Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 30, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO(S): **PZ-PA-008-24 PROJECT BELLA**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

Executive Summary: *Pinal County Comprehensive Plan Amendment request by Withey Morris Baugh PLC, to re-designate 351.8± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to General Public Facilities/Services for a 480 MW natural gas-fired power plant with 440 MW Battery Storage, located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of Pinal County.*

If this request is approved by the Board:

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop 480 MW thermal gas-fired generation facility and a 440 MW Battery Energy Storage System (BESS) on 351.8± acres.

Items for Board's Consideration:

Public/Agency Participation:

- 7 letters received in support of the proposed project.
- 14 letters received in opposition of the gas fired power plant for various reasons stated in report.
- City of Casa Grande has 'no objection' for the project as located in areas proposed for future industrial and commercial area.
- Proposal undergone 60 day countywide Agency review

Citizens Advisory Committee Recommendation:

September 5th – Citizen's Advisory Committee voted to recommend **denial** (0-16) to the Planning and Zoning Commission**.**

Planning and Zoning Commission Recommendation:

September 25th – Planning and Zoning Commission voted to recommend **approval** (5-2) to the Board of Supervisors.

Project Challenges:

- Drastic land-use change from Residential (MLDR) to General Public Facilities/Services.
- Balancing growing energy demands with population growth and job creation.
- Project location has existing gas and electrical infrastructure with surrounding residential area.
- Protection of 'Greene wash' along canal corridor identified as 'existing/planned' open space.

LEGAL DESCRIPTION: 351.8± acres, situated on a portions of sections 1, and 12, T07S, R04E of the Gila and Salt River Base and Meridian (legal on file)

TAX PARCELS: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B

APPLICANT/AGENT: Withey Morris Baugh, PLC, Alex Hayes

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, September 25, 2024
BOS Hearing Room
135 N. Pinal Street, Florence, Arizona

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Julie A. Fish
Quick Response Transcription Services
829 East Windsor Avenue
Phoenix, Arizona 85006
602-561-2283

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PINAL COUNTY, ARIZONA

FURLOW: Thank you.

MENNENGA: Motion? No motion? Oh my, come on, you're killing me here. Okay, we need to open the public comments on case PZ-PA-007-24. Anyone speaking on this? Anyone at all? Okay. All right. We're going to close that portion of the public hearing on case PZ-PA-007-24, and back to the Commission.

KLOB: Through the Chair.

MENNENGA: Yes, Commissioner Klob.

KLOB: I'd like to make a recommendation for case PZ-PA-007-24, of approval to the Board of Supervisors.

MENNENGA: Second?

SCHNEPF: I'll second.

MENNENGA: Second. Further discussion? Or vote. All in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? Motion passes. Good luck. Ms. Sangeeta.

DEOKAR: Yes, once again. So here we are at a completely different and a new land use designation. This is PZ-PA-008-24. Once again, Sangeeta Deokar, senior planner, presenting this case. Project Bella is a request to re designate 350 acres from Moderate Low Density Residential to General Public Facilities/Services for a 480 megawatt natural gas-fired power plant with a 440 megawatt battery storage.

The size of this project is 350 acres that is for the land use designation change. Location is south of Selma Highway, north of I-8 and 1.5 miles south of the City of Casa Grande. Owners are Brian and April Rhodes, and we have the applicant/agent Alex Hayes, representing Withey Morris Baugh. This is the map showing the location along I-8. We can see that in the central Pinal area and it's marked by the red star in the western portion. The Comprehensive Plan land use designation is MLDR, which allows 1 to 3.5 dwelling units per acre. Proposed land use designation is for General Public Facilities/Services. This is the vicinity map with the existing infrastructure, electrical and the gas. You can see that the green line is the El Paso gas pipeline and the project area is demarcated by the blue portion. I-8 to the south there is a 500 kV transmission line that kind of cuts across east-west, along with a 230 kV WAPA transmission line going across. This is the aerial map showing surroundings. And just to give a perspective of the one which was just approved by the Commission Members, the south portion is the portion that you approved, which is RV and the boat storage. This is northwest of this activity center, and some pictures that have been shown along east-west I-8, further east Casa Grande, Attesa to the south and there's Employment to the south. Otherwise this portion that the land use change is requested is the Moderate Low Density Residential. You can

also see that there's a Greene Wash that goes south that is along the floodplain. This is a map showing Flood Zone X and A. Again, half of the portion of the parcel is - to the south is the Flood Zone A, with 1 percent annual chance of flooding and 26 percent chance of flooding over 30 years of its (inaudible) area. The Flood Zone X to the north of this parcel. This is the Pinal County open space map. One can see that the portion has been circled, the project area where the Project Bella is requested. It is crossed with the Greene Wash, with a canal to the south of this project boundary. Current site conditions, access and use. The site is accessed by private driveway from Midway Road and currently used for agricultural operations. Surrounded by Low Density Residential, General Rural and CR-2 zoning. Flood zones, as shown, has A and X, as shown earlier in the earlier maps. There's an open space Greene Wash, as part of the connected open space, which is the main drainage feature to the south. Water flows northwesterly with a riparian habitat. Electrical gas infrastructure existing is what is kind of taking advantage of the existing 100 foot high (inaudible) Pinal Central (inaudible) kV and 230 kV WAPA transmission line, along with the natural El Paso gas pipeline to the north edge of the property. The project features. This is thermal gas-fired power generation facility, it's using natural gas. One of the first, probably, in the Pinal County. Development of

two principal components, which is the thermal gas-fired generation portion and the battery storage. The site plan footprint is approximately half of the site, northern half, which is 158 acres of the 350 acres. Utilizes existing easements and infrastructure for high voltage transmission and natural gas pipeline. And there's a 500 kV switchyard which will occur on the site. There's no additional electrical or gas infrastructure that is required. Public responses. We received 12 letters in opposition for the project for the following concerns: proximity to houses, loss of rural lifestyle environments, fire hazard and lack of emergency services to the area. Air pollution during any fires. Use of water from well, depletion of the water table. Sound of the power plant, smell due to chemicals stored and used for the plant. We received four letters in support. Citizens Advisory Committee recommended denial, 0 to 15 to the Planning and Zoning. From the City of Casa Grande, we received a letter with no objections to the project, as the area is proposed for future industrial and commercial uses along the I-8. I'm open for any questions.

MENNENGA: Questions? And the applicant. Signed in?

HAYES: Yeah. Well, good afternoon Chair and Commissioners. My name is Alex Hayes, 2525 East Arizona Biltmore Circle. Now I know this Commission is very familiar

with energy projects, particularly solar. We see a lot come through, especially this time of year during the Major Comprehensive Plan Amendment season, but you're probably less familiar with this type of use - the natural gas generation and kind of what this land use looks like in relation to its surroundings. So I'm going to do my best to cover kind of some of the project details here and I'll do my best to be brief, but I know there is a lot of detail here and we want to make sure we get the facts straight. So I think hopefully you and I can mind meld here as we flip through these slides. Firstly, I think it's worth noting the kind of other permitting and approval processes that Project Bella must go through before it can be constructed. Project Bella has already received its air permit from Pinal County. That was reviewed and approved by the Air Quality Control District, as well as the US Environmental Protection Agency. And Project Bella is also subject to jurisdiction from the Arizona Corporation Commission and must receive what's called a certificate of environmental compatibility, and through that process there is a hearing before the power plant and line siting committee. That committee is made up of representatives from counties, cities, General Public, Department of Environmental Quality, Department of Water Resources and others, so it's a varied committee. And, you know, in contrast to the Citizen Advisory Committee where this

project wasn’t able to present or really answer detailed project questions, that land siting committee hearing, which was last month, had four days of expert testimony. There were 900 pages of detailed filings, there were two in-person comment sessions which members of the public could come express their opinion on the project, and I think importantly, there was a site visit by the entire committee that went to the project site. They put their boots on the ground, they saw what the site looked like, and how it would relate to the surroundings. And after all that, there was a unanimous recommendation of approval from that committee with a vote of 11 to 0. And I think one of the important things that came out of that process was Project Bella agreed to, and the (inaudible) energy team agreed to establish a community working group. And this community working group will be made up of members of the community living within a mile of the project site, and then project team members, and it’s going to be funded to the tune of $4.1 million by the Project Bella team. That will be directed and controlled by the community and directed by the community for the benefit of the community, so they’ll be able to spend that money how they see fit to benefit the community. So we can move ahead. You know, taking a quick step back, what is Project Bella? This is really two components to this project. This is natural gas thermal generation and battery energy storage, with the goal

of enhancing grid reliability, and ultimately being able to better integrate renewables onto our grid. The natural gas component is comprised of 10 natural gas turbines, with a total project capacity of 480 megawatts. This is, you know, focused on reliability and resource capacity. Those are two words you're going to hear a lot from me today. But this is a quick ramping structure, this compares to a combined cycle which is used for more baseload power. This quick ramping structure allows it to be kind of a source of reliability and will only run these generators when there is not sufficient renewable generation, solar generation on the grid. So during, you know, the hottest days of peak demand or later in the day when air conditioners are still running and, you know, sun's getting lower in the sky and solar generation is declining. The second component is the battery energy storage, which will be 440 megawatts of grid charge battery storage, so this project component will allow for a storage of power during the day when there is excess solar capacity on the grid for redeployment later in the day when demand is still increasing, but that solar generation is decreasing. A bit more about this project. I think Sangeeta kind of showed you where this project is located. It does benefit from having a small footprint, at least in comparison to solar generation, it's a much more land efficient form of generation, about one-tenth land intensity of solar. And the

project site itself, the project footprint will only be about 155 acres, so this is less than half of the 350 acre total site. And this is intentional and provides a couple benefits: One, is it allows us to have additional setbacks and buffering between the surrounding uses, maintains that open space along the Greene Wash corridor, and allows us to be able to site this project facilities kind of more thoughtfully. Now, I think it's important to note, that I touched on, but this is considered a reliability resource, called a peaker plant. Only op – it's not a 24/7 operation, it's only operated during those times when solar generation can't meet demand. So it will not be operating during those periods of high renewable generation, nor during the cooler months. So, you know, in Arizona our periods of high demand are obviously the summertime, and so this natural gas generation portion of this project will likely remain dormant during those cooler months. We anticipate those generators operating at about 35 percent of the year, but we're actually capped by our air permit at 43 percent of the year, and so under those circumstances will the operation time for those generators exceed that. Just very quickly on this slide, I think I wanted to highlight, again, the land use efficiency of natural gas generation. This just compares the other solar projects on this agenda alone, it's on a per acre basis, significantly more megawatts generated. And this is not a knock on solar, solar's a very important

component of our resource mix, this is just meant to highlight the importance and land use efficiency of this project as it contributes to the overall reliability of our grid. So these next two slides just kind of show a visual perspective. This is a rendering of what the project will look like. This is looking northwest at the site from Mammoth Road. You can see the existing – if you'll go back actually real quick - you can see the existing 140 foot tall transmission lines on the left side of that image, and then the project there in the center. Here, you can see the perspective of the site from Interstate 8, just kind of highlights its proximity to the interstate looking northwest. And again, you can see those existing transmission lines running across the center of that rendering. So why is this project needed? I think we're all aware of the growth that's occurred in this State over, you know, at least the last five years. With a tremendous amount of employment growth, Arizona's been really pacing the nation in terms of attracting new employers and in turn new residents, and that has not just been isolated to, you know, the Phoenix and the Valley, and/or Tucson, it is not just the larger population centers this has occurred. We've seen the growth, you know, Queen Creek and Maricopa are some of the fastest growing towns in the country, and we've seen industrial and manufacturing growth along the I-10 corridor in the County. And so this tremendous growth that's occurring

here is leading to a significant uptick in demand and the tax on our grid and the existing capacity. And this is happening at the same time where we're seeing coal generation being retired, which is an important step in decarbonizing our grid, but it's also creating reliability concerns. If you see that chart on the right, that shows you how we fared with our target reserve margins. Reserve margin refers to the amount of capacity you have over your peak demand, and when you get below those target reserve margins, you have potential reliability concerns and you face potential blackouts or brownouts, and you start worrying that you might look like California. And I think becoming like California is nobody's goal here in Arizona. So what does it look like to not become California? It looks like projects like Project Bella, which provide reliability capacity in the form of the natural gas generation and battery energy storage to better integrate those renewables so that you can store them when there's excess demand and redeploy them in periods of higher demand when that generation goes away. So why did we look at this location, or select this location? The Project Bella team surveyed sites around the State and we looked at places that would be suitable for this proposed use, and this one stood out for a number of reasons, but the primary of which was the existing infrastructure that is on site. As we've discussed, there's those existing 500 kV transmission lines, those are

140 feet tall, so we'll directly interconnect onsite with no need for additional transmission infrastructure. It also happens to be the El Paso natural gas line crossing the site, which will provide all the natural gas for this project. So I kind of refer to this as X marks the spot, when you have these two significant regional infrastructure crossing this site and allowing for those direct interconnections without needing to encumber additional property. The other factor here is land use compatibility. There is residential around this area, but when you look at the distances from our proposed generators to the existing residential, there's a handful of homes to the northwest of the site, about 2,300 feet away, and then to the east of the site, you have homes about 4,300 feet away. I think it's worth noting that that property between the Project Bella site and that existing residential to the east is actually controlled by Project Bella, so that has the ability to always be maintained as a buffer. But when you look at similarly constituted natural gas generation facilities, Project Bella would actually favor quite well, or compare quite well, to those in terms of the surrounding residential. This one shows the Kyrene Generating Station, this is in Tempe, and this kind of demonstrates the amount of density that is around a facility like this, shows that it can coexist with residential. It shows it doesn't have that impacts on health and human welfare, and it doesn't have an impact on

property values. If you look at the homes within that one mile buffer compared to homes outside of it, there really is not a material difference in home prices. Then on the other hand, you have a facility like the Sundance Power Plant, which is here in Pianl County, and in a more rural setting. This one has one home within 1,000 feet, 36 homes within a mile. You know, these kind of facilities are very important for supporting reliability of the grid and resource adequacy, which in turn supports additional growth, but there's no actual inherent benefit to co-locating or locating within the vicinity of a facility like this, so it's not actually conducive to growth around it. So you can maintain that that rural lifestyle and won't impact that rural lifestyle. And if you go to the next slide, you can see, again, kind of how that compares to the Project Bella site with zero homes within 1,000 feet and 56 homes - or 58 homes within one mile. So turning to the land use attributes, you know one of the things we've heard from residents in the surrounding area is what will the impact to water be? And this project will actually use less water than is currently used onsite by the existing agg operations. The current use on average, the agricultural operations pump 463 acre feet per year. We anticipate our use being about 395 acre feet per year, but as part of that CEC process, we are stipulated to no more than 420 acre feet per year on an average basis. So even if we do reach that

maximum, we're still representing a 43 acre foot decrease from the current use on site. Now, that would be verified through ongoing reports of our pumping to the community working group, so there will be kind of an ability to verify and hold us to account on that requirement. There's also been a question of will we have an impact on existing domestic wells, and our studies verify that there will be no impact. And the reason for that is because this aquifer is actually separated by, you know, it has geological stratification, so where our well is pumping from is actually geologically separated from the more shallower areas in the aquifer where the domestic wells would be pumping. So when we are pumping, again, at a reduced rate from the current use, we will not be impacting the water table at the level where the domestic wells are pumping. As I mentioned, the air permit has already been issued by Pinal County Air Quality Control District after 17 months of review and modeling, including review by the Environmental Protection Agency, and that review is done for compliance with National Ambient Air Quality Standards, and those standards are designed to protect human health and welfare. So this air permit establishes the operating parameters of this project. As I mentioned, we're capped at 43 percent of the year in which these natural gas generators can operate, and that's due to this air permit, which also requires continuous emissions monitoring, monthly reporting, and ongoing compliance

verification to ensure that Project Bella is actually attaining those emissions performance targets. Another key question that we've heard is about noise, and I think the reality is, is that this project will comply with the Pinal County noise ordinance, because we must. One, is it's a requirement of the ordinance itself, it's actually also a requirement of our CEC conditions. So there are kind of two enforcement mechanisms to make sure that we are complying with the noise ordinance, which would require 55 decibels at our property line. But our modeling shows that at the existing residences, the sound increase over the background noise would only be two decibels, and that is at a level that's barely perceptible to the human ear. Now, those numbers are based on sound modeling, you know, our projected sound impact, but we are required, again through that CEC process to, within 120 days of commencement of operation, to do another study to measure our actual sound impact, and in the event that we are exceeding those ordinance limits, we will be required to add additional sound mitigation measures in the form of baffles and sound sleeves and other engineering solutions. Project Bella will ultimately be required to operate pursuant to a comprehensive emergency response plan. This will be developed by industry experts, reviewed semiannually and will be disclosed and discussed with the community working group. I think a very important thing to note: One of the things that

we have learned through this process is that this property is not currently served by a fire district, and so we're currently in discussions – Project Bella's in discussions with neighboring jurisdictions, Casa Grande being one, and other fire protection providers, to extend that service to not only our property but to the surrounding community, and would include some additional startup funding from Project Bella to get that off the ground, and that would, you know, ultimately be a benefit for this community on an ongoing basis to have fire service established. I know they've made comments that that has been a challenge for them in the past. And that is, of course, in addition to and separate from the project-specific fire response measures. There's fire detection, prevention and suppression systems associated, of course, with the battery energy storage that we've heard from, you know, all the different projects here today. I think one key difference with our batteries is that they are liquid cooled, which I think is helpful. You know, in addition to the physical attributes of the site and some of the land use benefits that we're discussing, there's also the substantial fiscal impact for the County, which is an estimated $167 million in property tax revenue over the life of this project. That averages to a annual amount of 6.7 million. Now when you look at the tax revenue generated from the site today with its agricultural use, that number is 4,500. So this would be a

188,000 percent increase in property tax revenue via development of this project. Now, Project Bella will also provide about four times more tax revenue than a similar solar energy investment, and will do so at about a 10th of the land. So it's more tax revenue from less land use. It's also a significant job creator, and I think this is an important point. In the staff report it mentioned there would be about three jobs created by this project. That number is more like 14 on an ongoing basis, and these are going to be very skilled, high wage employees from engineers and plant managers. And that's for your ongoing operations once this thing is constructed, but through the construction phase it's going to create hundreds of jobs, all at a high wage, prevailing wage, for our skilled tradespeople in the community. And when you think about, you know, the economic multiplier effects of these employment opportunities, it's going to have a significant economic impact for the County and for this region in particular. Okay, approaching the end here, I promise, but I wanted to kind of reiterate the community working group here. I think this is a very key component of this project and I think it's kind of been something that's been discussed on other projects on this agenda, but Project Bella is agreeing to establish this community working group, which again will be comprised of four members of the local community, all living within one mile of

this site. There'll be two members of the Project Bella team and then two representatives from Pinal County. Project Bella would fund this community working group with $4.1 million. And again, the community would be able to decide how that money is spent, you know, whether it's on roads or sound, or to simply pay everybody within the community. It would be up to them to decide how to use it, but the community working group would meet quarterly. Those meetings would be facilitated by an independent facilitator, and the goal is to provide clear and transparent communication and to be a good neighbor. I think I'll kind of move quickly through this, you've been patient with me, but this project is needed and necessary at this location and time. As I mentioned, you know, the Arizona power demand is increasing rapidly and additional capacity is needed. This project provides great solutions for improving reliability, and this location is really suitable for this use due to the existing infrastructure, its proximity to I-8, and our ability to use this land efficiently. It will not negatively impact our adjacent properties. I think, you know, we touched on that there's - we're complying with the noise ordinance, we're going to use less water than is currently used on the site, we have an air permit that establishes our operational parameters, and all of that will be verified by this community working group. Promotes orderly growth and development

through the efficient use of this land at about one tenth the land intensity of solar, and that again, that use of existing infrastructure so no need to encumber additional land with 140 foot tall transmission lines. And it's compatible with the goals and policies of the Comprehensive Plan, in that it assures energy for future development and protects the environment by allowing for additional integration of renewable energy and allowing for the retirement of coal. And then just to wrap it up here, this project's gonna help meet that growing regional energy demand. No need for new infrastructure. Less land intensive, reduces water consumption with minimal impact on its surrounding properties. Creating important jobs for this community, with ultimately it's a very substantial impact for the County from a fiscal standpoint. Now, all that said, we're very far in the permitting process. We know that this is step one in the County entitlement process, so there's a lot of work to do, and we're committed to working with this community, as you can see with the community working group, and we're committed to working with the County through the zoning and site plan process to make sure that we're addressing any additional concerns and make sure that we're a compatible development partner in this area. So with that, happy to answer any questions and I appreciate the patience.

MENNENGA: Questions?

SCHNEPF: I have a question.

MENNENGA: Go for it.

SCHNEPF: Commissioner Schnepf, by the way, for the record. A lot of questions here. I'm sure we're not really at that point, you know, because we're doing a major land change here, but is there a well onsite?

HAYES: There is.

SCHNEPF: And you have an assured water supply on that well. You do?

HAYES: That's correct. Yeah, we do have a decreed well right, yeah.

SCHNEPF: Since you're using water for this project. What is concerning about right now - I know you're working on it - is there's no fire emergency right there in the area and you're working on it, so that's a bit of a concern. But you're still working on that, right?

HAYES: Mm hm.

SCHNEPF: Yeah, there's a lot more questions. I know this isn't the appropriate time for it, but perhaps we'll get to that in the future. But okay.

HAYES: Yeah, I can, briefly Commissioners, answer kind of those questions, I think. We do have a Type 1 water right and the ability to pump up to our maximum that we've agreed to as part of that CEC process. And there will be a water tank onsite that's going to have about 7.5 million

gallons of water, which will be obviously a huge benefit in that fire response should, obviously in the worst case scenario, that would be needed. And this will also be staffed 24/7. I think that's an important distinction from some of the other projects in that there will be personnel onsite at all times in the event that there is a response needed.

SCHNEPF: How many turbines is there again onsite?

HAYES: 10.

SCHNEPF: 10? I mean, I don't want to get into size and everything and all that, but we'll save that for another time. Thank you.

MENNENGA: Anyone else? Okay, thank you. All right, at this time we're going to open the public hearing for case PZ-PA-008-24. Anyone –

DUGAN: Told you I'd be back. Good afternoon, my name is Tina Duggan. My family owns property within a mile of this at 3889 South Mammoth. My concerns with this project - Commissioner Schnepf touched on this - fire. There is no fire department out there and no matter how many talks and everything else you're in, until that is absolutely set, this is not the right place for it. Eight firefighters in Arizona in 2018 were injured in battery storage fire. In 2020, four firefighters in Peoria, Arizona, were injured in a battery storage fire. There is currently a study by the University of Austin set aside by FEMA because they don't really have a way

to attack these kind of fires. The rural lifestyle, there's a dairy farm not too far from here - not mine - there's a dairy farm. Can you imagine those toxic gases, which is one of the big things that this study is looking at? I can't move 3,000 cows when this fire happens, it's impossible. My son's a truck driver and hauls cattle all over the country and they don't fit that many cattle on one cattle truck, sorry. And to get cattle trucks deployed would be impossible. Until that is absolutely done, I don't think anything of this manner is right to change the land use to some kind of energy that requires battery storage. Staff, according to what I read, said no recommendation. The Citizens Advisory Board was 15 to 0 against. And my final question to you, if this were within one mile of your house, would you be standing in my shoes against this project? Thank you.

MENNENGA: Thank you. Anyone else?

??: Good afternoon.

MENNENGA: Did you sign in?

??: Yes sir, I did. Basically, I'd like to start with a couple fallacies. The location couldn't be any more perfect than what this merchant power plant is looking to build on. There's gas, overhead cables, all the wiring, everything's there. It's perfect. It's on a floodplain. It's on our aquifer. Okay? You know, we have issues with that. You know, he talked about you're building a merchant

power plant with 10 turbine generators, of which are only going to use 3 or 4 a year. You gotta be kidding. Why? Because EPA, you know, is regulating them to so many - to their emissions. Well, you just buy more therms. I've been there, I know. When you exceed your therms and EPA, you can buy more. You can buy more water, too. You just buy credits from the agricultural area. So this plant is going to use 130 million gallons of water per year. That's what they're taking, and they're consuming the water. They're not using it, they're consuming it. Meaning that it's processed water. It's going to end up outside in evaporative ponds, and as water evaporates, it's going to create sludge and smell. The ponds are not EPA regulated. Who knows what's in the ponds? You have the BESS system. The BESS systems is, oh my God. The cut sheets that are provided by the applicant, have – you know, a cut sheet is basically specifications on the equipment that they're buying. The BESS system has limitations on heat. Yeah, they are water cooled. They're half water, half antifreeze, which is ethylene glycol. Okay? They're water cooled. The systems are - I'm assuming some of you have already seen them, what they look like, they're the size of a small camper. 20 feet long, whatever, eight feet wide. These units begin to deteriorate at 130 degrees. I live in the area, I live less than a mile from where this plant is being proposed. In that area we've seen, I can't count how many,

the number of days 110 degrees. 110 degrees. That's ambient temperature. You're out in the middle of the desert, it's 110 degrees with that sun beating down on you. Okay? For, you know, numerous hours. Yeah, I'm sorry, I'm working on it.

MENNENGA: Wrap it up.

??: I'm wrapping it up. So the BESS systems are the biggest problem we have with fire and the fumes and the toxic gases. There's no such thing as evacuation in our area. People have livestock. We have animals. I once belonged to NFPA - National Fire Prevention Association. They haven't got a clue on how to put these fires out. They're chemical fires, all they can do is pour water on them. So you're pouring water out of our aquifer on top of this. On September 5th we were actually at a committee meeting when - in Escondido there was a BESS fire. It happened to be that firemen noticed some smoke coming out of the unit. They started to pour – they had two fire hoses pouring water on it for four days

OLGIN: Sir, could you please wrap it up? Thank you.

??: Thank you.

MENNENGA: Thank you. Questions? Okay. Anyone else?

CALLAWAY: My name is Jon Callaway, and I live half a mile from this proposed plant. The area is ranch farms, small ranch farm, and the whole Stanfield Valley is farm. I'd

like the Commission to consider the true value of balance. That's a word I want to throw out there, balance, and that's really the only thing I'm talking about. The County is encroaching everywhere, and we keep moving industrial further and further into the County to where there's not going to be any of our western lifestyle left. And I think it's pretty much that simple. So I really want you to consider the balance, a balanced use of the County. I appreciate your time.

MENNENGA: Thank you. Questions? Anyone else? Did you sign in?

CARDENAS: Yes, sir. Good afternoon, Honorable Commissioners. For the record, Mark Cardenas. My address is 10797 West Randolf Road, Casa Grande, Arizona 85194. I'm here representing a number of electrical workers, carpenters, operating engineers and boilermakers in Pinal County, and our signatory contractors that currently number in the hundreds in our County. Everyday our folks go to work building Lucid Motors, LG battery plant, some of the solar plants in the area, and finally are currently hard at work expanding the APS Sundance Power Plant. I wanted to thank the owners of Project Bella for their partnership, their openness and willingness to meet with local stakeholders, including us, whenever they are asked. Our skilled construction workers are painfully aware that every day they step on a jobsite, they're essentially

working themselves out of a job. We want this plant to happen. Some of our folks have to drive to Phoenix and Tucson everyday to work, which adds additional time to their workday, their commute, and takes them away from their families. Our workers want to be able to work a full shift and then still have time to pick up our kids after school and help make dinner. Approving Project Bella will enable us to continue to live and work in our local community. We're proud of our trade and also proud to be members of this community. We're in absolute support of Project Bella and look forward to the day when we could put shovels in the ground. We ask for your support of agenda item 5(D). Thank you very much for your time.

MENNENGA: Thank you. Questions? Okay. Anyone else?

LERMA: Commissioner, I'm signed in. My name is Richard Lerma and I represent the boilermakers. I am the president and business agent. I represent about 400 boilermakers across the State of Arizona, Pinal County. We are in favor of the Bella project. Just like the gentleman was saying, I mean they're decommissioning these coal fired power plants, they're shutting them down. We got to, you know what I mean, build more power plants. You mean, whether it's going to be solar, gas-fired power plants or nuclear. You know what I mean? The gas-fired power plant is the most

economical right now as far as, you know what I mean, they're doing solar, but you don't want to put all your eggs in one basket with the solar. You got the battery storage, you know what I mean, not a lot of people are into that type of stuff. Then you got the nuclear, you got the small modular reactors. Them haven't come into play yet in this area, but they will. These LM6000s like they want to build, eventually, you know what I mean, they can run on hydrogen mix, blend. So that's going to be a change too, once hydrogen starts coming in play. Right here in Pinal County we got a lot of developers that want to move into your area, you know what I mean? So you guys got a challenge ahead of you, you know what I mean, approving this industry coming into your area and stuff like that. These jobs, they create good paying jobs for the community, they bring in taxes and all that kind of stuff and they put our guys to work. Thank you for your time.

MENNENGA: Thank you. Questions? Okay. Next, please. How many more want to get up and speak? One, two, three, okay.

WHITE: Hi, my name is Gary White. I'm actually a millwright business rep, and I represent the carpenters also. I represent over 5,200 members in this State. A bunch of them live in this area and they have to travel a long way to work every day, and they were so excited to hear about the possibility of being able to stay closer to home. I actually

live in Buckeye and they got a saying there, reduce the commute. And we have a great apprenticeship program that we're willing to bring in members of this community into our apprenticeship so that they can actually work on those jobs. The millwrights and the carpenters are in support of Project Bella - and I'm trying to get quick as soon as I can so you guys can go home.

MENNENGA: Thank you. Thank you. Questions? No question, okay.

GARCIA: I am signed in. I'm Rich Garicia, I'm with the Operating Engineers Local. Good afternoon, I'd like to thank the app - I'd like to thank the - thank you for this opportunity to speak to you today. I'm with the Operating Engineers Local 12. I represent 21,000 members in California, Nevada and all of Arizona, in which – sorry – oh, which many of them live in Pinal County. We can help supply workforce needed for the project, along with highly trained apprentices. Our training facility is right down the road here in Casa Grande. Granted, it has been there for 40 years. We are not new to the area. We, the operating engineers of Local 12 support Bella Natural Gas and Battery Storage project, and would hope the Planning Commission will approve this project. The project will produce hundreds of good paying construction jobs, with good benefits, and will pump money back into the local economy, along with tax revenue for Casa Grande and

Pinal County, tot to mention the long-term maintenance jobs that come along with the plant. Thank you again for this opportunity to speak to the panel.

MENNENGA: Thank you.

GARCIA: Thank you.

MENNENGA: Questions?

SMITH: Boyd Smith, property owner. I own about six parcels in the area, 100 and some acres. Boy, they laid it on thick, didn't they? They got all those guys that don't live by the property, they're going to get paid some money. I mean, that's good for you guys. You don't live there, but you want this project. I bet you wouldn't want it next to your house. It's just my guess. So they put this lipstick on this project. It's ugly, don't let them fool you. These are big, ugly towers, they're going to have lights, noise, pollution. It's going to ruin the property values all around that whole area. It's going to put a big X, essentially, you can put a big X on that area, you're not going to develop anything. So you got to ask yourself why this location? Why would you do it? It's in a flood zone, so one, I mean how it even gets this far to me is kind of beyond understanding. It's in a flood zone and there's no fire department out there. Think about those two things right there, that should tell you everything you need to know about this project. Not one person on the committee voted for this project. There's a

reason for that, it's in a bad location. I'm not against - I own a Tesla, I'm not against green energy or these solar projects, but let's put them in a place that makes sense. This this particular location makes absolutely no sense. You've got residential all around it. He said, oh, it's no big deal, there's only 50 people - 50 homes around there. Only 50 homes. I mean can you imagine if that was your home? I can't imagine anybody would like that, right? Nobody wants this big project that's going to create noise and all this, these issues. The funny thing is they say, oh, this is a great location. You got the transmissions and you got the pipeline. Well, why don't you go east of there where Lucid Motors is? There's no residential, it's all industrial. You got (inaudible) plants, you got Lucid motors, it'd make a lot of sense. So the question to be, again, why in this location? So let's talk about that. Another thing, we had a survey done that we sent, submitted as well to the Supervisors, over 100 and some signatures of people in the area that don't want this project. So why build there? Well, I got to tell you this - I couldn't figure out why they wanted to build there. This is a land grab, ladies and gentlemen. If you can take land that's in a floodplain, it's not buildable and you get it entitled to a big, big, huge project, what are you going to do with that? That project now becomes worth a ton. That land that was worth pennies on the dollar, is worth thousands of

dollars. So what they'll do is they'll probably get it entitled, put it on the books, sell it to the next company that's going to come in, and they'll take their $10-20 million, walk away. They'll have somebody else come through, build the project out. They send the liability down the line. They said, oh, it's going to be great for the community and the taxes. No, if they want to really be good for the community and the taxes, build it in an area that totally makes sense. This doesn't make any sense in this location and they know it. I mean they're having these people that don't live there come in and say all this stuff, I mean it's great lipstick, but it's not how it is. So I guess I just want to end on this. Would you put this in your backyard or your children's backyard, or your grandchildren's backyard? And if you're not willing to do that, please don't vote for it. Thank you.

MENNENGA: Thank you. Questions? No questions. Next, please. You signed in?

PENCE: Yes. Hello, good afternoon. My name is Deanna Pence, and I live at 30420 West Selma Highway. We are a half a mile, approximately, from where this BESS system is going to go. My home, my family, we have horses, we have goats, we have chickens, and this location is not the place for this to go. There are other places that this would be better suited. I want just to read a little article that I

have. On May 15th of this year, a fire broke out at a 250 megawatt battery energy storage facility in East Otay Mesa, a San Diego suburb near the Mexican border. The fire burned through the roof of the building housing the lithium ion batteries at LS Powers Gateway Project, prompting local fire officials to issue evacuation orders and road closures in the area surrounding the storage plant. Authorities also issued a shelter in place order for nearby state prison because of the possibility of toxic fumes from the fire. It took some six days to contain the fire and it was still smoldering 11 days later, according to the California Local news service (inaudible) line. The evacuation order was lifted, but road closures remained in place (inaudible) reported. During the height of the firefight, an estimated 50 firefighters and County and city hazardous materials teams were involved in the effort. We have no fire service where we live. A couple months ago, we watched our neighbor's house across the street from us, across Selma, burn. Fire department came, they just sat there and watched. If they don't - they don't intervene unless life is threatened, so they just watched the home burn. That's the potential that we have with these batteries. The lithium ion batteries are constructed with flammable electrolytes and reactive lithium salts, which can generate a violent exothermic chemical reaction if the battery's damaged, overcharged or exposed to high temperatures. The thermal

energies generated by these reactions can cause a thermal runaway condition, which in turn enters a cycle of rapid increase in temperature and pressure within the battery, resulting in explosion or fire. These fires cannot be contained by normal firefighting tactics, and the current recommended method of control is to allow the fire to burn, while cooling the surrounding systems to prevent further explosion. I don't want this next in my home, I don't want this next to my family. If we have to evacuate – and that's what would happen at a half a mile from this - where am I supposed to go? Where am I supposed to take my animals? I mean I've got horses, chickens and goats, I mean how am I supposed to get my animals out of there? Who's going to keep or where are we going to go? Who's going to take care of us? It's not been - that hasn't been talked about. Thank you.

MENNENGA: Thank you. Questions? Who's next? Singed in?

CATALDO: I did sign in. My name is Paul, last name Cataldo. I live at 30420 West Selma Highway. I am the property that the project keeps talking about at the northwest. I have two lots, and they talk about the water usage being less than the acreage that's currently - the farm that's currently using the water. When you irrigate alfalfa or cotton, it's in intermittent levels, the water table has time to recap. Stanfield Irrigation District several years

ago started digging more wells because of the lawsuit with the water with the Indians and everything. Our water table dropped 40 feet just by them reopening wells, re-drilling wells and drilling new wells on the canal that runs through my lower five acres. We lost our water pump, it cost us $5,000 just to replace that pump, and that was within a very short amount of time. They're going to be pumping at least 150 million gallons of water a year on a regular basis, not an intermit, so there will be very little recap. The water is a major concern. Sound is a major concern for us. The BESS systems are just a terrible idea. They're being thrown everywhere and we should not be allowing them to come in until we have a better understanding on them. The cooling units on them, the AC units run at my house, they're projecting 47 decibels. Imagine going outside your house, standing beside your air conditioner at 10 feet, all day long, all night long. That's the level of sound that we'll be getting at our house. 47-45 decibels. So our peace and enjoyment is gone, for what? We're constantly being told we need more electricity, more power, the demands are greater. Part of the problem is that the demand's becoming greater is the influx of industry. I think we need to just slow down and look at what are we doing to Pinal County. What is causing the demands? All these BESS systems coming online, nobody's talking about the load that they're going to be creating during the negative net that they

talk about. When you have 400, 500 megawatts, 2,000 megawatts coming on charging those batteries during a negative net, you are creating an artificial load. We're told that these turbines, they're only going to be during peak. That peak usage could grow. Those turbines eventually could potentially run 24/7. There is really no good answers. And every time I come to a meeting - and I've been at every meeting that these guys have been at - their stories change and information gets twisted, it gets turned. So my time's up, but I really hope you guys align with the previous Commissioners, or the advisory committee, and vote against the zone change. Thank you for your time.

MENNENGA: Thank you. Anybody else?

CHAPMAN: Good afternoon, my name is Burt Chapman. I did sign in. I've lived in that area for 20 years. I bought my house out there when it was nice and peaceful before the big power line came in that I was never told was coming. So now when I look out my front door, I will see a power plant if this goes through. And right away, they told you about some deal that we made, that they're going to come up with all this money between the community and them. No one has agreed to that yet. Half of the community - not even half - knows about it yet. This is just talk. We haven't agreed to it, we really don't want it. We don't want this power plant. And you talk about values and home values. I just had comps run

on my house. I've lost over already $100,000 on it because the person that ran it called me and said, what do you know about a power plant going in out there? And I said I could tell you quite a bit. And the person called me back, with the same real estate agent that sold me the house I'm in, she said I just lost a client because they don't want anything, nothing near that power plant. So not only that, the water has been affected a great deal. There's been numerous wells. I can tell you about five wells, just off the top of my head. One of them belongs to Arizona Water Company that was furnishing us water just down the road from us. They're re-drilling it now, and that's because of the loss of the CAP water that they've had. Okay? Now, there's - we talked to Steve Miller a while back, and he said that this land just out of town is all zoned industrial. I don't see why they can't put this power plant in one of those areas that's already zoned industrial. Why come out there and break the peace that we have? And I live within a mile of it, and we have a prevailing wind out of the south - I mean out of the west-southwest, that would bring any of that fire and fumes, if it ever happened - hopefully it doesn't - would come right to my front door. And reading up on this, there's a number of it - numerous people that live in that area have lung problems already, and they say breathing that stuff downwind anywhere from an hour to two hours, would kill most people. We don't

need that, we don't want that, and we please ask you to please consider that. Thank you for your time.

MENNENGA: Thank you. Anyone else? Anyone at all? Okay, we're going to close the public hearing portion of case PZ-PA-008-24. Do you want to come back up and discuss any of that, applicant?

HAYES: Thank you Chair and Commissioners. I'll be brief, but I did just kind of want to touch on some of the comments that were made. First, I think related to water. I think we can't be more clear that we'll have a condition about how much water we'll be able to pump, so if affecting the water table is your primary concern with this project, then you should actually be supportive of this project because there's gonna be less water pumped in this area, not more. Fire response. I think it's - this is an important topic and I think we really want to note that while maybe stipulations aren't appropriate at this stage of the process, we are willing to commit to not move forward or to be stipulated to establishment of a fire district or a fire service for the site before we would proceed to construction, because I think it is an important point and important thing for this community. So I think we can just proceed with the understanding that that - there will be fire service for the site, if this project was to move forward. Now, based on our current timeline if we were to be approved, the batteries

would be installed in probably roughly ’27-’28 timeframe, so, you know, we’re looking at that point at the best in class technology that exists then. These batteries are improving substantially and learning from the mistakes that have been made in other places. And so, you know, I think if we’re serious about integrating renewables, we can’t do that without batteries. They’re just a necessary component to be able to have renewable integration into our grid and our power generation mix. You know, about this site in particular and why we’ve chosen it, I think it’s really not much more simple than the infrastructure that exists on the site, its proximity to the interstate. I know the balance is important to the gentleman who’s spoken and the importance of preserving rural life, and I think that is maybe a reason why this site makes sense rather than elsewhere, is that we’re next to the interstate, a very busy interstate that has a lot of truck traffic, a lot of vehicles, and we have 140 foot transmission lines coming through here. And that’s why – and a natural gas pipeline - and that’s why this site makes ideal sense for this use and for all the benefits that it’ll provide and will emanate from this use. You know, other things such as lighting and other impacts to the surrounding community, all lighting – this is all the stuff we’ll work on through the zoning and site plan phase, but there would be no tall lights, no need for lights for, you know, aviation. Everything can be

downlit or on motion sensors in a way that we can preserve the dark skies in this area. And then, you know, last thing I want to just kind of reiterate is that there a was comment again about the Citizen Advisory Committee. That committee did vote to recommend denial of this project, and that was after not hearing a presentation about this project from the applicant and not being able to hear about project details from the applicant. In contrast to that, when there were four days of testimony and significant detailed filings and details about the project, it was recommended for unanimous approval. So I think that's important to note. And then the gentleman made the comment about our story changing. I think if it's changing at all, it's just changing because we're responding to the feedback of the residents. We've made commitments through that CEC process, through this community working group. I think whether the residents agreed to it (inaudible) we're agreeing to be stipulated to the establishment of this working group and working with the community. If they don't want to work with us, I guess that's their prerogative, but that's kind of where we're at. We're willing to be good partners for this community and spend significant sums of money to make this a compatible use and provide benefit to the community. So thank you very much again, I appreciate your time.

MENNENGA: Hang on. Questions anybody? I have one.

What's the construction cost, the value of this project, approximately?

HAYES: Committed 1.3 billion.

MENNENGA: Okay. Okay.

MOONEY: I do have – if I may, Chair.

MENNENGA: Sure. Commissioner Mooney.

MOONEY: You mentioned possibly a stipulation about the fire district. Once that's established, would that then be on the residents to maintain, or is that something that –

HAYES: You can - certainly we're actually working through details on this right now. I think, you know, perhaps some contribution on an ongoing basis from the additional from the residents in the area, but we're willing to, you know, have - provide a lot of startup costs, invest in maybe some initial equipment and infrastructure, and I think we would look to some of the other larger developments in the area to help fund that solution as well. But it would be for the benefit the communities.

MOONEY: I know it's not the time to ask this, but you brought it up, so I just thought I would ask that follow up question.

HAYES: Very good question.

MENNENGA: Anything else? Brent.

BILLINGSLEY: Just for clarity purposes, Mr. Chairman, Members of the Planning and Zoning Commission, this

is a Major Comp Plan Amendment, we don't have the ability to add any stipulations, so I just wanted to make that clear with everybody.

MENNENGA: Okay. Thank you.

HAYES: Thank you.

MENNENGA: Back to the Commission. Questions, concerns, motion? Hello?

MOONEY: I'll ask you a question, sir.

MENNENGA: Oh, please.

MOONEY: So – or maybe it's for staff. The Citizens Advisory Committee states 0 to 16 forwarding a denial. Gentleman just said that after presentation, it was different, but we don't have that in front of us or any – is there anyone here that can – Brent, thank you.

BILLINGSLEY: So two very different processes. One of them a Pinal County process, the other one, an Arizona Corporation Commission process. So the Citizens Advisory Committee is something that the County conducted. Group of citizens from around the County heard presentations, made a recommendation to this body per requirements in our Development Services Code. The other group that was discussed is the line siting committee of the Arizona Corporation Commission. That's State law, State requirement for these types of projects. They do an environmental feasibility permit and process associated with that, and there's public

hearings for a series of days and a detailed filing. So the other one he was talking about was - did not have to do with Pinal County, that had to do with the Arizona Corporation Commission and their process, if that helps.

MOONEY: It does help, and that would not be something that would be included for us.

BILLINGSLEY: No, our staff report is just regarding our code and our requirements, not what the State does.

MOONEY: Thank you.

MENNENGA: Commissioner Klob.

KLOB: Brent, I'd like to kind of follow up on that one, if you would, please. Two questions, you know, why wasn't the applicant allowed the opportunity to present? I think it's - I mean it's a viable aspect of this case, and two, you know, as a unanimous decision, what – and maybe this goes back to Sangeeta, I'm sorry - you know, what was the - or since we don't have the report in front of us, what was the kind of the unanimous, what did everybody have issues with?

BILLINGSLEY: I'll take the first question, Sangeeta can take the second one. So what we're looking at in Pinal County, Mr. Chairman, Members of the Commission, is record numbers that have never been seen before. The County has never had more than four Major Comp Plan Amendments in a year. That was the record. This year we received eight applications, doubling that. Our CAC process is set out in

code, and that process started at 6 p.m., to end at 10 p.m. So going - typically the way that it works, because we have 2, or 1, or 3 applications, folks get to come in, the staff gives the presentation, the committee asks questions, the applicant has a presentation like today. We have to be out of there by 10 p.m., so essentially each one of the groups was told you get 30 minutes, total, of staff presentation. We'll try to be brief. The committee themselves gets all the time that they need to ask their questions, and if there's time, the applicant can make a presentation at the end of that. From what I understand, I was not there, but from talking to Gilbert, this particular group got almost an hour, everybody else got 30 minutes or less. The challenge was there was a lot of questions and comments made with respect to this application, and it had to be cut off at some point to allow the other seven cases to be heard. So that's why they didn't get to make their presentation, it had to do with time. Sangeeta, second question.

DEOKAR: That's exactly true. Time constraint was one of the biggest factors. We did not have technical support, even for recording after 10:00, so we had to kind of time, and the Chairman and the manager at that point in time decided that we'll try and restrict and address questions and concerns by the public, because there was multiple property owners who had come out to share the question - their concerns

about the project. And so it was decided that, you know, the presentation from the applicant was kind of not presented, but he was answering some questions to a certain extent.

BILLINGSLEY: Sangeeta, the question I wanted you to answer is, what was the opposition? What kind of things were asked? What were the concerns? I think that's what Mr. Klob wanted to know.

DEOKAR: The main concerns were of water, noise, loss of the pristine rural environments that the residents are living in, and close proximity of the project to their parcels and where they live.

KLOB: They were basically the same thing.

DEOKAR: The same things that have been discussed in detail at this meeting today.

KLOB: All right, thank you.

HAYES: And just one brief addition to –

BILLINGSLEY: You've already had your chance to respond to the public comment.

HAYES: She just invited me up.

BILLINGSLEY: Oh, she invited you up? He really shouldn't be talking again.

DEOKAR: Okay.

BILLINGSLEY: Unless the Chairman does. We're already past that period.

MENNENGA: We're good, we're good. We're good.

Sorry.

HAYES: So I can speak, or?

MENNENGA: No, you're good. We're good. We're going to – we need to move on, okay? So we've heard all that. All right, back to the Commission. I guess, what's your pleasure? I guess. So. I will say, I've lived about a mile away from one of these in Casa Grande for 20 years, never a problem, never the noise, nothing. And actually, it's kind of enlightening that we're going to build something that really generates some serious electric. I understand you all concerns, okay, but you know, what's it take, a couple of thousand acres of solar to do what this thing does. And so yeah, I am – obviously I favor it.

KLOB: One more. Maybe Sangeeta, how many projects like this are in operation in Pinal County?

DEOKAR: I think unincorporated Pinal, this is the first one, right? No second?

MENNENGA: No.

BILLINGSLEY: So you've got - we've got Sundance in Coolidge, we've got the SRP facility at Randolph and Coolidge, and there's the brand new peaking plant off of Judd in Pinal County.

MENNENGA: You got the one in Casa Grande also.

BILLINGSLEY: Oh, that's right, and the one in Casa Grande at the industrial park. I think that's all of them.

DEOKAR: Is that all – are they incorporated Pinal?

KLOB: So there's a handful.

BILLINGSLEY: Yep.

MENNENGA: Six or so.

DEOKAR: Okay, I'm sorry. Yeah.

MENNENGA: There's never any problem with any of them that I know. Motion?

??: Motion to deny.

MENNENGA: Come on.

KLOB: I'll make a motion. Knowing that this is going to come back and I think we're going to get a lot of - a lot more time to kind of refine some of the challenges and issues as this case moves forward, should it move forward, I'm going to make a recommendation that Planning and Zoning Commission forward case PZ-PA-008-24 to the Board of Supervisors with a favorable recommendation.

MENNENGA: Second?

SCHNEPF: I'll second.

MENNENGA: Second. Roll call vote. Gilbert's not here.

BILLINGSLEY: Yes sir.

MENNENGA: Unless you don't think we need to.

BILLINGSLEY: No, it's probably a good idea. Commissioner Pranzo.

PRANZO: We're polling?

BILLINGSLEY: Yes sir.

PRANZO: I couldn't hear anything.

BILLINGSLEY: Oh, I'm sorry. There was a motion to give a favorable recommendation and a second?

PRANZO: I will deny, and you deserve my reasoning. Based on what I've heard today, it will have a severe negative impact on property values and lifestyle in the surrounding area, and I'm simply not willing to give up the low density housing, so my vote is denial.

BILLINGSLEY: Commissioner Mooney.

MOONEY: No.

BILLINGSLEY: Commissioner Davila. Is he online or no? Okay. Commissioner Schnepf.

SCHNEPF: Yes.

BILLINGSLEY: Commissioner Lizarraga.

LIZARRAGA: Yes.

BILLINGSLEY: Commissioner Klob.

KLOB: Yes.

BILLINGSLEY: Commissioner Hartman, is he online? Commissioner Del Cotto.

DEL COTTO: Yes.

BILLINGSLEY: Vice Chair – or Chairman Mennenga.

MENNENGA: Yes.

BILLINGSLEY: So that would be five ayes, two nos. Motion passes.

DEOKAR: Thank you.

MENNENGA: Thank you. Okay, next case is – yeah, let's take a quick five minutes. It's 4:10, let's be back her at 4:15. We just need to take a quick bathroom break, okay?

[Break]

MENNENGA: Let's call the meeting back to order, and our next case is PZ-PA-009-24. Sangeeta. No, I'm sorry.

RILEY: Good afternoon, Chair, Vice Chair, Members of the Commission. My name's Kendall Riley, my title is planner, and I'm here to present to you case PZ-PA-009-24, for Tap Solar. This is a request to redesignate 1,092 acres from Moderate Low Density Residential to Green Energy Production for a 250 megawatt photovoltaic solar power plant, with 250 megawatt battery storage BESS. Location is off of North Hidden Valley Road and West Val Vista Road in the Hidden Valley/Maricopa area. Owner is Hidden Valley Ranch LLC. Applicant and agent is Kimley-Horn Associates and Rose Law Group. Here is a County map showing the approximate location of the proposal site. It is marked by the red star. Here is a aerial showing the existing and surrounding land use designations. It is currently designated as Moderate Low Density Residential with Very Low Density Residential surrounding, and proposed regional park. Here's an aerial showing the development patterns in the area. If you look to the east side of the proposal, there is the Santa Rosa Canal

PINAL COUNTY

WIDE OPEN OPPORTUNITY

INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Brian and April Rhodes ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a major comprehensive plan amendment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the major comprehensive plan amendment, Case No. PZ-PA-008-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the major comprehensive plan amendment, Case No. PZ-PA-008-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the major comprehensive plan amendment, Case No. PZ-PA-008-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of major comprehensive plan amendment in Case No. PZ-PA-008-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Brian Rhodes
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10/10/24

OWNER: April Rhodes
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10/10/24

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 10th day of October, 2024, by Brian Rhodes and April Rhodes.
[Insert Name of Signor(s)]

SERENA CHIARAMONTE
Notary Public, State of Arizona
Maricopa County
Commission # 623393
My Commission Expires
February 22, 2026

Serena Chiaramonte
Notary Public

My commission expires: February 22nd, 2026

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] *[Insert Title]*
of _____, an _____ corporation,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

PZ-PA-008-24 PROJECT BELLA

EXHIBIT A
LEGAL DESCRIPTION

APNS: 500-17-004A, 500-17-004B, 500-17-005, 500-17-006B, 500-12-007A, 500-12-007B

PARCEL 1:

LOTS 16 AND 17, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 2:

THE SOUTH HALF OF LOT 15, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 3:

LOTS 1, 2, 3 AND 12, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 4:

A PORTION OF PARCEL “4” OF RECORD OF SURVEY, FEE NO. 2018-013159 LOCATED WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 12 BEARS SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 7901.41 FEET, AND FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST, A DISTANCE OF 2641.13 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2640.92 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE NORTHWEST CORNER OF SAID PARCEL “4” AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 1320.57 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. 49864;

THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID PARCEL “4”, A DISTANCE OF 1320.81 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 08 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL “4”, A DISTANCE OF 169.92 FEET TO A FOUND 1/2-INCH REBAR WITH ORANGE PLASTIC CAP STAMPED R.L.S. #42017;

THENCE NORTH 60 DEGREES 28 MINUTES 44 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL “4”, A DISTANCE OF 1321.04 FEET TO A FOUND 1/2-INCH REBAR WITH TAG STAMPED R.L.S. #42017;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 67.23 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 520.37 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS WEST, A DISTANCE OF 66.63 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID PARCEL “4”, A DISTANCE OF 150.39 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

PARCEL 5:

THAT PART OF LOTS 9 AND 10, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

STARTING AT THE EXTREME NORTHEAST CORNER OF LOT 10 AND RUNNING 1490 FEET ALONG THE NORTH LINE OF LOTS 9 AND 10;

THENCE RUNNING IN A SOUTHEASTERLY DIRECTION UNTIL THE EAST LINE OF LOT 10, IS INTERSECTED 750 FEET SOUTH OF THE EXTREME NORTHEAST CORNER OF LOT 10;

THENCE RUNNING NORTH ALONG THE EAST LINE OF LOT 10 FOR A DISTANCE OF 750 FEET TO THE PLACE OF BEGINNING, SAID TRACT BEING A TRIANGLE.

PARCEL 6:

THAT PART OF LOTS 11, 13 AND 14, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH OF A LINE EXTENDING FROM A POINT ON THE WEST LINE OF SAID LOT 11, WHICH IS 570 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 11, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 825 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 13;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED;

TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT, 862), AS SET FORTH IN THE PATENT TO SAID LAND;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL FROM PARCELS 3 AND 6 ABOVE;

THAT PORTION OF LOTS 12 AND 13, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 00 DEGREES 15 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 317.29 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST 665.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Nichole Seitz, 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,Thursday 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:
Oct. 3, 2024

NOTICE ID: mBXSXqujF0TZO2JBMLxX
NOTICE NAME: PZ-PA-008-24

(Signed) Nichole Seitz

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 10/03/2024

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 30TH DAY OF OCTOBER 2024, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-008-24 - PUBLIC HEARING/ACTION: Withey Morris Baugh, PLC, Alex Hayes, applicant/agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 351.8± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Public Facilities/Services for a natural gas-fired power plant, situated on a portions of sections 1, and 12, T07S, R04E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of 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.pinal.gov/236/Notice-of-Hearings

DATED THIS 25th DAY OFSEPTEMBER 2024, by Pinal County Community Development Department.

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

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

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749,
FLORENCE, AZ 85132
Contact for this matter: Sangeeta Deokar, Senior Planner
E-mail address: Sangeeta.deokar@pinal.gov
Phone # (520) 866-6641

No. of publications: 1: date of publication: Oct 03, 2024

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Withey Morris Baugh PLC
2525 E Arizona Biltmore CIR # A 212
Phoenix AZ 85016-2133

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

10/03/2024

and that the fees charged are legal.
Sworn to and subscribed before on 10/03/2024

Legal Clerk

Notary, State of WI, County of Brown

9.19.25

My commission expires

Publication Cost:	$1727.00	
Tax Amount:	$0.00	
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Order No:	10620052	# of Copies:
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PO #:	LAZS0168028	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

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WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT 85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Senior Planner
E-mail address: Sangeeta.deokar@pinal.gov
Phone # (520) 866-6641
October 3 2024
LAZS0168028

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-008-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at N of the NWC I-8 and Midway 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

Meghan Liggett
Sign Company Representative

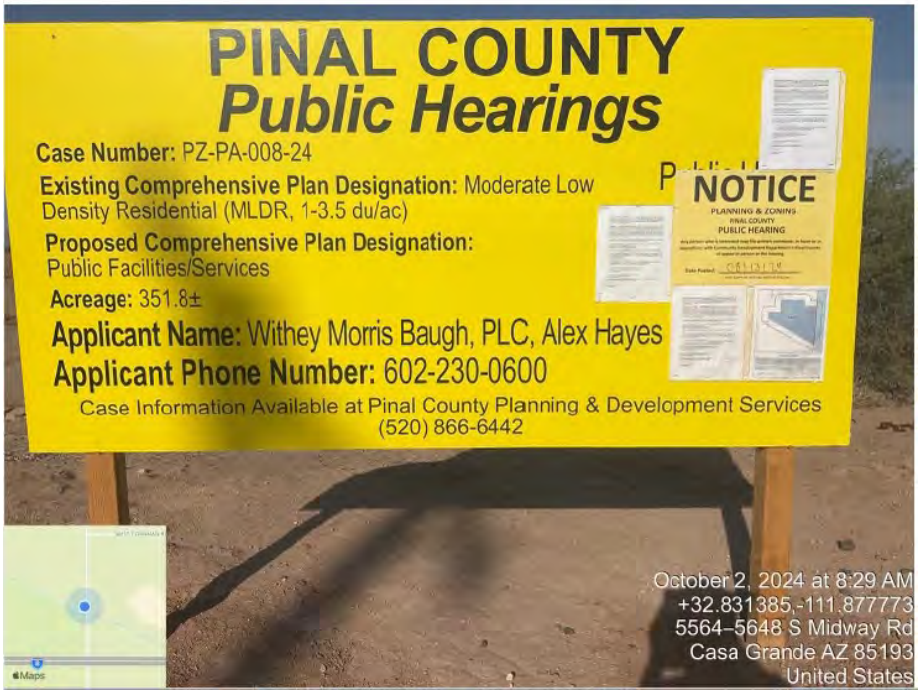
Subscribed and sworn to be on 10/02/24 by Meghan Liggett.

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

Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

My Commission expires: 10-25-24


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-008-24
Existing Comprehensive Plan Designation: Moderate Low Density Residential (MLDR, 1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Public Facilities/Services
Acreage: 351.8±
Applicant Name: Withey Morris Baugh, PLC, Alex Hayes
Applicant Phone Number: 602-230-0600
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Maps
October 2, 2024 at 8:29 AM
+32.831385,-111.877773
5564–5648 S Midway Rd
Casa Grande AZ 85193
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
10/02/24
Maps
October 2, 2024 at 8:27 AM
+32.833794,-111.877731
5500–5562 S Midway Rd
Casa Grande AZ 85193
United States

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **30TH** DAY OF **OCTOBER 2024**, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

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

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PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Senior Planner
E-mail address: Sangeeta.deokar@pinal.gov
Phone # (520) 866-6641

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

TO BE PUBLISHED:

Pinal Central Dispatch
Arizona Republic

ELECTRICAL DISTRICT NO. 3 OF PINAL COUNTY

ADMINISTRATION OFFICE

41630 W. Louis Johnson Drive
Maricopa, AZ 85138-5402
Main (520) 424-9311 • Fax (520) 424-3281
www.ed3online.org

October 8, 2024

Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

RE: SUPPORT POSITION FOR PROJECT BELLA

Board of Supervisors,

On behalf of the Electric District No. 3 of Pinal County ("ED-3"), we are writing to express our support for Project Bella, the proposed natural gas generation and battery energy storage facility in Pinal County. This project is within the service territory of ED3 and as such we will provide distribution service for the Project.

In addition, we are in the process of reviewing capacity and energy output from the project as a potential resource for our future load-serving requirements. We recognize that the project represents a significant investment in the region's infrastructure, ensuring the availability of reliable, affordable, and flexible energy that is crucial for sustaining business growth and attracting new industries to the area and Arizona.

Project Bella will utilize the existing transmission system on the property site to provide firm electricity, complementing the transition to a sustainable energy future. Project Bella will provide flexible and quick-ramping power to help balance renewables on the electric grid. With fewer thermal resources available regionally, projects like this are needed to complement the changing energy resources for central Arizona without compromising on reliability.

In addition to the energy benefits, the proposed plant will create much-needed skilled jobs, both during the construction phase and through long-term operational roles, providing an economic boost to our local workforce.

Sincerely,

Brian Yerges
General Manager

ELECTRICAL DISTRICT NO. 4

PINAL COUNTY

231 SOUTH SUNSHINE BLVD. – ELOY, ARIZONA 85131

Telephone: (520) 466-7336

BOARD OF DIRECTORS:
MARK HAMILTON, CHAIRMAN
DANIEL F. SHEDD, VICE CHAIRMAN
CHARLES BUSH, SECRETARY
JOHN DONLEY, TREASURER
DAVE STEVENSON

GENERAL MANAGER:
RON McEACHERN

DEPUTY GENERAL MANAGER:
DEREK McEACHERN

September 30, 2024

Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

Re: Support for Project Bella

Board of Supervisors,

As a local electric utility provider in Pinal County committed to delivering reliable and affordable electricity to our customers, we are writing to express our strong support for Project Bella, the proposed natural gas generation and battery energy storage facility in Pinal County. The addition of this project will significantly complement the stability of the region's energy grid, ensuring a consistent and dependable power supply for homes, businesses, and critical infrastructure. More specifically, electricity generation from the site and the utilization of the existing electric transmission infrastructure will provide direct deliverability to our load serving area.

Natural gas generation will continue to provide a vital role in supporting the transition to a more sustainable energy future. While renewable energy sources like solar continue to grow, they require dependable integration resources to maintain grid reliability during periods of low renewable output. Project Bella will provide that essential balance, enabling us to continue integrating more renewable resources into our energy mix without compromising on reliability.

Additionally, this project will bring important economic benefits to the local community, including job creation and increased tax revenues. We believe Project Bella represents a prudent investment in both Pinal County's energy infrastructure and economic development. We strongly encourage its approval and look forward to the positive impact it will have on the region.

Sincerely,

Ron McEachern
General Manager

International Brotherhood of
BOILERMAKERS - IRON SHIPBUILDERS BLACKSMITHS - FORGERS & HELPERS

JACOB EVENSON
BUSINESS MANAGER
SECRETARY - TREASURER

LODGE NO. 627
2345 W. THOMAS RD.
PHOENIX, AZ 85015
TEL. (602) 495-1282
FAX (602) 495-1391

September 20, 2024

Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

Re: Support for Project Bella

Dear Supervisors:

As representatives of the construction trades, we are writing to express our enthusiastic support for Project Bella in Pinal County. This project will generate hundreds of high-wage jobs, providing an invaluable opportunity for our skilled tradespeople in the community to secure employment and provide for their families. Beyond construction, Project Bella will also create long-term operational employment that will continue to benefit the community for years to come.

The economic impact of this project will be significant. Not only will this project directly create opportunities for our members, but it will also support local businesses and contribute to the overall economic growth of Pinal County. Additionally, Project Bella will enhance energy reliability in the area, a critical factor in supporting future industrial, manufacturing, and residential growth.

We believe Project Bella is a positive investment for the region, and we urge your support in making it a reality.

Sincerely,

Jacob Evenson

Business Manager/ Sec-Treasurer

UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA
Local Union No. 1912

President
Fabian Sandez

Recording Secretary
Cristian Sanchez

Financial Secretary
Conrad Carrasco

September 20, 2024

Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

RE: Support for Project Bella

Dear Supervisors:

As representatives of Carpenters Local Union 1912, we are writing to express our enthusiastic support for Project Bella in Pinal County. This project will generate hundreds of high-wage jobs, providing an invaluable opportunity for our skilled tradespeople in the community to secure employment and provide for their families. Beyond construction, Project Bella will also create long-term operational employment that will continue to benefit the community for years to come.

The economic impact of this project will be significant. Not only will this project directly create opportunities for our members, but it will also support local businesses and contribute to the overall economic growth of Pinal County. Additionally, Project Bella will enhance energy reliability in the area, a critical factor in supporting future industrial, manufacturing, and residential growth.

We believe Project Bella is a positive investment for the region, and we urge your support in making it a reality.

Sincerely,

Fabian Sandez
President
Carpenters Local Union 1912

4547 W. McDowell Road, Phoenix, AZ 85035 • Tel: (602) 484-0444 • Fax: (602) 272-1977

Laborers' International Union of North America

LiUNA!

Local No.1184

Local No.1184

Serving Southern California and Arizona

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE
1128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE
1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE
72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE
690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

September 20, 2024

Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

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Sincerely yours,

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power

LOCAL 12

International Union of Operating Engineers AFL-CIO

Southern California & Southern Nevada

DAVID K. SIKORSKI
Business Manager

October 3, 2024

Pinal County Planning and Zoning Commission
135 N Pinal Street
Florence, AZ 85132

Re: Support for Project Bella

Dear Commissioners:

As representatives of the construction trades, we are writing to express our enthusiastic support for Project Bella in Pinal County. This project will generate hundreds of high-wage jobs, providing an invaluable opportunity for our skilled tradespeople in the community to secure employment and provide for their families. Beyond construction, Project Bella will also create long-term operational employment that will continue to benefit the community for years to come.

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Sincerely,

David K. Sikorski, Business Manager
I.U.O.E., Local Union No. 12

DKS:ks

LOCAL 12

International Union of Operating Engineers AFL-CIO
Southern California & Southern Nevada

DAVID K. SIKORSKI
Business Manager

October 3, 2024

Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

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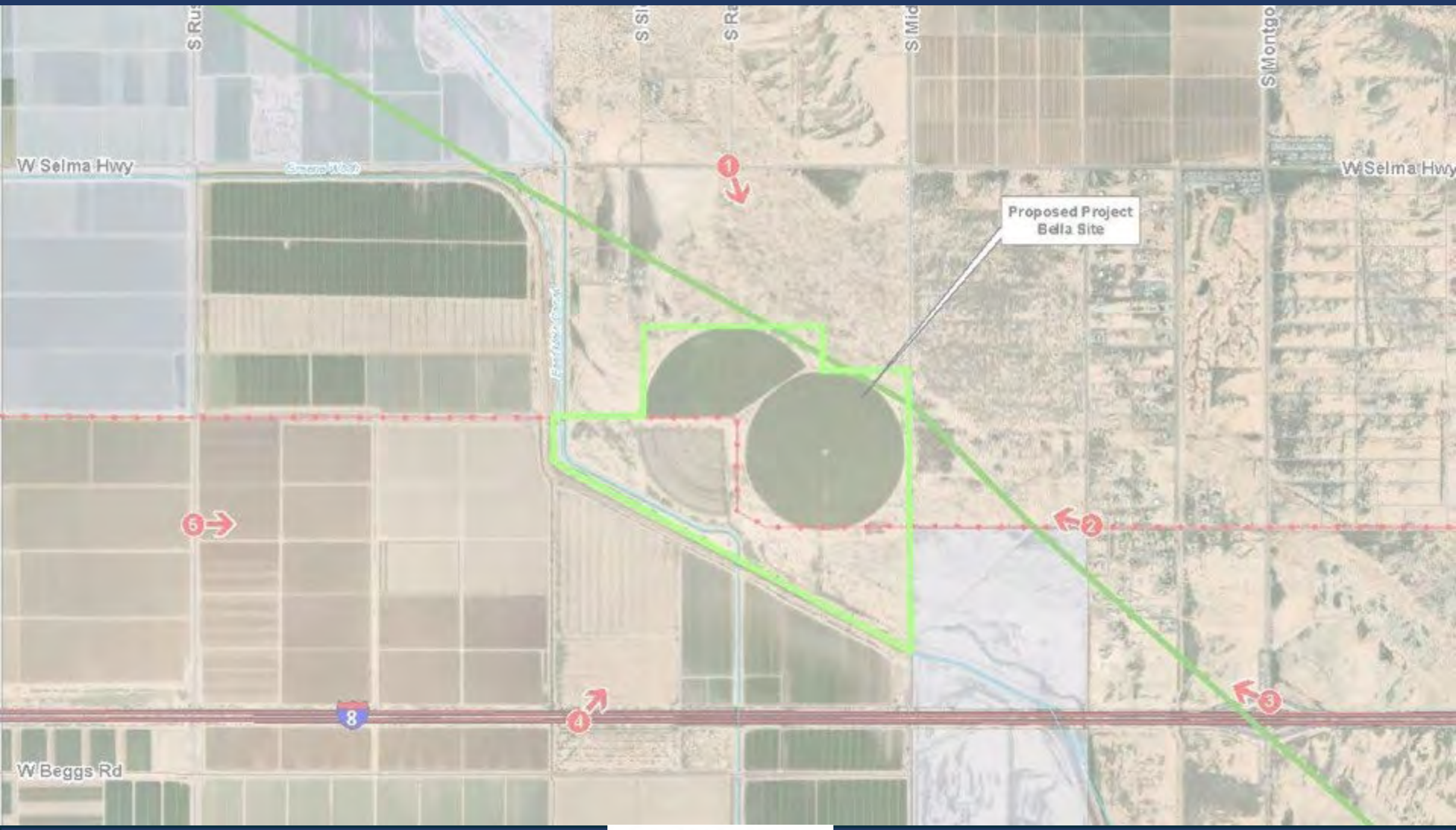
Sincerely,

David K. Sikorski, Business Manager
I.U.O.E., Local Union No. 12

DKS:ks

Project Bella

PZ-PA-008-24



Unanimous Recommendation of Approval from ACC Line Siting Committee

- Committee created by State Legislature to "provide adequate opportunity for individuals, groups interested in conservation and the protection of the environment, local governments, and other public bodies to participate in timely fashion the decision to locate a specific major facility at a specific site.“

- Committee recommended approval of Project Bella by vote of **11-0** after:
  - 4 days of expert testimony
  - 900 pages of detailed filings
  - 2 in-person public comment sessions
  - Site visit by entire Line Siting Committee to see firsthand the site context

- **ACC approved CEC for Project Bella on October 8th**

Meets Major Comprehensive Plan Amendment Criteria

1. **Needed and necessary at this location and time**
   - Statewide power demand vastly outpacing supply. Reserve Margins have decreased by 20 percent over the last ten years.
   - Property ideally suited with existing infrastructure and proximity to Interstate.

2. **Will not negatively impact adjacent properties**
   - Reduced water use, compliance with rural noise zoning limits, operation under approved air permit, height of stacks less than 1/2 height of existing power lines.
   - Demonstrated setbacks and distance to nearest residences.
   - Accountability and transparency via Community Working Group.

3. **Will promote orderly growth and development of the County**
   - Helps meet energy demand with 1/10th the land intensity of solar generation.
   - Leverages existing regional infrastructure.

4. **Compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan**
   - Goal 7.7: “Supports the provision of adequate energy for future while protecting the environment and resources.”
   - Project Bella will deliver approximately $167,000,000 in property tax revenue over 25 years.

Two Projects – One Efficient Solution



Frequency Regulation

Reliability Reserves

Efficient Dispatch Optimization



Natural Gas Thermal Generation

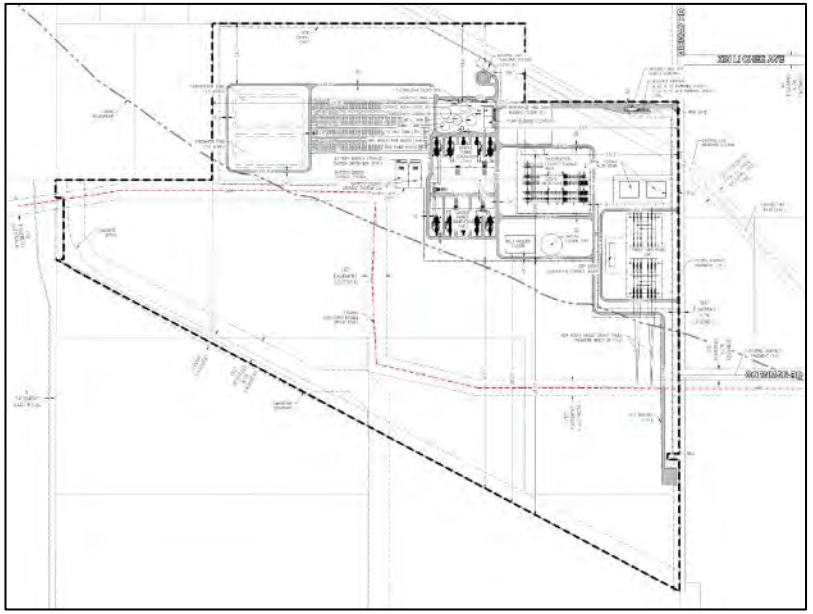
- Ten (10) GE LM6000 natural gas turbines, each with a capacity of 48 MW and a total project capacity of 480 MW.
- High reliability – designed for quick start, ramping and resource adequacy.
- The quick ramping structure is ideal for renewable energy integration and local reliability purposes.
- Projected Commercial Operation Date is Spring 2027 – Spring 2028.

Grid-Charged Battery Energy Storage

- 440 MW of grid-charged battery energy storage with liquid cooled cabinets and self-contained fire suppression systems.
- Quick deployment of charge and discharge to and from the grid can provide essential load shifting, renewable integration, frequency regulation and peak energy supply to compliment local reliability.
- Projected Commercial Operation Date is Spring - Fall 2027.

Project Overview

- Small footprint (1/10th land intensity of solar)
- Facility footprint = 158 acres of the 345-acre site
- Reliability Resource “Peaker Plant” – Not a 24/7 Operation
- Natural gas generation will only operate when there is not sufficient renewable energy on the grid to meet demand
- Interconnection to the existing 500 kV Pinal Central - Duke transmission line, which crosses the property for reliable deliverability to SRP, TEP and rural Arizona load centers.
- No new infrastructure required.



As comparison, the Sundance Energy facility (APS) constructed in 2002, resides on 155 acres and maintains ten identical electric turbines and has not resulted in any significant change to the surrounding areas over the last 20 years.

More Land Efficient than Solar

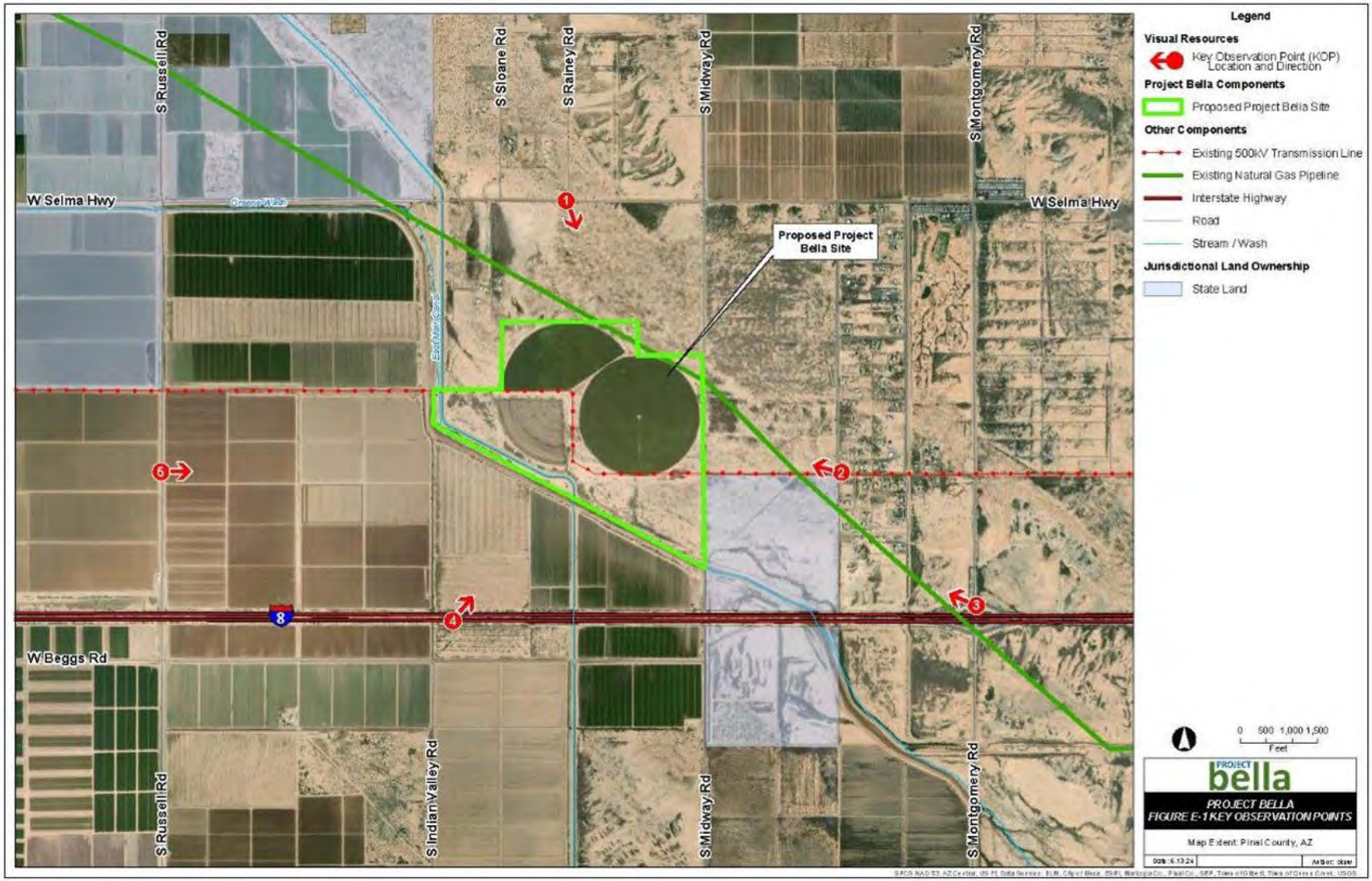
Pinal County Major Amendment Projects

Project "Name"	Application Reference	Acres	Solar	BESS		Total Peak MW	MW per Acre
Avantus (Ore Town Solar)	PZ PA 005-24	1,227	145	145		145	0.12
Cypress Creek (Cactus Flower)	PZ PA 007-24	2,148	270	270		270	0.13
Copia (Tap Solar)	PZ PA 009-24	1,092	1,000	1,000		1,000	0.92
Copia (Frontier East Solar)	PZ PA 011-24	318	50	300		300	0.94
Copia (Sunhill)	PZ PA 012-24	96	0	200		200	2.08
Total		**4,881**	**1,465**	**1,915**		**1,915**	0.39

Project "Name"		Acres	Solar	BESS	Reliability Capacity	Total Peak MW	MW per Acre
Project Bella	PZ PA 008-24	350	0	440	480	928	2.65

Generating Station	Single Family Homes within 1000ft	Single Family Homes within 1 Mile
Proposed Project Bella Generators	0	58
Desert Basin Generating Station	0	1183
Sundance Power Plant	1	36
Coolidge Generation Station	15	80
Copper Crossing Solar Ranch	225	479
Kyrene Generating Station	213	6517
Santan Generating Station	405	6357

Project Bella Renderings
Visual Perspective


S Russell Rd
S Sloane Rd
S Rainey Rd
S Midway Rd
S Montgomery Rd
W Selma Hwy
W Selma Hwy
Proposed Project Bella Site
W Beggs Rd
S Russell Rd
S Indian Valley Rd
S Midway Rd
S Montgomery Rd
Legend
Visual Resources
Key Observation Point (KOP) Location and Direction
Project Bella Components
Proposed Project Bella Site
Other Components
Existing 500kV Transmission Line
Existing Natural Gas Pipeline
Interstate Highway
Road
Stream / Wash
Jurisdictional Land Ownership
State Land
0 500 1,000 1,500
Feet
PROJECT bella
PROJECT BELLA
FIGURE E-1 KEY OBSERVATION POINTS
Map Extent: Pinal County, AZ



PROJECT BELLA

WEST CORNMAN ROAD & SOUTH MAMMOTH DRIVE - LOOKING NORTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE

KOP# 2

Visual Environments www.visenv.com

6/6/24

Figure E-3B



PROJECT BELLA

I-8 & SOUTH MONTGOMERY ROAD - LOOKING NORTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE

KOP# 3

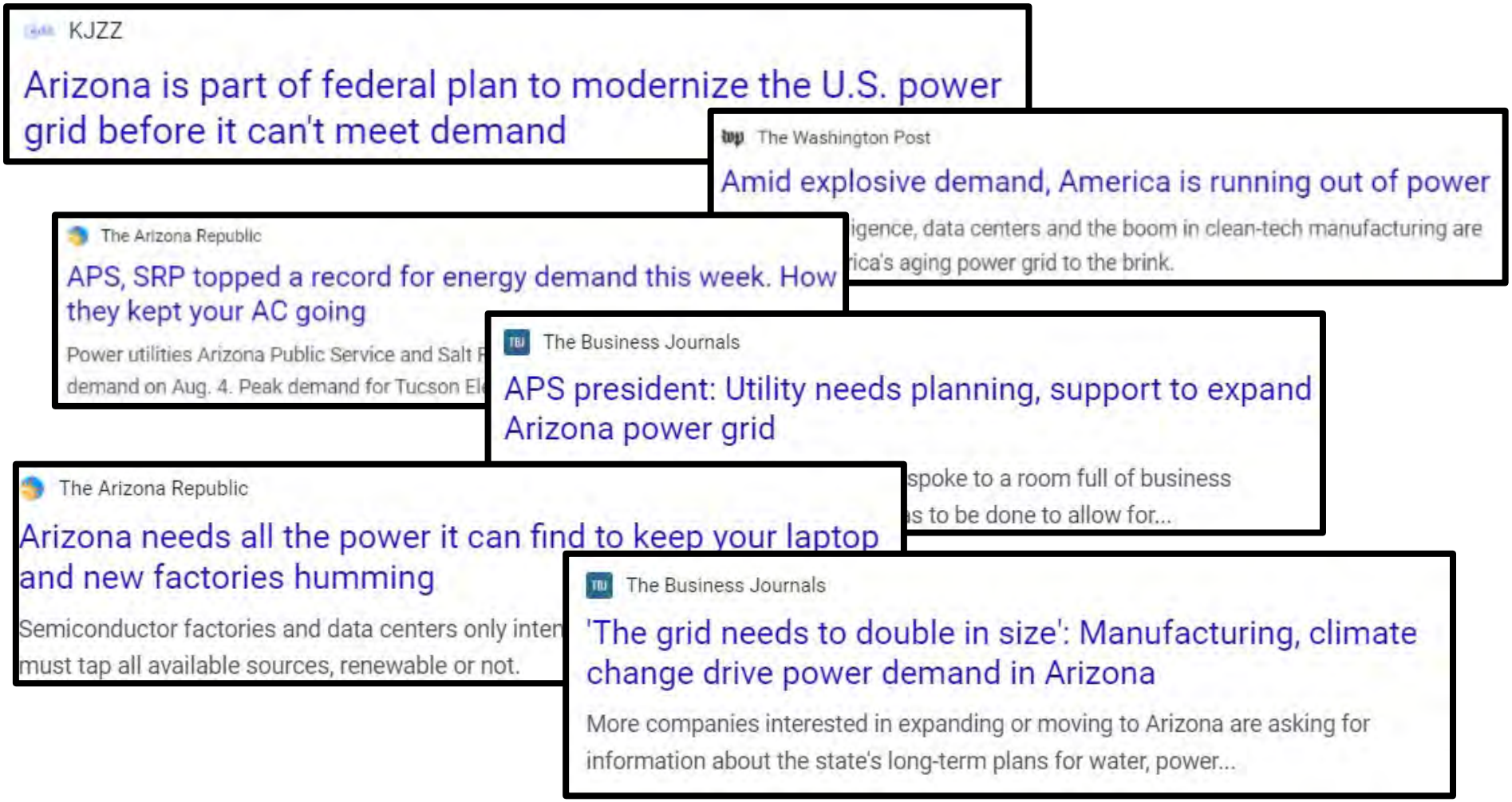
Visual Environments

6/6/24

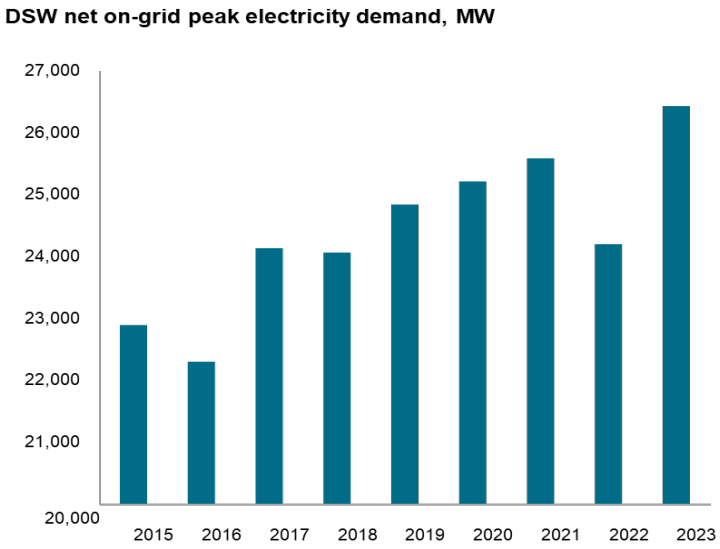
Figure E-4B

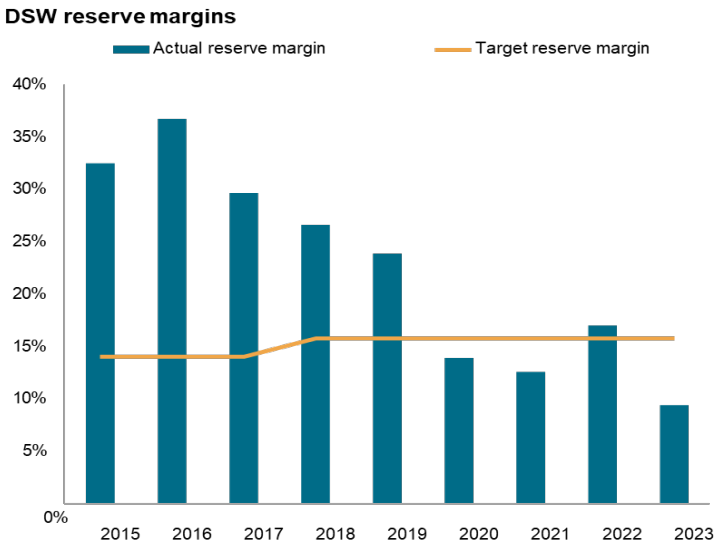
Why is Project Bella Needed?

Why is Project Bella needed?



Project Need: Reliability and Resiliency



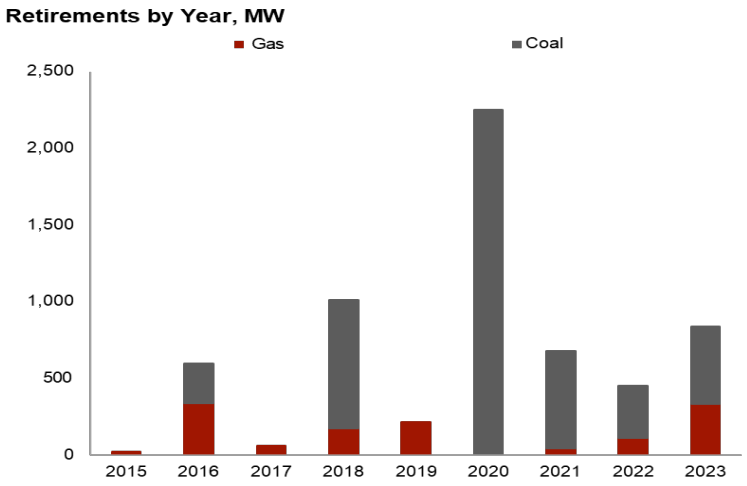


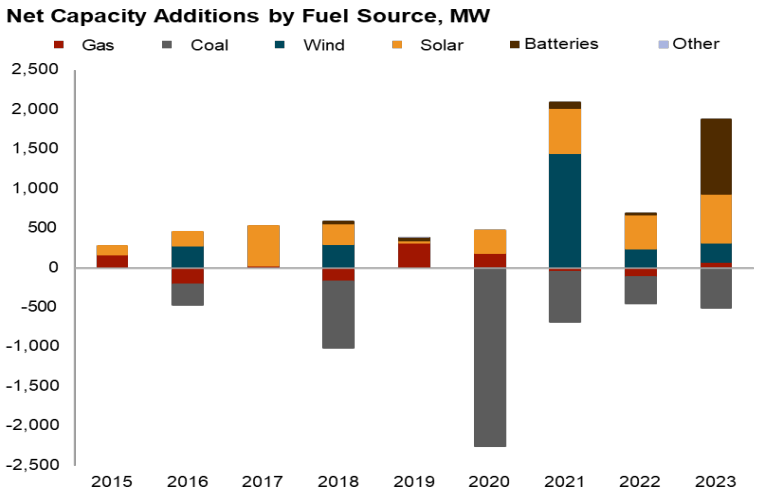
DSW is a summer peaking region. As peak demand continues to rise annually, Reserve Margins are decreasing as firm capacity additions have not kept pace. Reserve Margins are now significantly below Target levels for Reliability and will deteriorate further due to 5,036 MW of additional baseload coal retirements and increasing demand over the next seven (7) years.

- Project Bella is critical to meet near-term peak capacity and integrate renewables, while maintaining electric system reliability. The DSW reserve margin has decreased significantly. Specifically, the Project is designed to provide resource adequacy reserves as a capacity-based resource capable of quick deployment of energy and associated energy products that will enable the grid to first utilize available renewable energy.

- Reserve margins in the DSW have grown increasingly tight over the past several years. In 2015, the region boasted a 32.5% reserve margin. In 2023, margins were significantly tighter at **9.4%** as the region set its all-time peak demand record.

Retirement of Coal Fired Power

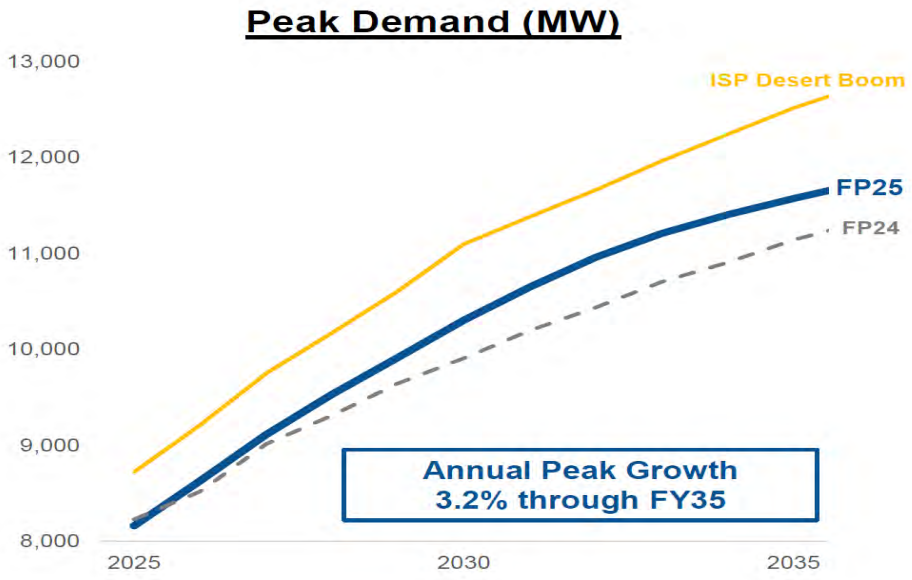


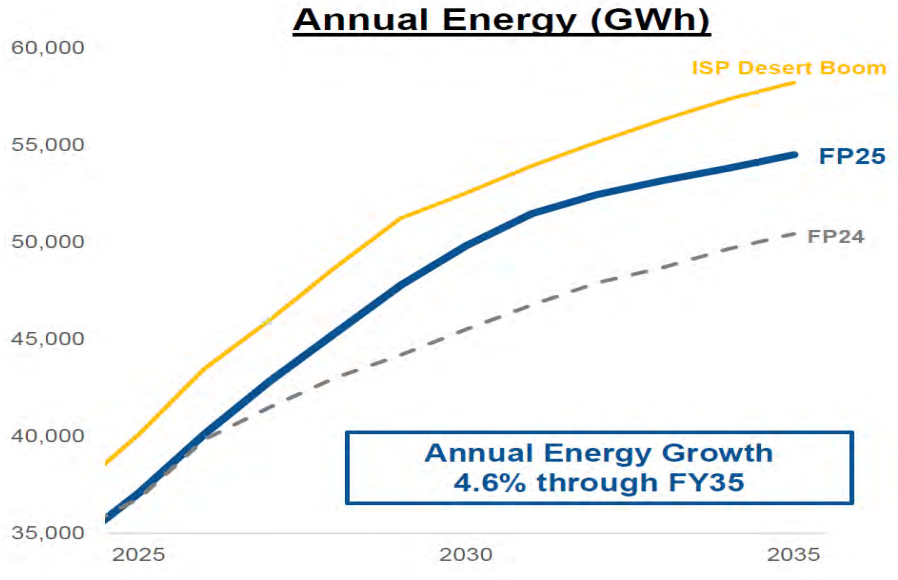


With over 6 GW of thermal capacity retirements since 2015, The DSW has largely turned to renewables along with some new gas to replace thermal retirements

- The Southwest grid is undergoing a significant resource transition, with over 8,149 MW of baseload coal resources retiring during the period 2019–2032 to a more sustainable energy portfolio at a time in which load-growth is at historical levels.
- The retirement of these end-of-life coal facilities **cannot be reliably completed** in a medium to high-growth environment that Arizona is experiencing **without new resource adequacy generators**. To date, energy has been replaced with intermittent renewables.
- Project Bella represents a near-term development project, which can be fully commercially operational by mid-2028 and **directly contribute to reliability reserves as well as sustainability, low-carbon energy supply transformation** by providing a cost-effective, reliable electric capacity and ancillary services resource, **while embracing priority dispatch and utilization of low-carbon renewable energy.**

Load Forecast Continues to Trend Higher

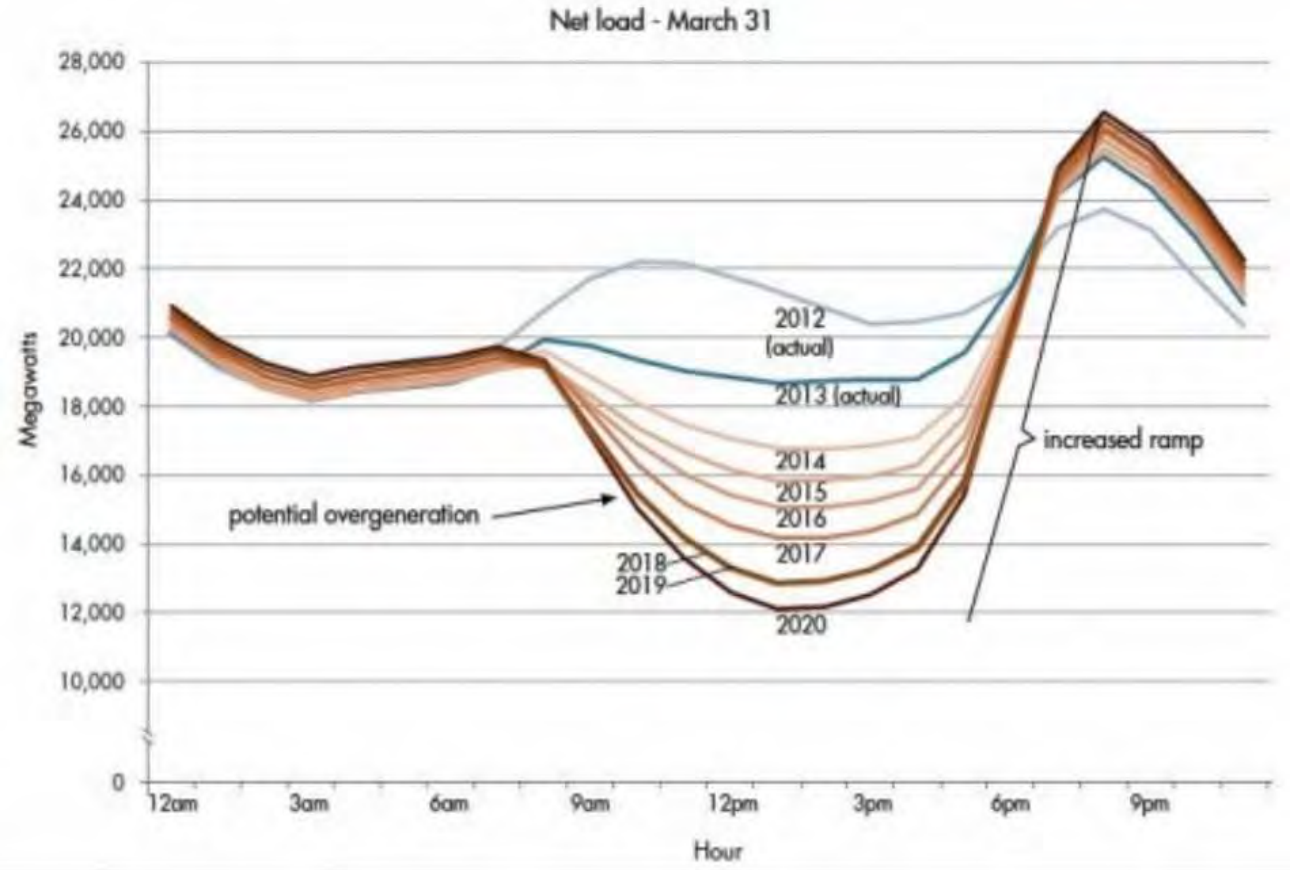




- Peak demand has consistently been on the rise in the DSW. In July 2023, the region set an all-time peak demand record, reaching **26.5 GW** in July 2023.
- Increase in demand due to population growth, industrial (such as data centers) growth and electrification of automobiles.

Renewable Energy Integration – Gap Analysis

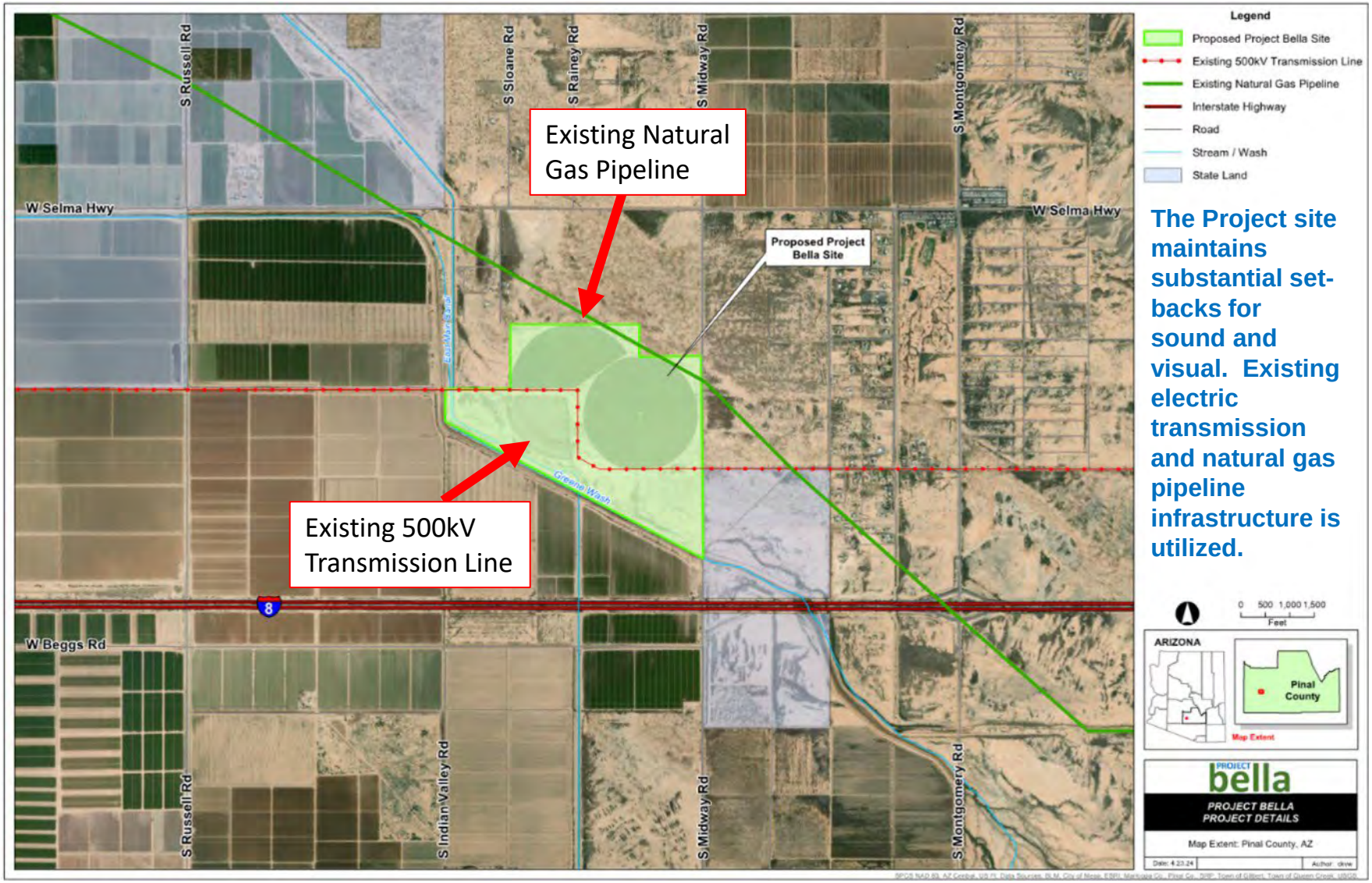
- **The Solar Generation penetration provides significant energy during the periods of 0900 to 1700 and dropping steeply by 1800.**
- **However, a significant gap in <u>reliability</u> exist to serve increasing evening electric demand.**
- **Therefore, Reliability Adequacy resources are needed to ramp as much as 16,000 MW.**
- **This means about 10,000 MW needed to offset the intermittent solar decline <u>plus</u> approximately 6,000 to meet the evening peak load from the "baseline".**



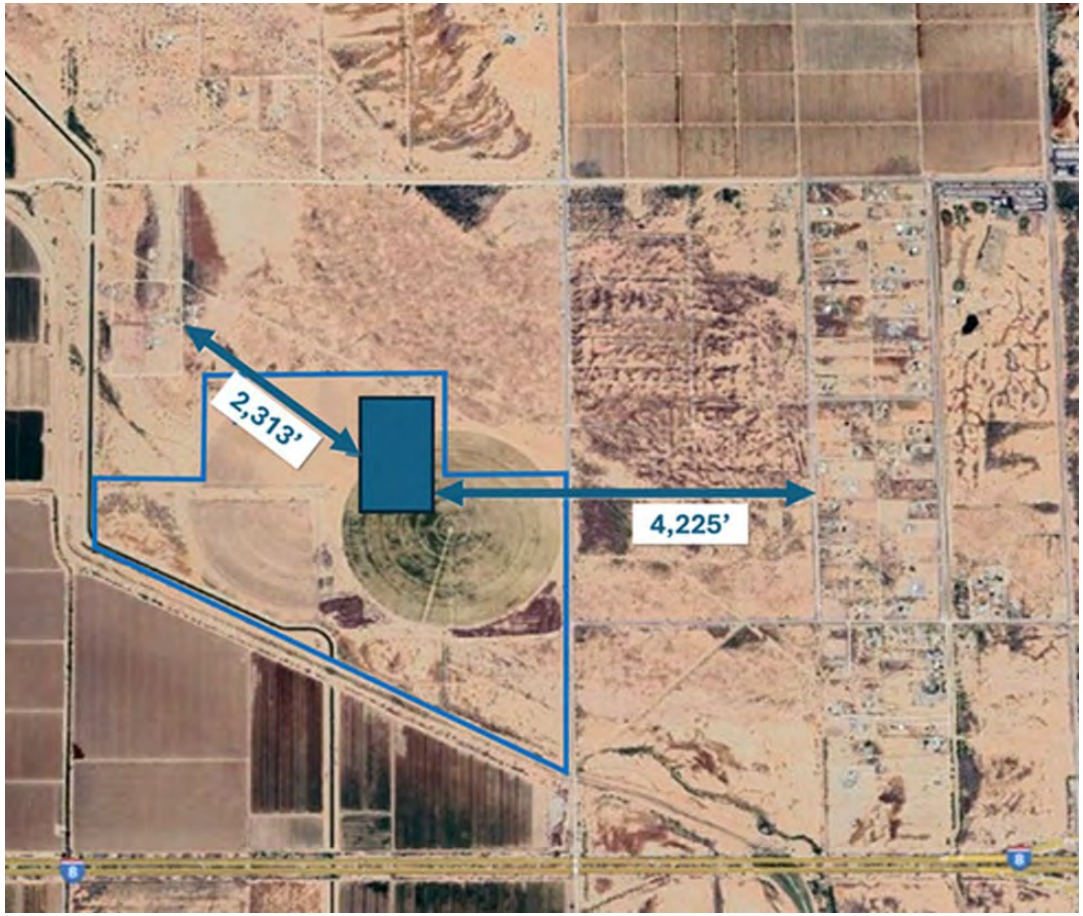
Source: Arizona Solar Center "Duck Curve"

Why this Location?

Why This Location? Existing Infrastructure



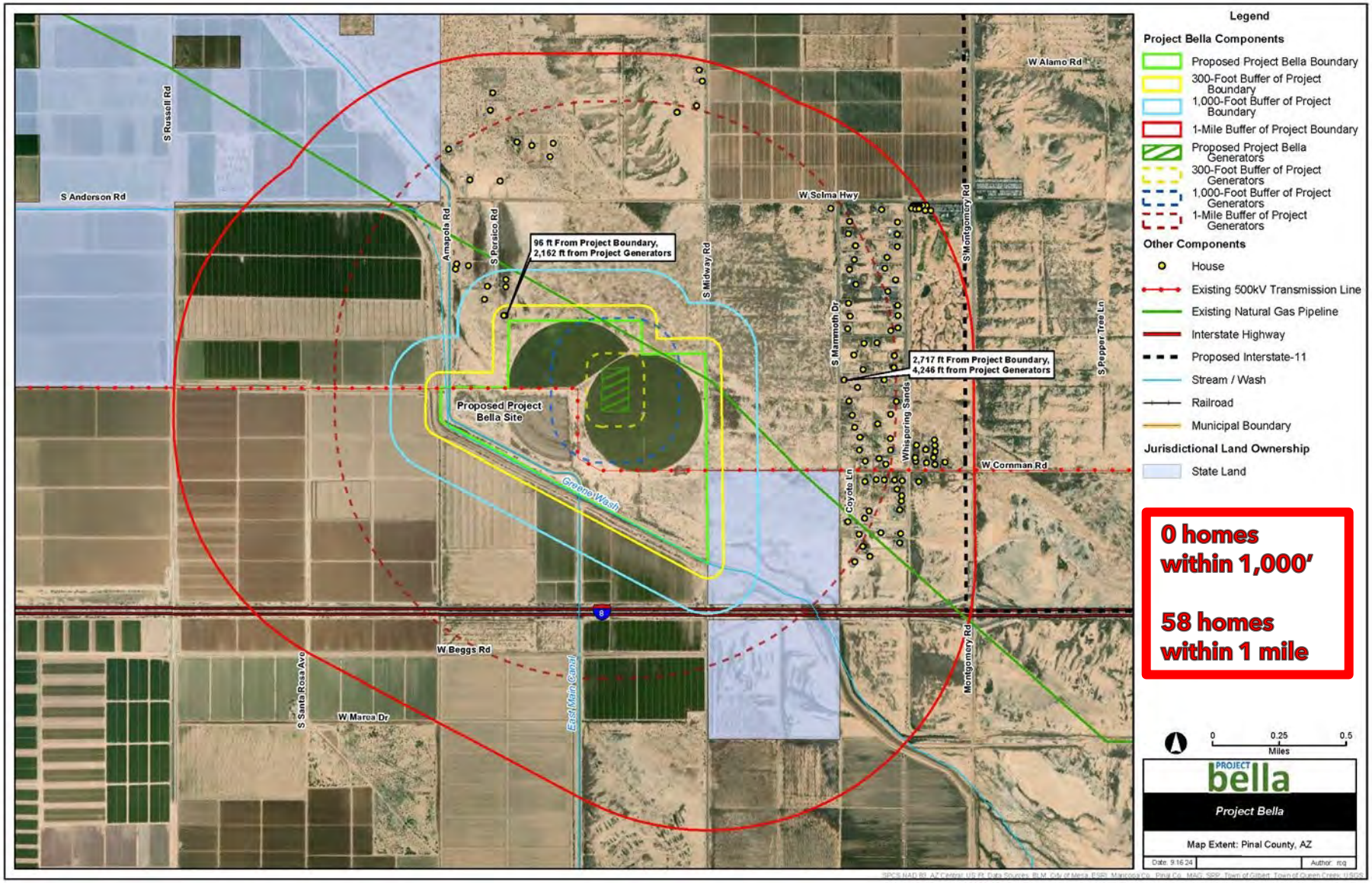
Separation from Residential Uses



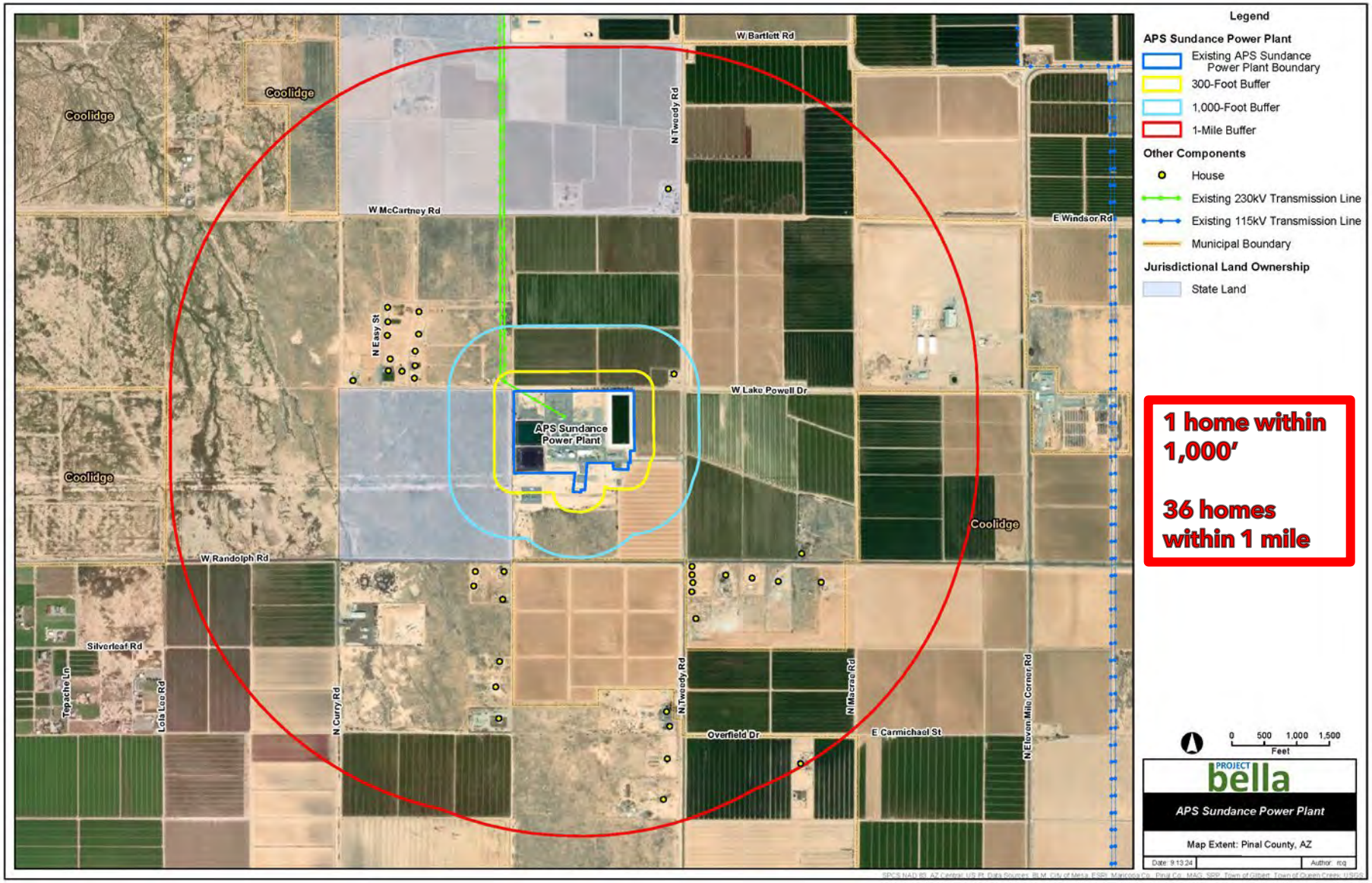
Comparable Facilities

Generating Station	Single Family Homes within 1000ft	Single Family Homes within 1 Mile
Proposed Project Bella Generators	0	58
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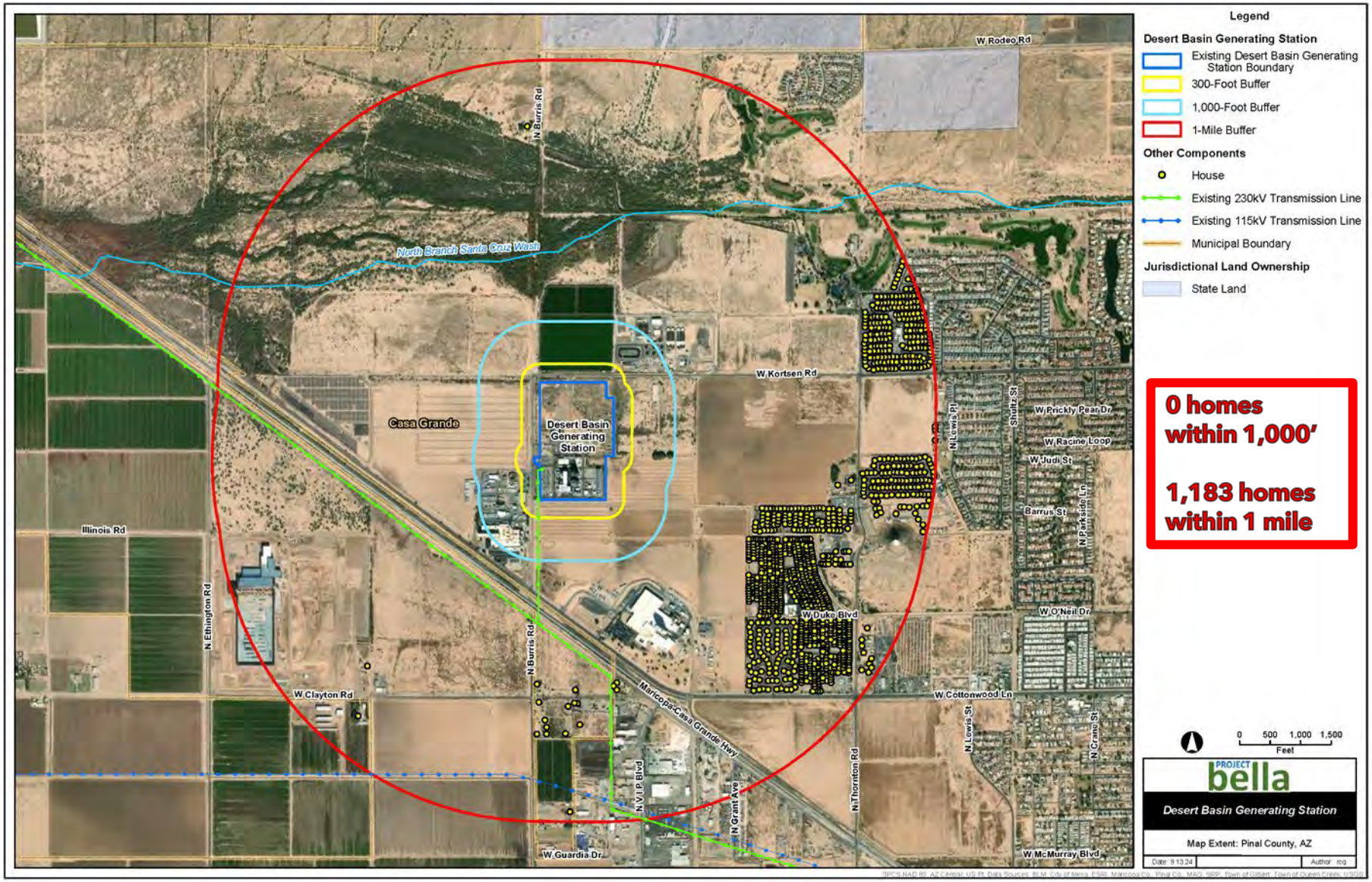
Project Bella – Proximity to Residential



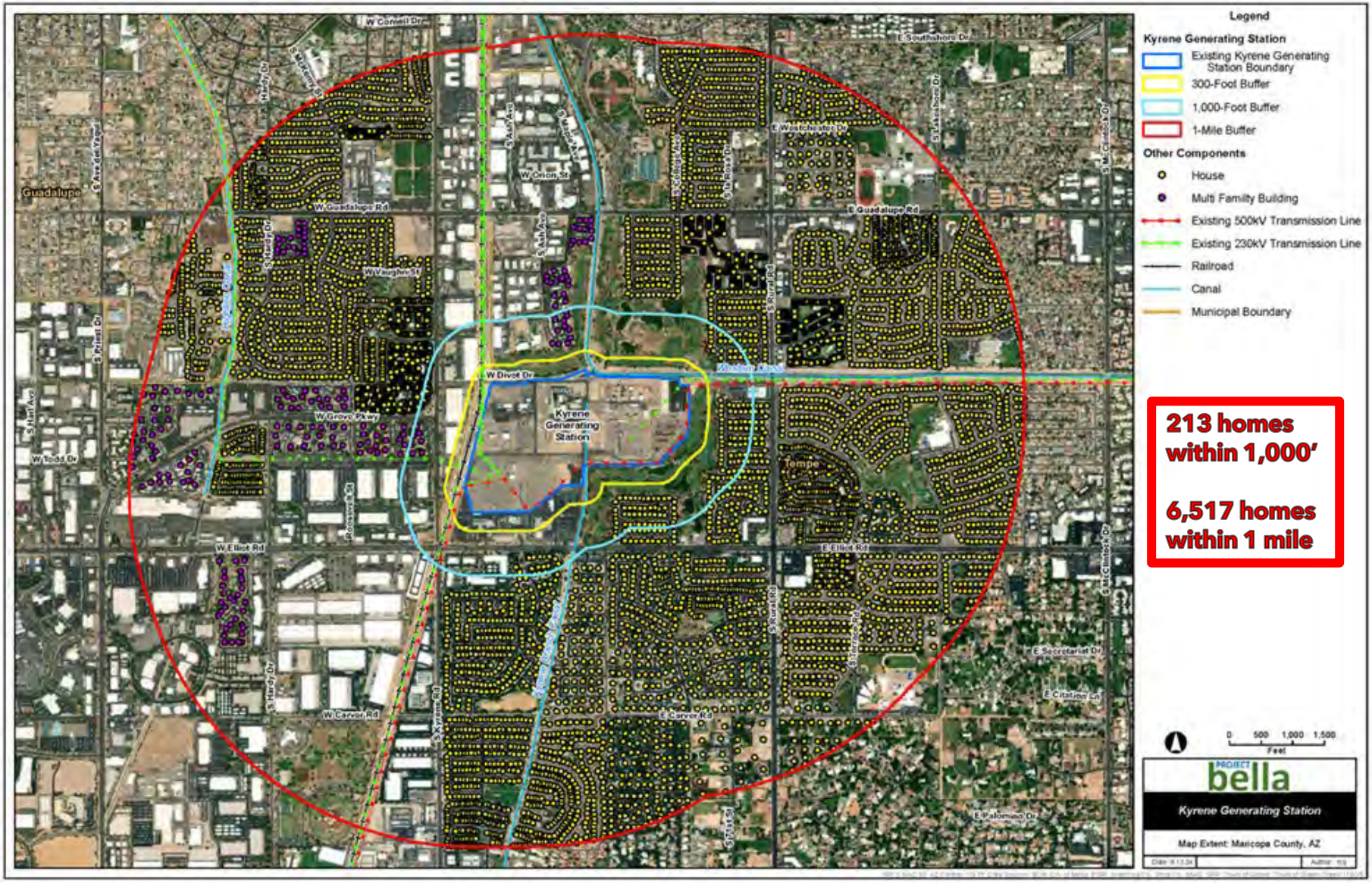
Sundance Power Plant – Proximity to Residential



Desert Basin Generating Station – Proximity to Residential



Kyrene Generating Station – Proximity to Residential



Community Working Group

Funding for Community



Project Bella has agreed to establish a Community Working Group ("CWG") to share operational study results and coordinate mitigation strategies where necessary to ensure clear and transparent communication with Community.

Working Group Composition

- **4 members of the local community – live within 1 mile**
- **2 members representing Project Bella**
- **Up to 2 representatives from Pinal County**

Funding of CWG by Project Bella

- **$4.1 million**
- **Community will direct funding for benefit of the area**

Transparency and Accountability

Communication with Community Working Group:

Pre-Construction

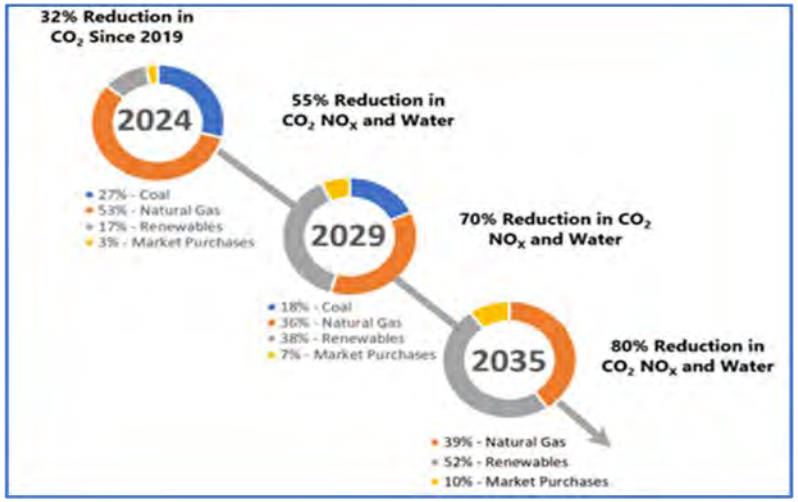
- Pre-construction final engineering design reports,
- Emergency Response Plan and notification parameters (reviewed annually),
- Landscaping design and review,
- Lighting Plan design and review,
- Ingress/egress plan to the Project main entrance,
- Project construction timeline, and
- Traffic study for delivery of equipment.

Operational Period

- Air Emissions Reporting,
- Compliance reporting with the Commission,
- Generation production summary data (fuel, MWhs, etc.),
- Groundwater pumping reporting,
- Report on evaporation pond (liner condition, sample of water, etc.),
- Reports on any known wildlife impacts,
- Review the Emergency Response Plan and notification parameters,
- Report of any Lost Time Accidents,
- Disclosure of any reportable spills, and
- Report on any sound and lighting concerns and the Applicant's response, which shall be reasonable.

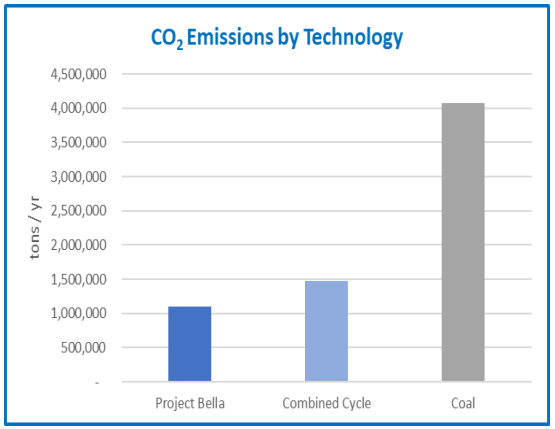
Land Use Attributes

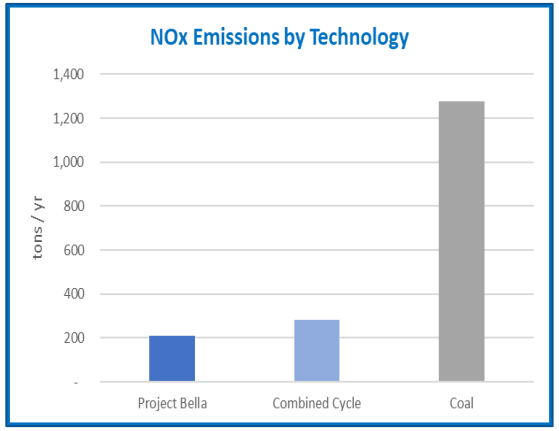
Minimal Environmental Impact

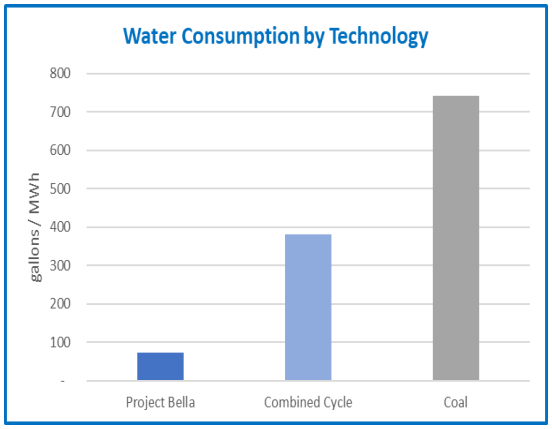


Source: TEP 2023 IRP

- ✓ **Minimal Water Consumption - 78 % less than a CCGT**
  - ✓ **10% Less water consumption than current Ag use**
- ✓ **Low Emissions (NOx and CO Control Systems)**
  - ✓ **EPA and Pinal County review completed**
- ✓ **Complements the priority utilization of renewable energy with resource adequacy capacity**
- ✓ **Provides reliability reserve margin to offset retirement of end-of-life coal units**
- ✓ **Commitment to meet rural zoning ordinance for sound**
- ✓ **Lower Stack (65 ft) – visual and noise mitigation**
- ✓ **Utilizes existing infrastructure with electrical transmission and natural gas pipeline on-site**







Project Bella Will Use Less Water than Current Use

- Project Bella will utilize **less** water than current agricultural operations
- Project Bella has agreed to limit groundwater use to 420 acre feet per year over a three-year rolling average - 90.5% of current use on site.
- Groundwater reports are filed with the Arizona Department of Water Resources and will be provided to the Community Working Group.

Current Use:	463.57 ac-ft (avg)
Projected Use	395 ac-ft
Max. Modified Use:	420 ac-ft
Decrease:	**43.57 ac-ft**

ARIZONA DEPARTMENT OF WATER RESOURCES REPORT

Pumpage History for Well Number: **626493**

AUTHORITY NO. 57-001103.0000 PMA OWNER NAME MARICOPA STANFIELD IRRIGATION

Authority Type IRRIGATION DISTRICT (SW & GW)

YEAR	MOVEMENT TYPE	WATER TYPE	QUANTITY (ACRE FEET)
2016	WITHDRAWAL	GROUNDWATER	465
2017	WITHDRAWAL	GROUNDWATER	468.89
2018	WITHDRAWAL	GROUNDWATER	479.4
2019	WITHDRAWAL	GROUNDWATER	488.49
2020	WITHDRAWAL	GROUNDWATER	550.85
2021	WITHDRAWAL	GROUNDWATER	479.36
2022	WITHDRAWAL	GROUNDWATER	437.07
2023	WITHDRAWAL	GROUNDWATER	339.51
2024	WITHDRAWAL	GROUNDWATER	0

No impact on existing wells:

The aquifer exists in horizontal pools, separated by sedimentary rock and material. Thus, a deeper well does not simply directly impact more shallow wells. The project conducted an independent well impact study, utilizing standard industry practices and identified that continued operation of the existing well (with a lower groundwater pumping rate than current operations) will not impact nearby wells (domestic or otherwise).

Pinal County Approved Air Permit

- Permit reviewed by PAQCD and EPA for compliance with NAAQS – standards designed to protect human and health and welfare
- 17 months of review and modeling
- Establishes operational parameters – limits total hours of operation (43% of year)
- Requires continuous emissions monitoring, monthly reporting and ongoing compliance verification to ensure emissions performance





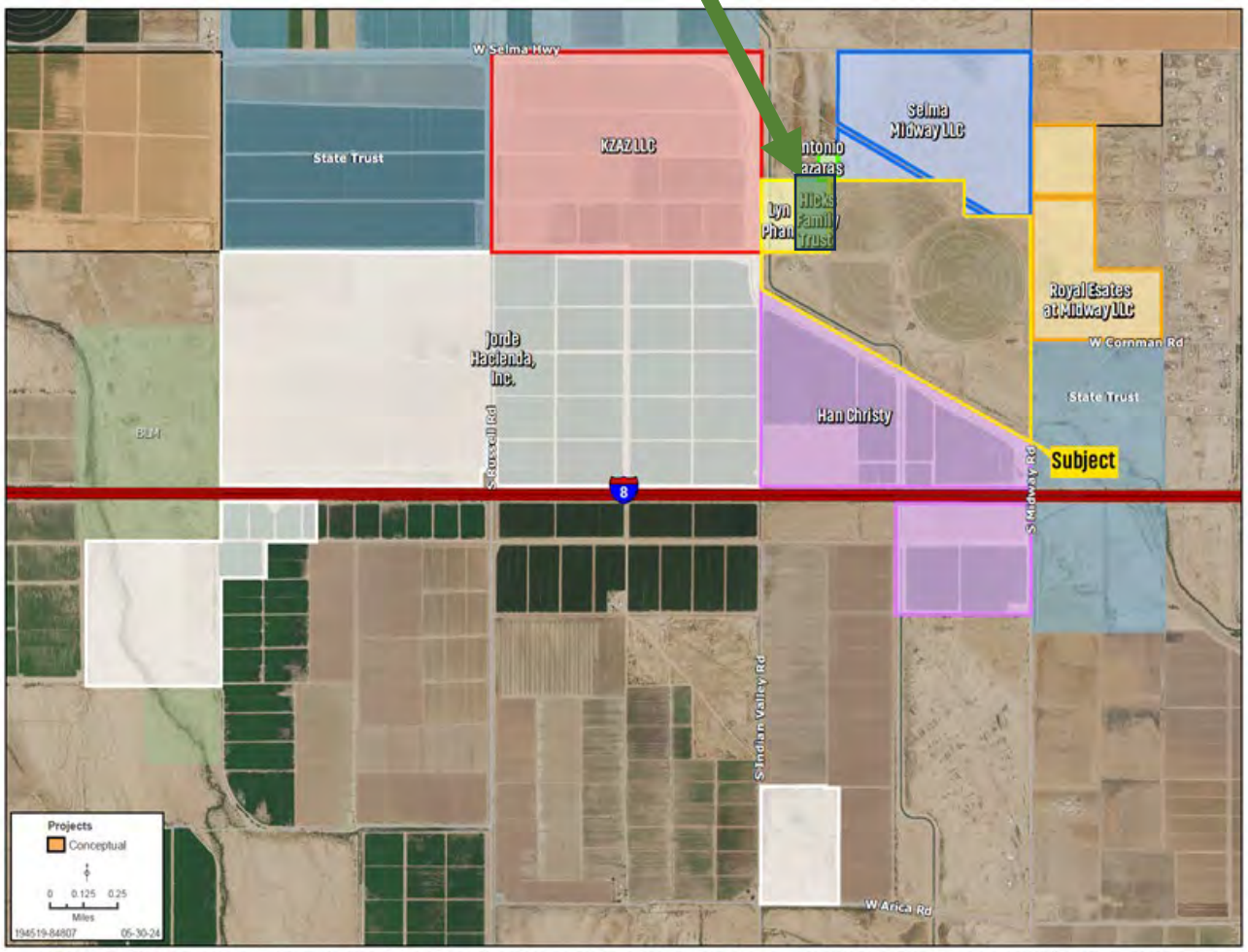
Emergency Response Plan

- Project Bella must comply with all applicable National Fire Protection Association Codes and Standards for all components of the Project.
- A comprehensive Emergency Response Plan ("ERP") must be prepared in coordination with the appropriate local area police and fire departments or Authorities Having Jurisdiction ("AHJ").
- The ERP shall include a notification plan to provide information to community residents relative to potential emergency situations arising from the Project.
- The Project and the AHJ will develop on-site and off-site evacuation plans, as may be reasonably appropriate.
- The ERP will be reviewed with the CWG and made available to the public, including posting of non-confidential material on the Project website. This comprehensive ERP and HMA shall be completed prior to the operation of the Project and reviewed annually.

- **Project Bella will provide Community First Responder infrastructure with commitment to procure a fire truck and emergency response equipment and, prior to COD, construct a warehouse and office on a separate legal parcel of land donated by the Project.**

Proposed Community Fire and EMS Equipment Donation

Proposed location for community Fire and Safety Equipment, donated by Project Bella. Procurement cost: $1,350,000, plus land.



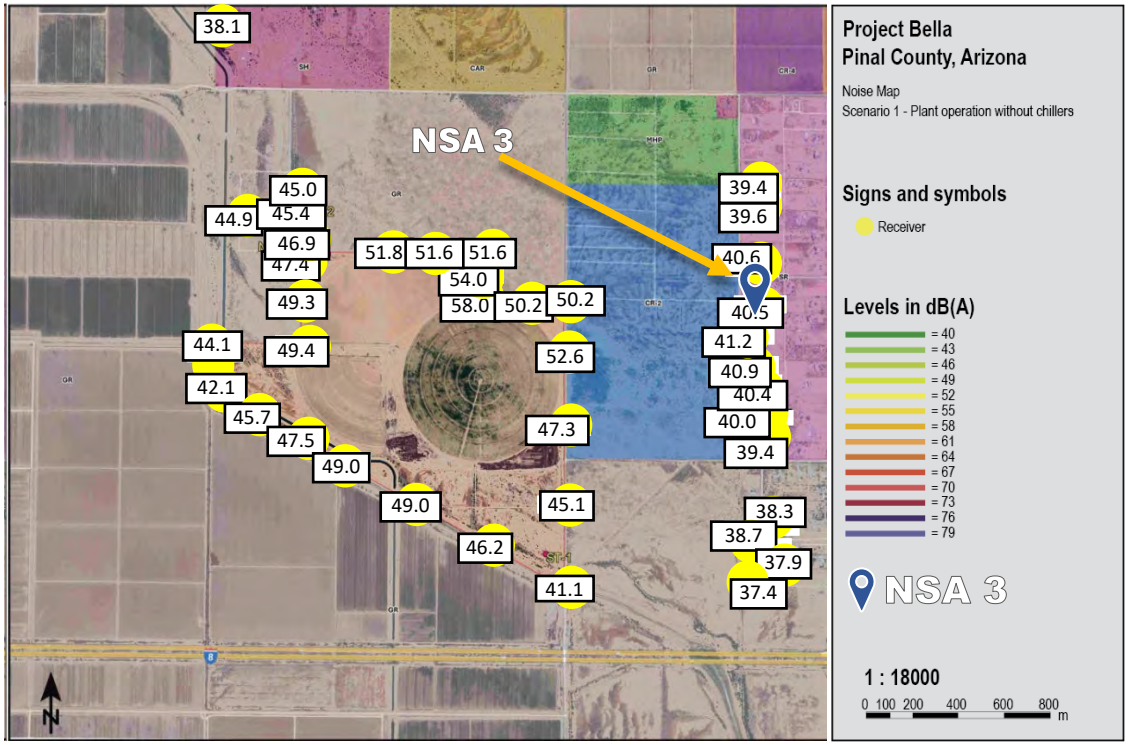
Project Bella has secured the right to acquire the 20 +/- acre parcel directly adjacent on the west side of the Project site boundaries, identified as the “Hicks Family Trust”.

Project Bella will lease this land at no cost for the location of a local fire and safety response office. Project Bella will provide a fire truck, EMS equipment and prior to COD of the Project, construct a warehouse / office for the benefit of the community.

This is in addition to and separate from the self-contained Project-specific fire detection and suppression systems.

Will Comply with Pinal County Noise Ordinance

- Modeling shows increase of only 2 decibels over existing background noise (barely perceptible)
- Sound study within 120 days of commercial operation commencement to verify modeling
- Must provide additional sound mitigation measures if levels exceed ordinance



Representative Sounds and Noises

Table 1. Sound Levels of Representative Sounds and Noises

Source and Distance	Sound Level (dBA)	Human Response
Jet takeoff (nearby)	150	
Jet takeoff (15 m/50 feet)	140	
50-hp siren (30 m/100 feet)	130	
Loud rock concert (near stage)	120	Pain threshold
Construction noise (3 m/10 feet)	110	Intolerable
Jet takeoff (610 m/2,000 feet)	100	
Heavy truck (8 m/25 feet)	90	
Garbage disposal (0.6 m/2 feet)	80	Constant exposure endangers hearing
Busy traffic	70	
Normal conversation	60	
Light traffic (30 m/100 feet)	50	Quiet
Library	40	
Soft whisper (4.5 m/15 feet)	30	Very quiet
Rustling leaves	20	
Normal breathing	10	Barely audible
Threshold of hearing	0	

Source: Beranek (1988).

Dark Skies

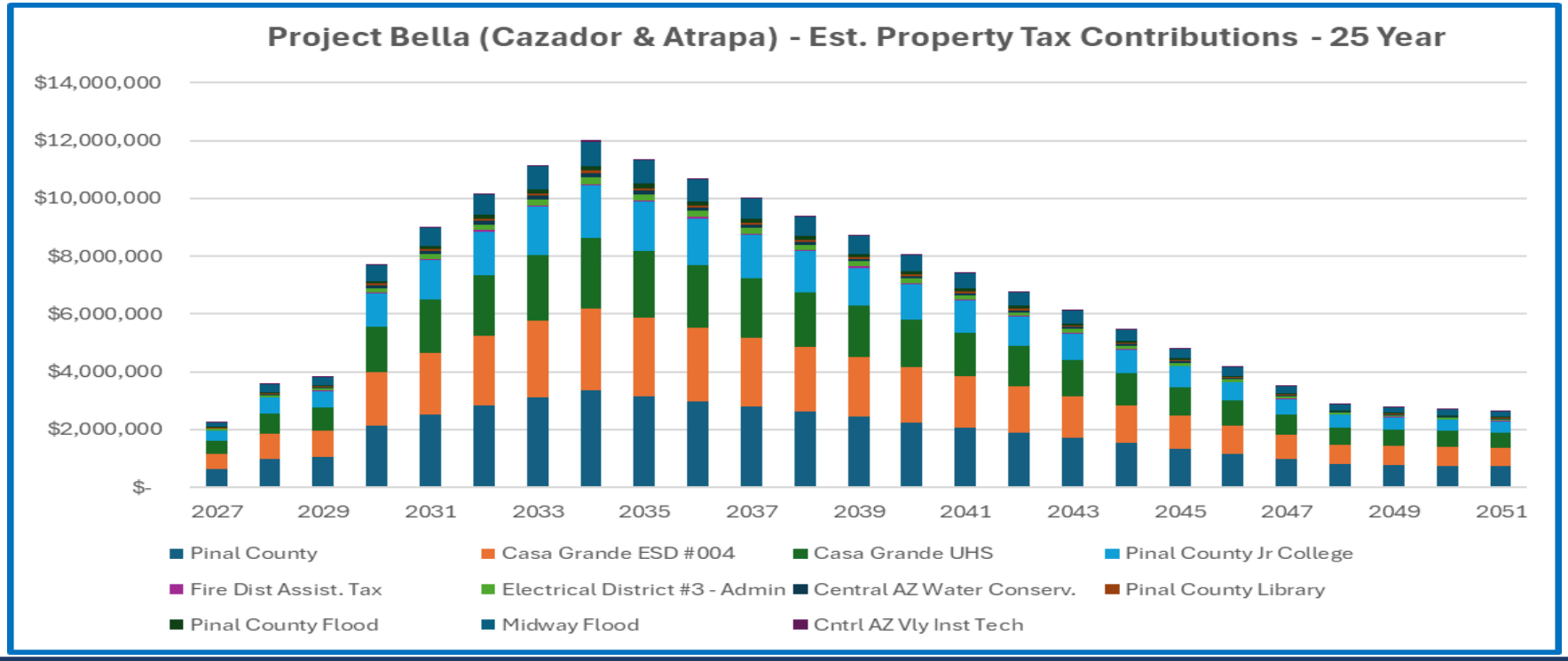
- A comprehensive lighting plan will be designed and reviewed.
- The outdoor lighting design and operation will comply with Pinal County Development Service Code, Chapter 2.195 – Outdoor Lighting Regulations and Standards for the most stringent Lighting Zone 3.
- Utilize shielded lighting with automatic sensors to light areas only when in use.
- Minimum set-back distances of 245 feet from the nearest property lines, except switchyard.
- Exhaust stacks do not require aviation warning lights based on FAA notice criteria.
- Direct consideration and compliance with Arizona Game and Fish Department guidance received on May 22, 2024, which included: *"Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination."*

Substantial Fiscal Impact for Pinal County

- Project Bella provides significant economic impact for Pinal County with an estimated **$167,000,000** of new tax revenue to approximately 11 different entities in Pinal.

- Average annual tax revenue = **Approx. $6,700,000**
  - Tax revenue currently generated from the site's Ag use = $4,500

- Project Bella **will provide nearly 4x more tax revenue with less than 10% land intensity utilization compared to a similar solar energy investment.**



Significant Job Creator – Substantial Annual Payroll

- Hundreds of jobs created through construction phase
- ~14 full time employees during operations
- Skilled, high-wage employees

Project Bella Staffing Plan

	Positions	Initial Salary	Total with Loading (w Taxes & Benefits)
Plant Manager	1	$ 175,000.00	$ 250,250.00
Admin Assistant	1	$ 60,000.00	$ 85,800.00
Electrical/Controls Engineer	1	$ 145,000.00	$ 207,350.00
Mechanical Engineer	1	$ 140,000.00	$ 200,200.00
Compliance Engineer	1	$ 130,000.00	$ 185,900.00
O&M Supervisor	1	$ 120,000.00	$ 171,600.00
O&M Tech/operator	6	$ 95,000.00	$ 815,100.00
O&M tech/I&C	2	$ 105,000.00	$ 300,300.00
Total	14		$ 2,216,500.00

Project Benefits

- Helps meet growing regional energy demand
- No need for new infrastructure
- Less land intensive than solar
- Reduces water consumption
- Minimal noise/visual impact
- Job creation
- Substantial positive fiscal impact to County **(+$167,000,000**)

R38

Community Outreach

- Open Houses (1 mile radius notice)
  - Virtual Open House April 29th
  - In-Person Open House April 30th
  - Virtual Open House June/July TBD
  - In-Person Open House June/July TBD
- Informational Hotline
  - **1-833-815-4853**
- Project Website
  - https://projectbellaaz.com/
- Project Social Media
  - https://www.facebook.com/ProjectBellaAZ
- ACC Siting Committee Hearings
  - August 12-16th, 2024
  - Francisco Grande Hotel and Golf Resort
- ACC Public Hearings
  - Minimum 30 days after the ACC Committee Hearings



General Project Timeline (Post NTP)







Two Projects - One Clear Focus

Achieve Sustainability Goals with Reliable and Efficient Capacity.

- ✓ Accommodates Renewable Energy Integration;
- ✓ Promotes the transition to electric vehicles;
- ✓ Compliments the Retirement of Coal Generation; and
- ✓ Responsibly Meets Local Energy Supply Requirements.

Project Bella: Pinal County Major Amendment Request



Questions?

WITHEY MORRIS BAUGH

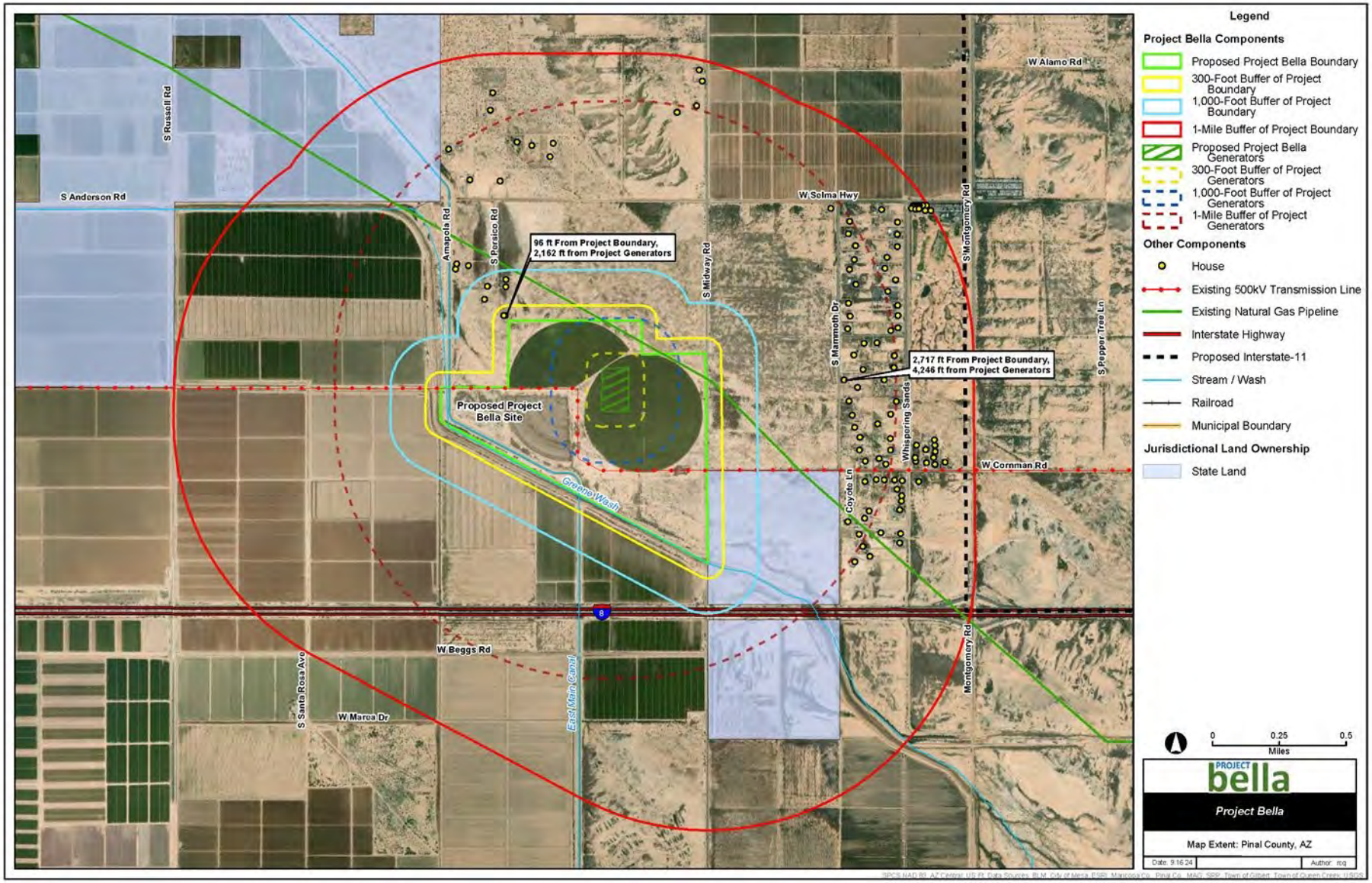
Appendix A Demonstration of Land Use Compatibility

Appendix A demonstrates land use compatibility. Sundance and Coolidge (Pinal County) demonstrate rural life / land use compatibility in that natural gas generation does not induce adjacent development or impact quality of rural lifestyle.

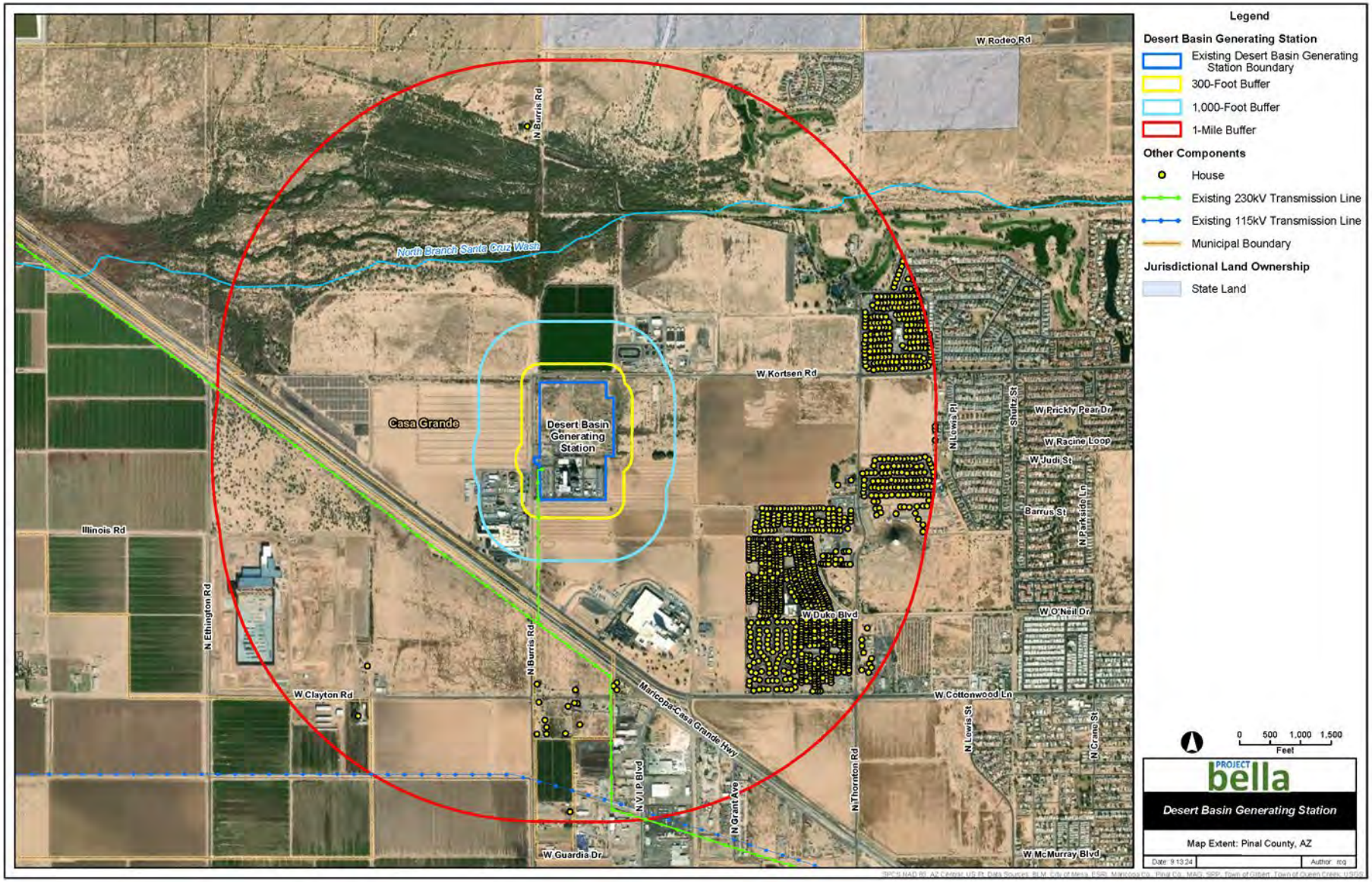
Generation such as Desert Basin (Casa Grande), Kyrene and Santan with proximity to high density residential, demonstrates that emissions from natural gas generation does not present significant human health impacts and property value is not negatively impacted.

Generating Station	Single Family Homes within 1000ft	Single Family Homes within 1 Mile
Proposed Project Bella Generators	0	58
Desert Basin Generating Station	0	1183
Sundance Power Plant	1	36
Coolidge Generation Station	15	80
Copper Crossing Solar Ranch	225	479
Kyrene Generating Station	213	6517
Santan Generating Station	405	6357

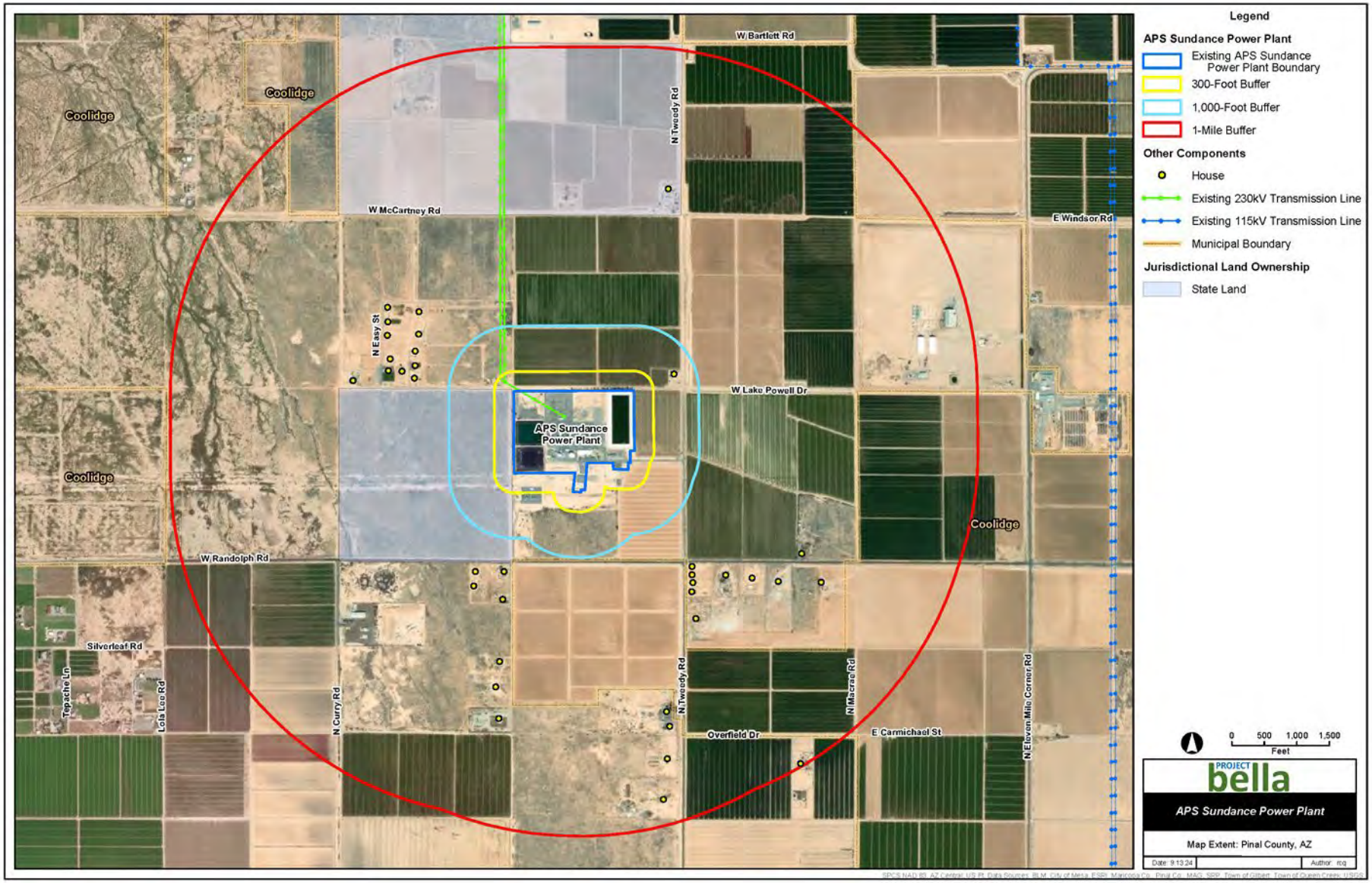
Project Bella – Proximity to Residential



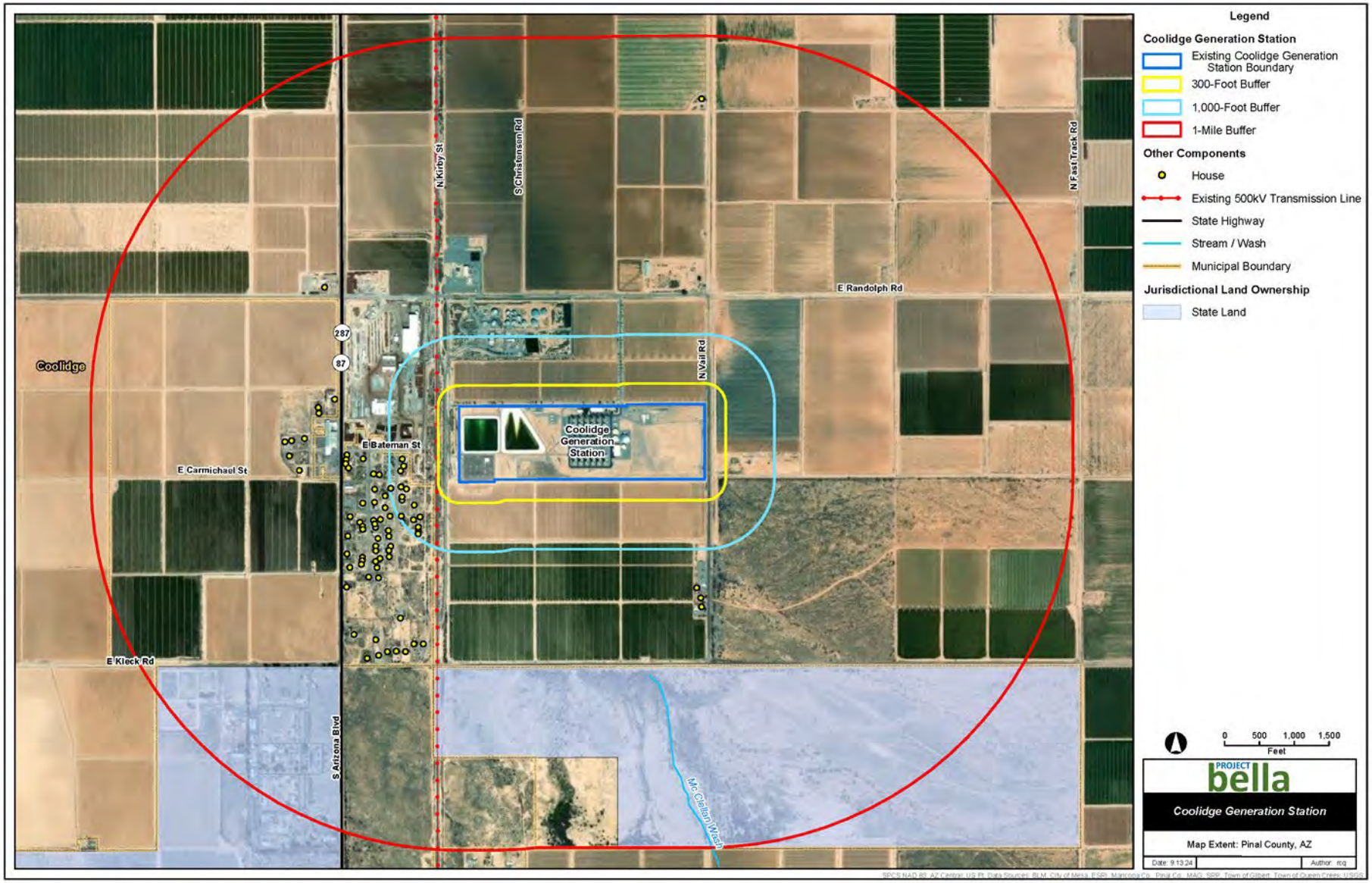
Desert Basin Generating Station – Proximity to Residential



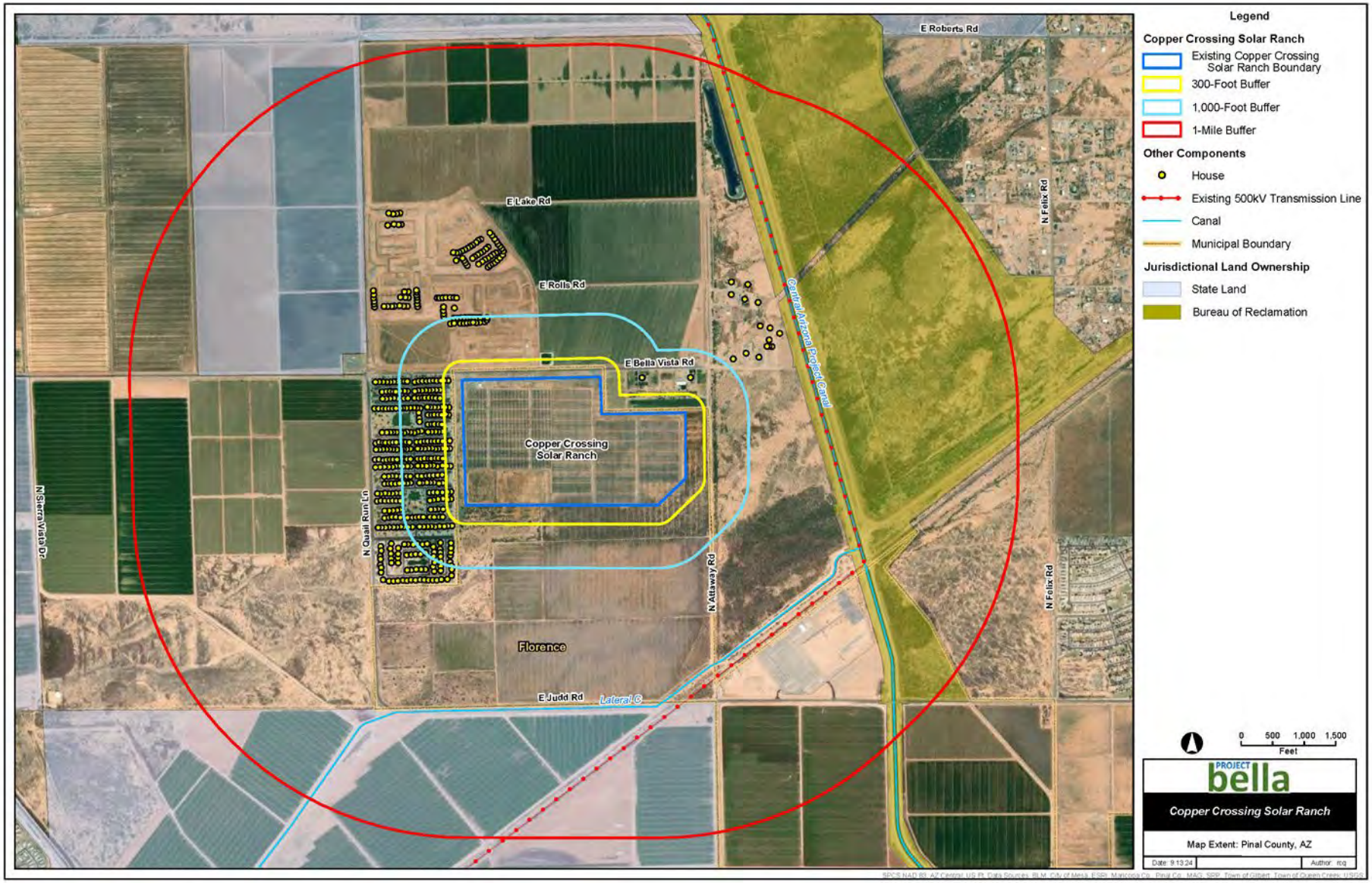
Sundance Power Plant – Proximity to Residential



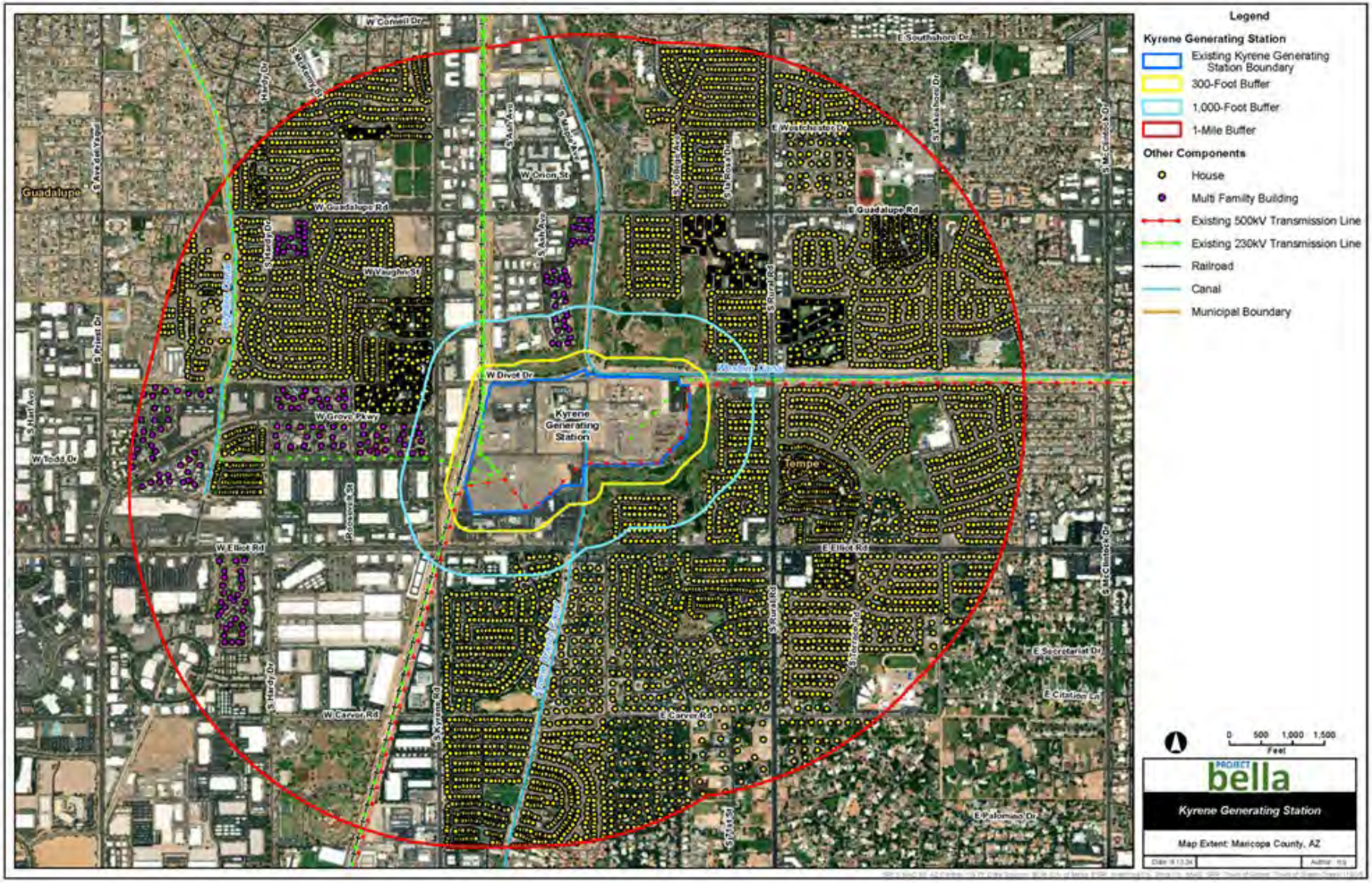
Coolidge Generation Station – Proximity to Residential



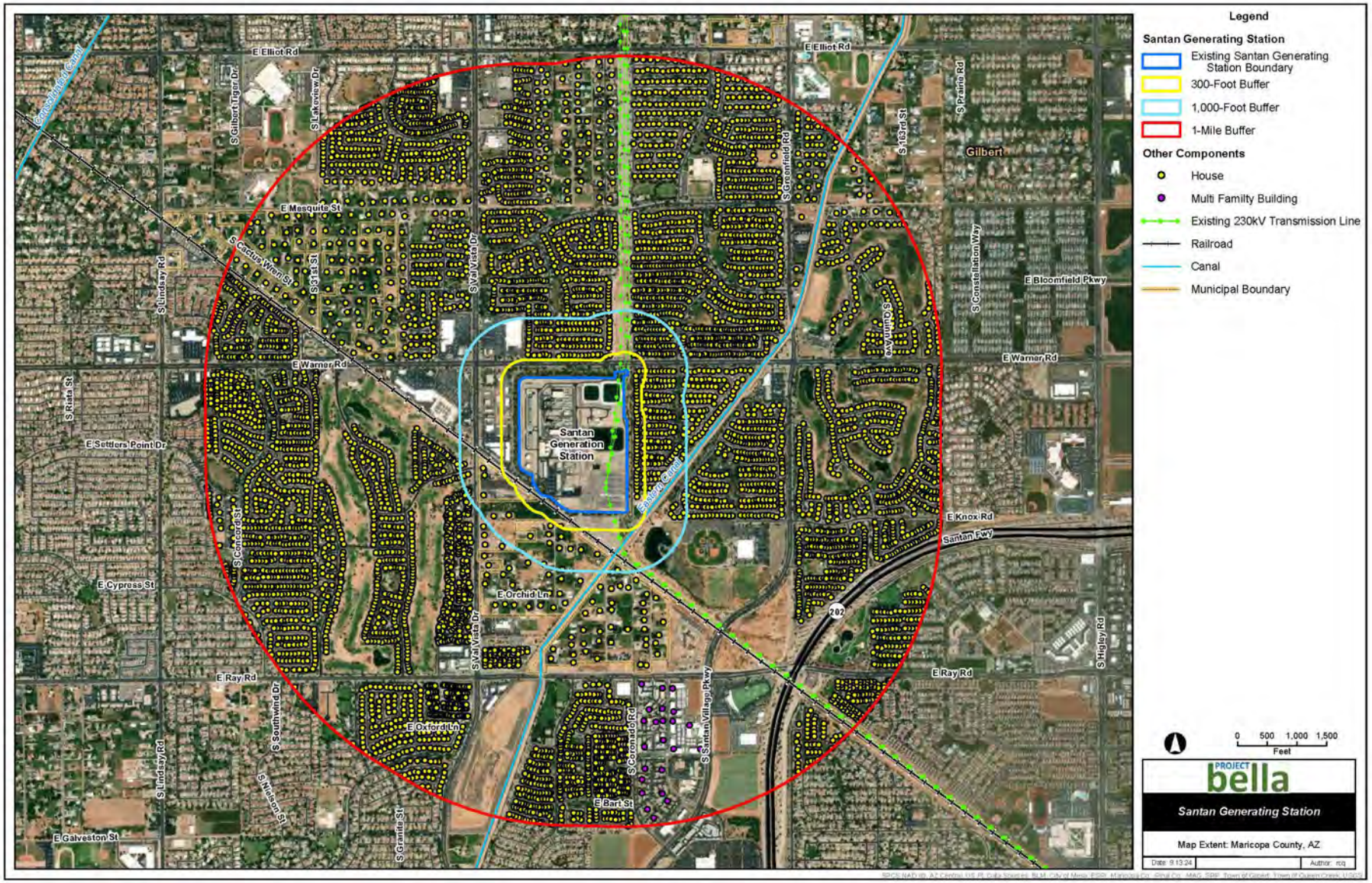
Copper Crossing Solar Ranch – Proximity to Residential



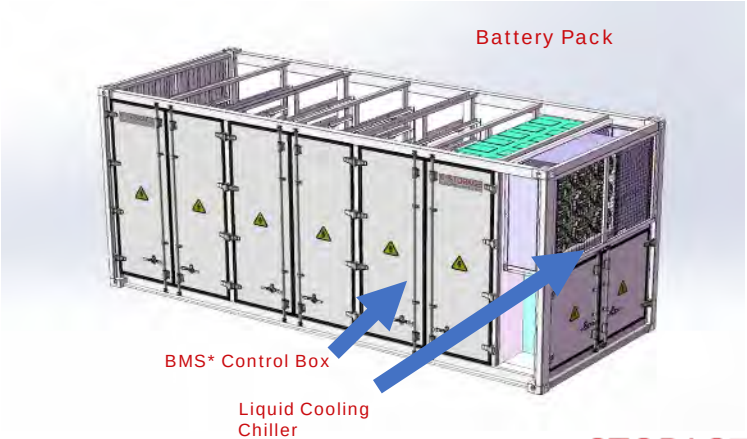
Kyrene Generating Station – Proximity to Residential

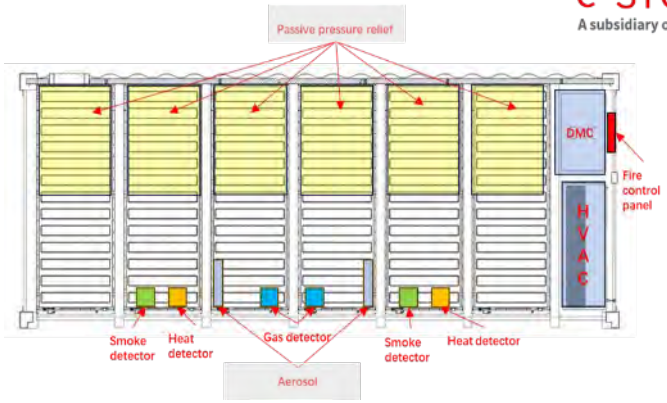


Santan Generating Station – Proximity to Residential



Grid Charged Battery Energy Storage System Attributes





e-Storage Solbank lithium-ion battery storage system are self contained units that store electricity via an invertor charging process during non-peak periods in order to discharge electricity back to the electrical grid during peak periods, typically post solar generation hours.

- Durable, proven LFP battery cell for quick charge and discharge (4 hour) system managed through an active balancing battery management system to ensure continuous balancing during daily operations.
- Integrated Liquid Cooling-Heating System, designed for optimal battery temperature. Integrated multi-level BMS monitoring and fire detection, units provide timely report of battery status and fire detection, linked actions with other system components;

- BMS and Controller Integration, seamlessly integrated for real-time monitoring and issue reporting. Complete fire propagation verification from cell, module (pack) to unit level based on the latest UL 9540A: 2019 (4th Edition). Designed to meet the newest fire and safety codes. NFPA69, NFPA855 and NFPA72 compliant. Explosion prevention with gas detection, NFPA69 rated.

- Site Specific Fire Safety Design includes Emergency Response Plan (ERP); Hazard Mitigation Analysis (HMA); First responder training for fire department, AHJ, site operator, O&M teams; and Heat Flux Analysis (HFA) for verification of layout design per site conditions.

Seguro Energy Partners

- Provides Asset Management and Energy Management Services for over 3,000 MW of Operating Electrical Generation and Fuel Supply Management Services for 8,400 MW of Gas-fired Generation, Consuming approximately 1.3 Bcf / day.

- Services and Primary Commercial Activities Include:
  - Energy Infrastructure Development / Valuation / Acquisition
  - Asset Optimization / Contract Management
  - Transactional Deal Structuring / Origination / Trading
  - Physical Commodity Logistics /Operational Interface / Efficiency Enhancement.
  - Qualitative and Quantitative Analysis Embracing Market and Industry Trends / Asset Modeling & Forecasting.
  - Risk Management / Cost Reduction / Budgeting
  - Risk Governance Compliance / Financial Reporting