of Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a rezoning of 6.2 acres from General Rural (GR) zoning to Industrial (I-3) zoning to provide the area as previously rezoned in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Road and east of S Trico Road, Pinal County, PZ-PD-002-24 PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints of Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting an amendment of the Serrano Solar Project PAD Overlay Zoning District, on 6.2 acres as previously approved in case PZ-PD-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Road and east of S Trico Road, Pinal County, PZ-PA-001-24 PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints of Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to Amend the Land Use Plan and re-designate 6.2 acres as previously approved in case PZ/PA-016-22 of land from Employment and General Commercial to Green Energy Production, siting at a portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Road and east of S Trico Road, Pinal County, PZ-PA-001-24 ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE. AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <http://pinalcounty.gov/CommunityDevelopment/Planning/Pages/NoticeOfHearing.aspx> DATED THIS 20TH DAY OF FEBRUARY 2024, by Pinal County Community Development Dept. TO QUALIFY FOR FURTHER NOTIFICATION IN THIS AND 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, phone number and property tax parcel number (Print or type) 3) A brief statement of reasons for supporting or opposing the request 4) Whether or not you wish to appear and be heard at the hearing WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 2973 (85 N. FLORENCE ST) FLORENCE, AZ 85132 Phone # (520) 866-6444 Contact for this matter: Glenn Bak, Senior Planner E-mail address: glenn.bak@pinal.gov Phone # (520) 866-6444 Pub: March 5, 2024

Legal Notices

CONVOCATORIA DE ELECCIONES
Aviso Público del Pueblo de Gilbert
Por presente se notifica que el Pueblo de Gilbert llevará a cabo elecciones como sigue:
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Cargos a ser ocupados: Tres asientos abiertos:
Alcalde y Dos (2) Miembros del Concejo quien servirán términos de cuatro años.
Paquetes de Candidatura disponibles: A partir del 24 de agosto de 2023.
Paquetes de Candidatura disponibles en: Pueblo de Gilbert
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(Oficina de la Escribana del Pueblo)
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Gilbert, AZ 85296
www.gilbertaz.gov
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Chaveli Herrera
Escribana del Pueblo firmado y fechado 2/21/2024
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Legal Notices

CITY OF TEMPE
REQUEST FOR STATEMENT OF QUALIFICATIONS
Professional Services for Building Renovations - Administration and Environmental Services - South Tempe Water Treatment Plant
Project No. 3206022A1
The City of Tempe is inviting your firm to submit a Statement of Qualifications for providing Professional Services for Building Renovations - Administration and Environmental Services - South Tempe Water Treatment Plant. The complete RFQ is available on-line at <http://www.tempe.gov/enrprojects/bid> and for firms wanting additional information on the project, please direct any questions to the City of Tempe - Engineering Division, at consultant_sup@tempe.gov. PUBLISH: February 27, 2024, and February 28, 2024 and March 5, 2024, and March 6, 2024
T-Mobile USA is proposing to construct a 91ft 2in overall height stadium light pole telecommunications tower facility located at 13033 S Estrella Pkwy, Good-year, Maricopa Co., AZ 85338. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 001757 - SBT EBI Consulting, 606 Susquehanna Street, South, York, PA 7403, or at (248) 390-9151. Pub: March 5, 2024

Legal Notices

Arizona Department of Transportation Procurement has issued Solicitation Number 2024-00176 Truck Mounted VMS. Responses are due on March 25, 2024 at 3:00 P.M. MST. For details please visit https://app.az.gov/page.asp?enr/request_browse_public. Para mas información contacte: (602) 712-7466 Pub: March 5, 2024

Legal Notices

AVISO PUBLICO DE LA CIUDAD DE APACHE JUNCTION, ARIZONA
Aviso de que la Ciudad de Apache Junction, Arizona, tendrá elecciones de la siguiente manera:
*La Elección Primaria: El día 30 de Julio, 2024
La Elección General: El día 5 de Noviembre, 2024
Puestos a ser ocupados: alcalde y tres consejeros
Distribución de Paquetes de Candidatura: El día 1 de Noviembre, 2023
Información y paquetes de candidatura están disponibles en:
Oficina de la Secretaría Municipal, 300 E. Superstition Blvd. Apache Junction, AZ 85119
Fecha Limite para presentar Paquetes de Candidatura:
El día 1 de Abril, 2024
para las 5:00 de la tarde
Los paquetes de candidatura se deben presentar por:
Oficina de la Secretaría Municipal, 300 E. Superstition Blvd. Apache Junction, AZ 85119
Fecha Limite para registrarse para votar:
El día 1 de Julio, 2024
Jennifer Pena
Secretario de La Ciudad
21 Feb 2024
*Cualquier candidato que reciba una mayoría de los votos emitidos en la Elección Primaria será declarado electo, sin que tenga que participar en la Elección General.
Publicado en la revista llamada "El Arizona Republica" en Febrero 27 y el 5 de Marzo, 2024.

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CONVOCATORIA DE ELECCIONES
Aviso Público del Pueblo de Gilbert
Por presente se notifica que el Pueblo de Gilbert llevará a cabo elecciones como sigue:
*Elección Primaria: Julio 30 de 2024
Cargos a ser ocupados: Tres asientos abiertos:
Alcalde y Dos (2) Miembros del Concejo quien servirán términos de cuatro años.
Paquetes de Candidatura disponibles: A partir del 24 de agosto de 2023.
Paquetes de Candidatura disponibles en: Pueblo de Gilbert
Town Clerk's Office
(Oficina de la Escribana del Pueblo)
50 East Civic Center Drive
Gilbert, AZ 85296
www.gilbertaz.gov
Registro de los Paquetes de Candidatura: Marzo 2 de 2024 a Abril 1 de 2024, 5:00 p.m.
Los Paquetes de Candidatura se deben registrar en: Pueblo de Gilbert Town Clerk's Office
(Oficina de la Escribana del Pueblo)
50 East Civic Center Drive
Gilbert, AZ 85296
Fecha Limite del Registro Electoral para la Elección Primaria: Julio 1 de 2024
Elección General (si es necesario): Noviembre 5 de 2024
Fecha Limite del Registro Electoral para la Elección General: Octubre 7 de

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I, Caleb Weeks, Applicant for case PZ-004-24, PZ-PD-002-24, PZ-PA-001-24 (Case number), personally caused 8 sign(s) to be posted in a visible place on or near the proposed project site on 2/28/2024 (Date), at least 21 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Perone, CPA & PAD applications (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Caleb Weeks
Applicant



STATE OF ARIZONA)
) ss:
COUNTY OF MARIOCPA)

Subscribed and sworn to me by Caleb Weeks this 5 day of March, 2024.

Lauren
Notary Public
My Commission Expires:

PINAL COUNTY Public Hearings

Case Numbers: PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24

Existing Zoning: GR

Proposed Zoning: Industrial (I-3) PAD

Existing Comprehensive Plan Designation: General Commercial and Employment

Proposed Comprehensive Plan Designation: Green Energy Production

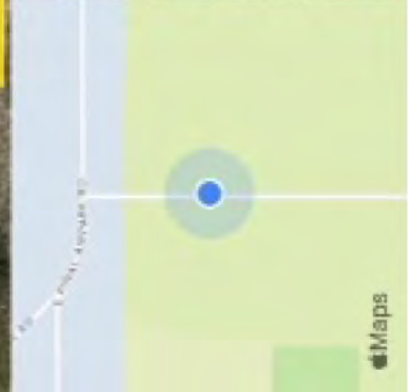
Acreage: Approx. 6 Acres

Applicant Name: Serrano Solar, LLC

Applicant Phone Number: (602) 888-7855

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information



February 26, 2024 at 1:04 PM
Pinal County Airpark
Pinal County

PINAL COUNTY Public Hearings

Case Numbers: PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24

Existing Zoning: GR

Proposed Zoning: Industrial (I-3) PAD

Existing Comprehensive Plan Designation: General Commercial and Employment

Proposed Comprehensive Plan Designation: Green Energy Production

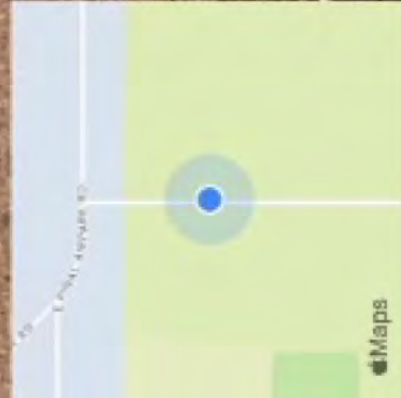
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Applicant Name: Serrano Solar, LLC

Applicant Phone Number: (602) 888-7855

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information




February 26, 2024 at 12:46 PM
3745-3797 N Trico Rd
Pinal County



**PINAL COUNTY
Serrano Solar Project**

Proposed Sign Locations

 Proposed Sign Location

PINAL COUNTY Public Hearings

Case Numbers: PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24

Existing Zoning: GR

Proposed Zoning: Industrial (I-3) PAD

Existing Comprehensive Plan Designation: General Commercial and Employment

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Public Hearing Information

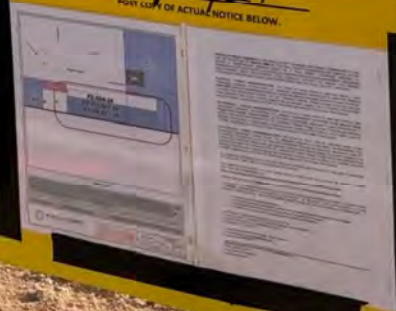
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 2/28/24

POST COPY OF ACTUAL NOTICE BELOW.



PINAL COUNTY Public Hearings

Case Numbers: PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24

Existing Zoning: GR

Proposed Zoning: Industrial (I-3) PAD

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Applicant Phone Number: (602) 888-7855

Case Information Available at Pinal County Planning & Development
(520) 866-6442

Public Hearing
Information

NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested in the proposed project should contact the Planning & Zoning Department for more information and to request a copy of the project information.

DATE POSTED: 12/28/24

PROJECT: SERRANO SOLAR

ADDRESS: PINAL COUNTY



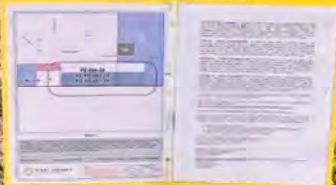
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: **2/28/24**

POST COPY OF ACTUAL NOTICE BELOW



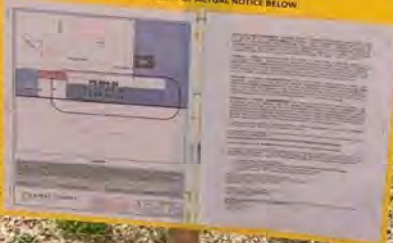
NOTICE

PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 2/28/24

POST COPY OF ACTUAL NOTICE BELOW



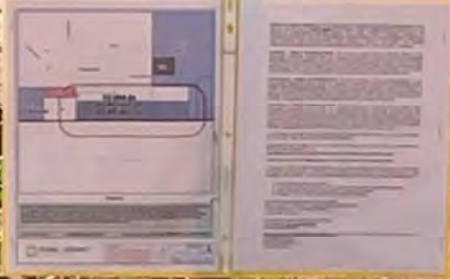
NOTICE

PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 2/28/24

POST COPY OF ACTUAL NOTICES BELOW.





NOTICE
 PLANNING & ZONING
 PINAL COUNTY
 PUBLIC HEARING

Any person who is interested in any proposed project, or who has any comments, or who has any questions, with the Planning & Zoning Department in Pinal County, should contact the Planning & Zoning Department at the following:

Public Hearing: 2/28/24

Public Hearing Location: [illegible]

[Small inset image of a document or map]

NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 2/28/24

POST COPY IN ACTUAL NOTICE REGION

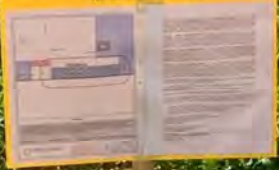


NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County no later than 5:00pm on the following:

Date Posted: **2/28/24**

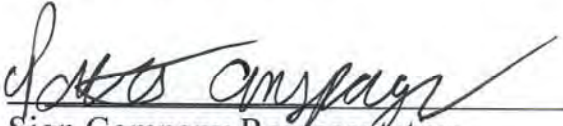


Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at SEC Trico Rd & Pinal Air Park Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name


Sign Company Representative

Subscribed and sworn to be on 02/27/24 by Patrick Anspaugh.

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


Notary Public



My Commission expires: 5/31/27

PINAL COUNTY Public Hearings

Case Numbers: PZ-004-24, PZ-PA-001-24 & PZ-PD-002-24

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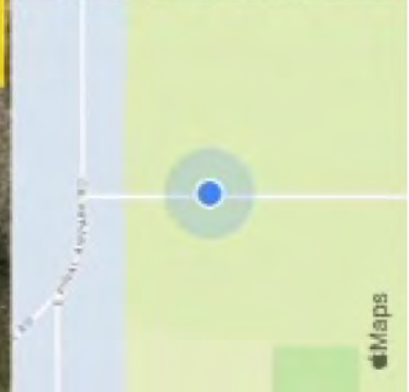
Acreage: Approx. 6 Acres

Applicant Name: Serrano Solar, LLC

Applicant Phone Number: (602) 888-7855

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information



February 26, 2024 at 1:04 PM
Pinal County Airpark
Pinal County

PINAL COUNTY Public Hearings

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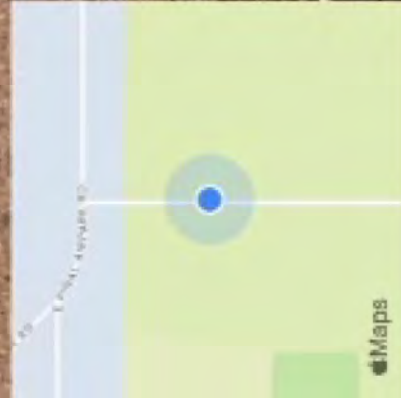
Acreage: Approx. 6 Acres

Applicant Name: Serrano Solar, LLC

Applicant Phone Number: (602) 888-7855

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information



February 26, 2024 at 12:46 PM
3745-3797 N Trico Rd
Pinal County

PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 2973 ((85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st DAY OF MARCH 2024**, 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 REZONE, PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, AND A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-004-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a rezoning of 6± acres from General Rural (GR) zoning to Industrial (I-3) zoning to amend the area as previously re-zoned in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County

PZ-PD-002-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting an amendment of the Serrano Solar Project PAD Overlay Zoning District, on 6± acres as previously approved in case PZ-PD-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

PZ-PA-001-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 6± acres as previously approved in case PZ-PA-016-22 of land from Employment and General Commercial to Green Energy Production, situated on a portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

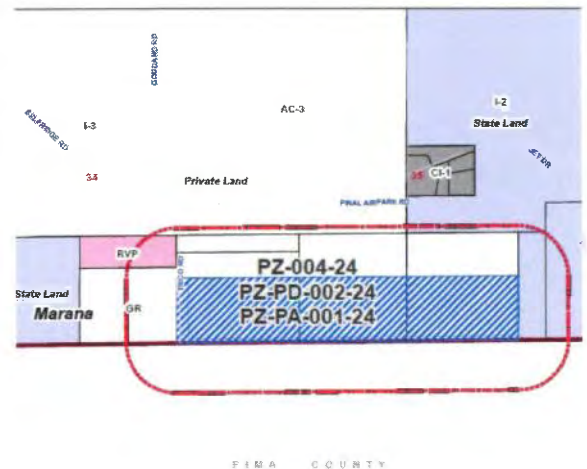
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE. IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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

WRITTEN STATEMENTS For or Against The Proposal MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 2973 (85 N.FLORENCE STREET) FLORENCE, AZ 85132, or by email to the case coordinator indicated below

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



Rezone

PZ-004-24 – PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints a Utah Corporation, landowner, Serrano Solar LLC, applicant, requesting a rezoning of 6± acres from General Rural (GR) zoning to Industrial (I-3) zoning to amend the area as previously re-zoned in case PZ-050-22. A portion of the south half of Sections 34 & 35, Township 10 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: a portion of 410-14-001A, 410-14-002A, and 410-15-0020, located south of E Pinal Air Park Road and east of S Trico Road, Pinal County.

SERRANO SOLAR PROJECT		
Mailing List – Parcels within 600 Feet		
Parcel	Owner	Mailing Address
<i>Pinal County</i>		
41014001A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
41014002B	VALLER RODOLFO L & ROSITA	PO BOX 32, MARANA, AZ 85653
41014001B	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
41014002A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
410150020	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
410157010	STATE OF ARIZONA	1101 W. Washington St., PHOENIX, AZ 85007
410158000	P & P MATERIALS	27035 E. Pinal Airpark Rd., Marana, AZ 85653
410140030	PINAL COUNTY	PO BOX 827, FLORENCE, AZ 85132
410157000	STATE OF ARIZONA	1101 W. Washington St., PHOENIX, AZ 85007
<i>Pima County</i>		
20808001C	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151
20808004B	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	PO BOX 511196, SALT LAKE CITY, UT 84151