PZ-PA-008-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 25, 2024

TO: PINAL COUNTY- PLANNING AND ZONING COMMISSION

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.

Citizens Advisory Committee:
Citizen's Advisory Committee voted 0-16 to recommend forwarding **denial** of case **PZ-PA-008-24** to the Planning and Zoning Commission.

Staff Recommendation:
Staff has **no recommendation** for the proposal.

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)

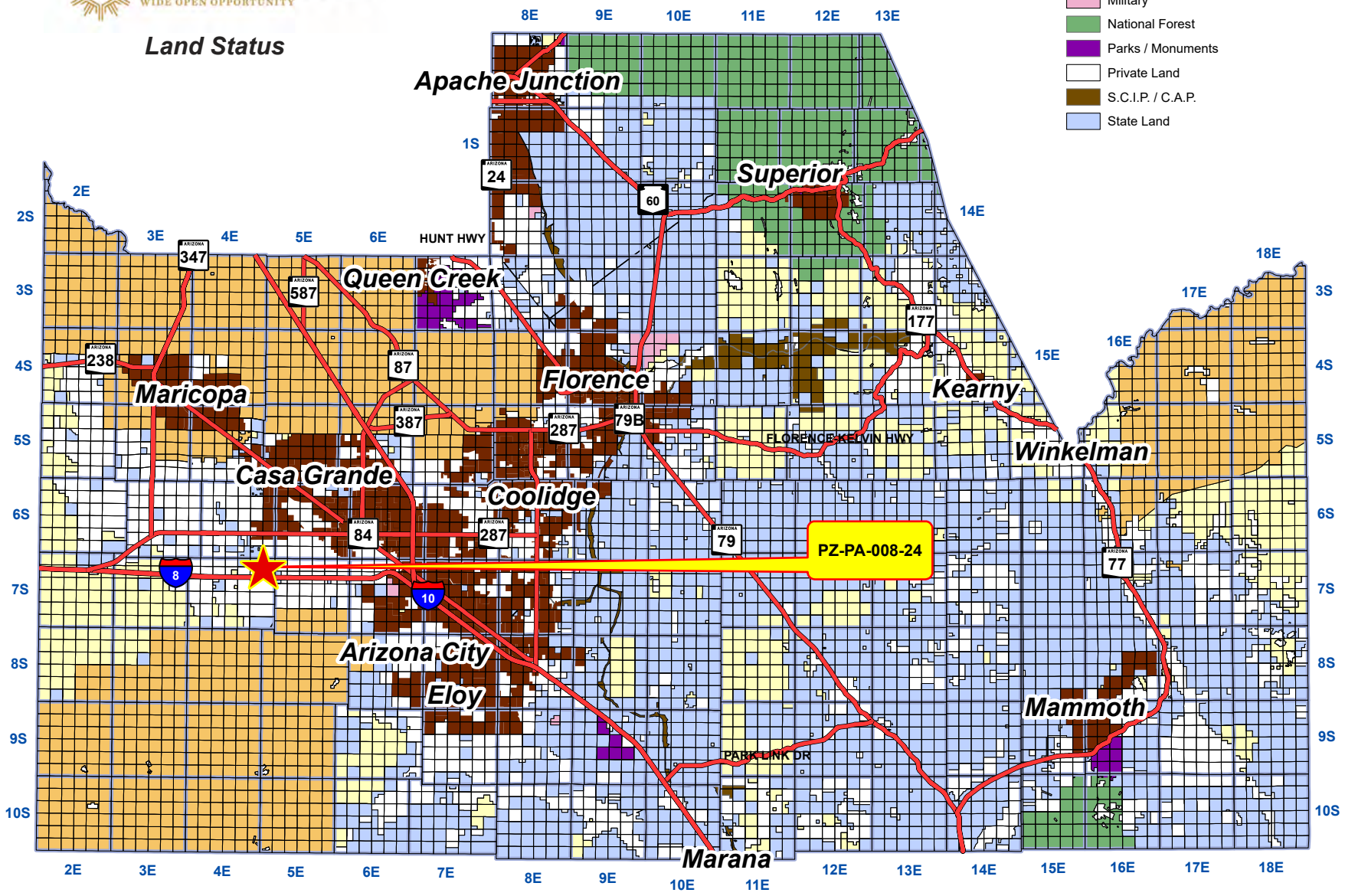
TAX PARCELS: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B

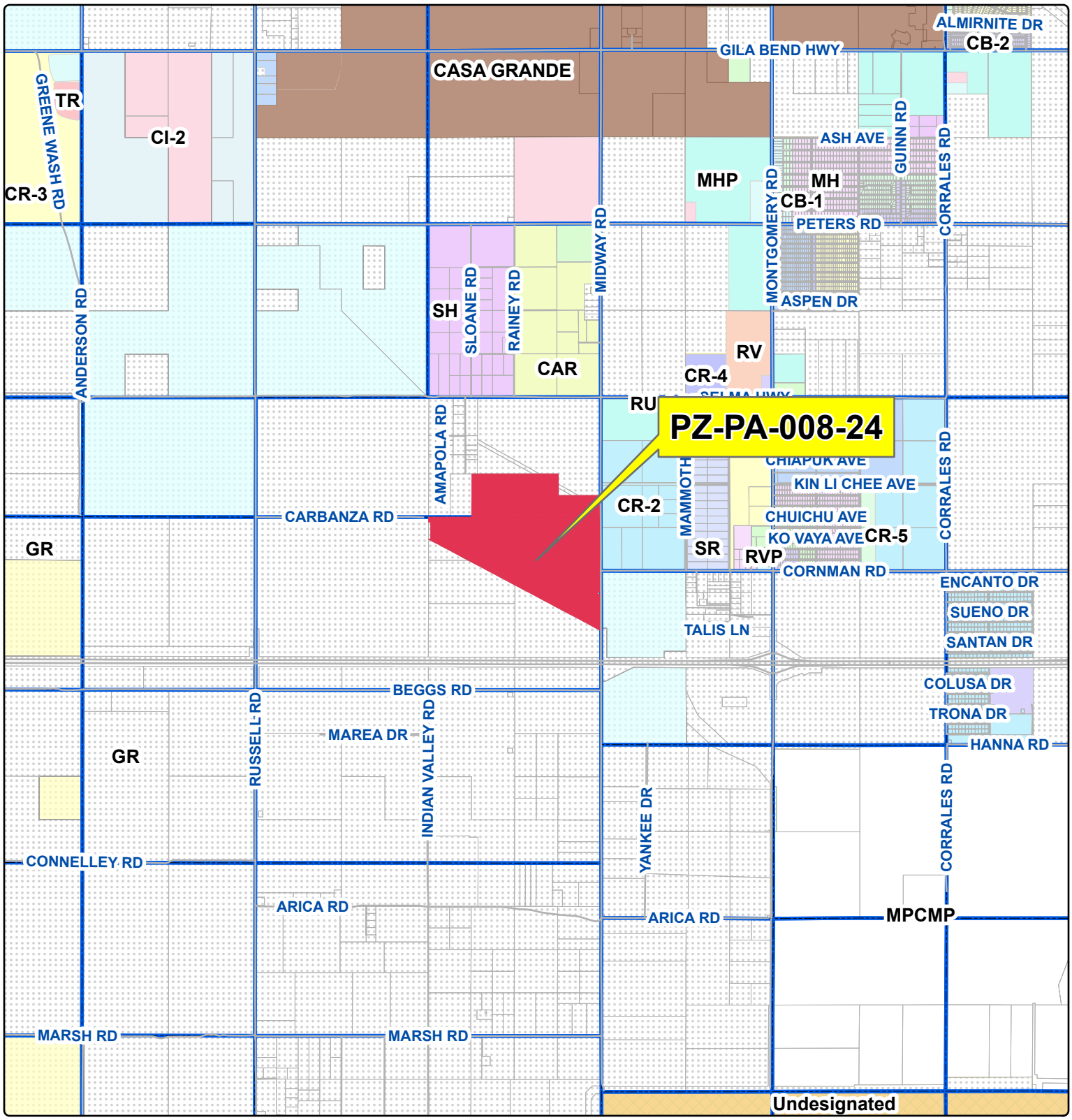
APPLICANT/AGENT: Withey Morris Baugh, PLC, Alex Hayes

REQUESTED ACTION & PURPOSE **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.

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Land Status





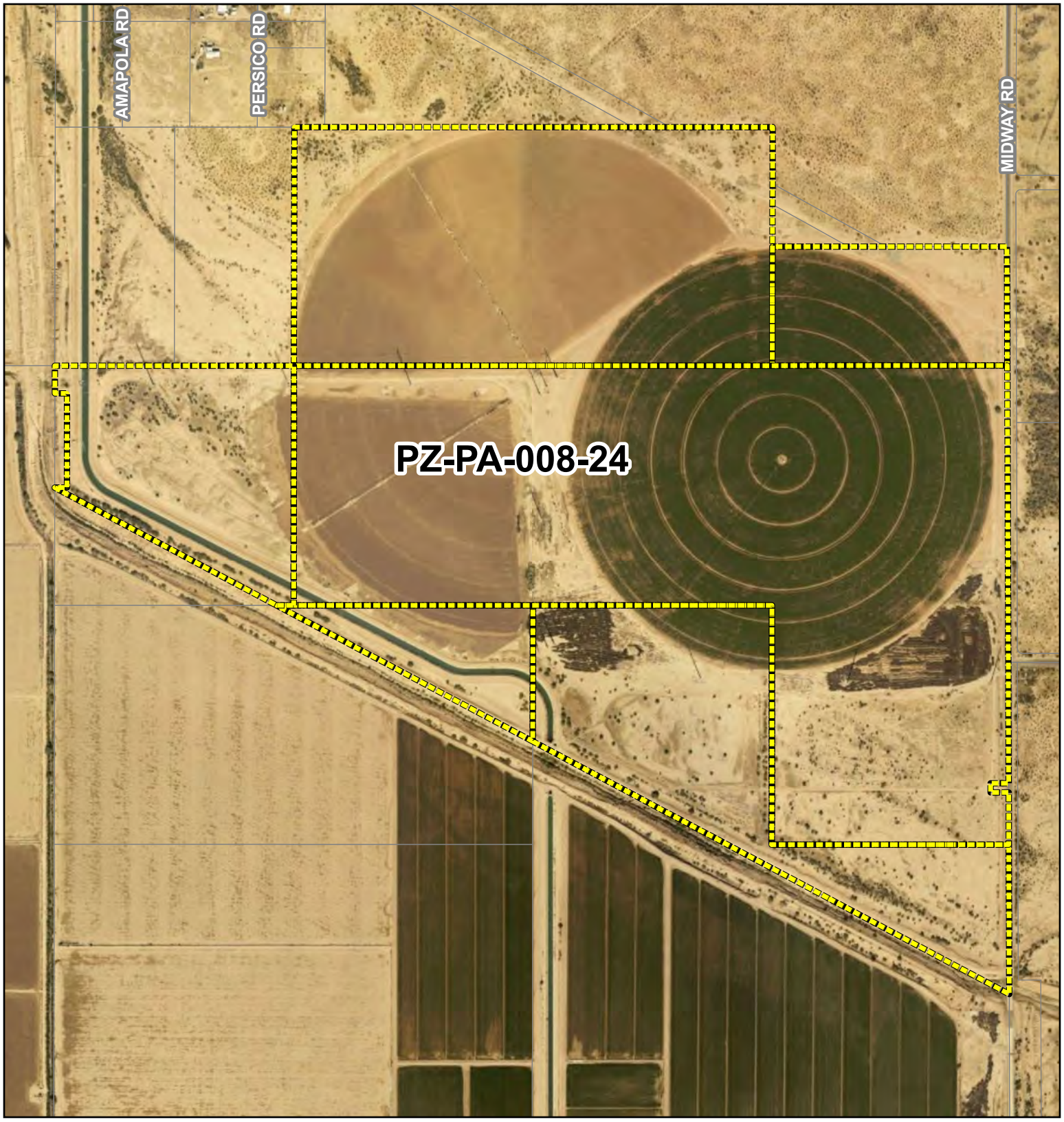
Community Development

PINAL COUNTY
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Legal Description:
Situated on a portions of sections 13, 23, 24, and 25, T09S, R07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-025B, 408-11-025C, 408-11-025D,408-11-024A, 408-11-024C, 408-11-0230, 408-15-0020, 408-15-0010, 408-12-0020, 408-12-0030 located eight miles south of Eloy and approximately seven miles south of interstate 10 within the unincorporated area of Pinal County.

SEC 1 & 12 TWN 07S, RNG 04E

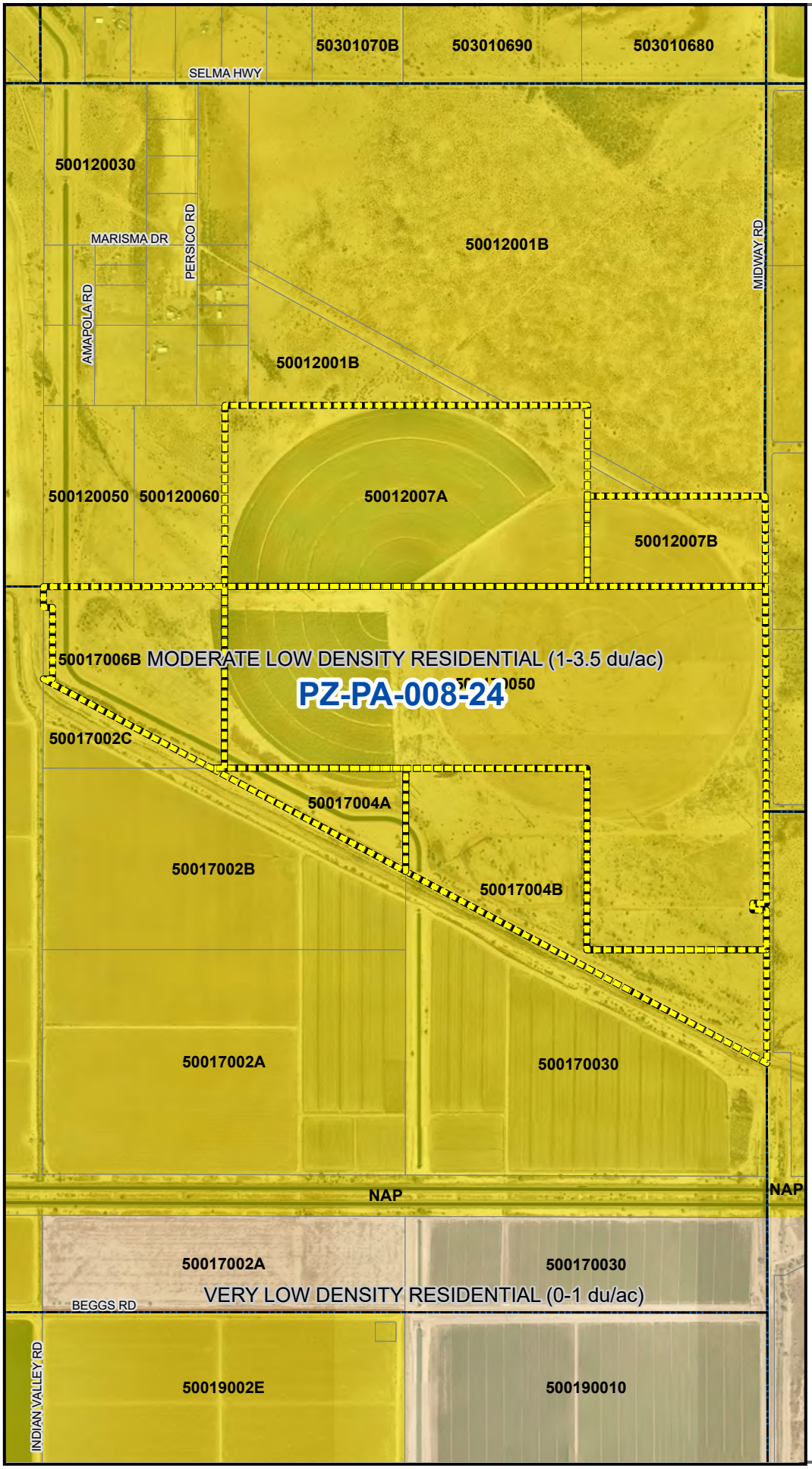
Sheet No. 1 of 1	Owner/Applicant: WITHEY MORRIS BAUGH, PLC, ALEX HAYES		
	Drawn By: GIS / IT / RWH		Date: 07/8/2024
	Section: 1 & 12	Township: 07S	Range: 04E
	Case Number: PZ-PA-008-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-008-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

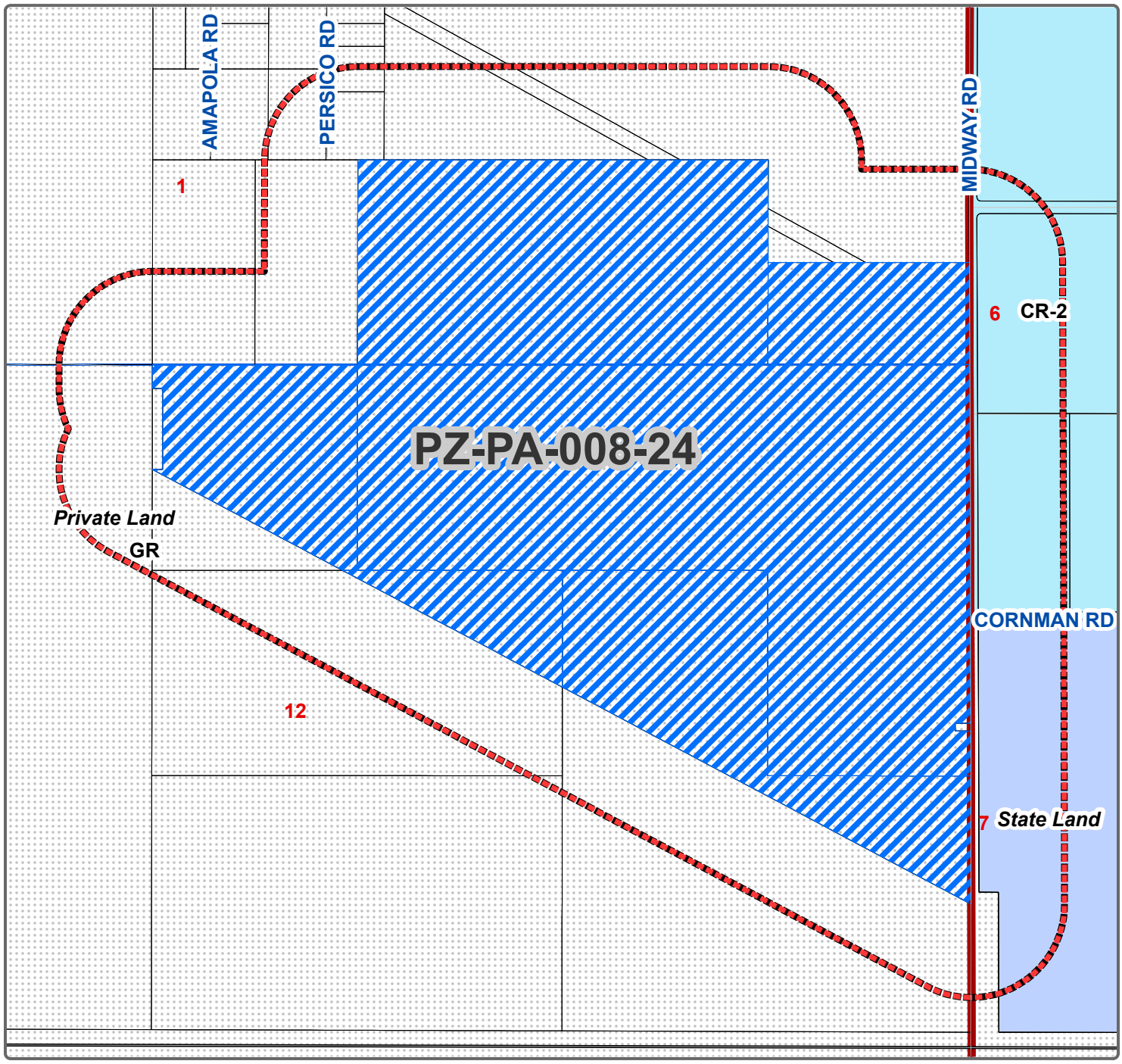
PZ-PA-008-24

FROM:

MODERATE
LOW DENSITY
RESIDENTIAL

TO:

PUBLIC FACILITIES
SERVICES



Community Development

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.

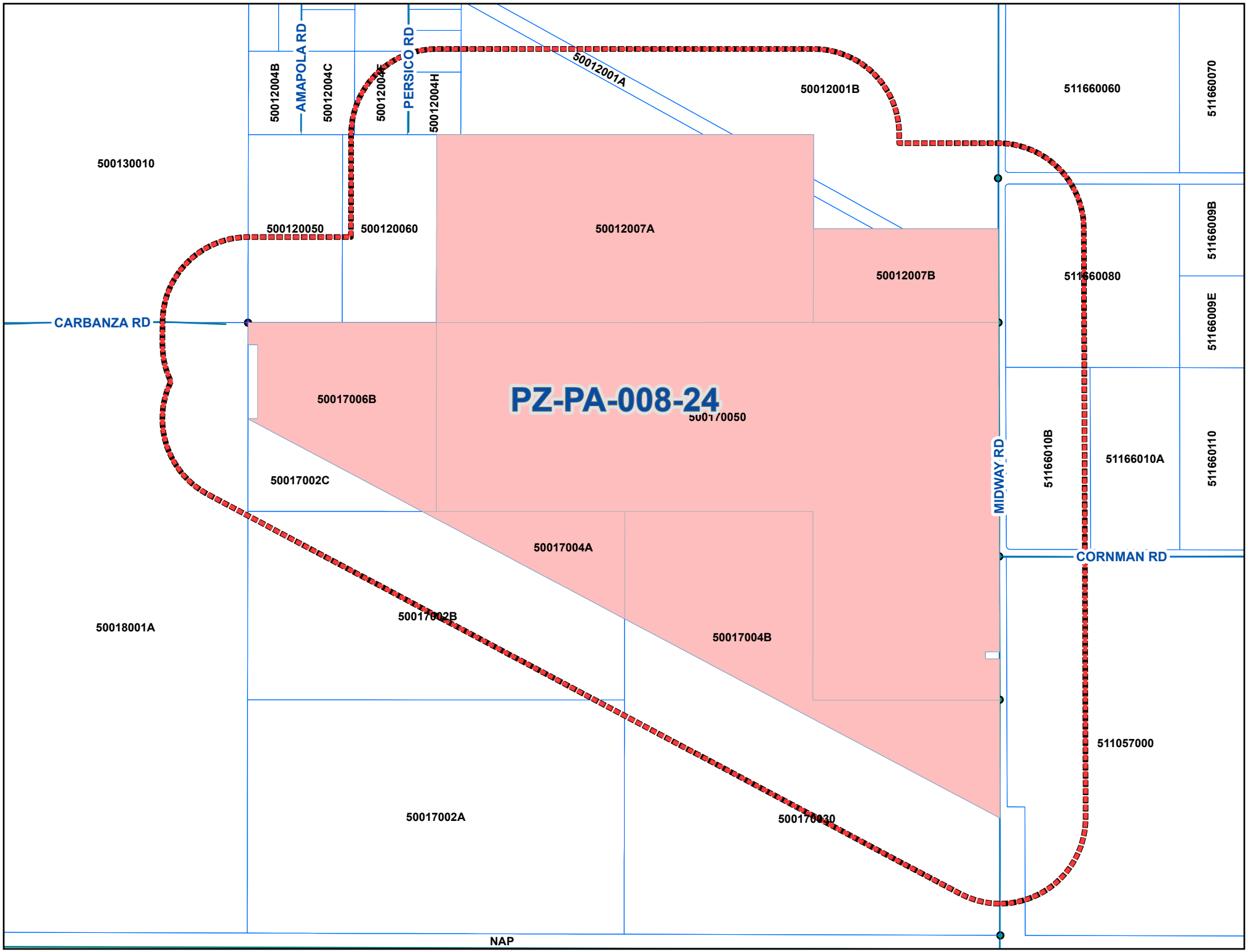
Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MLDR

PINAL COUNTY
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Legal Description: 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.

SEC 1 & 12, TWN 07S, RNG 04E

Sheet No. 1 of 1	Owner/Applicant: WITHEY MORRIS BAUGH, PLC, ALEX HAYES		
	Drawn By: GIS / IT /RWH		Date: 07/08/2024
	Section: 1 & 12	Township: 07S	Range: 04E
	Case Number: PZ-PA-008-24		


PZ-PA-008-24
AMAPOLA RD
PERSICO RD
CARBANZA RD
MIDWAY RD
CORNMAN RD
NAP
50012004B
50012004C
50012004E
50012004H
50012001A
50012001B
511660060
511660070
500130010
500120050
500120060
50012007A
50012007B
511660080
51166009B
51166009E
50017006B
50017050
51166010B
51166010A
511660110
50017002C
50017004A
50018001A
50017002B
50017004B
511057000
50017002A
500170030

LOCATION: 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.

SIZE: 351.8± acres.

STAFF FINDINGS-

PUBLIC COMMENT:
To date thirteen letters in opposition have been received from surrounding property owners and one in support by the county.

PUBLIC PARTICIPATION:

60 day review period:	6/10/2024 to 8/10/2024
Newspaper Publication:	9/5/2024 & 9/3/24
Site Posting:	8/29/2024
Property mail outs:	8/30/2024
Web posting:	9/9/2024

OTHER REVIEW AGENCY COMMENTS:
As of the writing of this report AZ Game and Fish agency comments has been received. These have been included in the discussion and recommendations.

PLAN AMENDMENT DISCUSSION:

Request to change Land-use:
The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan for 351.8± acres from **Moderate Low Density Residential (MLDR, 1-3.5 du/ac)** to **General Public Facilities/Services**. The property is currently zoned General Rural (GR) and has been 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.

Project area currently has Moderate Low Density Residential land-use classification for the 351.8± acres. Historical development in the region has been rural lifestyle and suburban development. Parcels to the north are zoned Suburban homestead (SR) and Commercial Agricultural Zone (CAR). Parcels to the east are Single Family Residential (CR-2, CR-3) and Mobile Home Park (MHP) and Suburban Homestead (SR). Zoned properties have partially developed and continue developing that comply with the Comprehensive plan designation.

General Public Facilities/Services land-use designation seeks to include large public and quasi-public facilities that require significant space like the power plants, landfills, solid waste transfer stations, water campuses and concentration of public buildings. Employment land-use designation also includes the power-plants, however it seeks to include businesses that are employment-generating like industrial, office, Business Park, warehousing and distribution.

Request for a gas-fired power plant is a standalone power generation facility that does not generate commerce related employment and therefore fits the land-use requested – General Public Facilities/Services.

Project Proposal

Seguro Energy Partners, LLC is seeking a land use change to facilitate the development of a project known as "Project Bella," comprising a 480 MW thermal gas-fired generation facility and a 440 MW Battery Energy Storage System (BESS). Project Bella aims to enhance resource adequacy by deploying rapid-response batteries and dispatchable natural gas turbines to maximize grid-available renewable energy. Moreover, the batteries will charge from surplus energy during periods of high renewable (solar and wind) generation. The location embraces the existing energy infrastructure and interconnection to the existing 500 kV system will enable the local load-serving entities (Electrical District-3, Salt River Project, Tuscon Electric Power) to reliably provide adequate electric transfer capability to balance energy supply demand in the Valley.

Gas fired turbines will require assured water supply for the closed loop chilled water systems. Although gas fired power plants use 90% less water than a coal facility, the applicant will need to meet and exceed the sustainability and water consumption goals identified by the local power utilities (Salt River Project and Tucson Electric Power)

The project is a zero-discharge facility. Evaporation ponds will be constructed onsite as per the Arizona Department of Environmental Quality Aquifer Protection standards.

Location and Accessibility

Access to the proposed project would be via private driveway from Midway Road, located on the eastern edge of the project boundary. The proposal for land use change involves six parcels situated north of I-8 and 1.5 miles south of the city of Casa Grande in the unincorporated area of Pinal County.

Site Data

The property is currently used for agriculture and is surrounded by undeveloped General Rural (GR) zoned land to the north and west. Northwest of the property, there are residences also zoned GR. To the east, across Midway Road is the undeveloped residential land zoned CR-2 (Single Residence Zone). The southern boundary of the property is marked by Greene Wash. Zoning to the far east of the parcel anticipates growth of future residential development.

Flood Zone

The project area consists of both active agricultural and vacant land, with a gradual slope from south to north at approximately 0.7%. Most of the project lies within Flood Zone X, while the southwestern section, including Greene Wash, falls within Zone A.

Greene Wash serves as the primary drainage feature for the region, extending several miles upstream to the south and east. It functions as the regional outfall for the project and surrounding areas. The channel of Greene Wash has been partially excavated below natural ground level and is further contained by raised embankments. During regular and low-flow events, storm water remains within the channel. However, during significant floods, water may overflow the channel, flowing northwesterly as sheet flow, potentially affecting areas south and west of the project.

Onsite drainage management will require to include the construction of retention basins designed to store storm water generated on the site, in accordance with plans determined by the Pinal County Flood division during the site planning stage.

Environmental study

The property has undergone prior disturbance and is presently utilized for agricultural purposes. The Arizona Game and Fish environmental assessment tool was employed to identify potential sensitive species on the property. The assessment identified riparian areas near the project site. The applicant plans to continue identifying and developing mitigation measures as necessary.

Additionally, a Class 1 cultural resource inventory search was conducted to locate recorded archaeological sites within the project area. The project is not anticipated to impact any previously identified cultural resources. Mitigation measures aimed at minimizing impacts to cultural resources will be identified and implemented during the project's progression.

STAFF ANALYSIS AND RECOMMENDATION:

Project Bella is proposed in a distinctive location featuring existing infrastructure, including a 500kV transmission line and Western Area Power Administration's (WAPA's) 230kV transmission lines crossing the central area of the project from east to west. Both transmission lines benefit from existing easements across the property. Furthermore, the property maintains an easement for the El Paso Natural Gas pipeline along its northeast boundary. This project does not necessitate additional extensions of transmission lines into the project area, and it has direct access to the natural gas required for operations.

Project area currently has Moderate Low Density Residential land-use classification for the 351.8± acres. Land-use change to General Public Facilities/ Services for a power plant is a drastic change in land-use. The area is designated for residential growth based on surrounding land-use and potential development surrounding the area. Proposal for a power plant close to residential development poses challenges and disturbs the rural nature of the surrounding area. This does not align with the sense of community vision for the people of the area.

A number of concerns from residential neighborhoods around the project area have been received. The main concerns are the impacts that a power plant would have to the rural life style and associated dangers of fire hazards as currently the area lacks Emergency Fire services. Additional concerns to the residential neighborhoods are from traffic, noise and visual impact. This amendment will change the complete landscape of the area if approved.

The project area is uniquely located with the green wash along the western edge and a private road along the east edge of the property. This road is not a major arterial and not anticipated for a large development. The mobility and connection has been largely residential and planned for the same in near future. The road network in place today is based on its anticipated growth for a rural residential development and not for any large transportation corridor per Pinal County Transportation plan. Change of land use to accommodate a power plant will require major changes to the road network design during construction and for the future accommodation of the life of the power plant.

The Economic Sustainability component for Comprehensive Plan amendment requires to balance residential growth and job creation along with safety and welfare of those living around the area.

Although the advantages of a natural gas-fired power plant in comparison with the traditional coal-fired power generation facilities include:

- Lower emissions of air pollutants compared to traditional coal-fired power plants, as natural gas is a relatively cleaner-burning fossil fuel.
- Higher energy efficiency and lower construction costs compared to other thermal power technologies.
- Enhanced flexibility and reliability, ensuring a secure power supply.

The actual jobs created for the power plan anticipates only 3 to a maximum 6 employees per shift. There are two shifts planned for the operations. Balancing the need for growing energy demands, population and job creation is a challenge for 'Project Bella'.

Open Space and Trail division identified in the Pinal County Master plan, the canal corridor and irrigation systems as 'existing/planned' open space in the Greene wash. Canal systems provide movement corridors and habitat for wildlife. There is substantial riparian habitat that transects the project area. Riparian habitat is considered to be of critical importance and needs to be protected during development. A minimum of 50ft buffer around the riparian habitat (including Xeri-riparian) and wildlife friendly fencing is recommended to be incorporated into the project development plan.

The project site is adjacent to Greene Wash along the southern edge, necessitating buffers to protect this natural feature, which may reduce the usable area for the project. Mitigation measures for regional drainage and outfall into the Greene Wash channel, as well as on-site drainage, will require to be implemented based on recommendations from the Pinal County Flood division.

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff offers **no recommendation** for the land use change at this location for the following key reasons:

1. Land-use designation of MLDR to General Public Facilities/Services is a drastic change in land-use and does not align with the Comprehensive Plan vision for the area
2. Project Bella anticipates 3- 6 permanent jobs and does not contribute to the Economic Sustainability vision for Pinal County Comprehensive plan.
3. Loss of area allocated primarily for residential component in the Comprehensive Plan to a General Facilities/Services Land-use.

However, in addition to staff comments, should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Planning and Zoning Commission forward **PZ-PA-008-24**, to the Board of Supervisors with a favorable recommendation. If the Planning and Zoning Commission cannot find for all of the factors listed above, then staff recommends that the Planning and Zoning Commission forward this case to the Board of Supervisors with recommendation of denial.

Date Prepared: 08/22/24 SD

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

Comprehensive Plan Amendment unincorporated & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: See included legal description

2. Parcel Number(s): 500-12-007A, -007B; 500-17-004A, -004B, -0050, -006B Total Acreage: 350

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: Public Facilities/Services

5. Date of Concept Review: February 27, 2024 Concept Review Number: Z-PA-008-24

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): The proposed amendment is requested to accommodate development of the Property with 480 MW of thermal gas-fired generation and a 440 MW battery energy storage system, . which is collectively referred to as Project Bella. The purpose of Project Bella is provide resource adequacy capacity via quick response battery deployment and short interval natural gas fired turbines to first maximize renewable energy available on the grid, prior to deployment. The Project will be a key contributor to numerous sustainability goals and provide essential resource adequacy capacity and reliability (see narrative for additional detail).

7. Discuss any recent changes in the area that would support your application. Project Bella will help meet the growing power demand from new manufacturing and employment uses locating in Pinal County. It will also be a key contributor in decarbonizing the grid by enabling the acceleration of the retirement of coal-fired power generation assets. (See narrative for additional detail).

8. Explain why the proposed amendment is needed and necessary at this time. The Property is bisected by the Duke/Pinal Central 500 kV transmission line and an El Paso Natural Gas Line making it less appropriate for new residential and ideally suited for the proposed use. The proposed amendment will promote efficient use of existing infrastructure and enable development of generation assets that will help meet the growing load demand in the State. (See narrative for additional detail)

INV#: AMT: DATE: CASE: Xref:

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

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

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

Please call or email the Planning Division for more information.

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

Brian and April Rhodes	PO Box 11090, Casa Grande, AZ 85130	520-251-1026
Name of Landowner (Applicant)	Address	Phone Number
Signature of Landowner (Applicant)		brian@aandbfarm.com E-Mail Address

Jason Morris / Alex Hayes	2525 E Arizona Biltmore Circle Ste A-212, Phoenix, AZ	602-230-0600
Name of Agent	Address	Phone Number
Signature of Agent		hayes@wmbattorneys.com E-Mail Address

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

AGENCY AUTHORIZATION

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

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

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

hereinafter referred to as "Owner," is/are the owner(s) of Approx. 350 acres acres located at N/NWC I-8 and Midway Road, and further identified
[Insert Address of Property]

as assessor parcel number 500--17-007A, -007B, -004A, -004B, -005, -006B and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

Owner hereby appoints Withey Morris Baugh, PLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

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

[Signature]
P.O. Box 11090 Casa Grande AZ 85130
[Address]

Dated: 5/28/24

[Signature]
P.O. Box 11090 Casa Grande AZ 85130
[Address]

Dated: 5/28/24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 28 day of May, 2024 by Brian Scott Rhodes & April Beth Rhodes
[Insert Name of Signor(s)]

My commission expires April 11, 2027

Elizabeth McMillan
Printed Name of Notary

Elizabeth McMillan
Signature of Notary Public

PROJECT bella

Major Comprehensive Plan Amendment Narrative

Case No. _____

1st Submittal: May 30, 2024

WITHEY MORRIS BAUGH

Development Team

Developer:
Seguro Energy Partners
Mark Thompson
3033 N. Central Avenue, Suite 900
Phoenix, AZ 85012

Legal Representative:
Withey Morris Baugh PLC
Jason Morris / Alex Hayes
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Engineer:
Vanderweil Engineers
Garen Demirchian
503 East Plaza Circle, Suite A
Phoenix, Arizona, 85008

Civil Engineer:
Colliers Engineering & Design
Darrell Wilson / Aubrey Thomas
2141 E Highland Avenue
Phoenix, Arizona, 85012

Environmental Consultant:
KP Environmental
Kenda Pollio / Steve Morgan
1038 Dewitt Avenue
Encinitas, CA 92024

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A. Introduction

On behalf of Seguro Energy Partners, LLC ("Seguro"), this application is a request for approval of a Major Comprehensive Plan Amendment for the approximately 350-acre property located approximately 880 feet north of the northwest corner of Midway Road and Interstate 8 and otherwise commonly known as Pinal County Assessor's Parcel Numbers ("APNs") 500-12-007A, -007B; 500-17-004A, -004B, -0050, -006B (the "Property"). See **Exhibit A, Aerial Map**. The proposed amendment is requested to accommodate development of the Property with 480 MW of thermal gas-fired generation and a 440 MW Battery Energy Storage System (BESS) (collectively "Project Bella" or "the Project").

The purpose of Project Bella is to provide resource adequacy capacity via quick response battery deployment and short interval natural gas fired dispatchable turbines to first maximize renewable energy available on the grid, prior to deployment. Furthermore, the batteries will be charged from excess energy on the grid during periods of high renewable (solar and wind) generation periods. The Project will also be a key contributor numerous sustainability goals including reduced water consumption in electricity generation and decarbonization of the grid by providing essential resource adequacy capacity and reliability, thus enabling acceleration of the retirement of coal-fired power generation assets.

As identified in the site plan attached herein, the footprint of the Project resides within an envelope of approximately 158 acres of the approximately 350-acre Property. The Property already maintains easements and existing infrastructure for high voltage transmission and natural gas pipelines. Therefore, tie-in to the 500 kV switchyard will occur on site without the need to cross any public roads or other properties. The Project does not anticipate any improvements of infrastructure or services that would be paid for by the public.

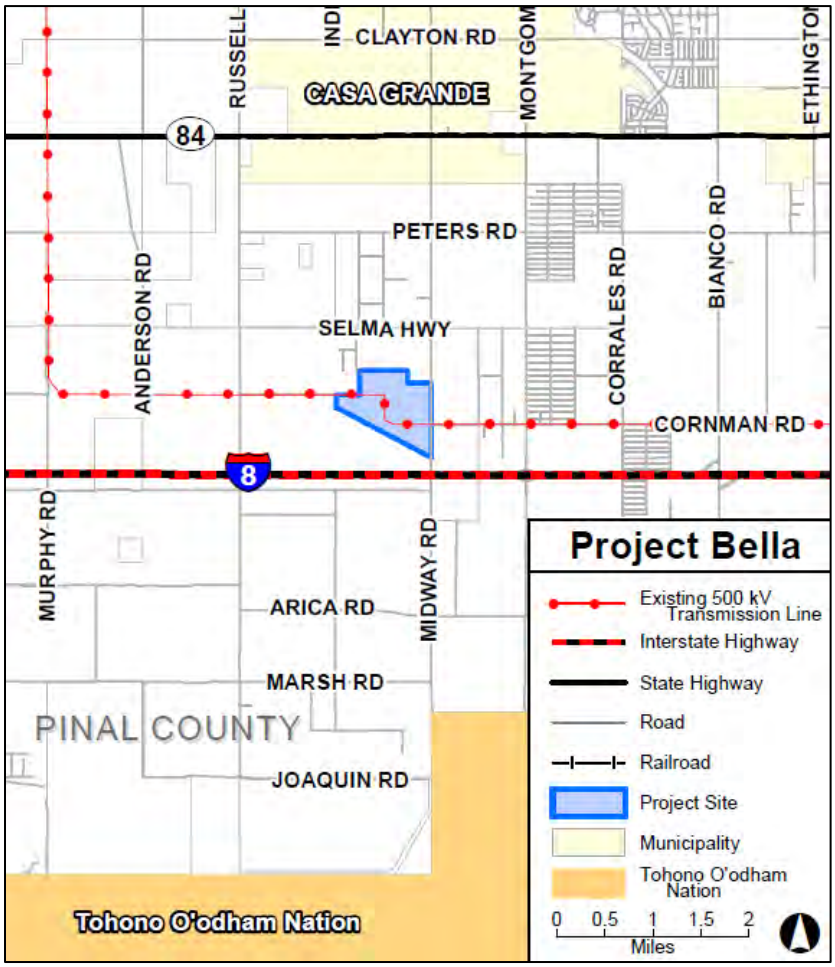
B. Location and Site Conditions

The Property is approximately 350 acres and is currently utilized for agricultural operations.

The Property is bordered to the north by undeveloped desert land zoned General Rural (GR). Northwest of the Property are approximately four (4) residences zoned GR. The Property is bounded on the east by Midway Road, across which is undeveloped land zoned Single Residence (CR-2). To the south the Property is bounded by the Greene Wash and agricultural land zoned GR, beyond which is Interstate 8. To the west is undeveloped land zoned GR.

Project Bella also maintains site control of adjacent property to the east identified as Pinal County APNs 511-66-006, -008, -010A, -010B, and -011, which comprise approximately 147 acres. Seguro does not intend to utilize such property for any portion of Project Bella.

Figure 1: Site Location



C. Comprehensive Plan and Zoning

The Property has a Pinal County Comprehensive Plan land use designation of Moderate Low Density Residential (1-3.5 du/ac). **See Exhibit B, Comprehensive Plan Map.** The Property is zoned GR, which permits residential and agricultural uses, as well as some public or private utility uses. **See Exhibit C, Zoning Map.**

D. Request

Seguro requests a Major Comprehensive Plan Amendment for the Property from Moderate Low Density Residential to General Public Facilities/Services to accommodate the development of a

natural gas-fired power plant, BESS, and related facilities. Seguro also intends to submit an application under separate cover to rezone the Property from GR to I-3 with a Planned Area Development (PAD) overlay to accommodate the combination of uses.

E. Project Overview

Project Bella consists of two principal components: thermal gas-fired power generation ("Cazador del Sol") and grid-charged battery energy storage ("Atrapa Soles"). See **Exhibit D, Site Plan**. Together, these facilities will provide substantial resources for local electric providers servicing the growing Arizona population centers, contributing to grid resilience and reliability. The purpose of the Project is to provide resource adequacy capacity via quick response battery deployment and short interval natural gas fired dispatchable turbines to first maximize renewable energy available on the grid, prior to deployment. Furthermore, the batteries will be charged from excess energy on the grid during periods of high renewable (solar and wind) generation periods. Project Bella will also be a key contributor to numerous sustainability goals including reduced water consumption in electricity generation and decarbonization of the grid by providing essential resource adequacy capacity and reliability, thus enabling acceleration of the retirement of coal-fired power generation assets.

The Property's location provides several key benefits for the proposed development. The Project has direct proximity to the existing 140-foot-high Duke/Pinal Central 500kV line and WAPA's 230kV transmission line, both of which maintain an easement across the Property. The Property also already maintains an easement for the El Paso natural gas pipeline, from which the Project will accept a small amount of natural gas for operations. Therefore, tie-in to the 500 kV switchyard will occur without the need to cross any public roads or other properties. No additional rights-of-way or public infrastructure is required from the public.

The Project's Interconnection Queue with SRP is PV-PC Q32 Interconnection on the 500kV system. See **Exhibit E, Existing and Planned Transmission System**. Similarly, the Property is bisected by the El Paso Natural Gas Pipeline ("EPNG"). The EPNG maintains adequate capacity to deliver sufficient quantities and pressure for sustainable operation of the Project.

I. Project Need and Benefits

- Project Bella represents a cost-effective, reliable electric capacity and storage resource that will meet near-term and long-term electric supply requirements, while first embracing available, low-carbon renewable energy. The Project includes quick-starting (10 minutes) and fast-ramping power generation and storage capacity-based resources for reliable energy and critical integration of thousands of megawatts of renewable solar and wind in the area.

- The location will embrace existing energy infrastructure and the interconnection to the existing 500 kV system will enable the local load-serving entities (ED-3, SRP, TEP) to reliably provide adequate electric transfer capability to balance energy supply demand in the Valley. The Project will complement existing energy infrastructure that already maintains easements on the Property and no new public crossings or public improvements are necessary.
- Project Bella will contribute over $5,420,000 in new, local tax revenue with contributions to 19 – 23 taxing entities identified in Pinal County.

- Project Bella will meet or exceed all sound and light requirements via intentional engineering design.

- The highest structures will be the 65-foot stacks from the ten (10) gas turbines which are less than half the size of the existing 140-foot-high transmission towers on the Property and extending across the county.

- Project Bella will utilize a minimally incremental amount of groundwater compared to the existing use. The projected incremental 196 acre feet per year will be offset through a sustainability program which will retire long term storage credits retained in the Pinal Country Active Management Area in advance of commercial operation for a twenty-two year operational period.

- Project Bella will comply with all local, State, and federal air quality regulations which are protective of human health and the environment. The emissions from Project Bella will be under federal thresholds and will be closely monitored and reported pursuant to the requirements of the Project's air permit. Total emissions will be more than offset through the integration services provided for renewable energy in the area.

- If approved, construction will commence in 2026 with commercial operation prior to Summer 2027 and Summer 2028.

II. On-Site Equipment

Cazador del Sol consists of ten (10) GE LM6000 units. The gas turbines will be designed with low NOx selective catalytic reduction ("SCR") and CO catalyst, ensuring that NOx and CO will be at or below industry standard. The gas turbines will only be utilized when renewable energy is not available in sufficient quantities to supply the electric demand. The ability to quickly start and stop the small turbines will assist in providing essential resource adequacy for reliability purposes. The gas turbines will ultimately be subject to EPA Title V Air Permit requirements and air permitting is currently underway. The Project will feature low emissions and, importantly, minimal water consumption due to the closed loop chilled water system. The quick ramping capability of the proposed facility is ideal for renewable energy integration and local reliability purposes.

Atrapa Soles will consist of 440 MW AC of grid-charged battery renewable energy storage with liquid cooled cabinets and self-contained fire suppression systems. The quick deployment of charge and discharge to and from the grid will promote the first utilization of available renewable (solar and wind) energy. Specifically, the system will store renewable energy during periods of surplus to re-dispatch during evening hours when renewable energy generation decreases and electricity demand remains high. Atrapa Soles is designed to provide essential load shifting, renewable integration, frequency regulation, and peak energy supply to complement local reliability.

Seguro elected to permit all ten natural gas combustion turbine units and process a Certificate of Environmental Compliance review by the Arizona Corporation Commission. Furthermore, Seguro elected to proceed with a Title V permit (EPA federally jurisdictional) and thus be subject to federally enforceable limitations despite being a synthetic minor source with total annual emissions below federal thresholds.

Pinal County Air Quality Control District ("PCAQCD") is the agency responsible for reviewing the technical data and completing the extensive modeling. PCAQCD also engaged the Environmental Protection Agency ("EPA") for additional technical and compliance review of the draft permit. A key component of the air permit application, an air dispersion modeling analysis, demonstrated that the emissions of pollutants from Project Bella will not cause or contribute to air pollution in violation of a National Ambient Air Quality Standards ("NAAQS"). The modeling study was carefully reviewed and approved by PCAQCD prior to issuance of the draft permit.

The equipment selection, operational design and annual maximum operational dispatch limitations result in the Project being a minor New Source Review (NSR) permit. This means the operational emissions are below the federal Prevention of Significant Deterioration (PSD) major source levels. Furthermore, the PCAQCD limited maximum emissions to 90% of the federal major source levels. Enforceable limits include monthly and annual reporting and annual fuel input limitations, which, by definition, limit operating hours, water consumption and site emissions.

PCAQCD is experienced in modeling, reviewing, drafting, and issuing final authority to construct permits for natural gas fired generation. In fact, in the last two years, PCAQCD has diligently and prudently processed the air permit for SRP's Coolidge (November 2023) and Cooper Crossing (May 2023) facilities, both of which utilize the same GE LM6000 technology.

Seguro intends to supplement this application with any comments related to the air permit from the EPA and PCAQCD, as well as a total site emission comparison of the Coolidge, Desert Basin and Sundance electric generation facilities.

III. Relationship to Immediate Surroundings

As proposed, Project Bella will only utilize approximately 158 acres of the approximately 350 acre Property. While Project Bella benefits from a general lack of development surrounding the Property, substantial buffers (well over 500') are provided adjacent to the existing development northwest of the Property. This compares favorably to other similar facilities in the surrounding area, such as the Desert Basin Generating Station. See **Exhibit F, Generator Separation from Existing Residential**.

The desert environment is not conducive to utilizing large amounts of arboreal landscaping on the Property, but setbacks of major equipment from public roadways will limit visual impact.

Importantly, operation of the technology employed by Project Bella will not create any smoke, fumes, or odors, as natural gas burns cleanly such that the exhaust is nearly invisible. Additionally, the Project will not require cooling towers and there will not be any forced evaporation of water for cooling of equipment. Following construction, incidence of dust on the Property will be minimal and likely determined by the same natural factors, such as wind and humidity, that affect adjacent areas.

IV. Site Circulation and Traffic Impact

Project Bella will be accessed via a private driveway from Midway Road. The main entrance from Midway Road will include a small building structure for the visitor center, security for site access control, and parking. While traffic and parking load will be higher during construction, this impact will be temporary and is not expected to place any burden on public services. See **Exhibit G, Traffic Impact Statement.**

Post-construction, three (3) to six (6) employees per shift will manage the facility, offering 24-hour coverage, though personnel presence on site may increase during maintenance periods. Two (2) twelve (12) hour shifts are anticipated beginning at 6:00 AM and 6:00 AM. Traffic flow will be minimal to support employee commutes to the site for each shift. Traffic post-construction will also include occasional delivery of materials and plant consumables, expected to be once or twice a week.

V. Utility and Public Services

Project Bella will utilize an interconnection to the on-site 500 kV transmission line for import and export of electricity from the Project. Electric distribution (low voltage) from the local utility Electric District #3 for electric service to the commercial building, lights, etc. In addition, the gas turbine portion of the Project will utilize natural gas supply from the EPNGP which crosses the Property.

As discussed above, the Property already maintains easements and existing infrastructure for high voltage transmission and natural gas pipelines. Therefore, tie-in to the 500 kV switchyard

will occur on site and no additional easements or public infrastructure from the County are required for interconnection. The Project does not anticipate any improvements of infrastructure or services that would be paid for by the public.

VI. Noise and Light Attenuation

Noise

The site layout has taken into consideration compliance with noise ordinances through setbacks and distances from the property line, with the core equipment of the Project specifically placed in the interior of the Property, away from the site perimeter. Seguro has coordinated directly with General Electric (GE) and other equipment manufacturers to calculate actual noise of primary equipment and to collaborate on engineering review to minimize overall noise from the Project. Specifically, sound mitigation will be managed through sound attenuation equipment, which will be installed on or around the major equipment. The site design will not result in continuous disturbance of the ground during operations and thus the integrity and character of the zone will be maintained.

Specifically, sound generating equipment are located with significant setbacks in all directions and not less than approximately 430 feet from the nearest property line. Additionally sound levels will be mitigated at the source and around the equipment, employing various methods and technologies including the installation of sound insulation blankets, acoustical panels, sound absorbing walls and sound attenuators. The LM6000 Gas Turbines will be installed with sound attenuators at air intake openings and fans as well as sound attenuators (baffles) will be installed inside the vertical stacks if additional noise suppression is needed. The entire chilling system area will be enveloped with sound baffling panels. Additionally, the sound levels from the chilling system will be blocked by the storage tank, which will act as a sound barrier.

In confirming the engineering design and proven sound and sound mitigation processes with the equipment manufacturers, Seguro has engaged the services of SWCA Environmental Consultants to provide a noise study considering existing conditions and the proposed post commercial operation conditions of the Project. A copy of the complete study as well as a comparison to other electrical generation facilities will be provided as a supplement to this application.

Coordinating with the equipment manufacturer's engineering teams and validating such results with professional sound modeling, Seguro will demonstrate that Project Bella complies with the Pinal County Excessive Noise Ordinance No. 050306-ENO as Amended by 031611-ENO-01 for Zoning District Classification CR-2 (Residential), with the limits of 60 dBa (7:00 am - 8:00 pm) and 55 dBa (8:00 pm - 7:00 am) at the property line.

In addition to sound level modeling analysis and calculation at the property line, Seguro has commissioned the modeling of sound at the nearest residences to the northwest (2,313 feet) and to the east (~4,225 feet) of the Project's sound source(s). The findings will be provided in the independent consultant's report.

Light

Project Bella encompasses approximately 158 acres of the 350-acre Property. In turn, less than 32% of the total developed area will be provided with outdoor site lighting. External work activities will be performed during daylight hours and not require artificial lighting. The lighting installed for the site will be for safety and security standards and will be utilized only as necessary with automatic sensor lights and manual switches controlled within the control room.

The anticipated Project Bella site zoning designation is I-3. Therefore, the outdoor lighting design and operation will comply with Pinal County Development Services Code, Chapter 2.195 - Outdoor Lighting. Pursuant to the requirements outlined therein, Project Bella will be subject to the most stringent Lighting Zone-3, without compromising safety (OSHA, NEC and NFPA), operations, and necessary site security.

Light Emitting Diode (LED) lamps will be considered for the entire site lighting fixtures, with color temperature spectrum emitted by the LEDs in the range of 2000k - 2700k, and initial lumens levels of 3500 - 6500 depending on the fixture location, type and intended application. Seguro has engaged a Site Lighting Design Specialist with expertise in similar Power Generation Plant applications. The consultant will prepare a detailed lighting design and modeling analysis and plan. This plan will be submitted to supplement the detail provided herein and to provide additional technical specifications.

In order to mitigate potential Perimeter (spill/light) Illumination Levels, the areas with outdoor lighting sources will have set-back distances from the nearest property lines, ranging from a minimum of 245 ft to a maximum of 720 feet. Specifically, the outdoor site lighting will be limited to the following areas:

- Internal Access Roadways and Employee Parking Lot
- Gas Turbine Power Generation Islands and Battery Energy Storage Systems
- 230 kV and 500 kV Utility Switchyards
- Operation, Maintenance and Process Buildings

- Internal Access Roads and Employees Parking Lot

  Internal access roads and a small employee parking lot will be designed with Full-Cutoff Pole-Mounted shielded and diffused LED light fixtures, with a maximum of 6:1 ratio between the average illumination and the minimum illumination on the surface of the roads and the parking lot. Pole-mounted fixture heights as well as spans will be determined utilizing special lighting simulation and modeling analysis software tools. Remote access road lighting will be controlled by a Central Lighting Control and Automation System. Light fixtures will be dimmed to minimum levels during normal operations. Motion sensors and proximity detection devices will be installed along the access roads and upon detection of approaching vehicles and/or pedestrians, lighting levels will be increased to maximum output level.

- Gas Turbine Power Generation Islands and Battery Energy Storage Systems (BESS)

  The lighting systems for the power generation islands, BESS and the balance of plant equipment will be designed with shielded and diffused semi-cutoff LED light fixtures. The exterior light fixtures will be mounted on various structures including equipment enclosures, pipe racks and cable tray supports, elevated platforms, ladders and stairway landings, as well as operators' control panels and at various instrumentation locations. Lighting in these areas can be controlled at the area point via motion detection as well as centrally from the control room. Lighting will only be utilized as needed when personnel are in the area. There is limited need for personnel to be in the areas during non-daylight periods.

  The tallest structures within the Power Generation Islands are the 65 ft heigh exhaust stacks. During Normal Operating Conditions, the exhaust stacks and the EPA test platforms will not be illuminated. However, during annual EPA compliance stack testing periods that typically are expected to last 24-48 hours, the EPA test platforms will be illuminated to ensure personnel access and safety. The exhaust stacks do not require aviation warning lights based on Federal Aviation Administration (FAA) Notice Criteria Tool report. The highest structures on the site will be the existing 140 foot high 500 kV transmission towers, which also do not contain any FAA warning lights.

- 230 kV and 500 kV Utility Switchyards

  The high voltage 230 kV and 500 kV Utility Switchyard lighting systems will be designed and provided with light fixture types, quantities, and lumen levels in accordance with NEC, NFPA and SRP lighting design standards for safety and security.

- Operation, Maintenance and Process Buildings

  Exterior wall mounted light fixtures will be provided for the operations, maintenance, and various process buildings and will be designed to ensure operational safety and security. The light fixtures will be full-cutoff wall mounted shielded and diffused LED type fixtures, controlled by the central lighting control and automation system and will be dimmed to minimum levels during normal operations. In the unlikely event of an emergency condition during nighttime hours, lighting levels will be programed to a maximum setting with direct operator initiated control.

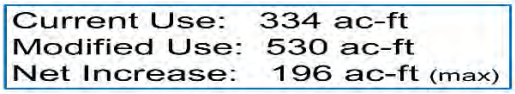
VII. Water Use

The Project is designed to exceed the sustainability and water consumption goals identified by the local power utilities (i.e. Salt River Project and Tucson Electric Power) in their integrated resource plans. The Project will utilize air cooled inlet chillers with a closed loop thermal

storage system. Thus, cooling towers which are typically utilized by many electrical and industrial processes, will not be required. The modest amount of water utilized will be primarily to enhance fuel combustion and reduce emissions. Due to this design, the Project will utilize eighty percent (80%) less water than a conventional combined cycle generator and ninety percent (90%) less water than a coal facility of similar size.

Project Bella is anticipated to come online in two phases. The first phase is estimated to require a consumptive input of water supply of approximately 330 acre-feet per year. The second phase will add 210 acre-feet per year for a total estimated Project demand of approximately 530 acre-feet per year.

The Property is located within the Maricopa Stanfield Irrigation and Drainage District ("MSIDD") and has an existing groundwater irrigation right (permit number: 58-105553.0005) associated with a 189-acre active farm area on the Property. In calendar year 2023, the farm-use utilization of groundwater was 345.80 acre-feet. Thus, the aquifer impacts of the Project Bella Phase I are anticipated to be similar to the existing area farm activity.



Most agricultural operations in the Pinal Active Management Area ("Pinal AMA") rely on some portion of groundwater use on an annual basis. In calendar year 2023, agricultural activity in the MSIDD withdrew over 187,000 acre-feet of groundwater. In contrast, Project Bella's maximum consumption would only utilize approximately 540 acre-feet per year, which is less than 0.3% of the amount of water withdrawn by MSIDD in 2023.

An analysis of projected water demand by Project Bella performed by Matrix New World Engineering found a negligible impact on aquifer drawdown. See **Exhibit G, Water Sustainability Plan**. **Figure 2** identifies the results of that simulation at the end of the 100-year predictive model period. The simulated depth to water at the end of the 100-year period is 850 feet at the Property. The depth to the bottom of the aquifer is over 3,000 feet below land surface based on the model data, indicating a remaining saturated thickness of 2,150 feet at the end of the 100-year simulation.

Impact calculations for both five-year drawdown impacts (well impact analysis to support well permitting) as well as 100-year simulations using the Pinal AMA AWS model produce results that are negligible to show on graphics. The five-year drawdown model simulates a maximum drawdown of less than 3 feet at the site of the proposed well. The 100-year model run with and without the ~200 ac-ft/yr increase showed that the additional pumping caused an additional drawdown of 4.9 feet over the 100-year period.

Figure 2

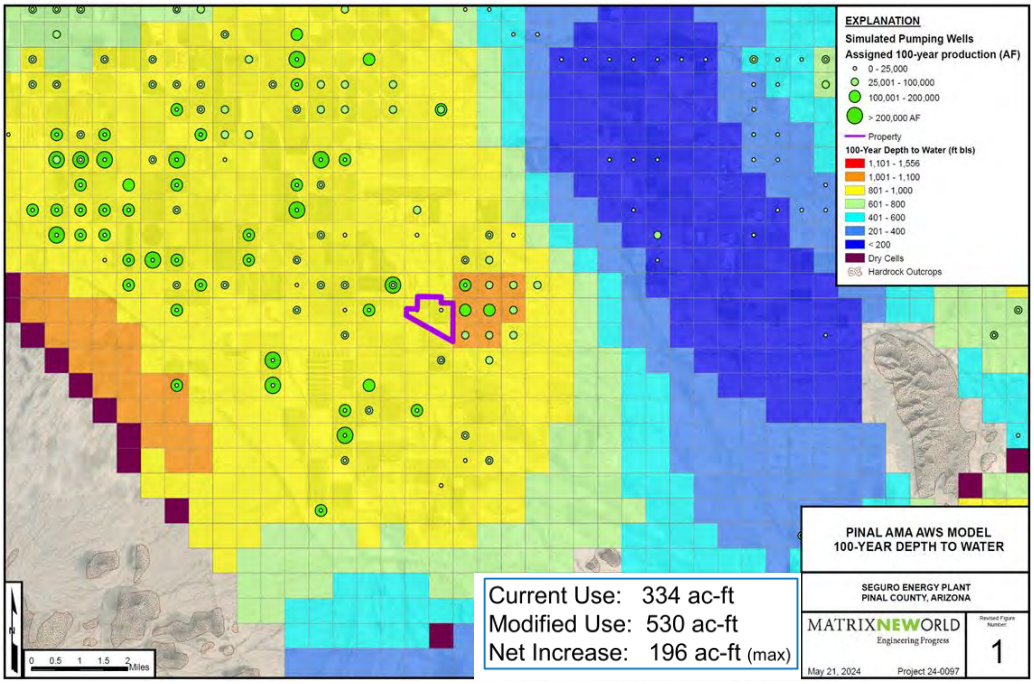
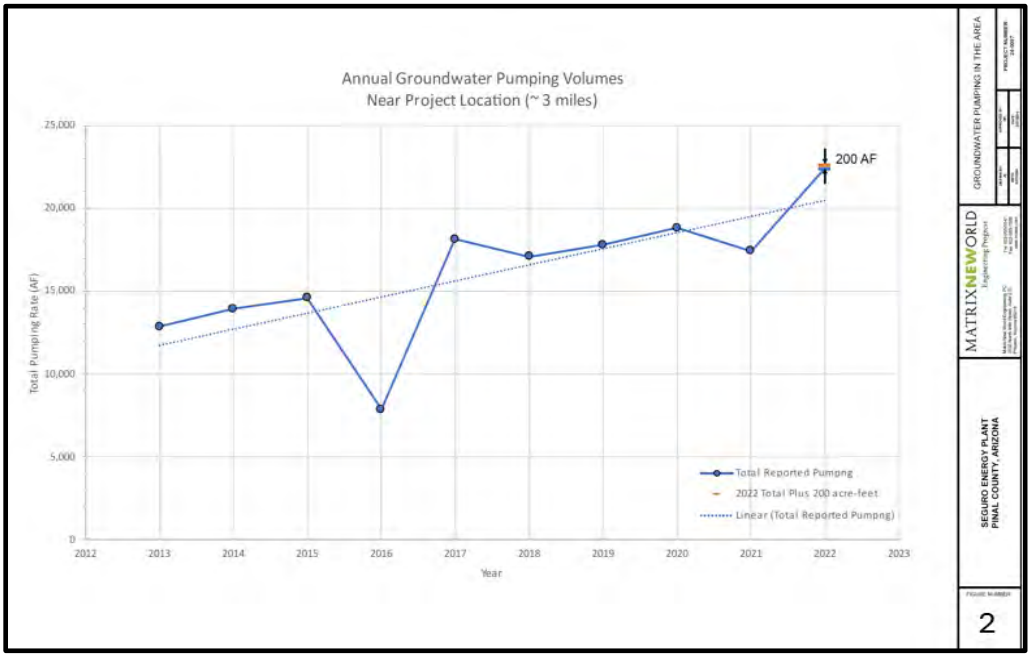


Figure 3 below depicts a graph of the total reported pumping over time for wells within approximately 3-miles of the Property. The increase of ~200 ac-ft is shown compared to the total reported pumping in 2022 of 22,390 ac-ft for the study area. The increase of ~200 ac-ft to 22,590 ac-ft is nearly indistinguishable from the total pumping value for 2022.

Figure 3



Sustainability Plan

Seguro will follow all State laws regarding local well impacts through direct coordination with the Arizona Department of Water Resources ("ADWR"). While the operational design is specifically focused on minimizing water consumption, all water use for Project Bella will be obtained according to the legal requirements for such non-irrigation water uses applicable in the Pinal AMA, including all necessary permits.

In addition, Seguro will voluntarily implement a sustainability plan to offset the incremental water consumption in advance so that the net effect to the regional aquifer is zero compared to the Property's current use.

A number of third parties have previously stored CAP water within the MSIDD Groundwater Savings Facility (Permit No. 72-531381.0006) and hold long-term storage credits that may be recovered through a well with a recovery well permit (or may be relinquished to the benefit of the same aquifer). Thus, Seguro has committed that it will, prior to commercial operations, purchase long-term storage credits stored in MSIDD's facility in an amount sufficient to cover the maximum potential incremental withdrawal amount versus current site usage. The water stored in the MSIDD Groundwater Savings Facility is deemed to be located hydrologically beneath MSIDD enrolled lands, so recovery of the long-term storage credits (or donation of such credits) could occur within the Property or within nearby MSIDD land.

Water and Sewer Discharges

The Project is a zero-discharge facility. Evaporation ponds will be constructed onsite to Arizona Department of Environmental Quality Aquifer Protection Permit standards.

Domestic wastewater treatment collection service is not currently available to or near the Property, and the very small quantity of wastewater generated is anticipated to be sent to an on-site septic system permitted in accordance with applicable Aquifer Protection Permit and County standards.

VIII. Drainage

The dominant regional drainage feature in the Project area is Greene Wash. The watershed for Greene Wash extends many miles upstream of the site to the south and east. Greene Wash serves as the regional outfall for the Project and surrounding area. The cross section for Greene Wash can be characterized as a channel that has been partially excavated below adjacent natural ground and further confined by raised embankments. During regular and low flow flood events all stormwater conveyed in Greene Wash is confined to the channel itself. However, during large flooding events, floodwater may break out of the main channel and continue northwesterly as sheet flow paralleling the channel. Portions of the south and west sides of the Project are impacted by these flows. Aside from Greene Wash, which passes along the south and west sides of the Project there are no other significant drainage features or improvements currently on the site.

As demonstrated in the Site Plan, the Project is located along the north and east sides of the site and have been purposefully located outside of the FEMA floodplain associated with Greene Wash. There are also localized offsite flows anticipated to impact the Project from areas located immediately south and east of the site. These offsite impacts are proposed to be captured in engineered channels to convey the more minor localized off-site flows around and/ or through the Project to their historical outfall. If warranted, the Greene Wash regulatory floodplain could be reduced through the placement of fill to limit the extents of the FEMA floodplain within the Property, via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) process. This flow will be joined with other offsite runoff to proceed northwesterly. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of the future site plan and improvement plan submittals for the Project.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. The precise geometry and location of the retention basins will be determined as the development process proceeds. Retention basins within the development will be designed so stored runoff is disposed of within thirty-six (36) hours. The dewatering of the basins will be accomplished via the use of percolation, drywells, or bleed-off connections into approved drainage ways. Flows from the basins shall be in the location and direction of the historical flows. All drainage designs will adhere to the applicable design standards for Pinal County. See **Exhibit H, Drainage Statement**.

IX. Biological Resources

The Property is previously disturbed and currently used for agriculture. The habitat on the Property includes low quality Sonoran Desert scrub and non-native vegetation. Seguro consulted the Arizona Game and Fish Department (AZGFD) Online Environmental Review Tool (ERT) to determine the list of special status species with the potential to occur in the Project area. See **Exhibit J, ERT Report**. The ERT Report was submitted to the AZGFD Project Evaluation Program on May 17, 2024, and consultation with AZGFD is ongoing. The sensitive species with the potential to occur in the Project area would be unlikely to occur on the Project site due to the lack of suitable habitat. Seguro would implement mitigation measures during construction to avoid or minimize impacts to wildlife.

X. Cultural Resources

Seguro conducted a Class I cultural resources inventory search to identify previously recorded archaeological sites within the Project area. The Class I inventory reviewed previous surveys in the Project area as well as databases including the Arizona State Museum, AZSITE online, and the National Register of Historic Places. Seguro will send the results of the Class I to the Native American tribes with claims in the Project area. Based on the results of the Class I, the Project is not expected to impact any previously identified cultural resources. Seguro would implement mitigation measures during construction to avoid or minimize impacts to cultural resources.

XI. Fire Safety

Seguro has engaged the Hiller Companies ("Hiller") to provide a turnkey fire and safety protection program that will ensure Project Bella is meeting all relevant fire codes and implementing overall industry best practices for security and fire safety. Hiller's industry expertise makes it uniquely qualified to coordinate with the authority having jurisdiction (AHJ) to ensure that Project Bella maintains a proper communication plan and action plan that meets or exceeds all regulations.

The Atrapa Soles BESS will conform to all operative safety standards for energy storage technology. Atrapes Soles will utilize e-Storage Solbank (Gen 3v) equipment which are designed and built to meet the latest fire and safety codes in North America, UK, Australia and China. See **Exhibit K, Fire Safety Overview**. Atrapa Soles will coordinate with e-Storage for safe disposal (recycling) at the equipment's end of life.

Notable safety aspects of the SolBank units include:

- Complete fire propagation verification from cell, module (pack) to unit level based on the latest UL9540A (4th Edition).
- Prevention systems via gas detection and active ventilation;
- Integrated multi-level BMS monitoring and fire detection, units provide timely report of battery status and fire detection, linked actions with other system components;
- Smart liquid cooling system maintains optimal temperature;
- Thermal Management Design ensures effective battery cooling;
- BMS and Controller Integration provides real-time monitoring and issue reporting;
- NFPA69, NFPA855 and NFPA72 compliant.

The Project is designed with standalone fire safety, including a looped fire suppression system, sufficient incident response fire water supply, emergency fire pump to maintain power in the event of an electrical outage at the site, and fire suppression and safety areas throughout the Project. The fire and safety system will be designed pursuant to the Hazard Mitigation Analysis process flow provided by Hiller specifically for Project Bella encompassing all relevant fire and safety codes. Hiller will be the lead responsible professional in completing the Hazard Mitigation Analysis for NFPA 855 compliance. The Hazard Mitigation Analysis will include the following:

- NFPA 855 –Site Level Compliance Design --- site level.
- Compliance with UL 9540 once site is completed.
- Compliance with International Fire Code, National Electric Safety Code, National Electric Code, International Building, Plumbing and Mechanical Code.
- Compliance with IEEE 2800 testing standards once they are defined.

The safety and process flow documentation will be shared with the AHJ and will include, but not be limited to a) First Responder Plan (for Construction, Commissioning and Operations); b) Environmental Impact Assessments; c) Emergency Operating Procedures; d) On file Design

Documentation; e) O&M Manuals; f) Standard Operating Procedures and g) Risk Analysis including UL9540A, NFPA 68, NFPA 69, and NFPA 551 conformance.

Prior to commercial operations, the Project will have a fully completed Pre-Incident Planning and Training process filed with the AHJ. The pre-Incident planning and training shall include review of ESS Codes and the development of an on-site Safety Working Group prior to commencement of site design documents. The Pre-Incident Plan shall include guidance from a) NFPA 1620 Standard for Pre-Incident Planning; b) Energy Storage Association Corporate Responsibility Initiative Emergency Response Plan; and c) the Hazard Mitigation Analysis.

The Pre-Incident Planning process and annual reviews shall be held with the Fire Marshal and a representative from the local fire department to discuss the site design and Standard Operation Procedures for an incident. The Incident Planning shall be documented, updated (no less than annually) and available for neighborhood community review and explanation. In addition to the annual reviews, the Project shall cause annual on-site training on incident response via a minimum of four (4) two-hour sessions, which include a) Maintenance and Incident Response personnel; and b) community First Responders.

The site will also be equipped with an Incident Command Center (ICC), which shall be installed at the location identified in the Pre- Incident Planning session and as clearly marked on the Property.

The ICC will contain:

a. NEMA Exterior Rated Cabinet approximately 3'x3'x8'
b. Convenience Outlets served by at minimum one 240 v/40-amp breaker and two 110 v/20- amp breakers.
c. Fire Alarm Control and Indicator Panel.
d. Site Plan showing ESS units and identification numbering system.
e. Floor Plan of building based system, annotating safety equipment deployed therein.
f. Binder with printed copy of Emergency Response Plan, Safety Data Sheets, and additional information determined by the Pre-Incident Planning Session.

In addition to the fire safety equipment and plans, the Project will have a clearly defined Emergency Response Plan ("ERP"). The ERP will cover fire response, storms (earthquake, haboob), vandalism, cyber security, site security and active shooter events. The ERP will provide clear guidance on access to first responder personnel and medical facilities in the unlikely event that such services are needed.

All on-site personnel and contractors will understand the practices that are to be followed under the documented emergency response procedures and will be prepared to provide immediate and effective response to emergencies that might arise at the facility. Safety of employees and the community are of primary concern. Seguro is committed to providing a safe, healthy work environment and is responsible for ensuring implementation of these procedures. Safety guides,

signage and personal protective equipment will be easily accessible. Life safety of personnel shall be the highest priority during any event.

F. Comprehensive Plan Amendment Criteria

Pinal County understands that its Comprehensive Plan is "intended to be a dynamic document that must be periodically updated in response to changing regional needs." Nevertheless, proposed amendments must still be consistent with the Plans goals, policies, and objectives. To that end, Pinal County provides a Compliance Checklist which is discussed in detail below.

PART ONE: Consistency with Pinal County's Vision Components

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

Project Bella and the proposed amendment achieves consistency with this vision by being mindful of residential and commercial land uses in the area. Parcels adjacent to the Property are generally vacant or inactive agricultural lands. The Property is intersected by substantial natural gas and power transmission corridors making it less suitable for residential development. This is made all the more true by the Property's proximity to Interstate 8. Accordingly, Project Bella's location is consistent with Policy 3.1.1.5 which encourages locating more impactful industrial uses in areas away from homes where negative impacts can be mitigated. Project Bella will utilize buffering to mitigate any impacts to nearby residential uses in furtherance of Policy 3.1.1.4. Lastly, Project Bella is also consistent with Policy 3.1.1.2, which supports industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression, and utilities. The Property is ideally suited for the proposed use given its direct proximity to the existing on-site 500 kV transmission line and the existing on-site El Paso natural gas line from which it will be served.

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

Project Bella and the proposed amendment is consistent with the Mobility and Connectivity vision of the Comprehensive Plan, which strives to ensure that Pinal County has adequate transportation corridors and a variety of transportation options addressing all populations. Policy 4.1.1.4 for this vision states that the County "will evaluate the transportation impacts of all proposed Comprehensive Plan amendments and rezonings on Pinal County's regional transportation system." Project Bella will have minimal impact on planned land uses from traffic and the goals that address this vision. The Project will require an access road network, which will consist of an existing primary access roadway (South Midway Road), which may be improved, and the construction of internal access roads via new driveways from this primary access roadway. Seguro plans to develop sufficient access roads to the Project site for construction workers/equipment and operational needs. There will be a temporary increase in daily vehicle trips during the construction period related to workers arriving and departing and equipment deliveries. During operation, Project Bella anticipates three (3) to six (6) employees on site at any

given time. Additional infrequent visits for routine maintenance and repairs are also expected. Consequently, Project Bella will not have a negative impact on local roads.

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

Project Bella is consistent with the Economic Sustainability vision component, the central theme of which is to balance residential growth with job creation. The Economic Development element "encourages and promotes expanding the local economy through the creation of policies that provide a direction on the focus of resources to expand, retail, and preserve quality jobs, strengthen the tax base, and provide superior public services to existing and new residents and businesses.

Project Bella would promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operational life of the proposed facility. The Cazador del Sol and Atrapa Soles facilities will provide substantial resources for power providers servicing the growing Arizona population centers, contributing to grid resilience and reliability. Project Bella will also be a key contributor to decarbonization of the grid by enabling acceleration of the retirement of coal-fired power generation assets. This will help meet the growing power demand from new manufacturing and employment uses locating in Pinal County, facilitating job creation and supporting new residential growth. Significant direct employment is expected through the construction phase and with ongoing operations.

Project Bella's sponsors have retained the tax law firm of Mooney, Wright, Moore & Wilhoit, PLLC to assist in understanding the Project's contribution to the community through property taxes. Current (2023) tax revenues from the Property reflect its use for agricultural purposes and the absence of material improvements on the land. Public records appear to indicate aggregate tax contribution for 2023 of just over $10,000 from the parcels comprising the Property.

The improvements to the Property associated with Project Bella will considerably increase the total property valuations, and hence the assessed value of the Property. Professional preliminary review projected annual tax contributions from the Project, upon completion, to exceed $5,420,000. These tax revenues will flow to the various taxing authorities (19 -23 taxing entities identified in Pinal County) including school districts, water conservation districts, and flood control districts. The majority of that contribution will come from Cazador del Sol, the natural gas-fired power generation facility, which will be taxable under A.R.S. §42-14156. Thus, the natural gas-fired facility will provide greater tax revenue to the community than alternative technologies, which may be eligible for a reduced tax liability for improvements.

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

Project Bella is consistent with the Open Spaces and Places vision component, which encourages "appropriate long range growth planning opportunities, provides for a wide range of recreational activities for residents and visitors, preserves the county's rural and natural open space character, and contributes to the well-being of its communities."

As discussed above, the Greene Wash is located along the southern and western boundaries of the Property and is designated as existing Open Space by the Pinal County Open Space and Trails Master Plan. There are no other proposed dedicated Open Space areas, designated scenic resources, or designated view corridors within the Property. A proposed Multi-Use Trail Corridor is proposed south of Interstate 8.

The existing Open Space area on the Property is not included within the site plan for Project Bella and will benefit from substantial setbacks and buffering in furtherance of Policy 6.1.1.5. This will allow Pinal County to utilize the proposed open space as intended. The amendment will not conflict with the planned land use.

Project Bella will establish appropriate drainage and storm water management plans that protect the natural wash consistent with Policies 6.1.2.1 and 6.1.2.3. Additionally, as encouraged by Policy 6.1.2.4, Seguro utilized AZGF's Environmental Review Tool to identify potential sensitive species on the Property and will continue to coordinate with AZGF to develop mitigation measures as needed. The sensitive species with the potential to occur on the Property would be unlikely to occur on site due to the lack of suitable habitat.

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

Project Bella is consistent with the Environmental Stewardship vision component, the goal of which is to provide guidance on how to maintain the environmental integrity of Pinal County while continuing to grow. Throughout the initial diligence and Project planning phase, Seguro was mindful of potential environmental impacts and designed the site plan to mitigate any potential impacts to the human, natural, and cultural environments in the surrounding area. At minimum, Project Bella will comply with all applicable federal, state, and local laws, regulations, and guidelines, as required.

Project Bella is consistent with Goal 7.7 to "support the provision of adequate energy for the future while protecting the natural environment and resources." The battery energy storage associated with Project Bella will facilitate the integration of renewable resources into the power grid. Additionally, the quick-ramping thermal energy production ensures grid reliability and supports demand during periods of low renewable generation. Project Bella has been designed to protect the existing natural environment on the Property and the colocation of generation, storage, transmission lines, pipelines, and substation is consistent with Policy 7.7.1.2.

Project Bella is also consistent with the goal of protecting the long-term water supply for Pinal County. As detailed above, an analysis of water demand by Project Bella performed by Matrix New World Engineering found a negligible impact on aquifer drawdown. The Pinal AMA model demonstrates that the aquifer supports demands for future approved AWS determinations plus continued agricultural pumping for areas with AWS determinations.

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

Project Bella is consistent with the Healthy, Happy Residents vision component. The anticipated tax revenues from the Project will contribute to Pinal County's long-term financial sustainability in furtherance of Goal 8.4 of the Comprehensive Plan.

As described above, Seguro expects the Project to contribute millions of dollars per year to the community through property taxes, a significant portion of which will flow to various education providers, including the Casa Grande Elementary School District, Central Arizona Valley Institute of Technology (CAVIT), and Pinal County Junior College.

Project Bella is also consistent with Goal 8.3 as Seguro is committed to paying its proportionate share of the costs for new infrastructure, services, and other public improvements that may be necessary to support the Project. While no significant improvements or costs are anticipated, Seguro will likely need to improve the primary access roadway of South Midway Road. Any proposed road construction needed to access the Project would be constructed and paid for by Seguro in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.

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

Seguro does not anticipate any educational components to be associated with Project Bella. As stated in the Comprehensive Plan compliance checklist, this vision component may not apply to all projects.

PART TWO: Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

1. **Consistency with the Land Use Designation shown on the graphics**

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential. Land uses in areas surrounding the Property are Moderate Low Density Residential and Very Low Density Residential. A High Intensity Activity Center is centered on the intersection of Interstate 8 and South Montogomery Road southwest of the Property. This application requests to change the land use designation from Moderate Low Density Residential to General Public Facilities/Services. The land use change is consistent with Comprehensive Plan vision components as outlined above and allows for an efficient use of existing utilities and infrastructure with the Property being bisected by both the 500 kV transmission line and the El Paso natural gas line.

The Land Use Plan's intent is to provide the framework to guide growth and align it with the County's long-term vision. However, the Plan acknowledges that it "must be flexible enough to adjust to changing conditions and economic opportunities."

2. Consistency with the Mixed-Use Activity Center Concept

The Property is not within a Mixed-Use Activity Center. The nearest Mixed Use Activity Center is a High Intensity Activity Center approximately 1 mile southeast of the Property at the intersection of Interstate 8 and Montgomery Road.

3. Consistency with the Planning Guidelines Described in the Land Use Element

The Project Bella land uses are consistent with the applicable planning guidelines described in the Land Use element. The Comprehensive Plan's Land Use element (i.e., Chapter 3) does not include planning guidelines for General Public Facilities/Services. Project Bella is proposed in a relatively remote area of Pinal County that benefits from substantial existing infrastructure, including a 500 kV transmission line and natural gas line that make the Property ideally suited for the proposed use. The proposed amendment would allow for the development of critical power generation and storage assets, which would contribute toward meeting regional electrical needs while having minimal impact on existing residents.

4. Quality Employment Opportunities County-Wide

As detailed above, the proposed amendment is consistent with the Economic Development element. The amendment would further promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the facility. Seguro estimates that approximately 95 to 140 construction jobs at prevailing wages would be created by the Project. The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability of the Comprehensive Plan.

5. Viable Agriculture, Equestrian and Rural Lifestyle

Project Bella will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. Consolidating generation, storage, transmission lines, pipelines, and a substation on the Property is an efficient use of land and resources and will protect from additional encroachment onto suitable and productive agricultural land.

6. System of Connected Trails and Preservation of Open Space

Project Bella is consistent with the Pinal County Open Space and Trails Master Plan. As discussed above, the Greene Wash is located along the southern and western boundaries of the Property and is designated as existing Open Space. There are no other proposed dedicated Open Space areas, designated scenic resources, or designated view corridors within the Property. A proposed Multi-Use Trail Corridor is proposed south of Interstate 8.

The existing Open Space area on the Property is not included within the site plan for Project Bella and will benefit from substantial setbacks and buffering. This will allow Pinal County to utilize the proposed open space as intended. The amendment will not conflict with the planned land use.

7. Natural and Cultural Resource Conservation

The Property is previously disturbed and currently used for agriculture. The habitat on the Property includes low quality Sonoran Desert scrub and non-native vegetation. As detailed above, Seguro consulted the AZGFD Online Environmental Review Tool (ERT) to determine the list of special status species with the potential to occur in the Project area (see Exhibit J). The ERT Report was submitted to the AZGFD Project Evaluation Program on May 17, 2024, and consultation with AZGFD is ongoing. The sensitive species with the potential to occur in the Project area would be unlikely to occur on the Project site due to the lack of suitable habitat. Seguro would implement mitigation measures during construction to avoid or minimize impacts to wildlife. Analysis of the Wildlife Connectivity Assessment identifies that the Project is not adjacent to a regionally significant route (RSR).

Seguro also conducted a Class I cultural resources inventory search to identify previously recorded archaeological sites within the Project area. The Class I inventory reviewed previous surveys in the Project area as well as databases including the Arizona State Museum, AZSITE online, and the National Register of Historic Places. Seguro will send the results of the Class I to the Native American tribes with claims in the Project area. Based on the results of the Class I, the Project is not expected to impact any previously identified cultural resources. Seguro would implement mitigation measures during construction to avoid or minimize impacts to cultural resources.

8. Water Resources, Public Facilities/Services, and Infrastructure Support

Project Bella will provide adequate water resources and the necessary infrastructure to support the development. An analysis of projected water demand by Project Bella performed by Matrix New World Engineering found a negligible impact on aquifer drawdown. See Analysis attached at Exhibit H. The results of the analysis, as detailed above, demonstrated a simulated depth to water at the end of the 100-year period of 850 feet at the Property. The depth to the bottom of the aquifer is over 3,000 feet below land surface based on the model data, indicating a remaining saturated thickness of 2,150 feet at the end of the 100-year simulation.

Impact calculations for both five-year drawdown impacts (well impact analysis to support well permitting) as well as 100-year simulations using the Pinal AMA AWS model produce de minimis results. The five-year drawdown model simulates a maximum drawdown of less than 3 feet at the site of the proposed well. The 100-year model run with and without the ~200 ac-ft/yr increase showed that the additional pumping caused an additional drawdown of 4.9 feet over the 100-year period.

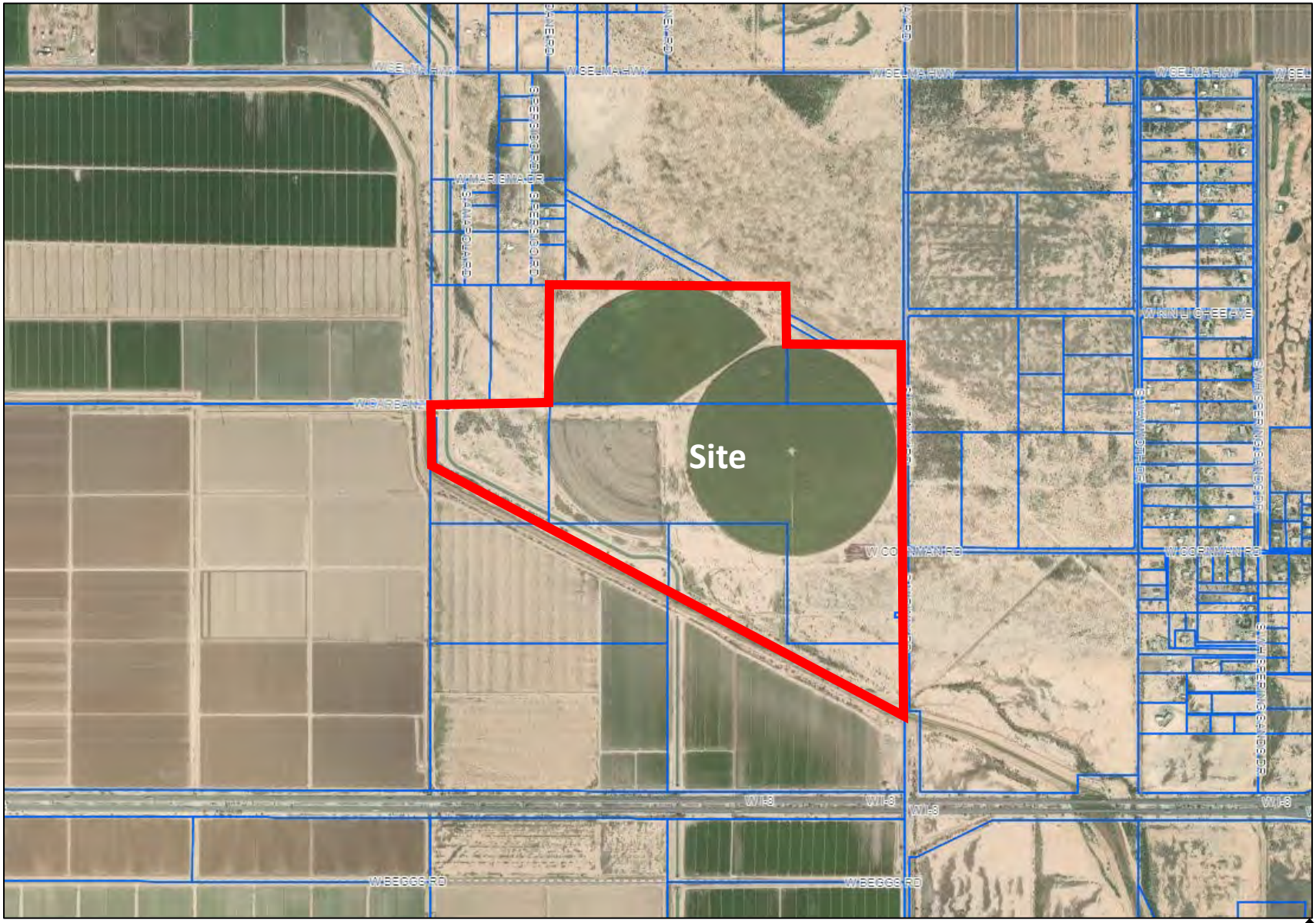
Seguro is also committed to paying its proportionate share of the costs for new infrastructure, services, and other public improvements that may be necessary to support the Project. While no significant improvements or costs are anticipated, Seguro will likely need to improve the primary access roadway of South Midway Road. Any proposed road construction needed to access the Project would be constructed and paid for by Seguro in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.

G. Summary

Project Bella will provide substantial public benefits by assisting in meeting the growing energy capacity requirements of the region by contributing to grid resiliency and reliability. The proposed development will be a key asset for regional resource planning, and with the Property being traversed by both the 500kV transmission line and the EPNG Pipeline, its location is ideally suited for the proposed use. The proposed comprehensive plan amendment is consistent with the vision components and of Pinal County Comprehensive Plan.

EXHIBIT A

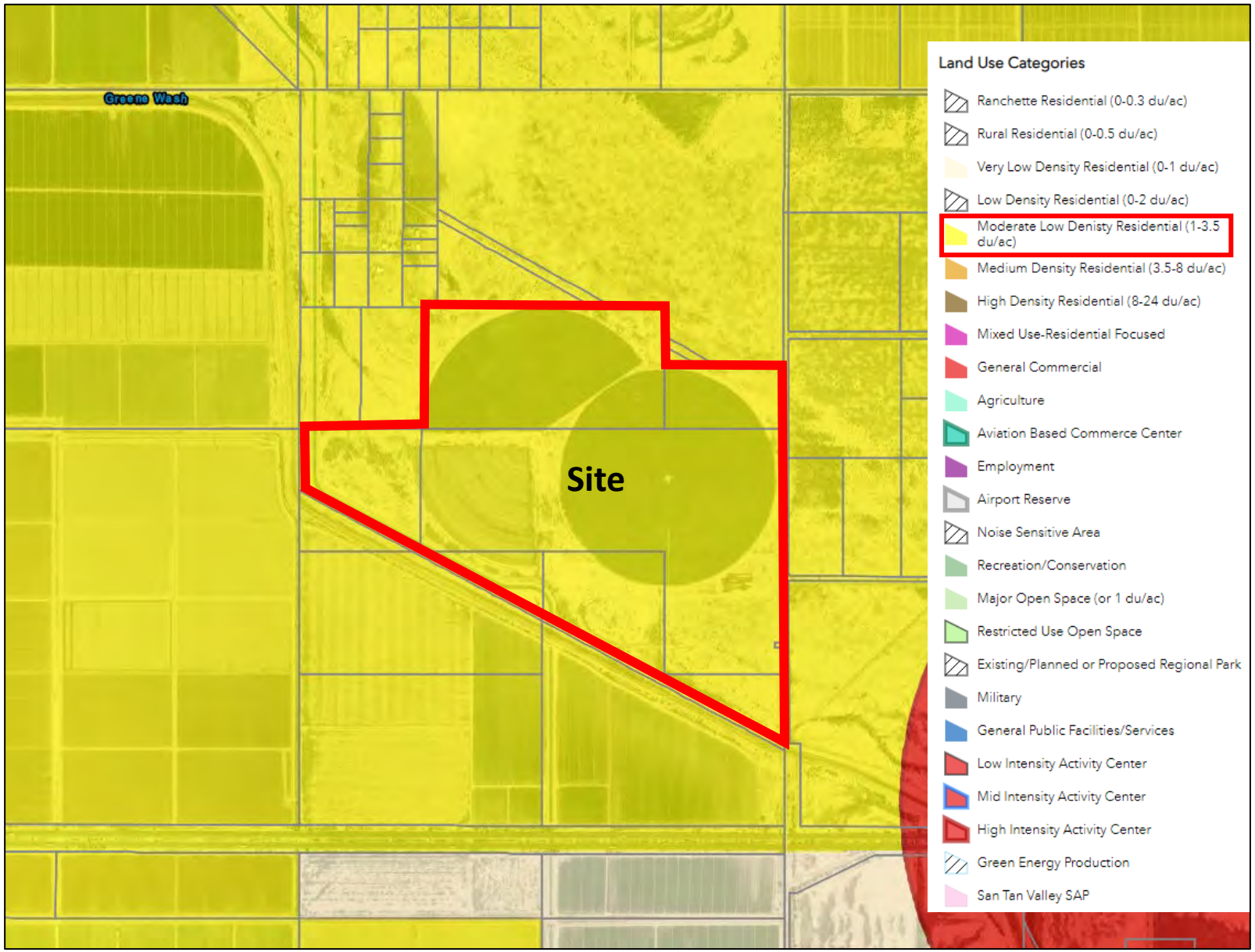
Aerial Map



N/NWC Midway Rd and Interstate 8, Pinal County

EXHIBIT B

Comprehensive Plan Map

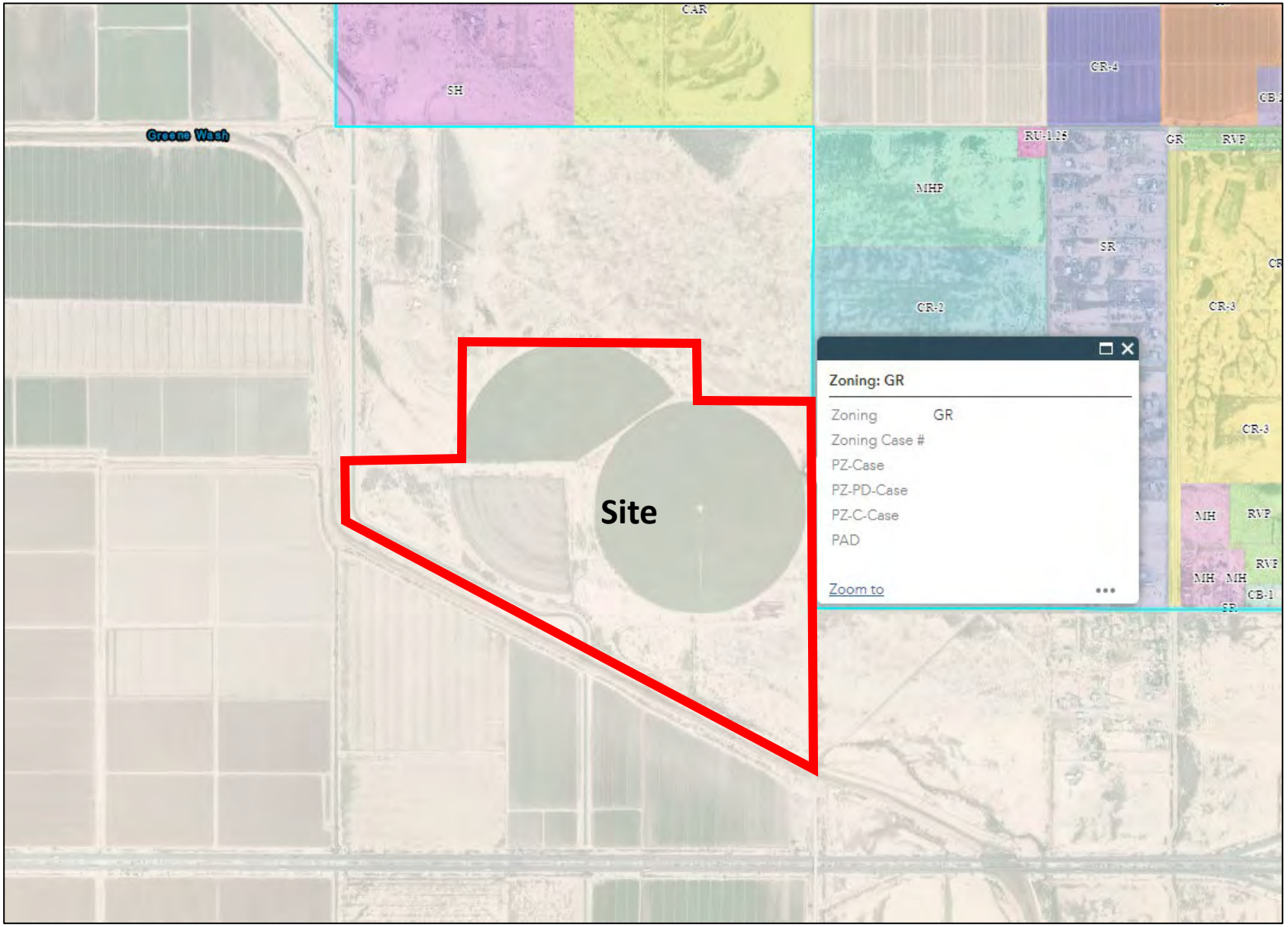


N/NWC Midway Rd and Interstate 8, Pinal County

N

EXHIBIT C

Zoning Map



N/NWC Midway Rd and Interstate 8, Pinal County

N

EXHIBIT D

CONCEPTUAL SITE PLAN
PROJECT BELLA
PINAL COUNTY, ARIZONA

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

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 FOLLOWNG 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;

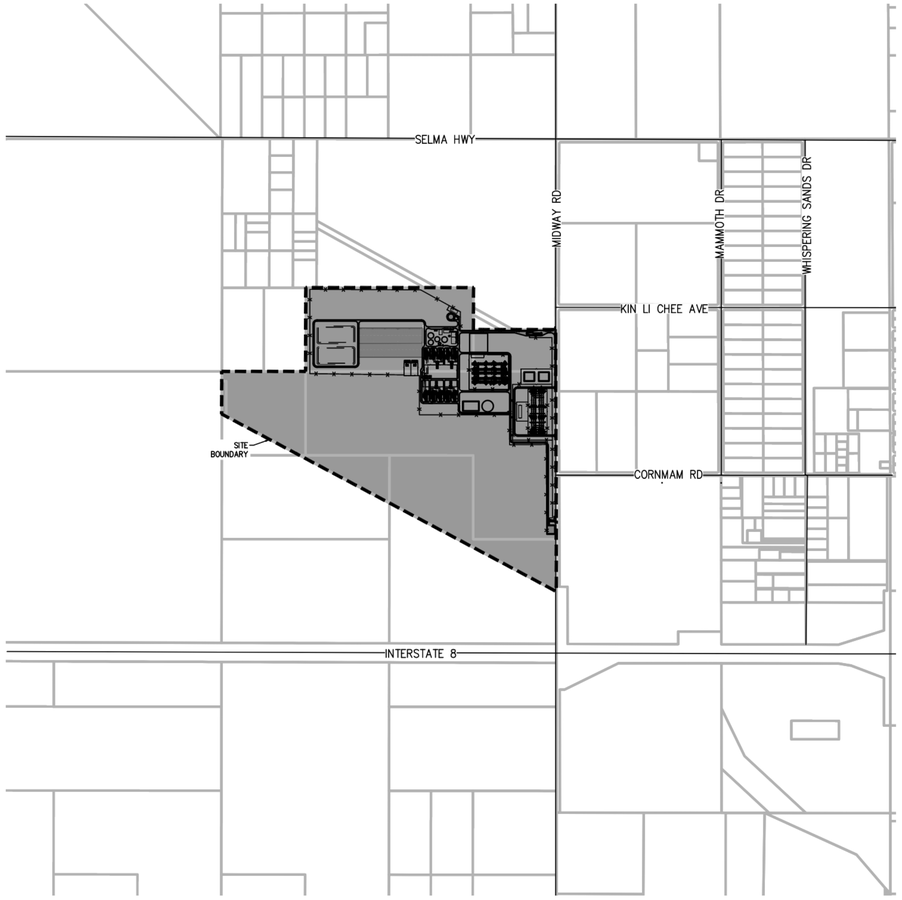
THENCE SOUTH 00 DEGREES 12 MINUTES EAST 665.00 FEET TO THE TRUE **POINT OF BEGINNING;**

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.**



OVERALL DEVELOPMENT
NTS

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

INDEX OF DRAWINGS

G01 COVER SHEET
C02 CONCEPTUAL SITE PLAN (NO AERIAL)
C03 CONCEPTUAL SITE PLAN (WITH AERIAL)
C04 CONCEPTUAL SITE PLAN (ZOOM VIEW)

CIVIL ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE #250
PHOENIX, ARIZONA, 85016
PHONE: (602) 490-0535
CONTACT: AUBREY THOMAS

OWNER/CLIENT

SEGURO ENERGY PARTNERS
9004 S 230TH AVENUE
BUCKEYE, ARIZONA 85326
CONTACT: MR. MARK D. THOMPSON

BASIS OF BEARING

BASIS OF BEARING IS N00°11'08"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

BENCHMARK

SITE DATA

GROSS AREA: 15,246,337 SF
GROSS AREA: 350.01 AC

EXISTING COMPREHENSIVE PLAN DESIGNATION: MODERATE LOW DENSITY (1-3.5 DU/AC)

PROPOSED COMPREHENSIVE PLAN DESIGNATION: PUBLIC FACILITIES/SERVICES

DEVELOPMENT DATA		
	SQUARE FOOTAGE	PERCENTAGE
LOT AREA	15,246,337 SF	
BUILDING AREA	28,920 SF	.2%
COVERAGE AREA	4,174,958 SF	27.3%

PARKING DATA		
	REQUIRED	PROVIDED
PARKING RATIO PER SQUARE FOOTAGE OF BUILDING	1/1,000 SF	
PARKING STALLS	29	29
HANDICAPPED-ACCESSIBLE STALLS	2	3

BUILDING DATA		
	DIMENSIONS	SQUARE FOOTAGE
R.O. BUILDING	80' X 50'	5,000 SF
WAREHOUSE AND SHOP BUILDING	100' X 50'	5,000 SF
CONTROL ROOM	70' X 77'	5,390 SF
PUMP BUILDING	102' X 70'	7,140 SF
SECURITY AND SITE SAFETY TRAINING BUILDING	24' X 60'	1,440 SF
NATURAL GAS TRANSFER STATION	110' X 45'	4,950 SF

STRUCTURE HEIGHTS	
	HEIGHTS (FT)
R.O. BUILDING	24 FT
WAREHOUSE AND SHOP BUILDING	24 FT
CONTROL ROOM	12 FT
PUMP BUILDING	24 FT
SECURITY AND SITE SAFETY TRAINING BUILDING	12 FT
DEMINALIZED WATER STORAGE TANK	34 FT
WELL RAW WATER STORAGE TANK	34 FT
CTG LM6000 POWER ISLAND STACK	65 FT
CHILLING SYSTEM TANK	52 FT

I -3 DEVELOPMENT STANDARDS	
	REQUIRED
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM FRONT SETBACK	20 FT
MINIMUM SIDE SETBACK RESIDENTIAL	25 FT
MINIMUM SIDE SETBACK OTHER DISTRICT	0 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM REAR SETBACK ABUTTING PROPERTY ZONED RURAL OR RESIDENTIAL	25 FT
MAXIMUM HEIGHT	50 FT

INDUSTRY ABUTS PROPERTY ZONED RURAL OR RESIDENTIAL OR ARTERIAL OR COLLECTOR STREETS, SUCH INDUSTRIAL SHALL PROVIDE A SETBACK BUFFER OF NOT LESS THEN TEN PERCENT OF THE LOT DEPTH OR WIDTH ON THE SIDE OR SIDES ABUTTING SAID USE, BUT SUCH SETBACK BUFFER NEED NOT EXCEED 50FT. SUCH SETBACK SHALL BE IMPROVED WITH ONE OR MORE OF THE FOLLOWING:

A. LANDSCAPING.

B. PARKING LOT,WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED; AND A DECORATIVE SCREENING DEVICE OF OPAQUE FENCING, WALLS, LANDSCAPED EARTH BERMS OR ANY COMBINATION THEREOF SHALL BE INSTALLED BETWEEN THE LANDSCAPED AREA AND THE PARKING LOT, TO A MINIMUM HEIGHT OF THREE FEET.

C. RECREATIONAL SPACE FOR EMPLOYEES, WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED.

MANAGING ENGINEERING / SURVEYOR: HILGARTWILSON
PROJECT COORDINATOR: AUBREY THOMAS, P.E.
DESIGN LAYOUT: AT | DRAFTED: DM | CHECKED: AT
FIELD SURVEY: = | DRAFTED: - | CHECKED: -
DRAWING SCALE: NTS

PLAN TYPE: CONCEPTUAL SITE PLAN / COVER SHEET

ENGINEER INFORMATION:
HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

PROJECT:
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

COB PROJECT PLAN STICKER

REVISIONS:

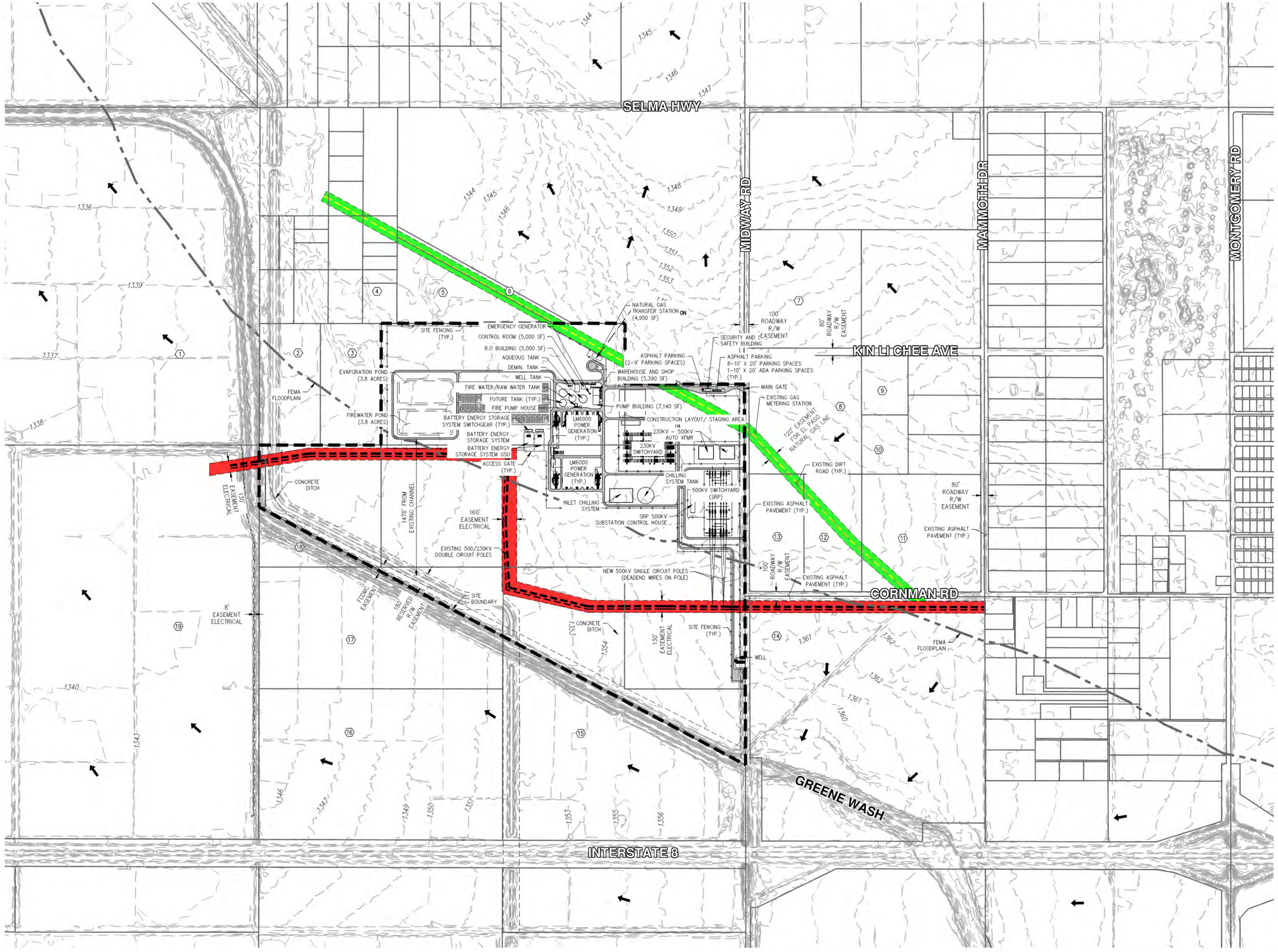
Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ORIGINAL PLAN DATE	LATEST REVISION DATE
-	JULY 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 1 OF 4

SUBMITTAL:

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- FLOW ARROW
- ADJACENT PROPERTY ID
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

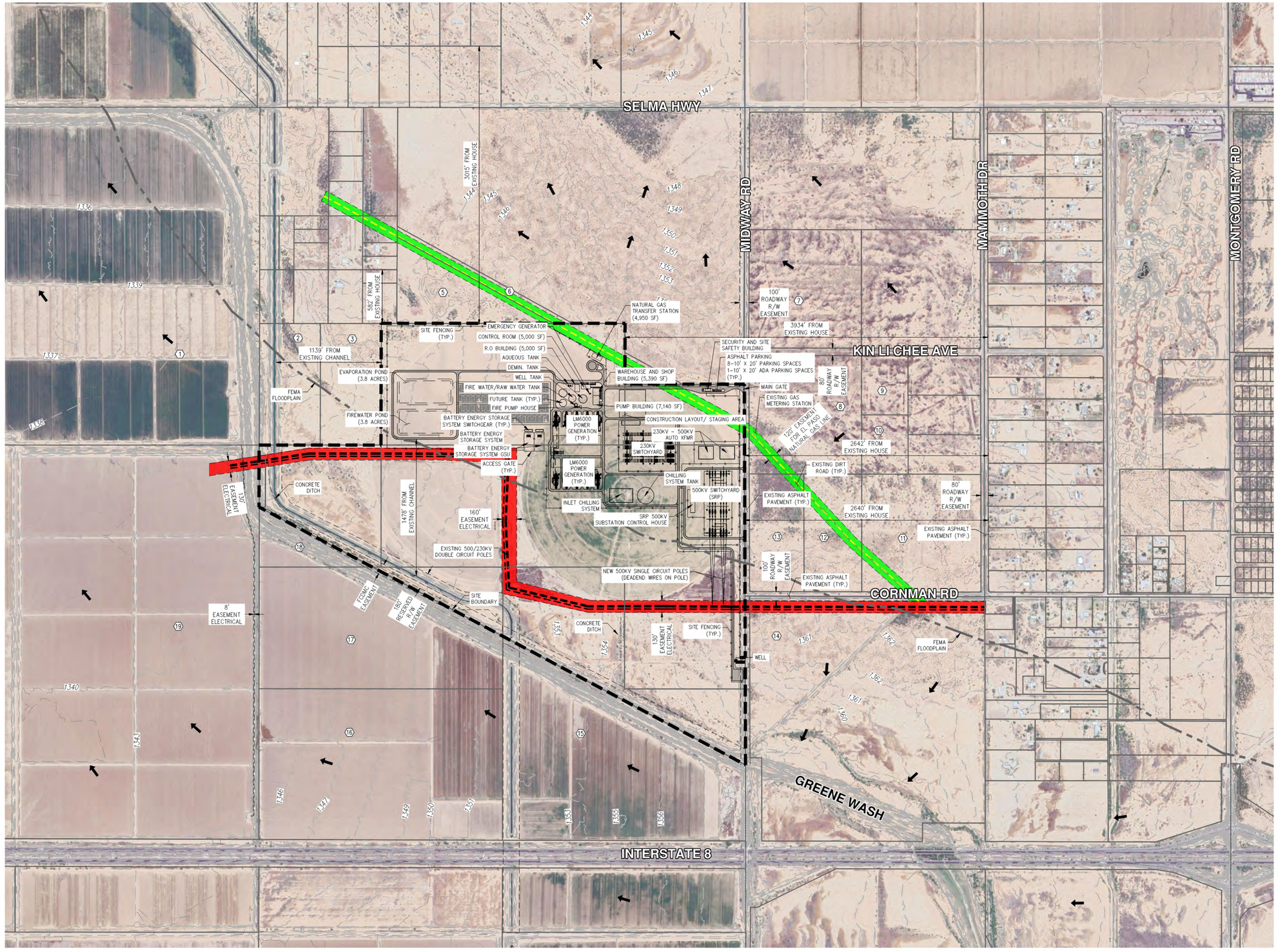
CONCEPTUAL SITE PLAN (NO AERIAL)

ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	–	
DRAWING SCALE	1" = 500'	SUBMITTAL:
LATEST REVISION DATE	JULY 2024	
PROJECT NUMBER	2648	
SHEET NUMBER	SHT. 2 OF 4	

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY R/W
- OVERHEAD WIRE OHW

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CONCEPTUAL SITE PLAN (WITH AERIAL)

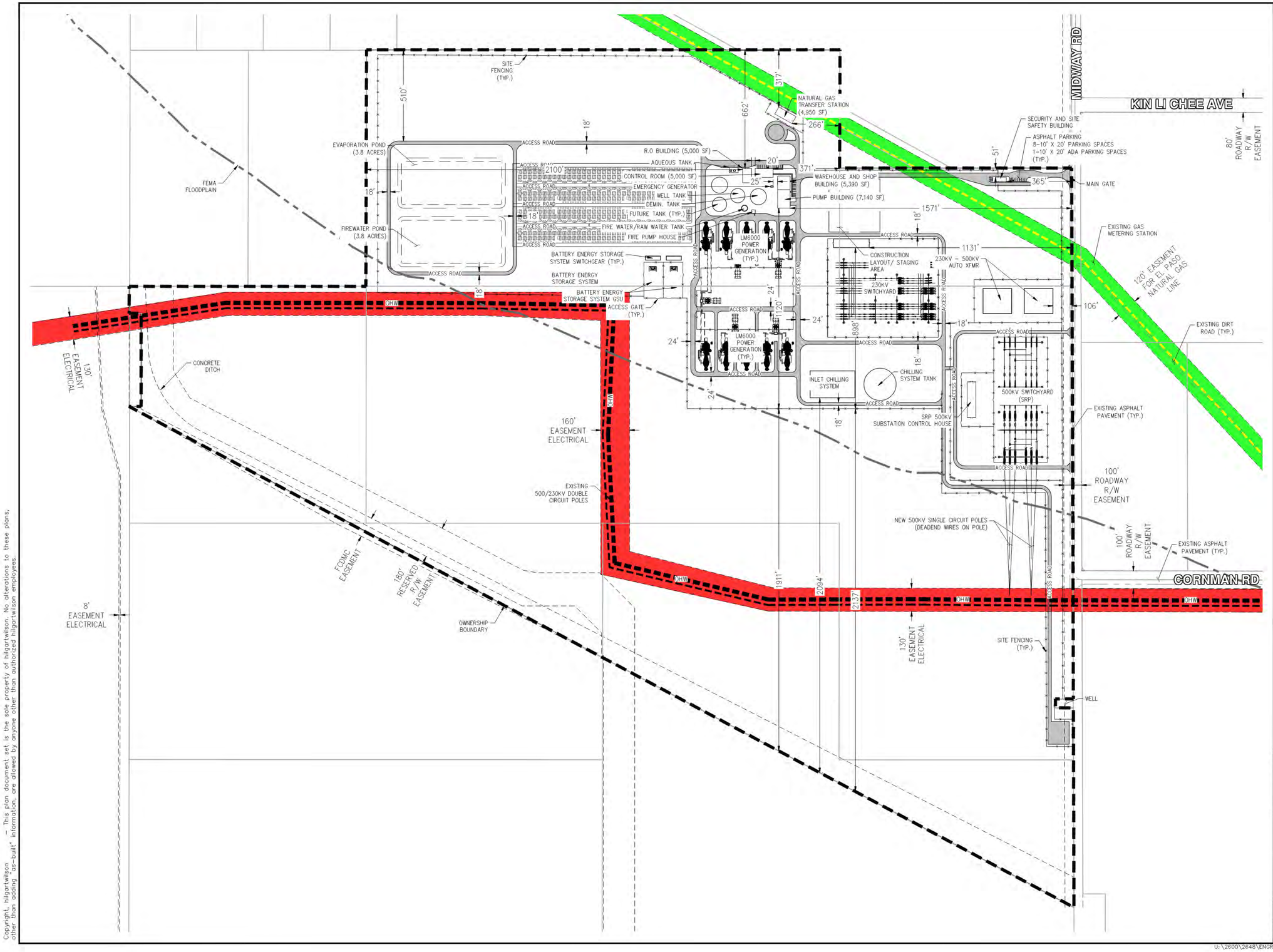
ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE	LATEST REVISION DATE
1" = 500'	JULY 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 3 OF 4

SUBMITTAL:

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U:\2600\2648\ENGR\Plan\2648 - C03 - CONCEPT GRADING PLAN (With Aerial).dwg 7/29/2024 4:09 PM



LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- RIGHT-OF-WAY — R/W
- OVERHEAD WIRE — OHW

N

250 0 250 500

SCALE: 1" = 250'

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (ZOOM VIEW)

ENGINEER INFORMATION

HILGARTWILSON

HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE: 1" = 250'	LATEST REVISION DATE: JULY 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 4 OF 4

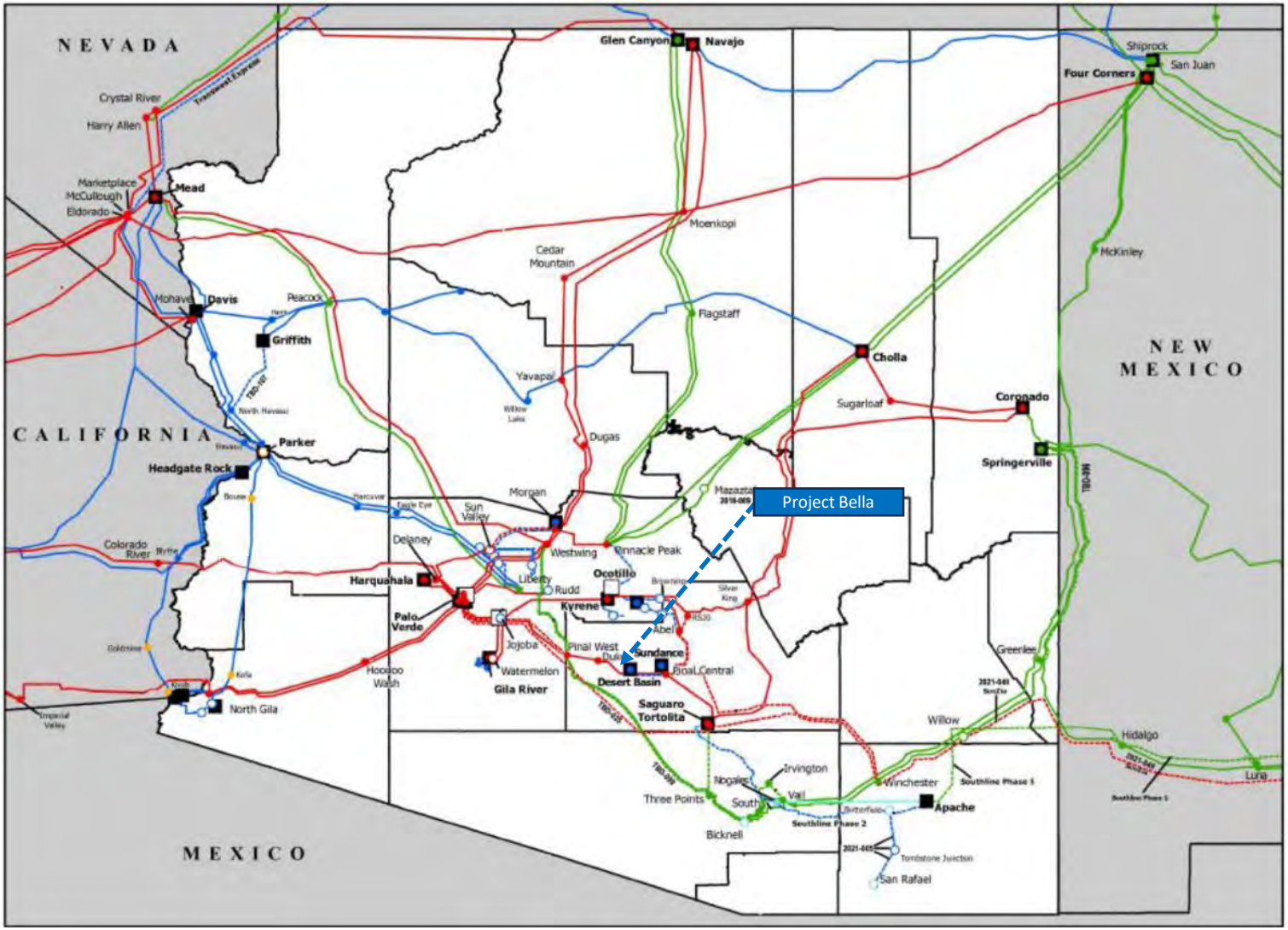
SUBMITTAL:

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U:\2600\2648\ENGR\Plan\2648 – C04 – 0A SITE PLAN (Zoom View).dwg 7/29/2024 4:07 PM

EXHIBIT E

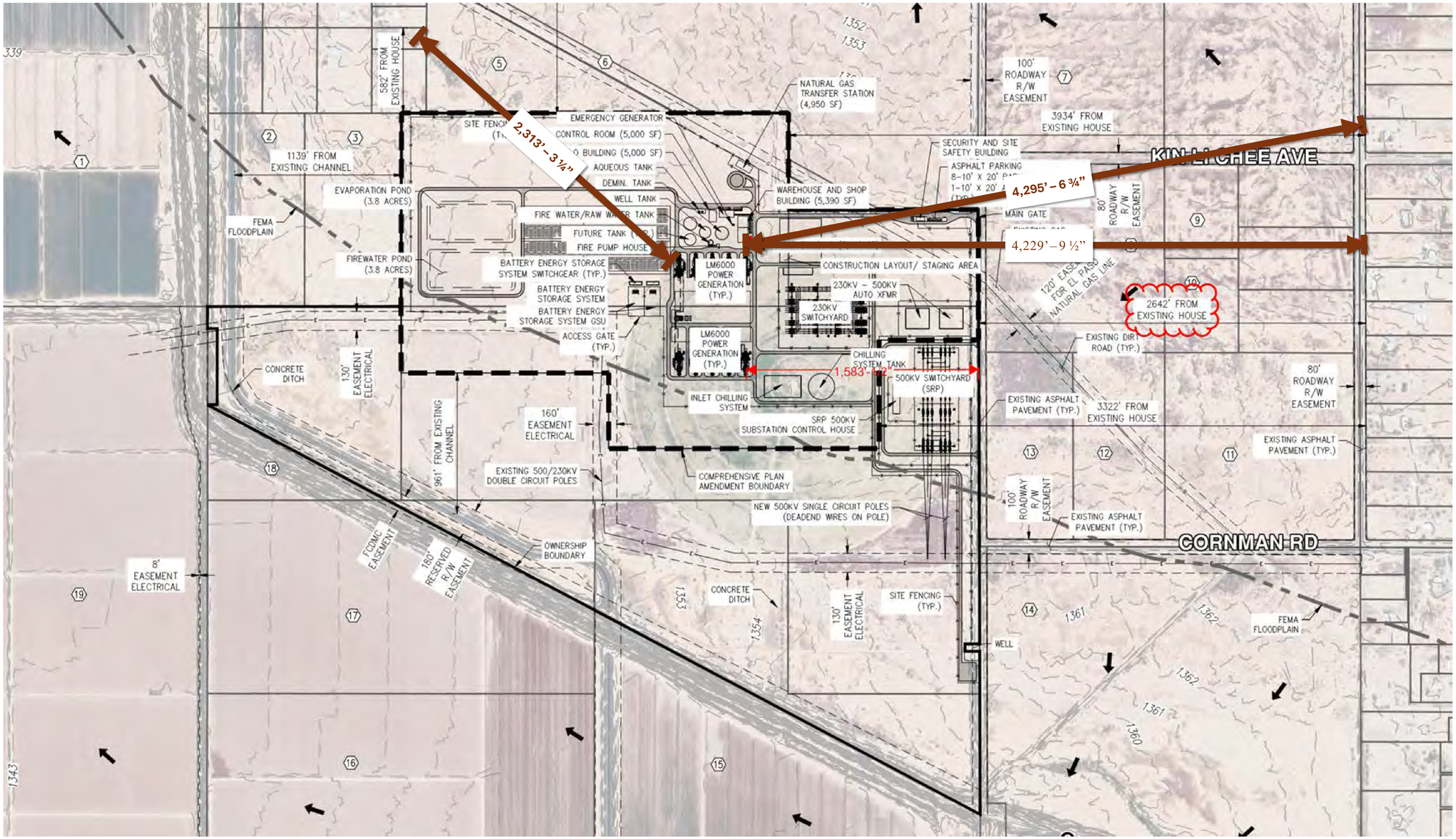
Existing and Planned Transmission System



Source: Arizona Corporation Commission Tenth Biennial Transmission Assessment 2018 – 2027, Docket No. E-0000D-17-0001, Dec 31, 2018, Exhibit 1

EXHIBIT F

Project Bella Distance to Low Density Residential



LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-006O	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-008O	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-011O	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-003O	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

PLAN NAME
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CONCEPTUAL SITE PLAN (WITH AERIAL)

ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLINS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE	LATEST REVISION DATE
1" = 500'	APRIL 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 3 OF 4

SUBMITTAL

Project Bella Distance to Low Density Residential



Project Bella proximity to low density residential area.

Project Bella will comply with the Pinal County Excessive Noise Ordinance No. 050306-EN as Amended by 031611-ENA-01 for Zoning District Classification CR-2 (Residential).

Desert Basin Distance to High Density Residential



Desert Basin proximity to significantly high density residential area.

Desert Basin is a combined cycle resource that operates 24 hours per day.

EXHIBIT G

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

TECHNICAL MEMORANDUM

Prepared for: Pinal County

Prepared by: HILGARTWILSON

Date: 5/30/2024

RE: Project Bella Traffic Memo

Project No.: 2648.01

Introduction and Background

This traffic impact memo has been prepared in support of the Comprehensive Plan Amendment application for the proposed Project Bella (the Project). This traffic impact memo is being prepared as a precursor to a full traffic study in recognition of the limited traffic impact anticipated as part of a normal renewable gas power plant operation. The Project is comprised of approximately 350 acres, located north of Interstate 8, just west of Midway Road in Pinal County, Arizona as shown on the *Vicinity Map* below.

This traffic statement discusses the following topics:

- Existing roadway network in the Project vicinity
- Project access
- Traffic levels (both construction and operational)
- Major traffic routes to/from the site
- Proposed roadway improvements



Figure 1: Vicinity Map

Existing Roadway Network

Montgomery Road is classified by the Pinal County Transportation Planning Viewer as an Rural Major Collector passing north and south a mile to the east of the Project.

Cornman Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing east and west to the southeastern corner of the Project.

Midway Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing north and south directly east of the Project.

Site Access

Access to the Project will be via the existing roadway network. Access is anticipated to be provided along the eastern side of the site via Midway Road. Midway Road provides regional ingress/egress to the site via a connections to Highway 84 on the north or Interstate 8 by way of Cornman Road and Montgomery Road on the south. The Project is not expected to require development or improvement of access roads on neighboring private or state-owned properties.

On-site parking and staging facilities for construction traffic vehicles and equipment would be located in the vicinity of the primary site access, a significant distance away from existing local residences located east of Midway Road or along Persico Road to the northwest. During construction, dust control measures would be implemented as required by Pinal County.

Traffic Levels

Traffic generated by the normal operation of the Project will be minimal. It is anticipated that 3 to 4 people will be working during the day with an anticipated 2 people working during the night to operate the facility.

As would be expected with any development, the Project is expected to generate construction and material delivery truck trips during the construction phase. Small grading may occur in late 2025 with civil work beginning in mid-2026. Construction is expected to be completed in late 2027.

At its peak, construction is anticipated to require a workforce of approximately 60 to 90 persons, adding approximately 60 to 90 vehicles to Midway Road, Cornman Road and Montgomery Road per day. These workers will be staying off-site and will be encouraged to carpool. The mobilization and demobilization of equipment used for earthwork, including scrapers, graders, water trucks, compactors, truck-mounted post drivers, skid loaders, and forklifts, is anticipated to generate a minimal amount of traffic.

Due to the low traffic volumes, traffic impacts to the adjacent road system will be minimal during construction and negligible once the facility is operation.

Major Traffic Routes

Most delivery trucks, construction and operations personnel are anticipated to come from the Phoenix area or Casa Grande via Highway 84 or Interstate 8. As described above Highway 84 and Interstate 8 will be accessed via short connections on paved existing roadways.

Proposed Roadway Improvements

No roadway improvements are anticipated to be needed as part of the Project aside of driveway connections to Midway Road. Adequate road capacity exists on Midway Road, Cornman Road, Montgomery Road and its respective interchange with Interstate 8 to accommodate construction traffic as well as the anticipated Project traffic. No roadway improvements are anticipated to be needed to provide access to the site.

Key Findings

The key findings related to traffic operation and site access are summarized below:

- Primary access to the site will be via Midway Road.
- The peak of construction is anticipated to require workforce of approximately 60 to 90 persons, temporarily adding approximately 60 to 90 vehicles to Midway Road per day.
- Only three to four employees are anticipated to be onsite periodically during normal project operations with only two anticipated during night shifts.
- Due to the low traffic volumes, neither the construction nor the operational traffic is expected to significantly impact the adjacent roadway system.
- Road capacities on Midway Road, Cornman Road and Montgomery Road are adequate to accommodate deliveries of construction materials and construction workforce traffic.
- No offsite road improvements are needed as part of the Project with the exception of new driveway connections to Midway Road.

Sincerely,



Aubrey Thomas, PE
Principal
HILGARTWILSON

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

EXHIBIT H

PROJECT
bella

Water Sustainability

Quick Ramping Thermal
and
Grid Charged BESS Generation

Sustainability of the Aquifer in the Area

The Pinal Active Management Area (AMA) model demonstrates that the aquifer supports demands for future approved Assured Water Supply (AWS) determinations plus continued agricultural pumping for areas with AWS determinations. **Figure 1** identifies the results of that simulation at the end of the 100-year predictive model period. The simulated depth to water at the end of the 100-year period is 850 feet at the proposed Seguro property.

The depth to the bottom of the aquifer is over 3,000 feet below land surface based on the model data, indicating a remaining saturated thickness of 2,150 feet at the end of the 100-year simulation.

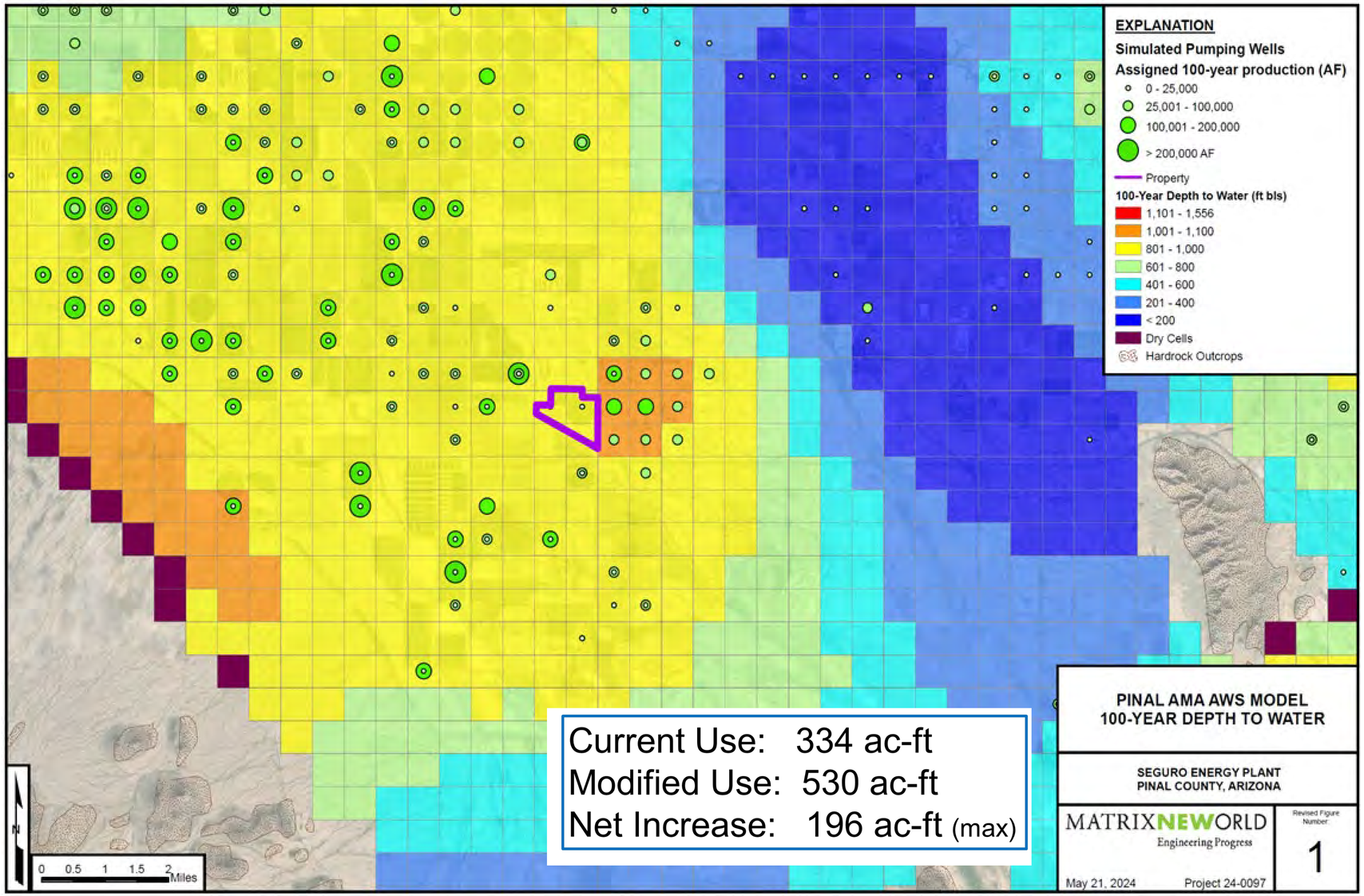
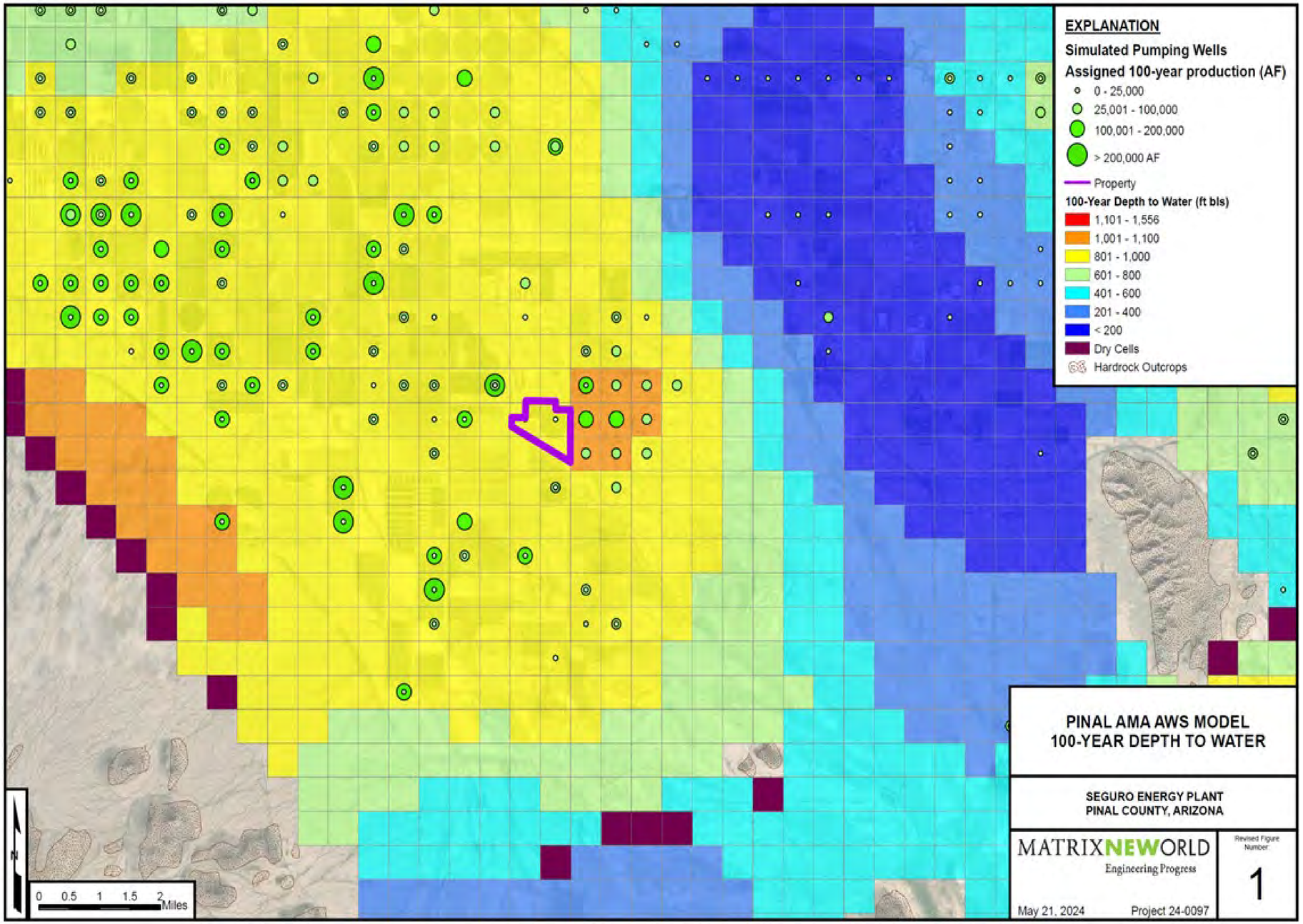


Figure 1 also shows the pumping well locations with simulated pumping through the 100-year predictive period. The total pumping assigned to wells within three miles of the proposed Project Bella property was over 3.2 million acre-feet, or an average of over 32,000 acre-feet per year throughout the 100-year period. Therefore, the maximum of 530 acre feet per year from the Project Bella site represents less than 1.7% of the total simulated pumping quantity within the 3-mile radius, of which the land use currently utilizes 330 acre feet per year or 62 percent of the Project's maximum projected utilization.

Sustainability: Project Bella Impact if Pumping is Increased from the Current 330 acre feet to 530 acre feet



Analysis: The addition of an incremental 200 acre feet per year versus total in the area. Impact calculations for both five-year drawdown impacts (well impact analysis to support well permitting) as well as 100-year simulations using the Pinal AMA AWS model produce results that are negligible to show on graphics. The five-year drawdown model simulates a maximum drawdown of less than 3 feet at the site of the proposed well. The 100-year model run with and without the 200 ac-ft/yr increase showed that the additional pumping caused an additional drawdown of 4.9 feet over the 100-year period.

Site Current Consumption Versus other Wells in the Area

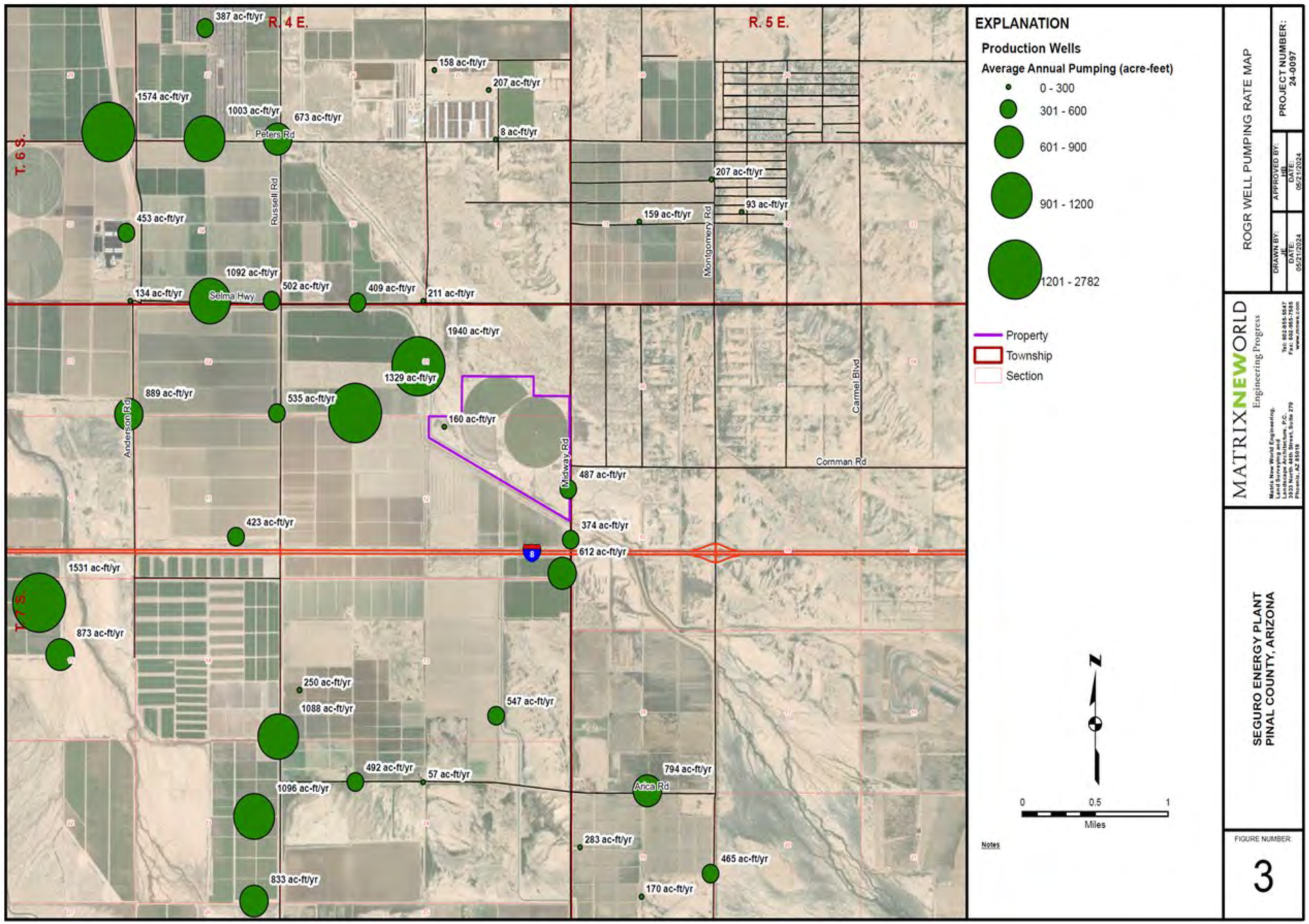
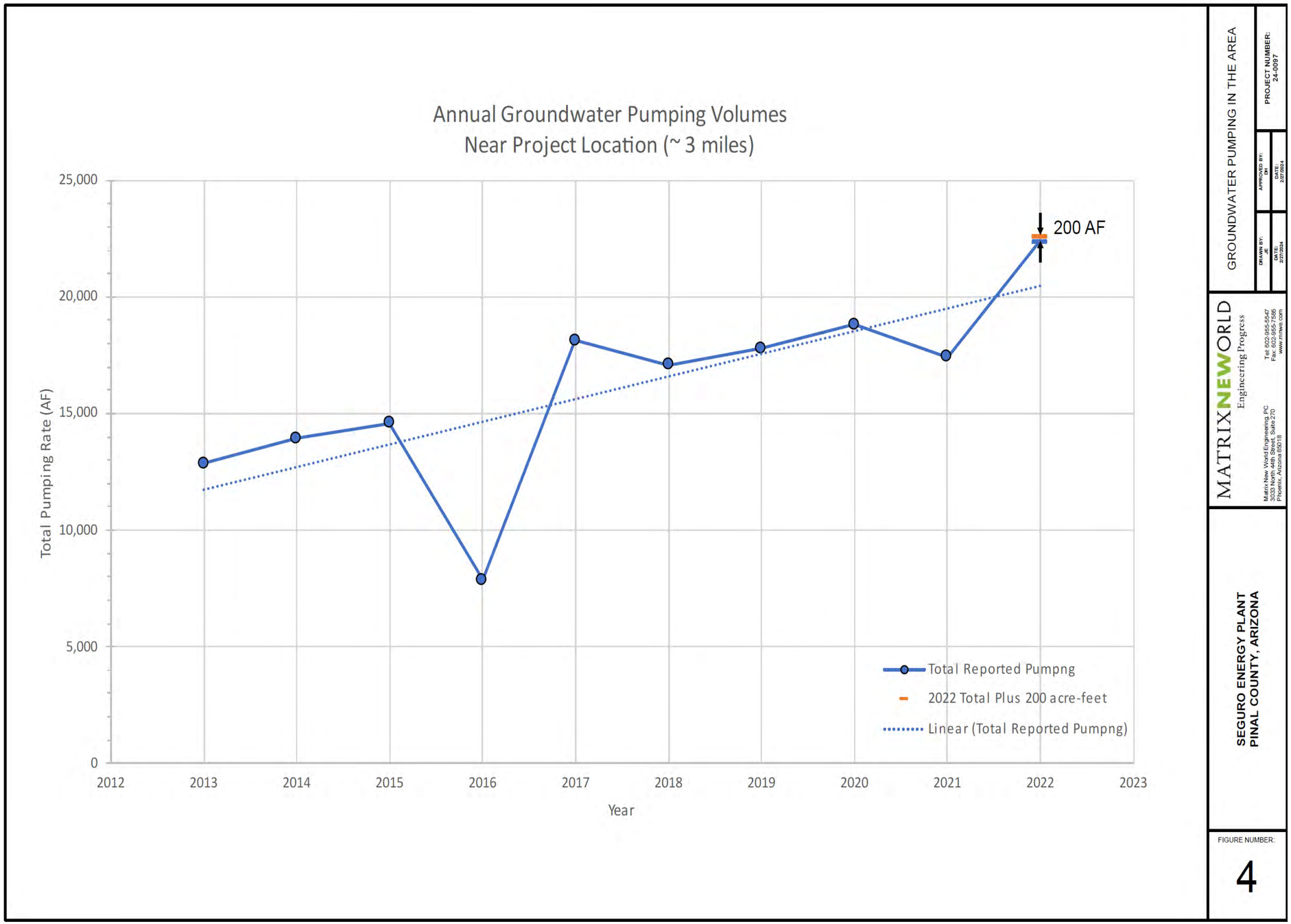


Figure 3 identifies the average reported groundwater pumping from 2018 through 2022 for wells in the area. The size of the symbols representing each well on the map reflects its average pumping. An increase of pumping of 200 ac-ft/yr would be represented by the smallest symbols on the map indicating that this level of increased pumping is nominal with respect to the quantity of reported pumping for other wells in the area.

Current Use: 334 ac-ft
Modified Use: 530 ac-ft
Net Increase: 196 ac-ft (max)

Total Consumption in the Area from Groundwater



GROUNDWATER PUMPING IN THE AREA

PROJECT NUMBER: 24-0097

DRAWN BY: JE DATE: 2/27/2024

APPROVED BY: DH DATE: 2/27/24

MATRIX NEW WORLD Engineering Progress

Matrix New World Engineering PC
5020 E. Shea Blvd. Suite 270
Phoenix, Arizona 85018

Tel: 602-955-6547
Fax: 602-955-6566
www.mnwe.com

SEGURO ENERGY PLANT
PINAL COUNTY, ARIZONA

FIGURE NUMBER: 4

Figure 4: A graph of the total reported pumping over time for wells within approximately 3-miles of the proposed Project Bella property. The increase of 200 ac-ft is shown compared to the total reported pumping in 2022 of 22,390 ac-ft. The increase of 200 ac-ft to 22,590 ac-ft is nearly indistinguishable from the total pumping value for 2022.

Current Use: 334 ac-ft
Modified Use: 530 ac-ft
Net Increase: 196 ac-ft (max)

Decrease in the Aquifer - Year on Year

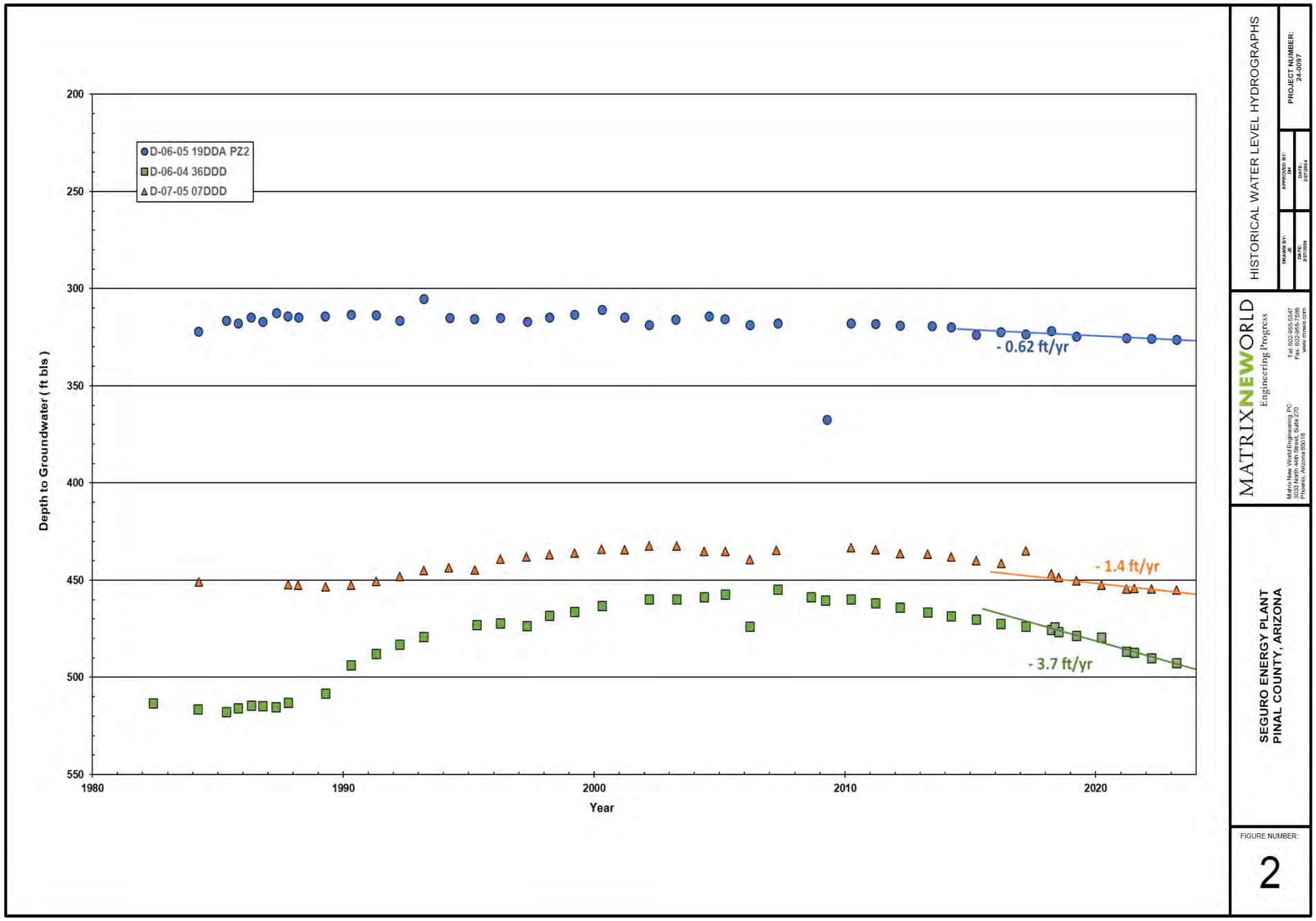


Figure 2: Hydrographs of measured groundwater levels over time in the area of the proposed Project Bella property indicate that groundwater levels declined at rates between 0.62 and 3.7 feet per year over the last 5 to 10 years. The well closest to the proposed Project Bella property declined at 3.7 ft/yr over the 2018 to 2023 period.

EXHIBIT I



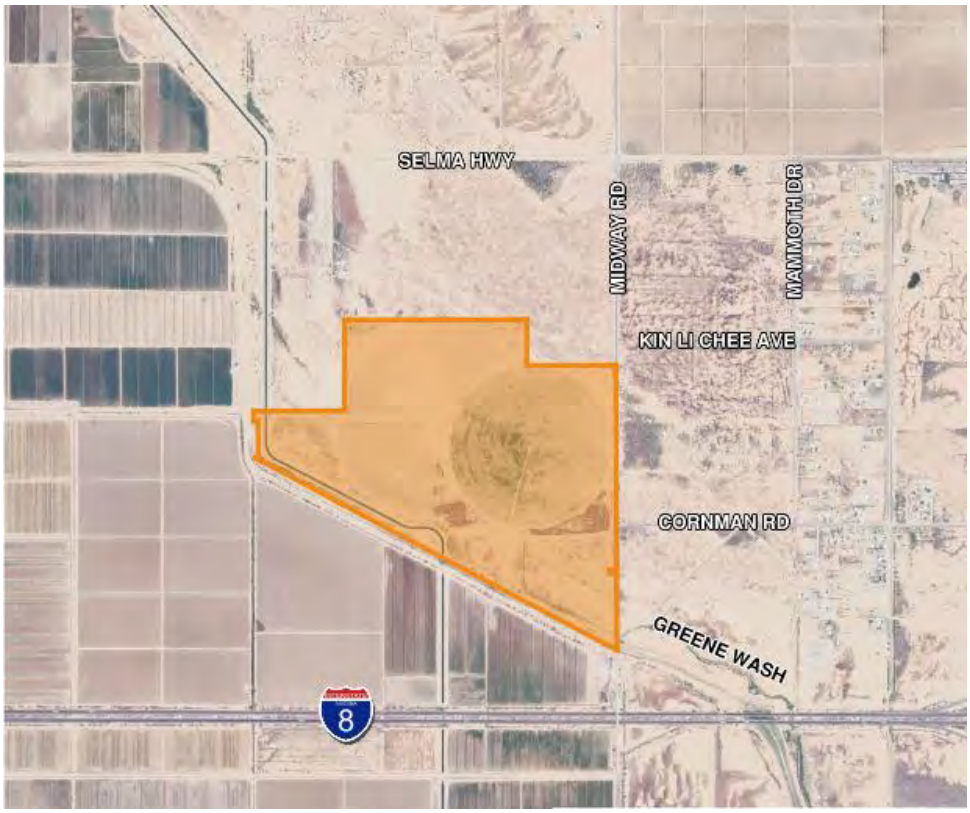
April 17, 2024

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE, STE. 250 | PHOENIX AZ, 85016 | (602) 490-0535

Project Bella- Drainage Statement

HILGARTWILSON Project No.: 2648.01

Project Bella (the Project) is an approximately 350-acre proposed industrial development bound by irrigated farmland and low-density residential development to the north, Midway Road to the east, the Greene Wash, MSIDD Canal, and active agricultural land to the south, and irrigated farmland and Greene Wash to the west. The Project is along the western line of the northwest quarter of Section 6, Township 7 South, Range 5 East of the Gila and Salt River Meridian in Pinal County, Arizona. See Vicinity Map below for an overview of the Project location.



Vicinity Map

Currently, the Project is comprised of active agricultural and vacant land. The Project and surrounding area is sloping from south to north at approximately 0.7%.

Federal Emergency Management Agency (FEMA) Flood Insurance Map (FIRM) coverage for the Project is provided on FIRM panels 04021C1175E effective September 19, 2008, and 04021C1170E effective December 4, 2007. According to these FIRM panels the majority of the Project resides within flood hazard Zone X with the southwestern portion of the of the Project within a FEMA SFHA Zone A associated with Greene Wash. FEMA defines the current effective flood zones X and A for the Property as follows:

COMING SOON
HILGARTWILSON will be rebranded as Colliers Engineering & Design.
Colliers Engineering & Design

Zone X:
The flood insurance rate zone which is protected from the 100-year flood by levies that corresponds to areas outside the 500-year floodplains; areas of 0.2% annual chance flood chance.

Zone A:
The flood insurance rate is determined by detailed methods that correspond to areas subject to inundation by the 100-year floodplains; areas of 1% annual chance of flood with unknown average depths and Base Flood Elevations (BFES).

The dominant regional drainage feature is Greene Wash. The watershed for Greene Wash extends many miles upstream of the site to the south and east. Greene Wash serves as the regional outfall for the Project and surrounding area. The cross section for Greene Wash can be characterized as a channel that has been partially excavated below adjacent natural ground and further confined by raised embankments. During regular and low flow flood events all stormwater conveyed in Greene Wash is confined to the channel itself. However, during large flooding events, floodwater may break out of the main channel and continue northwesterly as sheet flow paralleling the channel. Portions of the south and west sides of the Project are impacted by these flows. Aside from Greene Wash, which passes along the south and west sides of the Project there are no other significant drainage features or improvements currently on the site.

The initial phase(s) of the Project are currently anticipated to be located along the north and east sides of the site and have been purposefully located outside of the FEMA floodplain associated with Greene Wash. There are also localized offsite flows anticipated to impact the Project from areas located immediately south and east of the site. These offsite impacts are proposed to be captured in engineered channels to convey the more minor localized off-site flows around and/ or through the Project to their historical outfall. If warranted, the Greene Wash regulatory floodplain could be reduced through the placement of fill to limit the extents of the FEMA floodplain within the Property, via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) process. This flow will be joined with other offsite runoff to proceed northwesterly. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of the future site plan and improvement plan submittals for the Project.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. The precise geometry and location of the retention basins will be determined as the development process proceeds. Retention basins within the development will be designed so stored runoff is disposed of within thirty-six (36) hours. The dewatering of the basins will be accomplished via the use of percolation, drywells, or bleed-off connections into approved drainage ways. Flows from the basins shall be in the location and direction of the historical flows. All drainage designs will adhere to the applicable design standards for Pinal County.

Sincerely,
HILGARTWILSON, LLC

Aubrey Thomas
Principal/Manager

COMING SOON
HILGARTWILSON will be rebranded as **Colliers Engineering & Design.**
Colliers Engineering & Design

EXHIBIT J

Arizona Environmental Online Review Tool Report

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

Project Name:

Project Bella

Project Description:

Seguro Energy is developing the proposed Project Bella (Project) which includes 480 MW of thermal gas-fired generation and 440 MW of Battery Energy Storage utilizing a shared transmission interconnection to the existing 500 kV Duke - Pinal Central transmission line. The transmission interconnection to the 500 kV system will provide deliverability to the Arizona load during peak periods and utilize excess solar renewable energy from the grid during low demand periods for battery charging and load shifting. This Project is designed to provide reliable capacity for integration of renewable energy and deficits impacted by near-term coal retirements while exceeding the sustainability goals identified by SRP and TEP.

Project Type:

Energy Production/Storage/Transfer, Energy Storage, Battery Energy Storage System (BESS) - (new)

Contact Person:

Gabriella Glener

Organization:

KP Environmental

On Behalf Of:

CONSULTING

Project ID:

HGIS-21858

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

Disclaimer:

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

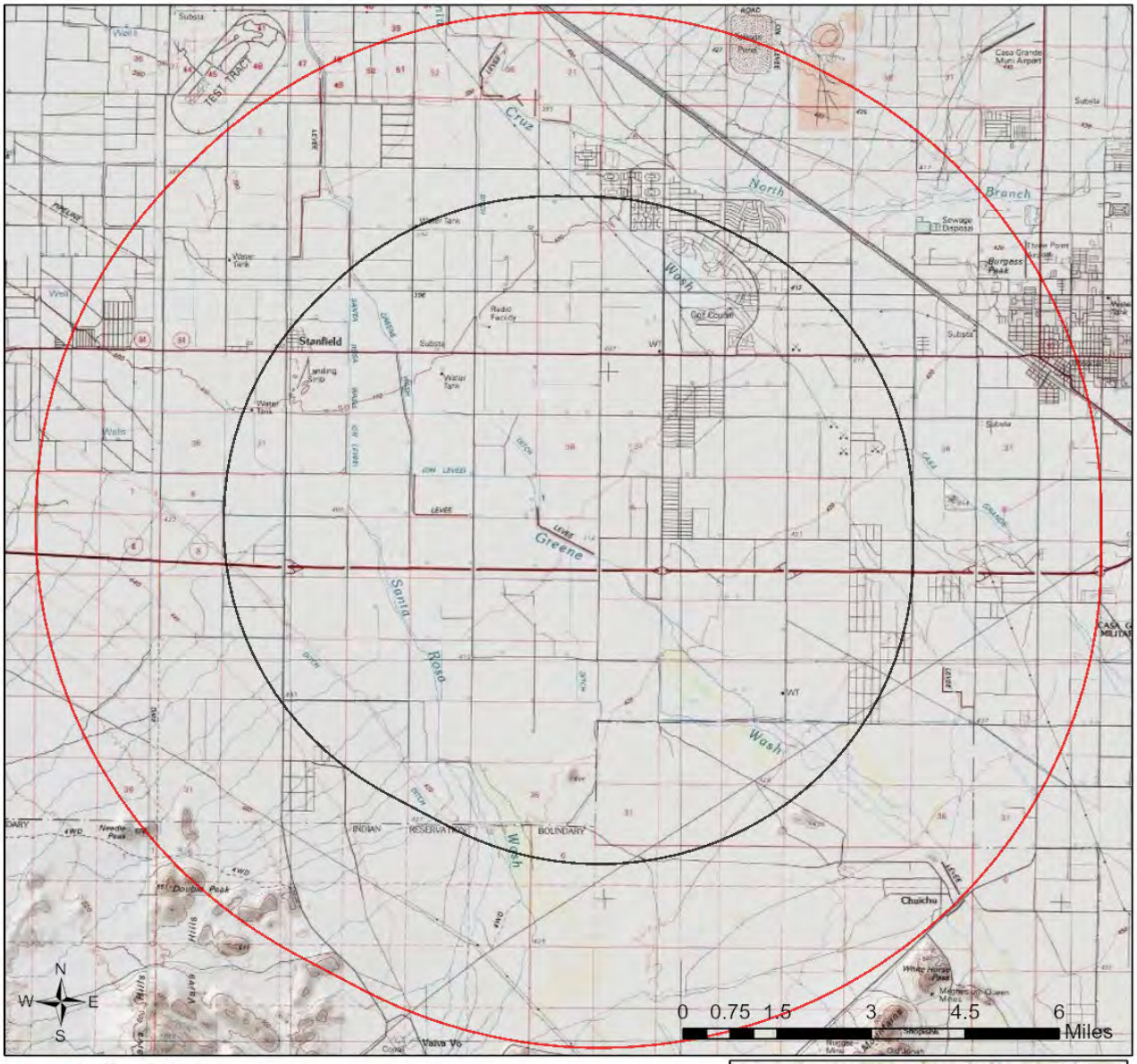
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

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

Project Bella

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

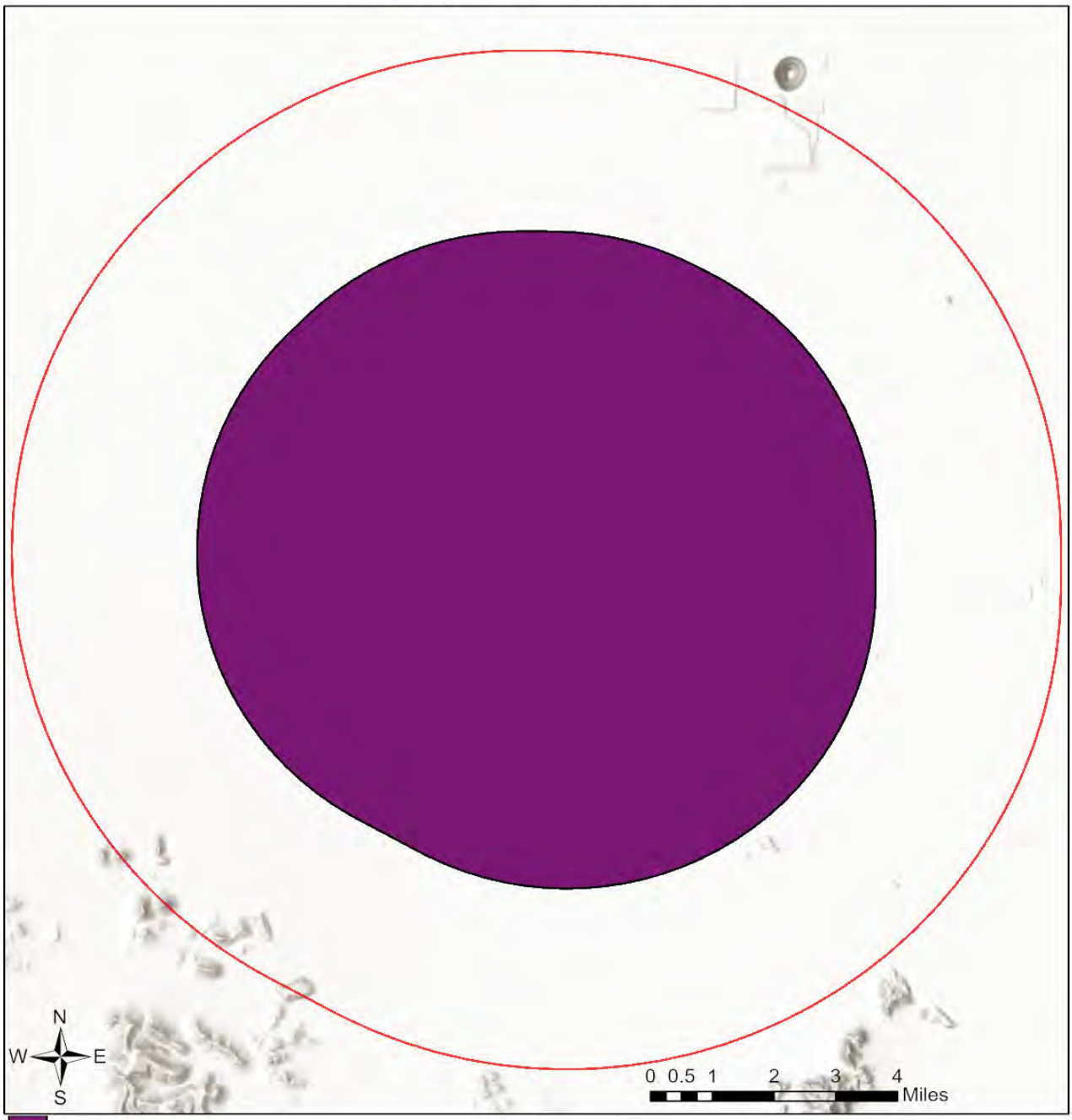
USGS Quad(s): CASA GRANDE WEST; CHUICHU +



County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Copyright:© 2013 National Geographic Society, i-cubed
Esri, USGS

Project Bella

Web Map As Submitted By User



Buffered Project Boundary

Project Boundary

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

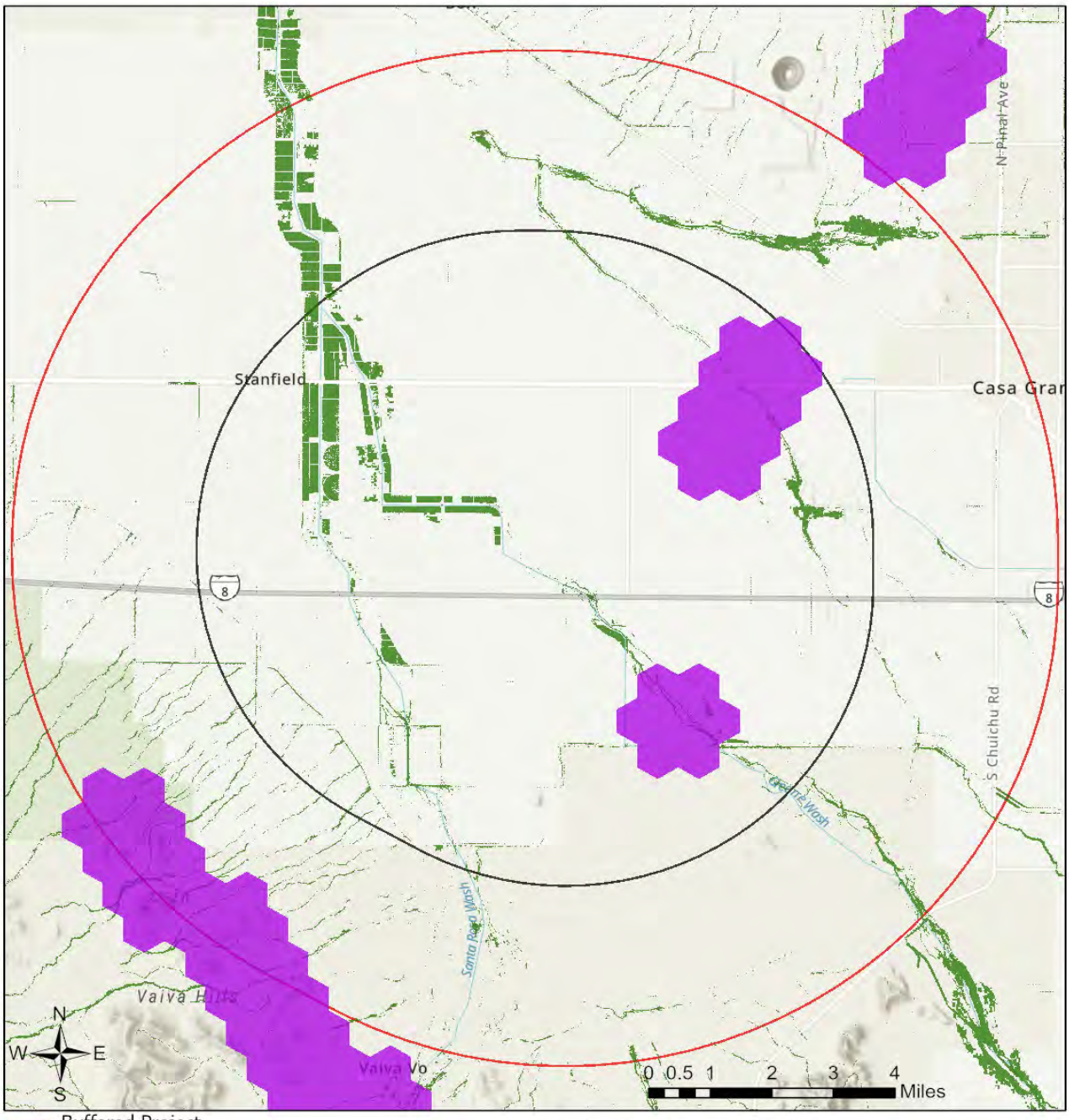
Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

USGS Quad(s): CASA GRANDE WEST; CHUICHU +

Esri, NASA, NGA, USGS

Project Bella

Important Areas



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

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

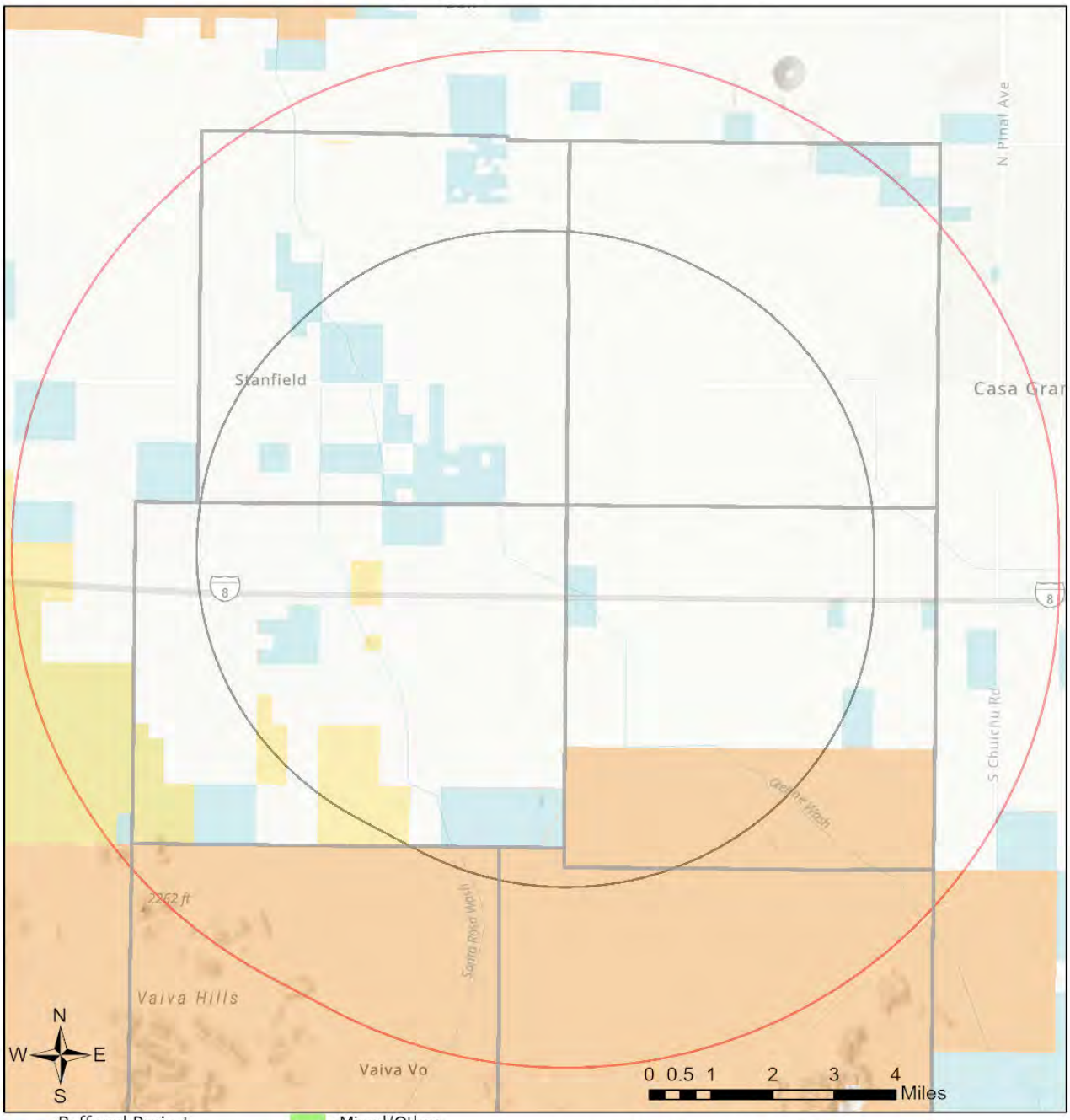
Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

USGS Quad(s): CASA GRANDE WEST; CHUICHU +

Esri, NASA, NGA, USGS
Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Project Bella

Township/Ranges and Land Ownership



- Buffered Project Boundary
- Project Boundary
- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge
- Township/Ranges

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

USGS Quad(s): CASA GRANDE WEST; CHUICHU +

Esri, NASA, NGA, USGS
Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Chionactis annulata	Resplendent Shovel-nosed Snake					
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad			S		2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Incilius alvarius	Sonoran Desert Toad					2
Lepus alleni	Antelope Jackrabbit					2
Mammillaria thornberi	Thornber Fishhook Cactus				SR	
Toxostoma bendirei	Bendire's Thrasher					2

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Gila River to Lake St. Claire	Pinal County Wildlife Movement Area - Riparian/Wash					
Greene Wash and Reservoir	Pinal County Wildlife Movement Area - Riparian/Wash					
Important Connectivity Zone	Wildlife Connectivity					
Riparian Area	Riparian Area					
Tohono O'odham Nation	Tohono O'odham Nation					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammospermophilus harrisii	Harris' Antelope Squirrel					
Anaxyrus retiformis	Sonoran Green Toad			S		2
Anthus spragueii	Sprague's Pipit	SC				2
Aquila chrysaetos	Golden Eagle			S		2
Artemisiospiza nevadensis	Sagebrush Sparrow					
Asio otus	Long-eared Owl					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Botaurus lentiginosus	American Bittern					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Charadrius montanus	Mountain Plover	SC				2
Chilomeniscus stramineus	Variable Sandsnake					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat					
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Icterus bullockii	Bullock's Oriole					2
Icterus parisorum	Scott's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus blossevillii	Western Red Bat		S			2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Lepus alleni	Antelope Jackrabbit					2
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Neotamias cinereicollis	Gray-collared Chipmunk					
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Smilisca fodiens	Lowland Burrowing Treefrog			S		2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Toxostoma bendirei	Bendire's Thrasher					2
Toxostoma lecontei	LeConte's Thrasher			S		2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Energy Production/Storage/Transfer, Energy Storage, Battery Energy Storage System (BESS) - (new)

Project Type Recommendations:
Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning
button at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

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

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

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

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

Habitat restoration recommendations are dependent on habitat communities, target species, species located within the project area, site history, restoration goals, and treatment types. General project scoping should include defined project goals with measurable success criteria, site evaluation (e.g., soil conditions, local and watershed hydrological conditions and regimes), pre-project fish and wildlife surveys to determine project impacts and baseline data for post-project evaluation, established plan and methods for site preparation and revegetation (plant species evaluation based on current or expected site environmental conditions), consideration/incorporation of wildlife habitat features that may be secondary to project objectives (e.g., retaining snags for roost sites) and effects to habitat and wildlife at landscape scales (broader than project area), post-project monitoring plans and funding commitments, and an adaptive management plan. We recommend early coordination with Department personnel on project designs. Contact information can be found at https://www.azgfd.com/Agency/Offices or email our Project Evaluation Program at PEP@azgfd.gov.

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

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

Based on the project type entered, coordination with State Historic Preservation Office may be required (https://azstateparks.com/).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

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

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

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

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

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

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

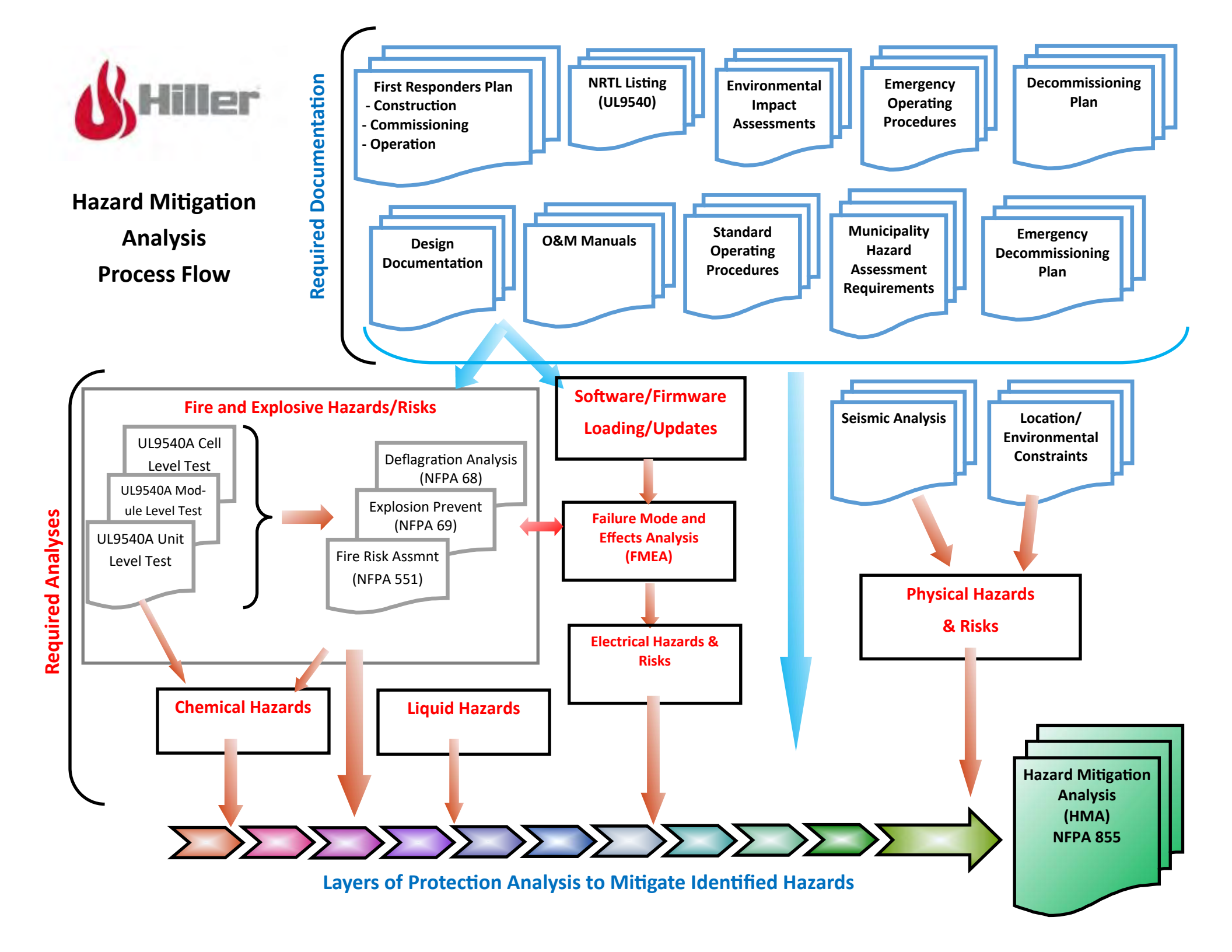
HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***.
The **Statewide Wildlife Connectivity Assessment's Important Connectivity Zones** (ICZs) represent general areas throughout the landscape which contribute the most to permeability of the whole landscape. ICZs may be used to help identify, in part, areas where more discrete corridor modeling ought to occur. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://s3.amazonaws.com/azgfd-portal-wordpress/azgfd.wp/wp-content/uploads/0001/01/23120719/ALIWCA_Final_Report_Perkl_2013_lowres.pdf.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

Tribal Lands are within the vicinity of your project area and may require further coordination. Please contact:
Tohono O'odham Nation
PO Box 837
Sells, AZ 85634
(520) 383-1511
(520) 383-3377 (fax)

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at https://www.azgfd.com/wildlife-conservation/conservation-and-endangered-species-programs/burrowing-owl-management/.

EXHIBIT K


Hiller
Hazard Mitigation Analysis Process Flow
Required Documentation
First Responders Plan
- Construction
- Commissioning
- Operation
NRTL Listing (UL9540)
Environmental Impact Assessments
Emergency Operating Procedures
Decommissioning Plan
Design Documentation
O&M Manuals
Standard Operating Procedures
Municipality Hazard Assessment Requirements
Emergency Decommissioning Plan
Required Analyses
Fire and Explosive Hazards/Risks
UL9540A Cell Level Test
UL9540A Mod-ule Level Test
UL9540A Unit Level Test
Deflagration Analysis (NFPA 68)
Explosion Prevent (NFPA 69)
Fire Risk Assmnt (NFPA 551)
Software/Firmware Loading/Updates
Failure Mode and Effects Analysis (FMEA)
Electrical Hazards & Risks
Seismic Analysis
Location/ Environmental Constraints
Physical Hazards & Risks
Chemical Hazards
Liquid Hazards
Layers of Protection Analysis to Mitigate Identified Hazards
Hazard Mitigation Analysis (HMA) NFPA 855

e-STORAGE
A subsidiary of Canadian Solar



E-STORAGE

ENERGY STORAGE SOLUTION

Product & Technology Overview

November 2023

STRICTLY CONFIDENTIAL

PRODUCT HIGHLIGHTS

e-STORAGE
A subsidiary of Canadian Solar

Thorough Safety Design

Built to meet the latest fire and safety codes in the North America UK, Australia and China markets. SolBank units include:

- Complete fire propagation verification from cell, module (pack) to unit level based on the latest UL 9540A: 2019 (4th Edition).
- Explosion prevention systems via gas detection, active ventilation.

With integrated multi-level BMS monitoring and fire detection, units provide:

- Timely report of battery status and fire detection
- Linked actions with other system components



Extended Battery Life

We use durable, high cycling capacity LFP battery cell with proven long life track record and up to 20 years warranty.

- Active balancing BMS on cell level ensures a balance between all batteries during daily operation.
- Smart liquid cooling system maintains optimal temperature throughout the lifetime of the product.

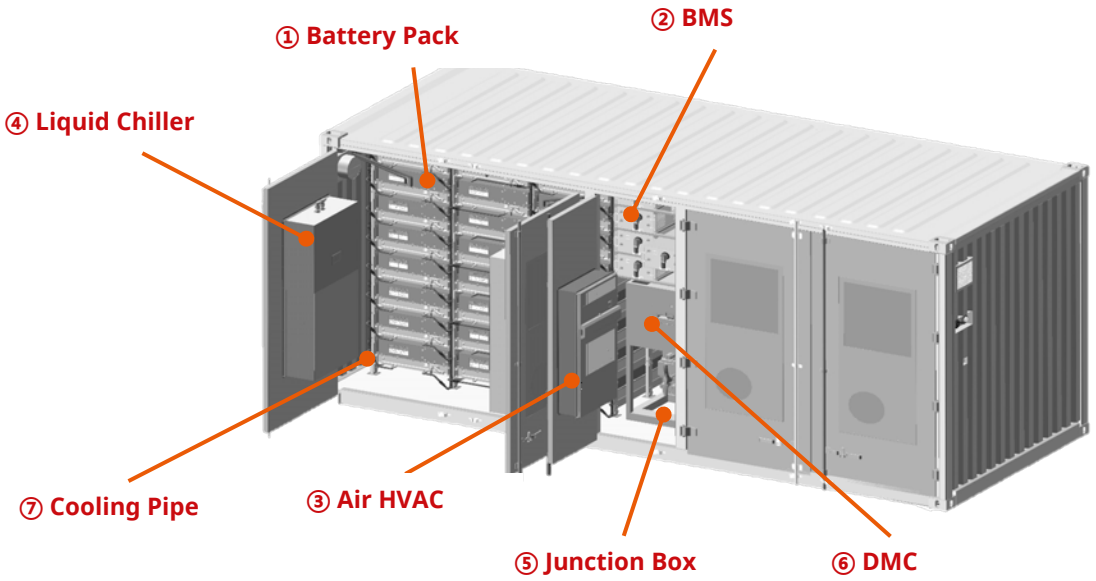
Optimized Modular Design

- All components are shipped with the product after factory testing, simplifying the installation and commissioning process.
- All external wirings are available in a central location at the installer interface.
- Flexible configurations, all internal components including battery packs installed and tested in factory, reduce on-site installation costs.

SOLBANK 1.0

Modular Design DC Block

e-STORAGE
A subsidiary of Canadian Solar



Model	4-hour (0.25P)	2-hour (0.5P)	1.5-hour (0.67P)
Battery	280 Ah Lithium Iron Phosphate (LFP) Prismatic Cells		
Rated DC Voltage Range	1159.2V~1490.4 V		
Configuration	8P414S (8 Racks)	8P414S (8 Racks)	6P414S (6 Racks)
Rated DC Power	**700 kW**	**1375 kW**	**1300 kW**
Nominal Energy Capacity (Nameplate)	2967 kWh	2967 kWh	2967 kWh
Usable Energy Capacity (FAT)	**2800 kWh**	**2750 kWh**	**1950 kWh**
DC Round-Trip Efficiency (RTE)	94%	93%	90%
Thermal Management System	Liquid cooling for battery system, air cooling for electrical components and humidity control		
Enclosure	20 ft ISO Container NEMA 3R 6058L x 2438Wx2896H (mm)		
Weight (Battery Included)	29,800kg (65,700 lbs.)		24,900kg (54,895 lbs)
Seismic Parameter	Zone 4		
Noise @1m distance	≤75 dB		

* BMS: Battery Management System
DMC: Distribution Management Cabinet

SOLBANK 3.0

e-STORAGE
A subsidiary of Canadian Solar

Leading in Performance, Energy Density and Safety



Model	4-hour (0.25P)	2-hour (0.5P)
Battery Cells	**314 Ah** Lithium Iron Phosphate (LFP) Prismatic Cells	
Configuration	12P416S (12 Racks)	12P416S (12 Racks)
Rated DC Voltage Range	1164.8V~1497.6 V	
Rated DC Power	**1200 kW**	**2350 kW**
Nominal Energy Capacity (Nameplate)	**5016 kWh**	**5016 kWh**
Usable Energy Capacity (FAT)	**4800 kWh**	**4700 kWh**
DC Round-Trip Efficiency (RTE)	94%	93%
Thermal Management System	Smart liquid cooling (integrated within the container)	
Enclosure	20 ft ISO Container NEMA 3R 6058L x 2438Wx2896H (mm)	
Weight (Battery Included)	43,000 kg (94800 lbs)	

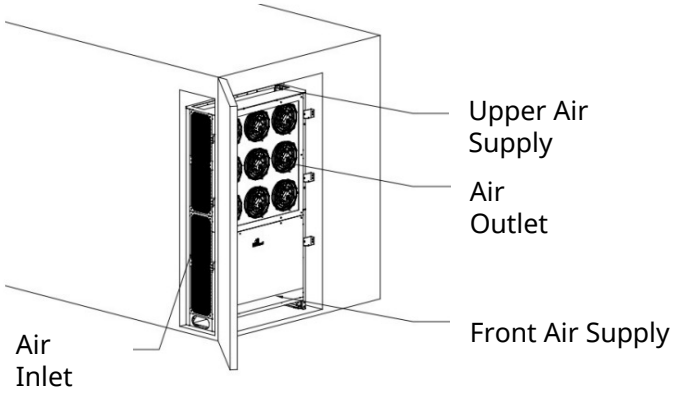
Product Development and Certification Timeline

- Product Prototyping – Q2 2024
- Product Certification – Q3 2024
- IE review – Q4 2024
- PowerBlock Integration Test – Q1 2025

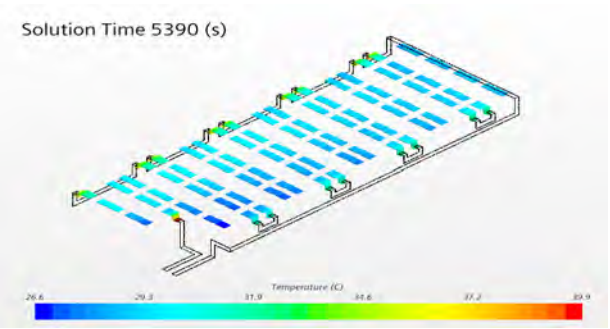
3.0 THERMAL MANAGEMENT

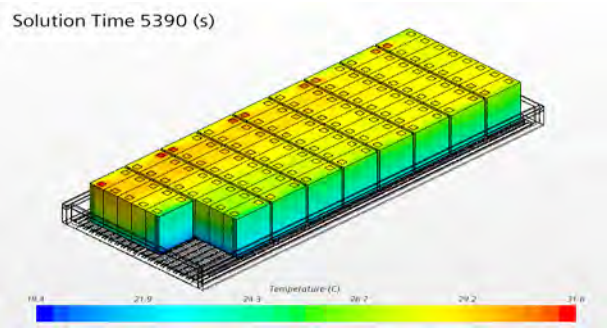
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Smart Liquid Cooling and Heating



Liquid Chiller Components Layout





- **Integrated Liquid Cooling-Heating System**, designed for optimal battery temperature regulation, enhancing efficiency and extending product lifespan.
- **Efficient Thermal Management Design,** minimizes auxiliary power consumption while ensuring effective battery cooling throughout its lifecycle.
- **BMS and Controller Integration,** seamlessly integrated with the BMS and site controller for real-time monitoring and issue reporting.

Operating Temperature (Ambient)	-30 °C to 55 °C (derating between 45°C to 55°C)
Cell Temperature Deviation	≤3°C after a full cycle @0.25P or 0.5P
Expected Cooling Capacity (Combined)	60 kW (0.5P)
Expected Auxiliary Consumption per Day	≤2.5% aux loss (≤ 120 kWh per day)
Refrigerant	R134a, optional R513a
Coolant (Refrigerating Medium)	50% Ethylene Glycol + 50% Water

3.0 CERTIFICATIONS

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Certification, Standards, 3rd Party Review

Certification-Standard

UL

- UL1642 - complete
- UL1973 (cell) - Q1, 2024
- UL1973 (rack) - Q2, 2024
- UL9540 - Q3, 2024

- UL9540A (cell) - Q4, 2023
- UL9540A (module) - Q1, 2024
- UL9540A (rack) - Q2, 2024

IEC

- IEC 62619 - Q2, 2024
- IEC 63056 - Q2, 2024
- IEC 62477-1 - Q3, 2024
- IEC 62933-5-2 - Q4, 2024
- IEC 61000-6-2 - Q4, 2024

UN

- UN38.3 - Q2, 2024

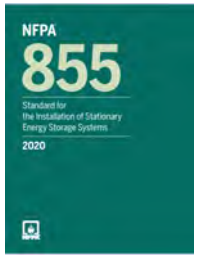
NFPA

- NFPA69 - Q2, 2024
- NFPA855 - compliant
- NFPA72 - compliant

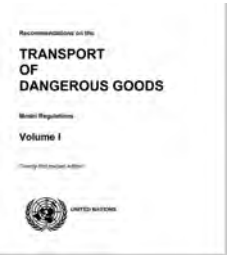
Independent Engineering Report

- Rev A - Q2, 2024
- Rev B - Q3, 2024
- Final - Q1, 2025

Continuous updates expected in response to the introduction of new major suppliers or the launch of new product lines.







UL 9540A, Edition 4

UL 1973, Edition 3

IEC62619

UL 9540, Edition 3

Development and Performance Tests

- Phase A Prototype - Q2, 2024
- Phase A Performance Test - Q3, 2024
- Phase B Prototype - Q3, 2024
- Phase B Performance Test - Q4, 2024

Manufacturing

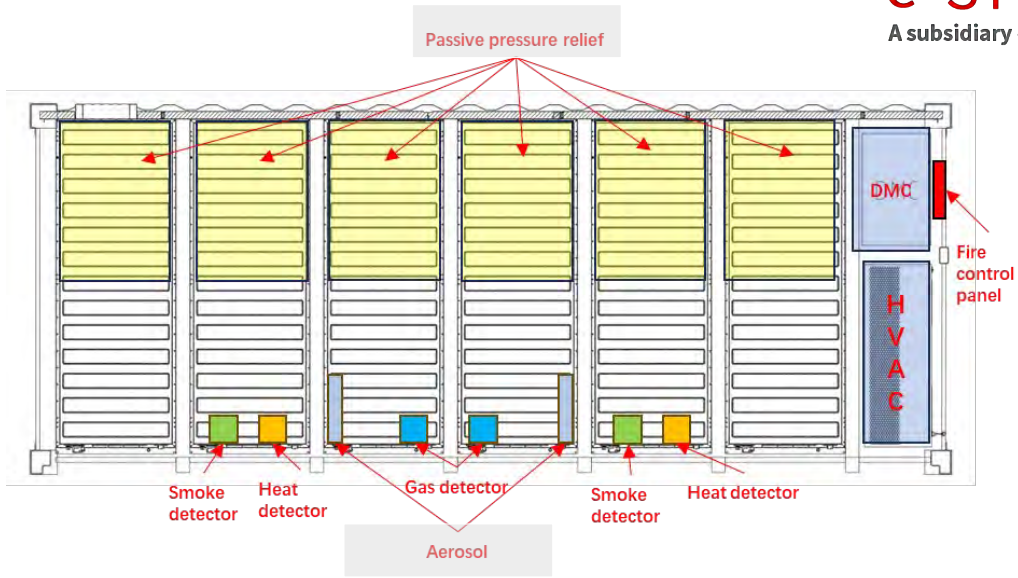
- ISO 14001 (environmental management) – complete
- ISO 45001 (Occupational Health and Safety) – complete
- ISO 9001 (Quality Management) – complete

3.0 FIRE SAFETY

Prevent, Limit and Isolate Fire Risks

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Multiple layers of monitoring, fire detections for enhanced safety. Redundancy design ensures reliability throughout product life cycle



Fire Safety System Layout (Top View)

Optional Components

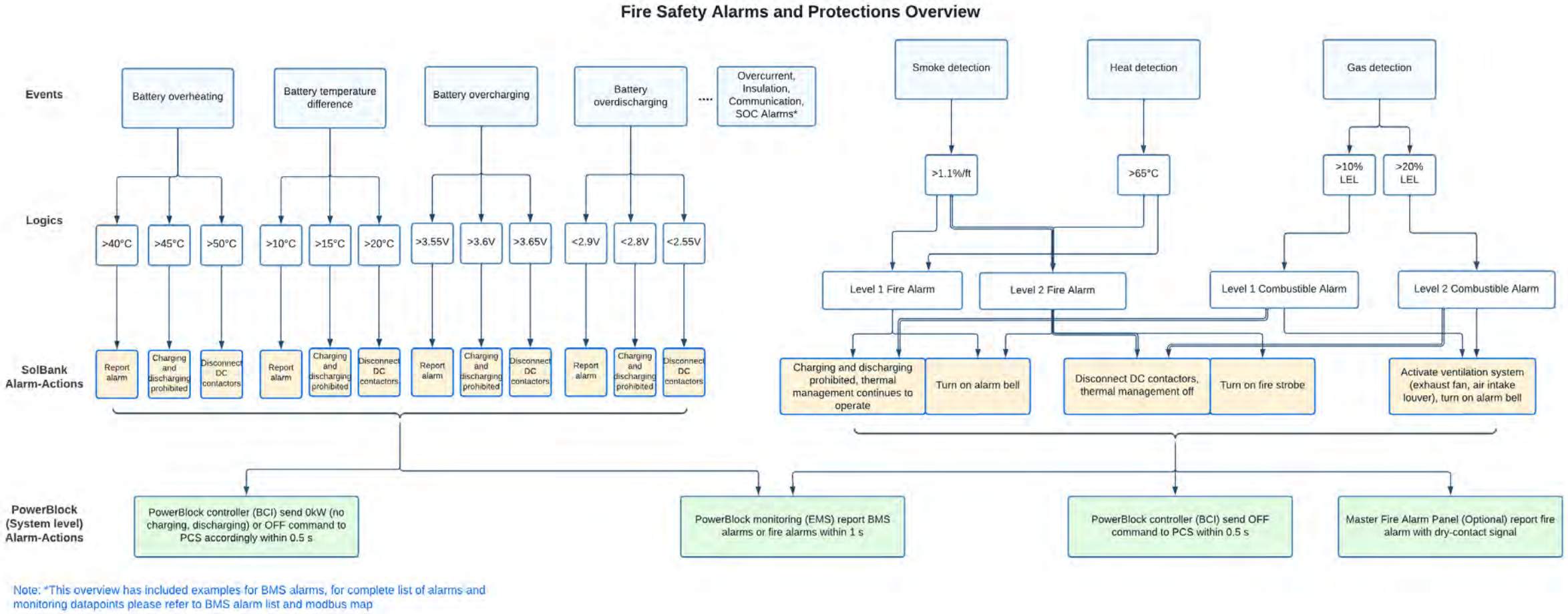
- Complete **fire propagation verification** from cell, module (pack) to unit level based on the latest UL 9540A: 2019 (4th Edition). Designed to meet the newest fire and safety codes globally.
- **Integrated multi-level** fire detection, timely detects and reports any fire incidents. Integrated E-STOP actions within the product and with other system equipment for immediate response.
- **Explosion prevention** with gas detection, NFPA69 rated active ventilation system with optional NPFA68 deflagration panels

Fire Detection	Heat and smoke detection – dual independent operation
Gas Detection	Combustible gas detection – dual independent operation
Explosion Prevention & Mitigation	Active air ventilation system with optional passive deflagration panels
Fire Alarm	Local strobes and bells, remote to master panel and EMS
UPS Backup	Built in UPS for 24+ hrs backup for fire alarm, 2+ hrs backup for ventilation
Local Emergency Stop	Yes
Coolant Leak Detection	Yes
Interface with External Fire Panel	Optional ethernet or fiber networking

BMS – FIRE SAFETY

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BMS – Fire Safety System Logic Map



Note: *This overview has included examples for BMS alarms, for complete list of alarms and monitoring datapoints please refer to BMS alarm list and modbus map

POWERBLOCK DESIGN

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Solution Tailored to Project Requirements

Performance Guarantees	Capacity, RTE, Availability
Warranty	Standard 3 years, extendable to 20 years
Certifications	UL9540, UL9540A, UL1741 SA-SB, UL1973, IEC62619

Rated Duration: **1.5 to 4+ hours**

Rated Useable Capacity: from **4.8 to 20+ MWh**

Topology: Turnkey **MV Skid**

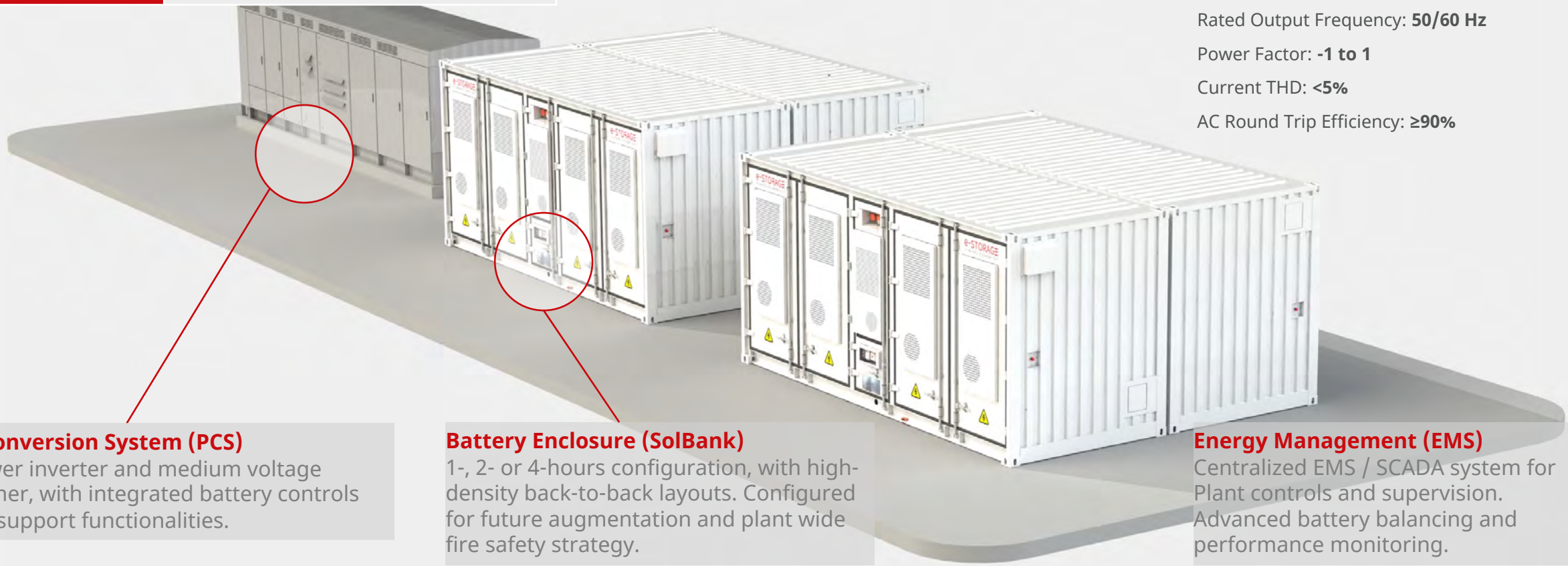
Rated AC Output Voltage: **10/22/33/34.5 kV**

Rated Output Frequency: **50/60 Hz**

Power Factor: **-1 to 1**

Current THD: **<5%**

AC Round Trip Efficiency: **≥90%**



Power Conversion System (PCS)
High power inverter and medium voltage transformer, with integrated battery controls and grid support functionalities.

Battery Enclosure (SolBank)
1-, 2- or 4-hours configuration, with high-density back-to-back layouts. Configured for future augmentation and plant wide fire safety strategy.

Energy Management (EMS)
Centralized EMS / SCADA system for Plant controls and supervision. Advanced battery balancing and performance monitoring.

SOLUTION LOCALIZATION

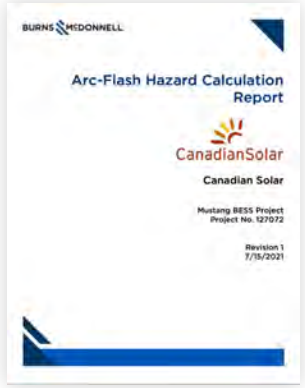
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Electrical, Mechanical, Communication, Fire Safety

Localization and Customized Solution Design

Work with engineering firms, utility companies, independent engineers (IE), fire safety experts across the world to ensure to our solution meets local standards on **fire safety, building, EHS, and grid interconnection** requirements.





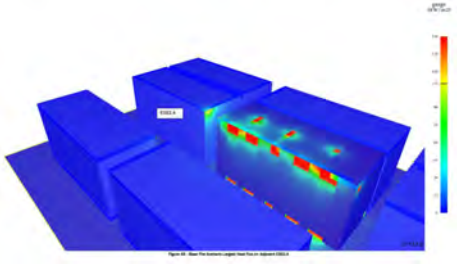
California ISO aps ercot nationalgrid

Site Specific Services

- BESS design package (electrical, mechanical, site layout) from initial project sizing towards site as-built
- Site specific test program
- Site specific arc-flash study, load-flow study, short-circuit study

ESRG ENERGY SAFETY RESPONSE GROUP Hazard Dynamics FIRE RISK Consultants





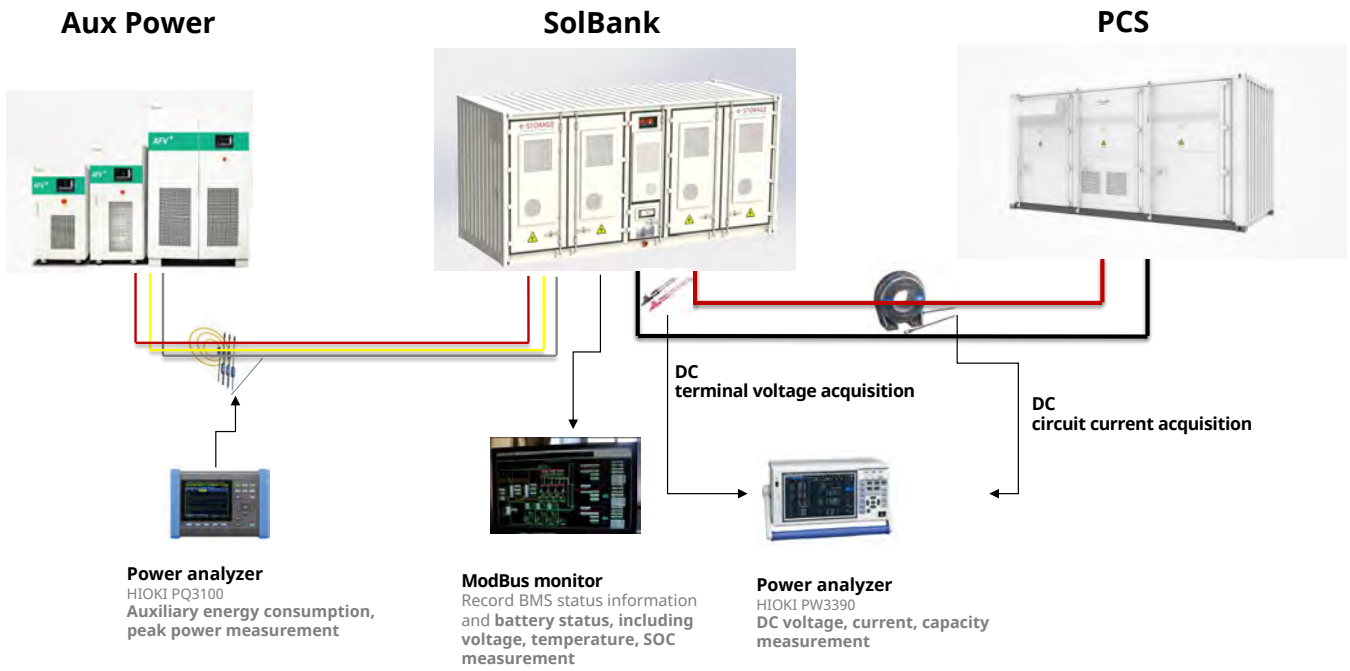
Site Specific Fire Safety Design

- Emergency Response Plan (ERP)
- Hazard Mitigation Analysis (HMA)
- First responder training for fire department, AHJ, site operator, O&M teams
- Heat Flux Analysis (HFA) for verification of layout design per site conditions

ENCLOSURE PERFORMANCE TEST

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Enclosure Level Type Test and FAT Overview





Safety Test

- Ground impedance
- Insulation resistance
- Insulation withstand

Protection Test

- Fire safety system
- Ventilation system
- E-STOP
- Major faults simulation

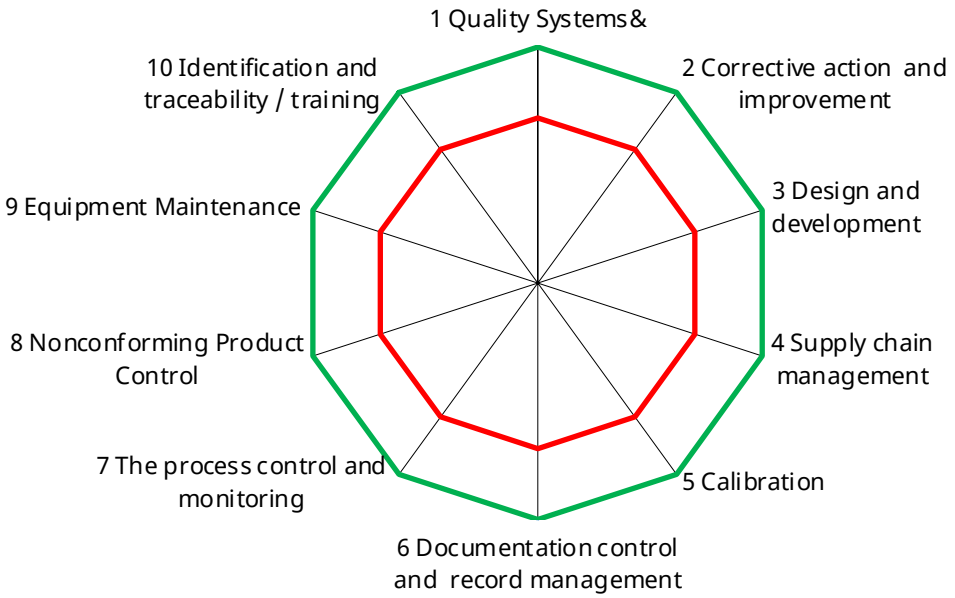
Performance test

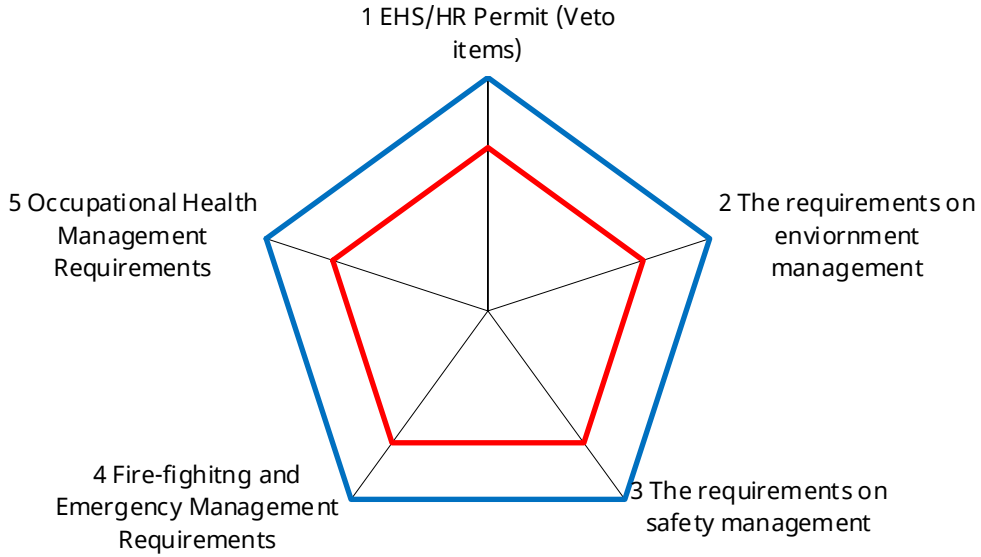
- Capacity
- Round Trip Efficiency (RTE)
- SOC measurement

SUPPLIER QUALIFICATION AND AUDIT

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Conduct Quality System (90% Weight) and EHS (10% Weight) Audits For All New Suppliers





Audit Standard	Class A material	Approve	The overall score should be more than 80% or equal to 80%,meanwhile the score of each unit should be more than 70% or equal to 70%.
		Reject	The overall score is less than 80% or the unit score is less than 75%.
	Class B or C material	Approve	The overall score should be more than 75% or equal to 75%,meanwhile the score of each unit should be more than 70% or equal to 70%.
		Reject	The overall score is less than 75% or the unit score is less than 70%.
	EHS Audit	Remark	1. 0--55%, Unqualified /2.56-70% qualified C Grade /3. 71-85% Good, B grade /4. 86-100% Excellent A grade (qualified supplier should be C grade and above)

1. Standard SolBank Fire Safety Designs

1.1. Fire safety devices

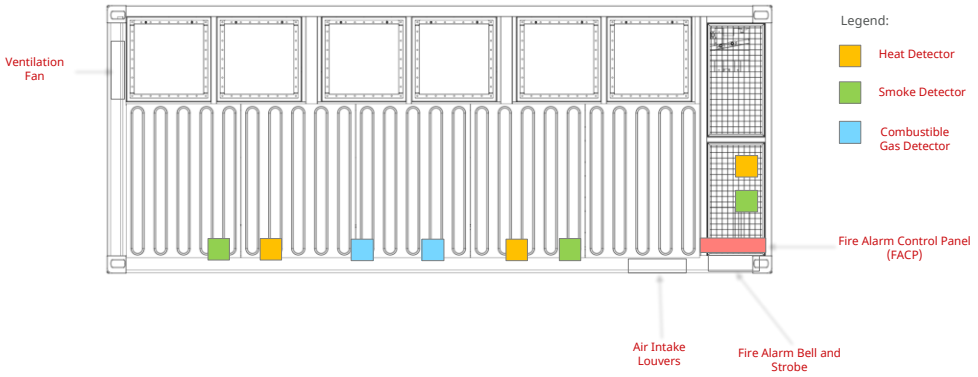
SolBank3.0 is equipped with 2 smoke and 2 heat sensors (redundancy design) in the battery cabinets, 1 smoke and 1 heat sensor in the auxiliary cabinet.

For fire alarm, SolBank3.0 is equipped with fire alarm and strobe as standard.

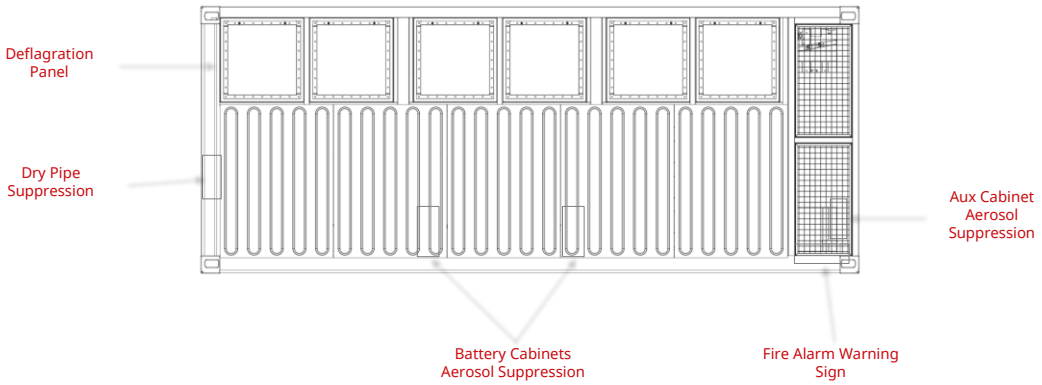
Each SolBank has its own Fire Alarm Control Panel (FACP), which acts as the control and monitoring center for all fire safety devices, which also provides interface to network with other fire safety devices onsite (master FACP).

1.2. Explosion prevention devices

SolBank3.0 is equipped with 2 combustible gas detector (redundancy design) in the battery cabinets, which also triggers fire alarms mentioned above, and triggers an active ventilation fan for explosion prevention.



1.3. Fire safety device options



2. Fire safety design between 3.0 and 1.0

2.1. Separated aux cabinet

Fireproof wall between battery cabinets and aux cabinet, protects batteries from fire hazards caused by auxiliary system faults.

Separated aux cabinet also enables optional fire suppression system to be installed for aux cabinet only.

2.2. Additional fire sensors

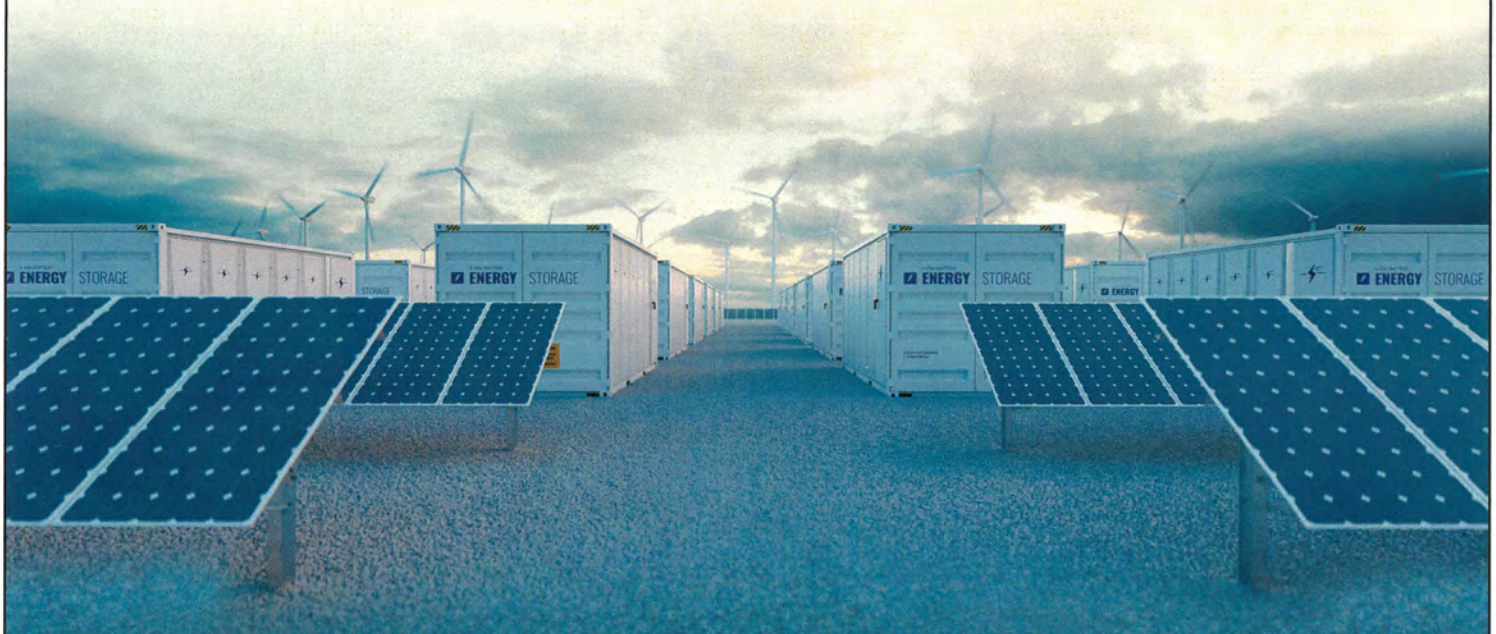
Equipped with an additional set of smoke and heat sensor inside the auxiliary cabinet (aux cabinet) which is designed to detect potential electrical fire with the DMC and other electrical components.

2.3. More comprehensive options to meet specific project requirements.

Deflagration panel, additional fire alarm warning sign, dry pipe suppression system, aerosol suppression system options available to be added for different project/AHJ requirements.

Hiller™

TOTAL PROTECTION FOR ENERGY STORAGE SYSTEMS



Hiller is dedicated to providing both strategies and results for the challenges of fire protection in the ESS market.

HillerFire.com

Energy Storage Systems Fire Solutions... Are you prepared?

Energy Storage Systems (ESS) utilizing lithium-ion (Li-ion) batteries are the primary infrastructure for wind turbine farms, peak shaving facilities, and solar farms. The electrical grid is overburdened and cannot support these demands.

Although Li-ion batteries are the prime concern regarding ESS, NFPA 855 code will also cover lead-acid batteries, nickel-cadmium batteries, sodium batteries, and flow batteries. The code covers energy storage whether electrochemical or electromechanical.

Hiller has a close relationship with the NFPA 855 code committee and is at the forefront of this rapidly evolving hazard.

Risk should be evaluated based on the upcoming NFPA 855 code.

- Can you support a catastrophic fire event such as a thermal runaway?
- Is the ESS in a remote location, in a dedicated use building, or in a container?
- Should your design include smoke or gas detection, chemical suppression, and/or water-based suppression?
- How does the local AHJ fit into the discussion?
- Is life safety a factor?

Solution:

- With our extensive design experience and technical understanding, Hiller can provide the proper equipment for a turnkey solution based on the acceptance of your level of risk.
- Hiller can analyze your risk, understand the upcoming NFPA 855 code, and develop a solution that best suits your needs.
- We provide support in educating the local and state authorities.

SERVICES

- Education
- Consultation (Site Specific Or Best Practices)
- Pre-Incident Planning
- Design
- Pre-Installation Review (Site Survey)
- FMEA (Failure Mode and Effects Analysis)
- HMA (Hazard Mitigation Analysis)
- Coordination With AHJ/ Support/Permit
- Integration – Existing and New Systems
- Turnkey Projects
- Global Support
- Knowledge Of Current Codes/Regulations
  - NFPA 855, UL 9540
  - California CFC 608
  - IFC Chapter 12
- Testing/Inspections
- Decommissioning/ Commissioning
- Explosion/Fire Modeling/ Deflag and Vent Calcs
- Fire Department Operations Planning/ Training
- Small Scale Abuse Testing and UL9540A Testing
- Li-Ion Battery Vent Gas Characterization
- Large Scale Safety Testing
- NFPA 70E AC and DC Arc Flash Risks Assessments
- Computational Fluid Dynamic Fire Modeling
- SFPE Fire Risk Assessments
- Fault Tree Analysis
- Reliability and Safety Integrity Level Analysis

Printed 1/2024



Unlocking the Future of Energy Storage System Safety

Hiller

At The Hiller Companies, we take pride in our position as industry leaders in Energy Storage Systems (ESS) safety, code compliance, and fire protection. View a partial list of our customers below.

- Able Grid
- AES (Applied Energy Services)
- Affordable Solar
- Ameresco
- APS (Arizona Public Services)
- BEI
- Blattner
- BlackStartTech Renewables
- BrightNight
- Burns & McDonnell (BMcD)
- BYD
- Caterpillar
- CATL
- CSI
- Cupertino
- Doosan
- Duke Energy
- EDF Renwables
- Entergy
- Energy Vault
- EPRI/SCE
- ESS Tech Inc
- Flexgen
- Fluence Energy
- GE Grid Solutions, LLC
- Go Electric
- Generac Power Systems
- Hawk Eye Solar / Ranger Power
- Hi-Power / EOS Energy Storage
- Hitachi
- Honeywell
- Hybrid Design Services
- Invenergy
- Jabil
- Jensen Hughes
- JINGOLI
- JINKO SOLAR
- Leeward Energy
- LG
- Lockheed Martin
- Longroad Energy
- LS ENERGY
- McCarthy Building Companies
- Meppi
- Mortenson
- MPINarada
- NCECMS
- Nextera
- North Reliable / Korepower
- Nuvation Energy
- Open Road Renewables
- Origis
- Ormat
- Power Secure
- Powin
- Puget Sound Energy
- Saft
- Sargent Lundy
- REV Renewables
- Risen_SYL
- RWE Renewables Americas
- Samsung
- Shenzhen Clou Electronics
- Signal Energy
- SNOPUD
- Southern California Edison
- Southern Company
- Sungrow Power Supply Co. Ltd.
- SOLV
- Tenaska
- TerraGen
- Tesla
- Troes
- Utility Innovation Group
- Vistra Luminant
- Wärtsilä North America
- WeBuildMachines
- Yotta Energy

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a "non applicable" response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan's policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☑ Is consistent with the **Sense of Community** vision component

Please explain:

See narrative

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

☑ Is consistent with the **Mobility and Connectivity** vision component

Please explain:
See narrative

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☑ Is consistent with the **Economic Sustainability** vision component

Please explain:
See narrative

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☑ Is consistent with the **Open Spaces and Places** vision component

Please explain:
See narrative

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☑ Is consistent with the **Environmental Stewardship** vision component

Please explain:
See narrative

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☑ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:
See narrative

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☑ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
N/A - See Narrative

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

☐ Are shown as indicated on the Land Use and Economic Development graphic

☑ Are not shown as indicated on the Land Use and Economic Development graphic

See narrative

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☑ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

N/A

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

N/A

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

☑ Are consistent with the applicable Planning Guidelines described in the Land Use element

See narrative

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

☑ Is consistent with the Economic Development element

☑ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

See narrative

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

☑ Clusters development to protect open space and agriculture

☑ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:
See narrative

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to <u>all</u> projects/proposals/actions.

The proposal:

☑ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter

☑ Includes additional information about how the development addresses the open space Vision and goals

Please explain:
See narrative

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

☑ Address environmentally sensitive areas it may impact.

☑ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:
See narrative

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

☑ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:
See narrative

PROJECT bella

Neighborhood Meeting Report

INTRODUCTION

The following is a summary of the Project Bella online and in-person open houses that were hosted in April 2024.

Below is the list of meetings followed by a summary of each:

Online Open Houses

- Wednesday, April 29, 2024, 12:00 PM
- Wednesday, April 29, 2024, 5:30 PM

In-Person Open House

- Thursday, April 30, 2024, 4:30 PM – 6:30 PM
  Francisco Grande Hotel and Golf Resort
  12684 W Gila Bend Hwy, Casa Grande, AZ 85193

PARTICIPATION SUMMARY

Total Attendees :72 (Online 7, In-person 65);

ONLINE OPEN HOUSES

These virtual meetings were hosted on a Zoom platform using its Webinar format. Participants were required to pre-register using Sign-Up Genius and needed to provide an email to receive a link with the credentials to join the meeting. Each session included a Power Point presentation on the Project delivered by Project Manager Mark Thompson. Attendees were able to submit questions and comments via the Zoom chat/Q&A feature which the Project team sorted and assembled for responses and facilitated by Steve Morgan. The questions received are included verbatim in the summaries below.

April 29, 2024, 12:00 PM

Online Open House

Start time: 12:00 PM

Total Number of registered: 7

Total Number of attendees: 4 (does not include Project Bella or KPE employees)

Number of questions submitted: 7

Question Summary: Most questions raised concerns about aesthetics, water, noise and light pollution.

End time: 12:50 PM

List of attendees can be found in Appendix A, page 7

Questions submitted in Zoom chat/Q&A (verbatim):

- Estimated how many gallons of water annually would this project require in this 10 year projection
- You mentioned buffers on the west side, your site plan shows a barbed wire fence immediately adjacent to our property with no buffer at all
- How will that water draw effect the neighboring homes that rely on wells for their homes? Which many have seen over 40ft in drop in just the past few years.
- Is there a new Pinal City Comprehensive Plan including your project
- You mentioned the CEC and ACC will be addressing: noise, light, egress, environmental impacts on your property. What about surrounding properties.
- Who is financing the project?

ONLINE OPEN HOUSES (Continued)

April 29, 2024, 5:30 PM

Online Open House

Start time: 5:30 PM

Total Number of registered: 5

Total Number of attendees: 3 (does not include Project Bella or KPE employees)

Number of questions submitted: 8

Question Summary: Most of the questions concerned water, waste, and renewable energy.

End time: 6:07 PM

List of attendees can be found in Appendix A, page 7

Questions submitted in Zoom chat/Q&A (verbatim):

- Are the ponds filled with effluent? What is left in the evaporation pond residue/
- How exactly are you offsetting water? Are you actually returning clean water to our aquifer? You realize wells are drying up within 5 miles of this proposed site? How many acre feet and or gallons of water will you be using annually?
- What happens to the salts and "solids" residue after evaporation? What do the "solids" include? What about mosquitoes and other insects/animals?
- Where is the potential to access to renewables, like solar and wind, located
- But the water has been depleted. The credits are meaningless. As a land owner we can’t use our own banked water credits.
- Have you already gotten approval for a Type 1 to Type 2 conversion of water resources. From Agriculture to Industrial
- Where is the transfer from renewable energies to batteries happening

In-person Open Houses

This event was open to the public. Mailers were sent to potentially impacted residents within 1-mile of the Project site, which included information about the location and time of the event and asked interested parties to register their attendance via a QR code, or link. In addition, door hangers were put up at all residences with access in that same extent.

Attendees were asked to sign in at the front table near the venue entrance and were provided with a Comment Form to complete and leave at the venue or mail in later. Refreshments were provided.

April 30, 2024, 4:30 PM – 6:30 PM

Francisco Grande Hotel and Golf Resort

Start time: 4:30PM

Total Number of registered: 6

Total Number of attendees: 65 (does not include Project Bella or KPE employees

The Project representatives in attendance included Mark Thompson (Seguro), Ian Calkins (Copper State), Garen Demirchian (Vanderweil), Jason Moyes (MSH), Steve Morgan (KPE), and Leslie McFadden (KPE). Attendees were provided the opportunity to view visual representations of the Project, as well as maps and FAQ's. The Project representatives were available for questions and provided feedback to the attendees.

As a result, several inquiries were raised by the attendees and a summary of these are as follows:

1. Water Safety:
   Response:
   a. Listened to concerns about the aquifer, as many residents use wells near the Project. Committed to provide data regarding water consumption and related aquifer impacts. Agreed to provide analysis related to consumption from wells in the area.

   b. Agreed to provide a more detailed explanation of the long-term storage credit in the local aquifer area (MSIDD) that would be procured for the incremental water consumption (above current use) and how such credits would be retired without the ability to re-sell in advance of commercial operation to offset future aquifer consumption.

2. Fire Safety and Suppression:
   Response:
   a. Seguro will identify and engage the local Fire Chief along with consultant Hiller Companies. In collaboration with the local fire resources, the Project will clearly document the detailed fire and safety plan. The Project will provide detail as to the on-site equipment and design to prevent, detect and manage the unlikely event of a fire.

b. Agreed to provide details related to potential toxins that may be emitted in the unlikely event of a fire.

3. Noise:
   Response:
   a. Explained that we are conducting a noise mitigation study based on the engineering design with input and details from the equipment manufacturers. Confirmed that we would make the sound study available upon receipt.

   b. Truck traffic will be reviewed for the construction and post construction process via a third party traffic consultant. Confirmed that the traffic study would be available for review upon receipt. Explained that truck traffic during commercial operation would be minimal due to the staffing at the Project.

4. Power Going to California:
   Response:
   a. There is a proposed battery energy storage system owned by AES in California called Seguro. Project Bella representatives explained that the AES project is not related and has no common ownership.

   b. Explained that the electricity is designed to stay local. Project Bella will not contract with any entity in California.
      i. Explained that local demand in central Arizona is deficient of resource adequacy capacity that Project Bella can provide. Furthermore, wholesale power prices in Arizona are higher than CAISO, thus there is no need or economic desire to sell and deliver electricity to California.

Mailed Notice and Door Hanger

PROJECT bella

Seguro Energy is developing the proposed Project Bella (Project) which includes 480 MW of thermal gas-fired generation and 440 MW of Battery Energy Storage utilizing a shared transmission interconnection to the existing 500 kV Duke – Pinal Central transmission line. The transmission interconnection to the 500 kV system will provide deliverability to the Arizona load during peak periods and utilize excess solar renewable energy from the grid during low demand periods for battery charging and load shifting.

This Project is designed to provide reliable capacity for integration of renewable energy and deficits impacted by near-term coal retirements while exceeding the sustainability goals identified by SRP and TEP. The proposed Project is expected to reach commercial operations in late 2027 to early 2028.

Seguro Energy will be hosting the following:

In-Person Open House

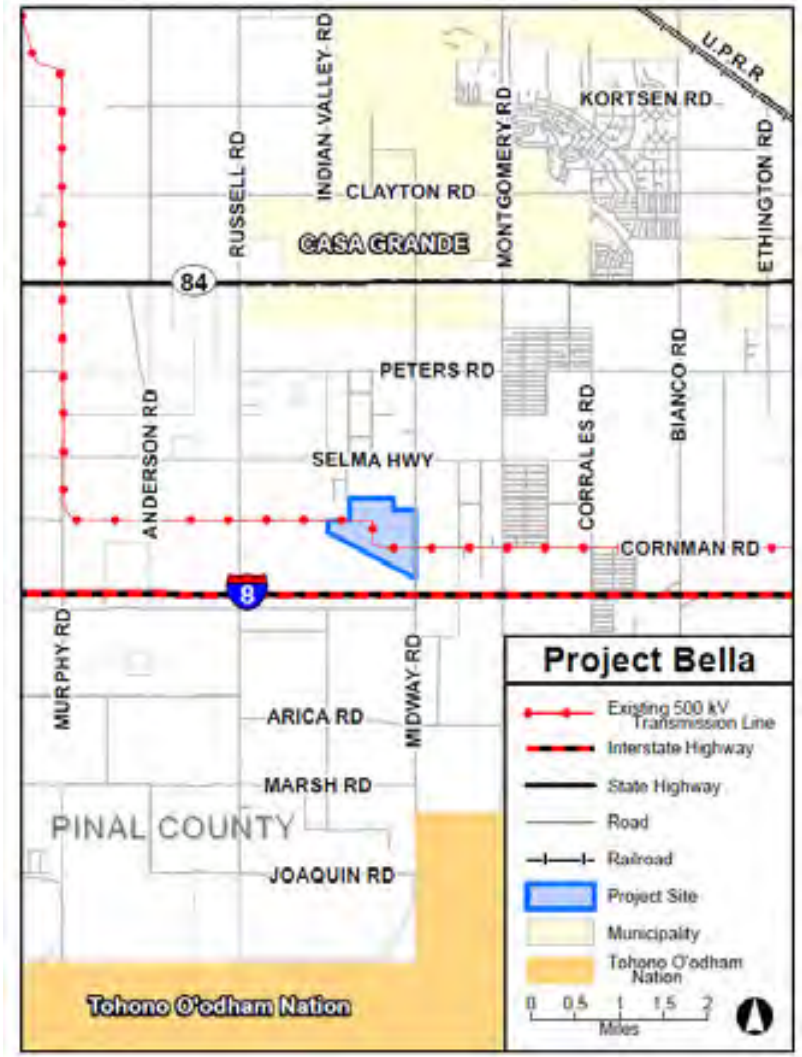
April 30, 2024, 4:30-6:30 p.m.

Francisco Grande Hotel and Golf Resort, Ocotillo Room
12684 W Gila Bend Hwy, Casa Grande, AZ 85193

Virtual Open House (two sessions)

April 29, 2024, 12:00 p.m. and 5:30 p.m.

Please visit **www.signupgenius.com/go/10C0C45ABA622A1FAC25-48838410-project** to register for the virtual open house. The information presented will be the same for all open house sessions.



*Please visit **https://projectbellaaz.com** or call **1-833-815-4853** for more information.*

280 Melba Rd
Encinitas, CA 92024

Seguro Energy is also preparing an application for a Certificate of Environmental Compatibility (CEC) to be filed with the Arizona Corporation Commission (ACC) in July 2024. The CEC process includes public hearings with the Arizona Power Plant and Transmission Line Siting Committee before seeking final approval from the ACC. Hearings before the Committee will occur in August 2024.

Information about the Project, the CEC filing, and the hearings will be posted to the website as information becomes available.

For more information:

*Please visit **https://projectbellaaz.com***
or call 1-833-815-4853

Stamp

Mailing Label

PROJECT bella

DOOR HANGER

PROJECT bella

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Seguro Energy will be hosting the following:

In-Person Open House

April 30, 2024, 4:30-6:30 p.m.

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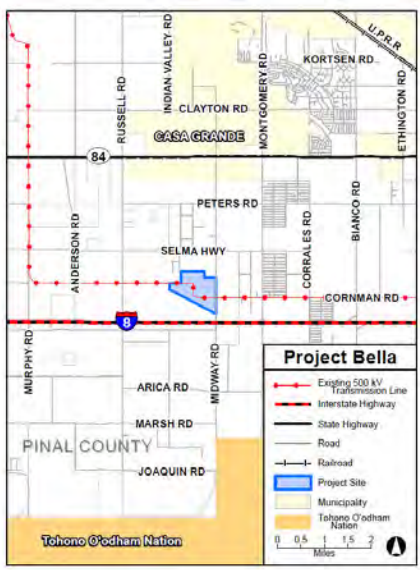
For those that cannot attend in person:

Virtual Open House (two sessions)

April 29, 2024, 12:00 p.m. and 5:30 p.m.

Please visit this link to register for the virtual open house:

www.signupgenius.com/go/10C0C45ABA622A1FAC25-48838410-project



For more information:

Please visit https://projectbellaaz.com/

or call 1-833-815-4853

Español

Seguro Energy está desarrollando la propuesta para el proyecto “Project Bella” que incluye 480 MW de generación térmica con base en gas natural y 440 MW de Almacenamiento de Energía en Baterías utilizando una interconexión de transmisión compartida en la línea de transmisión existente de 500kV Duke – Pinal. La interconexión al sistema de transmisión de 500 kV brindará capacidad de entrega a la demanda ubicada en Arizona durante los períodos de alta demanda y utilizará el exceso de energía solar renovable de la red durante los períodos de baja demanda para cargar las baterías y *poder hacer la entrega de esta cuando se necesite load shifting*.

Seguro Energy será el anfitrón de lo siguientes eventos:

Presencial

Abril 30, 2024, 4:30-6:30 p.m.

Francisco Grande Hotel and Golf Resort, Ocotillo Room
12684 W Gila Bend Hwy, Casa Grande, AZ 85193

Para quienes no pueden asistir en persona:

Virtual (dos sesiones)

Abril 29, 2024, 12:00 p.m. y 5:30 p.m.

Por favor visitar el siguiente enlace para registrarse en el evento virtual: www.signupgenius.com/go/10C0C45ABA622A1FAC25-48838410-project

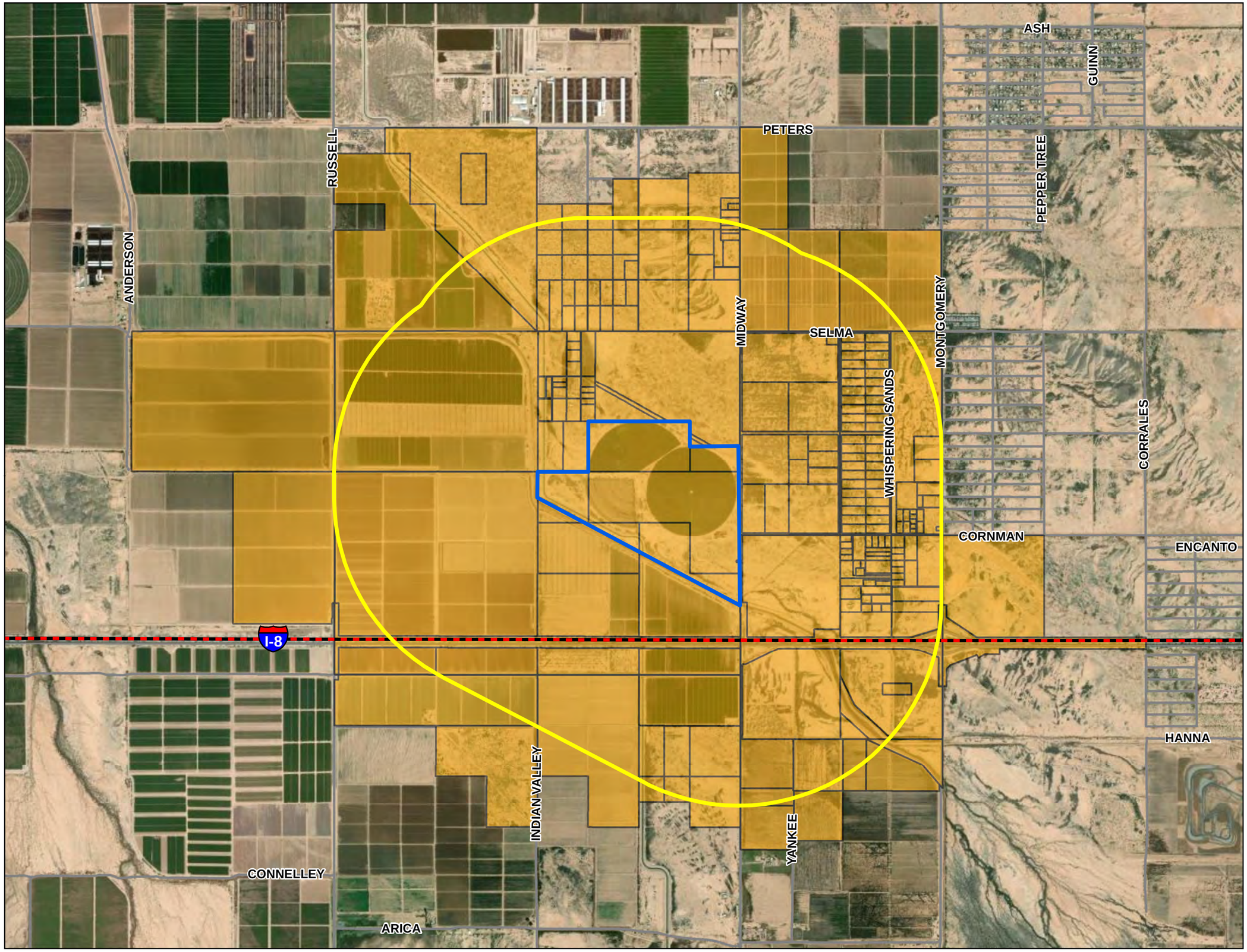


Para más información:

Favor de visitar https://projectbellaaz.com/

o llamar 1-833-815-4853

1-Mile Mailing Radius



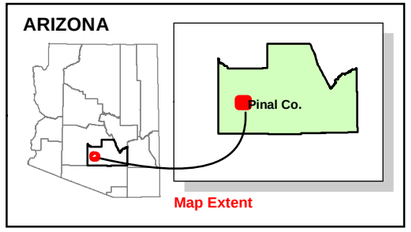
Legend

- 1-Mile Buffer
- Interstate Highway
- Road
- Project Boundary
- Parcels to be Notified

0 0.25 0.5 0.75 1

Miles

SPCS NAD 83, AZ Central, US Ft.
Data Sources: BLM, ESRI, Pima Co., Pinal Co., USGS.
F\...Serrano Solar\Serrano Solr Gen-Ties 052221.mxd 5/22/2021 sjw



Project Bella

1 Mile Boundary

Map Extent: Pinal Counties, AZ

Date: 3.25.24 | Author: tlu

Mailing List - Property Owners and Stakeholders

APN	O_NAME1	O_NAME2	O_ADDR1	O_CITY	O_STATE	O_ZIP
511570010			3342 S WHISPERNG SAND DR	CASA GRANDE	AZ	85193
50301064D	AGUILAR ANGELICA	PINTOR LUIS A	12424 W HIDALGO AVE	AVONDALE	AZ	85323
511570060	ALBRIGHT LARRY S	ALBRIGHT MARY M	3676 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105008C	ALCANTAR JUANITA	ALCANTAR MARGARITO JR	5268 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105010D	AMEZQUITA ALEJANDRO EDUARDO		5622 W MONTEROSA ST	PHOENIX	AZ	85031
511660020	ARIZONA WATER COMPANY CASA GRANDE		PO BOX 29006	PHOENIX	AZ	85038
50301065F	ASYNO LAND HOLDINGS LLC		PO BOX 520	COOLIDGE	AZ	85128
511660230	ATSS INCOME PROPERTIES LLC	C/O SHAWN FARAHZADI S	PO BOX 50541	PHOENIX	AZ	85076
511570240	AVERY JASON & TABITHA		4763 S MAMMOTH DR	CASA GRANDE	AZ	85193
511660070	AVRAMOVIC VERA		1807 E MENLO ST	MESA	AZ	85203
511570370	BARTELS BRETT A & PAULA		1471 N KOENIG DR	CASA GRANDE	AZ	85122
511570420	BAXTER VISMINDA G SURVIVOR S TRUST		3463 S MAMMOTH DR	CASA GRANDE	AZ	85193
51105007J	BOHANON GRISELDA		2350 S AVENUE B APT 304	YUMA	AZ	85364
51166024E	BRUCE ANTHONY		27560 W CORNMAN RD	CASA GRANDE	AZ	85193
511570100	BRUNO KARRY ANN	WALTERS HEIDI	1157 E AVENIDA FRESCA	CASA GRANDE	AZ	85122
50012002E	BRUNO WILLIAM S	BRUNO PATRICIA A	PO BOX 1630	CHANDLER	AZ	85244
51166022B	BUI TUONGLINH & TRUCLINH		10521 E DRAGOON AVE	MESA	AZ	85208
500120030	BYCIUK MIKE & BONNIE SUE		3123 N 78TH ST	MESA	AZ	85207
50301070E	CALLAWAY JON M & RHODES-CALLAWAY	CALLAWAY FAM LIV TRUST	30043 W BLACKMORE RD	CASA GRANDE	AZ	85193
50301070H	CARAVELLO DELORES P		8832 E PUEBLO AVE LOT 2	MESA	AZ	85208
51168004B	CARRILLO RODOLFO & PETRA		1986 S 141ST PL	GILBERT	AZ	85295
50301065C	CASA IN CASA PROPERTIES LLC		6730 E MCDOWELL RD, STE 136	SCOTTSDALE	AZ	85257
50012004H	CASARES ANTONIO		16740 W PIONEER ST	GOODYEAR	AZ	85338
51166001H	CASHMERE HOMES LLC		3290 S MONTGOMERY RD	CASA GRANDE	AZ	85193
51105010A	CASTILLO ANTONIO B & MARIA A		27847 W CORNMAN RD	CASA GRANDE	AZ	85193
50301071B	CATALDO PAUL M	PENCE DEANNA JPENCE DEANNA J	30420 W SELMA HWY	CASA GRANDE	AZ	85193
51168003A	CENTRAL PARK WEST NY LLC		913 SUMNER PL	LAS CRUCES	NM	88001
50012004L	CERVANTES JOSE		3751 S PERSICO RD	CASA GRANDE	AZ	85193
51166022A	CHAMPAGNE-BAKER KATHERINE NICOLE		2918 E SIERRA VISTA RD	TUCSON	AZ	85716
511570430	CHAPMAN BERT		3395 S MAMMOTH DR	CASA GRANDE	AZ	85193
51105009H	CHASE LARYSSA RAE	JOSHUA STEVEN	5068 S COYOTE LN	CASA GRANDE	AZ	85193
50017002A	CHRISTY FAMILY TRUST/C/O HAN R		6991 W ASHBY DR	PEORIA	AZ	85383
511570290	COLWELL WALTER H TR		4405 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570110	CONAWAY LAURA ANNE TR		4028 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570270	CRAIG MICHAEL D & CAREY A		4547 S MAMMOTH DR	CASA GRANDE	AZ	85193
51105007B	CRIMMINS DAVID L & STEPHANIE N		5420 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301064C	DAY TERRY E		2622 S SLOANE RD	CASA GRANDE	AZ	85193
51166022C	DEMAR MILLER M & SUSANNE J CO-TRS	DEMAR FAMILY REV LIV TR	1370 W LOBO AVE	MESA	AZ	85202
51166009C	DESERT STAR VENTURES LLC		10335 N GERONIMO DR	CASA GRANDE	AZ	85122
511570070	DICKSON JERRY EDWARD		3746 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50012001A	EL PASO NATURAL GAS CO	AD VALOREM TAX	P O BOX 4372	HOUSTON	TX	77210
511570140	ELKINS ETHAN S & KRISTINA		4262 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51166024P	ELLIOTT NANCY E		4847 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
50012008A	EVANS JAMES F		63 TENNESSEE ST	REDLANDS	CA	92373
503010660	EVERLASTING INVESTMENTS LLC		1664 W MERRILL LN	GILBERT	AZ	85233
511570380	FEDERAL NATIONAL MORTGAGE ASSOC		5600 GRANITE PKWY APT VII	PLANO	TX	75024
50301070F	FIEDLER JENNIFER		29915 W BLACKMORE RD	CASA GRANDE	AZ	85193
511570220	FIGUEROA LUIS & CARMEN H		27788 W CORNMAN RD	CASA GRANDE	AZ	85193
51106002C	FOOT CREEK CORPORATION OF ARIZONA		8711 E PINNACLE PEAK RD STE 141	SCOTTSDALE	AZ	85255
50012004K	FUENTES JONATHAN RAMIREZ JR		3809 S PERSICO RD	CASA GRANDE	AZ	85193
511050160	GALDAMEZ EDGAR	ALVATIERRA DELIA F REVOCABLE TRUST	4640 N 29TH ST	PHOENIX	AZ	85016
51105007A	GARCIA ERIC		5338 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301070G	GAUTHIER DAVID R II		2558 W MEDINA AVE	MESA	AZ	85202
51105009K	GILCHRIST MICHAEL	GILCHRIST RAEANNA	5020 S COYOTE LN	CASA GRANDE	AZ	85193
51166024Q	GOLLIHER LINDA		27588 W CORNMAN RD	CASA GRANDE	AZ	85193
511570170	GORDON KERIN ANN		4476 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570180	GUNDERMAN WILLIAM		4546 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301070J	GUTIERREZ JUAN M & ROSA M		716 E MANOR DR	CASA GRANDE	AZ	85122
50301067F	HANKS AUDREY A		14022 BOLIVER DR	SUN CITY	AZ	85351
511570280	HARPER DENNIS W & CARRIE		2314 MAZATZAL ST	SHOW LOW	AZ	85901

50012002B	HAWKINS EDWARD JR		26 RAINEY CT	COLUMBIA	SC	29229
51105010B	HEICK CLIFFERD CURRY		27795 W CORNMAN RD	CASA GRANDE	AZ	85193
500120060	HICKS STANLEY J	HICKS TERRI L TRS	4501 DUSTY TRAIL ST	NORTH LAS VEGAS	NV	89031
50301050E	HIGUERA JORGE LUIS HURTADO	SOTO MAGDALENA I	586 N OXFORD LANE	CHANDLER	AZ	85224
511570030	HOBDEN STEVEN	MIKEL CHERYL	3462 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105008E	HUBBELL AMBER		5250 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50019007A	HUSTEAD HOLDINGS LLC		179 S 1160 WEST CIR	SAINT GEORGE	UT	84770
511570260	JIMENEZ MARIA		4617 S MAMMOTH DR	CASA GRANDE	AZ	85193
500110180	JORDE HACIENDA INC		5476 S RUSSELL RD	STANFIELD	AZ	85172
51166024R	KNOEPFLE NOLAN N		1431 E EMERALD AVE	MESA	AZ	85204
500130010	KZAZ LLC		2172 M AVE	WILLIAMSBURG	IA	52361
51166014C	LA MANCHA RIDGE LLC		3806 WEATHERLY CIR	WESTLAKE VILLAGE	CA	91361
50019007D	LARA DANIEL		17221 GLENBURN AVE	TORRANCE	CA	90504
50301050L	LEON LEONARDO & IRMA		22837 S 130TH ST	CHANDLER	AZ	85249
511570130	LEWIS EDWARD & GWENDOLYN		4194 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570040	LEYVAS MARGARITA		3536 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570150	LOMELI PETER C LIVING TRUST		4334 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511050200	LONG BUDDY K & MENDOZA DIANA C		5000 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
503010690	LY TAI T	NGUYEN XUAN THAO THI	3015 W MARCONI AVE	PHOENIX	AZ	85053
511050190	M & M HOMESTEADS LLC		5106 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301065E	MACAK JOHN	MACAK GINA	2300 S MIDWAY RD	CASA GRANDE	AZ	85193
50301067D	MACIAS MIGUEL H	MACIAS ELIAS H	2658 S MIDWAY RD	CASA GRANDE	AZ	85193
511570340	MARQUEZ DANIEL		4029 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570210	MARQUEZ FRANK & BRIDGET	BLUNK KELLY	4762 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105007H	MARQUEZ RAYMUNDO		3012 PRAIRIE BLF	SEGUIN	TX	78155
511570230	MATHEY ROBERT N		3465 N COCHISE STRONGHOLD RD	COCHISE	AZ	85606
511570440	MAUS STEVEN & SHARON		3922 S NAPA LN	GILBERT	AZ	85297
51166001F	MAXIMILLIAN INVESTMENT CO LLC		11825 N 55TH PL	SCOTTSDALE	AZ	85254
50012004A	MCCASLIN JOHN I		1185 E CORDOVA AVE	CASA GRANDE	AZ	85122
51105007F	MEJIA CONSTANTINO	MEJIA ALEJANDRA A	41845 W SUSSEX DR	MARICOPA	AZ	85138
511570190	MEJIA RAMIRO		4616 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105001B	MIDWAY FLOOD CONTROL DISTRICT		1115 E COTTONWOOD LN STE 100	CASA GRANDE	AZ	85122
50301062B	MIDWAY RANCHES LLC		1225 E WARNER RD UNIT 9	TEMPE	AZ	85284
51105008B	MONTER DAVID M & PAULA M		5106 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511680010	MONTGOMERY ACRES LLC		2683 E MEAD PL	CHANDLER	AZ	85249
51105005E	MONTGOMERY I8 LLC		271 WINSLOW WAY E # R UNIT 10727	BAINBRIDGE ISLAND	WA	98110
511570020	MOODY JOE		3394 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570120	MOORE DEBORAH A		27849 W KIN LI CHEE AVE	CASA GRANDE	AZ	85193
511570310	MOORE ELVIN B & JACQUELYNN J		4263 S MAMMOTH DR	CASA GRANDE	AZ	85193
50301070K	MORGENTHAL MARY J		7026 N 22ND DR	PHOENIX	AZ	85021
511570160	MOSSON VERONICA A	MOSSON GEORGE D	928 N KADOTA AVE	CASA GRANDE	AZ	85122
51105002M	MUNOZ MARIO ROLANDO JR		27639 W CORNMAN RD	CASA GRANDE	AZ	85193
51166024N	NGUYEN RUBIE & NGUYEN DUNG Q		4169 PEBBLE POINTE LN	LILBURN	GA	30047
51105009D	NOBLE ROBERT L		27917 W CORNMAN RD	CASA GRANDE	AZ	85193
511050180	NOBLE ROBERT L & FRERICHS STACEY L		5060 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105008F	NUNNINK THEODORE E & MARY JUNE		5190 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301050F	OCHOA JESUS A	OCHOA ABBIE G	2536 N ABBEY RD	CASA GRANDE	AZ	85122
511680050	OLDHAM ENTERPRISES LLC		1180 MOUNTAIN SPRINGS PKWY	SPRINGVILLE	UT	84663
51105002D	OU-YANG CHING KUN & BIE YU	OU-YANG CYNTHIA ETAL	17916 CLAIRESS LN	MANOR	TX	78653
511570330	PALMER FRANCIS L JR &	GUENTHER SUSAN	7063 PORTER RD	GRAND BLANC	MI	48439
51166024M	PAPPAS DONNA		27504 W CORNMAN RD	CASA GRANDE	AZ	85193
511570090	PEARCE BUDD E		3888 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105010C	PEREZ JOSE ANTONIO & JASMIN LUCIA		11 N PRIMROSE LN	MARICOPA	AZ	85138
503010610	PETERS & MIDWAY 150 LLC		20 S KYRENE	CHANDLER	AZ	85226
500120050	PHAN LY T & VO NHI Y		6 HORTON PL	MILTON	MA	2186
51166024K	PICKETT TIMOTHY G		4802 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
511570250	POWELL BILL & SUSAN		4689 S MAMMOTH DR	CASA GRANDE	AZ	85193
50301064E	PULIDO MARIANO BONILLA	BONILLA AGUILAR REV LIV TRUST	6643 W MCKINLEY ST	PHOENIX	AZ	85043
51105008H	QUILLEN CINDY L		5170 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50012008B	RAMIREZ CHRISTOPHER T		1338 E DESERT FERN TRL APT TL	CASA GRANDE	AZ	85122
50301071G	RAY GORDON & CHRISTEE FAM TRUST		2243 E CLAXTON ST	GILBERT	AZ	85297

500120090	REAGAN LINDA G		3860 S PERISCO RD	CASA GRANDE	AZ	85122
50012004F	REAGAN VINCENT	REAGAN LINDA G	3860 S PERISCO RD	CASA GRANDE	AZ	85122
50301070B	REEFER RONALD C & DONNA J ETAL		598 GIRTY RD	SHELOCTA	PA	15774
51105002P	RENTERIA JOSE		1340 W TAMARISK ST	PHOENIX	AZ	85041
50017004B	RHODES BRIAN SCOTT & APRIL BETH		PO BOX 11090	CASA GRANDE	AZ	85130
500190090	RINK GLENNRINK GLENN		801 W BIRCH AVE	FLAGSTAFF	AZ	86001
51105008D	RIORDAN NEPHI & STEPHANIE TRUST		210 W FLORENCE BLVD	CASA GRANDE	AZ	85122
51166010A	ROYAL ESTATES AT MIDWAY LLC		3501 GOOD MORNING CT	FLOWER MOUND	TX	75028
51166024G	RUMMEL KENNETH L & ANDELA K		4702 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
50301064B	RYL-KUCHAR EDGARDO & ROSE M		2724 S SLOANE RD	CASA GRANDE	AZ	85193
51105002F	SALT RIVER PROJECT AG IMP	C/O LAND DEPARTMENT/PAB 400	PO BOX 52025	PHEONIX	AZ	85072
51166024J	SANTOS GLORIA A		4770 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
511570080	SEIDENSTRICKER MATHEW		3816 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50012001B	SELMA & MIDWAY LLC		1223 S CLEARVIEW AVE STE 107	MESA	AZ	85209
51105004E	SHARMA SURINDER TR/Maruti		574 W HARMONY PL	CHANDLER	AZ	85248
51166009E	SHELBRACK RICHARD FAM TRUST ETAL		16803 W SENNA CT	SUPRISE	AZ	85387
51105004B	SILVER DAVID JA		33789 N BARBARA DR	SUN TAN VALLEY	AZ	85142
51105002K	SMITH BOYD EARL		1713 E BRIDGEPORT PKWY	GILBERT	AZ	85295
511570050	SMITH JAMES WILLIAM & SUSAN WESLEY		3606 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51166024F	SPENCER WALTER D & DEBORAH A		27534 W CORNMAN RD	CASA GRANDE	AZ	85193
511570320	SPOO HEATHER D		4195 S MAMMOTH DR	CASA GRANDE	AZ	85193
50018001B	STANFIELD 1295 LLC		1121 W WARNER RD STE 109	TEMPE	AZ	85284
511570200	STIGARS TAMMY J		4688 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
500190080	STINSON GARY L & SHARON M		6111 N 2ND AVE	6111 N 2ND AVE	PHX	85013
511570360	T & K INVESTMENTS		PO BOX 189	STANFIELD	AZ	85172
50019007B	TPK LLC		3219 E CAMELBACK RD STE 789	PHOENIX	AZ	85018
51166009B	TRIPLE R-5422 LLC		20871 SE 42ND ST	MORRISTON	FL	32668
50326024A	VAL VISTA MARKETPLACE LLC		4237 E KEIM DR	PARADISE VALLEY	AZ	85253
511570410	VARGAS SONIA M		3537 S MAMMOTH DR	CASA GRANDE	AZ	85193
50301050N	VELARDE DE MACIAS LAURA E		2464 S MIDWAY RD	CASA GRANDE	AZ	85193
51166024H	VIEZCAS ALFREDO		4738 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
50012004M	VILLEGAS GUILLERMO VALDEZ		6015 S 14TH PL	PHOENIX	AZ	85042
50019007C	WAGON WHEEL INVESTMENTS LLC		3690 E AQUARIUS PL	CHANDLER	AZ	85249
511570300	WEST BILLY		4335 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570390	WHITFIELD BOB & BARBARA		3677 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570400	WHITTEMORE STEVEN B & ELAINE M		3607 S MAMMOTH DR	CASA GRANDE	AZ	85193
503010680	WOODS DANIEL & CATHERINE	C/O MCCRAE BUSINESS SERVICES	2925 E RIGGS RD BOX 174	CHANDLER	AZ	85249
50301067B	YANG DEBORA MEI-HSUN		5912 RUTLEDGE LN	AUSTIN	TX	78745
	LESLIE MCFADDEN		5626 SAILORS REEF RD	TEMPE	AZ	85283

STAKEHOLDER	CONTACT	O_ADDR1	O_CITY	O_STATE	O_ZIP
Pinal County Board of Supervisors	Kevin Cavanaugh	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Mike Goodman	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Stephen Q. Miller	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Jeffrey McClure	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Jeff Serdy	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Natasha Kennedy	31 N Pinal Street	Florence	AZ	85132
Pinal Couty Planning/Developmental Services	Christopher Wanamaker	P.O. Box 749	Florence	AZ	85132
Pinal County Transportation Planning	Dedrick Denton	31 N Pinal Street	Florence	AZ	85132
Arizona Corporation Commission	Jim O'Connor	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Lea Marquez Peterson	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Anna Tovar	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Kevin Thompson	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Nick Myers	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Game and Fish Department Region 6	Alexandra Flickinger	7200 E. University	Mesa	AZ	85207
Arizona Department of Water Resources	Director Tom Buschatzke	1110 West Washington Street, Suite 310	Phoenix	AZ	85007
Arizona State Land Department	Director Mark Edelman	1110 W Washington St	Phoenix	AZ	85007
Arizona Department of Environmental Quality (Phoenix)	Karen Peters	Suite #160, 1110 W. Washington St	Phoenix	AZ	85007
State Historic Preservation Office		1110 W. Washington Street, Suite 100	Phoenix	AZ	85007
Arizona Attorney General (Phoenix Office)	Attorney General Kris Mayes	2005 N Central Ave	Phoenix	AZ	85004-2926
Arizona Attorney General (Phoenix Office)	Assistant Attorney General Adam Stafford	2005 N Central Ave	Phoenix	AZ	85004-2926
Arizona Commerce Authority	Sandra Watson	100 North 7th Ave., Suite 400	Phoenix	AZ	85007
Arizona Department of Homeland Security	Kim O'Connor	1802 W. Jackson Street, #117	Phoenix	AZ	85007
Pinal Association of Governments	Rex Scott	1 E. Broadway Blvd., Suite 400	Tucson	AZ	85701
Casa Grande Public Library District		449 N Drylake Road	Casa Grande	AZ	85122
Stanfield Elementary School District	Dr. Melissa Sadorf	515 South Stanfield Road	Stanfield	AZ	85172
Casa Grande Union High School District	Jeff Lavender	1362 N. Casa Grande Ave.	Casa Grande	AZ	85122
Flood Control District of Pinal County	Joshua Plumb	31 N Pinal Street	Florence	AZ	85132
Electrical District No. 3	Brian Yerges	41630 W. Louis Johnson Drive	Maricopa	AZ	85138
Tohono O'odham Nation	Verlon M. Jose	P.O. Box 837	Sells	AZ	85634
Ak-Chin Indian Community	Robert Migeul	42507 W. Peters and Nall Rd.	Maricopa	AZ	85138
Ak-Chin Regional Airport	Tim Costello	32514 W. Bud Road	Maricopa	AZ	85138
Desert Springs RV Resort & Community		3290 S Montgomery Rd	Casa Grande	AZ	85193
Rover's Roost RV	Wayne Hubler	3241 S Montgomery Rd	Casa Grande	AZ	85193
Pinal County Chamber of Commerce		21321 E Ocotillo Rd Suite #111 Floor 1 Office A	Queen Creek	AZ	85142

Virtual Meeting Presentation Materials

PROJECT
bella

VIRTUAL OPEN HOUSE

Quick Ramping Thermal
and
Grid Charged BESS Generation

Agenda

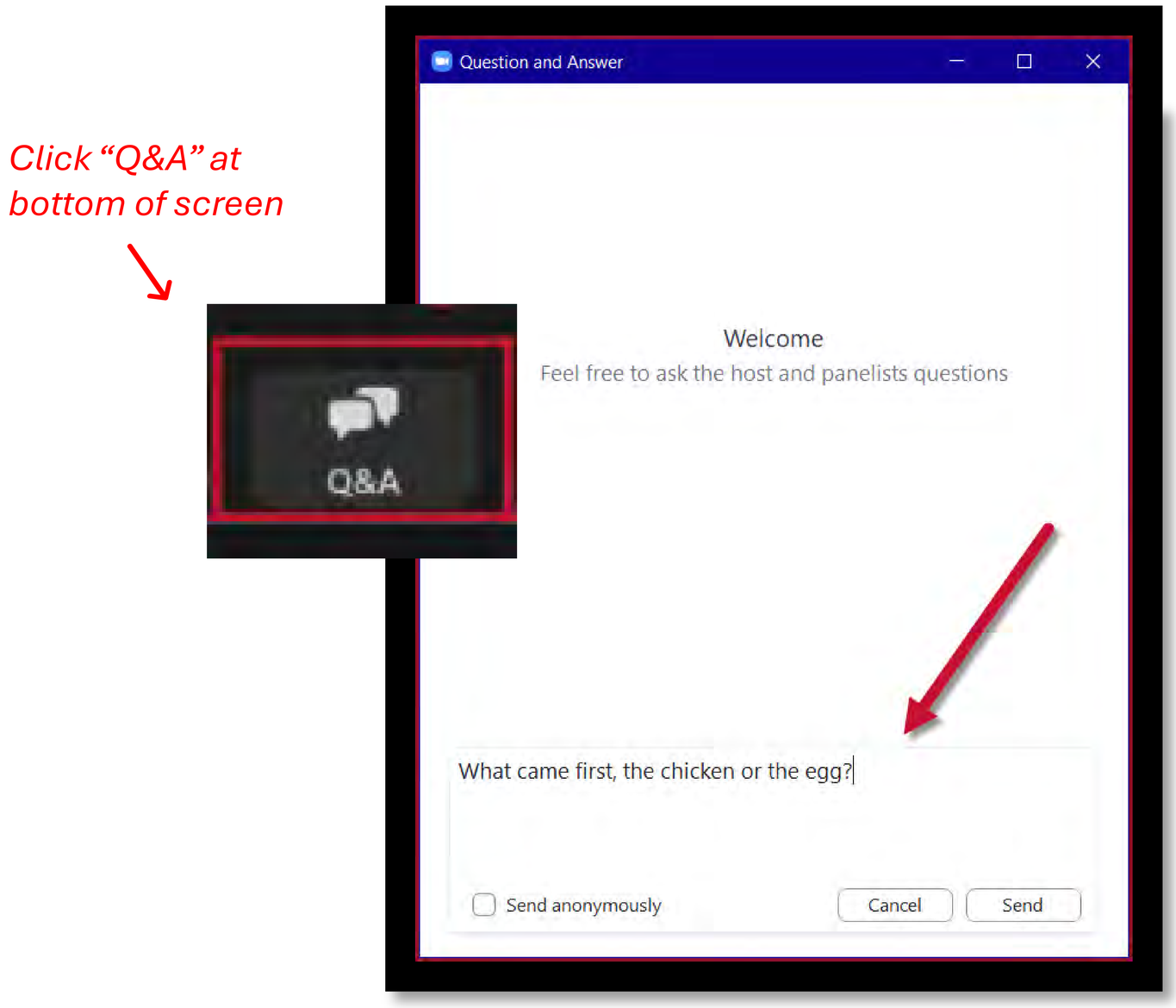
- Introductions
- Project Overview Presentation
- Questions & Answers via Q&A Function

Questions & Answers

- Use the Q&A Feature to type in questions

- Ask questions throughout the presentation

- We will respond to as many questions as we can



PROJECT bella

Project Overview

Project Overview

Two Projects – One Efficient Solution

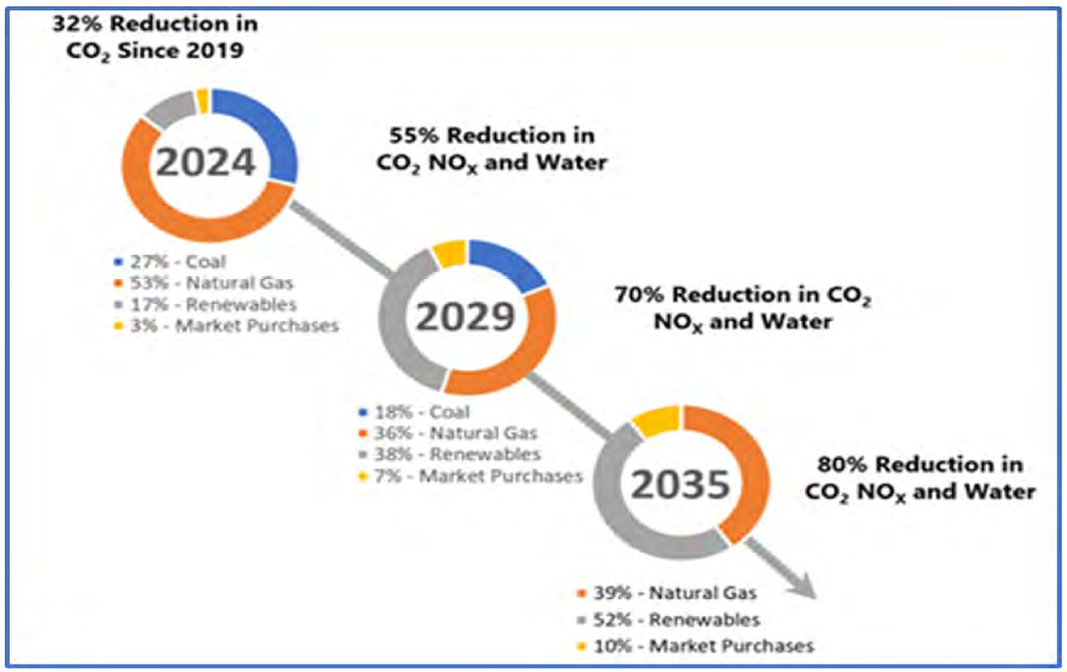


Frequency Regulation | Peak Shaving | Load Shifting

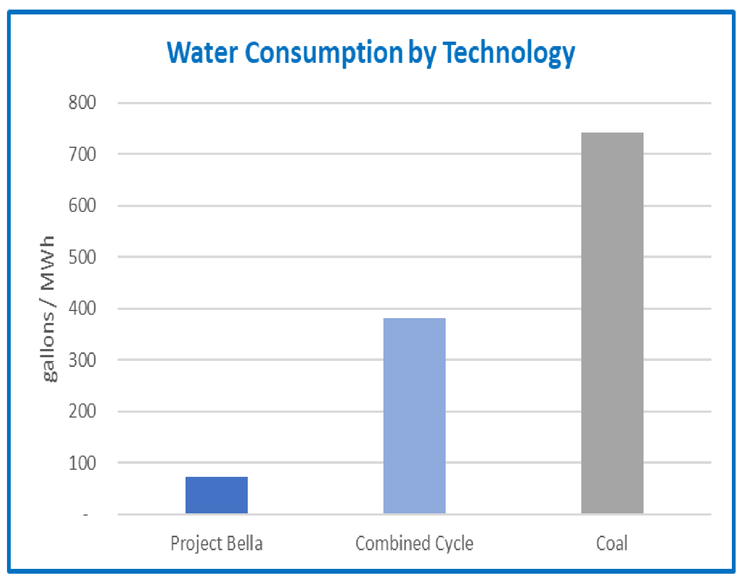
Cazador del Sol consists of ten (10) GE LM6000 PC natural gas turbines, each with a capacity of 48 MW and a total project capacity of 480 MW. Each turbine is similar to size to a Boeing 747 jet engine. The highly reliable aeroderivative units are designed for quick start, ramping and efficient overall heat rate. The quick ramping structure is ideal for renewable energy integration and local reliability purposes. Assuming NTP (notice to proceed) the projected Commercial Operation Date is between Spring 2027 and Spring 2028.

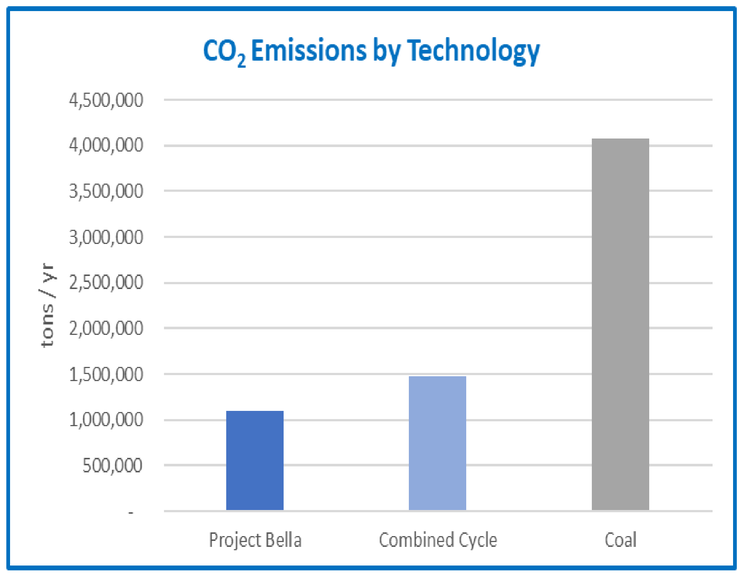
Atrapa Soles, designed specifically for the SW conditions, will consists of a total 440 MW AC of grid-charged battery energy storage with liquid cooled cabinets and self-contained fire suppression systems. The quick deployment of charge and discharge to and from the grid can provide essential load shifting, renewable integration, frequency regulation and peak energy supply to compliment local reliability. Assuming NTP (notice to proceed) the projected Commercial Operation Date is Spring 2027.

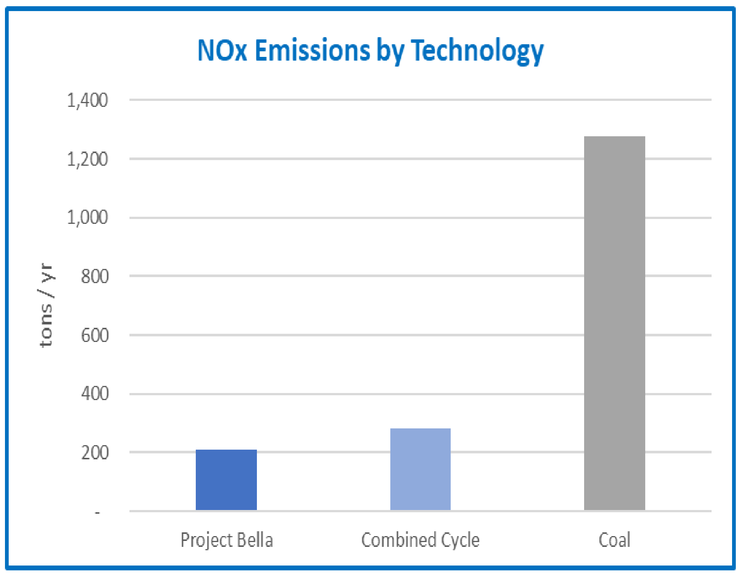
Project Bella's Significant Sustainability Contribution



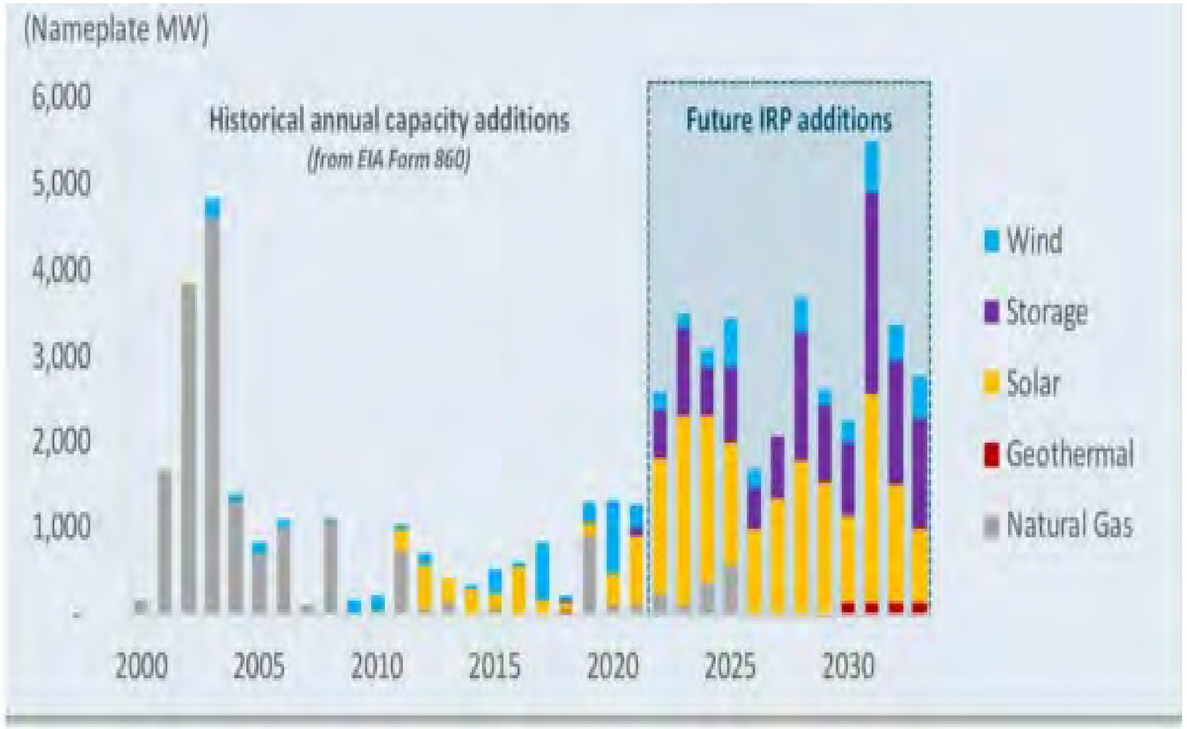
- ✓ **Minimal Water Consumption - 78 % less than a CCGT**
- ✓ **Low Emissions (NOx and CO Control Systems)**
- ✓ **Compliments the Priority Utilization of Renewable Energy**
- ✓ **Provides Reliable Capacity and Energy Storage**
- ✓ **Air Cooled Chillers Reduces Water consumption**
- ✓ **Lower Stack (65 ft) – visual and noise mitigation**
- ✓ **Electrical Transmission and Natural Gas Pipeline On-Site**







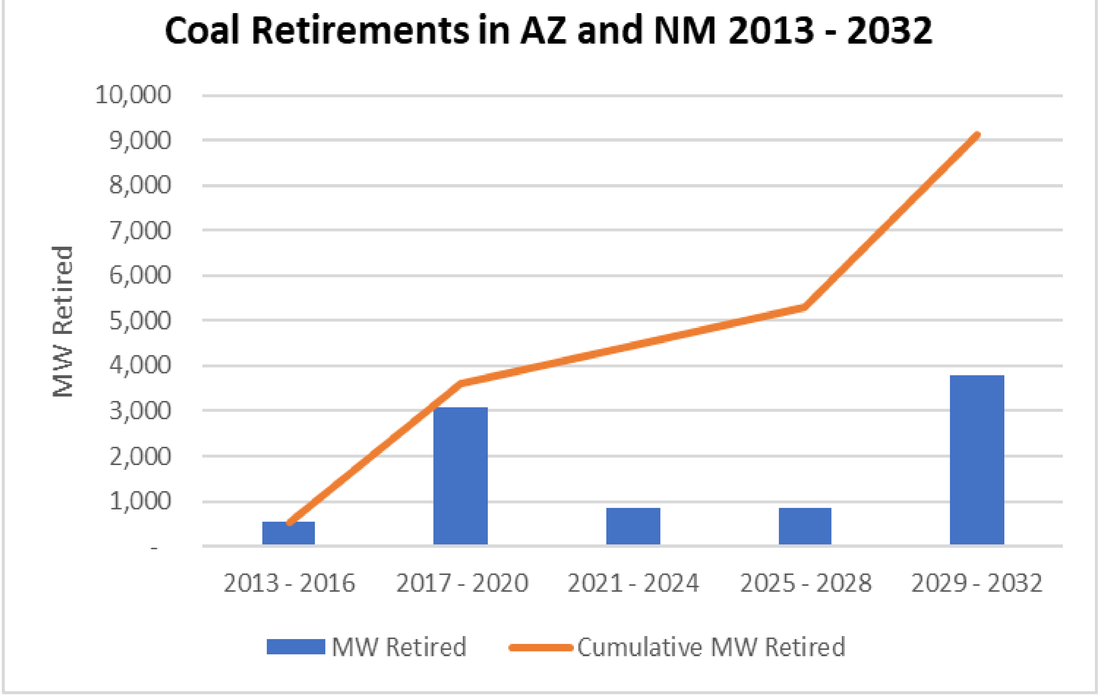
Historical Resource Additions are Offset by Coal Retirements



Source: Resource Adequacy in the Desert Southwest, Energy+Environmental Economics, 2022.
Includes all balancing areas in AZ and NM.

Source: TEP 2023 IRP Figure 2. A Historical Perspective on the Rate of New Capacity Additions in the Desert Southwest

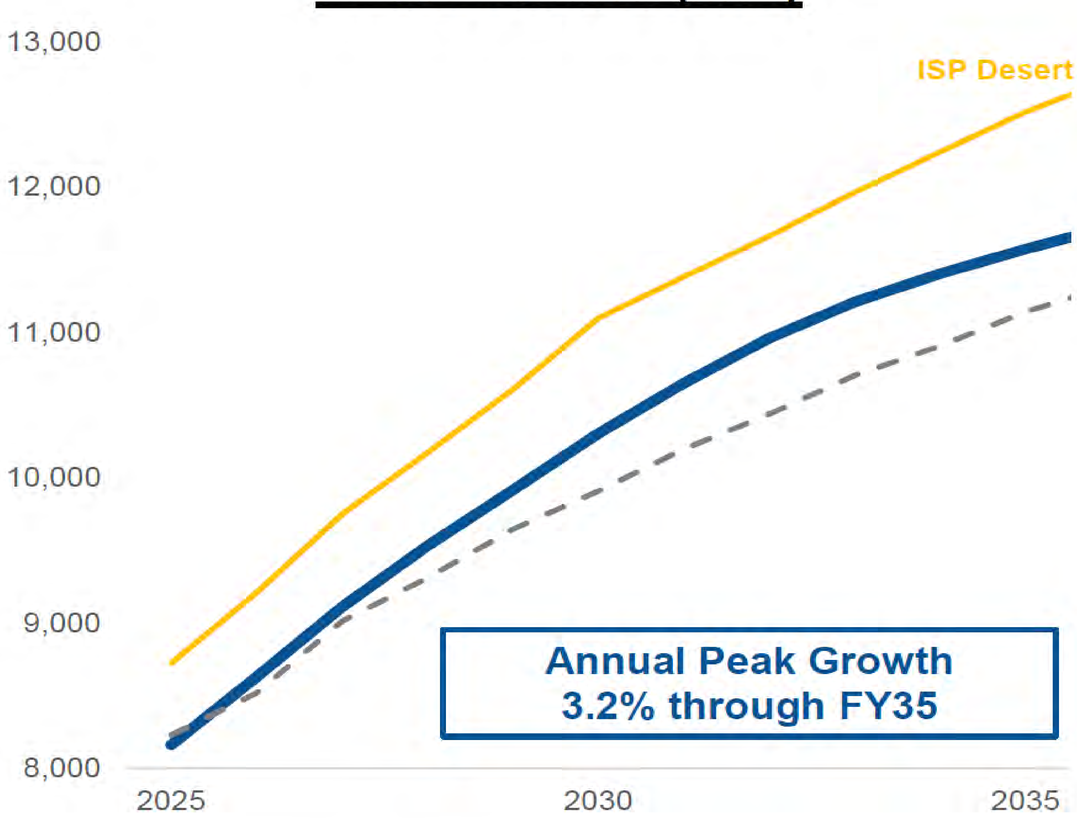
The Western Energy Crisis of 2001 was followed by one of the most rapid periods of new resource development in the history of the Western Interconnection. Nearly 10,000 MW of new, clean natural gas generation mitigated the acute reliability concerns was constructed between 2001-2004, nearly 20 years ago. While most of these resources continue to operate today in support of utilities' resource adequacy and reliabilty requirements, the capacity additions from 20 years ago will be completely offset by nearly 9,000 MW of coal retirements. Therefore, additional capacity is required for load growth over the last twenty yeas as well as to plan for the future electric reliability and sustainability.



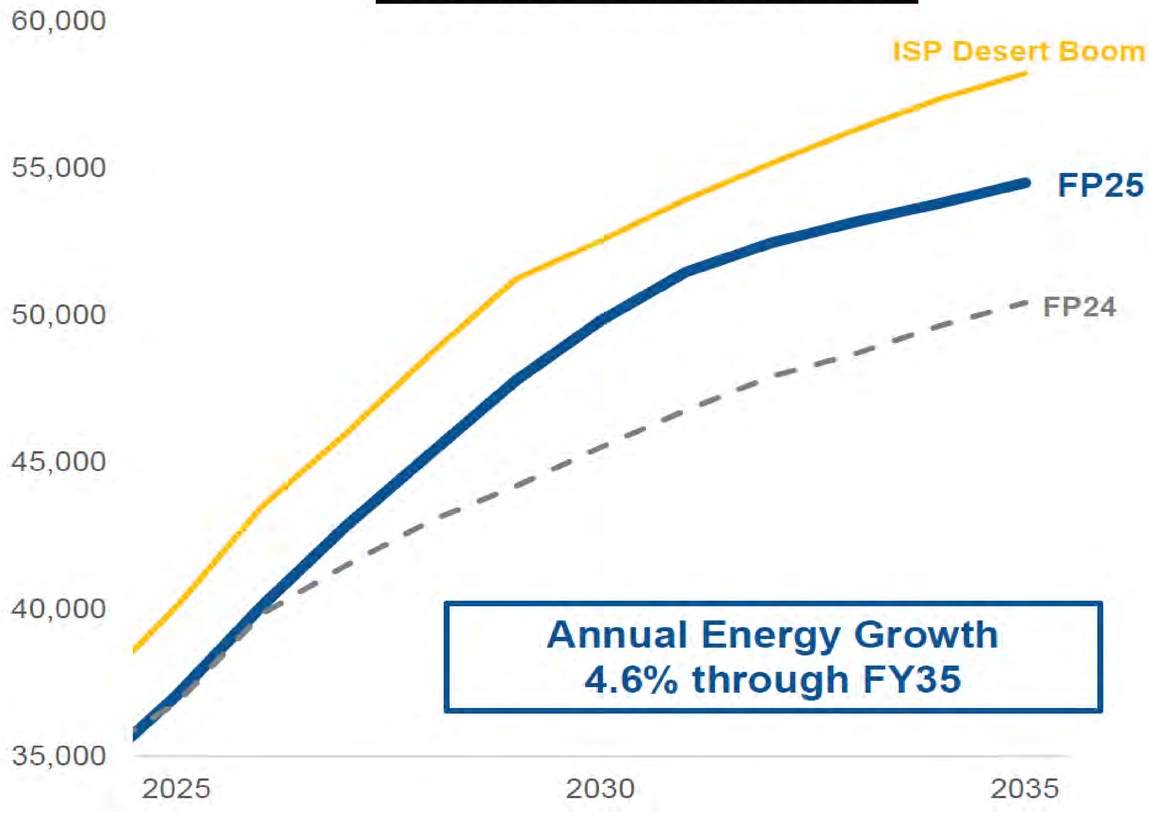
SRP Demand Forecast

Load Forecast Continues to Trend Higher

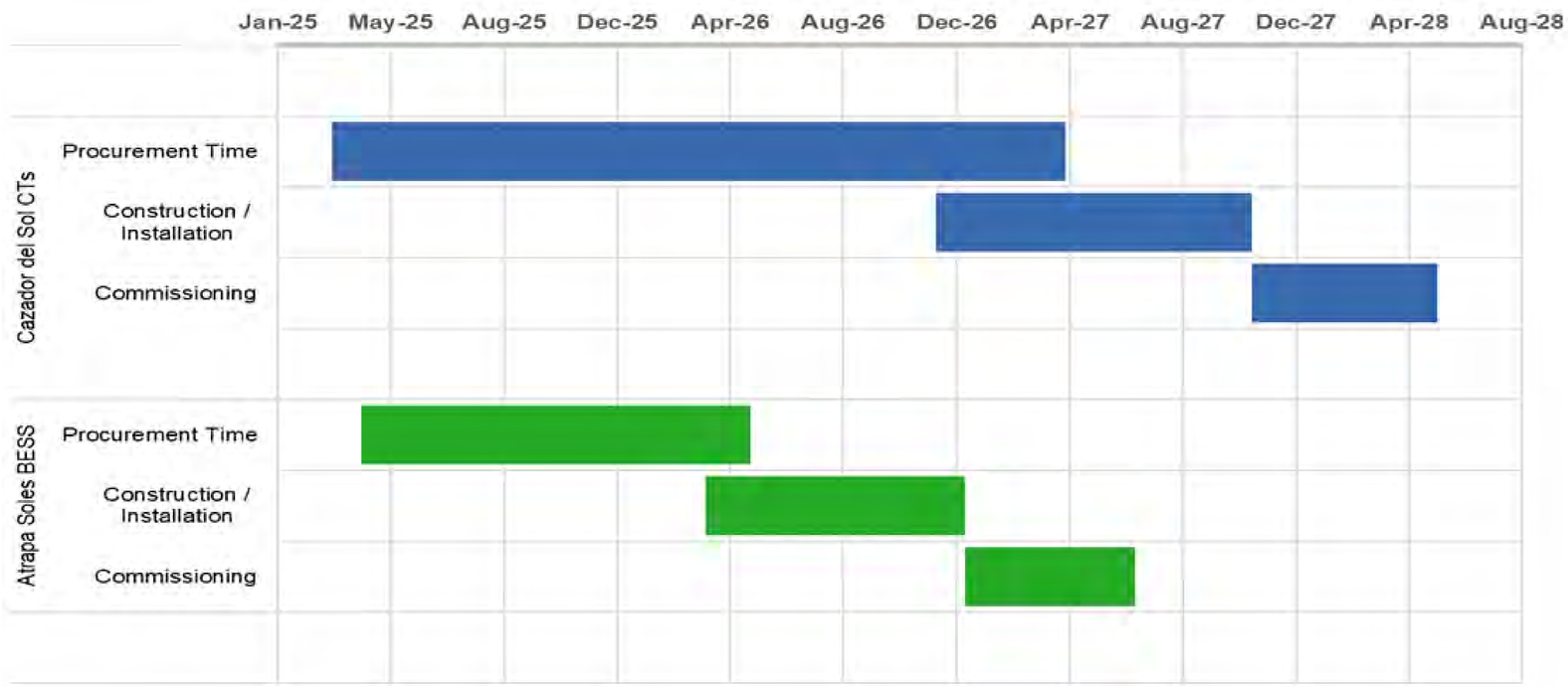
Peak Demand (MW)



Annual Energy (GWh)



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.

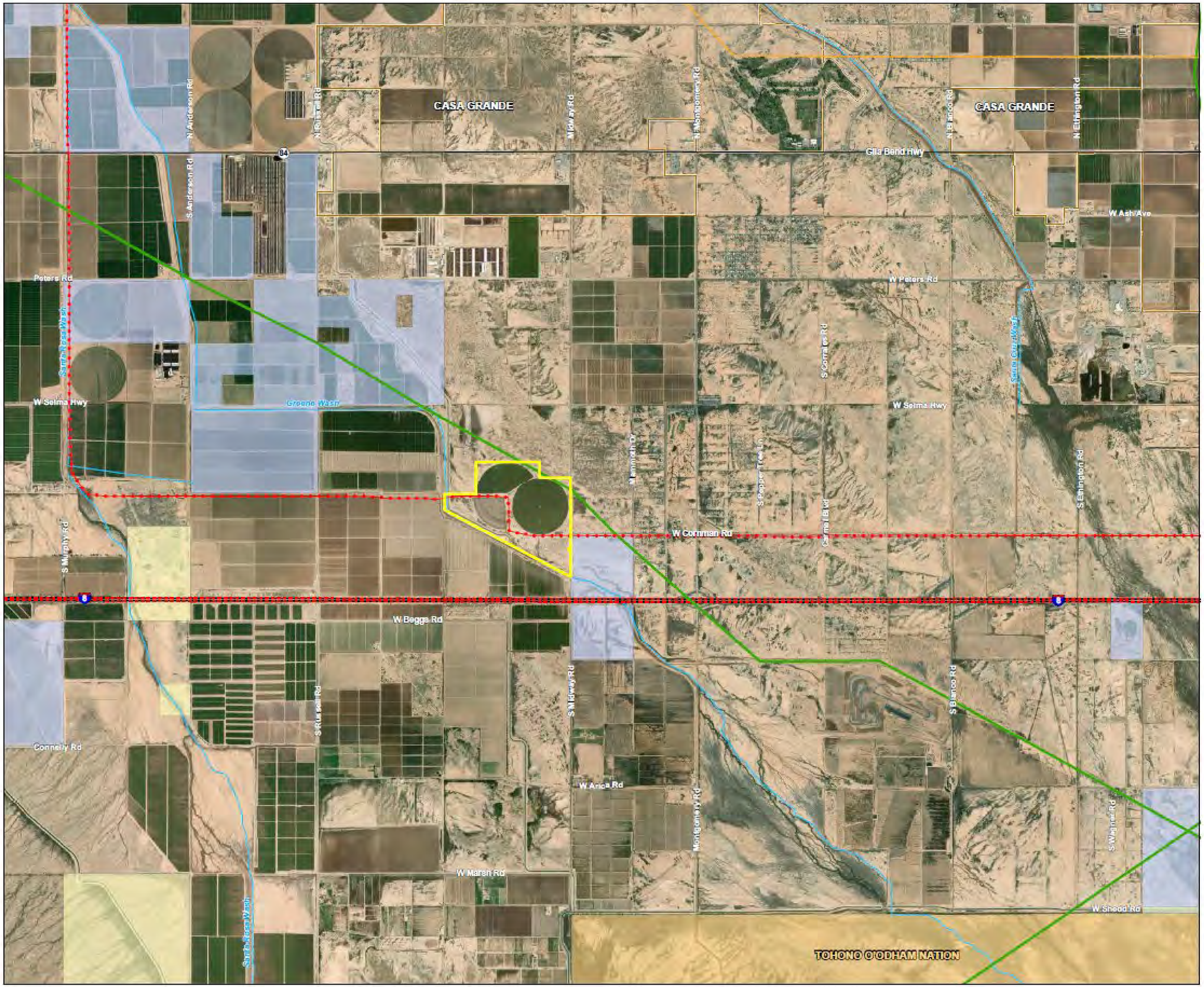
Project Overview

- Two quick deployment capacity and energy Projects

- Proven, safe, reliable and efficient electric generation capacity to accommodate:
  - increasing electrical demand;
  - renewable resource integration;
  - Electric vehicle transition;
  - coal retirements in the region;

- 335 acres site in Pinal County (Projects footprint requires less than 150 acres)

- Interconnection to the 500 kV Duke – Pinal Central transmission line, which crosses the property for reliable deliverability to SRP, TEP and rural Arizona load centers.



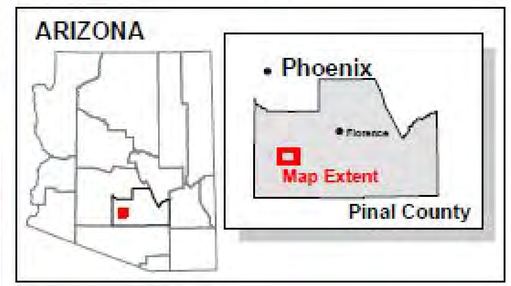
Legend

- Existing 500kV Transmission Line
- Existing 115kV Transmission Line
- Existing Natural Gas Pipeline
- Interstate Highway
- State Highway
- Stream / Wash
- Municipal Boundary
- Proposed Project Bella Site

Jurisdictional Land Ownership

- Bureau of Land Management Land
- Tribal Land
- State Land
- Private Land (no shading)

0 0.25 0.5 0.75 1
Miles



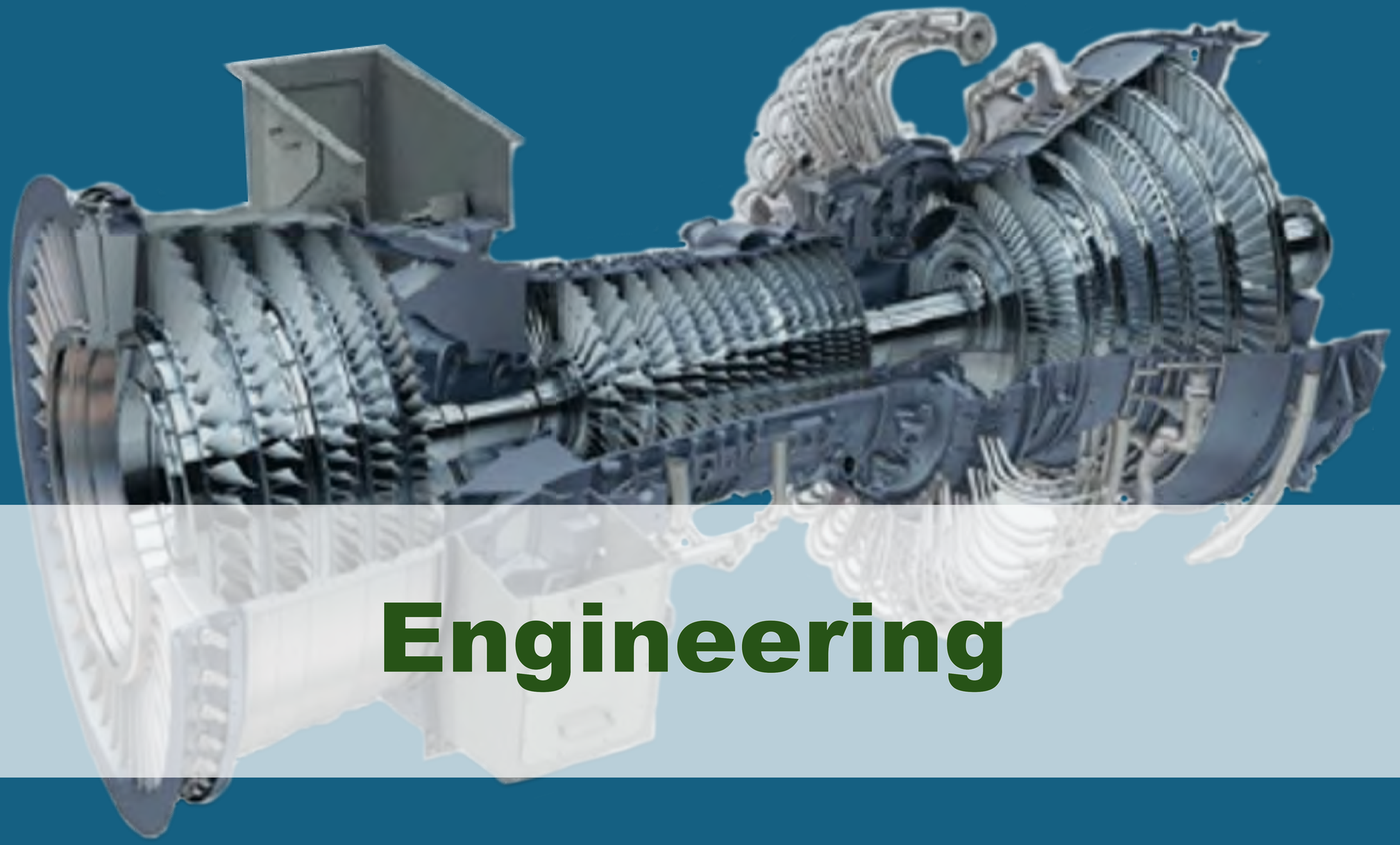
PROJECT bella

PROJECT OVERVIEW

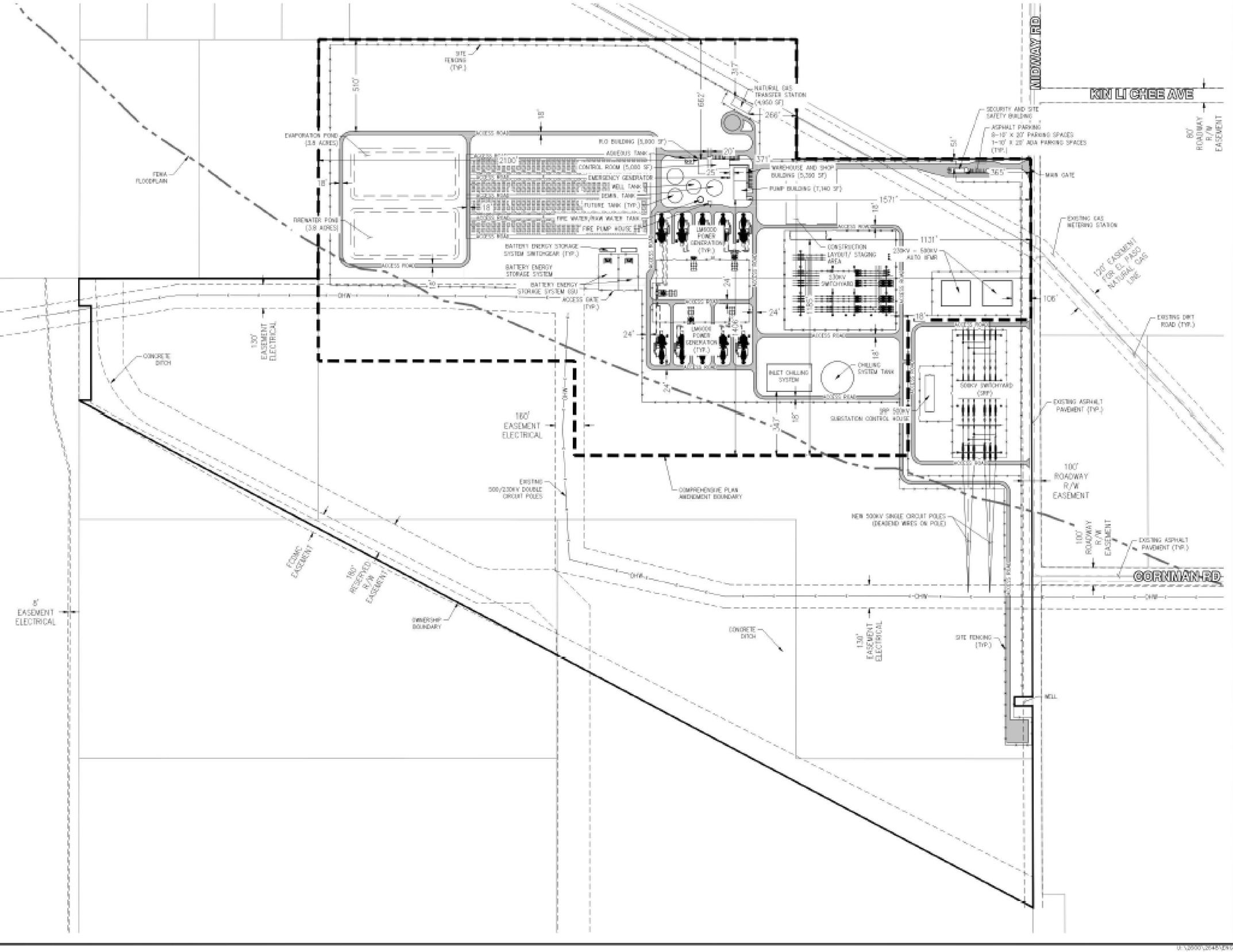
Map Extent: Pinal County, AZ

Date: 4.25.24		Author: sjw

PROJECT
bella



Engineering



LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- RIGHT-OF-WAY — R/W
- OVERHEAD WIRE — OHW

N

250 0 250 500

SCALE: 1" = 250'

Call at least two full working days before excavation or demolition
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (ZOOM VIEW)

ENGINEER INFORMATION

HILGARTWILSON

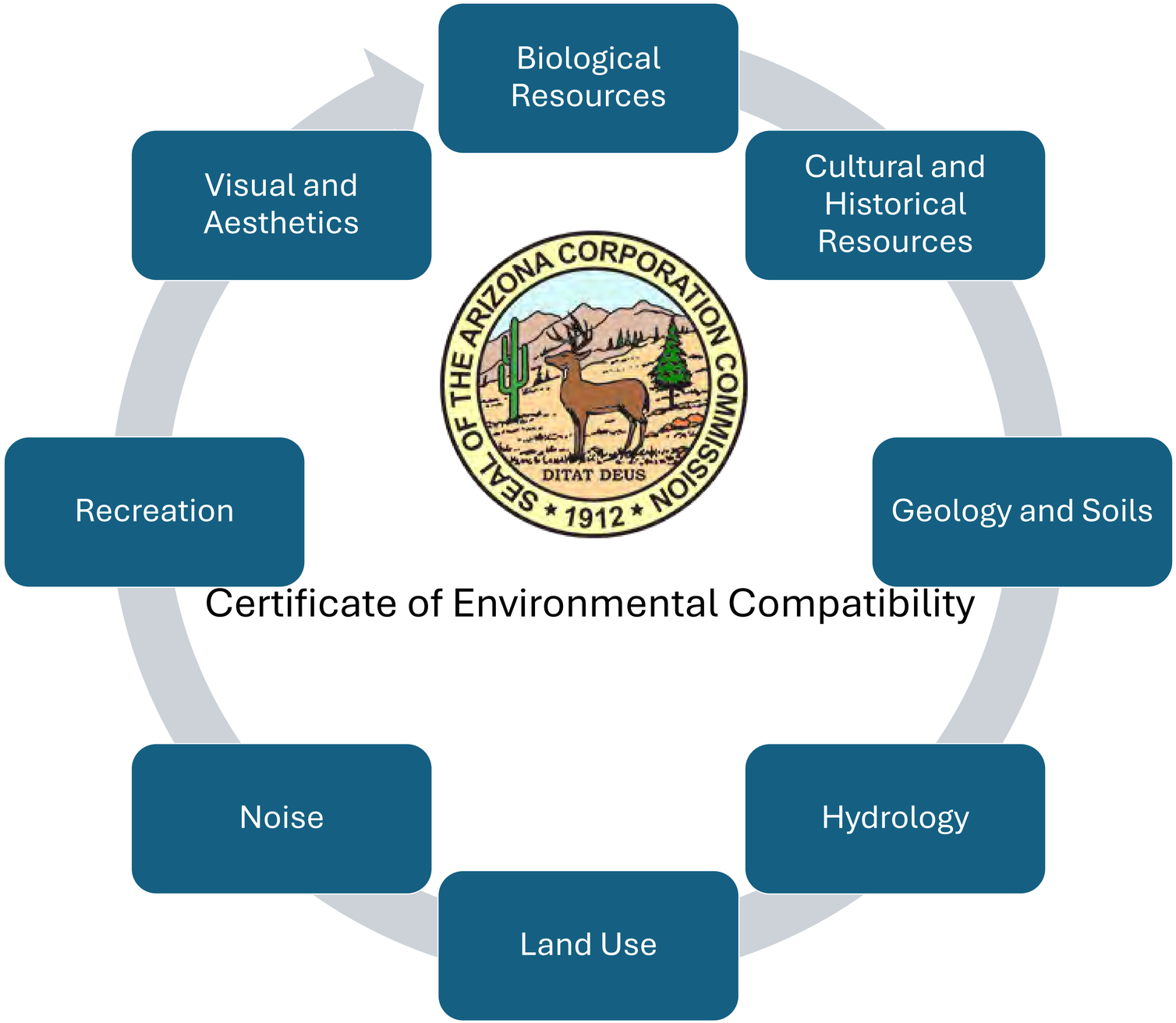
ORIGINAL PLAN DATE: –	
DRAWING SCALE: 1" = 250'	LATEST REVISION DATE: APRIL 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 4 OF 4

SUBMITTAL

PROJECT bella

Environmental and Regulatory

Statutory Requirements: Environmental



Certificate of Environmental Compatibility

Next Steps

Arizona Corporation Commission (ACC)

Transmission Line Siting Committee Process



- File CEC Application
- Siting Committee Public Hearings
  - August 12-16, 2024
  - Francisco Grande Hotel and Golf Resort
  - *Special Public Comment Session will be held*
- ACC Public Hearings (minimum 30 days after Siting Committee Decision)

Statutory Requirements: Environmental

For More Information:

- **Project Information Line**
  - 1-833-815-4853
- **Project Website**
  - https://projectbellaaz.com/
- **Project Social Media**
  - https://www.facebook.com/ProjectBellaAZ
- **Open Houses**
  - Virtual Open House April 29th
  - In-Person Open House April 30th
    - Francisco Grande Hotel and Golf Resort, 4:30-6:30 PM
  - Virtual Open House June/July TBD
  - In-Person Open House June/July TBD
    - Francisco Grande Hotel and Golf Resort
- **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



PROJECT bella

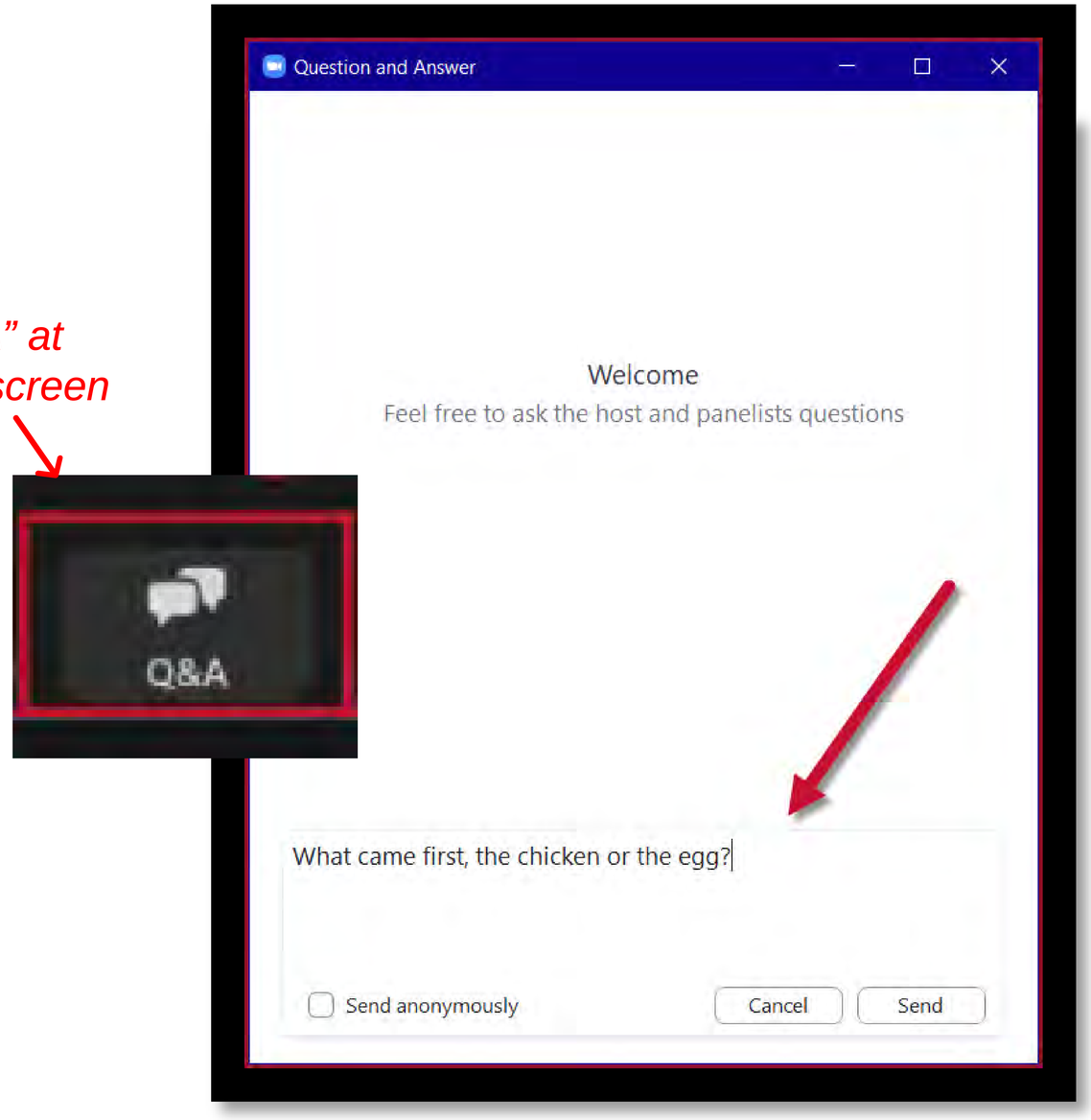
Questions and Answers

Questions & Answers

- Use the Q&A Feature to type in questions.
- Ask questions throughout the presentation.
- We will respond to as many questions as possible.

  - Project Information Line
    - **1-833-815-4853**
  - Project Website
    - https://projectbellaaz.com/
  - Project Social Media
    - https://www.facebook.com/ProjectBellaAZ

Click “Q&A” at bottom of screen



List of Attendees Virtual Online Open House, April 29, 2024 at 12:00 PM

Name	Email
Jimmie Baxter	jimmie.a.baxter@gmail.com
Terri Hicks	terrihicks510@gmail.com
Alex Hayes	hayes@wmbattorneys.com
Jeffrey McClure	jeffrey.mcclure@pinal.gov

List of Attendees Virtual Online Open House, April 29, 2024 at 5:30 PM

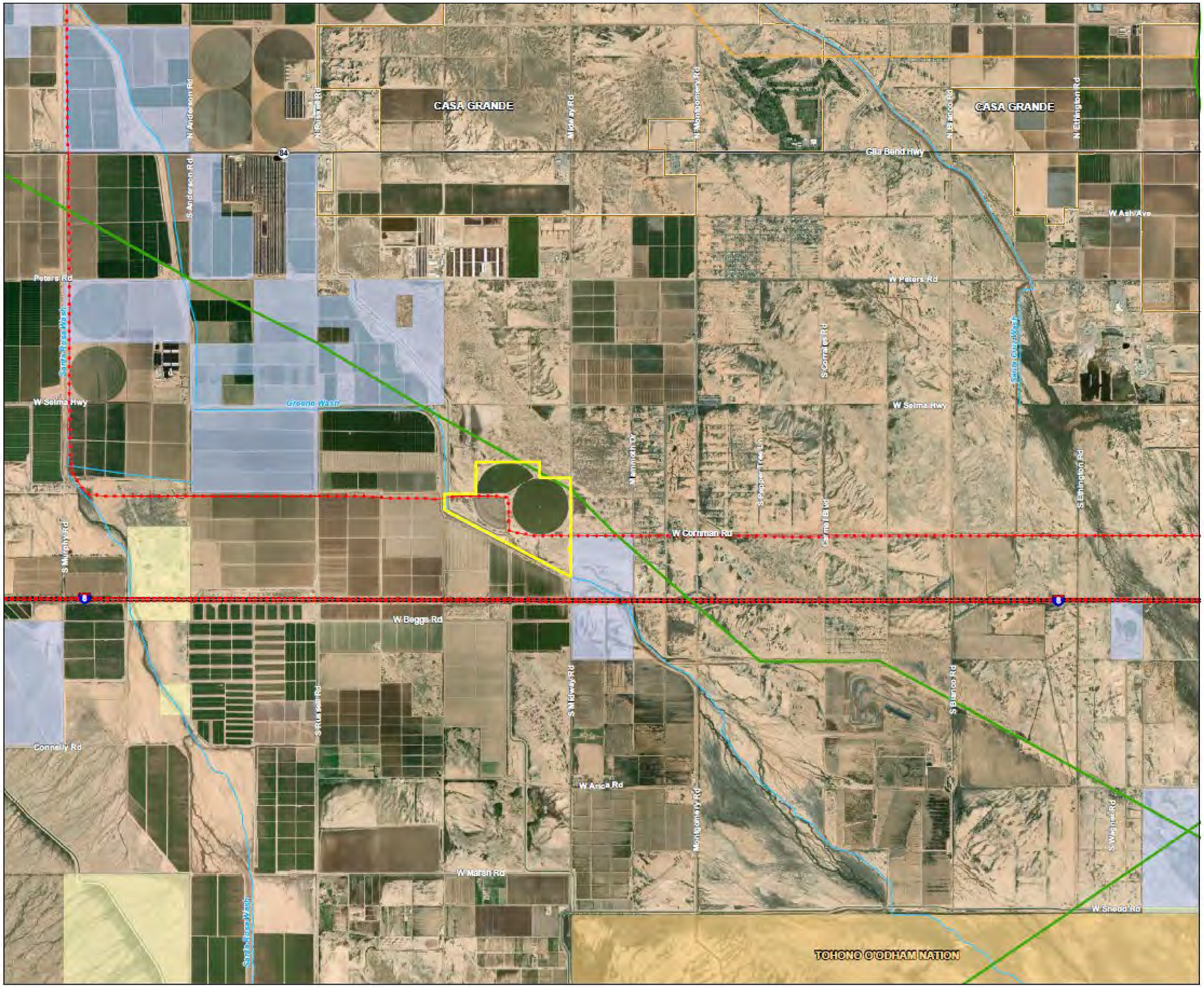
Name	Email
Terri Hicks	terrihicks510@gmail.com
J Paunil	paunils@earthlink.net
April Thompson	AVAThompson10@gmail.com

List of Attendees In-Person Open House, April 30, 2024 4:30 PM – 6:30PM

Name	Email	Phone Number	Address
Angela Klinger		301-639-4334	3241 S Montgomery rd. Casa Grande, AZ 85193
Gene Skeen		520-557-3564	3241 S Montgomery Rd, Casa Grande, AZ 85193
Jerry & Susan Anderson		541-419-3520	3241 S Montgomery Rd, Casa Grande, AZ 85193
Ed H	sunroamer@duck.com		3241 S Montgomery Rd, Casa Grande, AZ 85193
Tara Beth Plantanitis			
Jan & Jon Calloway		602-339-1946 602-339-0118	
Joe & Linda Reagan		520-518-1788 520-518-1764	3860 S Persico Rd., Casa Grande, AZ 85193
Roger & Ann Seyler			3290 S. Montgomery Rd., Casa Grande, AZ 85193
Jennifer & Darnell Fielder	Tripler 3ranch@mail.com		29915 W. Blackmore Rd., Casa Grande, AZ 85193
Donna Pappas	Dwgirl13@hotmail.com		27504 W. Cornman Rd, Casa Grande, AZ 85193
Justin McNeil	mcneilracinginc@gmail.com		22844 W. Sherbandy Dr., Casa Grande, AZ 85193
Margarita Leyvas	Margarita_12267@msn.com		3536 S Whispering Sands Dr., Casa Grande, AZ 85193
Stephen Miller			930 N Chambers, Casa Grande, AZ 85193
Alexandra McCaslin	alexamdramccaslin@gmail.com		3810 Porcico Rd, Casa Grande, AZ 85193
Todd Newell	jnewell@pinalcentral.com	520-449-7286	Pinal Central – Reporter
Nancy elliott	katyasedc@gmail.com		4847 S Calle De Alicia, Casa Grande, AZ 85193
Regina Walker	reghubler@yahoo.com		209 Rainbow Dr #10930, Livingston, TX 77319
Mark Kieren	mkieran@azwater.com		10308 W Shetland Lane, Casa Grande, AZ 85193
Stan & Susan Nelson	stevesusannelson@gmail.com		3214 S Montgomery Rd, Casa Grande, AZ 85193
Bernie & Geri Wick	wickbg@gmail.com		3290 S Montfomery Rd, Casa Grande, AZ 85193
Jimmie Baxter	Jimmie19baxter@gmail.com		3463 S Mammoth Dr, Casa Grande, AZ 85193
Visminda Baxter	baxtervisminda@yahoo.com		3463 S Mammoth Dr, Casa Grande, AZ 85193

Maria Jimenez			4617 S Mammoth Dr, Casa Grande, AZ 85193
Melissa Casanova	mikemelkaz@gmail.com		3241 S Montgomery, Casa Grande, AZ 85193
Steve Arteman	steve@cad2cam.net		3342 S Whispering Sands Dr., Casa Grande, AZ 85193
Scott & Katy Carlson	sandkplanc@gmail.com		3290 S Montgomery Rd Lot 17, Casa Grande, AZ 85193
Carol Ryan			3290 S Montgomery Rd Lot 10, Casa Grande, AZ 85193
Will Kimberlan	wkimberlin@azwater.com		318 N Marshall St, Casa Grande, AZ 85193
Ted Nunnink			5190 S Whispering Sands Dr, Casa Grande, AZ 85193
Bobbi Briggs	Bbriggs930@gmail.com		3290 S Montgomery Rd Lot 72, Casa Grande, AZ 85193
Rose Juarez			Peters Rd, Casa Grande, AZ 85193
Lilly Boldt			Ghost Ranch
Boyd Smith	Boydsmith24@gmail.com		3290 S Montgomery Rd, Casa Grande, AZ 85193
Gloria Santos	Santosgloria7650@gmail.com		4770 S Calle DeAlicia, Casa Grande, AZ 85193
Maria delaluz Viezcas	Santosgloria7650@gmail.com		4738 S Calle De Alicia, Casa Grande, AZ 85193
Joe Moody			3394 S Whispering Sands, Casa Grande, AZ 85193
Grady & Nancy Smith	Nsmith756@gmail.com		3241 S Montgomery Rd #88, Casa Grande, AZ 85193
Ed & Rose Kuchar			2724 S Sloane Rd., Casa Grande, AZ 85193
Julienna Denton	Julienna.johnson@yaahoo.com		29938 W Marsh Rd, Casa Grande, AZ 85193
Adam Leyvas			3536 S Whispering Sands, Casa Grande, AZ 85193
Christian Ortega	christian@nobleautobodyworks.com		338 N Candlestick Dr, Casa Grande, AZ 85193
James P Cooper			3241 S Montgomery, Casa Grande, AZ 85193
Guiellermo Valdez		480-619-3825	
Julie Komzelman		602-814-7669	7469 S Midway Rd, Casa Grande, AZ 85193
John McCaslin		602-520-5011	1185 E Cordova Ave, Casa Grande, AZ 85193

Stanley Hicks	stjjhicks@cox.net		4521 Dusty Trail, N. Las Vegas, NV 89031
Marcia Wheeler	Marciawheeler@outlook.com		3290 S Montgomery Rd #71, Casa Grande, AZ 85193
Jesse Madrid	jamdrid@azwater.com		318 N Marshall, Casa Grande, AZ 85193
Cynthia Hernandez	Cynthiahernandez1952@gmail.com		1271 E Prickly Pear St, Casa Grande, AZ 85193
Unreadable Name			3962 S Whispering Sands Dr, Casa Grnde, AZ 85193
James Clayton	jamesclayton@me.com		3462 S Whispering Sands Dr, Casa Grande, AZ 85193
Phil Denton	Pdenton31@yahoo.com		29938 W Marsh Rd, Casa Grande, A 85193
Michael Bowling	mbowling@crystalcaste.com		7931 S ave De Pina, Tuscon, AZ
John & Gerri Beckman			3241 S Montgomery, Casa Grande, AZ 85193



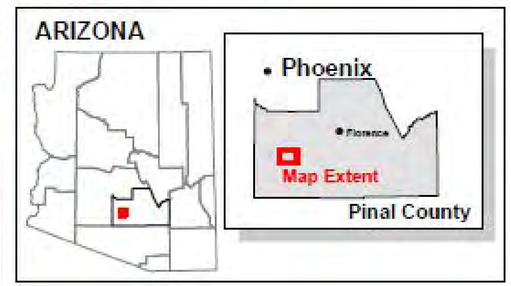
Legend

- Existing 500kV Transmission Line
- Existing 115kV Transmission Line
- Existing Natural Gas Pipeline
- Interstate Highway
- State Highway
- Stream / Wash
- Municipal Boundary
- Proposed Project Bella Site

Jurisdictional Land Ownership

- Bureau of Land Management Land
- Tribal Land
- State Land
- Private Land (no shading)

0 0.25 0.5 0.75 1
Miles



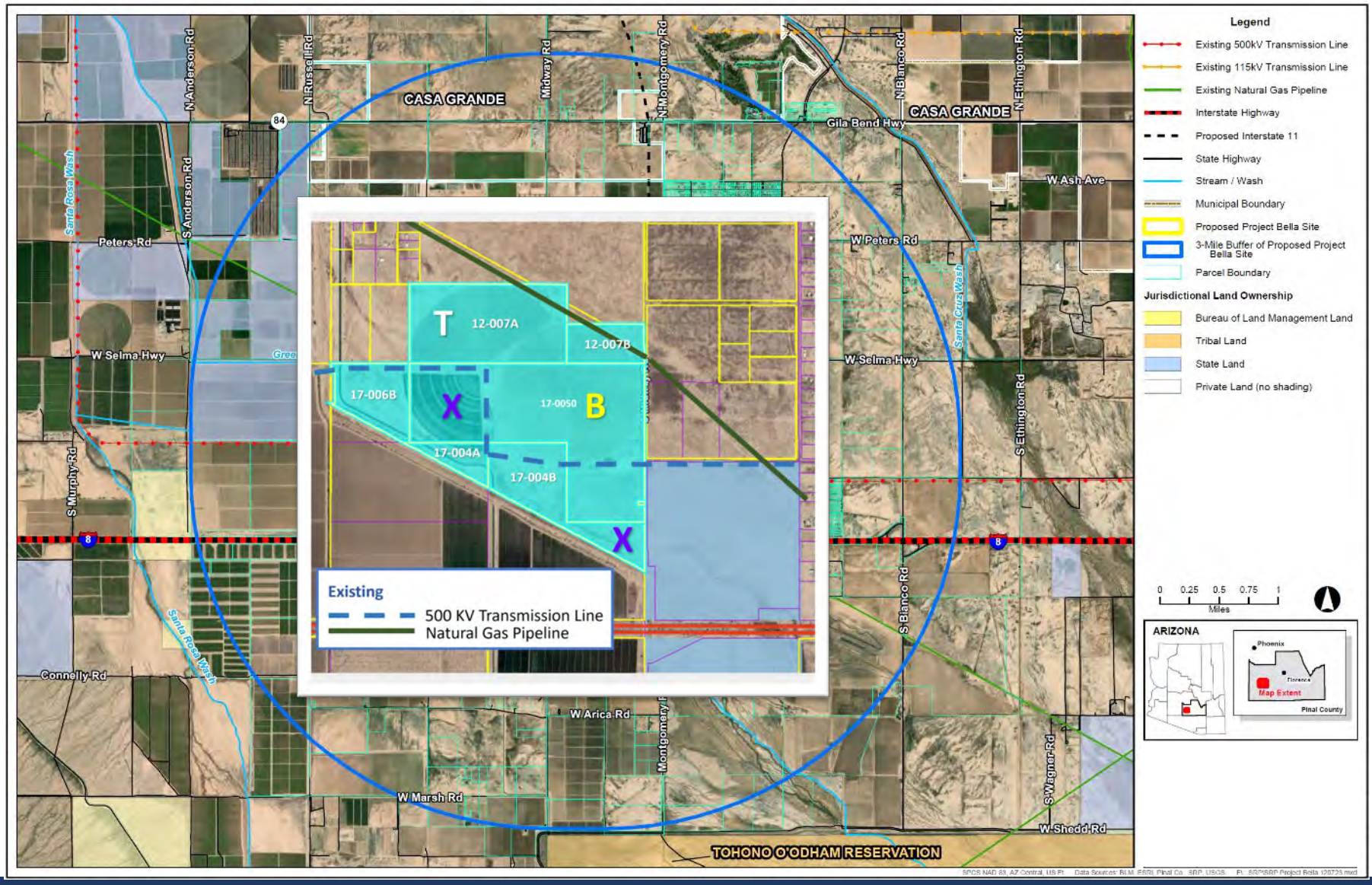
PROJECT bella

PROJECT OVERVIEW

Map Extent: Pinal County, AZ

Date: 4.25.24		Author: sjw

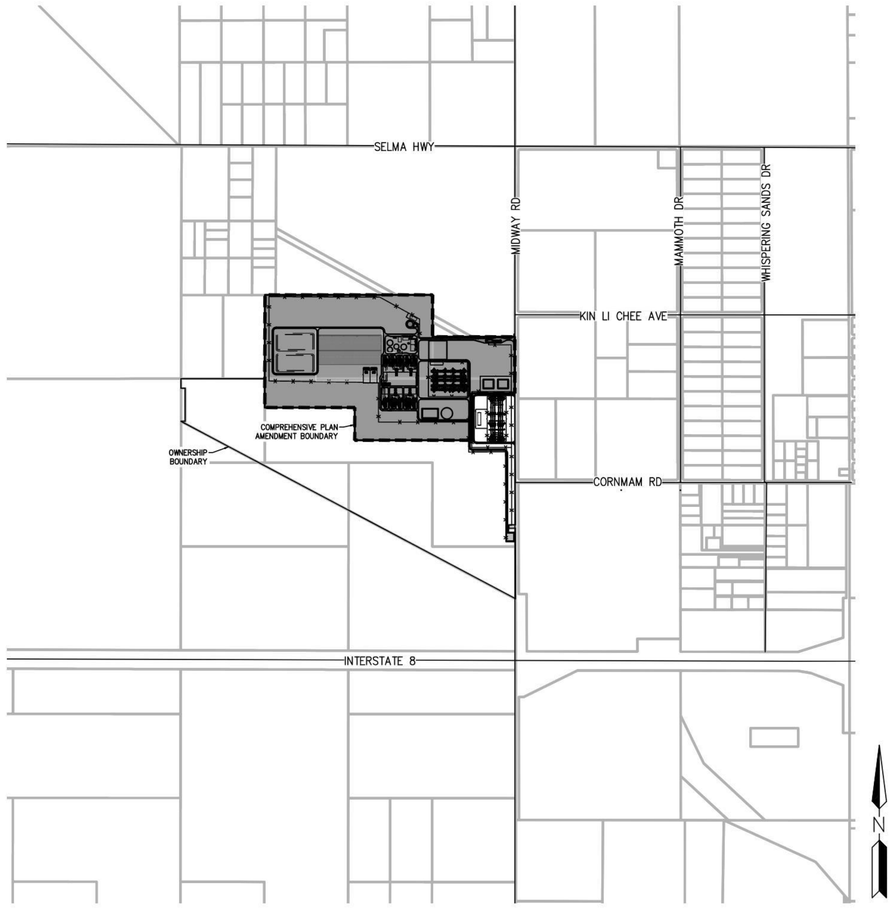
Project Bella Location



LEGAL DESCRIPTION

CONCEPTUAL SITE PLAN
PROJECT BELLA
PINAL COUNTY, ARIZONA

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



OVERALL DEVELOPMENT
NTS

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2–PERCENT–ANNUAL–CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1–PERCENT–ANNUAL–CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

INDEX OF DRAWINGS

G01 COVER SHEET
C02 CONCEPTUAL SITE PLAN (NO AERIAL)
C03 CONCEPTUAL SITE PLAN (WITH AERIAL)
C04 CONCEPTUAL SITE PLAN (ZOOM VIEW)

CIVIL ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE #250
PHOENIX, ARIZONA, 85016
PHONE: (602) 490–0535
CONTACT: AUBREY THOMAS

OWNER/CLIENT

SEGURO ENERGY PARTNERS
9004 S 230TH AVENUE
BUCKEYE, ARIZONA 85326
CONTACT: MR. MARK D. THOMPSON

BASIS OF BEARING

BASIS OF BEARING IS N00°11'08"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

BENCHMARK

SITE DATA

GROSS AREA: 6,927,515 SF
GROSS AREA: 159.032 AC

EXISTING COMPREHENSIVE PLAN DESIGNATION: GR

PROPOSED COMPREHENSIVE PLAN DESIGNATION: I–3 PAD

DEVELOPMENT DATA		
	SQUARE FOOTAGE	PERCENTAGE
LOT AREA	6,927,515 SF	
BUILDING AREA	28,920 SF	.4%
COVERAGE AREA	3,670,949 SF	53%

PARKING DATA		
	REQUIRED	PROVIDED
PARKING RATIO PER SQUARE FOOTAGE OF BUILDING	1/1,000 SF	
PARKING STALLS	29	29
HANDICAPPED-ACCESSIBLE STALLS	2	3

BUILDING DATA		
	DIMENSIONS	SQUARE FOOTAGE
R.O. BUILDING	80' X 50'	5,000 SF
WAREHOUSE AND SHOP BUILDING	100' X 50'	5,000 SF
CONTROL ROOM	70' X 77'	5,390 SF
PUMP BUILDING	102' X 70'	7,140 SF
SECURITY AND SITE SAFETY TRAINING BUILDING	24' X 60'	1,440 SF
NATURAL GAS TRANSFER STATION	110' X 45'	4,950 SF

STRUCTURE HEIGHTS	
	HEIGHTS (FT)
R.O. BUILDING	24 FT
WAREHOUSE AND SHOP BUILDING	24 FT
CONTROL ROOM	12 FT
PUMP BUILDING	24 FT
SECURITY AND SITE SAFETY TRAINING BUILDING	12 FT
DEMINALIZED WATER STORAGE TANK	34 FT
WELL RAW WATER STORAGE TANK	34 FT
CTG LM6000 POWER ISLAND STACK	65 FT
CHILLING SYSTEM TANK	52 FT

I-3 DEVELOPMENT STANDARDS	
	REQUIRED
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM FRONT SETBACK	20 FT
MINIMUM SIDE SETBACK RESIDENTIAL	25 FT
MINIMUM SIDE SETBACK OTHER DISTRICT	0 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM REAR SETBACK ABUTTING PROPERTY ZONED RURAL OR RESIDENTIAL	25 FT
MAXIMUM HEIGHT	50 FT

INDUSTRY ABUTS PROPERTY ZONED RURAL OR RESIDENTIAL OR ARTERIAL OR COLLECTOR STREETS, SUCH INDUSTRIAL SHALL PROVIDE A SETBACK BUFFER OF NOT LESS THEN TEN PERCENT OF THE LOT DEPTH OR WIDTH ON THE SIDE OR SIDES ABUTTING SAID USE, BUT SUCH SETBACK BUFFER NEED NOT EXCEED 50FT. SUCH SETBACK SHALL BE IMPROVED WITH ONE OR MORE OF THE FOLLOWING:

A. LANDSCAPING.

B. PARKING LOT,WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED; AND A DECORATIVE SCREENING DEVICE OF OPAQUE FENCING, WALLS, LANDSCAPED EARTH BERMS OR ANY COMBINATION THEREOF SHALL BE INSTALLED BETWEEN THE LANDSCAPED AREA AND THE PARKING LOT, TO A MINIMUM HEIGHT OF THREE FEET.

C. RECREATIONAL SPACE FOR EMPLOYEES, WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED.

MANAGING ENGINEERING / SURVEYOR: HILGARTWILSON
PROJECT COORDINATOR: AUBREY THOMAS, P.E.
DESIGN LAYOUT: AT | DRAFTED: DM | CHECKED: AT
FIELD SURVEY: = | DRAFTED: – | CHECKED: –
DRAWING SCALE: NTS

PLAN TYPE: CONCEPTUAL SITE PLAN
COVER SHEET

ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

PROJECT:
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

COB PROJECT PLAN STICKER

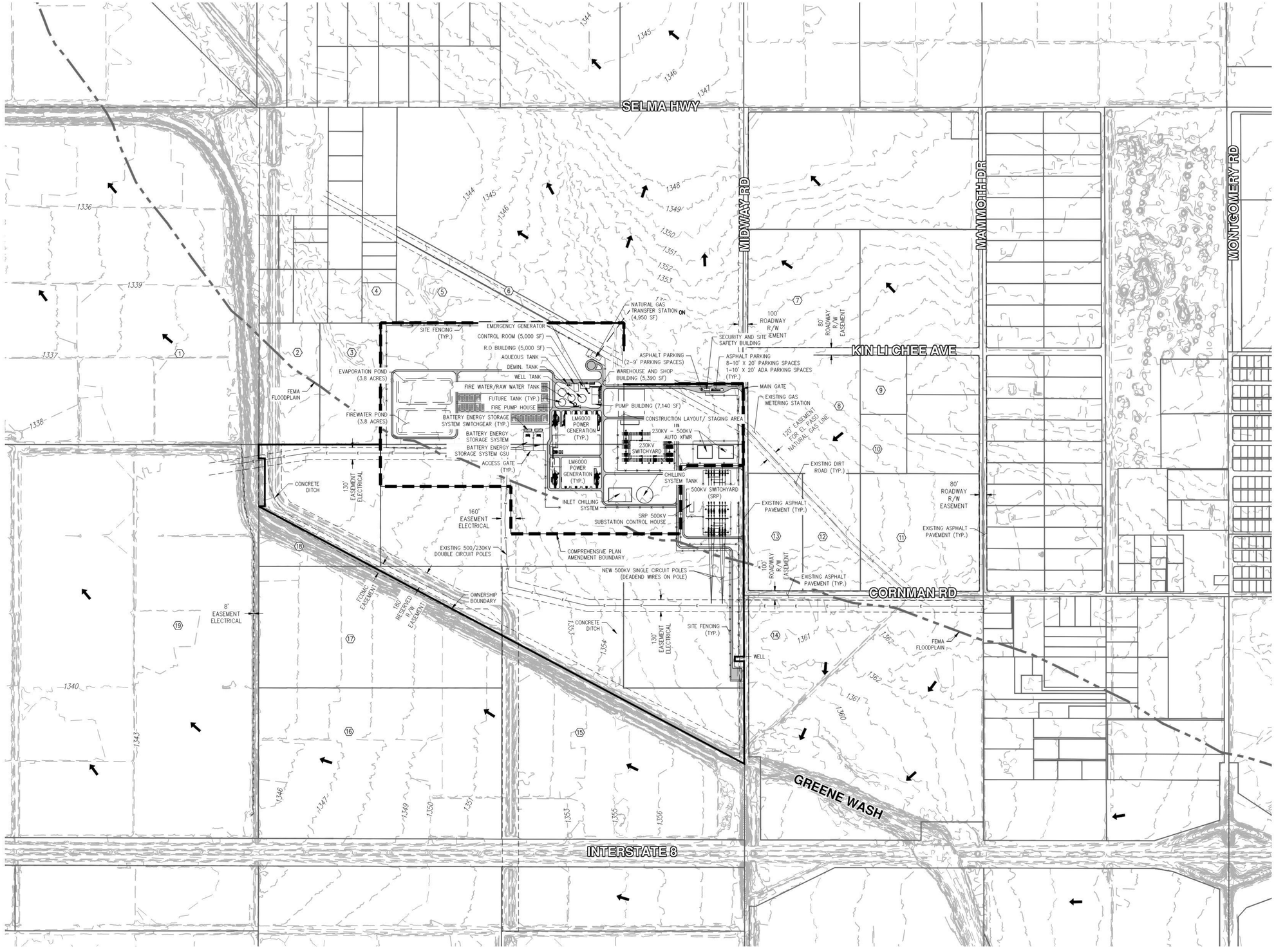
REVISIONS:

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ORIGINAL PLAN DATE	LATEST REVISION DATE
–	APRIL 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 1 OF 4

SUBMITTAL:

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (NO AERIAL)

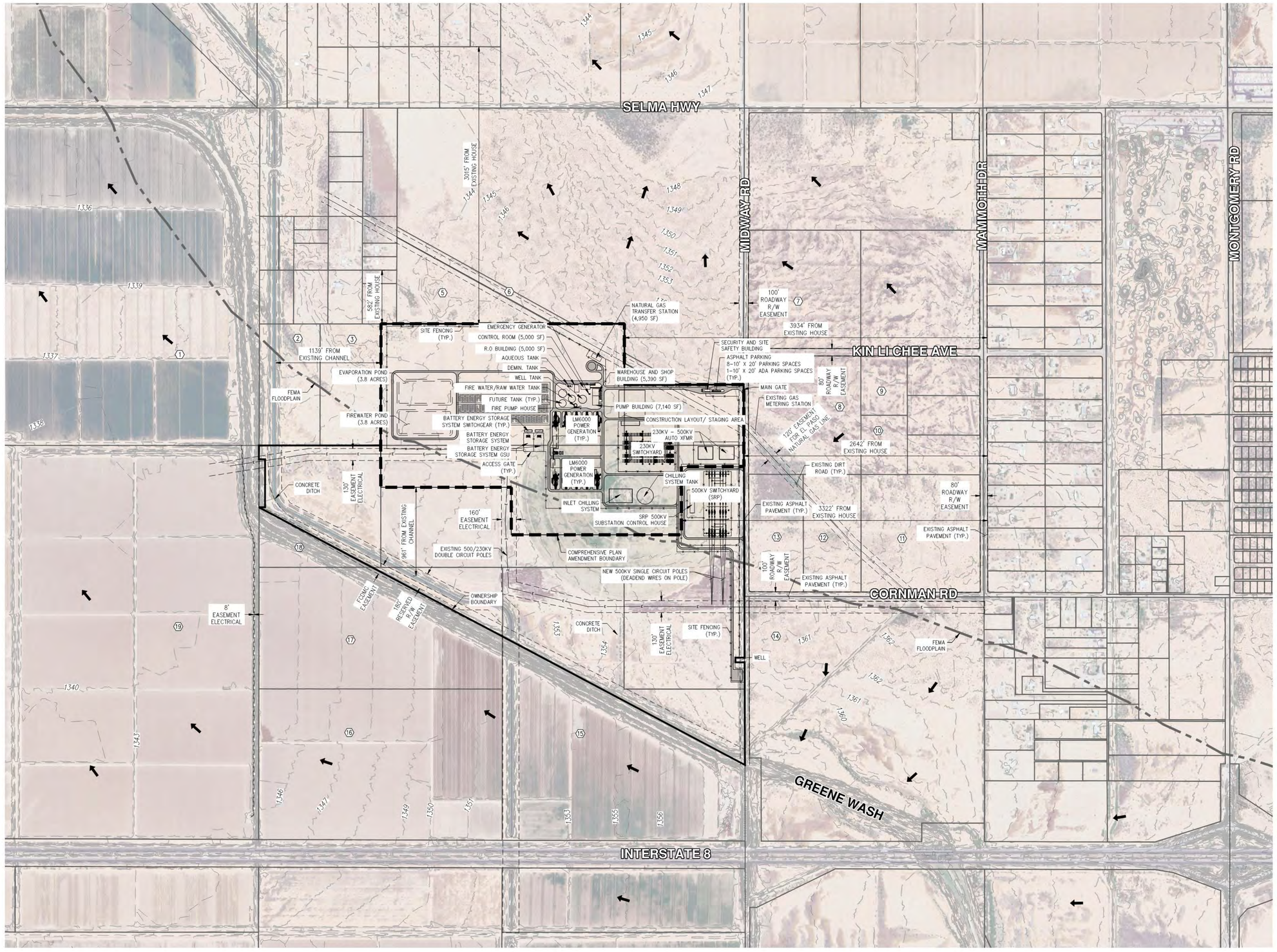
ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE	LATEST REVISION DATE
1" = 500'	APRIL 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 2 OF 4

SUBMITTAL:

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
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2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

Call at least two full working days before you begin excavation.
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Arizona Blue Stake, Inc.
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In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CONCEPTUAL SITE PLAN (WITH AERIAL)

ENGINEER INFORMATION

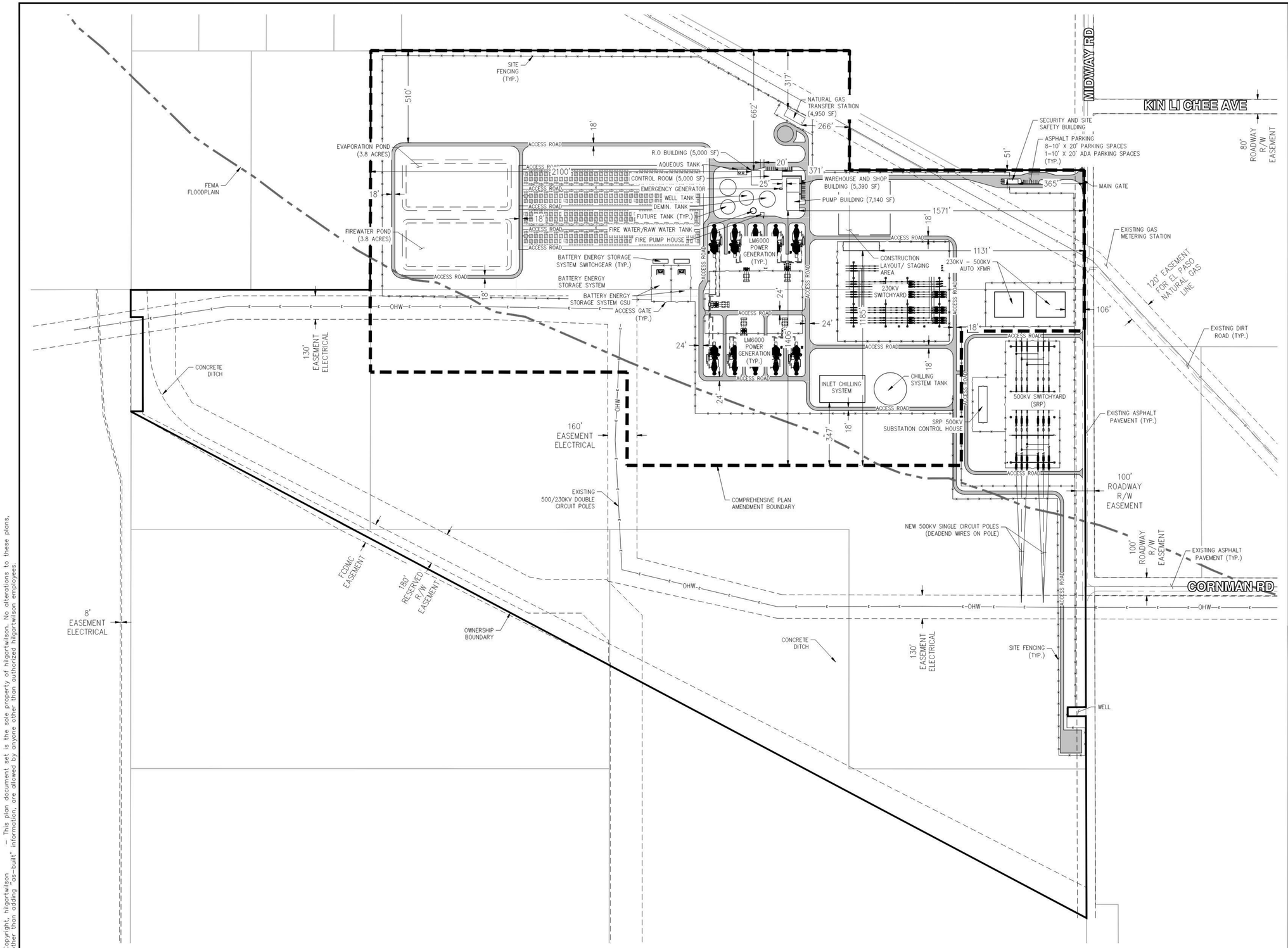
HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE: –	
DRAWING SCALE: 1" = 500'	LATEST REVISION DATE: APRIL 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 3 OF 4

SUBMITTAL:

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U:\2600\2648\ENGR\Plan\2648 – C03 – CONCEPT GRADING PLAN (With Aerial).dwg 4/4/2024 11:12 AM



LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

N

250 0 250 500

SCALE: 1" = 250'

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (ZOOM VIEW)

ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE: 1" = 250'	LATEST REVISION DATE: APRIL 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 4 OF 4

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U:\2600\2648\ENGR\Plan\2648 – C04 – 0A SITE PLAN (Zoom View).dwg 4/4/2024 11:10 AM

ALTA/NSPS LAND TITLE SURVEY

OF

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: TITLE SECURITY AGENCY, LLC, FILE NO. 600240029, DATED JANUARY 22, 2024.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: TITLE SECURITY AGENCY, LLC AS LISTED HEREON. HILGARTWILSON, LLC AND KIRK J. PANGUS (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

TITLE COMMITMENT LEGAL DESCRIPTION

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**.

SCHEDULE "B" - EXCEPTIONS (#)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

8. TAXES FOR THE FULL YEAR OF 2024.
(THE FIRST HALF IS DUE OCTOBER 1, 2024 AND IS DELINQUENT NOVEMBER 1, 2024. THE SECOND HALF IS DUE MARCH 1, 2025 AND IS DELINQUENT MAY 1, 2025.)

9. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

10. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

11. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

12. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

13. THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND. (AFFECTS PARCEL NO. 6)

14. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 77 OF DEEDS, PAGE 470. (AFFECTS PARCEL NO. 1)
(NOT SHOWN – BLANKET IN NATURE – COVERS W 1/2 OF LOT 16 OF SEC. 1)

15. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 77 OF DEEDS, PAGE 476 AND THEREAFTER, AMENDED RECORDED IN DOCKET 12, PAGE 552. (AFFECTS PARCEL NO. 2)
(NOT SHOWN – BLANKET IN NATURE – COVERS S 1/2 OF LOT 15 OF SEC. 1)

16. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 77 OF DEEDS, PAGE 593 AND THEREAFTER, AMENDED RECORDED IN DOCKET 12, PAGE 554. (AFFECTS PARCEL NO. 1)
(NOT SHOWN – BLANKET IN NATURE – COVERS E 1/2 OF LOT 16 OF SEC. 1)

17. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 78 OF DEEDS, PAGE 121 AND THEREAFTER, AMENDED RECORDED IN DOCKET 12, PAGE 556. (AFFECTS PARCEL NO. 1)
(NOT SHOWN – BLANKET IN NATURE – COVERS W 1/2 OF LOT 16 OF SEC. 1)

18. CERTIFICATION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RECORDED AS DOCKET 375, PAGE 572, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (AFFECTS PARCEL NOS. 1, 2, 3, 4 AND 6)
(SHOWN)

19. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 710, PAGE 810. (AFFECTS PARCELS 3, 4, 5 AND 6)
(SHOWN)

20. AN EASEMENT FOR ELECTRIC LINES AND POLES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1049, PAGE 207. (AFFECTS PARCELS 3, 4, 5 AND 6)
(SHOWN – WEST OF PROPERTY)

21. ALL MATTERS AS SET FORTH IN RESULTS OF SURVEY, RECORDED AS BOOK 1 OF SURVEYS, PAGE 73. (AFFECTS ALL PARCELS)
(NOT SHOWN – REFERENCED SURVEY IS LOCATED SEVERAL MILES FROM THIS SITE)

22. AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1340, PAGE 557. (AFFECTS PARCEL NOS. 5 AND 6)
(NOT SHOWN – BLANKET IN NATURE – COVERS ENTIRE SITE)

SCHEDULE "B" - EXCEPTIONS (#)

23. ALL MATTERS AS SET FORTH IN NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY BY THE UNITED STATES OF AMERICA, RECORDED AS DOCKET 1401, PAGE 348; AND RE-RECORDED DOCKET 1427, PAGE 174.
(AFFECTS PARCEL NOS. 3, 4, 5 AND 6)
(SHOWN)

24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED JUNE 29, 1989 AS DOCKET 1615, PAGE 437 AND THEREAFTER, FIRST MODIFICATION RECORDED IN DOCKET 1984, PAGE 276.
(AFFECTS PARCEL NOS. 1, 2, 3, 5 AND 6)
(NOT SHOWN – AGREEMENT – NOTHING PLOTTABLE)

25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 10, 1990 AS DOCKET 1713, PAGE 635.
(AFFECTS PARCEL NO. 4)
(NOT SHOWN – AGREEMENT – NOTHING PLOTTABLE)

26. AN EASEMENT FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2000-001012 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS. 1 AND 2)
(NOT SHOWN – AGREEMENT – NOTHING PLOTTABLE)

27. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-084844 OF OFFICIAL RECORDS. (AFFECTS PARCEL NOS. 3, 4, 5 AND 6)
(SHOWN)

28. ALL MATTERS AS SET FORTH IN NON-EXCLUSIVE FRANCHISE FOR SOUTHWEST GAS CORPORATION, RECORDED JUNE 21, 2016 AS 2016-039825 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)
(NOT SHOWN – BLANKET IN NATURE – NOTHING PLOTTABLE)

29. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS FEE NO. 2018-013159. (AFFECTS ALL PARCELS)
(NOT SHOWN – INCLUDES SCHEDULE B ITEM 27 EASEMENT)

30. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS FEE NO. 2021-131138. (AFFECTS PARCEL NO. 4)
(NOT SHOWN – INCLUDES SCHEDULE B ITEM 23 EASEMENTS)

31. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____:_____

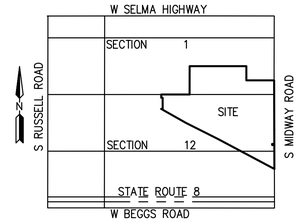
32. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

33. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

REFERENCE DOCUMENTS

1. GENERAL LAND OFFICE MAP FOR TOWNSHIP 6 SOUTH, RANGE 4 EAST
2. GENERAL LAND OFFICE MAP FOR TOWNSHIP 6 SOUTH, RANGE 5 EAST
3. GENERAL LAND OFFICE SUPPLEMENTAL PLAT OF TOWNSHIP 6 SOUTH, RANGE 4 EAST
4. GENERAL LAND OFFICE DEPENDENT RE SURVEY FOR TOWNSHIP 6 SOUTH, RANGE 5 EAST
5. GENERAL LAND OFFICE MAP FOR TOWNSHIP 7 SOUTH, RANGE 4 EAST
6. GENERAL LAND OFFICE DEPENDENT RESURVEY FOR TOWNSHIP 7 SOUTH, RANGE 4 EAST
7. GENERAL LAND OFFICE MAP FOR TOWNSHIP 7 SOUTH, RANGE 5 EAST
8. GENERAL LAND OFFICE DEPENDENT RE SURVEY FOR TOWNSHIP 7 SOUTH, RANGE 5 EAST
9. RESULTS OF SURVEY PER DOCUMENT NO. 2004-069914, P.C.R.
10. RECORD OF SURVEY PER DOCUMENT NO. 2023-031749, P.C.R.
11. RESULTS OF SURVEY PER DOCUMENT NO. 2005-018511, P.C.R.
12. RECORD OF SURVEY PER DOCUMENT NO. 2018-013159, P.C.R.
13. RECORD OF SURVEY PER DOCUMENT NO. 2021-130327, P.C.R.
14. RECORD OF SURVEY PER DOCUMENT NO. 2005-023268, P.C.R.
15. RECORD OF SURVEY PER DOCUMENT NO. 2006-131228, P.C.R
16. RECORD OF SURVEY PER DOCUMENT NO. 2021-131138, P.C.R.



VICINITY MAP

NOT TO SCALE

OWNER/CLIENT

SEGURO ENERGY PARTNERS
9004 S 230TH AVENUE
BUCKEYE, ARIZONA 85326
CONTACT: MR. MARK D. THOMPSON

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

BASIS OF BEARING

BASIS OF BEARING IS N00°11'08"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

NOTES

1. AREA IS 15,246,340 SQ. FT. OR 350.00 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN MARCH, 2024. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. SITE ADDRESS IS UNASSIGNED AT THIS TIME. (TABLE A, ITEM #2)
9. THE SUBJECT SITE HAS 0 REGULAR PARKING SPACES & 0 DISABLED PARKING SPACES, TOTALING 0 PARKING SPACES. (TABLE A, ITEM #9)
10. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)

SURVEYOR'S CERTIFICATION:

TO:
1. SEGURO ENERGY PARTNERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY
2. BRIAN SCOTT RHODES AND APRIL BETH RHODES,HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
3. FIRST AMERICAN TITLE INSURANCE COMPANY
4. TITLE SECURITY AGENCY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 16, and 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MARCH, 2024.

KIRK J. PANGUS
RLS 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
04/02/2024
Signed
ARIZONA, U.S.A.

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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REV.:

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

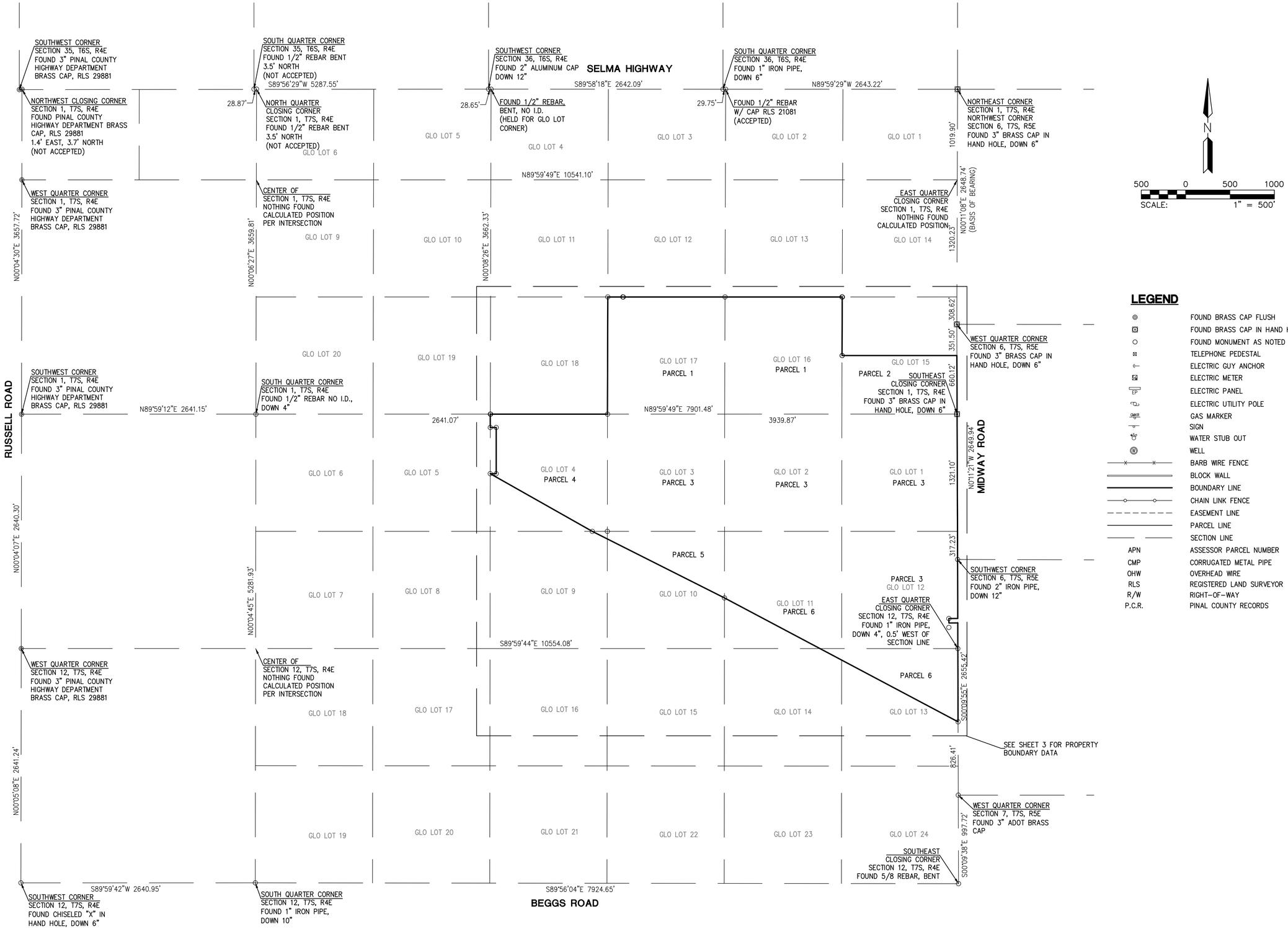
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CASA GRANDE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2648
DATE: MAR 2024
SCALE: N.T.S.
DRAWN: JK
DESIGNED: HW
APPROVED: KJP

DWG. NO.
SV-1
SHT. 1 OF 3

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LEGEND

◎	FOUND BRASS CAP FLUSH
▣	FOUND BRASS CAP IN HAND HOLE
○	FOUND MONUMENT AS NOTED
⊠	TELEPHONE PEDESTAL
←	ELECTRIC GUY ANCHOR
⊡	ELECTRIC METER
EP	ELECTRIC PANEL
	ELECTRIC UTILITY POLE
GMKR	GAS MARKER
	SIGN
	WATER STUB OUT
W	WELL
-x-x-	BARB WIRE FENCE
	BLOCK WALL
	BOUNDARY LINE
-o-o-	CHAIN LINK FENCE
- - - - -	EASEMENT LINE
	PARCEL LINE
	SECTION LINE
APN	ASSESSOR PARCEL NUMBER
CMP	CORRUGATED METAL PIPE
OHW	OVERHEAD WIRE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDS

REV.:

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
Date Signed: 4/02/2024
ARIZONA, U.S.A.

PROJECT BELLA

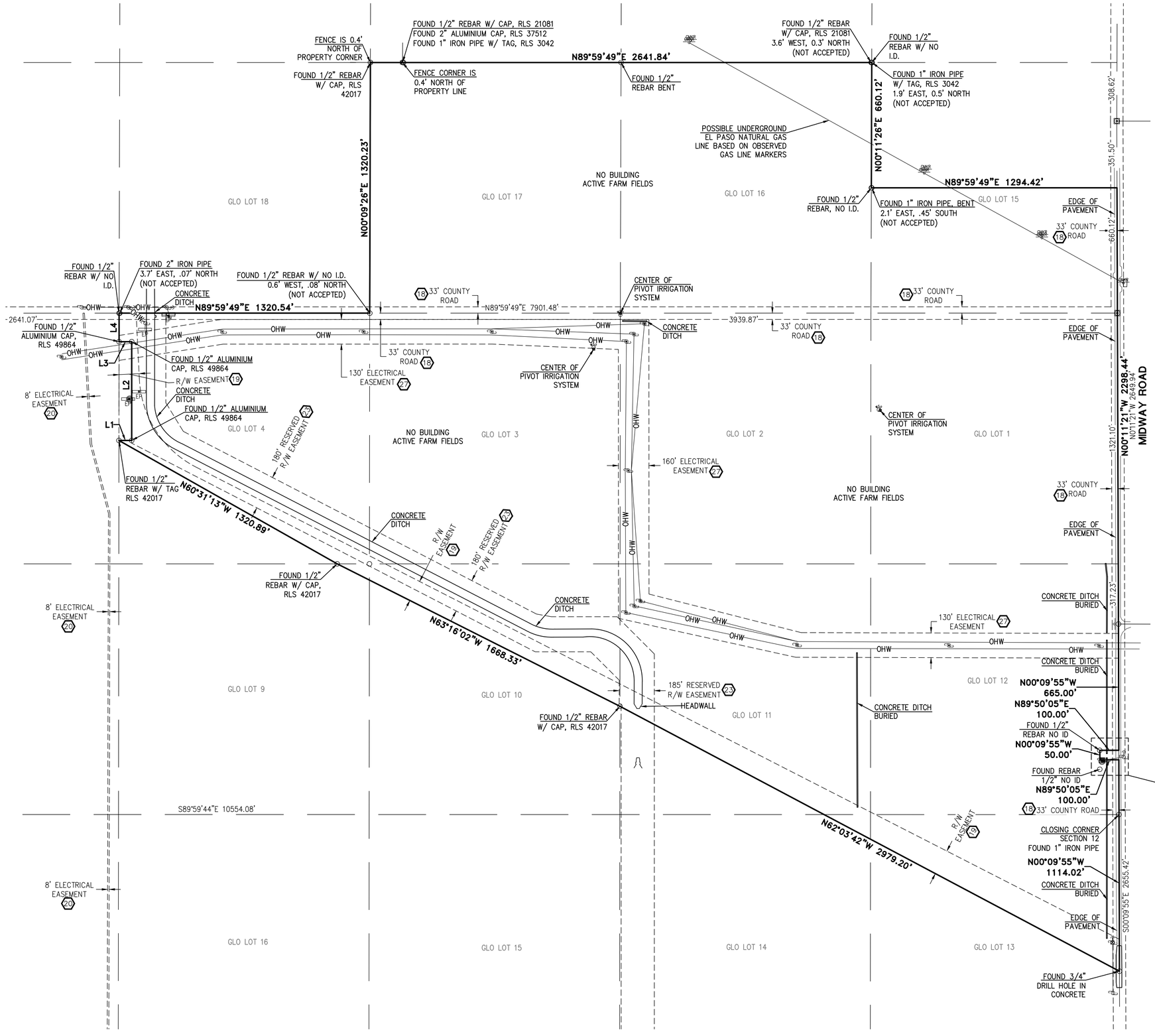
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CASA GRANDE, ARIZONA

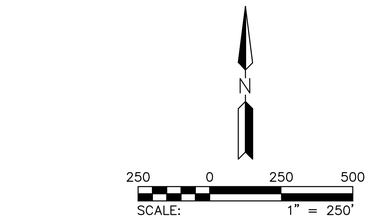
ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON	
PROJ NO.:	2648
DATE:	APR 2024
SCALE:	AS SHOWN
DRAWN:	JK
DESIGNED:	HW
APPROVED:	KJP

DWG. NO.
SV-2
SHT. 2 OF 3

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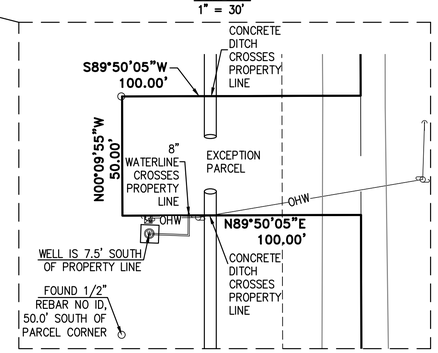


LEGEND

◎	FOUND BRASS CAP FLUSH
⊡	FOUND BRASS CAP IN HAND HOLE
○	FOUND MONUMENT AS NOTED
⊠	TELEPHONE PEDESTAL
←	ELECTRIC GUY ANCHOR
⊠	ELECTRIC METER
EP	ELECTRIC PANEL
○	ELECTRIC UTILITY POLE
GMKR	GAS MARKER
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WSO	WATER STUB OUT
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CMP	CORRUGATED METAL PIPE
OHW	OVERHEAD WIRE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°59'50"E	67.23'
L2	N00°00'10"W	520.37'
L3	S89°59'26"W	66.63'
L4	N00°04'56"E	150.36'

DETAIL "A"
1" = 30'



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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J. PANGUS
04/02/2024
Signed
ARIZONA, U.S.A.

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CASA GRANDE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2648
DATE: APR 2024
SCALE: AS SHOWN
DRAWN: JK
DESIGNED: HW
APPROVED: KJP

DWG. NO.
SV-3
SHT. 3 OF 3

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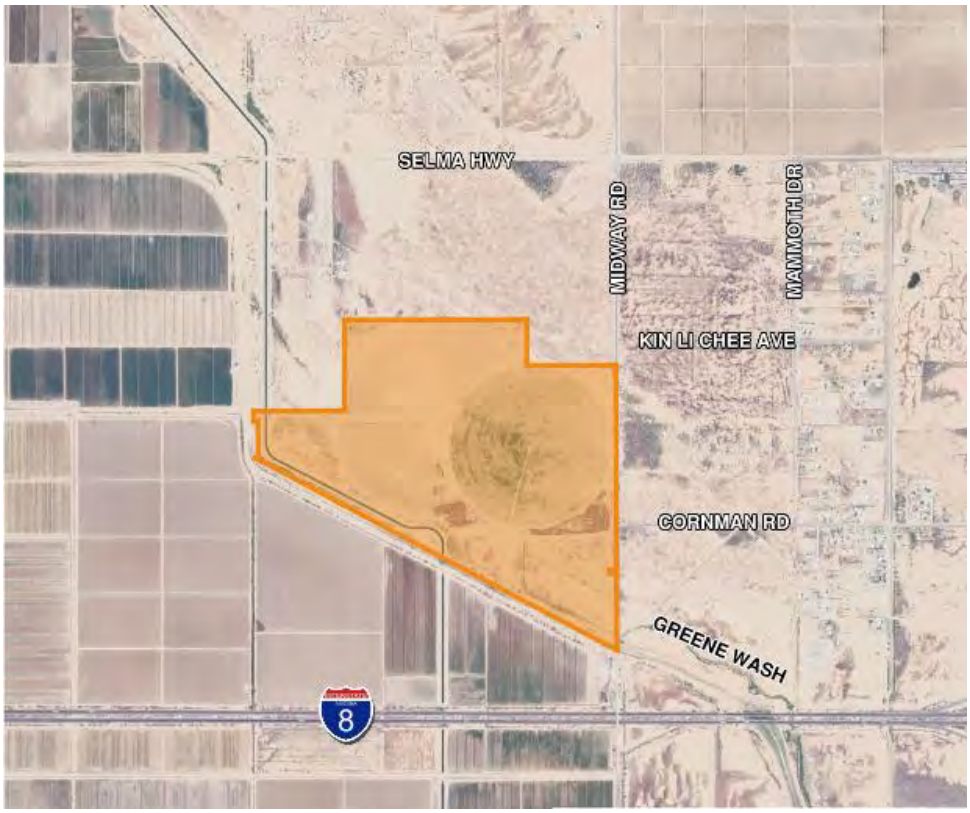
April 17, 2024

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
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Project Bella- Drainage Statement

HILGARTWILSON Project No.: 2648.01

Project Bella (the Project) is an approximately 350-acre proposed industrial development bound by irrigated farmland and low-density residential development to the north, Midway Road to the east, the Greene Wash, MSIDD Canal, and active agricultural land to the south, and irrigated farmland and Greene Wash to the west. The Project is along the western line of the northwest quarter of Section 6, Township 7 South, Range 5 East of the Gila and Salt River Meridian in Pinal County, Arizona. See Vicinity Map below for an overview of the Project location.



Vicinity Map

Currently, the Project is comprised of active agricultural and vacant land. The Project and surrounding area is sloping from south to north at approximately 0.7%.

Federal Emergency Management Agency (FEMA) Flood Insurance Map (FIRM) coverage for the Project is provided on FIRM panels 04021C1175E effective September 19, 2008, and 04021C1170E effective December 4, 2007. According to these FIRM panels the majority of the Project resides within flood hazard Zone X with the southwestern portion of the of the Project within a FEMA SFHA Zone A associated with Greene Wash. FEMA defines the current effective flood zones X and A for the Property as follows:

COMING SOON
HILGARTWILSON will be rebranded as Colliers Engineering & Design.
Colliers Engineering & Design

Zone X:
The flood insurance rate zone which is protected from the 100-year flood by levies that corresponds to areas outside the 500-year floodplains; areas of 0.2% annual chance flood chance.

Zone A:
The flood insurance rate is determined by detailed methods that correspond to areas subject to inundation by the 100-year floodplains; areas of 1% annual chance of flood with unknown average depths and Base Flood Elevations (BFES).

The dominant regional drainage feature is Greene Wash. The watershed for Greene Wash extends many miles upstream of the site to the south and east. Greene Wash serves as the regional outfall for the Project and surrounding area. The cross section for Greene Wash can be characterized as a channel that has been partially excavated below adjacent natural ground and further confined by raised embankments. During regular and low flow flood events all stormwater conveyed in Greene Wash is confined to the channel itself. However, during large flooding events, floodwater may break out of the main channel and continue northwesterly as sheet flow paralleling the channel. Portions of the south and west sides of the Project are impacted by these flows. Aside from Greene Wash, which passes along the south and west sides of the Project there are no other significant drainage features or improvements currently on the site.

The initial phase(s) of the Project are currently anticipated to be located along the north and east sides of the site and have been purposefully located outside of the FEMA floodplain associated with Greene Wash. There are also localized offsite flows anticipated to impact the Project from areas located immediately south and east of the site. These offsite impacts are proposed to be captured in engineered channels to convey the more minor localized off-site flows around and/ or through the Project to their historical outfall. If warranted, the Greene Wash regulatory floodplain could be reduced through the placement of fill to limit the extents of the FEMA floodplain within the Property, via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) process. This flow will be joined with other offsite runoff to proceed northwesterly. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of the future site plan and improvement plan submittals for the Project.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. The precise geometry and location of the retention basins will be determined as the development process proceeds. Retention basins within the development will be designed so stored runoff is disposed of within thirty-six (36) hours. The dewatering of the basins will be accomplished via the use of percolation, drywells, or bleed-off connections into approved drainage ways. Flows from the basins shall be in the location and direction of the historical flows. All drainage designs will adhere to the applicable design standards for Pinal County.

Sincerely,
HILGARTWILSON, LLC

Aubrey Thomas
Principal/Manager

COMING SOON
HILGARTWILSON will be rebranded as **Colliers Engineering & Design.**
Colliers Engineering & Design

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

TECHNICAL MEMORANDUM

Prepared for: Pinal County

Prepared by: HILGARTWILSON

Date: 5/30/2024

RE: Project Bella Traffic Memo

Project No.: 2648.01

Introduction and Background

This traffic impact memo has been prepared in support of the Comprehensive Plan Amendment application for the proposed Project Bella (the Project). This traffic impact memo is being prepared as a precursor to a full traffic study in recognition of the limited traffic impact anticipated as part of a normal renewable gas power plant operation. The Project is comprised of approximately 350 acres, located north of Interstate 8, just west of Midway Road in Pinal County, Arizona as shown on the *Vicinity Map* below.

This traffic statement discusses the following topics:

- Existing roadway network in the Project vicinity
- Project access
- Traffic levels (both construction and operational)
- Major traffic routes to/from the site
- Proposed roadway improvements



Figure 1: Vicinity Map

Existing Roadway Network

Montgomery Road is classified by the Pinal County Transportation Planning Viewer as an Rural Major Collector passing north and south a mile to the east of the Project.

Cornman Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing east and west to the southeastern corner of the Project.

Midway Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing north and south directly east of the Project.

Site Access

Access to the Project will be via the existing roadway network. Access is anticipated to be provided along the eastern side of the site via Midway Road. Midway Road provides regional ingress/egress to the site via a connections to Highway 84 on the north or Interstate 8 by way of Cornman Road and Montgomery Road on the south. The Project is not expected to require development or improvement of access roads on neighboring private or state-owned properties.

On-site parking and staging facilities for construction traffic vehicles and equipment would be located in the vicinity of the primary site access, a significant distance away from existing local residences located east of Midway Road or along Persico Road to the northwest. During construction, dust control measures would be implemented as required by Pinal County.

Traffic Levels

Traffic generated by the normal operation of the Project will be minimal. It is anticipated that 3 to 4 people will be working during the day with an anticipated 2 people working during the night to operate the facility.

As would be expected with any development, the Project is expected to generate construction and material delivery truck trips during the construction phase. Small grading may occur in late 2025 with civil work beginning in mid-2026. Construction is expected to be completed in late 2027.

At its peak, construction is anticipated to require a workforce of approximately 60 to 90 persons, adding approximately 60 to 90 vehicles to Midway Road, Cornman Road and Montgomery Road per day. These workers will be staying off-site and will be encouraged to carpool. The mobilization and demobilization of equipment used for earthwork, including scrapers, graders, water trucks, compactors, truck-mounted post drivers, skid loaders, and forklifts, is anticipated to generate a minimal amount of traffic.

Due to the low traffic volumes, traffic impacts to the adjacent road system will be minimal during construction and negligible once the facility is operation.

Major Traffic Routes

Most delivery trucks, construction and operations personnel are anticipated to come from the Phoenix area or Casa Grande via Highway 84 or Interstate 8. As described above Highway 84 and Interstate 8 will be accessed via short connections on paved existing roadways.

Proposed Roadway Improvements

No roadway improvements are anticipated to be needed as part of the Project aside of driveway connections to Midway Road. Adequate road capacity exists on Midway Road, Cornman Road, Montgomery Road and its respective interchange with Interstate 8 to accommodate construction traffic as well as the anticipated Project traffic. No roadway improvements are anticipated to be needed to provide access to the site.

Key Findings

The key findings related to traffic operation and site access are summarized below:

- Primary access to the site will be via Midway Road.
- The peak of construction is anticipated to require workforce of approximately 60 to 90 persons, temporarily adding approximately 60 to 90 vehicles to Midway Road per day.
- Only three to four employees are anticipated to be onsite periodically during normal project operations with only two anticipated during night shifts.
- Due to the low traffic volumes, neither the construction nor the operational traffic is expected to significantly impact the adjacent roadway system.
- Road capacities on Midway Road, Cornman Road and Montgomery Road are adequate to accommodate deliveries of construction materials and construction workforce traffic.
- No offsite road improvements are needed as part of the Project with the exception of new driveway connections to Midway Road.

Sincerely,



Aubrey Thomas, PE
Principal
HILGARTWILSON

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Mary Ellen Sheppard
Deputy County Manager

Himanshu Patel
Deputy County Manager

Open Space, Trails & Regional Parks Department
Development Review Comment Letter

Project Name: Project Bella
Case Number: PZ-PA-008-24
Reviewed By: Kelley Fox, Urban Wildlife Planner
Review Type: Major Comprehensive Plan Amendment
08/01/2024

Comment #	RESPOND TO ALL COMMENTS
1	There is substantial riparian habitat that transects the project area. Riparian habitat is considered to be of critical environmental importance, and is to be protected during development. Its protection is supported by Pinal County's Comprehensive Plan policies 3.1.4.1, 3.9.1.4, and 7.1.2.4, along with Development services code 2.176.090E and 2.176.100D. The AZGFD ERT mapping tool can be used to view the recorded riparian habitat within the project area. A minimum 50ft buffer around riparian habitat (including xeri-riparian) and wildlife friendly fencing is recommended to be incorporated into the project development plan. Information and guidelines concerning riparian habitat within Pinal County can be found below: https://s3-us-west-2.amazonaws.com/azgfd-portal-wordpress-pantheon/wp-content/uploads/archive/PinalCounty_RiparianGuides_FINAL.pdf
2	Canal systems and irrigation systems have been shown to provide movement corridors and habitat for wildlife. A 50ft buffer around canals/irrigation systems and wildlife friendly fencing is recommended to be incorporated into the project development plan.
3	Noxious weeds, such as *Oncosiphon piluliferum,* have become increasingly problematic in areas of development/ large projects where vegetation management plans are not created or maintained. Due to the increasing threat noxious weeds, have on the Sonoran desert and Pinal County landscape it is recommended that the applicant incorporate invasive species/noxious weed management plans for development. Information regarding noxious weeds and the state legislation associated with them can be found on the Arizona Department of Agriculture's website.
4	During the development of our master plan, incorporation of planning documents from municipalities occurred. Our master plan shows an "existing/planned" open space in the Greene wash area from the City of

	Maricopa and Casa Grande planning documents. It is recommended the applicant correspond with the City of Maricopa and Casa Grande for review and to incorporate any open space details not accounted for in this review into the narrative/plan of development.
5	Review AZGFD fencing guidelines which are in consonance with Pinal County expectations below: https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf
6	Review and incorporate department guidelines regarding development within/around designated and proposed open space. https://www.pinal.gov/DocumentCenter/View/662/Open-Space-and-Recreation-Area-Design-Guidelines-Manual-PDF
7	Any clarifications regarding these comments or recommended guidelines can be directed towards Kelley Fox via email Kelley.fox@pinal.gov or via phone at 520-866-6661

Project Name: Project Bella
Case Number: PZ-PA-008-24
Reviewed By: Arizona Game and Fish Department
Major Comprehensive Plan Amendment 60 day agency review

	Comments
General	The Department recommends conducting surveys in the project areas to determine species presence. These surveys should be of sufficient duration and intensity to adequately assess all habitat types and potential wildlife species occurrence in and adjacent to the project area. Department staff are available to assist project proponents in determining appropriate surveys to conduct and design features and best management practices that can help minimize potential.
General	The project contains documented occurrences of desert tortoise, Greene Wash and Reservoir, identified riparian movement area, identified open space corridor, and identified riparian habitat.
General	Department encourages consideration and incorporation of setbacks and design recommendations from the Pinal County Open Space, Parks and Trails Plan (Pinal 2007), Pinal County Open Space and Recreation Area Guideline Manual (2012), Pinal County Floodplain Management Ordinance (2019), and lighting ordinances to be consistent with the vision of Pinal County.
Open Spaces	The proposed project has the potential to impact the open space and riparian habitat within the project area. There is not enough information made available to determine the impacts at this time by the Department. Once further information is made available, recommendations specifics would be available.
Riparian	The Project Bella land-use change project includes identified riparian habitat within and adjacent to the project area. The Department recognizes riparian habitats as areas of environmental importance to wildlife and encourages management practices that maintain current riparian areas. The Department recommends buffering these areas from development infrastructure to maintain wildlife access and connectivity and Department staff are available to assist in determining appropriate setbacks and other measures to protect these areas. Please refer to the Riparian Area Guidelines for Pinal County.
General	The Department recommends conducting surveys in the project areas to determine species presence. These surveys should be of sufficient duration and intensity to adequately assess all habitat types and potential wildlife species occurrence in and adjacent to the project area. Department staff are available to assist project proponents in determining appropriate surveys to conduct and design features and best management practices that can help minimize potential

	The Department offers the following recommendations to reduce potential impacts to wildlife and habitat for all proposed projects:
Wildlife	The Sonoran pronghorn, listed as endangered under the Endangered Species Act, could occur in the project area and adjacent lands for Project Bella. Sonoran pronghorn have specific habitat requirements based on their life history and survival strategy. The Department would like to work with the project proponent to minimize any potential impacts to this species. The Department recommends scheduling construction activities outside the fawning season for Sonoran pronghorn (February 1 to July 15) and requests coordination prior to construction activities in order to exchange information on current Sonoran pronghorn use in the project area. If pronghorn are detected during project activities, please notify the U.S. Fish and Wildlife Service (USFWS) and the Department's Sonoran Pronghorn Program Lead mailto:rgardner@azgfd.govas soon as possible.
Wildlife	Potential habitat for the Sonoran desert tortoise, which is a federal and state species of special concern and is covered under a Candidate Conservation Agreement, is present/adjacent within the project area. The Department recommends conducting surveys, in accordance with the Desert Tortoise Survey Guidelines for Environmental Consultants, to determine the presence of this species or its habitat. If tortoises are identified, please refer to and implement the Recommended Standard Mitigation Measures for Projects in Sonoran Desert Tortoise Habitat and Guidelines for Handling Sonoran Desert Tortoises Encountered on Development Projects.
Wildlife	Suitable habitat for the western burrowing owl, a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), is present within or adjacent to the project area for Cactus Flower. The Department recommends conducting occupancy surveys for this species in advance of the design phase to understand distribution of burrowing owls in the project site; avoidance of a large burrowing owl population may be advisable over removal or other conservation measures. Guidelines for conducting this survey are found in *Burrowing Owl Project Clearance Guidance for Landowners*. Please note that the survey should be conducted by a surveyor who is certified by the Department or has similar training and qualifications. If an active burrowing owl burrow is detected, please contact the Department and the USFWS for direction, in accordance with the guidelines.
Wildlife	The Department recommends conducting surveys for nesting birds prior to vegetation removal and/or construction activities that occur during the breeding season. The vegetation within the project area may provide nesting opportunities for avian species that are regulated under the Migratory Bird Treaty Act (MBTA). If it is anticipated the project will not be in compliance with

	MBTA, the Department recommends contacting the USFWS for technical assistance.
	Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations (Davies et. al. 2013). If construction activities will take place during the night, the Department recommends using only the minimum amount of light needed for safety, due to the proximity to identified bat colonies within 3-miles of the Project area. The Department encourages the use of motion sensing lighting and "warmer" narrow spectrum lighting (amber, orange, red) wherever possible to lower the range of species affected by lighting. Also, please consider shielding, canting, or cutting all lighting, where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.
Site Plan	The Department recommends incorporating open unfenced corridors across the project area into the project design to facilitate wildlife movement, including within upland habitats as well as maintaining the ephemeral washes that occur in the project area in their natural state without fencing or other barriers to wildlife movement. These washes serve multiple functions in the ecosystem, including landscape-level conveyance corridors for wildlife movement.
Site Plan	The Department's Wildlife Compatible Fencing Guidelines provide information on how fencing impacts wildlife, ways to design fencing to prevent wildlife entanglement and impalement, and to ensure wildlife movement is not restricted. Department personnel are available as resources to help determine appropriate fencing design and layout that will achieve its objective while reducing impact on wildlife, such as leaving a 6–8-inch gap between the ground surface and bottom of the fence to allow for smaller wildlife species to move freely through the area and make use of any habitat within the project boundary.
Vegetation	Please ensure the Project complies with Arizona Native Plant Law regulations. A Native Plant Inventory may also be needed to be conducted to identify, record, and coordinate plant salvage efforts for species that are Protected under the Arizona Native Plant Law.
Vegetation	To minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens, the Department encourages taking precautions to wash and/or decontaminate equipment before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds and the Arizona Native Plant Society for recommendations on how to control them. To view a list of documented invasive species or to report invasive species in or

	near the Project area, visit iMapInvasives, which is a national cloud-based application for tracking and managing invasive species.
Vegetation	The Department recommends revegetating disturbed areas with native drought-tolerant species that represent the natural surrounding landscape. Landscaping with native plants can help support wildlife and pollinator species in the area while reducing dust and erosion. In addition, the applicable land management agencies should be consulted regarding guidelines for revegetation efforts.

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Hayden Lipsky, 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:
Aug. 15, 2024

NOTICE ID: xvLTdUnigaWwzZ6HtO6j
NOTICE NAME: PZ-PA-008-24

(Signed) Hayden Lipsky

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: 08/16/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE IRONWOOD ROOM, (HISTORIC COURT HOUSE) 135 NORTH PINAL STREET, FLORENCE, ARIZONA 85132, 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 5th DAY OF AUGUST 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: Aug 15, 2024

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Withey Morris Baugh PLC
104 Country Club Lane
Butte MT 59701

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:

08/14/2024

and that the fees charged are legal.
Sworn to and subscribed before on 08/14/2024

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commission expires

Publication Cost:	$1706.00	
Tax Amount:	$0.00	
Payment Cost:	$1706.00	
Order No:	10466804	# of Copies:
Customer No:	1476382	0
PO #:	LAZS0142111	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE IRONWOOD ROOM, (HISTORIC COURT HOUSE) 135 NORTH PINAL STREET, FLORENCE, ARIZONA 85132, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

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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

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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
August 14 2024
LAZS0142111

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

Sign Company Representative

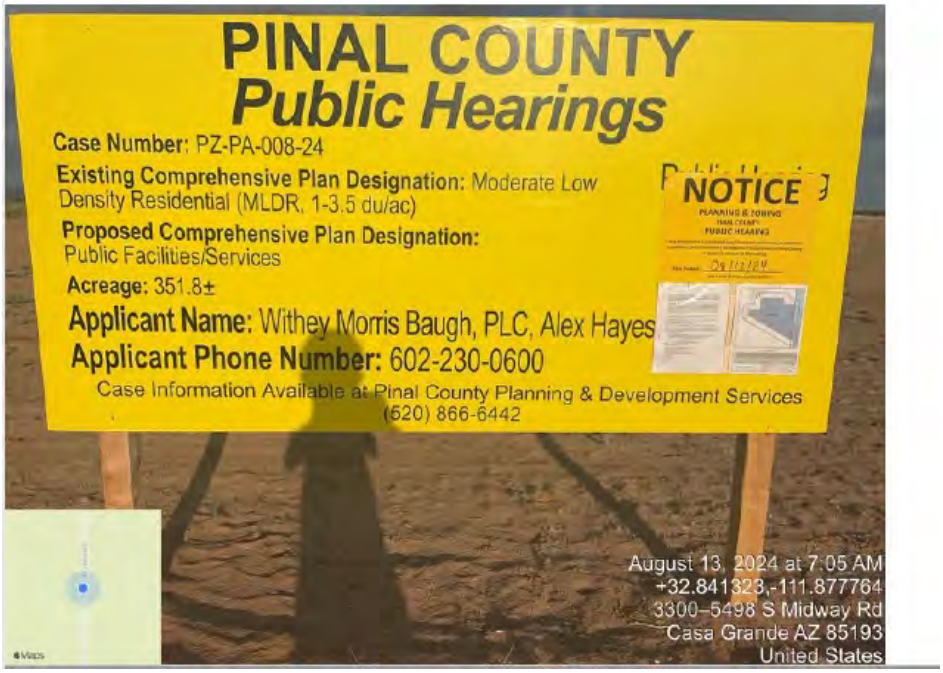
Subscribed and sworn to be on 08/13/24 by Meghan Liggett.

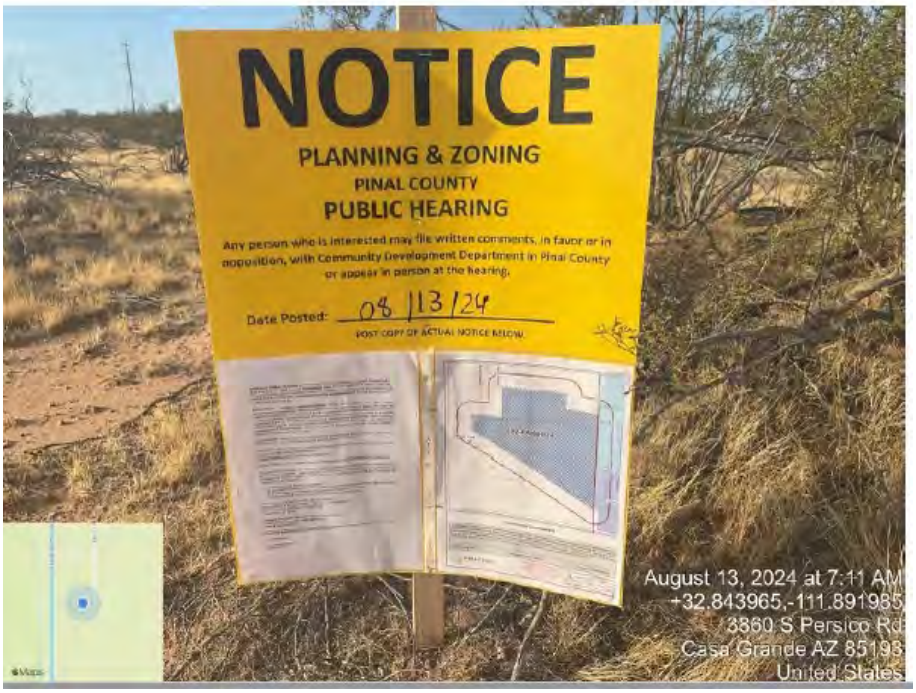
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

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
August 13, 2024 at 7:05 AM
+32.841323,-111.877764
3300–5498 S Midway Rd
Casa Grande AZ 85193
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW
August 13, 2024 at 7:11 AM
+32.843965,-111.891985
3860 S Persico Rd
Casa Grande AZ 85193
United States

AFFIDAVIT OF NOTIFICATION

I, Alex Hayes, Applicant for case PZ-PA-008-24, confirm that notice as required for the case has been mailed or delivered to property owners within 600' of the proposed project boundary at least 15 days before the Citizen Advisory Committee Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

Applicant

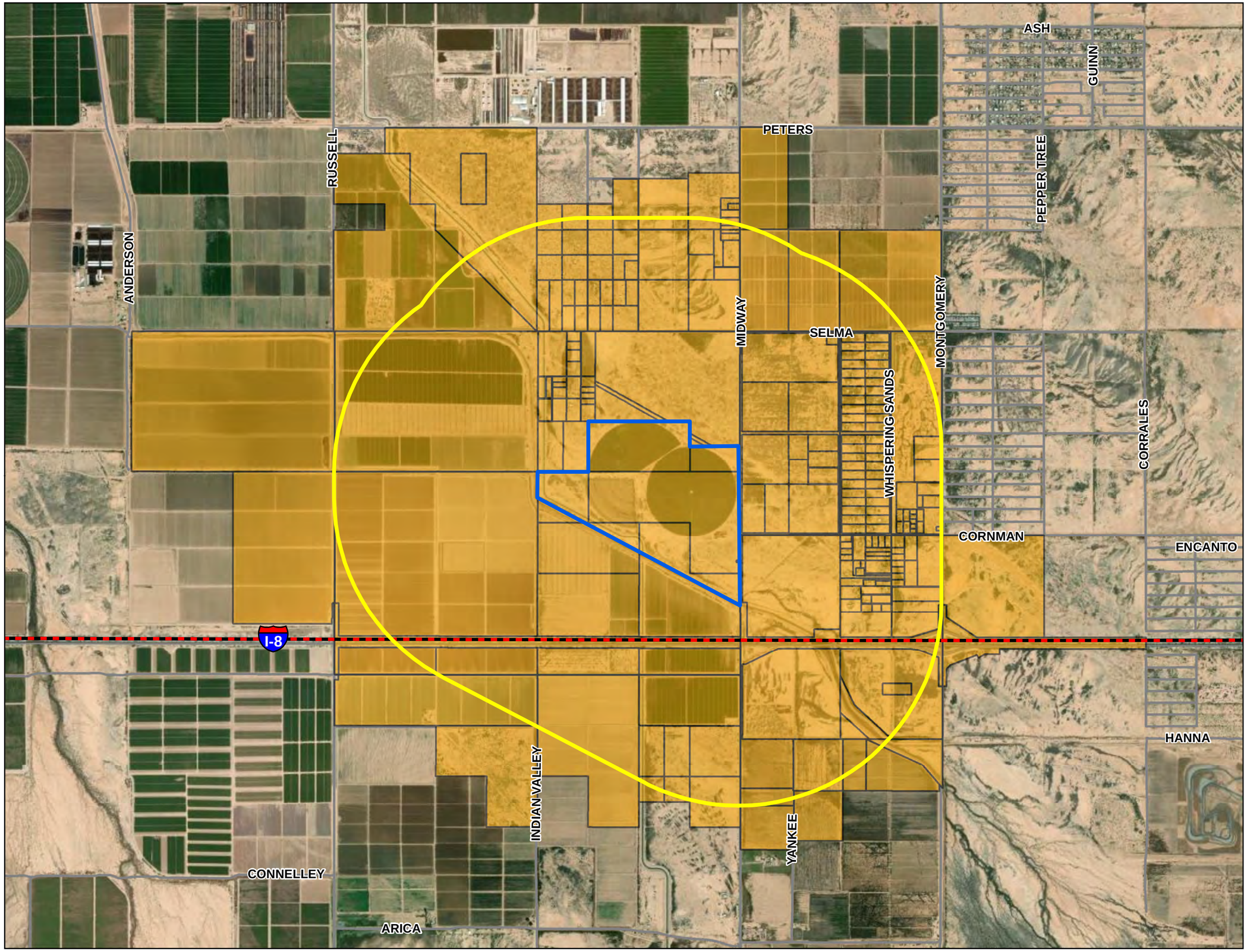
STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Alex Hayes this 20th day of August, 2024.

Notary Public

My Commission Expires: February 22nd, 2026

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



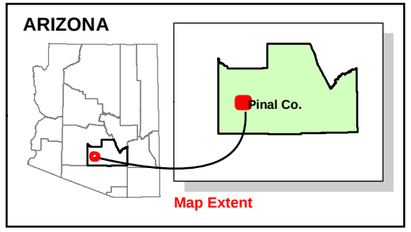
Legend

- 1-Mile Buffer
- Interstate Highway
- Road
- Project Boundary
- Parcels to be Notified

0 0.25 0.5 0.75 1

Miles

SPCS NAD 83, AZ Central, US Ft.
Data Sources: BLM, ESRI, Pima Co., Pinal Co., USGS.
F\...Serrano Solar\Serrano Solr Gen-Ties 052221.mxd 5/22/2021 sjw



Project Bella

1 Mile Boundary

Map Extent: Pinal Counties, AZ

Date: 3.25.24		Author: tlu

,

CENTRAL PARK WEST NY LLC
913 SUMNER PL
LAS CRUCES, NM 88001

MONTGOMERY I8 LLC
271 WINSLOW WAY E # R UNIT ...
BAINBRIDGE ISLAND, WA 9811...

,

CARRILLO RODOLFO & PETRA
1986 S 141ST PL
GILBERT, AZ 85295

,

,

TPK LLC
3219 E CAMELBACK RD STE 78...
PHOENIX, AZ 85018

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

,

LARA DANIEL
17221 GLENBURN AVE
TORRANCE, CA 90504

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

,

HUSTEAD HOLDINGS LLC
179 S 1160 WEST CIR
SAINT GEORGE, UT 84770

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

,

LAKE POWELL INVESTMENT C...
MAIL RETURN
,

STATE OF ARIZONA
PO BOX 1348
FLORENCE, AZ 85132

SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER, AZ 85248

WAGON WHEEL INVESTMENTS...
3690 E AQUARIUS PL
CHANDLER, AZ 85249

MONTGOMERY I8 LLC
271 WINSLOW WAY E UNIT 107...
BAINBRIDGE ISLAND, WA 9811...

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

STINSON GARY L & SHARON M
6111 N 2ND AVE
PHOENIX, AZ 85013

MIDWAY FLOOD CONTROL DIS...
1115 E COTTONWOOD LN STE ...
CASA GRANDE, AZ 85122

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

RINK GLENN
801 W BIRCH AVE
FLAGSTAFF, AZ 86001

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

CRIMMINS DAVID L & STEPHAN...
5420 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

MONTGOMERY ACRES LLC
2683 E MEAD PL
CHANDLER, AZ 85249

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

GALDAMEZ EDGAR & SALVATIE...
4640 N 29TH ST
PHOENIX, AZ 85016

SILVER DAVID JA
33789 N BARBARA DR
SAN TAN VALLEY, AZ 85142

QUILLEN CINDY L
5180 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

PEREZ JOSE ANTONIO & JASMI...
11 N PRIMROSE LN
MARICOPA, AZ 85138

RIORDAN NEPHI & STEPHANIE ...
210 W FLORENCE BLVD
CASA GRANDE, AZ 85122

CHRISTY HAN R & JUNGHI TRS
6319 W REDFIELD RD
GLENDALE, AZ 85306

HEICK CLIFFERD CURRY
27795 W CORNMAN RD
CASA GRANDE, AZ 85193

GARCIA ERIC
5338 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

NUNNINK THEODORE E & MAR...
5190 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CASTILLO ANTONIO B & MARIA...
27847 W CORNMAN RD
CASA GRANDE, AZ 85193

ALCANTAR JUANITA
5268 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

NOBLE ROBERT L & FRERICHS...
5060 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

PALM LANE PROPERTIES LLC
42097 N COYOTE RD
SAN TAN VALLEY, AZ 85140

RIORDAN NEPHI & STEPHANIE ...
210 W FLORENCE BLVD
CASA GRANDE, AZ 85122

M & M HOMESTEADS LLC
5106 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CHASE LARYSSA RAE & JOSHU...
5068 S COYOTE LN
CASA GRANDE, AZ 85193

HUBBELL AMBER
5250 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

SALT RIVER PROJECT AG IMP ...
PO BOX 52025
PHOENIX, AZ 85072

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

LONG BUDDY K & MENDOZA DI...
5000 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

,

QUILLEN CINDY L
5180 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

OU-YANG CHING KUN & BIE YU
17916 CLAIRESS LN
MANOR, TX 78653

PAPPAS DONNA
27504 W CORNMAN RD
CASA GRANDE, AZ 85193

MONTER DAVID M & PAULA M T...
5106 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

SALT RIVER PROJECT AG IMP ...
PO BOX 52025
PHOENIX, AZ 85072

FIGUEROA LUIS & CARMEN H
27788 W CORNMAN RD
CASA GRANDE, AZ 85193

QUILLEN CINDY L
5180 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

AMEZQUITA ALEJANDRO EDUA...
5622 W MONTEROSA ST
PHOENIX, AZ 85031

MATHEY ROBERT N
3465 N COCHISE STRONGHOL...
COCHISE, AZ 85606

LA PAJARA PINTA LLC
4802 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

VIEZCAS ALFREDO
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

CHAMPAGNE-BAKER KATHERIN...
2918 E SIERRA VISTA RD
TUCSON, AZ 85716

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

GOLLIHER LINDA
27588 W CORNMAN RD
CASA GRANDE, AZ 85193

DEMAR MILLER M & SUSANNE ...
1370 W LOBO AVE
MESA, AZ 85202

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

BRUCE ANTHONY
27560 W CORNMAN RD
CASA GRANDE, AZ 85193

GUNDERMAN WILLIAM
4546 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

RUMMEL KENNETH L & ANDEL...
4702 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

CRAIG MICHAEL D & CAREY A
4547 S MAMMOTH DR
CASA GRANDE, AZ 85193

KNOEPFLE NOLAN N
1431 E EMERALD AVE
MESA, AZ 85204

NGUYEN RUBIE
4169 PEBBLE POINTE LN
LILBURN, GA 30047

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

SPENCER WALTER D & DEBOR...
27534 W CORNMAN RD
CASA GRANDE, AZ 85193

STIGARS TAMMY J
4688 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

ELLIOTT NANCY E
4847 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

POWELL BILL & SUSAN
4689 S MAMMOTH DR
CASA GRANDE, AZ 85193

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

SANTOS GLORIA A
4770 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

BUI TUONGLINH & TRUCLINH
10521 E DRAGOON AVE
MESA, AZ 85208

MARQUEZ FRANK & BRIDGET
4762 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

MEJIA RAMIRO
4616 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

ATSS INCOME PROPERTIES LL...
PO BOX 378
PARKER, CO 80134

AVERY JASON & TABITHA
4763 S MAMMOTH DR
CASA GRANDE, AZ 85193

JIMENEZ MARIA
4617 S MAMMOTH DR
CASA GRANDE, AZ 85193

GORDON KERIN ANN
4476 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

HARPER DENNIS W & CARRIE
2314 MAZATZAL ST
SHOW LOW, AZ 85901

MOORE ELVIN B & JACQUELYN...
4263 S MAMMOTH DR
CASA GRANDE, AZ 85193

TRIPLE R-5422 LLC
20871 SE 42ND ST
MORRISTON, FL 32668

JORDE HACIENDA INC
MAIL RETURN
,

DESERT STAR VENTURES LLC
10335 N GERONIMO DR
CASA GRANDE, AZ 85122

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

MOSSON VERONICA A
928 N KADOTA AVE
CASA GRANDE, AZ 85122

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON,, TX 77210

COLWELL WALTER H TR
4405 S MAMMOTH DR
CASA GRANDE, AZ 85193

LEWIS EDWARD & GWENDOLY...
4194 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

MARQUEZ DANIEL
4029 S MAMMOTH DR
CASA GRANDE, AZ 85193

MALDONADO PROPERTIES LLC
MAIL RETURN
,

SPOO HEATHER D
4195 S MAMMOTH DR
CASA GRANDE, AZ 85193

CONAWAY LAURA ANNE TR
4028 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

LOMELI PETER C LIVING TRUS...
4334 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 10...
MESA, AZ 85209

PHAN LY T & VO NHI Y
6 HORTON PL
MILTON, MA 02186

WEST BILLY
4335 S MAMMOTH DR
CASA GRANDE, AZ 85193

MAXIMILLIAN INVESTMENT CO ...
11825 N 55TH PL
SCOTTSDALE, AZ 85254

HICKS STANLEY J
4501 DUSTY TRAIL ST
NORTH LAS VEGAS, NV 89031

SHELBRACK RICHARD M REV F...
16803 W SENNA CT
SURPRISE, AZ 85387

MOORE DEBORAH A
27849 W KIN LI CHEE AVE
CASA GRANDE, AZ 85193

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

MAXIMILLIAN INVESTMENT CO ...
11825 N 55TH PL
SCOTTSDALE, AZ 85254

PALMER FRANCIS L JR & GUEN...
7063 PORTER RD
GRAND BLANC, MI 48439

HORTON TERRY & TIFFINEY
1833 E JULIE DR
TEMPE, AZ 85283

ELKINS ETHAN S & KRISTINA
4262 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

NGUYEN DUNG Q
4169 PEBBLE POINTE LN
LILBURN, GA 30047

BRUNO KARRY ANN
1157 E AVENIDA FRESCA
CASA GRANDE, AZ 85122

T & K INVESTMENTS
PO BOX 189
STANFIELD, AZ 85172

REAGAN LINDA G
3860 S PERISCO RD
CASA GRANDE, AZ 85122

ALBRIGHT LARRY S
3676 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

PEARCE BUDD E
3888 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CERVANTES JOSE
3751 S PERSICO RD
CASA GRANDE, AZ 85193

EVANS JAMES F
NO ADDRESS GIVEN
,

CASARES ANTONIO
16740 W PIONEER ST
GOODYEAR, AZ 85338

FEDERAL NATIONAL MORTGAG...
5600 GRANITE PKWY APT VII
PLANO, TX 75024

NICHOLS JOSEPH M PATRICK
MAIL RETURN
,

CAZARAS ANTONIO
16740 W PIONEER ST
GOODYEAR, AZ 85338

DICKSON JERRY EDWARD
3746 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

EVANS JAMES F
63 TENNESSEE ST
REDLANDS, CA 92373

DIAMOND IMANI
MAIL RETURN
,

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 10...
MESA, AZ 85209

MCCASLIN JOHN I
1185 E CORDOVA AVE
CASA GRANDE, AZ 85122

REAGAN LINDA G
3860 S PERISCO RD
CASA GRANDE, AZ 85193

AVRAMOVIC VERA
1807 E MENLO ST
MESA, AZ 85203

VILLEGAS GUILLERMO VALDEZ
6015 S 14TH PL
PHOENIX, AZ 85042

REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE, AZ 85122

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

WHITTEMORE STEVEN B & ELA...
3607 S MAMMOTH DR
CASA GRANDE, AZ 85193

BARTELS BRETT A & PAULA
1471 N KOENIG DR
CASA GRANDE, AZ 85122

RAMIREZ CHRISTOPHER T
1338 E DESERT FERN TRL APT ...
CASA GRANDE, AZ 85122

SMITH JAMES WILLIAM & SUSA...
3606 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

SEIDENSTRICKER MATHEW
3816 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON,, TX 77210

VARGAS SONIA M
3537 S MAMMOTH DR
CASA GRANDE, AZ 85193

FUENTES JONATHAN RAMIREZ ...
3809 S PERSICO RD
CASA GRANDE, AZ 85193

WHITFIELD BOB & BARBARA
3677 S MAMMOTH DR
CASA GRANDE, AZ 85193

LEYVAS MARGARITA
3536 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

BAXTER VISMINDA G SURVIVO...
3463 S MAMMOTH DR
CASA GRANDE, AZ 85193

CASHMERE HOMES LLC
3290 S MONTGOMERY RD
CASA GRANDE, AZ 85193

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

HOBDEN STEVEN
3462 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

KZAZ LLC
2172 M AVE
WILLIAMSBURG, IA 52361

CALLAWAY JON M & RHODES-...
30043 W BLACKMORE RD
CASA GRANDE, AZ 85193

CHAPMAN BERT
3395 S MAMMOTH DR
CASA GRANDE, AZ 85193

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

FIEDLER JENNIFER
29915 W BLACKMORE RD
CASA GRANDE, AZ 85193

MOODY JOE
3394 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

GUTIERREZ JUAN M & ROSA M
716 E MANOR DR
CASA GRANDE, AZ 85122

LA MANCHA RIDGE LLC
3806 WEATHERLY CIR
WESTLAKE VILLAGE, CA 91361

REEFER RONALD C & DONNA J...
598 GIRTY RD
SHELOCTA, PA 15774

MORGENTHAL MARY J
7026 N 22ND DR
PHOENIX, AZ 85021

VIEZCAS ALFREDO & RUELAS ...
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

GAUTHIER DAVID R II
2558 W MEDINA AVE
MESA, AZ 85202

LY TAI T
3015 W MARCONI AVE
PHOENIX, AZ 85053

MAUS STEVEN & SHARON
28051 W SELMA HWY
CASA GRANDE, AZ 85193

CARAVELLO DELORES P
8832 E PUEBLO AVE LOT 2
MESA, AZ 85208

WOODS DANIEL & CATHERINE
2925 E RIGGS RD BOX 174
CHANDLER, AZ 85249

ARTEMAN MELISSA L
3342 S WHISPERNG SAND DR
CASA GRANDE, AZ 85193

CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE, AZ 85193

YANG DEBORA MEI-HSUN
5912 RUTLEDGE LN
AUSTIN, TX 78745

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 10...
MESA, AZ 85209

CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE, AZ 85193

MACAK JOHN
2300 S MIDWAY RD
CASA GRANDE, AZ 85193

BYCIUK MIKE & BONNIE SUE
3123 N 78TH ST
MESA, AZ 85207

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

PULIDO MARIANO BONILLA & H...
6643 W MCKINLEY ST
PHOENIX, AZ 85043

RYL-KUCHAR EDGARDO & ROS...
2724 S SLOANE RD
CASA GRANDE, AZ 85193

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY, AZ 85253

MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA, AZ 85138

CASA IN CASA PROPERTIES LL...
6730 E MCDOWELL RD STE 136
SCOTTSDALE, AZ 85257

EVERLASTING INVESTMENTS L...
1664 W MERRILL LN
GILBERT, AZ 85233

MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA, AZ 85138

MASYNO LAND HOLDINGS LLC
PO BOX 520
COOLIDGE, AZ 85128

HANKS AUDREY A
14022 BOLIVER DR
SUN CITY, AZ 85351

MARQUEZ RAYMUNDO
3012 PRAIRIE BLF
SEGUIN, TX 78155

HANKS AUDREY A
14022 BOLIVER DR
SUN CITY, AZ 85351

MACIAS MIGUEL H
29048 W BELKNAP RD
CASA GRANDE, AZ 85193

BOHANON GRISELDA
MAIL RETURN
,

MACIAS MIGUEL H
2658 S MIDWAY RD
CASA GRANDE, AZ 85193

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY, AZ 85253

BOHANON GRISELDA
27693 W TALIS LN
CASA GRANDE, AZ 85193

AGUILAR ANGELICA
12424 W HIDALGO AVE
AVONDALE, AZ 85323

,

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY, AZ 85253

,

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

DAY TERRY E
2622 S SLOANE RD
CASA GRANDE, AZ 85193

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

CASA IN CASA PROPERTIES LL...
6730 E MCDOWELL RD STE 136
SCOTTSDALE, AZ 85257

MARICOPA-STANFIELD IRRIGAT...
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

CASA IN CASA PROPERTIES LL...
6730 E MCDOWELL RD STE 136
SCOTTSDALE, AZ 85257

RHODES BRIAN SCOTT
PO BOX 11090
CASA GRANDE, AZ 85130

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

HAWKINS EDWARD JR
26 RAINEY CT
COLUMBIA, SC 29229

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

BRUNO WILLIAM S
PO BOX 1630
CHANDLER, AZ 85244

MARICOPA STANFIELD IRRIGAT...
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138

RESERVOIR FAVOR INVESTME...
6034 S 20TH GLN
PHOENIX, AZ 85041

MARICOPA STANFIELD IRRIGAT...
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138

BRUNO WILLIAM S
PO BOX 1630
CHANDLER, AZ 85244

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

GRADO RAFAEL JR
3646 W RUE DE LAMOUR AVE
PHOENIX, AZ 85029

MUNOZ MARIO ROLANDO JR
27639 W CORNMAN RD
CASA GRANDE, AZ 85193

RENTERIA JOSE
1340 W TAMARISK ST
PHOENIX, AZ 85041

RENTERIA JOSE
1340 W TAMARISK ST
PHOENIX, AZ 85041

GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE, AZ 85193

GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE, AZ 85193

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Bailee Liston, 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:
Sep. 5, 2024

NOTICE ID: HxoxwrcB9VpPCOKVNPhu
NOTICE NAME: PZ-PA-008-24

Bailee Liston

(Signed)_____

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Subscribed in my presence and sworn to before me on this: 09/06/2024

Shannea H. Holmes

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 25TH DAY OF SEPTEMBER 2024, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH 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 26th DAY OF AUGUST 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

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:

09/03/2024

and that the fees charged are legal.
Sworn to and subscribed before on 09/03/2024

Legal Clerk

Notary, State of WI, County of Brown

9/19/25

My commission expires

Publication Cost:	$1727.00	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

PZ-PA-008-24

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 25TH DAY OF SEPTEMBER 2024, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH 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 26th DAY OF AUGUST 2024, by Pinal County Community Development Department.

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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
September 3 2024
LAZS0151098

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 08/29/24 by Meghan Liggett.

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

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

MaryBeth Conrad
Notary Public

My Commission expires: 10-25-24


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/29/24
POST COPY OF ACTUAL NOTICE BELOW.
PZ-PA-038-24
Maps
August 29, 2024 at 6:05 AM
+32 843968 -111 891939
3860 S Persico Rd
Casa Grande AZ 85193
United States


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
Date Posted: 08/13/24
Maps
August 29, 2024 at 6:00 AM
+32.841343,-111.877767
3300–5498 S Midway Rd
Casa Grande AZ 85193
United States

AFFIDAVIT OF NOTIFICATION

I, Alex Hayes, Applicant for case PZ-PA-008-24, confirm that notice as required for the case has been mailed or delivered to property owners within 600' of the proposed project boundary at least 15 days before the Planning and Zoning Commission Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Alex Hayes this 30th day of August, 2024.

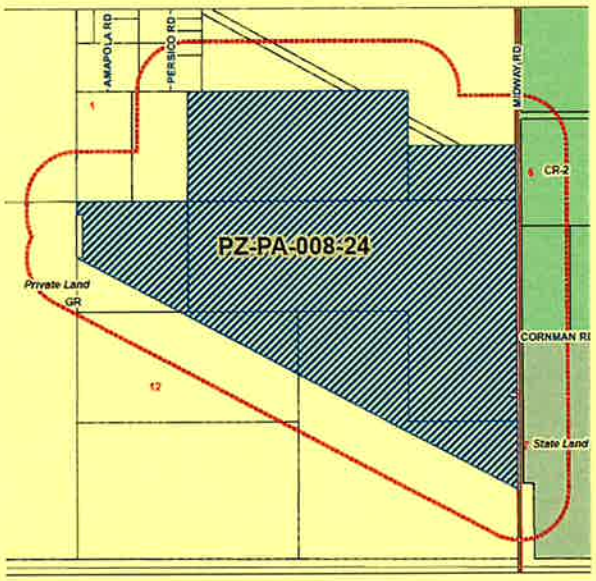
Notary Public

My Commission Expires: February 22nd, 2026

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

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **25TH** DAY OF **SEPTEMBER 2024**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH 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.



DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE:
https://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx

DATED THIS **26th** DAY OF **AUGUST 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:

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

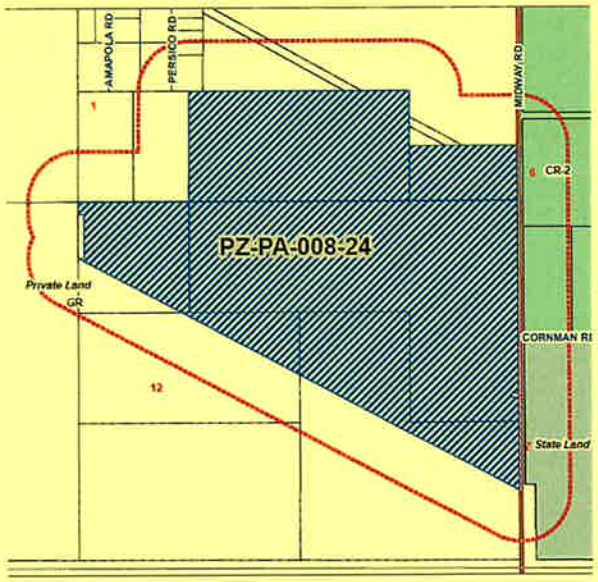
WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: Sangeeta.Deokar@pinalcountyaz.gov Phone: (520) 866-6641

PINAL COUNTY

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **25TH** DAY OF **SEPTEMBER 2024**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

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A brief statement of reasons for supporting or opposing the request
Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS 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@pinalcountyaz.gov Phone: (520) 866-6641

PINAL COUNTY

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WIDE OPEN OPPORTUNITY

PINAL COUNTY
DEVELOPMENT SERVICES DEPARTMENT
P O BOX 749 (85 N FLORENCE ST.,)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

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ALCANTAR JUANITA
5268 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

AMEZQUITA ALEJANDRO EDUA...
5622 W MONTEROSA ST
PHOENIX, AZ 85031

ARTEMAN MELISSA L
3342 S WHISPERNG SAND DR
CASA GRANDE, AZ 85193

ATSS INCOME PROPERTIES LL...
PO BOX 378
PARKER, CO 80134

AVERY JASON & TABITHA
4763 S MAMMOTH DR
CASA GRANDE, AZ 85193

AVRAMOVIC VERA
1807 E MENLO ST
MESA, AZ 85203

BARTELS BRETT A & PAULA
1471 N KOENIG DR
CASA GRANDE, AZ 85122

BAXTER VISMINDA G SURVIVO...
3463 S MAMMOTH DR
CASA GRANDE, AZ 85193

BOHANON GRISELDA
27693 W TALIS LN
CASA GRANDE, AZ 85193

BOHANON GRISELDA
MAIL RETURN

BRUCE ANTHONY
27560 W CORNMAN RD
CASA GRANDE, AZ 85193

BRUNO KARRY ANN
1157 E AVENIDA FRESCA
CASA GRANDE, AZ 85122

BRUNO WILLIAM S
PO BOX 1630
CHANDLER, AZ 85244

BUI TUONGLINH & TRUCLINH
10521 E DRAGOON AVE
MESA, AZ 85208

BYCIUK MIKE & BONNIE SUE
3123 N 78TH ST
MESA, AZ 85207

CALLAWAY JON M & RHODES-...
30043 W BLACKMORE RD
CASA GRANDE, AZ 85193

CARAVELLO DELORES P
8832 E PUEBLO AVE LOT 2
MESA, AZ 85208

CARRILLO RODOLFO & PETRA
1986 S 141ST PL
GILBERT, AZ 85295

CASA IN CASA PROPERTIES LL...
6730 E MCDOWELL RD STE 136
SCOTTSDALE, AZ 85257

CASARES ANTONIO
16740 W PIONEER ST
GOODYEAR, AZ 85338

CASHMERE HOMES LLC
3290 S MONTGOMERY RD
CASA GRANDE, AZ 85193

CASTILLO ANTONIO B & MARIA...
27847 W CORNMAN RD
CASA GRANDE, AZ 85193

CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE, AZ 85193

CAZARAS ANTONIO
16740 W PIONEER ST
GOODYEAR, AZ 85338

CENTRAL PARK WEST NY LLC
913 SUMNER PL
LAS CRUCES, NM 88001

CERVANTES JOSE
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CASA GRANDE, AZ 85193

CHAMPAGNE-BAKER KATHERIN...
2918 E SIERRA VISTA RD
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6991 W ASHBY DR
PEORIA, AZ 85383

CHRISTY HAN R & JUNGHI TRS
6319 W REDFIELD RD
GLENDALE, AZ 85306

COLWELL WALTER H TR
4405 S MAMMOTH DR
CASA GRANDE, AZ 85193

CONAWAY LAURA ANNE TR
4028 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CRAIG MICHAEL D & CAREY A
4547 S MAMMOTH DR
CASA GRANDE, AZ 85193

CRIMMINS DAVID L & STEPHAN...
5420 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

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2622 S SLOANE RD
CASA GRANDE, AZ 85193

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1370 W LOBO AVE
MESA, AZ 85202

DESERT STAR VENTURES LLC
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CASA GRANDE, AZ 85122

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MAIL RETURN

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CASA GRANDE, AZ 85193

EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON, TX 77210

ELKINS ETHAN S & KRISTINA
4262 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

ELLIOTT NANCY E
4847 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

EVANS JAMES F
NO ADDRESS GIVEN

EVANS JAMES F
63 TENNESSEE ST
REDLANDS, CA 92373

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GILBERT, AZ 85233

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5600 GRANITE PKWY APT VII
PLANO, TX 75024

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29915 W BLACKMORE RD
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27788 W CORNMAN RD
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FUENTES JONATHAN RAMIREZ ...
3809 S PERSICO RD
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4640 N 29TH ST
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2558 W MEDINA AVE
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GILCHRIST MICHAEL
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GOLLIHER LINDA
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GORDON KERIN ANN
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14022 BOLIVER DR
SUN CITY, AZ 85351

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2314 MAZATZAL ST
SHOW LOW, AZ 85901

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26 RAINEY CT
COLUMBIA, SC 29229

HEICK CLIFFERD CURRY
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CASA GRANDE, AZ 85193

HICKS STANLEY J
4501 DUSTY TRAIL ST
NORTH LAS VEGAS, NV 89031

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TEMPE, AZ 85283

HUBBELL AMBER
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SAINT GEORGE, UT 84770

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WESTLAKE VILLAGE, CA 91361

LA PAJARA PINTA LLC
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17221 GLENBURN AVE
TORRANCE, CA 90504

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3536 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

LOMELI PETER C LIVING TRUS...
4334 S WHISPERING SANDS D...
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LONG BUDDY K & MENDOZA DI...
5000 S WHISPERING SANDS D...
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LY TAI T
3015 W MARCONI AVE
PHOENIX, AZ 85053

M & M HOMESTEADS LLC
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PO BOX 520
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3465 N COCHISE STRONGHOL...
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11825 N 55TH PL
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MONTGOMERY ACRES LLC
2683 E MEAD PL
CHANDLER, AZ 85249

MONTGOMERY I8 LLC
271 WINSLOW WAY E UNIT 107...
BAINBRIDGE ISLAND, WA 98110

MONTGOMERY I8 LLC
271 WINSLOW WAY E # R UNIT ...
BAINBRIDGE ISLAND, WA 98110.

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LILBURN, GA 30047

NGUYEN RUBIE
4169 PEBBLE POINTE LN
LILBURN, GA 30047

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MILTON, MA 02186

POWELL BILL & SUSAN
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PHOENIX, AZ 85043

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CASA GRANDE, AZ 85193

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1338 E DESERT FERN TRL APT ...
CASA GRANDE, AZ 85122

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

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3860 S PERISCO RD
CASA GRANDE, AZ 85122

REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE, AZ 85122

REEFER RONALD C & DONNA J...
598 GIRTY RD
SHELOCTA, PA 15774

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1340 W TAMARISK ST
PHOENIX, AZ 85041

RESERVOIR FAVOR INVESTME...
6034 S 20TH GLN
PHOENIX, AZ 85041

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

RHODES BRIAN SCOTT
PO BOX 11090
CASA GRANDE, AZ 85130

RINK GLENN
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FLAGSTAFF, AZ 86001

RIORDAN NEPHI & STEPHANIE ...
210 W FLORENCE BLVD
CASA GRANDE, AZ 85122

ROYAL ESTATES AT MIDWAY LL...
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FLOWER MOUND, TX 75028

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RYL-KUCHAR EDGARDO & ROS...
2724 S SLOANE RD
CASA GRANDE, AZ 85193

SALT RIVER PROJECT AG IMP ...
PO BOX 52025
PHOENIX, AZ 85072

SANTOS GLORIA A
4770 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

SEIDENSTRICKER MATHEW
3816 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 10...
MESA, AZ 85209

SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER, AZ 85248

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

SHELBRACK RICHARD M REV F...
16803 W SENNA CT
SURPRISE, AZ 85387

SILVER DAVID JA
33789 N BARBARA DR
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SPOO HEATHER D
4195 S MAMMOTH DR
CASA GRANDE, AZ 85193

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

STATE OF ARIZONA
PO BOX 1348
FLORENCE, AZ 85132

STIGARS TAMMY J
4688 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

STINSON GARY L & SHARON M
6111 N 2ND AVE
PHOENIX, AZ 85013

T & K INVESTMENTS
PO BOX 189
STANFIELD, AZ 85172

TPK LLC
3219 E CAMELBACK RD STE 78...
PHOENIX, AZ 85018

TRIPLE R-5422 LLC
20871 SE 42ND ST
MORRISTON, FL 32668

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY, AZ 85253

VARGAS SONIA M
3537 S MAMMOTH DR
CASA GRANDE, AZ 85193

VIEZCAS ALFREDO
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

VIEZCAS ALFREDO & RUELAS ...
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

VILLEGAS GUILLERMO VALDEZ
6015 S 14TH PL
PHOENIX, AZ 85042

WAGON WHEEL INVESTMENTS...
3690 E AQUARIUS PL
CHANDLER, AZ 85249

WEST BILLY
4335 S MAMMOTH DR
CASA GRANDE, AZ 85193

WHITFIELD BOB & BARBARA
3677 S MAMMOTH DR
CASA GRANDE, AZ 85193

WHITTEMORE STEVEN B & ELA...
3607 S MAMMOTH DR
CASA GRANDE, AZ 85193

WOODS DANIEL & CATHERINE
2925 E RIGGS RD BOX 174
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YANG DEBORA MEI-HSUN
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September 4, 2024

Pinal County Development Services Department
85 N. Florence Street
PO Box 749
Florence, AZ 85132

RE: PZ-PA-008-24

To Whom It May Concern:

KZAZ LLC, a wholly owned subsidiary of Kinze Manufacturing, Inc., owns parcel 500-13-0010.

In response to the postcard notice dated August 26, 2024, concerning public hearing for PZ-PA-008-24 on September 25, 2024, KZAZ is NOT OPPOSED to the planned Major Comprehensive Plan Amendment for the purpose of constructing a natural gas-fired power plant on the petitioner's adjacent property. KZAZ's non-opposition is predicated upon the assumption said Amendment will not affect the current classification of KZAZ's property.

While KZAZ will not appear at the September 25, 2024 hearing, it would like ongoing notification regarding developments in this case.

Sincerely,

Jay D. Grimes
Corporate Counsel & Global Business Development
Kinze Manufacturing, Inc.

8-30-24

Case Number PZ-PA-008-24

Amber Hubbell

5250 S. Whispering Sands Dr

Casa Grande, Az 85193

Tax Parcel number 511-05-008E6

To Whom It May Concern:

I am writing in **OPPOSITION** of case number PZ-PA-008-24 for the plan to amend the land use and construct a gas-fired power plant.

The reasons for opposition are the following:

- This is a residential community; people's land are within 1 mile or less of this construction. This type of development will cause great harm to the humans, animals and environment in which it houses. This is not an appropriate site for such construction.
- Our land values will decrease and if we sell, we would never be able to re-purchase anything similar to what we have now.
- Many in the areas produce their own food via growing gardens and raising livestock. This will taint our ability to produce quality safe food.
- The environment can not withstand the amount of disturbance via sound these turbines will be producing. No matter what the latest technology, we have no sound currently to an astronomically loud construction.
- It will require too much water, draining those with personal wells.
- Stanfield will be impacted, and the feedlots and dairy will be put in jeopardy which employ more people than the plant will. They will not have the water to feed and care for the livestock or land which will put many people's livelihoods and homes in danger.
- We are limited with the homeowners' insurances. There is currently one company willing to cover but probably won't with a big gas plant next to it.
- Fire safety, we don't have fire service to protect our homes.
- We have solar panel farms that are taking over we don't need a gas plant in addition to all the solar.
- It will take away the rural way of life and it will only benefit a few.
- Wildlife, nature, environment. It will take all that away. We live in rural areas to protect and enjoy nature. This will ruin everything in the surrounding areas.

In conclusion, I do not believe this is the best place for this type of build and oppose this amendment.

Amber Hubbell

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

PZ-PA--008-24

2 messages

Boyd Smith <Boyd@desertspringsranch.com> Tue, Sep 3, 2024 at 9:48 AM
To: Sangeeta.Deokar@pinalcountyaz.gov

Planning Case Number: PZ-PA--008-24

Boyd Smith, 3290 S Montgomery Road, Casa Grande, AZ 85295

801-718-5622
Parcel number 511-66-001H

I wish to appear and speak and be notified of all development.

I am opposed to the project as it is not consistent with the surroundings, will pollute the air, will provide unsightly light pollution, and will hurt personal property values.

I would support solar and battery only with block wall construction so that it would not be visible, would not pollute the air, nor would it be unsightly or use fossil fuels to produce energy.

This project should be developed in an industrial zone such as neighboring Lucid motors factory not in a rural residential and farming community.

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Tue, Sep 3, 2024 at 12:07 PM
To: Boyd Smith <Boyd@desertspringsranch.com>

Received your letter.
[Quoted text hidden]
--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

PZ_PA-008-24

3 messages

Christy <etsiec001@gmail.com> Thu, Aug 29, 2024 at 6:49 PM
To: "sangeeta.deokar@pinalcountyaz.gov" <sangeeta.deokar@pinalcountyaz.gov>

Dear Ms. Sangeeta Deokar,
Per our phone conversation,
I am emailing you my statement to qualify me for further notifications.

Planning Case # PZ-PA-008-24
Name : Junghi Christy
Address: 6991 W. Ashby Dr. Peoria AZ 85383
Telephone #: 623 521 3963
Property parcel # :
500 17 00 300

500 17 00 2A9

500 17 002 B7

500 17 002 c5

500 19 00 108

I am opposing for the reasons:

1. Harmful to human health - respiratory illnesses, fatigue, headaches, and dizziness, as well as adversely impact the health of unborn babies, lung cancer and more....

2. Impacts on soil, water, and air quality

3. Impacts on water quantity and quality

4. Property devaluation

I am not planning to speak at the hearing (9/5/2024).

Will there be open question session? I may have some questions to the committee.

Please let me know you received this email,

Regards,

Junghi Christy

Christy <etsiec001@gmail.com> Thu, Aug 29, 2024 at 7:13 PM
To: "sangeeta.deokar@pinalcountyaz.gov" <sangeeta.deokar@pinalcountyaz.gov>

Dear Ms. Sangeeta Deokar,
The public hearing on 9/5/24 is about the Major Comprehensive Plan amendment!
Could you please let me know what this major comprehensive plan amendment is about?
Thanks,
Junghi Christy
[Quoted text hidden]

Christy <etsiec001@gmail.com> Tue, Sep 3, 2024 at 10:40 AM
To: "sangeeta.deokar@pinalcountyaz.gov" <sangeeta.deokar@pinalcountyaz.gov>

ON 08/29/24, I have sent you my statement to qualify me for further notifications - see below .
Please let me know if you received it.
Thanks,
JUnghi

On Thu, Aug 29, 2024 at 6:49 PM Christy <etsiec001@gmail.com> wrote:
[Quoted text hidden]

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Subject: Planning Case Number PZ-PA-008-24

2 messages

Ed Kuchar <edkuchar1@aol.com> Wed, Sep 4, 2024 at 8:18 AM
Reply-To: Ed Kuchar <edkuchar1@aol.com>
To: "Sangeeta.Deokar@pinalcountyaz.gov" <Sangeeta.Deokar@pinalcountyaz.gov>

From:
Edgardo Ryl-Kuchar
2724 South Sloane Road
Casa Grande, Arizona 85193
Phone: 815-353-9516
email: edkuchar1@aol.com
Tax Parcel Number: 503-01-064-B

Subject: Opposition of Major Comprehensive Plan Amendment

Request: To Be Heard, Allowed To Speak at Hearing

Request: Future Notification Regarding Project Bella Hearings

Reason for opposition of project:

- Water usage will adversely affect residential well performance.
- Operation of Plant will negatively impact the environment and generate excessive noise.
- BESS system is a major fire safety concern and can readily cause air and and ground contamination, and emissions of poisonous vapors.
- Evaporative ponds are unregulated by EPA, there is no capture system to monitor or prevent odors or possible release of hazardous vapors.
- Property reduced usage, lower values and increased insurance costs will prevail.

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Wed, Sep 4, 2024 at 8:39 AM
To: Ed Kuchar <edkuchar1@aol.com>

Received !
[Quoted text hidden]
--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

PZ-PA-008-24 Project Bella

1 message

Heather Spoo <heather.spoo@yahoo.com> Wed, Sep 4, 2024 at 6:56 PM
To: Sangeeta.deokar@pinal.gov

PZ-PA-008-24 Project Bella
Heather Spoo
4195 S Mammoth Dr Casa Grande, AZ
520-560-0963
Parcel Number 511-57-0320
In opposition of project bella
It threatens to introduce air, light and noise pollution in my neighborhood
I do not wish to appear and be heard at the hearing.

Sent from Yahoo Mail for iPad

28 August 2024

Pinal County Development Services Department
85 N. Florence St
Florence, AZ 85132

RE: **PLANNING CASE # PZ-PA-008-24, PUBLIC HEARING ACTION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT, PINAL COUNTY, AZ**

To Whom It May Concern:

Please accept this letter as my formal, written opposition to the application to amend the land use plan to redesignate 351.8 acres from moderate low density residential (MLDR, 1-3.5 DU/AC) to Public Facilities / Services for a Natural Gas-Fired Power Plant. I will be in attendance at the public hearing on September 5th, 2024, I wish to file this statement of opposition in the public file, and I desire to be heard in person on the 5th.

My name is Joel Kaplan, I reside at 6730 E McDowell Rd #136, Scottsdale AZ 85257, my phone number is 602 840 0080 and I own 10 parcels totaling over 85.13 contiguous acres less than a mile from closest perimeter of the land assemblage proposed for this power plant. These parcels are as follows: Dantez Investments LLC and Casa In Casa Properties LLC. Parcels: 503-01-063A, 503-01-063C, 503-01-063B, 503-01-063D, 503-01-062D, 503-01-062E, 503-01-062F, 503-01-065D, 503-01-06C, 503-01-065B for a total of 85.13 Acres.

Additionally, my 85.13 acres have been actively marketed by my real estate broker since 2023 for sale at $2.2M. My land is zoned for residential use and is surrounded by residential homes and land. I have enclosed a copy of the marketing brochure for your review and consideration.

The data are fairly clear on the impact of a power plant on nearby home values – it usually hurts them. A study from the University of California at Berkeley shows that home values within two miles of a power plant can be decreased between 4 percent and 7 percent. Power plants can emit pollutants that may contribute to adverse health outcomes, such as heart and lung diseases, respiratory and cardiac symptoms, and premature deaths.

There exist an endless number of issues related to the addition of a power plant in close proximity to buildings, land, humans and animals that go back decades, discouraging their construction in less than three miles. Moreover, my intent to sell this land to a housing developer would be prevented as my land would immediately become undesirable to build on, much less live on.

I am happy to elaborate more eloquently in person at the hearing. Feel free to contact me to discuss. Thank you,

Joel Kaplan

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Project Bella / planning case number PZ-PA-008-24

2 messages

Jon 'Cal' Callaway <westernsocialdance@gmail.com> Thu, Sep 5, 2024 at 10:00 AM
To: Sangeeta.Deokar@pinalcountyaz.gov

Overview: opposition support for a large Natural Gas Fired Power Plant being proposed off of Midway and Cornman Road. This project threatens everything what Pinal County stands for.
Our Arizona Corporation Commission and our County Supervisors are selling its residents out to BIG 'out of state' and foreign companies. ---see how disgusting 11 mile corner is looking with all its solar farms and all the new 500kv power lines being run through people's properties.

This Project Bella is bad for the environment spewing toxins that can cause cancer, heart disease and lung disease.
They are proposing deadly and harmful lithiumion battery storage containers for more of their PROFIT (at the expense of our environment and safety) These huge containers take days and some times weeks to extinguish and a great possibilty of a 4 mile radius evacuation until the fire is under control (who pays for moving & maintaining livestock etc.)
--
9 people got injured in an APS battery fire in 2019.*
Currently there is no effective way to extinguish these battery fires and must be left to burn out over the course of weeks.

We need to say "no more", to taking our farm lands and rezoning to industrial.
Our neighborhood is zoned rural ranch.& Now our zoning Commission want to change it to support industrial use and permanently change our way of life (in this neighborhood).
This power plant is projected to use 175,000,000 plus gallons of water annually. Supervisor Miller is on record with Pinal Central saying "farmers are out of water" but yet he is in support of this Bella Project. We have no water to spare.
Farmers are not farming because of water issues but at least one supervisor wants to approve this monstrosity?
Hundreds of homes, farm acres and land owners will be subjected to loud noise (10 gas fire TURBINE TOWERS) 24/7, light pollution,
excessive C02 and N02
Property devaluation of up to 44% of our home values.
Large tanks will house thousands of gallons of AMMONIA on the property. If there is a LEAK, will there be LEGAL IMPACT fees imposed on this private (for profit) company

I wish to appear & speak at this meeting

(Biggest concerns)
WATER,
POLLUTION,
NOISE,
PROPERTY VALUE
INSURABILITY
& unforeseen 'legal' IMPACT issues that might arise

I also wish to be notified of all future meetings regarding this land use matter.

Sincerely
Jon 'Cal' Callaway

I own & live at
30043 West Blackmore Road Casa Grande Arizona 85193

Parcel ID number 50301070E

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Thu, Sep 5, 2024 at 1:30 PM
To: Jon 'Cal' Callaway <westernsocialdance@gmail.com>

Received !
[Quoted text hidden]
--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

power plant west of CG

2 messages

Linda Golliher <linda.golliher@gmail.com> Tue, Sep 10, 2024 at 7:57 AM
To: Sangeeta.Deokar@pinalcountyaz.gov

Hi. I will not be able to attend the hearing on the 25th about the plant going in west of Midway. When this was first presented, I was told that it was to be a solar plant not natural gas.

What is going on? Were we lied to or did the plan change?

I am opposed to the plant based on the release, no matter how small it is, of CO2 as a by-product adding to the greenhouse gases that lead to climate change.

If this is pushed through, it will help make our weather even more extreme.

I have asked for the environmental impact statement but have still not received a copy of it. Can you tell me when this might be published?

Thank you,

Linda L. Golliher
27588 West Cornman Road
Casa Grande, Arizona 85193
(520)238-1992

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Tue, Sep 10, 2024 at 8:10 AM
To: Linda Golliher <linda.golliher@gmail.com>

GM Linda,

Initially the proposed project was a solar facility with the gas fired power plant.
Right now the proposal is referring to a gas fired power plant only.

Thank you for sharing your concerns. I will share these comments with the Planning and Zoning Commission on the 25th of Sept.

Regards
Sangeeta
[Quoted text hidden]
--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

re: PZ-PD-008-23

1 message

Lucy Akers <akerslucy@gmail.com> Sat, Sep 7, 2024 at 1:12 PM
To: sangeeta.deokar@pinal.gov

Please consider our rural area before allowing developers to increase density.
Pretty soon Maricopa will become a big parking lot because the cars won't be able to get out of here!

Thank you,
Lucy Akers
52476 W Flamingo Ave

Planning Case Number: PZ-PA-008-24

Margarita leyvas
3536 S. Whispering Sands Drive
Casa Grande, AZ 85193
Cell Phone: 480-580-1272

Property tax parcel number: 511-57-0040

I oppose the request due to concerns of health issues with the introduction of toxic pollutants into our air and water table in addition to the light and noise pollution.

re is no regional fire department coverage in this unincorporated county area. Fires with the lithium batteries can last for days and release gasses such as carbon monoxide, hydrogen fluoride, hydrogen cyanide, hydrogen chloride, and sulfur oxide. Lithium battery fires require specialized training for any fire fighters.

There is no evacuation plan in place for us residents, much less our animals & livestock. And who will foot the bill for an evacuation? Where can we go?

There is risk of being uninsurable. Insurance premiums may rise due to increased fire risk with battery storage facilities. For example, multiple insurance carriers are exiting California due to fire hazards.

The Project Bella plan does not have a decommissioning plan and requirements. In the event of decommissioning, the County, thereby its taxpayers, would be responsible for cleaning up the project site.

I wish to appear and be heard at the hearing.

Respectfully submitted,

Margarita Leyvas

Margarita Leyvas

Mailed 9/5/2024

Paul Cataldo
30420 W Selma Hwy, Casa Grande AZ 85193

September 4, 2024

RE: Plan Case Number PZ-PA-008-24

To whom it may concern,

I am addressing the following concerns.

1. WATER
2. Future Hydrogen Conversion
3. 24/7 Sound Annoyance
4. View
5. Chemical Tanks
6. Fire and Safety
7. Run Times
8. Evacuation

I am one of the property owners and residents that lives to the north west of this project. I also own the neighboring property which is an investment property that is part of our income portfolio. I have been attending these meetings every day this week. It is disturbing to me that the applicant, Seguro Energy, has misled and omitted key factors relating to this project. There is a lot to cover and the 5 minutes just is not enough.

WATER - There are several main concerns regarding this project starting with the well water and water table being one of the most important issues. On Monday the applicant stated several times that the property currently being farmed has used water for the last 10 years. That property just started farming that small parcel about 6 years ago, not 10. This is one of the the items that was said to this committee that was misleading. Also, that parcel had been sitting unfarmed prior to 2018-2019 due to lack of water since mid to late 1980's. This whole area is strained with water and recap issues from the aquifer.

When this property went back on line for farm use, the Stanfield Maricopa Irrigation District started to uncap old wells and through State grants drilled several new wells directly off the canal from Russell Road though Montgomery Road areas. In 2005 we put our well in and the static water level was at 520 feet. In and around 2018-2019 our water level dropped 20 feet causing damage to our pump due to the uncapping of irrigation wells and increase in water usage. It was the cone affect that the hydrologist had mentioned in his presentation We had to incur a $4,000 repair bill due to the drop of the water. At that time the well company did a static water measure and the water level was at 540 feet. My well is only at 600 feet. We were forced to move the pump to 580 feet. I now only sit in approximately 40 feet of water. That is not a whole lot of water.

At this time my second property's well went completely dry. That well was approximately 550 feet deep. Several other residents in the area have experienced their wells going dry. The cost then to dig a new well was $45,000. I was forced to move the water system for my second property to my primary resident well adding another incurred cost of 600 feet of plumbing, a new 2500 gallon water tank totaling about $3000.

Member French made a comment that it is our responsibility to notify the state of any dry wells and usage. We as residential well owners did not know that was required and do not have that ability. Also due to the size of our well casing, we can not easily sound test our water levels. We need to remove the pump at $2 plus per foot

in order to test static water level.

These models and predictions are not actual real life scenarios that we experience. Every side has experts. If I had the time and the resources, I could find an "expert" to testify that this project would greatly impact the water table.

The agriculture wells are drilled to 1100 and 1200 feet. The average residential is 500 to 600 feet. We only pump 5 gallons a minute, not 900 gallons a minute as indicated for the 2 wells on the project site. This study also does not take into account the future pumping of all the new agricultural well that the irrigation district has planned to drill.

I also want to note that all the water usage is mentioned in acre feet. The average person does not understand acre feet, but gallons. If Project Bella was to use all 540 acre feet that comes to 176,000,000 gallons of water per year. That is 14.6 Million gallons of water per month and 488.8 thousand gallons of water per day. This does not take into account any future water credits that they will be able to purchase. Any credits purchased will be in addition to the current figures mentioned taxing our water resource even more.

Project Bella will be using water 24/7 however agriculture uses water on scheduled times with many many days in between watering. In the winter there could be months with no usage and the way the water is used will greatly impact the water table.

We are in the desert, in a drought and in the middle of climate change. Listen to any government report, any news station and any news article as to how water is a large concern in the Phoenix Tucson areas. This project is a disaster for our county and our area. There are other areas with in the state that have more water resources that can accommodate such a large use facility.

HYDROGEN CONVERSION - I kept hearing is the future conversion from natural gas to hydrogen,

A brand new Hydrogen facility was just build in Casa Grande off of Peters Road and Ethington area kind of across from Tractor Supply. Instead of having to tear up miles of roads to run hydrogen lines, cause more concerns with that utility to be under ground to the site, consider building the plant close to that area. The zoning is already industrial, there is already large manufacturing and warehouses there. There is natural gas already in that area and the 500KV lines also run right through there as well. This is one of the ideal alternative areas. Noise and light would be an issue and there are even less homes in that area that would be impacted.

SOUND - Sound is a another major problem, Again the expert testified that they used a sophisticated algorithmic computer simulation to predict, not actual, but predict the sound levels of the facility. We see so many times real world outcome is totally different than that predicted. The sound levels out here currently are very quiet and peaceful. As we heard in the meeting with the fan experiment at about 66db my property is predicted to be about 42db to about 54db. That constant hum of the chillers and the running of the jet engines will destroy our peacefulness. One would expect to hear louder sounds like this. It is completely wrong that this type of facility is exempt from noise control. The applicant states that even though exempt from noise that they are complying with county ordinances. If this project gets approved and in real world, not predictions, the sound levels are much higher, we will have no recourse. This is another reason to move this project away from a residential community. All of us that have homes here have spent our entire lives and put all of our life savings into our homes now only to be possibly disrupted by constant noise 24/7, ungodly sight of the switch yard, towers and huge tanks. Not to mention the possible stench from the evaporation ponds.

VIEW - In the presentation there were again, predictive views that were mocked up. I brought this to Mr. Thompson's attention in a previous meeting that the predictive mock up is grossly misrepresented. The presentation made it look like we would barely be able to see the project from several viewpoints. In reality, the

project will be much larger than those views. For their presentation they used edited photos in a smaller representation to make it look a lot smaller than it is. In slide KOP1, that view is taken from Rainy Road and Selma Hwy. That will be ½ mile from the turbines and tanks. The pictures are misleading and make it look like those structures are farther away than it is. I was using the 500KV lines as a reference point. Although, this is not my area of expertise, those towers are 140 tall. The switch yard poles are about 90 to 100 feet tall. The pictures in reference to those lines do not match up in my opinion. The views proposed are much smaller so again in real world if this thing gets built, it will be much different and nothing as presented here.

CHEMICAL TANKS – Not once were the chemical tanks addressed in this presentation. There will be storage tanks on property that store Ammonia. Ammonia is a colorless gas with a pungent smell. The injury from ammonia commonly occurs via the following methods:

1. Inhalation of anhydrous ammonia gas or vapors of liquid ammonia
2. Ingestion of ammonia-containing liquids
3. Direct contact of anhydrous ammonia gas with skin or eyes

Ammonia exposure can be fatal.

Yet another reason to move this project away from residential areas. We as home owners and tax payers should not have to ever be put in a position to evacuate our homes.

FIRE / EMS – Being in the unincorporated part of Pinal County, there are no fire services available to us. With the proposed use of the Battery Storage Systems, large amounts of toxic ammonia, and the high volume of natural gas, if there were ever a lithium ion battery fire, chemical contamination or fire, there is not fire service that would respond in a timely manner or at all. Again this is another strong reason why this project should not be approved near residential communities.

RUN TIMES - The proposed project states that they will only be running during peak hours or on demand emergencies. As more and more Solar Farms are built with BESS Systems, those battery systems charge during off peak hours. When more and more demand is created these turbines will run more and more. The San Tan Facility in Gilbert runs 24/7. Project Bella is a Utility Merchant. Their business is to sell power. Again the projected run times will be very different than the actual run times. Also as they sell their power to these wholesale accounts such as SRP, WAPA TEP, ED3 etc..., once the end customer has the power, I have not heard of any controls put in place that they will not sell to California. So the power generated very well may stay in Arizona and sold to local utilities, there is no controls that the power will then be sold to out of state customers. With this possibility that would create more of a demand and requiring the turbines to run more frequently, even 24 hours a day. Wealth here from selling the power will be a deciding factor as to how long these generators will run, not necessarily what our needs are as a county or state. The utility companies may get cheaper power but I will put money on us end users will not see a reduction in cost per KWH.

EVACUATION – If an evacuation is required in this area due to this facility, there is a dairy farm with in 1.5 miles and a feed lot within 2.5 miles that will greatly impacted and possibly contaminating thousands of cattle. We as home owners with livestock, pets and gardens, have no ability to evacuate or protect our property, crops and animals.

In closing there are a lot more negatives that could be discussed such as property values, rentability of my investment property, liability, financial harm and so on. It is clear that our community does not want this and we should not have to sacrifice our quiet, peaceful environment, enjoyment outside of our homes or the beautiful views of the Sonoran Desert. Tax revenue came up and it is disturbing that money can persuade a mega industrial project over hundreds of tax payers and constituents. Moving this project to another location that is not in a residential community will not impact the tax revenue gained by this project if money is of concern.

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

PZ-PA-008-24

1 message

Paul Cataldo <paul@corpgaming.com> Wed, Sep 4, 2024 at 12:44 PM
To: "sangeeta.deokar@pinalcountyaz.gov" <sangeeta.deokar@pinalcountyaz.gov>
Cc: "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>

Good afternoon,

My name is Paul Cataldo and my wife is Deanna Pence. Our addresses are 30420 W Selma Hwy, Casa Grande AZ 85193. 30306 W Selma Hwy, Casa Grande AZ 85193 and 733 E Manor Drive, Casa Grande AZ 85122.

Our phone number is 480-239-3317

This email is in reference to the rezoning of rural farm land to industrial on Midway and Cornman Roads. Planning Case Number PZ-PA-008-24

Our Property Parcels as requested are:
500-61-008E
506-04-0190
503-01-071C
503-01-071B

We wish to speak at all public hearings pertaining to this matter. I plan on appearing at all hearings scheduled and wish to be notified of all hearings and meetings moving forward pertaining to the land use and project Bella.

We are in strong opposition of this project. Our open farm lands are should not be sold off and rezoned to industrial use to out of state and foreign companies. Project Bella should not be allowed to disrupt hundreds of residents when there is ample land in other areas of Pinal county that is already zoned for industrial. When we moved to Pinal County 20 years ago none of these projects were being planned. We purchased our properties based on rural farm living, not industrial, noisy, brightly lit and hazardous emissions style living.

We as residents do have a voice and our community opposes this type of use for our land around us. The amount of noise that will be generated will be astounding. Our peacefulness will be permanently destroyed. Pinal county is turning into this huge industrial complex with tons of power lines and Solar Farms. It is disgusting as residents of this county to drive through 11 mile corner and see all of the expanded utility projects happening. It is very much an eye sore!

We live just under 1 mile of this land and this project will use approximately 175,000,000 gallons + of water per year with the option of purchasing more water using water credits! Our current wells are on the brink of drying up. This is a death sentence for one of Arizona's precious resources. County Supervisor Miller is on record with the Pinal Central saying farmers are out of water but it makes sense to put a large environmental impacting facility that will draw millions of gallons of water annually?

There is a very large concern with their choice to install large BESS, Battery Storage Systems, using lithium

Ion batteries that are known to catch fire, take days if not weeks to extinguish and cause a potential 4 mile evacuation. In 2019 n APS facility in surprise caught fire sending 9 people to the hospital. In 2022 in Chandler another system just like this took over 11 days to extinguish cause an evacuation. The only way to put these fires out is to let them burn out and plume toxic gasses into our air for days and weeks

We are in a strong opposition agreement with everyone we have spoken to in our community.

Please add this and my attachment to the record of our opposition.

Thank you for your time. Please let me know if you have any questions.

Regards,
Paul Cataldo
Deanna Pence
Property Owners

Pinal County PZ-PA-008-24 Supporting Document.pdf
72K

September 18, 2024

From:
Ly T. Phan
6 Horton PL
Milton, MA 02186
Phone: 857-526-6657

To:
Pinal County Development Services Department
85 N. Florence Street, PO Box 749
Florence, AZ 85132

Att: Kevin Cavanaugh
Mike Goodman
Stephen Q. Miller
Jeffrey McClure
Jeff Serdy

Re: Opposition to Planning Case #: PZ-PA-008-24

Dear Pinal County Development Services Department:

I, Ly Phan, the owner of the land directly adjacent to the Planning Project Case Number **PZ-PA-008-24.** Our land with Parcel # 500-12-0050 on the North and East side of the planning project and are within 300 feet of the proposed power plant project zone.

Having a power plant next to our land where we plan to build our home in the future will have a negative impact on the quality of life and the value of our land.

I hereby file my notice to Pinal County in opposition to the proposed power plant project **PZ-PA-008-24**. I will not be present at the hearing.

Sincerely,

Ly Phan
Owner
1-857-526-6657
PhanL2@yahoo.com

PINAL COUNTY CITIZEN ADVISORY COMMITTEE
(PO NUMBER 249810)

9:00 a.m.
Thursday, September 5, 2024
Emergency Operations Center
301 E. 11th Street, Florence, Arizona

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RIGGS: Oh yeah, I say we follow the – whoever's here for the most (inaudible) for each one, let's go there so they can get home. Bella first.

OLGIN: So we'll do that then? Is that the decision of the Committee? Okay, so the one with the most controversial will go first. As I said before, the first case, we'll have the senior planner, Sangeeta, gonna start the presentation, but then we'll start with Project Bella.

DEOKAR: Good evening everyone. Welcome CAC Members to this 2024 Major Comprehensive Plan Amendment meeting. Sangeeta Deokar, who would be sharing with you an overview of the 2024 Major Comprehensive Plan Amendment proposals that have been received by the County. To begin with, this is the schedule which begins first of every year. It's a yearly process. We have May as the deadline for receiving all the applications, and we have the deadline for application mailed to agencies across the County. That's a 60 day review period, after which we had the work session with the Planning and Zoning, and then we had the deadline where we received the comments back from all agencies across the County. August 14th was the work session with the Board of Supervisors, and this is the first public hearing, which is the CAC Advisory Committee meeting, and that is the Committee that gives recommendations to the Planning and Zoning. Moving forward, we have the Planning and Zoning, which is September, and then

we have the final Board of Supervisors, which is October 30th, when the final decisions are either approved or disapproved by the Board. Planning and Zoning Commission also is a recommending body to the Board. So here we are at this stage of our Major Comprehensive Plan Amendment, and September 5th with the CAC meeting. So we had eight proposals that we received, and you can see that five of them are solar projects. The ones which have been showed in gray are the other than solar, which is the I-8 and Montgomery, which is the RV storage, the Project Bella, which is the thermal gas-fired power generation facility, and the last one which is the SunHill Project, which is the data center. I'm going to directly go to Project Bella as requested by the Chair and the Committee Members. So Project Bella. This is a request to redesignate 350 acres from Moderate Low Density Residential to General Public Facilities/Services for a 480 megawatt natural gas-fired power plant with 440 megawatt battery storage facility. The size of this project is - the project boundaries is 350 acres. It's located 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 Withey Morris Baugh PLC, Alex Hayes representing the owners for this project. This is the location map that shows in a red star the location along I-8, and it is located central west of the County. And

Comprehensive Plan designation existing is Moderate Low Density Residential, which allows from 1 to 3.5 dwelling units per acre. And a proposed land use designation is for General Public Facilities/Services. This is the vicinity map with electrical infrastructure showing the location and the surrounding development along I-8. To give you a perspective, it is north of I-8, and one can also see from the grain and texture in terms of the subdivisions that are on the further east side. However, to the south it's pretty much open, not developed. This map also shows the existing 500 kV transmission line and a 230 kV line, which is the WAPA transmission, actually cutting across east-west in the red dotted line that has been shown. There is an El Paso gas pipeline that is along the north of this project area, and which cuts across. And this access is from Midway for this project. This further map shows you the surroundings of this area. The Project Bella, which is shown in the northern part – is the pointer working?

SUPRAK: There is no pointer.

DEOKAR: There is. I think - there we go. Okay, sorry. You can see that there is this Activity Center and the land use is Moderate Low Density, which is shown in yellow all around. This also gives an idea of the, again, the grain and texture showing the project area being used for agriculture currently. And you can see the subdivisions that have been

platted towards the eastern portion. There are some residences to the north of it; however, to the south and west and further east southward, there is no development that has happened. Just to give you a perspective, the second project that has been identified is within that red circle, which is the RV and the boat storage, which the next planner would be talking about, but this just gives you an idea of the two Comprehensive Plan amendments that the County has received. There's a Greene Wash with an open space that goes along the south of this boundary of this Project Bella. It has been shown in a blue line and it is connected with the open space and a canal that is bordering the southern portion of the project. Some pictures that have been taken along the east/west, along I-8, and further east on the northeast side, which is showing the Casa Grande Carmel Solar, which was approved last year. This is the map which shows the flood zone that is existing on this project area and the parcels. You can see that there are two zones that are existing, Flood Zone X and Flood Zone A, which is the southern portion of this parcel or project boundary. Again, showing you a perspective from an open space map that shows the open space connections that are planned at a regional level, and you can see that being highlighted in blue, which is the southern portion of the project area. And again, the Greene Wash with the canal and the interconnectedness of these open spaces. Current site

conditions, access and use. The site is accessed by a private driveway from Midway Road and currently used for agricultural operations. It's surrounded by Low Density Residential, which is GR and CR-2 zoning. There are two zones, Flood Zone A and X, which I just showed you in a map. There's an open space, Greene Wash, part of a connected open space, which is a major drainage feature. Water flows northwesterly with a riparian habitat. Existing gas and electrical infrastructure, which was shown, is 140 foot high (inaudible) Pinal Central 500 kV line and a 230 WAPA transmission line. There's an existing El Paso natural gas pipeline to the north edge of the boundary property. The project overview is basically a thermal gas-fired power generation facility using the natural gas and tapping onto this location where this has been proposed, which is one of the first ones in Pinal County. Development of two principal components of this project includes the thermal gas-fired generation and the battery energy storage system. The site plan, basically the project footprint is in the northern portion of the site. In the packet you did have a draft of the site plan that was shared with you, which is 158 acres of the 350 acres. The southern portion has been left open as of now. Utilizes existing easements and infrastructure for high voltage transmission and the natural gas pipelines. There's a 500 kV switchyard that will occur on site, so there is no additional electrical or gas infrastructure that is going to

be required for this project. It utilizes in the potential that it has in terms of its location. We received eight letters in opposition for the following concerns: proximity to houses, loss of rural lifestyle environment, fire hazard, air pollution during any fires, use of water from the well, which is depletion of the water table. Sound of the power plant that could be expected during its operations. Smell due to chemicals stored and used for the plant, which is ammonia. We received one letter in support. And I'm open for any questions.

OLGIN: Sangeeta, we're going to stop there and go to open, the public hearing. At the discretion of the Chairman, if you'd open the public hearing.

RIGGINS: Yeah, we'll open up for questions to the public.

OLGIN: Open the public hearing? You're going to open the public hearing?

RIGGS: Yes, let's open up the public hearing. When you come up, you'll need to state your name and address.

OLGIN: Perfect.

SUPRAK: We also have a sign-in sheet, please sign in as well.

OLGIN: Project Bella, please come up if you have questions or concerns, or you'd like to – and as I said before, please focus on statements. This isn't truly a

rebuttal, it's just statements to them, and then once all the statements have been made, we'll have the applicant come up and then we'll take – then we'll have questions from the Committee.

DUGAN: Ready? Good evening, Chair Riggs, Members of the Committee. My name is Tena Dugan, and I'm here in opposition to this project. I attended the recent hearings that were held at Francisco Grande Resort. I didn't get to see all of them, but I did attend some of them. My biggest concern - and we own property very close to this, right off of Mammoth Road. There's also homes which she didn't really – she did say there were some to the north, but if you saw the little black lines, they're 600 feet - two football fields - from the outside of this project. And I don't know about you, but two football fields isn't a really good buffer for me. Most everyone there is a rural lifestyle. It is currently zoned for a low density housing, which is what everyone that's around there has already. And the concern is how do you evacuate? Again, like some of the other ones said, the smells. The battery storage is probably my biggest concern. I'm sure all of you know this is not in the city limits. There is no fire department. Just recently on Anderson Road, the house next door to the gal that works for me at Napa, burned completely to the ground because there was no fire department. And that's about five miles from here, it's very

close. It's out Stanfield way. So my opposition is based upon safety and the rural lifestyle that everyone around there – we have a three acre parcel out there, horses, those type of things. It's really difficult to accept something this close to our property. Thank you.

OLGIN: Anybody else wish to speak on this case? Please come up. As we said before, you'll have three minutes to present to them, or we'll ask you to conclude.

SMITH: Thanks for taking the time. My name is Boyd Smith, I represent Desert Springs Ranch.

SUPRAK: Please be sure to sign-in.

SMITH: Does that count as my three minutes, or?

OLGIN: Great question.

SMITH: Thanks for taking the time and spending the time, I appreciate it. So my name is Boyd Smith, I represent the Desert Springs Ranch, which is a seasonal 55+ retirement community and golf course. It's just west of the property. We represent anywhere between 120 and 175 residents at any given time, mostly during the winter season. The neighboring community next to us has about 230 residents at any given time. And then we've got a lot of residential residents with about an acre to two acres, to three acres, quite around there on the – so the west of us, east of this project. So the thought that this is not a residential area is just blatantly not true. They can say south of the 8 is not, but that's just

not accurate at all. This is very much a residential community that is continually growing. We have lots in the area, we're going to build barndominiums. So this is very much a residential area. So a couple of things they said in here that I think are - again, I'm obviously not opposed to the project - because country living, it's in a flood zone. So what happens if there's a major flood that comes through there and they've got their factory going? Is there going to be a major hazard? Is that going to be on the County at some point? Who knows? It's a unicorn. It's a big towered facility in the middle of nowhere with all this residential meant around it. I mean if they wanted, if they want to be productive and do something like this, they should go into town next to Lucid where all the industrial is happening, it would make a little more sense. They've got the same supplies, and they probably don't want to do it because they'd probably have to pay more for the land, is my guess. It's a fossil fuel project. I totally support solar and green energy. In fact if it was just solar in this location, I'd say go for it, you know? We've got plenty of sun here, it was 110 degrees today, so I'd encourage something like that. Renewables make sense. Again, why are we doing fossil fuel when we're going towards green energy? It doesn't make sense and it really doesn't make sense in our neighborhood. The last thing I'd just like you to think about, would you put

this in your backyard? Thanks.

OLGIN: Thank you. Anybody else to speak on this case, please come up. Please sign in.

KAPLAN: Sorry. I'll finish this when I finish my speech. Very quickly, my name is Joel Kaplan. I own 85 acres less than a mile away from this proposed project, which is residential. And I haven't had a lot of time to do, unfortunately, a lot of research, but I just received this information only about a week ago or less. But I understand there's a need to provide power to Casa Grande; however, these kind of facilities have a real problem, and the power plant is contentious. It does numerous negative externalies [sic], including elevated levels of air pollution, haze, noise and traffic. They emit carbon monoxide, sulfur dioxide and nitrogen oxides, uranium, chlorium [sic], and other radioactive elements, as well as mercury and other heavy metals with a substantial health impact, including cognitive impairment, autism, blindness, asthma, respiratory disease, cardiovascular diseases, and premature death over a large geographical area. Power plants and transmission infrastructures also may be localized. So this information is gathered from federal documents. In 2022, 40 percent of electricity was generated by power fuels by natural gas. Natural gas produces significant heat trapping emissions. In one year, they emit 661 million metric tons of CO2 and more

than 13 percent of the United States energy related to CO2 emissions. I don't want to sit here and throw out thousands of numbers and put that in perspective, but I can tell you that one of the items that's very important is that when Bill Clinton had signed, is an executive order that's actually ordering counties and states to do a survey of people to find out why they're putting these things in here, and it's been found out that the demographics are a key to why they want to design these systems where they are. For instance, there's one in the Irvington Generating Station in Tucson where the demographic index is 82 percent low income, 85 percent non-White, 88 percent less than high school, and linguistically isolated, 85 percent. Population under 5, 80 percent. And the emissions in 2021 was 401 tons of noxious oxide.

OLGIN: Sir, please conclude.

KAPLAN: Okay, sorry. My answer is, I don't think this is a really good idea, and I don't - I have a lot more information, but I can't have the time to do it. So I'm going to sign my name, and thank you very much. Can I just move this?

OLGIN: Thank you, anybody else wish to speak? Come on up.

RYL-KUCHAR: Good evening, my name is Ed Ryl-Kuchar, and I live less than a mile from the project. Thank you. We have issues with water usage. We're looking at - this plant

is looking at numbers that are outrageous. You know, we're talking about, today we're were talking about 400 acre feet over a three year average. You know, acre feet is very confusing, it's 130 million gallons of water a year. That's going to affect our aquifer. In that area for residential, the wells are not as deep as they are for farms and agriculture. The wells are 500-650 feet deep. The water table is going to drop, there's no doubt about it, with the amount of water that they're going to be using. Now, God forbid they have some kind of an accident where their fire pumps kick in. Fire pumps take 360 - I'm sorry, 36,000 gallons per minute. Per minute. Now, we're talking about a BESS system, which is a battery energy storage system, and as we all know, these batteries are very unreliable. I mean recently, just on, oh, near California, a truck battery caught on fire, they spent two weeks pouring water on it. It's a chemical reaction. So if anything happens, those fire pumps are going to start pumping and they're going to keep on pumping. There's no other choice. So that becomes a very large concern for the residents in the area. Our water table drops and our wells go dry. The evaporative ponds, of course, and the ammonia tanks. You know, the evaporative ponds are not EPA regulated, so whatever evaporates into the air, it doesn't matter to anybody because EPA doesn't regulate evaporative ponds. They have no emissions controls. So one

of the other problems is our property values and insurance costs.

OLGIN: Sir, please conclude.

RYL-KUCHAR: We don't know what they're going to be like. In conclusion, you know, the battery energy storage system is one of our biggest problems. They're a fire hazard. It's on top of our aquifer. If there is an accident, it will go into the ground and the aquifer will be affected by the poisons from those batteries. And it's out in the open over – you know, we have 115 degree days, these systems are cooled, but at 113 degrees, they start to deteriorate. At 130 degrees inside those cabinets, the batteries, it's catastrophic.

OLGIN: Sir, please conclude.

RYL-KUCHAR: Thank you very much.

CALLAWAY: My name is Joh.

SUPRAK: Jon, did you get signed in?

OLGIN: Please sign-in.

CALLAWAY: I just want to - a lot of things have been covered already, water issues, whatever. Property values are all a concern. I'd like for the board to consider a balance, balance of property in Pinal County. This has been talked about a lot in the past. There's very few areas like ours, horse properties, ranch - rural ranch, and why devastate the whole County? I look at the area around Eleven Mile Corner, it's already being developed with this type of thing.

Why can't this type of thing be confined to those areas that are already zoned for that? If for some reason the project has to go through, I would highly consider - I would ask you guys to consider impact, impact fee for the local residents in the area. There's a lot of potential for things that can go wrong. I know the project owners tell you there's no chance for mishaps, but that exists. There's a big chance of something going wrong. Who pays for the evacuation of the livestock in the area, when that goes wrong? Pollution of the water table, when that goes wrong. So my main point is, please consider areas and maintaining areas in the County that are - if you fill everything up. Thank you for your time. I think you get the point.

OLGIN: Thank you, sir. Who's next?

CALLAWAY: By the way, I live just north of Selma. There's a whole community there of 5 to 20 acre parcels. People live there. If something goes wrong, all those people are going to have issues and the impact fees will be a lot higher than what the company is proposing now. Their proposal – what they're proposing is penance. You get the idea.

OLGIN: Thank you.

EDWARDS: Wow, good evening everybody. Everybody's so excited to be here tonight. I'm happy that we have – my name is Ken Edwards and I live in Maricopa, and this is my first meeting here. I'm really happy that we were able to

find a place that was air conditioned, and congratulations on transferring the gavel. That's a lot of responsibility and good luck to you. You've got a herd here. I wanted to say ditto to the folks who spoke before me. I think that they have an excellent point on all the issues, the environmental impact that could possibly happen, the -with our water usage, with - if we don't use water to extinguish fire - possible fires - we're going to have to use chemicals, and what will the chemicals do if they go into the aquifer? It makes my - this gentleman here, my heart soared. He loves this land. And when you're driving, just as an outsider when people are traversing Arizona, and we're trying to attract new business like Intel, the expansion at Intel, and Lucid and progressive industries, and the people who work for those industries, they're looking for quality of life and it's not with carbon. So I think that when you're crossing Arizona from San Diego to I-10 on Interstate 8, and you see this facility that is carbon-generating facility, and you're scratching your head. There's more sun here, why are they doing this? And it looks new. So I think it says a lot about our mentality and what direction we want to go. And I'm concerned about my granddaughters, I'm concerned about their kids. And so I just wanted to be here and let you know how I feel. Thank you.

OLGIN: Thank you.

PENCE: Good evening, my name is Deanna Pence, I

live just north of where this will go in. I am opposed to it. My biggest concern about this is what it's bringing it to our community that we don't have right now. We don't have a high risk with chemicals or other potential fire hazards, and one of the biggest ones I have is for the battery storage facility. That will be about a half mile from my home, and that is going to be a problem for us if something happens to it. And these things do have problems. Just on May 15th, a fire broke out at a battery storage facility in East Otay Mesa, a San Diego suburb near the Mexican border. It burned – the fire burned through the roof of the building housing the lithium ion batteries at LS Powers, a Gateway Project. The local fire officials had to issue an evacuation order and road closures in that area. And that took six days to contain the fire and was still smoldering 11 days later. Now, these can't be put out with conventional firefighting, they have to just contain them and let them burn. And they give off a lot of different chemicals. I have that information in here, but I'm not going to go into it because I don't have enough time. Those chemicals will be coming into our area. We have horses, we have goats, we have chickens. I'm going to have to evacuate my home because somebody's putting this here, and this isn't an environment for that. We're not set up for that, we don't have fire departments. Like somebody said earlier, we've had a house across the street from us, which

will be close to this, just burned down a couple of months ago and the fire department just sat and watched. They'll only intervene if somebody's life is threatened. So our property is definitely on the line with this, as is our health and potentially our lives. And a half a mile from my home, this is a little close. I don't think this is the right environment for it. There are a lot of other places that this could go that are already zoned for those things. The type of living we have, this will infringe on that. So thank you.

OLGIN: Thank you. Anybody else?

CHRISTY: Good evening, I'm Junghi Christy, I own the farmland 430 acre just south of this project, and I'm opposed to the solar project called Bella. Previous speakers mention already about the health hazard, environment hazard, but as a farm owner I want to address about the water quality and quantity. There'll be a lot of water used from our groundwater and that means farmers will have less water. They already suffer with water issues, and water contamination and also O_X pollution. Or with this, the plant biodiversity, and in fact growth and survival of a plant. Which means eventually we'll lose a farmer farm. And many will say, what's the big deal that you will have industrial acreage instead of your farm, but many residents and property owner chose to live here. The rural life and farm and see the green things and, and get to the point. So many people are opposed

and I'm just wondering why we are forced to live in unsafe environment. Please oppose for the sake of the people who live here. Thank you.

OLGIN: Thank you.

SUPRAK: Ma'am, if you could please sign in as well.

OLGIN: Anybody else? Please come up.

CATALDO: Good evening, my name is Paul Cataldo, and I live just north of the proposed project. And basically all the concerns are being - have been addressed. One thing that a lot of people kind of discard is the noise. Imagine your air conditioner outside your home and it's running 24/7. You stand 10 feet away from it, that's about 47 decibels. That's going to happen 24/7. That's what we will hear - I will hear - 24/7 at our house because of the battery systems. I don't know, I can't recall right offhand how many containers. 480 megawatt is a lot of batteries, each one of those units runs about 65 decibels. Their engineers said, oh it's going to sound like a refrigerator. But when I took my dB meter on my phone and stood beside my AC unit, it was 47 decibels, that's about what they're saying it's going to sound like, 24/7. Now, our area is very rural and sound travels, especially at night. The proposed turbines are running from 10 p.m. – 6 p.m. to 10 p.m.. As demand grows, those turbines are going to run longer. They're in the business to sell electricity. They're not going to be limited. Once it hits the WAPA

system, the federal government can sell it to whoever. If there's an increase in demand, the turbines run longer. And as more of these BESS systems go online, it's going to create an artificial demand in the low peaks during the day. Once it platforms and starts creating a demand, guess what? Turbines get turned on earlier. So the noise, the sound, it's not what we bought our property 20 years ago. We invested our whole life savings to these - I actually own two homes right there, and it's going to be a disruption. Where do we go? What can we, what can we do as property owners? What about our rights? It was once said in Arizona Corporation Commission, the need outweighs the environmental and economic area. So I disagree with that. We all have rights too. We're not big business, we don't have the money behind us, and Pinal can do better. There's areas already said that this can be kind of put in White and Parker.

OLGIN: Sir, please conclude.

CATALDO: There's a WAPA substation on White and Parker towards Maricopa, it's got all the necessary tie-ins, the same as us. Nobody around it. SRP is already proposing a solar site out that way as well. So I hope you guys consider what we say and choose to oppose it and deny it. Thank you so much.

OLGIN: Anybody else wish to speak on this case? No? So, at the discretion of the Committee, you may close the

public hearing.

RIGGINS: We will close the public hearing for this portion.

OLGIN: And now we'll bring up the applicant and he'll take any questions that the Committee has. Now keep in mind, staff is going to make sure that the questions are focused on land use and not zoning. We've been - it's already been about 35 minutes, so you have some time.

HAYES: (Inaudible).

OLGIN: Absolutely, no problem.

HAYES: Good evening Committee Members, my name is Alex Hayes. I'm here on behalf of Seguro Energy Partners and Project Bella. You know, I can understand the kind of reflexive apprehension of the neighbors and surrounding area and some of the folks we've heard from tonight. I think it's human nature to be – have some anxiety about an unknown use and maybe something they're not quite familiar with. But I think it's important for this Committee to consider the facts of the use of this project, and rather than the fear and the emotion, and when you consider the facts, I think you'll see that it's really a positive project for Pinal County and for the State. Now, in about 90 seconds I don't think I can give you all the facts of this case, but we do have the benefit of just coming out of the Line Siting Committee of the Arizona Corporation Commission which has jurisdiction over this

project, and that review included four days of testimony, 900 pages of submitted expert testimony, two public comment periods, a site visit from the members of that committee, and it was approved 11-0. And there are some other important aspects that I think are worth mentioning resulting from that recommendation of approval. There were conditions that were placed on this project, and some of those are very relevant to the way that it looks and feels for the surrounding residents. I think the first one that is worth mentioning is Seguro and Project Bella has agreed to establish a community working group, and that community working group will be comprised of four members from the surrounding community living within one mile of the project, two members of the project team, and then two members of Pinal County. And Project Bella will fund that community working group with $4.1 million over 10 years, 650,000 for the first - each of the first four years, and 250,000 for years 5 through 10. And so that working group will promote transparency, open communication, and ultimately accountability. Before construction, they'll have purview into things like the lighting plan, design review, landscaping, ingress and egress plans, timelines, traffic, all those kind of initial design and planning elements. And then during the operational period - and this Committee will be meeting four times a year, coordinated by an independent facilitator. They'll be exposed or communicated with air

emissions reporting, other compliance reporting that's going to the Corporation Commission, generation studies, groundwater pumping reports, evaporation (inaudible) reports, wildlife impacts, everything related to the operations and potential impacts of the site, the community will have visibility into. And I think that's a very important component because that will ultimately lead to more transparency and more accountability. Additionally, the conditions of that approval included stipulations regarding noise, which we heard from. So this project will be required to comply with the Pinal County noise ordinance, which means our initial sound modeling shows 55 decibels at the property line, 40 decibels at the nearest residence to the east, about 45 decibels the nearest residence to the north. Again, that's all within - in compliance with the Pinal County noise ordinance. Now, that condition of compliance also requires that within 120 days of commencement of operations at the facility, that an actual sound study must be conducted - because this is modeling - but an actual sound study must come out and measure the sounds. And if it is out of compliance, then additional mitigation, sound mitigation measures must be undertaken, and that - so that that creates an enforcement mechanism.

OLGIN: Alex, please conclude. They're going to ask your questions, so please conclude.

HAYES: Okay, I'll just touch on a couple more

because water was an important one, and I think this is essential. That there's been some conversations or comments that this would be very harmful to the water table. There is a stipulation that requires this Project Bella to use no more than 90 percent of the existing use on site. So this project will actually use less water than is currently being pumped onsite, so actually it will be a better outcome for the water table and for the residents in the surrounding area as it relates to the water table. So, you know, obviously I have plenty more I can share, but I know it's time for questions.

OLGIN: Thank you. So if you, the Committee Members, please, if you'd like to ask some questions, now's the time. Like I said, we're 40 minutes into this case, so we need to wrap it up, but please, questions.

MOORE: I want some con – Pat Moore, and I want some concrete figures on what water usage is now, and how you are going to mitigate that, whether – if you - it said in our booklets that you were over what is usually used in that area, and water is our, one of our number one problems right now, and I want to hear how you're going to protect the water table and how you're going to replace it.

OLGIN: Chair and Committee Members, that isn't really relevant. Because this is policy. So today's conversation and discussion is focused on policy. Water is very important, we understand that, but –

MOORE: It is.

OLGIN: That's a more zoning-focused question. So if you have questions in regards to land use and its applicability to this site, is this a good area for this type of land use, because that's the focus that we need to stay on.

HAYES: And I'll just comment that we submitted a presentation that will answer that question for you.

MOORE: Okay.

HAYES: They can share that slide that will show the existing use, our use, and how it's (inaudible).

MOORE: Okay.

OLGIN: Do we have any other questions, the Committee Members?

RIGGS: Steve.

KALANDROS: When we talk about land use, we usually talk about the impact on transportation. My understanding is there is no exit from I-8 onto Montgomery, which is a principal access to this site. So does that mean during construction you're going to have trucks rumbling off of the next exit over, which I think is Midway, then down Cornman to your site, through a residential area?

OLGIN: Sir, Committee, if I may, my apologies. You're talking about construction and site plans and that's not the focus of tonight's conversation. Impacts was a good one, environmental issues, absolutely, but the site plan is

not what we're talking about tonight. So my apologies.

KALANDROS: Okay, next question. You will have 10 turbines.

HAYES: Correct.

KALANDROS: At this site. And a lot of your application is talking about renewable energy and how the idea is to let other solar power in the area charge up your batteries during the day, and then these would only turn on at night after you've exhausted the stored up energy. Is it really feasible to say you're going to put 10 turbines in this thing and you're only going to use them occasionally, or are they eventually going to be ramping up and using - being used all the time?

HAYES: So that's a good question, and that is the nature of what's called the quick ramping peaker plant. They're utilized to meet those periods of high demand, and it defers some separate combined cycle plants that are usually running for a more extended period of time and provide that baseload power. This is really just for that, those periods of high demand. But we also have an air permit that's been approved by the Pinal County Air Quality Control Division, and that limits our operation time. So we – that we are already capped at how many hours per year we could run.

OLGIN: Any other questions?

KALANDROS: I have more.

??: I have one.

KALANDROS: I don't know if it's okay, then, as part of the presentation you're talking about how in regards to fire safety, pre-incident planning process, annual reviews, the fire marshal, local fire department's got site design, all this, and yet the public indicated there's no fire department in the area. How are you going to be holding safety meetings and annual reviews if no fire department?

HAYES: That's a great question and we're actively having conversations with neighboring jurisdictions and other fire service providers about extending service to our territory, and we're talking with other potential users in the area about fire service options. But ultimately what we'll have to submit is an emergency response plan as part of the certificate of environmental compatibility process, and we'll have those answers, Chairman, then, and we won't be able to operate without an approved plan.

OLGIN: And for the Committee, a lot of these are – I'm trying to be respectful, but this is information we get at the zoning level, so these details - and I appreciate you trying to work through the questions - but a lot of these details are going to be covered at the zoning.

KALANDROS: I have one more question, definitely for land use, but this one's directed to staff. Do you want me to save that for later, or do you want to hear it now?

OLGIN: Let’s save it for later, just because one has gone quite way over on the schedule. This has the most controversy, so (inaudible).

RIGGS: All right, one more question on the end.

RIGGS: We have one more question on the end.

??: I just have a question, where are you going to get the gas from for this plant? I know, so the El Paso pipeline, but that’s only part of it, where’s the rest of it coming from?

HAYES: That’s where we’ll pull all the gas for the generation.

??: Okay.

HAYES: That’s what makes this site so ideal. No additional infrastructure needed.

??: Okay.

RIGGS: All right, one more. Another question.

??: I have one final question. How does the noise of this facility compare to the noise that’s generated by a cogeneration plant?

HAYES: I don’t have the specific numbers, but I believe this would be less. And perhaps we have, yeah, about half. Yeah.

RIGGS: Any other questions?

OLGIN: Real quick. If you can just say your last name before you enter any, or ask any questions for the

minutes. We don't know who's talking.

BRISTOW: Okay. My name's Alicia Bristow, and I'm not sure if this is appropriate or not, but from a State level, the 1980 groundwater act was in place and I know the County has its own groundwater people, experts, how do those coordinate together? How do you follow, or does the County, the one, the contacts, follow the rules? I was the director of an environmental commission, so I helped establish that in 1980 and I'm wondering how a project like this follows the 1980 groundwater laws and rules.

OLGIN: Alex, do you want to handle? I have a canned answer.

HAYES: Sure.

OLGIN: Well fortunately/unfortunately, the County doesn't - isn't involved in the water service, towns and cities are. We don't provide that service, typically because we're so big, we're 5,600 square miles. So in regards to that, I don't have an answer for you because we don't get involved in that. We just require to provide the assurance of water when you come to build these types of facilities. So that's something that we can investigate. We do have a new water person on our team that could probably get back to you on that, but I don't have an answer, an accurate one at least, to provide you tonight. But great question, but we could have staff write that down and have Sangeeta get you an answer next

week.

BRISTOW: The reason I asked is when that law came into place, we used to travel all over Arizona taking public input on environmental issue, and at one time, I think when Symington came in, they got rid of that commission, unfortunately, and I had left moved out of State. But we looked at all these - the noise pollutions, the chemicals, the land use, so - and my late husband was the game and fish director, so I even knew a lot about the habitat and wildlife. So I'm very interested in all these new things popping up all over and the impacts that they have. Thank you.

OLGIN: So we'll have our staff reach out to you next week, and we'll see what we can provide you an answer that. Thank you. Any other questions from the Committee? Yes.

ROBERTSON: Thank you. Bill Robertson from Maricopa. There was a lot of concern that we heard tonight about fire danger. Being a retired fire chief I understand that completely, so I'm concerned about what fire suppression systems will be in place, incorporated to mitigate this, especially with the lack of public fire service that we currently have.

OLGIN: I hate to be the bearer of bad news, but that's a focus on the site plan and/or at the zoning level. So if you have another question, we'd be happy to entertain

it.

ROBERTSON: I have several –

OLGIN: (Inaudible) directly about what to do when the structure's there, and this is about land use. I'm sorry.

ROBERTSON: Well I understand that, and this is a public hearing, and I know these people want answers, so I'm a little disappointed that we don't get the answer, ask all the questions we have.

OLGIN: You're more than welcome to reach out to the applicant.

ROBERTSON: What other hazardous materials will be stored on the facility that are required to operate the facility?

OLGIN: That information, as well, will be - it'll be talked about the zoning level.

ROBERTSON: Okay, thank you.

OLGIN: So we apologize. Any other question from the Committee? We can conclude this one, then, thank you.

HAYES: Thank you.

OLGIN: The next case that we have –

??: Wait, don't we vote?

OLGIN: Would be TAP Solar.

RIGGS: Do we vote on this?

KALANDROS: (Inaudible) like staff question for –

OLGIN: Oh, I apologize, yes. You need to - I

totally blew that, yes. We would have to – hold on – you'd have to make a motion and a second in regards to this case if you wish to approve it –

KALANDROS: I just had a quick question for staff.

OLGIN: Yes, yes.

KALANDROS: Steve Kalandros from San Tan Valley. Given that this proposal only changes the land use designation of these, you know, the affected lots, and then the lots around it stay the same, is staff going to go back and revisit that? Or are you still going to, you know, have the area immediately adjacent to this plant zoned for residential?

OLGIN: So zoning is hard zoned, so that can't be changed.

KALANDROS: The land use, rather.

OLGIN: What we're looking at here is the policy, the Comprehensive Plan. In some areas, an area plan. So in regards to that statement, the policy can change, it doesn't affect the properties around it. Now, the impact of what's going to be put there because of this policy change, could impact those areas, but the zoning doesn't be – isn't impacted. And the only thing that's going to change per the decision tonight as it goes to the Board, is the policy itself. So it doesn't really impact the areas around it until we get to the zoning. If that helps. Any other questions for staff or for the public? Or for the applicant? If not, then

we can – yes sir.

??: I do have a question for staff. The staff recommendation is no recommendation, could you explain that to us?

OLGIN: Absolutely. So we owe it to ourselves to wait for us to get – collect all of the information from not just the public. This means specifically, we haven't – we've gotten letters of opposition, obviously, but we would like to wait - with most cases, you want to hear all the public opposition. Not just the public opposition, but also the agency letters, different cities and towns that are around us or near us, and we haven't collected all of that. Now, we're hoping by the P&Z we'll have that, but I don't think it's fair for us to make a support or non-support without all the facts. And to be honest with you, we don't understand the temperature of the Committee. We do now. So I think now after we have this information, we will then render a support or no support at the next level, which would be the Planning and Zoning Commission. And that's pretty typical in regards to the process, but yeah, this is – it takes a year for a reason and we like to have all the facts, concerns, comments, prior to support/no support, plus the attorneys get mad at us when we don't (inaudible) on that, so…. That was a joke. But anyways, anything else I can answer? No? All right. So then it's on the Committee –

KALANDROS: Mr. Chair?

RIGGS: Yes.

OLGIN: I would like to move to recommend denial of PZ-PA-008-24.

??: I'd like to second it.

RIGGS: Okay, so I have a motion to – do we need – oh yeah, make sure you say your names when you're making a comment.

KALANDROS: Sorry, motion by Steve Kalandros.

RIGGS: Second by Charlene?

HARTMAN: Yeah, Shirley Ann Hartman.

RIGGS: So, we'll go to a vote. All those in –

KALANDROS: Mr. Chair, point of order. The motion and the second usually opens the topic for debate among the Committee, and then the Committee Members should be offered a chance to argue for or against the motion, before we go to the –

OLGIN: Chair, Vice Chair, no. There's a motion a second, and then that motion's closed. If you wish to debate, you do it before you make the motion.

KALANDROS: That is not consistent with Robert's Rules of Order.

OLGIN: Understood.

KALANDROS: Because there was no opportunity for debate. We had questions, we had a motion.

OLGIN: Fine.

KALANDROS: I realize you're trying to speed things up, and I'm with you on that, and therefore I do ask that the Chair limit us to, let's say two minutes per member to make arguments for or against so we can move this along.

RIGGS: Well, let's have a – we have a motion and a second. The motion is to deny the recommendation on this project. Any discussion from the Committee?

KALANDROS: Mr. Chair, I just want to say the reason I want to deny this is because of the homes nearby. If it weren't for that, I'd say this would be an ideal place for this, in that you have this intersection of transmission wires and a gas supply right there, but this is too big of a change. You're just really pulling the rug out of the people who live nearby, and that's why I oppose. Thank you.

RIGGS: Thank you. Any other comments?

TODD: Yeah, I'm Phil Todd from Gold Canyon. I spent 30 years with General Electric Company putting in gas turbines. The issue that we're facing right now is a challenge that I have. Pinal County has 22,000 acres of solar, we have no real emergency power if we get into trouble. And last year someone told me at this meeting that when the sun goes down and the power stops after four hours, and I ask how am I going to charge my Tesla, they said you should be in bed. Now, the challenge that we've got right now - and I

agree with this gentleman over here - you people have bought, you're around there, I'm positive you know that the GE turbines, but I don't think you need to be pushed into having to listen to turbines and doing all of that stuff. I am, you know, that's where I'm at right now.

RIGGS: Thank you, next.

ROBERTSON: Again, Bill Robertson from Maricopa. I'm opposed to this for a couple reasons, mostly from what I heard from the folks. And I'm a little bit appalled that the Corporation Commission would dare say that the need outweighs the concerns of you people. I can't buy into that. So I'm against this for the same reason that Mr. Olgin said, that we don't have enough information. You don't have enough information to make a recommendation, neither do we.

??: Right.

STOCKTON: I'm Jeanne Stockton here. I'd like to make a couple of comments. I am also in favor of denying this, but I found it a little offensive for somebody to say move it into the town. If it's not good enough for the country, it shouldn't be good enough for a densely populated area. I will also support a denial vote.

BRISTOW: Alicia Bristow from Oracle. I, as well, do not agree with going forward with this without more information. You've got groundwater issues, you've got chemical issues, you've got noise issues, safety issues, and I

also am a land owner. I live on 12 acres, but I also have some land between Gila Bend and Casa Grande that my late husband purchased, and I just think there's too many unanswered questions. And I agree, if it's unanswered for the staff, it's certainly unanswered for us hearing all the comments. And most of us our age own our own home, so we know the, you know, these impacts are real and can change our lives quickly. Thank you.

RIGGS: Any other comments? Hearing none, we'll move forward with the vote. All in favor to you – all there to oppose, say aye.

KALANDROS: I'm sorry, Mr. Chair, can you can you clarify what you're asking?

RIGGS: The motion right now is that we recommend to deny approval of this project. Thank you. What's the technical?

OLGIN: It's a recommendation. It's a recommending vote.

RIGGS: We recommend that we deny the –

OLGIN: Yeah, a favorable recommendation (inaudible).

RIGGS: So a yes vote is going to be to deny. So all in favor say yes if you want to deny.

COLLECTIVE: Yes/aye.

RIGGS: Any opposed? Okay, it looks like it's a

unanimous. All right, next item. I think we're – are we going to keep it the idea of majority, it would be TAP Solar?

OLGIN: Yes, the next case will be to have TAP Solar. We have five people that want to speak on this case.

RIGGS: All right, staff.

BAK: Okay, so Mr. Chair, so moving on here. PZ-PA-009-24, otherwise known as TAP Solar, is a request to redesignate 1,092 acres for Moderate Low Density Residential to Green Energy. This is for a proposed 250 megawatt photovoltaic plant, with a also 250 megawatt BESS. This location here is North Hidden Valley Road and West Val Vista Road in the Hidden Valley, Maricopa area. Applicant/agent is Keith Nichter with Kimley-Horn and Rose Law Group. This gives you the map here with the general location, a little southwest of Maricopa. Existing land use designations here, Moderate Low Density Residential and the proposed is to Green Energy Production. This shows you here the Vekol Wash along the east edge of the proposed. And then we have canals in the nearby area here, the Santa Rosa Canal, along with the canal bisecting the project area. Let me backtrack here. So we also have, I wanted to mention, the proposed I-11 corridor. So current site conditions, we've got close proximity to the Vekol Wash. Most of the parcel's located in Flood Zone X, which is a low flood potential area. Flat topography. ERT tool identified impacted species potentially with this, and

PZ-PA-008-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 5, 2024

TO: PINAL COUNTY- CITIZENS ADVISORY COMMITTEE

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

CASE COORDINATOR(s): 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.

Staff Recommendation:
Staff has **no recommendation** for the proposal.

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

REQUESTED ACTION & PURPOSE **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.

LOCATION: 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.

SIZE: 351.8± acres.

STAFF FINDINGS-

PUBLIC COMMENT:
To date no comments in writing have been received from surrounding property owners.

PUBLIC PARTICIPATION:

60 day review period:	6/10/2024 to 8/10/2024
Newspaper Publication:	08/14/2024 & 08/15/24
Site Posting:	08/13/2024
Property mail outs:	08/20/2024
Web posting:	08/15/2024

OTHER REVIEW AGENCY COMMENTS:
As of the writing of this report AZ Game and Fish agency comments has been received. These have been included in the discussion and recommendations.

PLAN AMENDMENT DISCUSSION:

Request
The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan for 351.8± acres from **Moderate Low Density Residential (MLDR, 1-3.5 du/ac)** to **General Public Facilities/Services**. The property is currently zoned General Rural (GR) and has been 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.

Project area currently has Moderate Low Density Residential land-use classification for the 351.8± acres. Historical development in the region has been rural lifestyle and suburban development. Parcels to the north are zoned Suburban homestead (SR) and Commercial Agricultural Zone (CAR). Parcels to the east are Single Family Residential (CR-2, CR-3) and Mobile Home Park (MHP) and Suburban Homestead (SR). Zoned properties have partially developed and continue developing that comply with the Comprehensive plan designation.

General Public Facilities/Services land-use designation seeks to include large public and quasi-public facilities that require significant space like the power plants, landfills, solid waste transfer stations, water campuses and concentration of public buildings. Employment land-use designation also includes the power-plants, however it seeks to include businesses that are employment-generating like industrial, office, Business Park, warehousing and distribution.

Request for a gas-fired power plant is a standalone power generation facility that does not generate commerce related employment and therefore fits the land-use requested – General Public Facilities/Services.

Project Proposal
Seguro Energy Partners, LLC is seeking a land use change to facilitate the development of a project known as "Project Bella," comprising a 480 MW thermal gas-fired generation facility and a 440 MW Battery

Energy Storage System (BESS). Project Bella aims to enhance resource adequacy by deploying rapid-response batteries and dispatchable natural gas turbines to maximize grid-available renewable energy. Moreover, the batteries will charge from surplus energy during periods of high renewable (solar and wind) generation. The location embraces the existing energy infrastructure and interconnection to the existing 500 kV system will enable the local load-serving entities (Electrical District-3, Salt River Project, Tuscon Electric Power) to reliably provide adequate electric transfer capability to balance energy supply demand in the Valley.

Gas fired turbines will require assured water supply for the closed loop chilled water systems. Although gas fired power plants use 90% less water than a coal facility, the applicant will need to meet and exceed the sustainability and water consumption goals identified by the local power utilities (Salt River Project and Tucson Electric Power)

The project is a zero-discharge facility. Evaporation ponds will be constructed onsite as per the Arizona Department of Environmental Quality Aquifer Protection standards.

Location and Accessibility
Access to the proposed project would be via private driveway from Midway Road, located on the eastern edge of the project boundary. The proposal for land use change involves six parcels situated north of I-8 and 1.5 miles south of the city of Casa Grande in the unincorporated area of Pinal County.

Site Data
The property is currently used for agriculture and is surrounded by undeveloped General Rural (GR) zoned land to the north and west. Northwest of the property, there are residences also zoned GR. To the east, across Midway Road is the undeveloped residential land zoned CR-2 (Single Residence Zone). The southern boundary of the property is marked by Greene Wash. Zoning to the far east of the parcel anticipates growth of future residential development

Flood Zone
The project area consists of both active agricultural and vacant land, with a gradual slope from south to north at approximately 0.7%. Most of the project lies within Flood Zone X, while the southwestern section, including Greene Wash, falls within Zone A.

Greene Wash serves as the primary drainage feature for the region, extending several miles upstream to the south and east. It functions as the regional outfall for the project and surrounding areas. The channel of Greene Wash has been partially excavated below natural ground level and is further contained by raised embankments. During regular and low-flow events, storm water remains within the channel. However, during significant floods, water may overflow the channel, flowing northwesterly as sheet flow, potentially affecting areas south and west of the project.

Onsite drainage management will require to include the construction of retention basins designed to store storm water generated on the site, in accordance with plans determined by the Pinal County Flood division during the site planning stage.

Environmental study
The property has undergone prior disturbance and is presently utilized for agricultural purposes. The Arizona Game and Fish environmental assessment tool was employed to identify potential sensitive

species on the property. The assessment identified riparian areas near the project site. The applicant plans to continue identifying and developing mitigation measures as necessary.

Additionally, a Class 1 cultural resource inventory search was conducted to locate recorded archaeological sites within the project area. The project is not anticipated to impact any previously identified cultural resources. Mitigation measures aimed at minimizing impacts to cultural resources will be identified and implemented during the project's progression.

STAFF ANALYSIS AND RECOMMENDATION:

Project Bella is proposed in a distinctive location featuring existing infrastructure, including a 500kV transmission line and Western Area Power Administration's (WAPA's) 230kV transmission lines crossing the central area of the project from east to west. Both transmission lines benefit from existing easements across the property. Furthermore, the property maintains an easement for the El Paso Natural Gas pipeline along its northeast boundary. This project does not necessitate additional extensions of transmission lines into the project area, and it has direct access to the natural gas required for operations.

Project area currently has Moderate Low Density Residential land-use classification for the 351.8± acres. Land-use change to General Public Facilities/ Services for a power plant is a drastic change in land-use. The area is designated for residential growth based on surrounding land-use and potential development surrounding the area. Proposal for a power plant close to residential development poses challenges and disturbs the rural nature of the surrounding area. This does not align with the sense of community vision for the people of the area.

The project area is uniquely located with the green wash along the western edge and a private road along the east edge of the property. This road is not a major arterial and not anticipated for a large development. The mobility and connection has been largely residential and planned for the same in near future. The road network in place today is based on its anticipated growth for a rural residential development and not for any large transportation corridor per Pinal County Transportation plan. Change of land use to accommodate a power plant will require major changes to the road network design during construction and for the future accommodation of the life of the power plant. Additional analysis from project viability and impact to the residential neighborhoods from traffic, noise and visual implications will be required.

The Economic Sustainability component for Comprehensive Plan amendment requires to balance residential growth and job creation. Although the advantages of a natural gas-fired power plant in comparison with the traditional coal-fired power generation facilities include:

- Lower emissions of air pollutants compared to traditional coal-fired power plants, as natural gas is a relatively cleaner-burning fossil fuel.
- Higher energy efficiency and lower construction costs compared to other thermal power technologies.
- Enhanced flexibility and reliability, ensuring a secure power supply.

The actual jobs created for the power plan anticipates only 3 to a maximum 6 employees. Balancing the need for growing energy demands, population and job creation is a challenge for 'Project Bella'.

Open Space and Trail division identified in the Pinal County Master plan, the canal corridor and irrigation systems as 'existing/planned' open space in the Greene wash. Canal systems provide movement corridors and habitat for wildlife. There is substantial riparian habitat that transects the project area. Riparian habitat is considered to be of critical importance and needs to be protected during development. A minimum of 50ft buffer around the riparian habitat (including Xeri-riparian) and wildlife friendly fencing is recommended to be incorporated into the project development plan.

The project site is adjacent to Greene Wash along the southern edge, necessitating buffers to protect this natural feature, which may reduce the usable area for the project. Mitigation measures for regional drainage and outfall into the Greene Wash channel, as well as on-site drainage, will require to be implemented based on recommendations from the Pinal County Flood division.

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, the project warrants additional inputs and analysis, therefore staff offers **no recommendation** for the land use change at this location for the following key reasons:

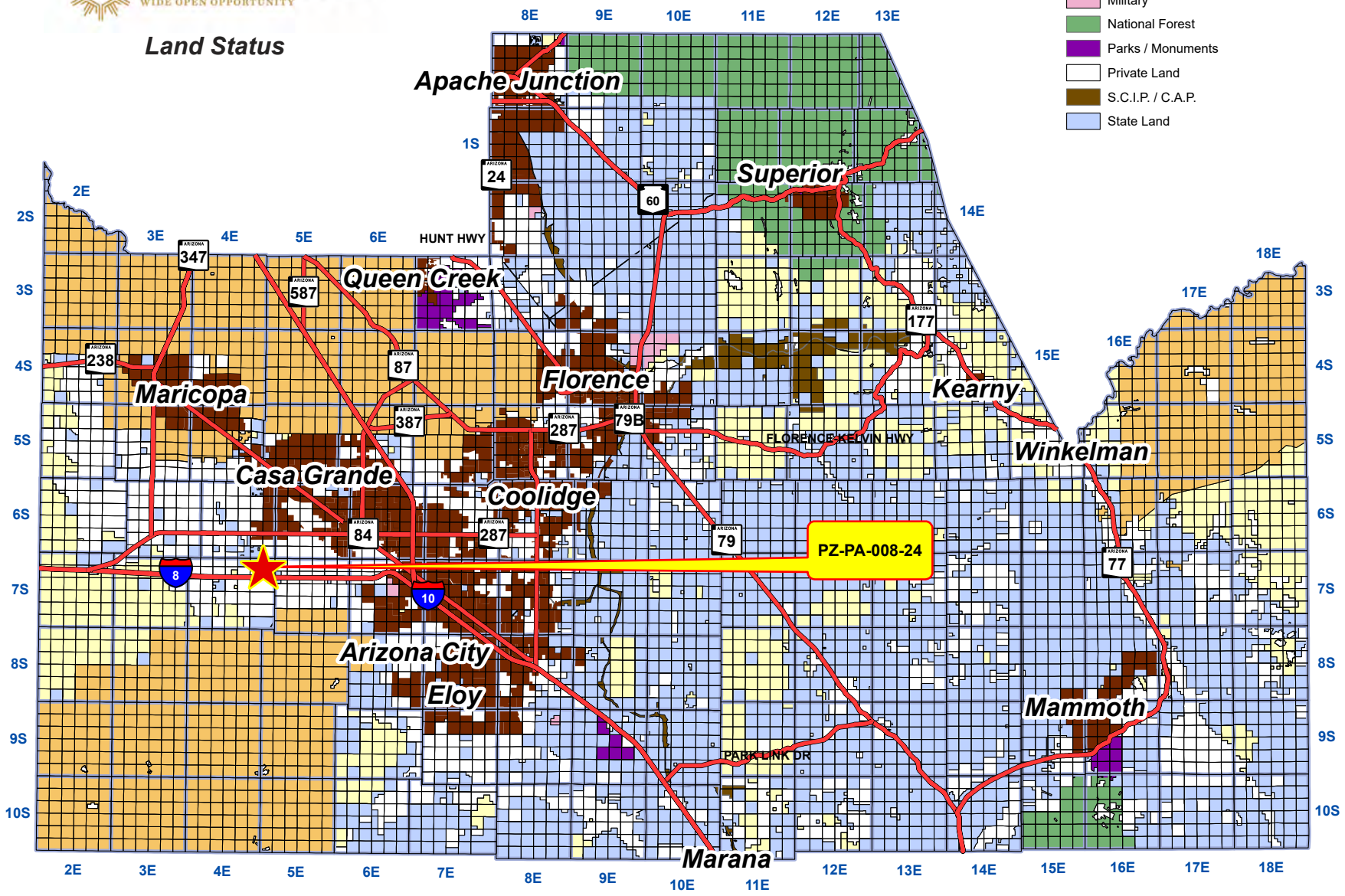
1. Land-use designation of MLDR to General Public Facilities/Services is a drastic change in land-use and does not align with the Comprehensive Plan vision for the area
2. Project Bella anticipates 3- 6 permanent jobs and does not contribute to the Economic Sustainability vision for Pinal County Comprehensive plan.
3. Loss of area allocated primarily for residential component in the Comprehensive Plan to a General Facilities/Services Land-use.

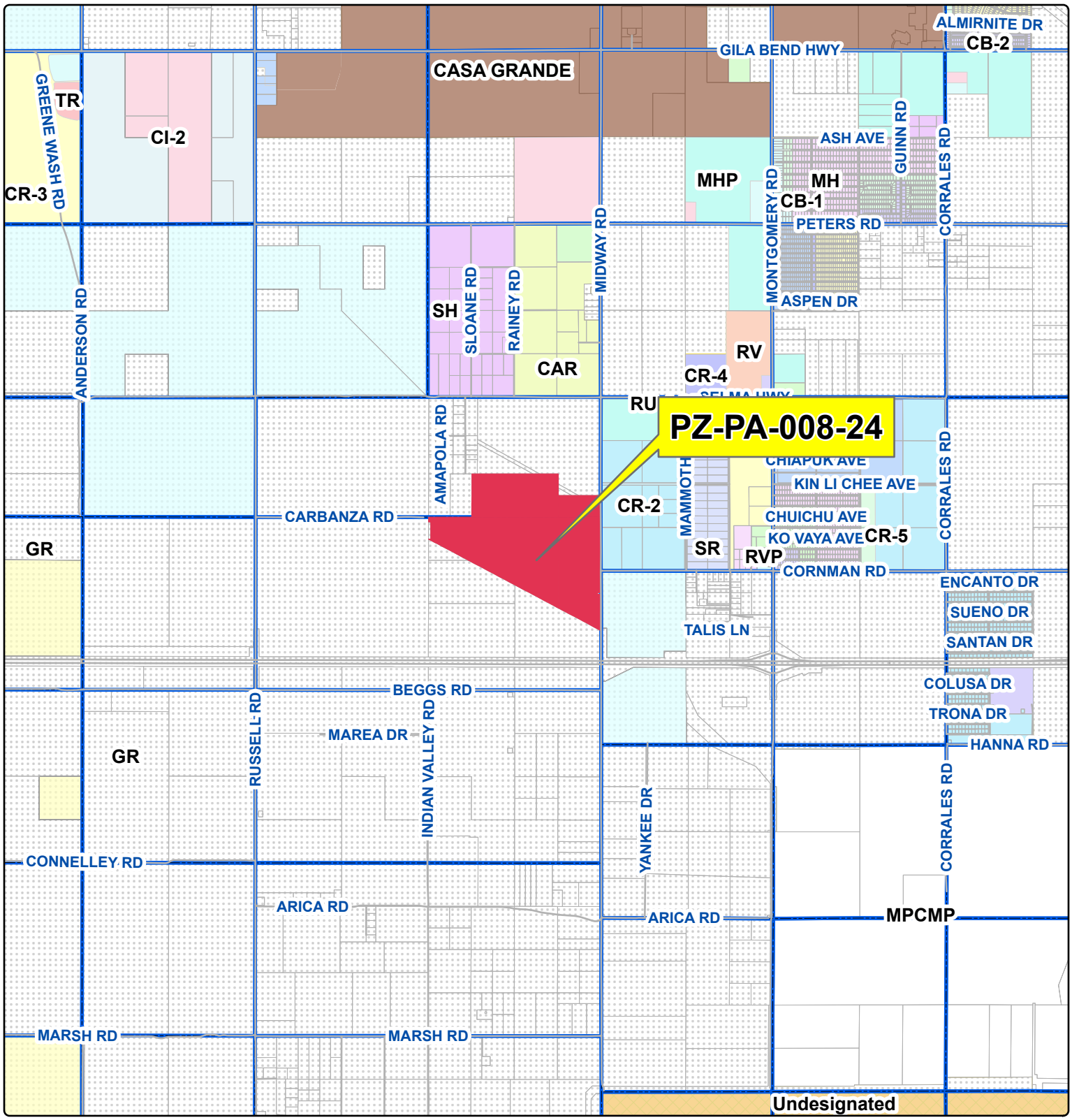
However, should the Citizen Advisory Committee find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff will recommend that the Citizen Advisory Committee forward **PZ-PA-008-24**, to the Planning and Zoning Commission with a favorable recommendation. If the Citizen Advisory Committee cannot find all of the factors listed above grounds for approval, then staff recommends that the Citizen Advisory Committee forward this case to the Planning and Zoning Commission with recommendation of denial.

Date Prepared: 08/22/24 SD

PINAL COUNTY
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Land Status





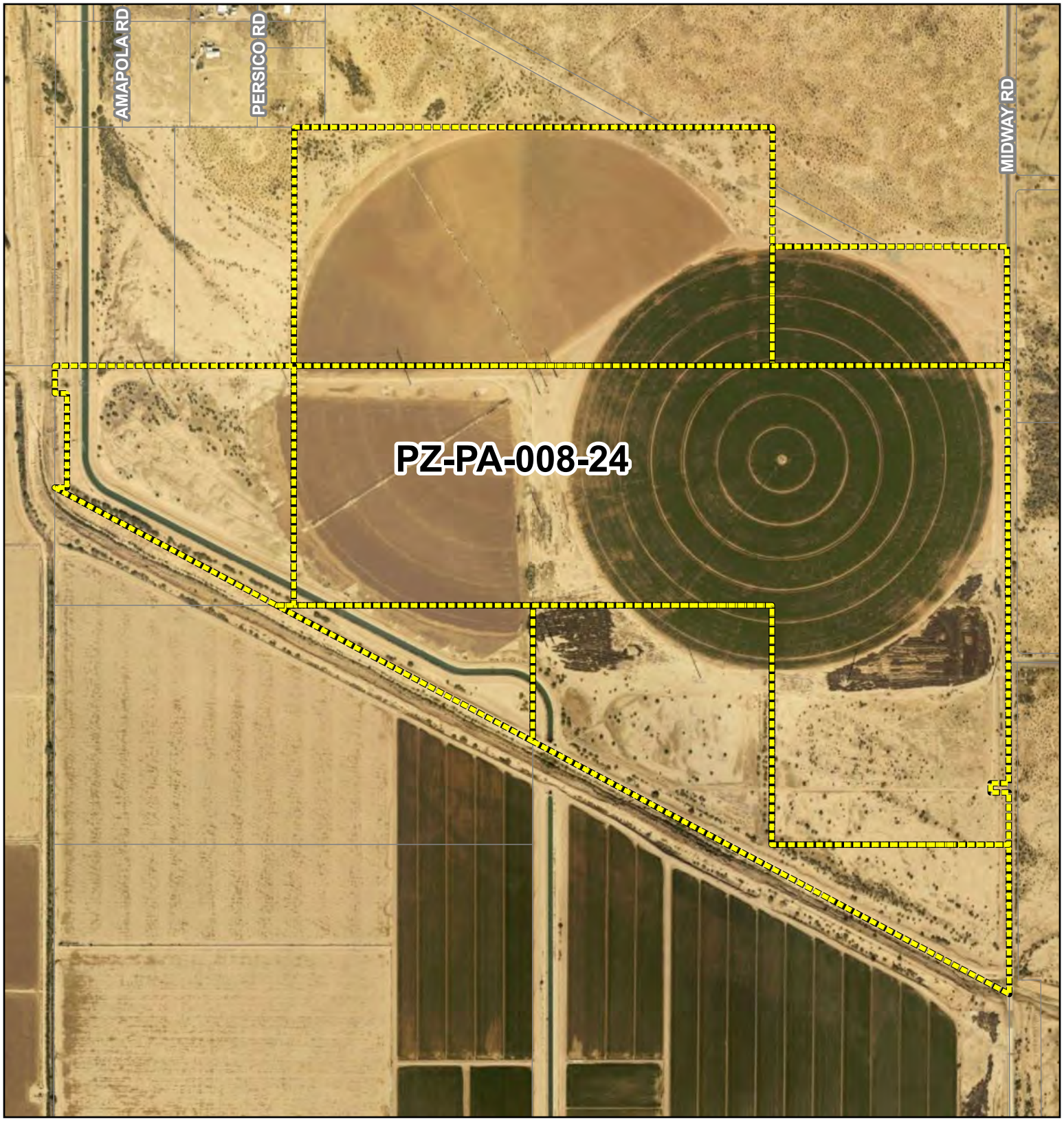
Community Development

PINAL COUNTY
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Legal Description:
Situated on a portions of sections 13, 23, 24, and 25, T09S, R07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-025B, 408-11-025C, 408-11-025D,408-11-024A, 408-11-024C, 408-11-0230, 408-15-0020, 408-15-0010, 408-12-0020, 408-12-0030 located eight miles south of Eloy and approximately seven miles south of interstate 10 within the unincorporated area of Pinal County.

SEC 1 & 12 TWN 07S, RNG 04E

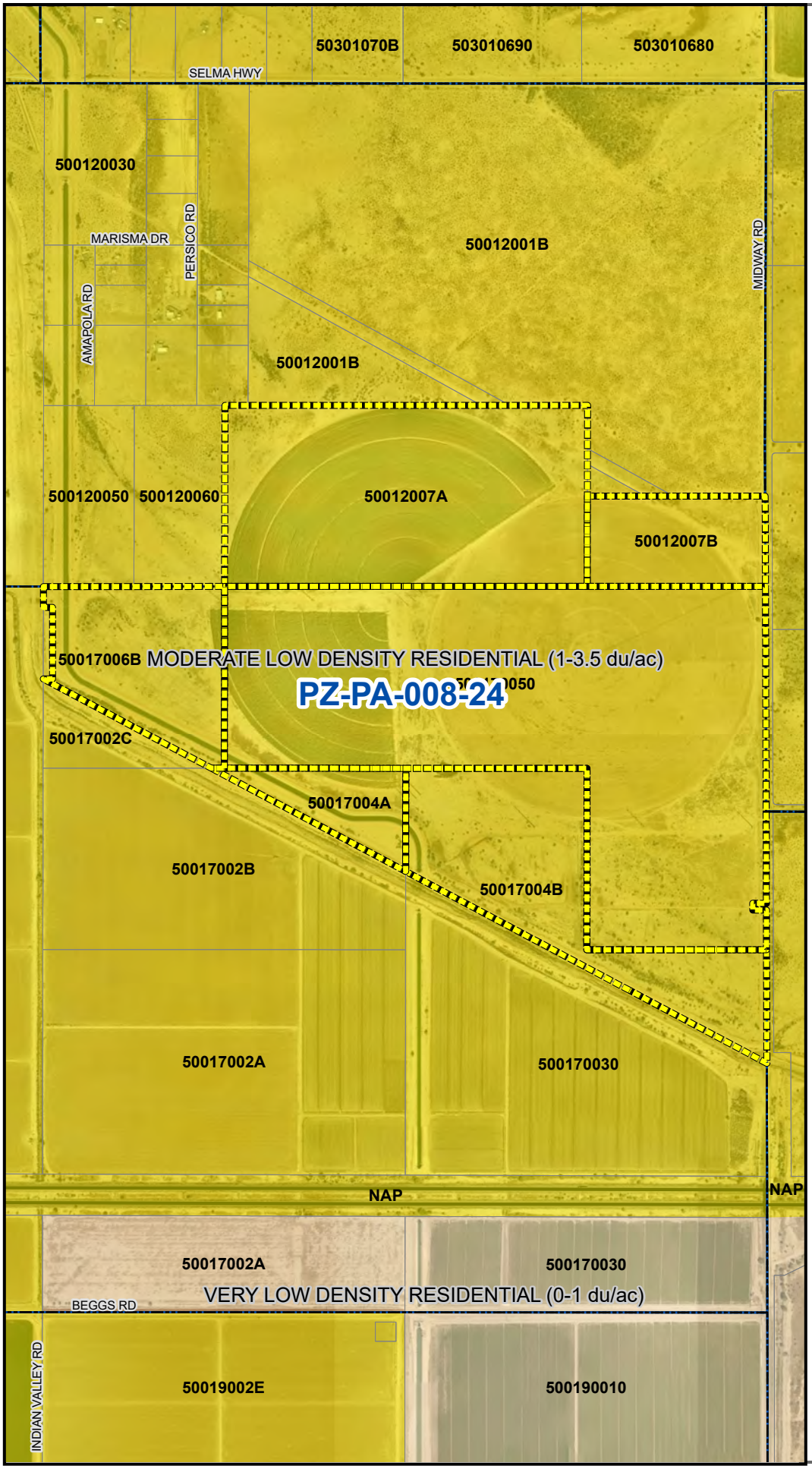
Sheet No. 1 of 1	Owner/Applicant: WITHEY MORRIS BAUGH, PLC, ALEX HAYES		
	Drawn By: GIS / IT / RWH		Date: 07/8/2024
	Section: 1 & 12	Township: 07S	Range: 04E
	Case Number: PZ-PA-008-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-008-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

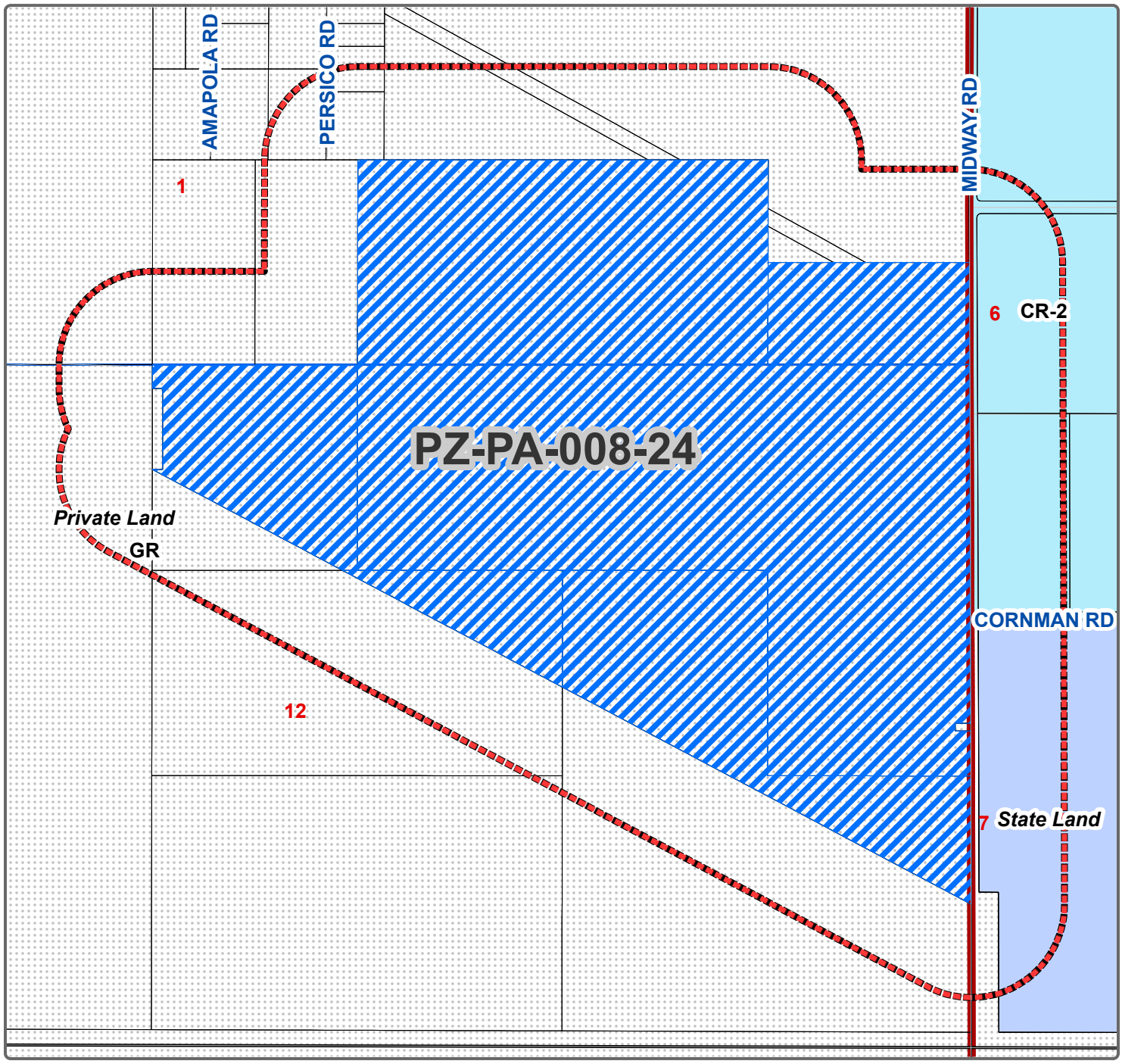
PZ-PA-008-24

FROM:

MODERATE
LOW DENSITY
RESIDENTIAL

TO:

PUBLIC FACILITIES
SERVICES



Community Development

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.

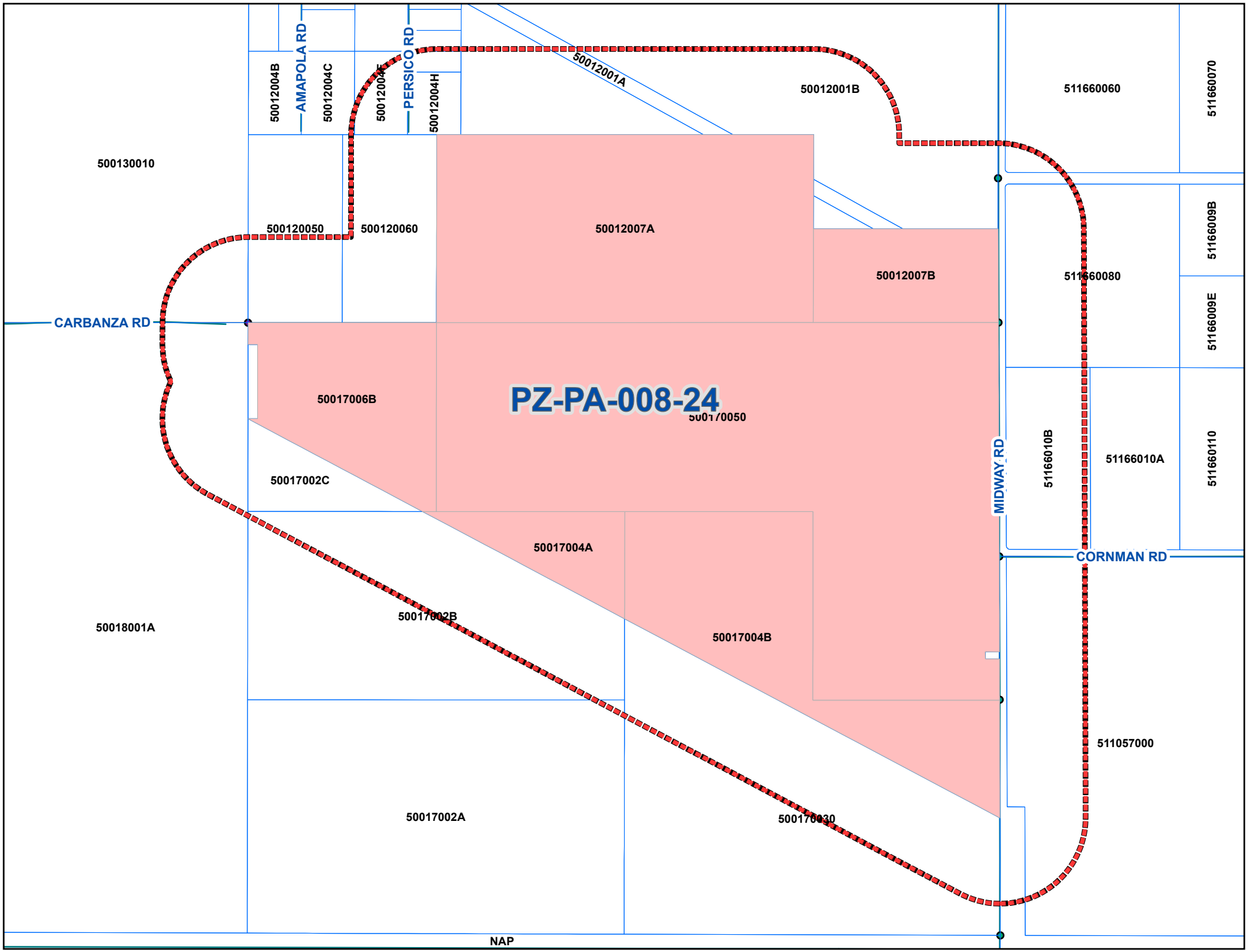
Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MLDR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description: 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.

SEC 1 & 12, TWN 07S, RNG 04E

Sheet No. 1 of 1	Owner/Applicant: WITHEY MORRIS BAUGH, PLC, ALEX HAYES		
	Drawn By: GIS / IT /RWH		Date: 07/08/2024
	Section: 1 & 12	Township: 07S	Range: 04E
	Case Number: PZ-PA-008-24		


PZ-PA-008-24
AMAPOLA RD
PERSICO RD
CARBANZA RD
MIDWAY RD
CORNMAN RD
NAP
50012004B
50012004C
50012004E
50012004H
50012001A
50012001B
511660060
511660070
500130010
500120050
500120060
50012007A
50012007B
511660080
51166009B
51166009E
50017006B
50017050
51166010B
51166010A
511660110
50017002C
50017004A
50018001A
50017002B
50017004B
511057000
50017002A
500170030

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

Comprehensive Plan Amendment unincorporated & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: See included legal description

2. Parcel Number(s): 500-12-007A, -007B; 500-17-004A, -004B, -0050, -006B Total Acreage: 350

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: Public Facilities/Services

5. Date of Concept Review: February 27, 2024 Concept Review Number: Z-PA-008-24

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): The proposed amendment is requested to accommodate development of the Property with 480 MW of thermal gas-fired generation and a 440 MW battery energy storage system, . which is collectively referred to as Project Bella. The purpose of Project Bella is provide resource adequacy capacity via quick response battery deployment and short interval natural gas fired turbines to first maximize renewable energy available on the grid, prior to deployment. The Project will be a key contributor to numerous sustainability goals and provide essential resource adequacy capacity and reliability (see narrative for additional detail).

7. Discuss any recent changes in the area that would support your application. Project Bella will help meet the growing power demand from new manufacturing and employment uses locating in Pinal County. It will also be a key contributor in decarbonizing the grid by enabling the acceleration of the retirement of coal-fired power generation assets. (See narrative for additional detail).

8. Explain why the proposed amendment is needed and necessary at this time. The Property is bisected by the Duke/Pinal Central 500 kV transmission line and an El Paso Natural Gas Line making it less appropriate for new residential and ideally suited for the proposed use. The proposed amendment will promote efficient use of existing infrastructure and enable development of generation assets that will help meet the growing load demand in the State. (See narrative for additional detail)

INV#: AMT: DATE: CASE: Xref:

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

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

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

Please call or email the Planning Division for more information.

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

Brian and April Rhodes	PO Box 11090, Casa Grande, AZ 85130	520-251-1026
Name of Landowner (Applicant)	Address	Phone Number
Signature of Landowner (Applicant)		brian@aandbfarm.com E-Mail Address

Jason Morris / Alex Hayes	2525 E Arizona Biltmore Circle Ste A-212, Phoenix, AZ	602-230-0600
Name of Agent	Address	Phone Number
Signature of Agent		hayes@wmbattorneys.com E-Mail Address

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

AGENCY AUTHORIZATION

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

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

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

hereinafter referred to as "Owner," is/are the owner(s) of Approx. 350 acres acres located at N/NWC I-8 and Midway Road, and further identified
[Insert Address of Property]

as assessor parcel number 500--17-007A, -007B, -004A, -004B, -005, -006B and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

Owner hereby appoints Withey Morris Baugh, PLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

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

[Signature]
P.O. Box 11090 Casa Grande AZ 85130
[Address]

Dated: 5/28/24

[Signature]
P.O. Box 11090 Casa Grande AZ 85130
[Address]

Dated: 5/28/24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 28 day of May, 2024 by Brian Scott Rhodes & April Beth Rhodes
[Insert Name of Signor(s)]

My commission expires April 11, 2027

Elizabeth McMillan
Printed Name of Notary

Elizabeth McMillan
Signature of Notary Public

PROJECT bella

Major Comprehensive Plan Amendment Narrative

Case No. _____

1st Submittal: May 30, 2024

WITHEY MORRIS BAUGH

Development Team

Developer:
Seguro Energy Partners
Mark Thompson
3033 N. Central Avenue, Suite 900
Phoenix, AZ 85012

Legal Representative:
Withey Morris Baugh PLC
Jason Morris / Alex Hayes
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Engineer:
Vanderweil Engineers
Garen Demirchian
503 East Plaza Circle, Suite A
Phoenix, Arizona, 85008

Civil Engineer:
Colliers Engineering & Design
Darrell Wilson / Aubrey Thomas
2141 E Highland Avenue
Phoenix, Arizona, 85012

Environmental Consultant:
KP Environmental
Kenda Pollio / Steve Morgan
1038 Dewitt Avenue
Encinitas, CA 92024

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A. Introduction

On behalf of Seguro Energy Partners, LLC ("Seguro"), this application is a request for approval of a Major Comprehensive Plan Amendment for the approximately 350-acre property located approximately 880 feet north of the northwest corner of Midway Road and Interstate 8 and otherwise commonly known as Pinal County Assessor's Parcel Numbers ("APNs") 500-12-007A, -007B; 500-17-004A, -004B, -0050, -006B (the "Property"). See **Exhibit A, Aerial Map**. The proposed amendment is requested to accommodate development of the Property with 480 MW of thermal gas-fired generation and a 440 MW Battery Energy Storage System (BESS) (collectively "Project Bella" or "the Project").

The purpose of Project Bella is to provide resource adequacy capacity via quick response battery deployment and short interval natural gas fired dispatchable turbines to first maximize renewable energy available on the grid, prior to deployment. Furthermore, the batteries will be charged from excess energy on the grid during periods of high renewable (solar and wind) generation periods. The Project will also be a key contributor numerous sustainability goals including reduced water consumption in electricity generation and decarbonization of the grid by providing essential resource adequacy capacity and reliability, thus enabling acceleration of the retirement of coal-fired power generation assets.

As identified in the site plan attached herein, the footprint of the Project resides within an envelope of approximately 158 acres of the approximately 350-acre Property. The Property already maintains easements and existing infrastructure for high voltage transmission and natural gas pipelines. Therefore, tie-in to the 500 kV switchyard will occur on site without the need to cross any public roads or other properties. The Project does not anticipate any improvements of infrastructure or services that would be paid for by the public.

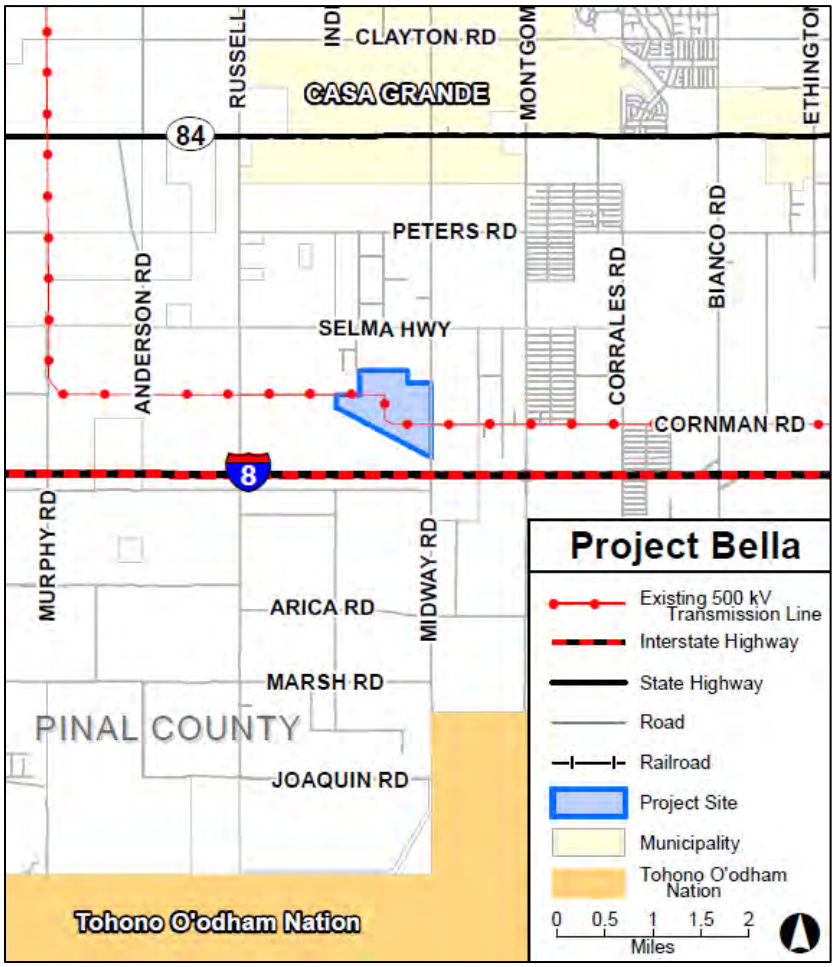
B. Location and Site Conditions

The Property is approximately 350 acres and is currently utilized for agricultural operations.

The Property is bordered to the north by undeveloped desert land zoned General Rural (GR). Northwest of the Property are approximately four (4) residences zoned GR. The Property is bounded on the east by Midway Road, across which is undeveloped land zoned Single Residence (CR-2). To the south the Property is bounded by the Greene Wash and agricultural land zoned GR, beyond which is Interstate 8. To the west is undeveloped land zoned GR.

Project Bella also maintains site control of adjacent property to the east identified as Pinal County APNs 511-66-006, -008, -010A, -010B, and -011, which comprise approximately 147 acres. Seguro does not intend to utilize such property for any portion of Project Bella.

Figure 1: Site Location



C. Comprehensive Plan and Zoning

The Property has a Pinal County Comprehensive Plan land use designation of Moderate Low Density Residential (1-3.5 du/ac). **See Exhibit B, Comprehensive Plan Map.** The Property is zoned GR, which permits residential and agricultural uses, as well as some public or private utility uses. **See Exhibit C, Zoning Map.**

D. Request

Seguro requests a Major Comprehensive Plan Amendment for the Property from Moderate Low Density Residential to General Public Facilities/Services to accommodate the development of a

natural gas-fired power plant, BESS, and related facilities. Seguro also intends to submit an application under separate cover to rezone the Property from GR to I-3 with a Planned Area Development (PAD) overlay to accommodate the combination of uses.

E. Project Overview

Project Bella consists of two principal components: thermal gas-fired power generation ("Cazador del Sol") and grid-charged battery energy storage ("Atrapa Soles"). See **Exhibit D, Site Plan**. Together, these facilities will provide substantial resources for local electric providers servicing the growing Arizona population centers, contributing to grid resilience and reliability. The purpose of the Project is to provide resource adequacy capacity via quick response battery deployment and short interval natural gas fired dispatchable turbines to first maximize renewable energy available on the grid, prior to deployment. Furthermore, the batteries will be charged from excess energy on the grid during periods of high renewable (solar and wind) generation periods. Project Bella will also be a key contributor to numerous sustainability goals including reduced water consumption in electricity generation and decarbonization of the grid by providing essential resource adequacy capacity and reliability, thus enabling acceleration of the retirement of coal-fired power generation assets.

The Property's location provides several key benefits for the proposed development. The Project has direct proximity to the existing 140-foot-high Duke/Pinal Central 500kV line and WAPA's 230kV transmission line, both of which maintain an easement across the Property. The Property also already maintains an easement for the El Paso natural gas pipeline, from which the Project will accept a small amount of natural gas for operations. Therefore, tie-in to the 500 kV switchyard will occur without the need to cross any public roads or other properties. No additional rights-of-way or public infrastructure is required from the public.

The Project's Interconnection Queue with SRP is PV-PC Q32 Interconnection on the 500kV system. See **Exhibit E, Existing and Planned Transmission System**. Similarly, the Property is bisected by the El Paso Natural Gas Pipeline ("EPNG"). The EPNG maintains adequate capacity to deliver sufficient quantities and pressure for sustainable operation of the Project.

I. Project Need and Benefits

- Project Bella represents a cost-effective, reliable electric capacity and storage resource that will meet near-term and long-term electric supply requirements, while first embracing available, low-carbon renewable energy. The Project includes quick-starting (10 minutes) and fast-ramping power generation and storage capacity-based resources for reliable energy and critical integration of thousands of megawatts of renewable solar and wind in the area.

- The location will embrace existing energy infrastructure and the interconnection to the existing 500 kV system will enable the local load-serving entities (ED-3, SRP, TEP) to reliably provide adequate electric transfer capability to balance energy supply demand in the Valley. The Project will complement existing energy infrastructure that already maintains easements on the Property and no new public crossings or public improvements are necessary.
- Project Bella will contribute over $5,420,000 in new, local tax revenue with contributions to 19 – 23 taxing entities identified in Pinal County.

- Project Bella will meet or exceed all sound and light requirements via intentional engineering design.

- The highest structures will be the 65-foot stacks from the ten (10) gas turbines which are less than half the size of the existing 140-foot-high transmission towers on the Property and extending across the county.

- Project Bella will utilize a minimally incremental amount of groundwater compared to the existing use. The projected incremental 196 acre feet per year will be offset through a sustainability program which will retire long term storage credits retained in the Pinal Country Active Management Area in advance of commercial operation for a twenty-two year operational period.

- Project Bella will comply with all local, State, and federal air quality regulations which are protective of human health and the environment. The emissions from Project Bella will be under federal thresholds and will be closely monitored and reported pursuant to the requirements of the Project's air permit. Total emissions will be more than offset through the integration services provided for renewable energy in the area.

- If approved, construction will commence in 2026 with commercial operation prior to Summer 2027 and Summer 2028.

II. On-Site Equipment

Cazador del Sol consists of ten (10) GE LM6000 units. The gas turbines will be designed with low NOx selective catalytic reduction ("SCR") and CO catalyst, ensuring that NOx and CO will be at or below industry standard. The gas turbines will only be utilized when renewable energy is not available in sufficient quantities to supply the electric demand. The ability to quickly start and stop the small turbines will assist in providing essential resource adequacy for reliability purposes. The gas turbines will ultimately be subject to EPA Title V Air Permit requirements and air permitting is currently underway. The Project will feature low emissions and, importantly, minimal water consumption due to the closed loop chilled water system. The quick ramping capability of the proposed facility is ideal for renewable energy integration and local reliability purposes.

Atrapa Soles will consist of 440 MW AC of grid-charged battery renewable energy storage with liquid cooled cabinets and self-contained fire suppression systems. The quick deployment of charge and discharge to and from the grid will promote the first utilization of available renewable (solar and wind) energy. Specifically, the system will store renewable energy during periods of surplus to re-dispatch during evening hours when renewable energy generation decreases and electricity demand remains high. Atrapa Soles is designed to provide essential load shifting, renewable integration, frequency regulation, and peak energy supply to complement local reliability.

Seguro elected to permit all ten natural gas combustion turbine units and process a Certificate of Environmental Compliance review by the Arizona Corporation Commission. Furthermore, Seguro elected to proceed with a Title V permit (EPA federally jurisdictional) and thus be subject to federally enforceable limitations despite being a synthetic minor source with total annual emissions below federal thresholds.

Pinal County Air Quality Control District ("PCAQCD") is the agency responsible for reviewing the technical data and completing the extensive modeling. PCAQCD also engaged the Environmental Protection Agency ("EPA") for additional technical and compliance review of the draft permit. A key component of the air permit application, an air dispersion modeling analysis, demonstrated that the emissions of pollutants from Project Bella will not cause or contribute to air pollution in violation of a National Ambient Air Quality Standards ("NAAQS"). The modeling study was carefully reviewed and approved by PCAQCD prior to issuance of the draft permit.

The equipment selection, operational design and annual maximum operational dispatch limitations result in the Project being a minor New Source Review (NSR) permit. This means the operational emissions are below the federal Prevention of Significant Deterioration (PSD) major source levels. Furthermore, the PCAQCD limited maximum emissions to 90% of the federal major source levels. Enforceable limits include monthly and annual reporting and annual fuel input limitations, which, by definition, limit operating hours, water consumption and site emissions.

PCAQCD is experienced in modeling, reviewing, drafting, and issuing final authority to construct permits for natural gas fired generation. In fact, in the last two years, PCAQCD has diligently and prudently processed the air permit for SRP's Coolidge (November 2023) and Cooper Crossing (May 2023) facilities, both of which utilize the same GE LM6000 technology.

Seguro intends to supplement this application with any comments related to the air permit from the EPA and PCAQCD, as well as a total site emission comparison of the Coolidge, Desert Basin and Sundance electric generation facilities.

III. Relationship to Immediate Surroundings

As proposed, Project Bella will only utilize approximately 158 acres of the approximately 350 acre Property. While Project Bella benefits from a general lack of development surrounding the Property, substantial buffers (well over 500') are provided adjacent to the existing development northwest of the Property. This compares favorably to other similar facilities in the surrounding area, such as the Desert Basin Generating Station. See **Exhibit F, Generator Separation from Existing Residential**.

The desert environment is not conducive to utilizing large amounts of arboreal landscaping on the Property, but setbacks of major equipment from public roadways will limit visual impact.

Importantly, operation of the technology employed by Project Bella will not create any smoke, fumes, or odors, as natural gas burns cleanly such that the exhaust is nearly invisible. Additionally, the Project will not require cooling towers and there will not be any forced evaporation of water for cooling of equipment. Following construction, incidence of dust on the Property will be minimal and likely determined by the same natural factors, such as wind and humidity, that affect adjacent areas.

IV. Site Circulation and Traffic Impact

Project Bella will be accessed via a private driveway from Midway Road. The main entrance from Midway Road will include a small building structure for the visitor center, security for site access control, and parking. While traffic and parking load will be higher during construction, this impact will be temporary and is not expected to place any burden on public services. See **Exhibit G, Traffic Impact Statement.**

Post-construction, three (3) to six (6) employees per shift will manage the facility, offering 24-hour coverage, though personnel presence on site may increase during maintenance periods. Two (2) twelve (12) hour shifts are anticipated beginning at 6:00 AM and 6:00 AM. Traffic flow will be minimal to support employee commutes to the site for each shift. Traffic post-construction will also include occasional delivery of materials and plant consumables, expected to be once or twice a week.

V. Utility and Public Services

Project Bella will utilize an interconnection to the on-site 500 kV transmission line for import and export of electricity from the Project. Electric distribution (low voltage) from the local utility Electric District #3 for electric service to the commercial building, lights, etc. In addition, the gas turbine portion of the Project will utilize natural gas supply from the EPNGP which crosses the Property.

As discussed above, the Property already maintains easements and existing infrastructure for high voltage transmission and natural gas pipelines. Therefore, tie-in to the 500 kV switchyard

will occur on site and no additional easements or public infrastructure from the County are required for interconnection. The Project does not anticipate any improvements of infrastructure or services that would be paid for by the public.

VI. Noise and Light Attenuation

Noise

The site layout has taken into consideration compliance with noise ordinances through setbacks and distances from the property line, with the core equipment of the Project specifically placed in the interior of the Property, away from the site perimeter. Seguro has coordinated directly with General Electric (GE) and other equipment manufacturers to calculate actual noise of primary equipment and to collaborate on engineering review to minimize overall noise from the Project. Specifically, sound mitigation will be managed through sound attenuation equipment, which will be installed on or around the major equipment. The site design will not result in continuous disturbance of the ground during operations and thus the integrity and character of the zone will be maintained.

Specifically, sound generating equipment are located with significant setbacks in all directions and not less than approximately 430 feet from the nearest property line. Additionally sound levels will be mitigated at the source and around the equipment, employing various methods and technologies including the installation of sound insulation blankets, acoustical panels, sound absorbing walls and sound attenuators. The LM6000 Gas Turbines will be installed with sound attenuators at air intake openings and fans as well as sound attenuators (baffles) will be installed inside the vertical stacks if additional noise suppression is needed. The entire chilling system area will be enveloped with sound baffling panels. Additionally, the sound levels from the chilling system will be blocked by the storage tank, which will act as a sound barrier.

In confirming the engineering design and proven sound and sound mitigation processes with the equipment manufacturers, Seguro has engaged the services of SWCA Environmental Consultants to provide a noise study considering existing conditions and the proposed post commercial operation conditions of the Project. A copy of the complete study as well as a comparison to other electrical generation facilities will be provided as a supplement to this application.

Coordinating with the equipment manufacturer's engineering teams and validating such results with professional sound modeling, Seguro will demonstrate that Project Bella complies with the Pinal County Excessive Noise Ordinance No. 050306-ENO as Amended by 031611-ENO-01 for Zoning District Classification CR-2 (Residential), with the limits of 60 dBa (7:00 am - 8:00 pm) and 55 dBa (8:00 pm - 7:00 am) at the property line.

In addition to sound level modeling analysis and calculation at the property line, Seguro has commissioned the modeling of sound at the nearest residences to the northwest (2,313 feet) and to the east (~4,225 feet) of the Project's sound source(s). The findings will be provided in the independent consultant's report.

Light

Project Bella encompasses approximately 158 acres of the 350-acre Property. In turn, less than 32% of the total developed area will be provided with outdoor site lighting. External work activities will be performed during daylight hours and not require artificial lighting. The lighting installed for the site will be for safety and security standards and will be utilized only as necessary with automatic sensor lights and manual switches controlled within the control room.

The anticipated Project Bella site zoning designation is I-3. Therefore, the outdoor lighting design and operation will comply with Pinal County Development Services Code, Chapter 2.195 - Outdoor Lighting. Pursuant to the requirements outlined therein, Project Bella will be subject to the most stringent Lighting Zone-3, without compromising safety (OSHA, NEC and NFPA), operations, and necessary site security.

Light Emitting Diode (LED) lamps will be considered for the entire site lighting fixtures, with color temperature spectrum emitted by the LEDs in the range of 2000k - 2700k, and initial lumens levels of 3500 - 6500 depending on the fixture location, type and intended application. Seguro has engaged a Site Lighting Design Specialist with expertise in similar Power Generation Plant applications. The consultant will prepare a detailed lighting design and modeling analysis and plan. This plan will be submitted to supplement the detail provided herein and to provide additional technical specifications.

In order to mitigate potential Perimeter (spill/light) Illumination Levels, the areas with outdoor lighting sources will have set-back distances from the nearest property lines, ranging from a minimum of 245 ft to a maximum of 720 feet. Specifically, the outdoor site lighting will be limited to the following areas:

- Internal Access Roadways and Employee Parking Lot
- Gas Turbine Power Generation Islands and Battery Energy Storage Systems
- 230 kV and 500 kV Utility Switchyards
- Operation, Maintenance and Process Buildings

- Internal Access Roads and Employees Parking Lot

  Internal access roads and a small employee parking lot will be designed with Full-Cutoff Pole-Mounted shielded and diffused LED light fixtures, with a maximum of 6:1 ratio between the average illumination and the minimum illumination on the surface of the roads and the parking lot. Pole-mounted fixture heights as well as spans will be determined utilizing special lighting simulation and modeling analysis software tools. Remote access road lighting will be controlled by a Central Lighting Control and Automation System. Light fixtures will be dimmed to minimum levels during normal operations. Motion sensors and proximity detection devices will be installed along the access roads and upon detection of approaching vehicles and/or pedestrians, lighting levels will be increased to maximum output level.

- Gas Turbine Power Generation Islands and Battery Energy Storage Systems (BESS)

  The lighting systems for the power generation islands, BESS and the balance of plant equipment will be designed with shielded and diffused semi-cutoff LED light fixtures. The exterior light fixtures will be mounted on various structures including equipment enclosures, pipe racks and cable tray supports, elevated platforms, ladders and stairway landings, as well as operators' control panels and at various instrumentation locations. Lighting in these areas can be controlled at the area point via motion detection as well as centrally from the control room. Lighting will only be utilized as needed when personnel are in the area. There is limited need for personnel to be in the areas during non-daylight periods.

  The tallest structures within the Power Generation Islands are the 65 ft heigh exhaust stacks. During Normal Operating Conditions, the exhaust stacks and the EPA test platforms will not be illuminated. However, during annual EPA compliance stack testing periods that typically are expected to last 24-48 hours, the EPA test platforms will be illuminated to ensure personnel access and safety. The exhaust stacks do not require aviation warning lights based on Federal Aviation Administration (FAA) Notice Criteria Tool report. The highest structures on the site will be the existing 140 foot high 500 kV transmission towers, which also do not contain any FAA warning lights.

- 230 kV and 500 kV Utility Switchyards

  The high voltage 230 kV and 500 kV Utility Switchyard lighting systems will be designed and provided with light fixture types, quantities, and lumen levels in accordance with NEC, NFPA and SRP lighting design standards for safety and security.

- Operation, Maintenance and Process Buildings

  Exterior wall mounted light fixtures will be provided for the operations, maintenance, and various process buildings and will be designed to ensure operational safety and security. The light fixtures will be full-cutoff wall mounted shielded and diffused LED type fixtures, controlled by the central lighting control and automation system and will be dimmed to minimum levels during normal operations. In the unlikely event of an emergency condition during nighttime hours, lighting levels will be programed to a maximum setting with direct operator initiated control.

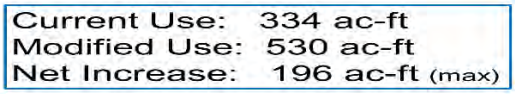
VII. Water Use

The Project is designed to exceed the sustainability and water consumption goals identified by the local power utilities (i.e. Salt River Project and Tucson Electric Power) in their integrated resource plans. The Project will utilize air cooled inlet chillers with a closed loop thermal

storage system. Thus, cooling towers which are typically utilized by many electrical and industrial processes, will not be required. The modest amount of water utilized will be primarily to enhance fuel combustion and reduce emissions. Due to this design, the Project will utilize eighty percent (80%) less water than a conventional combined cycle generator and ninety percent (90%) less water than a coal facility of similar size.

Project Bella is anticipated to come online in two phases. The first phase is estimated to require a consumptive input of water supply of approximately 330 acre-feet per year. The second phase will add 210 acre-feet per year for a total estimated Project demand of approximately 530 acre-feet per year.

The Property is located within the Maricopa Stanfield Irrigation and Drainage District ("MSIDD") and has an existing groundwater irrigation right (permit number: 58-105553.0005) associated with a 189-acre active farm area on the Property. In calendar year 2023, the farm-use utilization of groundwater was 345.80 acre-feet. Thus, the aquifer impacts of the Project Bella Phase I are anticipated to be similar to the existing area farm activity.



Most agricultural operations in the Pinal Active Management Area ("Pinal AMA") rely on some portion of groundwater use on an annual basis. In calendar year 2023, agricultural activity in the MSIDD withdrew over 187,000 acre-feet of groundwater. In contrast, Project Bella's maximum consumption would only utilize approximately 540 acre-feet per year, which is less than 0.3% of the amount of water withdrawn by MSIDD in 2023.

An analysis of projected water demand by Project Bella performed by Matrix New World Engineering found a negligible impact on aquifer drawdown. See **Exhibit G, Water Sustainability Plan**. **Figure 2** identifies the results of that simulation at the end of the 100-year predictive model period. The simulated depth to water at the end of the 100-year period is 850 feet at the Property. The depth to the bottom of the aquifer is over 3,000 feet below land surface based on the model data, indicating a remaining saturated thickness of 2,150 feet at the end of the 100-year simulation.

Impact calculations for both five-year drawdown impacts (well impact analysis to support well permitting) as well as 100-year simulations using the Pinal AMA AWS model produce results that are negligible to show on graphics. The five-year drawdown model simulates a maximum drawdown of less than 3 feet at the site of the proposed well. The 100-year model run with and without the ~200 ac-ft/yr increase showed that the additional pumping caused an additional drawdown of 4.9 feet over the 100-year period.

Figure 2

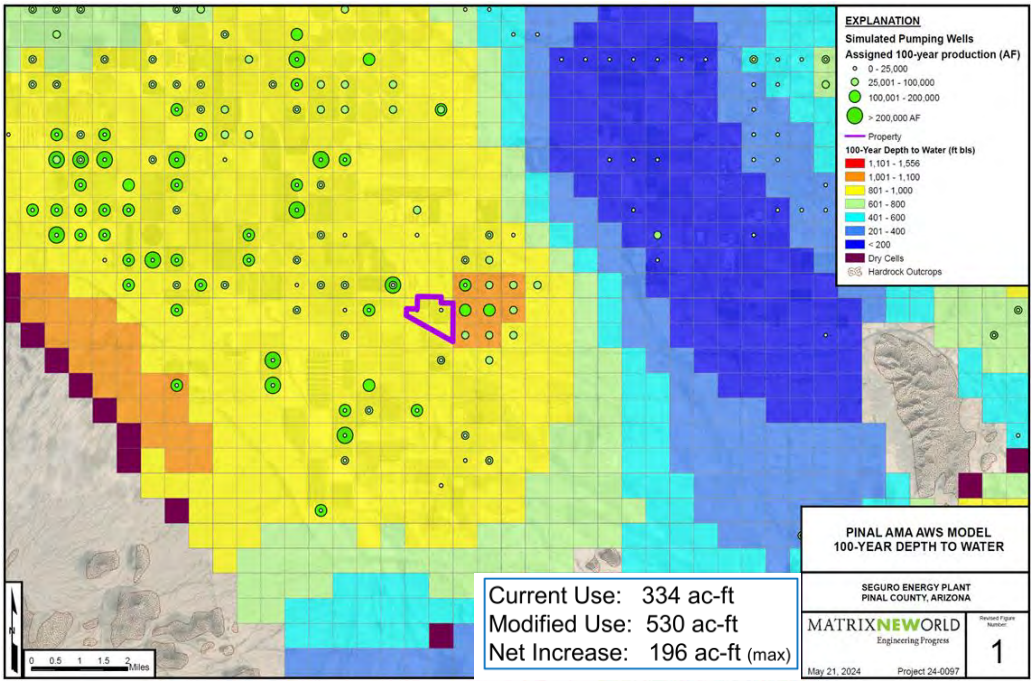
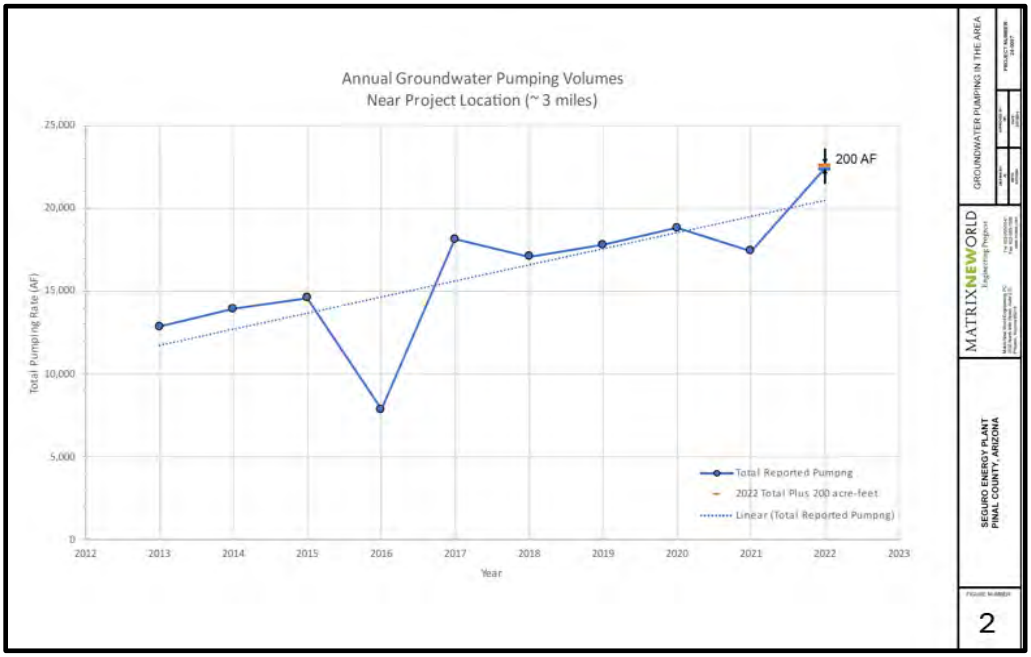


Figure 3 below depicts a graph of the total reported pumping over time for wells within approximately 3-miles of the Property. The increase of ~200 ac-ft is shown compared to the total reported pumping in 2022 of 22,390 ac-ft for the study area. The increase of ~200 ac-ft to 22,590 ac-ft is nearly indistinguishable from the total pumping value for 2022.

Figure 3



Sustainability Plan

Seguro will follow all State laws regarding local well impacts through direct coordination with the Arizona Department of Water Resources ("ADWR"). While the operational design is specifically focused on minimizing water consumption, all water use for Project Bella will be obtained according to the legal requirements for such non-irrigation water uses applicable in the Pinal AMA, including all necessary permits.

In addition, Seguro will voluntarily implement a sustainability plan to offset the incremental water consumption in advance so that the net effect to the regional aquifer is zero compared to the Property's current use.

A number of third parties have previously stored CAP water within the MSIDD Groundwater Savings Facility (Permit No. 72-531381.0006) and hold long-term storage credits that may be recovered through a well with a recovery well permit (or may be relinquished to the benefit of the same aquifer). Thus, Seguro has committed that it will, prior to commercial operations, purchase long-term storage credits stored in MSIDD's facility in an amount sufficient to cover the maximum potential incremental withdrawal amount versus current site usage. The water stored in the MSIDD Groundwater Savings Facility is deemed to be located hydrologically beneath MSIDD enrolled lands, so recovery of the long-term storage credits (or donation of such credits) could occur within the Property or within nearby MSIDD land.

Water and Sewer Discharges

The Project is a zero-discharge facility. Evaporation ponds will be constructed onsite to Arizona Department of Environmental Quality Aquifer Protection Permit standards.

Domestic wastewater treatment collection service is not currently available to or near the Property, and the very small quantity of wastewater generated is anticipated to be sent to an on-site septic system permitted in accordance with applicable Aquifer Protection Permit and County standards.

VIII. Drainage

The dominant regional drainage feature in the Project area is Greene Wash. The watershed for Greene Wash extends many miles upstream of the site to the south and east. Greene Wash serves as the regional outfall for the Project and surrounding area. The cross section for Greene Wash can be characterized as a channel that has been partially excavated below adjacent natural ground and further confined by raised embankments. During regular and low flow flood events all stormwater conveyed in Greene Wash is confined to the channel itself. However, during large flooding events, floodwater may break out of the main channel and continue northwesterly as sheet flow paralleling the channel. Portions of the south and west sides of the Project are impacted by these flows. Aside from Greene Wash, which passes along the south and west sides of the Project there are no other significant drainage features or improvements currently on the site.

As demonstrated in the Site Plan, the Project is located along the north and east sides of the site and have been purposefully located outside of the FEMA floodplain associated with Greene Wash. There are also localized offsite flows anticipated to impact the Project from areas located immediately south and east of the site. These offsite impacts are proposed to be captured in engineered channels to convey the more minor localized off-site flows around and/ or through the Project to their historical outfall. If warranted, the Greene Wash regulatory floodplain could be reduced through the placement of fill to limit the extents of the FEMA floodplain within the Property, via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) process. This flow will be joined with other offsite runoff to proceed northwesterly. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of the future site plan and improvement plan submittals for the Project.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. The precise geometry and location of the retention basins will be determined as the development process proceeds. Retention basins within the development will be designed so stored runoff is disposed of within thirty-six (36) hours. The dewatering of the basins will be accomplished via the use of percolation, drywells, or bleed-off connections into approved drainage ways. Flows from the basins shall be in the location and direction of the historical flows. All drainage designs will adhere to the applicable design standards for Pinal County. See **Exhibit H, Drainage Statement**.

IX. Biological Resources

The Property is previously disturbed and currently used for agriculture. The habitat on the Property includes low quality Sonoran Desert scrub and non-native vegetation. Seguro consulted the Arizona Game and Fish Department (AZGFD) Online Environmental Review Tool (ERT) to determine the list of special status species with the potential to occur in the Project area. See **Exhibit J, ERT Report**. The ERT Report was submitted to the AZGFD Project Evaluation Program on May 17, 2024, and consultation with AZGFD is ongoing. The sensitive species with the potential to occur in the Project area would be unlikely to occur on the Project site due to the lack of suitable habitat. Seguro would implement mitigation measures during construction to avoid or minimize impacts to wildlife.

X. Cultural Resources

Seguro conducted a Class I cultural resources inventory search to identify previously recorded archaeological sites within the Project area. The Class I inventory reviewed previous surveys in the Project area as well as databases including the Arizona State Museum, AZSITE online, and the National Register of Historic Places. Seguro will send the results of the Class I to the Native American tribes with claims in the Project area. Based on the results of the Class I, the Project is not expected to impact any previously identified cultural resources. Seguro would implement mitigation measures during construction to avoid or minimize impacts to cultural resources.

XI. Fire Safety

Seguro has engaged the Hiller Companies ("Hiller") to provide a turnkey fire and safety protection program that will ensure Project Bella is meeting all relevant fire codes and implementing overall industry best practices for security and fire safety. Hiller's industry expertise makes it uniquely qualified to coordinate with the authority having jurisdiction (AHJ) to ensure that Project Bella maintains a proper communication plan and action plan that meets or exceeds all regulations.

The Atrapa Soles BESS will conform to all operative safety standards for energy storage technology. Atrapes Soles will utilize e-Storage Solbank (Gen 3v) equipment which are designed and built to meet the latest fire and safety codes in North America, UK, Australia and China. See **Exhibit K, Fire Safety Overview**. Atrapa Soles will coordinate with e-Storage for safe disposal (recycling) at the equipment's end of life.

Notable safety aspects of the SolBank units include:

- Complete fire propagation verification from cell, module (pack) to unit level based on the latest UL9540A (4th Edition).
- Prevention systems via gas detection and active ventilation;
- Integrated multi-level BMS monitoring and fire detection, units provide timely report of battery status and fire detection, linked actions with other system components;
- Smart liquid cooling system maintains optimal temperature;
- Thermal Management Design ensures effective battery cooling;
- BMS and Controller Integration provides real-time monitoring and issue reporting;
- NFPA69, NFPA855 and NFPA72 compliant.

The Project is designed with standalone fire safety, including a looped fire suppression system, sufficient incident response fire water supply, emergency fire pump to maintain power in the event of an electrical outage at the site, and fire suppression and safety areas throughout the Project. The fire and safety system will be designed pursuant to the Hazard Mitigation Analysis process flow provided by Hiller specifically for Project Bella encompassing all relevant fire and safety codes. Hiller will be the lead responsible professional in completing the Hazard Mitigation Analysis for NFPA 855 compliance. The Hazard Mitigation Analysis will include the following:

- NFPA 855 –Site Level Compliance Design --- site level.
- Compliance with UL 9540 once site is completed.
- Compliance with International Fire Code, National Electric Safety Code, National Electric Code, International Building, Plumbing and Mechanical Code.
- Compliance with IEEE 2800 testing standards once they are defined.

The safety and process flow documentation will be shared with the AHJ and will include, but not be limited to a) First Responder Plan (for Construction, Commissioning and Operations); b) Environmental Impact Assessments; c) Emergency Operating Procedures; d) On file Design

Documentation; e) O&M Manuals; f) Standard Operating Procedures and g) Risk Analysis including UL9540A, NFPA 68, NFPA 69, and NFPA 551 conformance.

Prior to commercial operations, the Project will have a fully completed Pre-Incident Planning and Training process filed with the AHJ. The pre-Incident planning and training shall include review of ESS Codes and the development of an on-site Safety Working Group prior to commencement of site design documents. The Pre-Incident Plan shall include guidance from a) NFPA 1620 Standard for Pre-Incident Planning; b) Energy Storage Association Corporate Responsibility Initiative Emergency Response Plan; and c) the Hazard Mitigation Analysis.

The Pre-Incident Planning process and annual reviews shall be held with the Fire Marshal and a representative from the local fire department to discuss the site design and Standard Operation Procedures for an incident. The Incident Planning shall be documented, updated (no less than annually) and available for neighborhood community review and explanation. In addition to the annual reviews, the Project shall cause annual on-site training on incident response via a minimum of four (4) two-hour sessions, which include a) Maintenance and Incident Response personnel; and b) community First Responders.

The site will also be equipped with an Incident Command Center (ICC), which shall be installed at the location identified in the Pre- Incident Planning session and as clearly marked on the Property.

The ICC will contain:

a. NEMA Exterior Rated Cabinet approximately 3'x3'x8'
b. Convenience Outlets served by at minimum one 240 v/40-amp breaker and two 110 v/20- amp breakers.
c. Fire Alarm Control and Indicator Panel.
d. Site Plan showing ESS units and identification numbering system.
e. Floor Plan of building based system, annotating safety equipment deployed therein.
f. Binder with printed copy of Emergency Response Plan, Safety Data Sheets, and additional information determined by the Pre-Incident Planning Session.

In addition to the fire safety equipment and plans, the Project will have a clearly defined Emergency Response Plan ("ERP"). The ERP will cover fire response, storms (earthquake, haboob), vandalism, cyber security, site security and active shooter events. The ERP will provide clear guidance on access to first responder personnel and medical facilities in the unlikely event that such services are needed.

All on-site personnel and contractors will understand the practices that are to be followed under the documented emergency response procedures and will be prepared to provide immediate and effective response to emergencies that might arise at the facility. Safety of employees and the community are of primary concern. Seguro is committed to providing a safe, healthy work environment and is responsible for ensuring implementation of these procedures. Safety guides,

signage and personal protective equipment will be easily accessible. Life safety of personnel shall be the highest priority during any event.

F. Comprehensive Plan Amendment Criteria

Pinal County understands that its Comprehensive Plan is "intended to be a dynamic document that must be periodically updated in response to changing regional needs." Nevertheless, proposed amendments must still be consistent with the Plans goals, policies, and objectives. To that end, Pinal County provides a Compliance Checklist which is discussed in detail below.

PART ONE: Consistency with Pinal County's Vision Components

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

Project Bella and the proposed amendment achieves consistency with this vision by being mindful of residential and commercial land uses in the area. Parcels adjacent to the Property are generally vacant or inactive agricultural lands. The Property is intersected by substantial natural gas and power transmission corridors making it less suitable for residential development. This is made all the more true by the Property's proximity to Interstate 8. Accordingly, Project Bella's location is consistent with Policy 3.1.1.5 which encourages locating more impactful industrial uses in areas away from homes where negative impacts can be mitigated. Project Bella will utilize buffering to mitigate any impacts to nearby residential uses in furtherance of Policy 3.1.1.4. Lastly, Project Bella is also consistent with Policy 3.1.1.2, which supports industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression, and utilities. The Property is ideally suited for the proposed use given its direct proximity to the existing on-site 500 kV transmission line and the existing on-site El Paso natural gas line from which it will be served.

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

Project Bella and the proposed amendment is consistent with the Mobility and Connectivity vision of the Comprehensive Plan, which strives to ensure that Pinal County has adequate transportation corridors and a variety of transportation options addressing all populations. Policy 4.1.1.4 for this vision states that the County "will evaluate the transportation impacts of all proposed Comprehensive Plan amendments and rezonings on Pinal County's regional transportation system." Project Bella will have minimal impact on planned land uses from traffic and the goals that address this vision. The Project will require an access road network, which will consist of an existing primary access roadway (South Midway Road), which may be improved, and the construction of internal access roads via new driveways from this primary access roadway. Seguro plans to develop sufficient access roads to the Project site for construction workers/equipment and operational needs. There will be a temporary increase in daily vehicle trips during the construction period related to workers arriving and departing and equipment deliveries. During operation, Project Bella anticipates three (3) to six (6) employees on site at any

given time. Additional infrequent visits for routine maintenance and repairs are also expected. Consequently, Project Bella will not have a negative impact on local roads.

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

Project Bella is consistent with the Economic Sustainability vision component, the central theme of which is to balance residential growth with job creation. The Economic Development element "encourages and promotes expanding the local economy through the creation of policies that provide a direction on the focus of resources to expand, retail, and preserve quality jobs, strengthen the tax base, and provide superior public services to existing and new residents and businesses.

Project Bella would promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operational life of the proposed facility. The Cazador del Sol and Atrapa Soles facilities will provide substantial resources for power providers servicing the growing Arizona population centers, contributing to grid resilience and reliability. Project Bella will also be a key contributor to decarbonization of the grid by enabling acceleration of the retirement of coal-fired power generation assets. This will help meet the growing power demand from new manufacturing and employment uses locating in Pinal County, facilitating job creation and supporting new residential growth. Significant direct employment is expected through the construction phase and with ongoing operations.

Project Bella's sponsors have retained the tax law firm of Mooney, Wright, Moore & Wilhoit, PLLC to assist in understanding the Project's contribution to the community through property taxes. Current (2023) tax revenues from the Property reflect its use for agricultural purposes and the absence of material improvements on the land. Public records appear to indicate aggregate tax contribution for 2023 of just over $10,000 from the parcels comprising the Property.

The improvements to the Property associated with Project Bella will considerably increase the total property valuations, and hence the assessed value of the Property. Professional preliminary review projected annual tax contributions from the Project, upon completion, to exceed $5,420,000. These tax revenues will flow to the various taxing authorities (19 -23 taxing entities identified in Pinal County) including school districts, water conservation districts, and flood control districts. The majority of that contribution will come from Cazador del Sol, the natural gas-fired power generation facility, which will be taxable under A.R.S. §42-14156. Thus, the natural gas-fired facility will provide greater tax revenue to the community than alternative technologies, which may be eligible for a reduced tax liability for improvements.

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

Project Bella is consistent with the Open Spaces and Places vision component, which encourages "appropriate long range growth planning opportunities, provides for a wide range of recreational activities for residents and visitors, preserves the county's rural and natural open space character, and contributes to the well-being of its communities."

As discussed above, the Greene Wash is located along the southern and western boundaries of the Property and is designated as existing Open Space by the Pinal County Open Space and Trails Master Plan. There are no other proposed dedicated Open Space areas, designated scenic resources, or designated view corridors within the Property. A proposed Multi-Use Trail Corridor is proposed south of Interstate 8.

The existing Open Space area on the Property is not included within the site plan for Project Bella and will benefit from substantial setbacks and buffering in furtherance of Policy 6.1.1.5. This will allow Pinal County to utilize the proposed open space as intended. The amendment will not conflict with the planned land use.

Project Bella will establish appropriate drainage and storm water management plans that protect the natural wash consistent with Policies 6.1.2.1 and 6.1.2.3. Additionally, as encouraged by Policy 6.1.2.4, Seguro utilized AZGF's Environmental Review Tool to identify potential sensitive species on the Property and will continue to coordinate with AZGF to develop mitigation measures as needed. The sensitive species with the potential to occur on the Property would be unlikely to occur on site due to the lack of suitable habitat.

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

Project Bella is consistent with the Environmental Stewardship vision component, the goal of which is to provide guidance on how to maintain the environmental integrity of Pinal County while continuing to grow. Throughout the initial diligence and Project planning phase, Seguro was mindful of potential environmental impacts and designed the site plan to mitigate any potential impacts to the human, natural, and cultural environments in the surrounding area. At minimum, Project Bella will comply with all applicable federal, state, and local laws, regulations, and guidelines, as required.

Project Bella is consistent with Goal 7.7 to "support the provision of adequate energy for the future while protecting the natural environment and resources." The battery energy storage associated with Project Bella will facilitate the integration of renewable resources into the power grid. Additionally, the quick-ramping thermal energy production ensures grid reliability and supports demand during periods of low renewable generation. Project Bella has been designed to protect the existing natural environment on the Property and the colocation of generation, storage, transmission lines, pipelines, and substation is consistent with Policy 7.7.1.2.

Project Bella is also consistent with the goal of protecting the long-term water supply for Pinal County. As detailed above, an analysis of water demand by Project Bella performed by Matrix New World Engineering found a negligible impact on aquifer drawdown. The Pinal AMA model demonstrates that the aquifer supports demands for future approved AWS determinations plus continued agricultural pumping for areas with AWS determinations.

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

Project Bella is consistent with the Healthy, Happy Residents vision component. The anticipated tax revenues from the Project will contribute to Pinal County's long-term financial sustainability in furtherance of Goal 8.4 of the Comprehensive Plan.

As described above, Seguro expects the Project to contribute millions of dollars per year to the community through property taxes, a significant portion of which will flow to various education providers, including the Casa Grande Elementary School District, Central Arizona Valley Institute of Technology (CAVIT), and Pinal County Junior College.

Project Bella is also consistent with Goal 8.3 as Seguro is committed to paying its proportionate share of the costs for new infrastructure, services, and other public improvements that may be necessary to support the Project. While no significant improvements or costs are anticipated, Seguro will likely need to improve the primary access roadway of South Midway Road. Any proposed road construction needed to access the Project would be constructed and paid for by Seguro in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.

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

Seguro does not anticipate any educational components to be associated with Project Bella. As stated in the Comprehensive Plan compliance checklist, this vision component may not apply to all projects.

PART TWO: Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

1. **Consistency with the Land Use Designation shown on the graphics**

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential. Land uses in areas surrounding the Property are Moderate Low Density Residential and Very Low Density Residential. A High Intensity Activity Center is centered on the intersection of Interstate 8 and South Montogomery Road southwest of the Property. This application requests to change the land use designation from Moderate Low Density Residential to General Public Facilities/Services. The land use change is consistent with Comprehensive Plan vision components as outlined above and allows for an efficient use of existing utilities and infrastructure with the Property being bisected by both the 500 kV transmission line and the El Paso natural gas line.

The Land Use Plan's intent is to provide the framework to guide growth and align it with the County's long-term vision. However, the Plan acknowledges that it "must be flexible enough to adjust to changing conditions and economic opportunities."

2. Consistency with the Mixed-Use Activity Center Concept

The Property is not within a Mixed-Use Activity Center. The nearest Mixed Use Activity Center is a High Intensity Activity Center approximately 1 mile southeast of the Property at the intersection of Interstate 8 and Montgomery Road.

3. Consistency with the Planning Guidelines Described in the Land Use Element

The Project Bella land uses are consistent with the applicable planning guidelines described in the Land Use element. The Comprehensive Plan's Land Use element (i.e., Chapter 3) does not include planning guidelines for General Public Facilities/Services. Project Bella is proposed in a relatively remote area of Pinal County that benefits from substantial existing infrastructure, including a 500 kV transmission line and natural gas line that make the Property ideally suited for the proposed use. The proposed amendment would allow for the development of critical power generation and storage assets, which would contribute toward meeting regional electrical needs while having minimal impact on existing residents.

4. Quality Employment Opportunities County-Wide

As detailed above, the proposed amendment is consistent with the Economic Development element. The amendment would further promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the facility. Seguro estimates that approximately 95 to 140 construction jobs at prevailing wages would be created by the Project. The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability of the Comprehensive Plan.

5. Viable Agriculture, Equestrian and Rural Lifestyle

Project Bella will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. Consolidating generation, storage, transmission lines, pipelines, and a substation on the Property is an efficient use of land and resources and will protect from additional encroachment onto suitable and productive agricultural land.

6. System of Connected Trails and Preservation of Open Space

Project Bella is consistent with the Pinal County Open Space and Trails Master Plan. As discussed above, the Greene Wash is located along the southern and western boundaries of the Property and is designated as existing Open Space. There are no other proposed dedicated Open Space areas, designated scenic resources, or designated view corridors within the Property. A proposed Multi-Use Trail Corridor is proposed south of Interstate 8.

The existing Open Space area on the Property is not included within the site plan for Project Bella and will benefit from substantial setbacks and buffering. This will allow Pinal County to utilize the proposed open space as intended. The amendment will not conflict with the planned land use.

7. Natural and Cultural Resource Conservation

The Property is previously disturbed and currently used for agriculture. The habitat on the Property includes low quality Sonoran Desert scrub and non-native vegetation. As detailed above, Seguro consulted the AZGFD Online Environmental Review Tool (ERT) to determine the list of special status species with the potential to occur in the Project area (see Exhibit J). The ERT Report was submitted to the AZGFD Project Evaluation Program on May 17, 2024, and consultation with AZGFD is ongoing. The sensitive species with the potential to occur in the Project area would be unlikely to occur on the Project site due to the lack of suitable habitat. Seguro would implement mitigation measures during construction to avoid or minimize impacts to wildlife. Analysis of the Wildlife Connectivity Assessment identifies that the Project is not adjacent to a regionally significant route (RSR).

Seguro also conducted a Class I cultural resources inventory search to identify previously recorded archaeological sites within the Project area. The Class I inventory reviewed previous surveys in the Project area as well as databases including the Arizona State Museum, AZSITE online, and the National Register of Historic Places. Seguro will send the results of the Class I to the Native American tribes with claims in the Project area. Based on the results of the Class I, the Project is not expected to impact any previously identified cultural resources. Seguro would implement mitigation measures during construction to avoid or minimize impacts to cultural resources.

8. Water Resources, Public Facilities/Services, and Infrastructure Support

Project Bella will provide adequate water resources and the necessary infrastructure to support the development. An analysis of projected water demand by Project Bella performed by Matrix New World Engineering found a negligible impact on aquifer drawdown. See Analysis attached at Exhibit H. The results of the analysis, as detailed above, demonstrated a simulated depth to water at the end of the 100-year period of 850 feet at the Property. The depth to the bottom of the aquifer is over 3,000 feet below land surface based on the model data, indicating a remaining saturated thickness of 2,150 feet at the end of the 100-year simulation.

Impact calculations for both five-year drawdown impacts (well impact analysis to support well permitting) as well as 100-year simulations using the Pinal AMA AWS model produce de minimis results. The five-year drawdown model simulates a maximum drawdown of less than 3 feet at the site of the proposed well. The 100-year model run with and without the ~200 ac-ft/yr increase showed that the additional pumping caused an additional drawdown of 4.9 feet over the 100-year period.

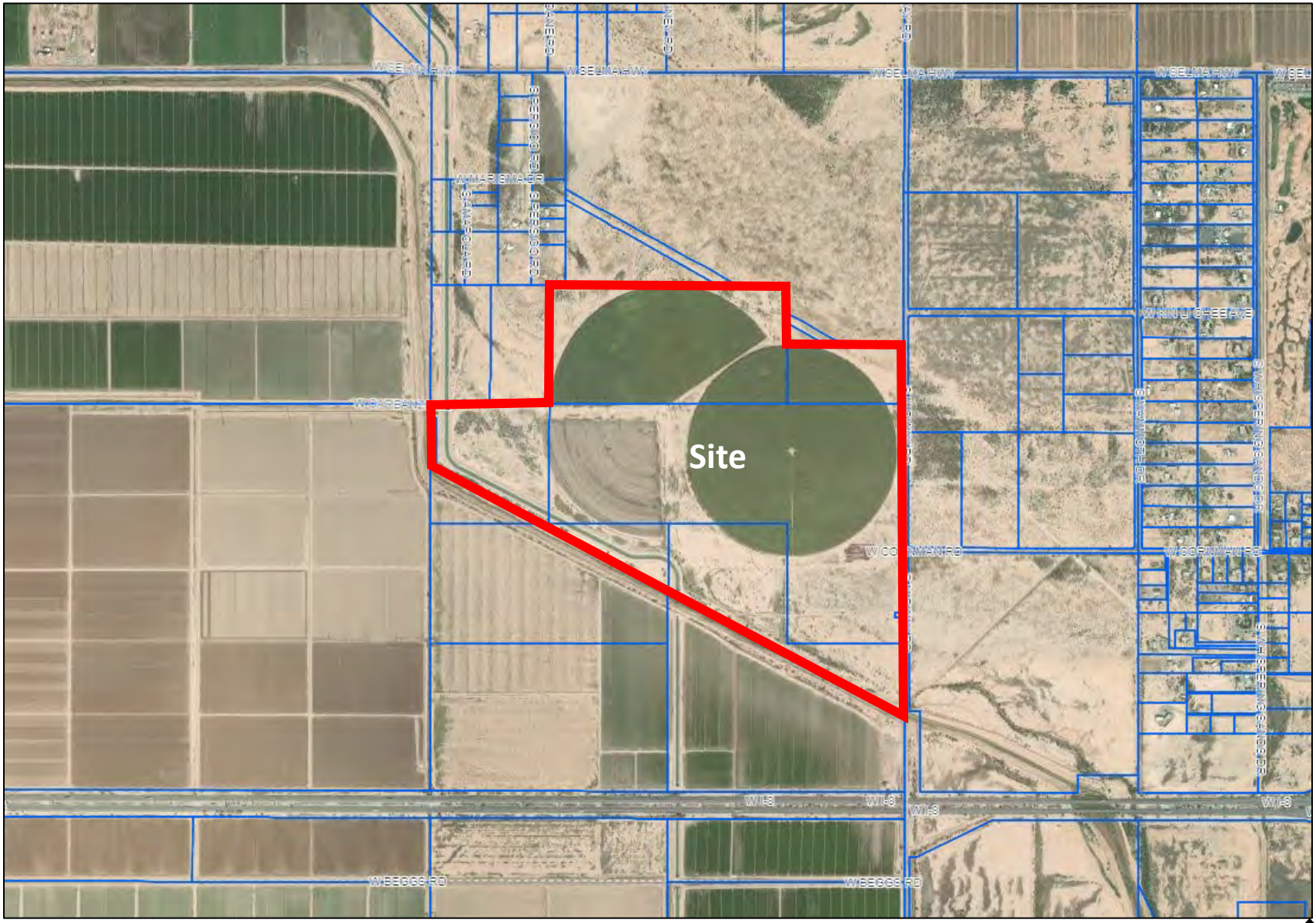
Seguro is also committed to paying its proportionate share of the costs for new infrastructure, services, and other public improvements that may be necessary to support the Project. While no significant improvements or costs are anticipated, Seguro will likely need to improve the primary access roadway of South Midway Road. Any proposed road construction needed to access the Project would be constructed and paid for by Seguro in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.

G. Summary

Project Bella will provide substantial public benefits by assisting in meeting the growing energy capacity requirements of the region by contributing to grid resiliency and reliability. The proposed development will be a key asset for regional resource planning, and with the Property being traversed by both the 500kV transmission line and the EPNG Pipeline, its location is ideally suited for the proposed use. The proposed comprehensive plan amendment is consistent with the vision components and of Pinal County Comprehensive Plan.

EXHIBIT A

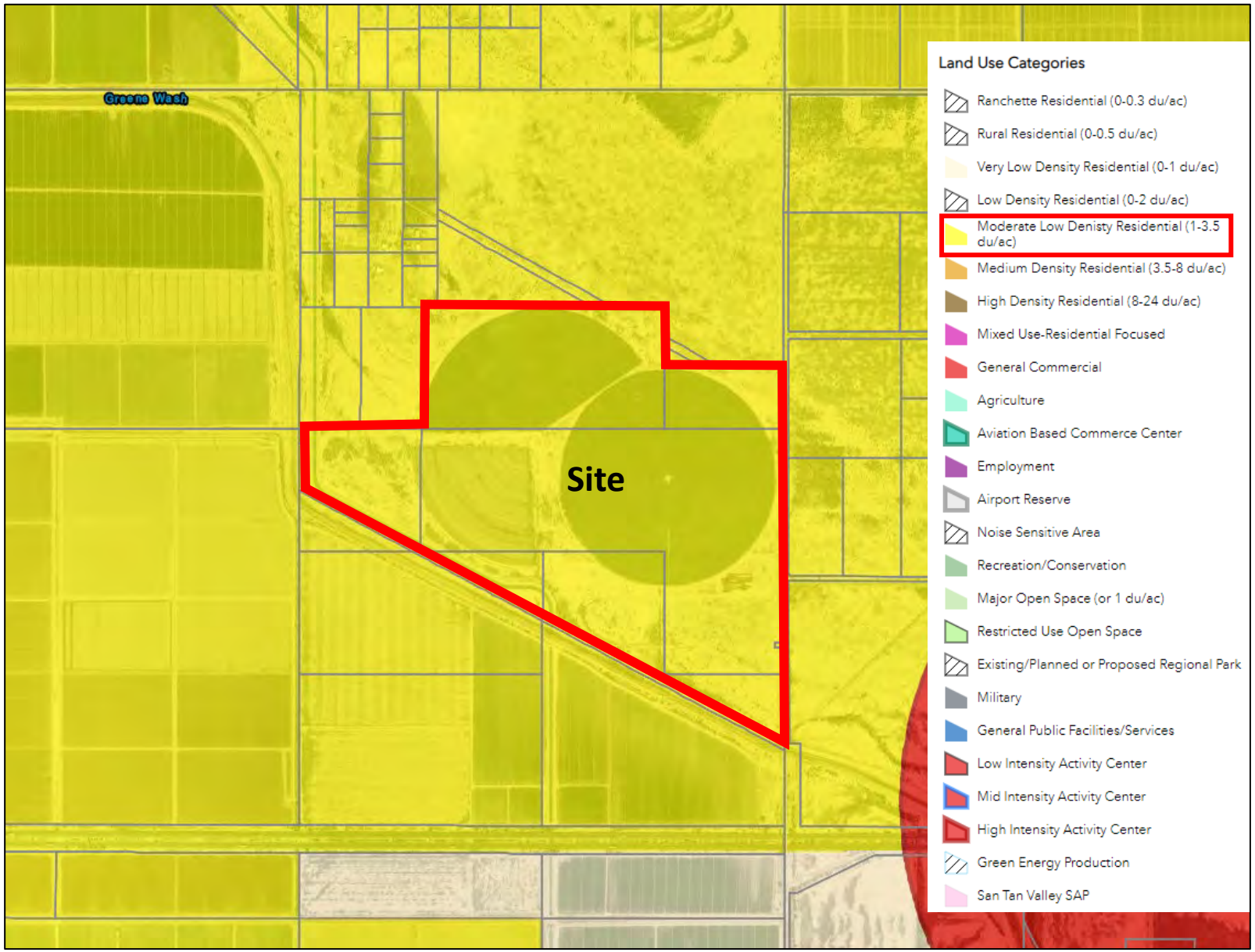
Aerial Map



N/NWC Midway Rd and Interstate 8, Pinal County

EXHIBIT B

Comprehensive Plan Map

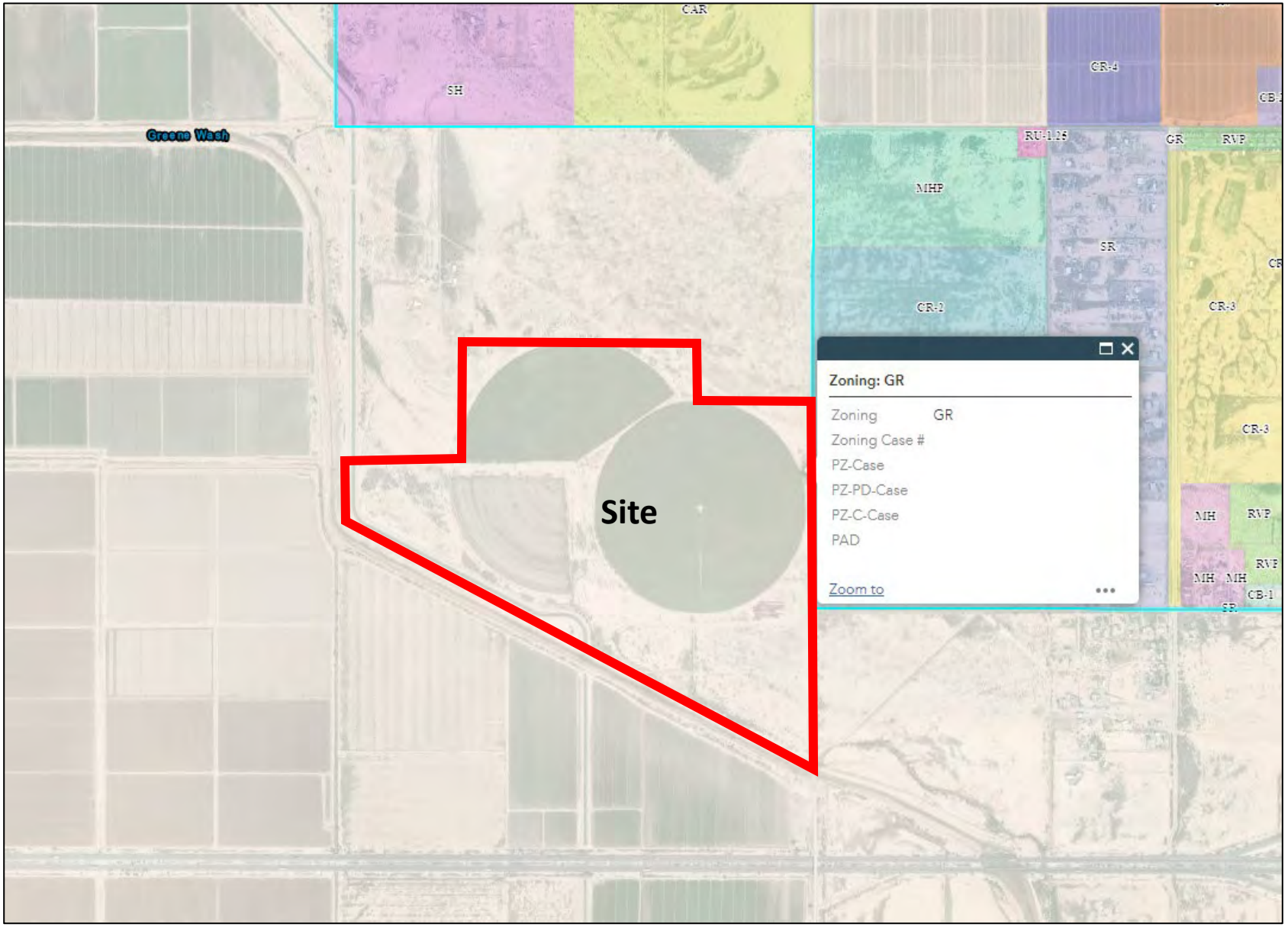


N/NWC Midway Rd and Interstate 8, Pinal County

N

EXHIBIT C

Zoning Map



N/NWC Midway Rd and Interstate 8, Pinal County

N

EXHIBIT D

CONCEPTUAL SITE PLAN
PROJECT BELLA
PINAL COUNTY, ARIZONA

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

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 FOLLOWNG 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;

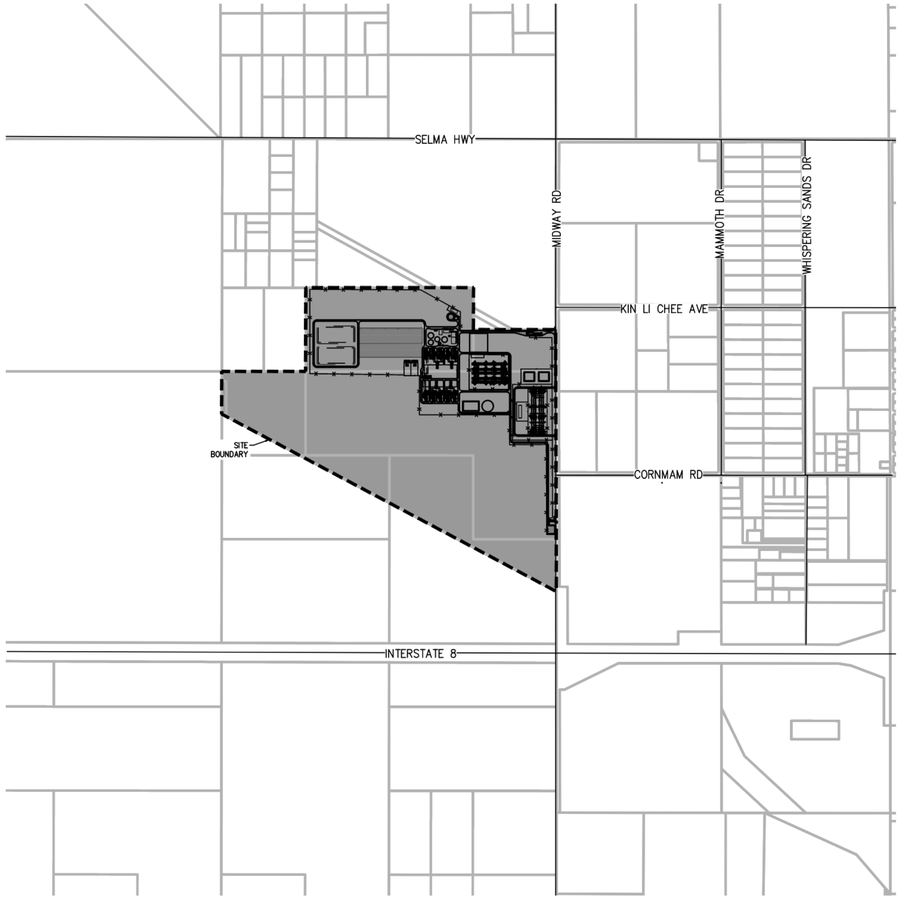
THENCE SOUTH 00 DEGREES 12 MINUTES EAST 665.00 FEET TO THE TRUE **POINT OF BEGINNING;**

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.**



OVERALL DEVELOPMENT
NTS

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

INDEX OF DRAWINGS

G01 COVER SHEET
C02 CONCEPTUAL SITE PLAN (NO AERIAL)
C03 CONCEPTUAL SITE PLAN (WITH AERIAL)
C04 CONCEPTUAL SITE PLAN (ZOOM VIEW)

CIVIL ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE #250
PHOENIX, ARIZONA, 85016
PHONE: (602) 490-0535
CONTACT: AUBREY THOMAS

OWNER/CLIENT

SEGURO ENERGY PARTNERS
9004 S 230TH AVENUE
BUCKEYE, ARIZONA 85326
CONTACT: MR. MARK D. THOMPSON

BASIS OF BEARING

BASIS OF BEARING IS N00°11'08"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

BENCHMARK

SITE DATA

GROSS AREA: 15,246,337 SF
GROSS AREA: 350.01 AC

EXISTING COMPREHENSIVE PLAN DESIGNATION: MODERATE LOW DENSITY (1-3.5 DU/AC)

PROPOSED COMPREHENSIVE PLAN DESIGNATION: PUBLIC FACILITIES/SERVICES

DEVELOPMENT DATA		
	SQUARE FOOTAGE	PERCENTAGE
LOT AREA	15,246,337 SF	
BUILDING AREA	28,920 SF	.2%
COVERAGE AREA	4,174,958 SF	27.3%

PARKING DATA		
	REQUIRED	PROVIDED
PARKING RATIO PER SQUARE FOOTAGE OF BUILDING	1/1,000 SF	
PARKING STALLS	29	29
HANDICAPPED-ACCESSIBLE STALLS	2	3

BUILDING DATA		
	DIMENSIONS	SQUARE FOOTAGE
R.O. BUILDING	80' X 50'	5,000 SF
WAREHOUSE AND SHOP BUILDING	100' X 50'	5,000 SF
CONTROL ROOM	70' X 77'	5,390 SF
PUMP BUILDING	102' X 70'	7,140 SF
SECURITY AND SITE SAFETY TRAINING BUILDING	24' X 60'	1,440 SF
NATURAL GAS TRANSFER STATION	110' X 45'	4,950 SF

STRUCTURE HEIGHTS	
	HEIGHTS (FT)
R.O. BUILDING	24 FT
WAREHOUSE AND SHOP BUILDING	24 FT
CONTROL ROOM	12 FT
PUMP BUILDING	24 FT
SECURITY AND SITE SAFETY TRAINING BUILDING	12 FT
DEMINALIZED WATER STORAGE TANK	34 FT
WELL RAW WATER STORAGE TANK	34 FT
CTG LM6000 POWER ISLAND STACK	65 FT
CHILLING SYSTEM TANK	52 FT

I -3 DEVELOPMENT STANDARDS	
	REQUIRED
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM FRONT SETBACK	20 FT
MINIMUM SIDE SETBACK RESIDENTIAL	25 FT
MINIMUM SIDE SETBACK OTHER DISTRICT	0 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM REAR SETBACK ABUTTING PROPERTY ZONED RURAL OR RESIDENTIAL	25 FT
MAXIMUM HEIGHT	50 FT

INDUSTRY ABUTS PROPERTY ZONED RURAL OR RESIDENTIAL OR ARTERIAL OR COLLECTOR STREETS, SUCH INDUSTRIAL SHALL PROVIDE A SETBACK BUFFER OF NOT LESS THEN TEN PERCENT OF THE LOT DEPTH OR WIDTH ON THE SIDE OR SIDES ABUTTING SAID USE, BUT SUCH SETBACK BUFFER NEED NOT EXCEED 50FT. SUCH SETBACK SHALL BE IMPROVED WITH ONE OR MORE OF THE FOLLOWING:

A. LANDSCAPING.

B. PARKING LOT,WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED; AND A DECORATIVE SCREENING DEVICE OF OPAQUE FENCING, WALLS, LANDSCAPED EARTH BERMS OR ANY COMBINATION THEREOF SHALL BE INSTALLED BETWEEN THE LANDSCAPED AREA AND THE PARKING LOT, TO A MINIMUM HEIGHT OF THREE FEET.

C. RECREATIONAL SPACE FOR EMPLOYEES, WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED.

MANAGING ENGINEERING / SURVEYOR: HILGARTWILSON
PROJECT COORDINATOR: AUBREY THOMAS, P.E.
DESIGN LAYOUT: AT | DRAFTED: DM | CHECKED: AT
FIELD SURVEY: = | DRAFTED: - | CHECKED: -
DRAWING SCALE: NTS

PLAN TYPE: CONCEPTUAL SITE PLAN / COVER SHEET

ENGINEER INFORMATION:
HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

PROJECT:
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

COB PROJECT PLAN STICKER

REVISIONS:

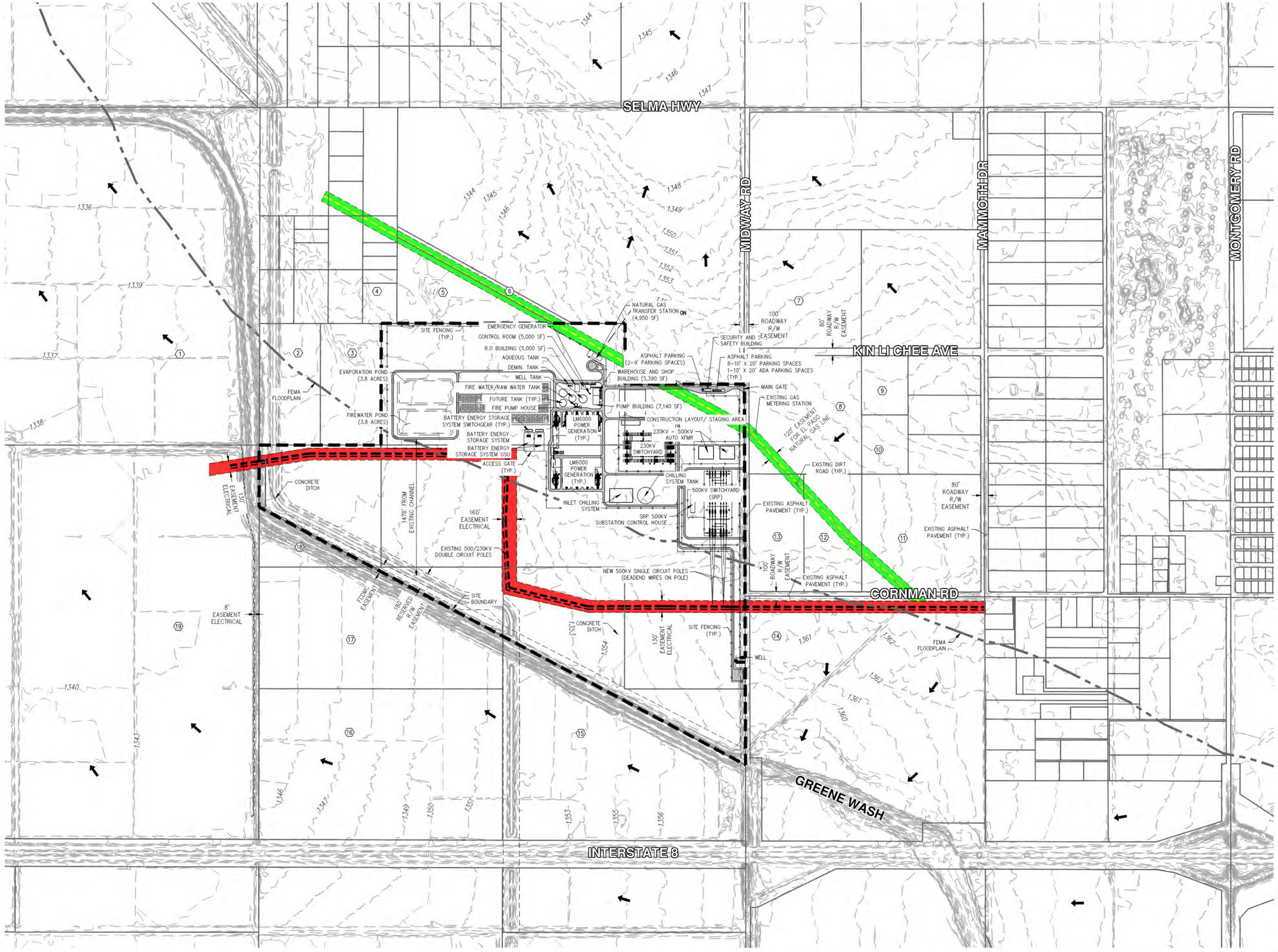
Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ORIGINAL PLAN DATE	LATEST REVISION DATE
-	JULY 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 1 OF 4

SUBMITTAL:

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- FLOW ARROW
- ADJACENT PROPERTY ID
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

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ARIZONA 811
Arizona Blue Stake, Inc.
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In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

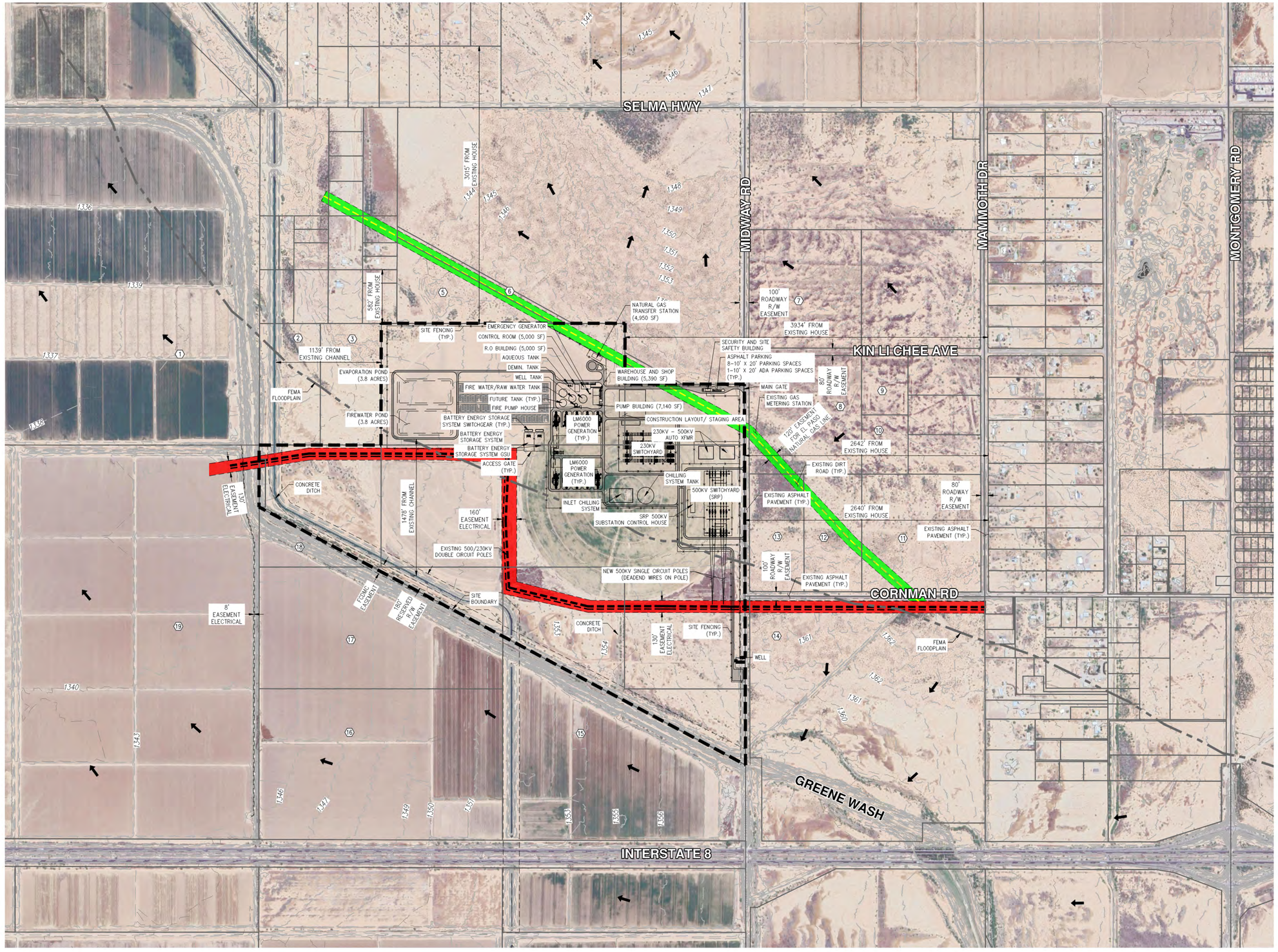
CONCEPTUAL SITE PLAN (NO AERIAL)

ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	–	
DRAWING SCALE	1" = 500'	SUBMITTAL:
LATEST REVISION DATE	JULY 2024	
PROJECT NUMBER	2648	
SHEET NUMBER	SHT. 2 OF 4	

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY R/W
- OVERHEAD WIRE OHW

ADJACENT PROPERTIES

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1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
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8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

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ARIZONA 811
Arizona Blue Stake, Inc.
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In Maricopa County: (602) 263-1100

PLAN NAME
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CONCEPTUAL SITE PLAN (WITH AERIAL)

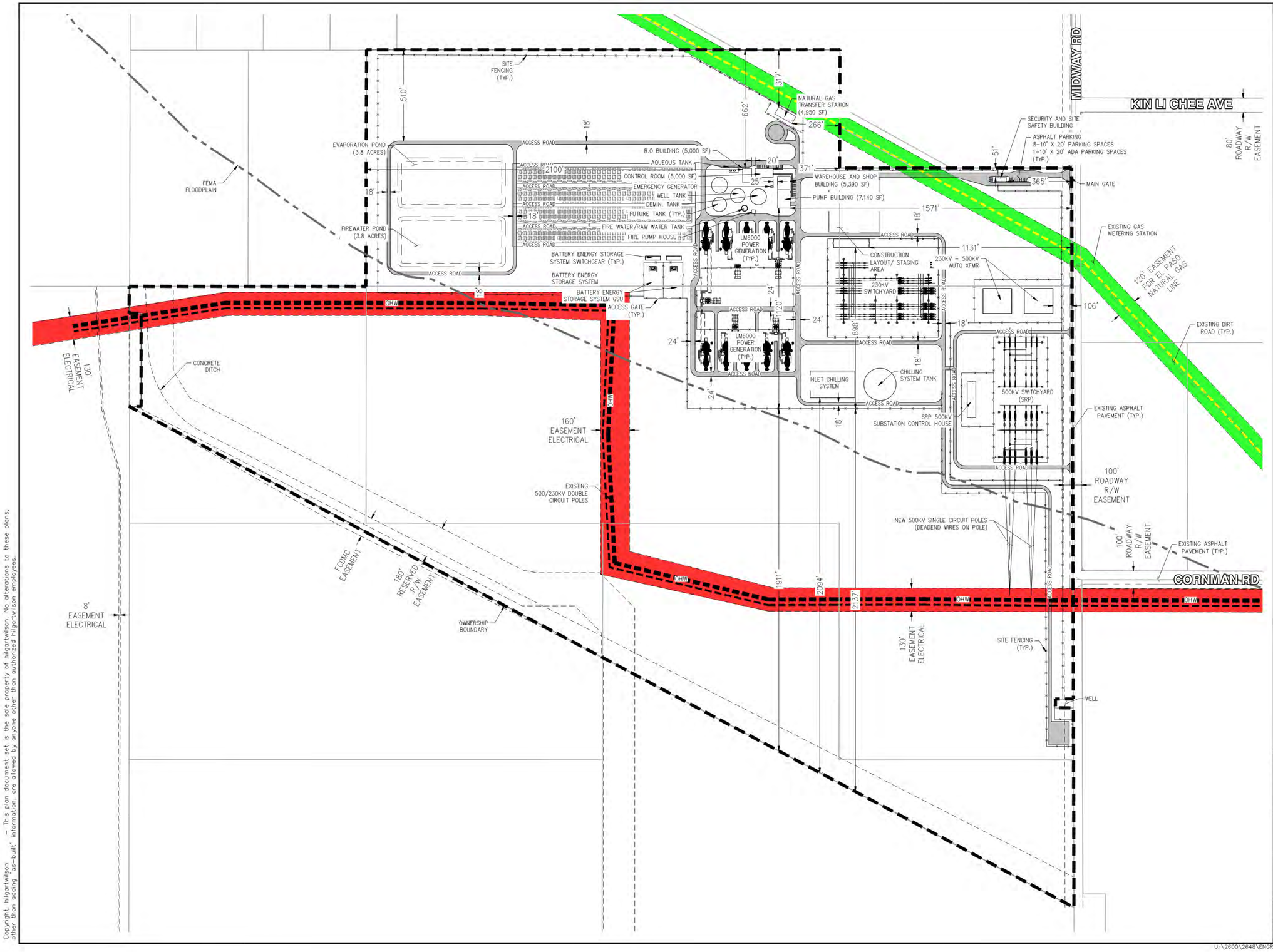
ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE	LATEST REVISION DATE
1" = 500'	JULY 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 3 OF 4

SUBMITTAL:

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- RIGHT-OF-WAY — R/W
- OVERHEAD WIRE — OHW

N

250 0 250 500

SCALE: 1" = 250'

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In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (ZOOM VIEW)

ENGINEER INFORMATION

HILGARTWILSON

HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE: 1" = 250'	LATEST REVISION DATE: JULY 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 4 OF 4

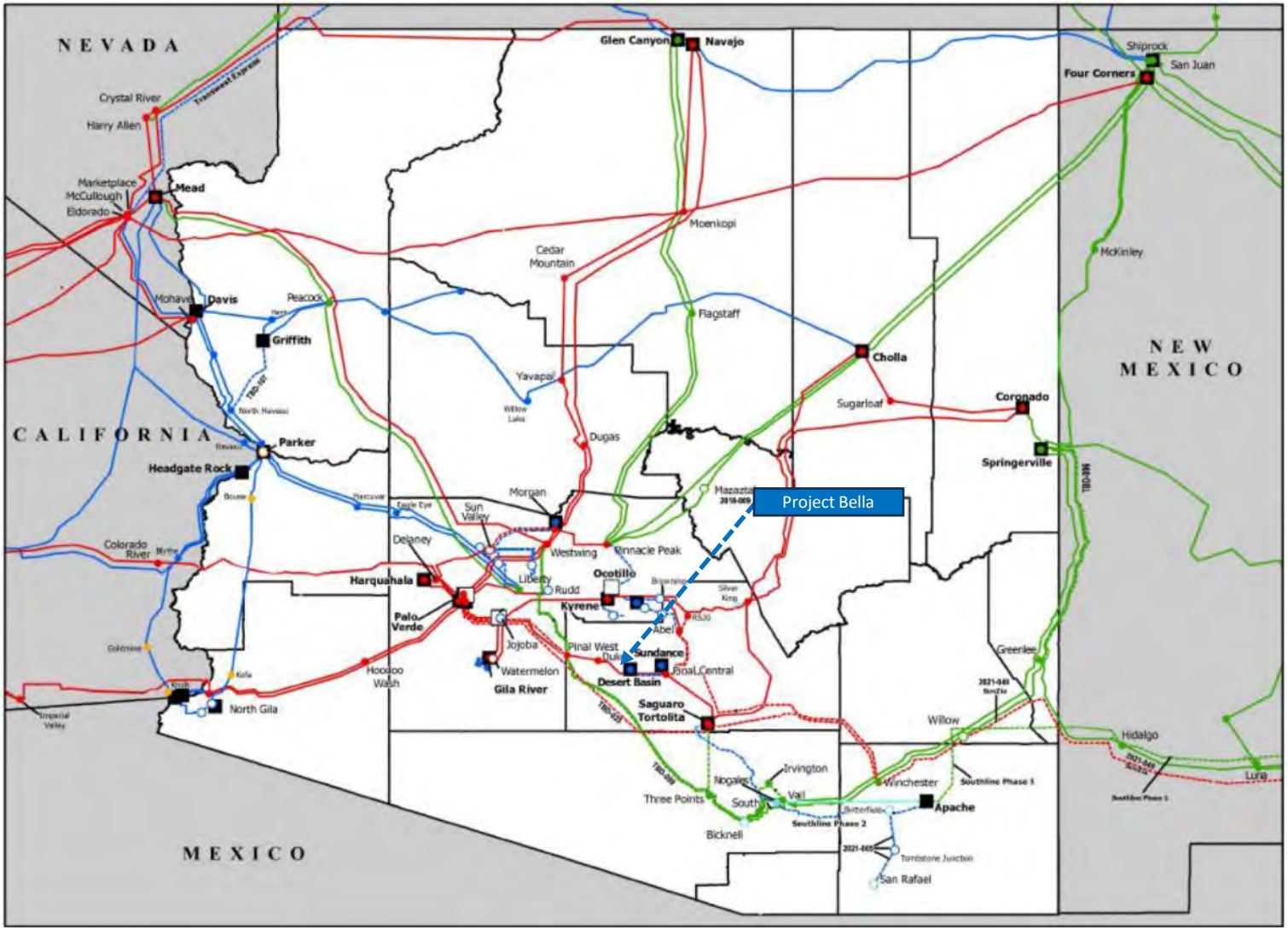
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U:\2600\2648\ENGR\Plan\2648 – C04 – 0A SITE PLAN (Zoom View).dwg 7/29/2024 4:07 PM

EXHIBIT E

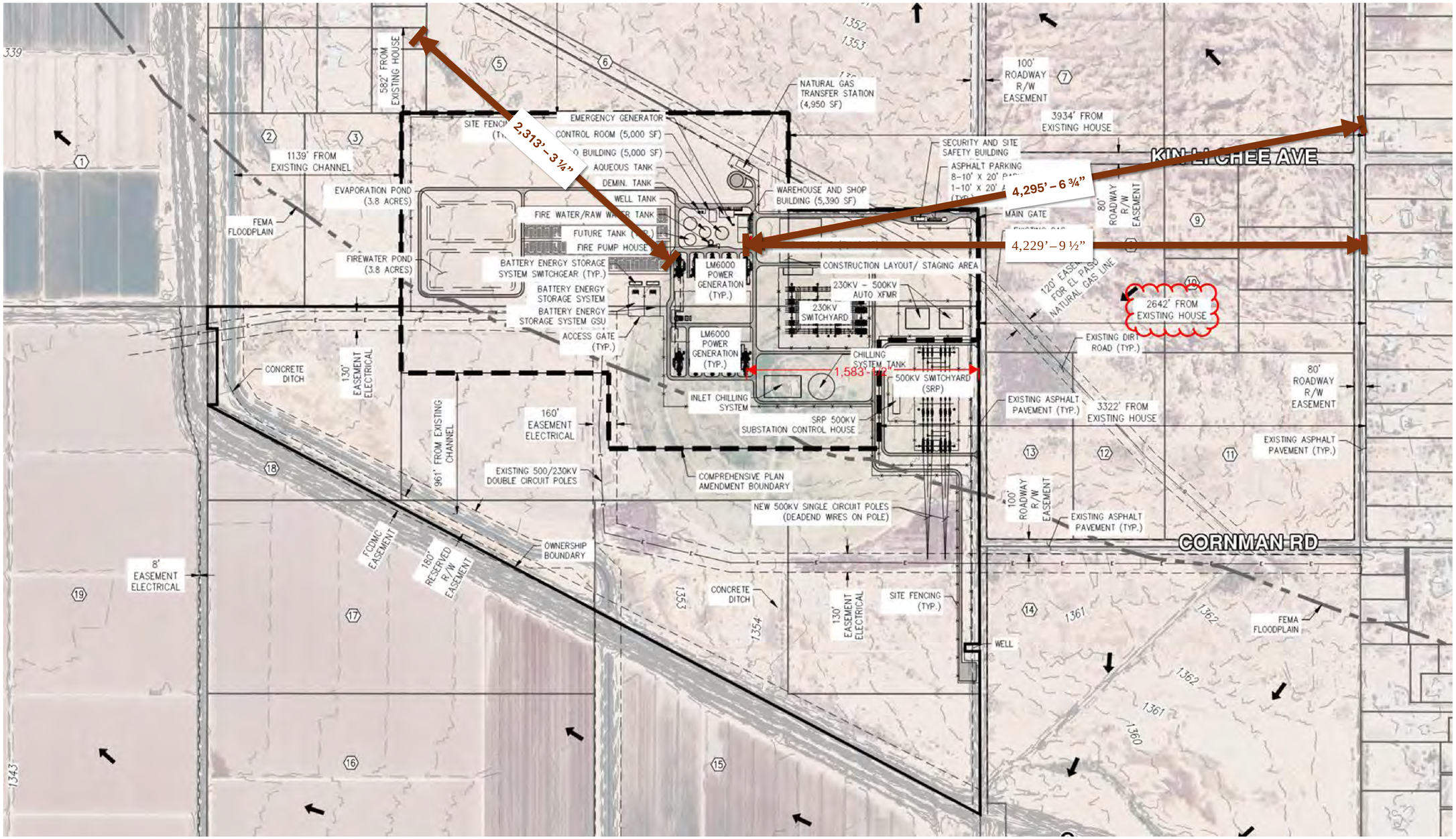
Existing and Planned Transmission System



Source: Arizona Corporation Commission Tenth Biennial Transmission Assessment 2018 – 2027, Docket No. E-0000D-17-0001, Dec 31, 2018, Exhibit 1

EXHIBIT F

Project Bella Distance to Low Density Residential



LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
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12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
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18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

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PLAN NAME
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CONCEPTUAL SITE PLAN (WITH AERIAL)

ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLINS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE	LATEST REVISION DATE
1" = 500'	APRIL 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 3 OF 4

SUBMITTAL

Project Bella Distance to Low Density Residential



Project Bella proximity to low density residential area.

Project Bella will comply with the Pinal County Excessive Noise Ordinance No. 050306-EN as Amended by 031611-ENA-01 for Zoning District Classification CR-2 (Residential).

Desert Basin Distance to High Density Residential



Desert Basin proximity to significantly high density residential area.

Desert Basin is a combined cycle resource that operates 24 hours per day.

EXHIBIT G

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

TECHNICAL MEMORANDUM

Prepared for: Pinal County

Prepared by: HILGARTWILSON

Date: 5/30/2024

RE: Project Bella Traffic Memo

Project No.: 2648.01

Introduction and Background

This traffic impact memo has been prepared in support of the Comprehensive Plan Amendment application for the proposed Project Bella (the Project). This traffic impact memo is being prepared as a precursor to a full traffic study in recognition of the limited traffic impact anticipated as part of a normal renewable gas power plant operation. The Project is comprised of approximately 350 acres, located north of Interstate 8, just west of Midway Road in Pinal County, Arizona as shown on the *Vicinity Map* below.

This traffic statement discusses the following topics:

- Existing roadway network in the Project vicinity
- Project access
- Traffic levels (both construction and operational)
- Major traffic routes to/from the site
- Proposed roadway improvements



Figure 1: Vicinity Map

Existing Roadway Network

Montgomery Road is classified by the Pinal County Transportation Planning Viewer as an Rural Major Collector passing north and south a mile to the east of the Project.

Cornman Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing east and west to the southeastern corner of the Project.

Midway Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing north and south directly east of the Project.

Site Access

Access to the Project will be via the existing roadway network. Access is anticipated to be provided along the eastern side of the site via Midway Road. Midway Road provides regional ingress/egress to the site via a connections to Highway 84 on the north or Interstate 8 by way of Cornman Road and Montgomery Road on the south. The Project is not expected to require development or improvement of access roads on neighboring private or state-owned properties.

On-site parking and staging facilities for construction traffic vehicles and equipment would be located in the vicinity of the primary site access, a significant distance away from existing local residences located east of Midway Road or along Persico Road to the northwest. During construction, dust control measures would be implemented as required by Pinal County.

Traffic Levels

Traffic generated by the normal operation of the Project will be minimal. It is anticipated that 3 to 4 people will be working during the day with an anticipated 2 people working during the night to operate the facility.

As would be expected with any development, the Project is expected to generate construction and material delivery truck trips during the construction phase. Small grading may occur in late 2025 with civil work beginning in mid-2026. Construction is expected to be completed in late 2027.

At its peak, construction is anticipated to require a workforce of approximately 60 to 90 persons, adding approximately 60 to 90 vehicles to Midway Road, Cornman Road and Montgomery Road per day. These workers will be staying off-site and will be encouraged to carpool. The mobilization and demobilization of equipment used for earthwork, including scrapers, graders, water trucks, compactors, truck-mounted post drivers, skid loaders, and forklifts, is anticipated to generate a minimal amount of traffic.

Due to the low traffic volumes, traffic impacts to the adjacent road system will be minimal during construction and negligible once the facility is operation.

Major Traffic Routes

Most delivery trucks, construction and operations personnel are anticipated to come from the Phoenix area or Casa Grande via Highway 84 or Interstate 8. As described above Highway 84 and Interstate 8 will be accessed via short connections on paved existing roadways.

Proposed Roadway Improvements

No roadway improvements are anticipated to be needed as part of the Project aside of driveway connections to Midway Road. Adequate road capacity exists on Midway Road, Cornman Road, Montgomery Road and its respective interchange with Interstate 8 to accommodate construction traffic as well as the anticipated Project traffic. No roadway improvements are anticipated to be needed to provide access to the site.

Key Findings

The key findings related to traffic operation and site access are summarized below:

- Primary access to the site will be via Midway Road.
- The peak of construction is anticipated to require workforce of approximately 60 to 90 persons, temporarily adding approximately 60 to 90 vehicles to Midway Road per day.
- Only three to four employees are anticipated to be onsite periodically during normal project operations with only two anticipated during night shifts.
- Due to the low traffic volumes, neither the construction nor the operational traffic is expected to significantly impact the adjacent roadway system.
- Road capacities on Midway Road, Cornman Road and Montgomery Road are adequate to accommodate deliveries of construction materials and construction workforce traffic.
- No offsite road improvements are needed as part of the Project with the exception of new driveway connections to Midway Road.

Sincerely,



Aubrey Thomas, PE
Principal
HILGARTWILSON

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

EXHIBIT H

PROJECT
bella

Water Sustainability

Quick Ramping Thermal
and
Grid Charged BESS Generation

Sustainability of the Aquifer in the Area

The Pinal Active Management Area (AMA) model demonstrates that the aquifer supports demands for future approved Assured Water Supply (AWS) determinations plus continued agricultural pumping for areas with AWS determinations. **Figure 1** identifies the results of that simulation at the end of the 100-year predictive model period. The simulated depth to water at the end of the 100-year period is 850 feet at the proposed Seguro property.

The depth to the bottom of the aquifer is over 3,000 feet below land surface based on the model data, indicating a remaining saturated thickness of 2,150 feet at the end of the 100-year simulation.

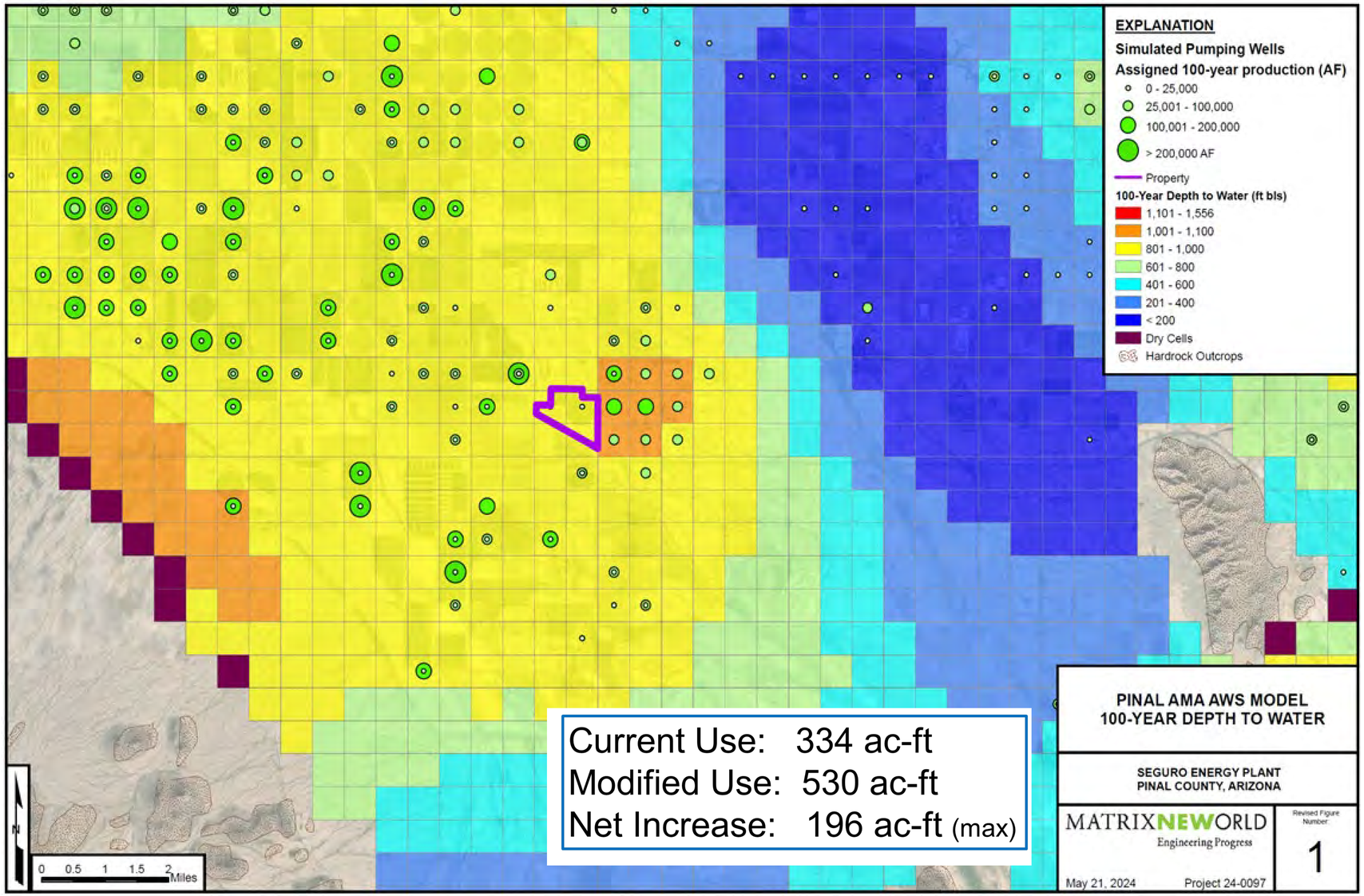
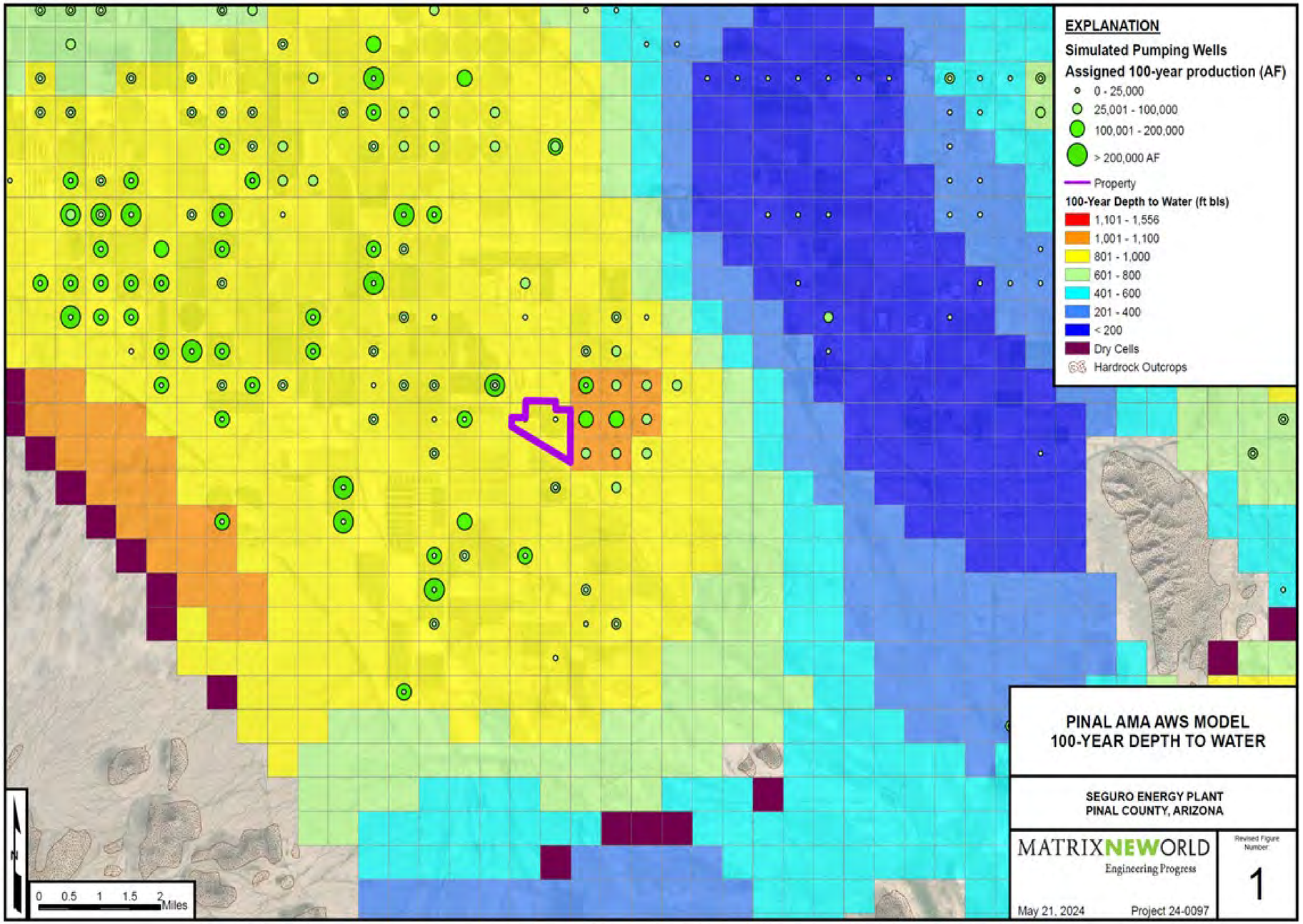


Figure 1 also shows the pumping well locations with simulated pumping through the 100-year predictive period. The total pumping assigned to wells within three miles of the proposed Project Bella property was over 3.2 million acre-feet, or an average of over 32,000 acre-feet per year throughout the 100-year period. Therefore, the maximum of 530 acre feet per year from the Project Bella site represents less than 1.7% of the total simulated pumping quantity within the 3-mile radius, of which the land use currently utilizes 330 acre feet per year or 62 percent of the Project's maximum projected utilization.

Sustainability: Project Bella Impact if Pumping is Increased from the Current 330 acre feet to 530 acre feet



Analysis: The addition of an incremental 200 acre feet per year versus total in the area. Impact calculations for both five-year drawdown impacts (well impact analysis to support well permitting) as well as 100-year simulations using the Pinal AMA AWS model produce results that are negligible to show on graphics. The five-year drawdown model simulates a maximum drawdown of less than 3 feet at the site of the proposed well. The 100-year model run with and without the 200 ac-ft/yr increase showed that the additional pumping caused an additional drawdown of 4.9 feet over the 100-year period.

Site Current Consumption Versus other Wells in the Area

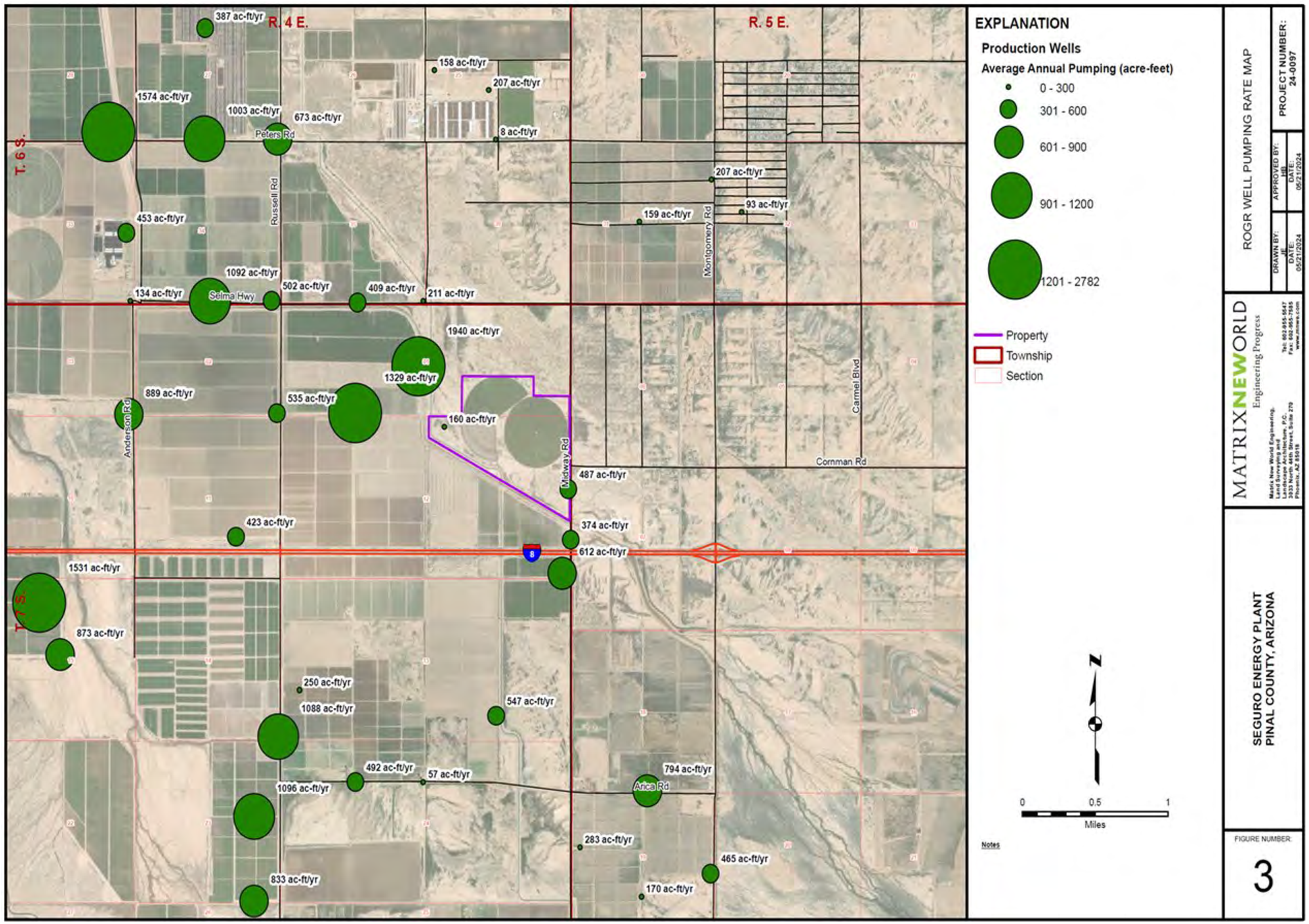
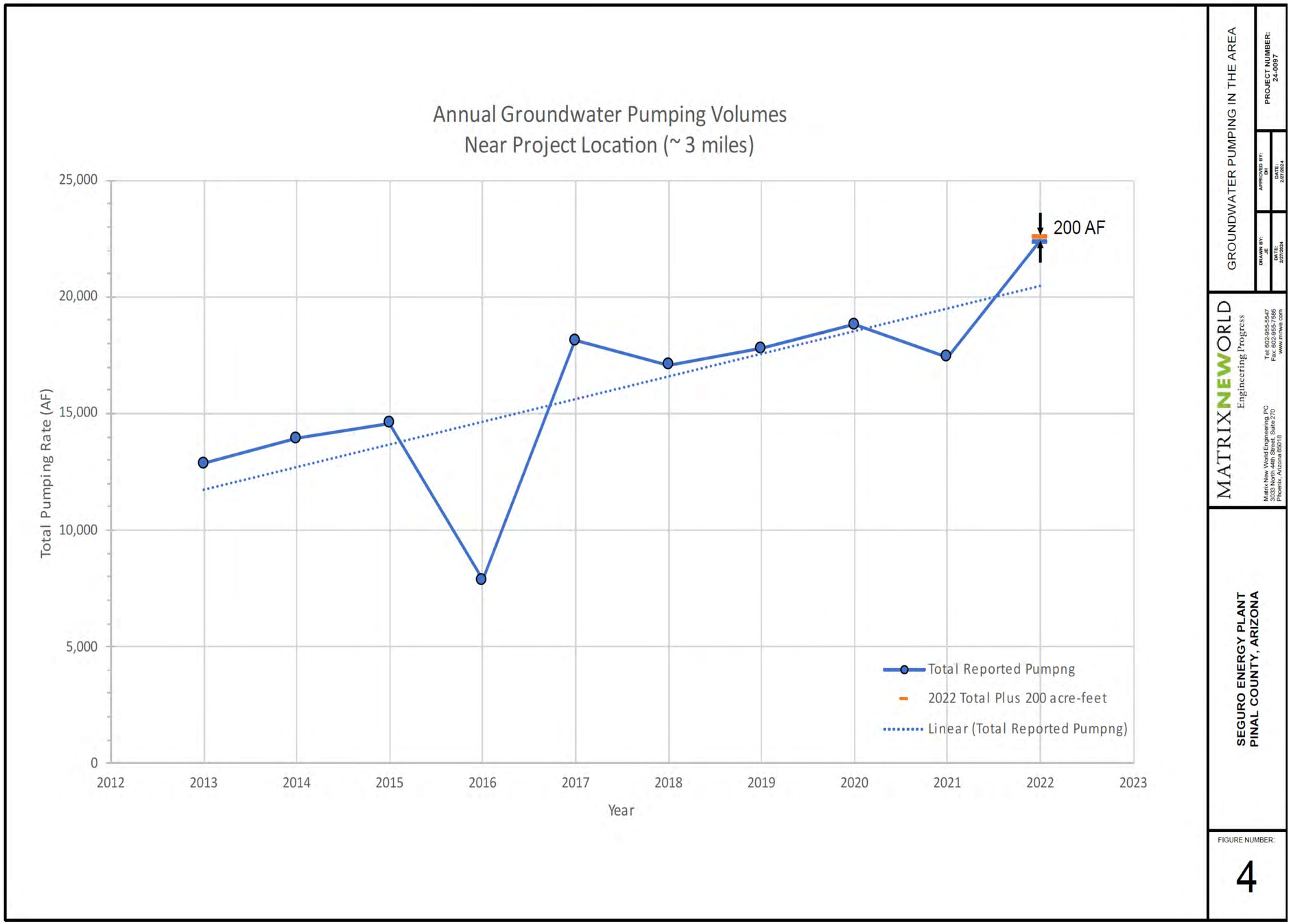


Figure 3 identifies the average reported groundwater pumping from 2018 through 2022 for wells in the area. The size of the symbols representing each well on the map reflects its average pumping. An increase of pumping of 200 ac-ft/yr would be represented by the smallest symbols on the map indicating that this level of increased pumping is nominal with respect to the quantity of reported pumping for other wells in the area.

Current Use: 334 ac-ft
Modified Use: 530 ac-ft
Net Increase: 196 ac-ft (max)

Total Consumption in the Area from Groundwater



GROUNDWATER PUMPING IN THE AREA

PROJECT NUMBER: 24-0097

DRAWN BY: JE DATE: 2/27/2024

APPROVED BY: DH DATE: 2/27/24

MATRIX NEW WORLD Engineering Progress

Matrix New World Engineering PC
5020 E. Shea Blvd. Suite 270
Phoenix, Arizona 85018

Tel: 602-955-6547
Fax: 602-955-6566
www.mnwe.com

SEGURO ENERGY PLANT
PINAL COUNTY, ARIZONA

FIGURE NUMBER: 4

Figure 4: A graph of the total reported pumping over time for wells within approximately 3-miles of the proposed Project Bella property. The increase of 200 ac-ft is shown compared to the total reported pumping in 2022 of 22,390 ac-ft. The increase of 200 ac-ft to 22,590 ac-ft is nearly indistinguishable from the total pumping value for 2022.

Current Use: 334 ac-ft
Modified Use: 530 ac-ft
Net Increase: 196 ac-ft (max)

Decrease in the Aquifer - Year on Year

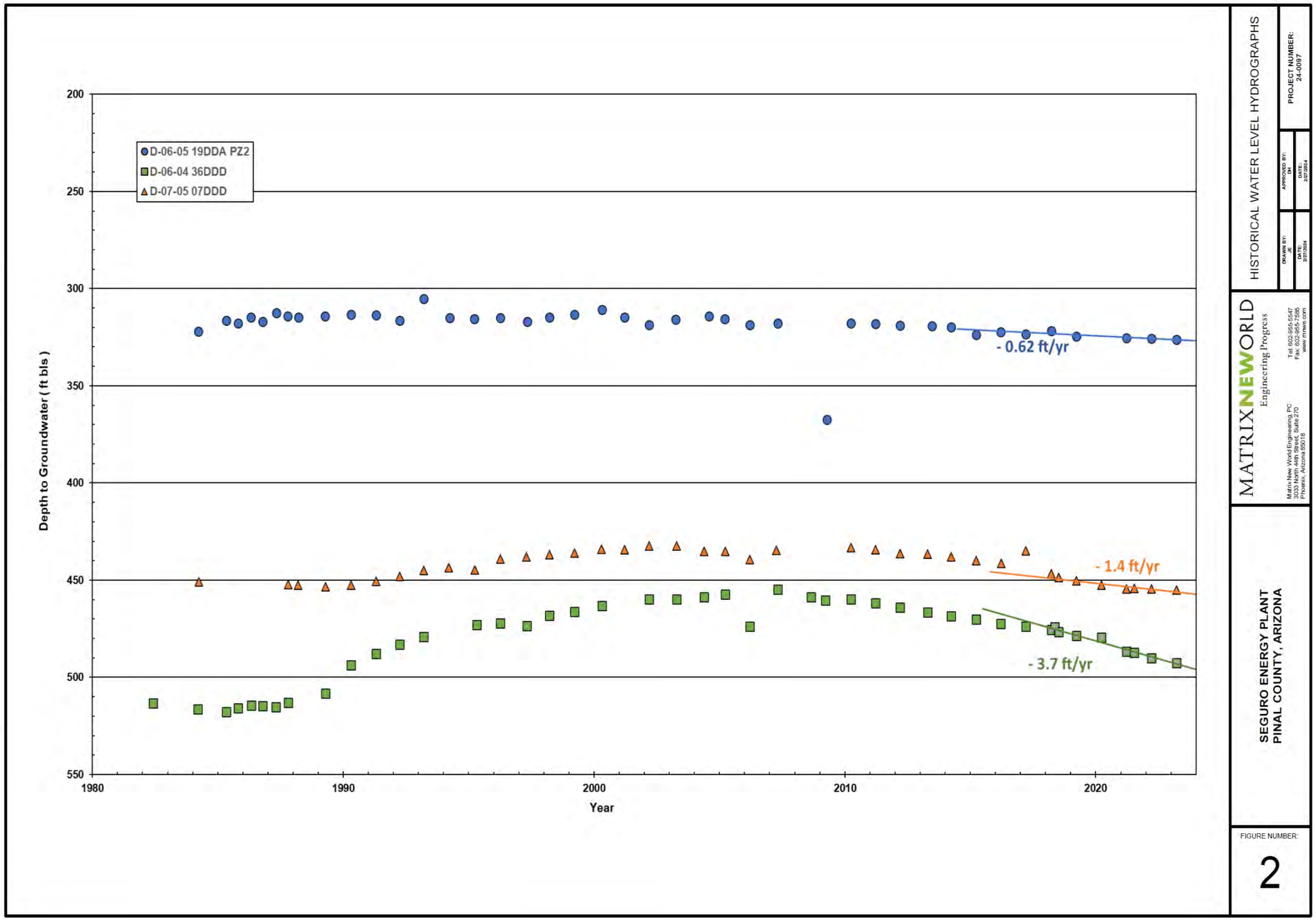


Figure 2: Hydrographs of measured groundwater levels over time in the area of the proposed Project Bella property indicate that groundwater levels declined at rates between 0.62 and 3.7 feet per year over the last 5 to 10 years. The well closest to the proposed Project Bella property declined at 3.7 ft/yr over the 2018 to 2023 period.

EXHIBIT I



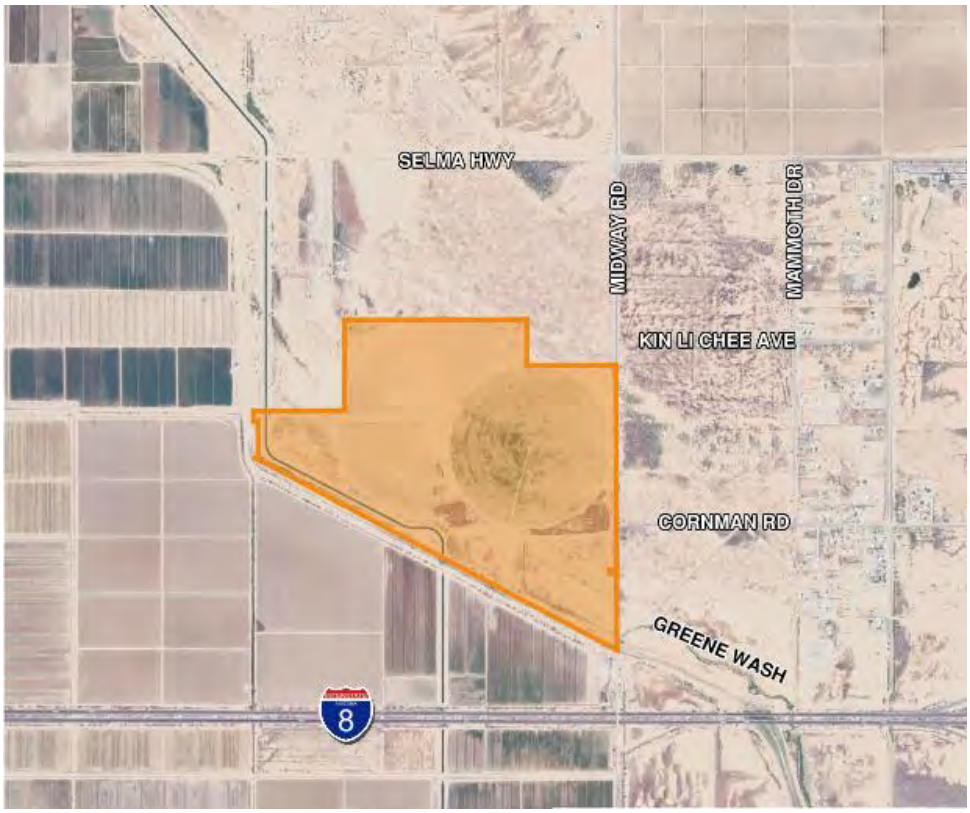
April 17, 2024

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE, STE. 250 | PHOENIX AZ, 85016 | (602) 490-0535

Project Bella- Drainage Statement

HILGARTWILSON Project No.: 2648.01

Project Bella (the Project) is an approximately 350-acre proposed industrial development bound by irrigated farmland and low-density residential development to the north, Midway Road to the east, the Greene Wash, MSIDD Canal, and active agricultural land to the south, and irrigated farmland and Greene Wash to the west. The Project is along the western line of the northwest quarter of Section 6, Township 7 South, Range 5 East of the Gila and Salt River Meridian in Pinal County, Arizona. See Vicinity Map below for an overview of the Project location.



Vicinity Map

Currently, the Project is comprised of active agricultural and vacant land. The Project and surrounding area is sloping from south to north at approximately 0.7%.

Federal Emergency Management Agency (FEMA) Flood Insurance Map (FIRM) coverage for the Project is provided on FIRM panels 04021C1175E effective September 19, 2008, and 04021C1170E effective December 4, 2007. According to these FIRM panels the majority of the Project resides within flood hazard Zone X with the southwestern portion of the of the Project within a FEMA SFHA Zone A associated with Greene Wash. FEMA defines the current effective flood zones X and A for the Property as follows:

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Colliers Engineering & Design

Zone X:
The flood insurance rate zone which is protected from the 100-year flood by levies that corresponds to areas outside the 500-year floodplains; areas of 0.2% annual chance flood chance.

Zone A:
The flood insurance rate is determined by detailed methods that correspond to areas subject to inundation by the 100-year floodplains; areas of 1% annual chance of flood with unknown average depths and Base Flood Elevations (BFES).

The dominant regional drainage feature is Greene Wash. The watershed for Greene Wash extends many miles upstream of the site to the south and east. Greene Wash serves as the regional outfall for the Project and surrounding area. The cross section for Greene Wash can be characterized as a channel that has been partially excavated below adjacent natural ground and further confined by raised embankments. During regular and low flow flood events all stormwater conveyed in Greene Wash is confined to the channel itself. However, during large flooding events, floodwater may break out of the main channel and continue northwesterly as sheet flow paralleling the channel. Portions of the south and west sides of the Project are impacted by these flows. Aside from Greene Wash, which passes along the south and west sides of the Project there are no other significant drainage features or improvements currently on the site.

The initial phase(s) of the Project are currently anticipated to be located along the north and east sides of the site and have been purposefully located outside of the FEMA floodplain associated with Greene Wash. There are also localized offsite flows anticipated to impact the Project from areas located immediately south and east of the site. These offsite impacts are proposed to be captured in engineered channels to convey the more minor localized off-site flows around and/ or through the Project to their historical outfall. If warranted, the Greene Wash regulatory floodplain could be reduced through the placement of fill to limit the extents of the FEMA floodplain within the Property, via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) process. This flow will be joined with other offsite runoff to proceed northwesterly. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of the future site plan and improvement plan submittals for the Project.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. The precise geometry and location of the retention basins will be determined as the development process proceeds. Retention basins within the development will be designed so stored runoff is disposed of within thirty-six (36) hours. The dewatering of the basins will be accomplished via the use of percolation, drywells, or bleed-off connections into approved drainage ways. Flows from the basins shall be in the location and direction of the historical flows. All drainage designs will adhere to the applicable design standards for Pinal County.

Sincerely,
HILGARTWILSON, LLC

Aubrey Thomas
Principal/Manager

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HILGARTWILSON will be rebranded as **Colliers Engineering & Design.**
Colliers Engineering & Design

EXHIBIT J

Arizona Environmental Online Review Tool Report

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

Project Name:

Project Bella

Project Description:

Seguro Energy is developing the proposed Project Bella (Project) which includes 480 MW of thermal gas-fired generation and 440 MW of Battery Energy Storage utilizing a shared transmission interconnection to the existing 500 kV Duke - Pinal Central transmission line. The transmission interconnection to the 500 kV system will provide deliverability to the Arizona load during peak periods and utilize excess solar renewable energy from the grid during low demand periods for battery charging and load shifting. This Project is designed to provide reliable capacity for integration of renewable energy and deficits impacted by near-term coal retirements while exceeding the sustainability goals identified by SRP and TEP.

Project Type:

Energy Production/Storage/Transfer, Energy Storage, Battery Energy Storage System (BESS) - (new)

Contact Person:

Gabriella Glener

Organization:

KP Environmental

On Behalf Of:

CONSULTING

Project ID:

HGIS-21858

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

Disclaimer:

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

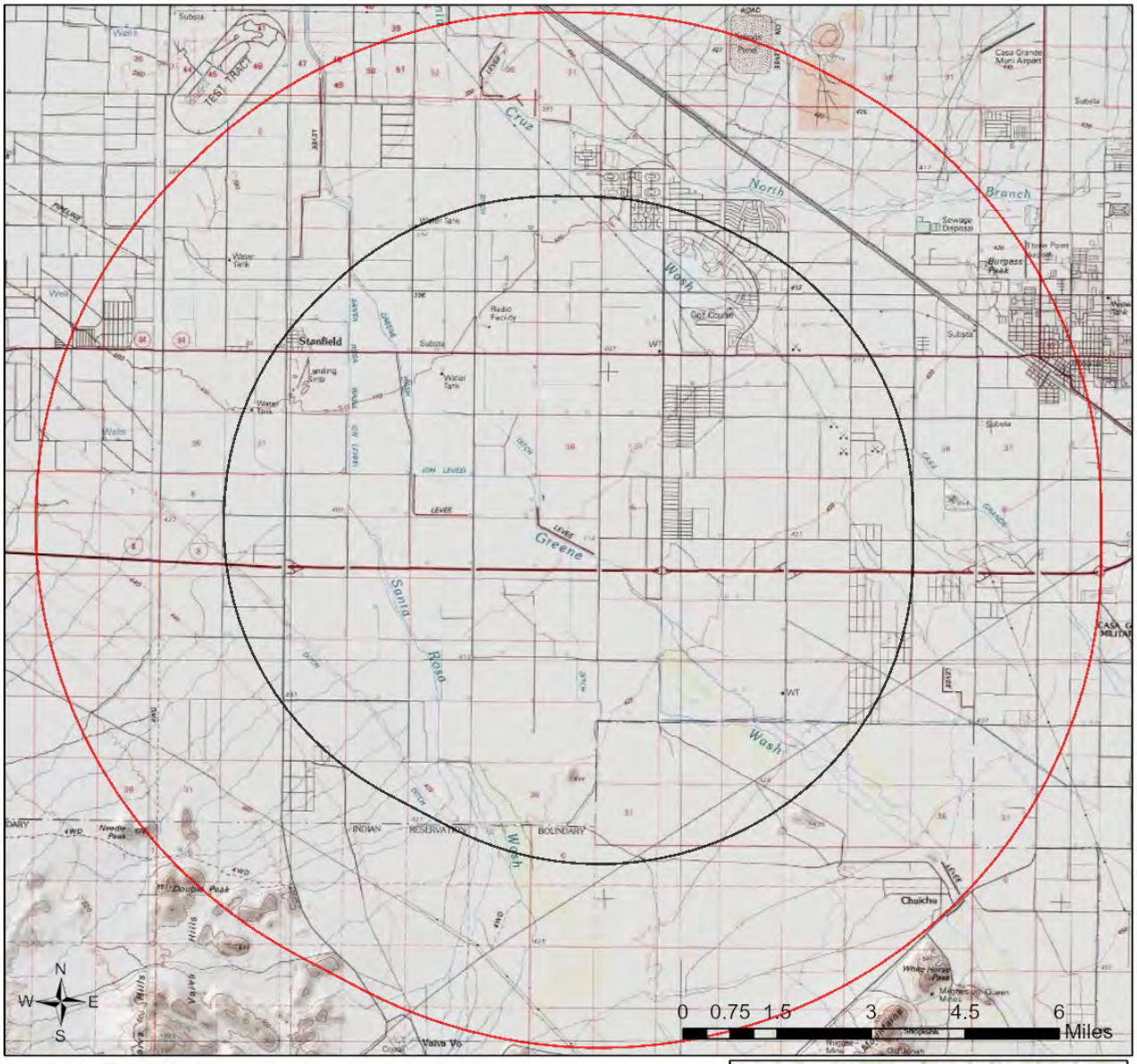
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

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

Project Bella

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

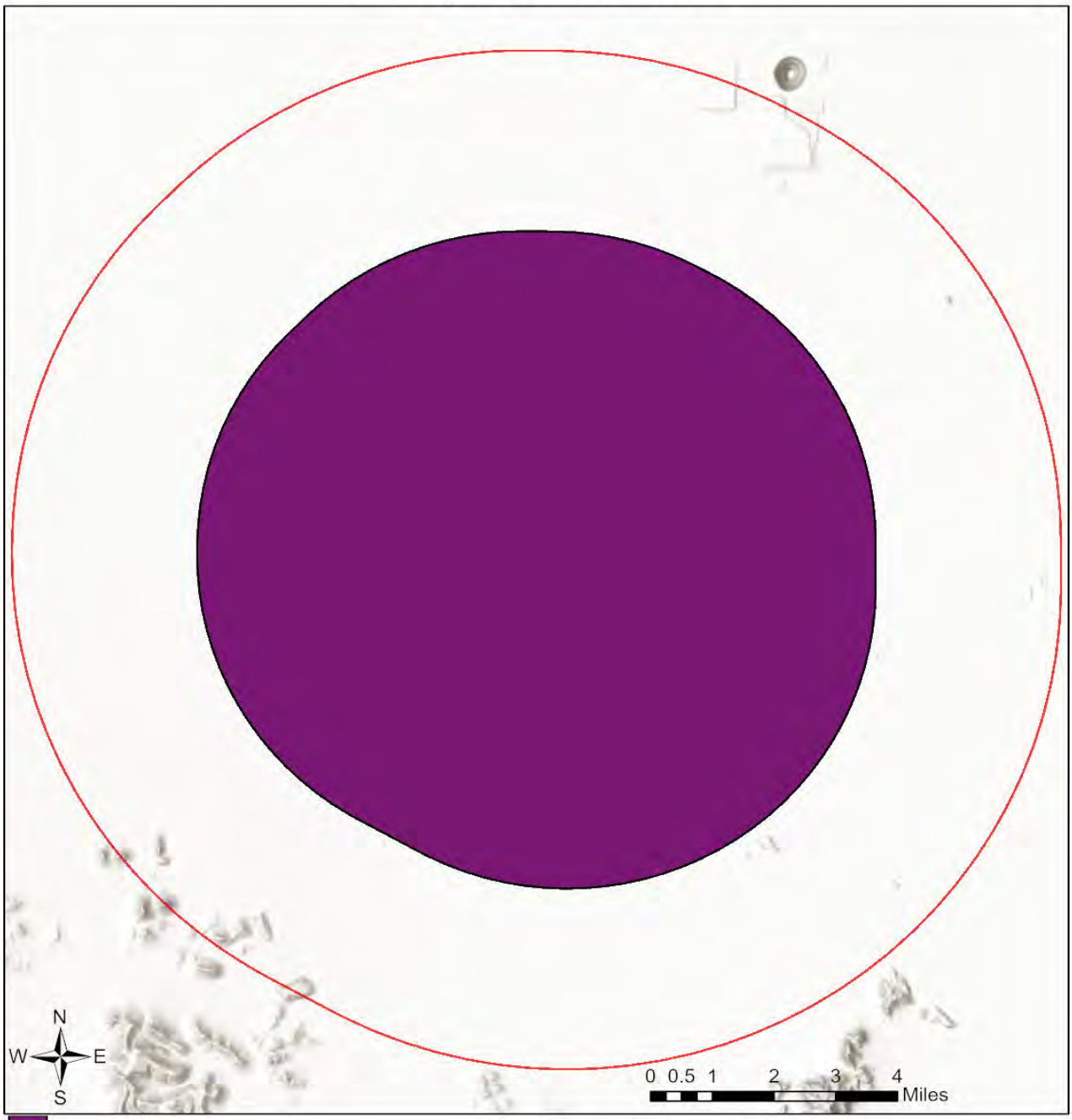
USGS Quad(s): CASA GRANDE WEST; CHUICHU +



County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Copyright:© 2013 National Geographic Society, i-cubed
Esri, USGS

Project Bella

Web Map As Submitted By User



Buffered Project Boundary

Project Boundary

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

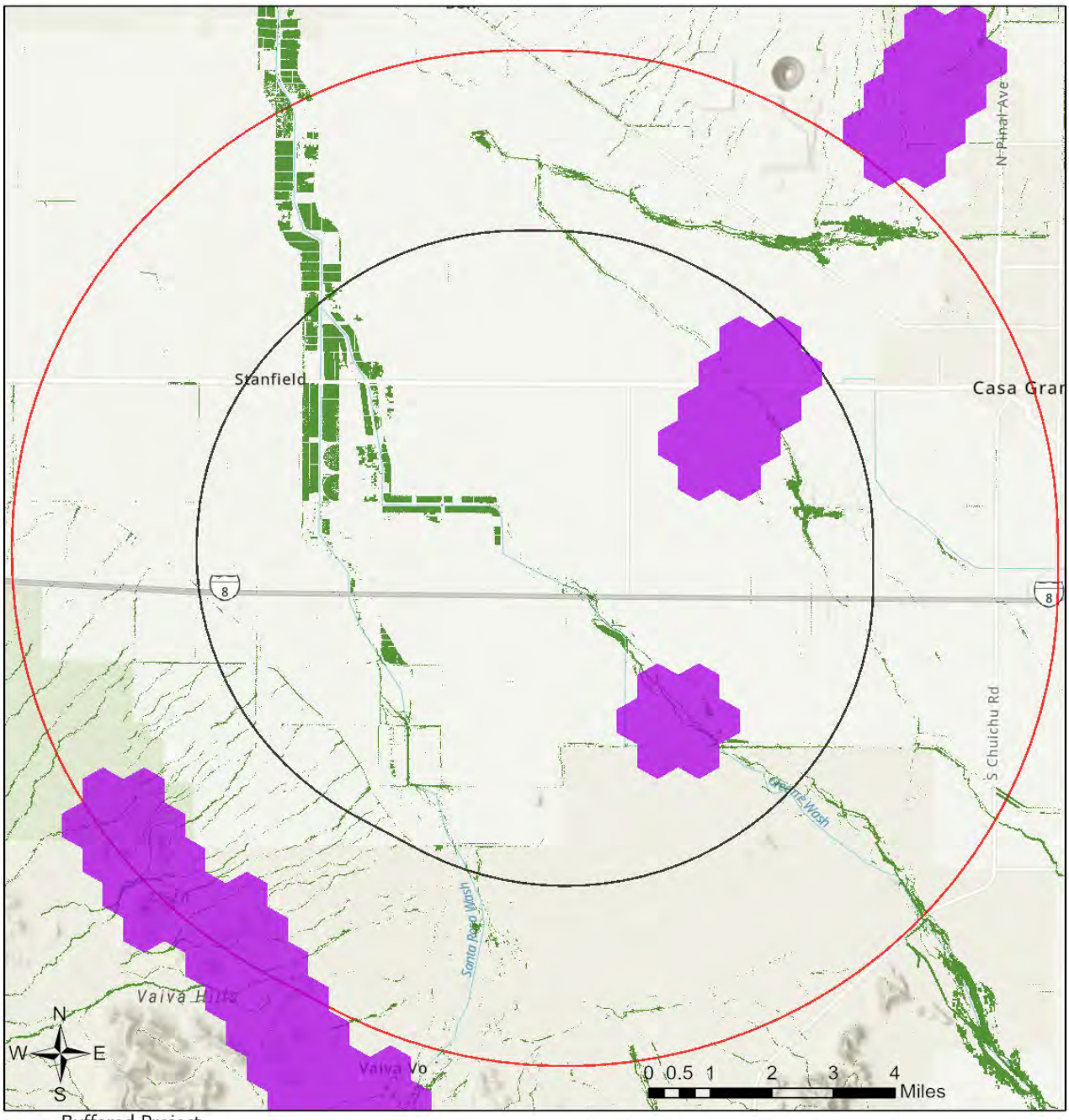
Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

USGS Quad(s): CASA GRANDE WEST; CHUICHU +

Esri, NASA, NGA, USGS

Project Bella

Important Areas



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

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

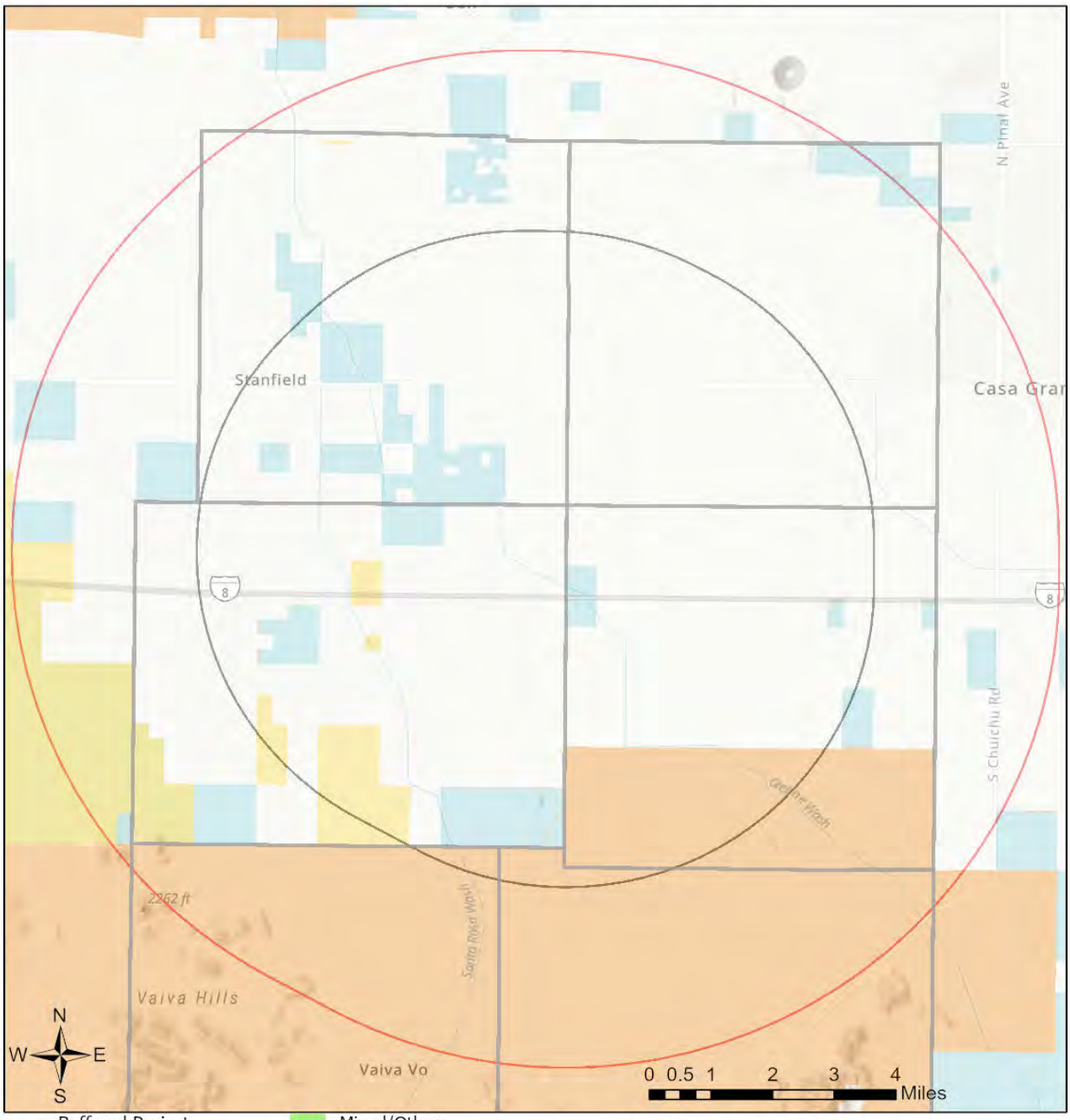
Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

USGS Quad(s): CASA GRANDE WEST; CHUICHU +

Esri, NASA, NGA, USGS
Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Project Bella

Township/Ranges and Land Ownership



- Buffered Project Boundary
- Project Boundary
- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge
- Township/Ranges

Project Size (acres): 60,709.99

Lat/Long (DD): 32.8380 / -111.8847

County(s): Pinal

AGFD Region(s): Mesa; Tucson; Yuma

Township/Range(s): T6S, R4E; T6S, R5E; T7S, R4E +

USGS Quad(s): CASA GRANDE WEST; CHUICHU +

Esri, NASA, NGA, USGS
Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Chionactis annulata	Resplendent Shovel-nosed Snake					
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad			S		2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Incilius alvarius	Sonoran Desert Toad					2
Lepus alleni	Antelope Jackrabbit					2
Mammillaria thornberi	Thornber Fishhook Cactus				SR	
Toxostoma bendirei	Bendire's Thrasher					2

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Gila River to Lake St. Claire	Pinal County Wildlife Movement Area - Riparian/Wash					
Greene Wash and Reservoir	Pinal County Wildlife Movement Area - Riparian/Wash					
Important Connectivity Zone	Wildlife Connectivity					
Riparian Area	Riparian Area					
Tohono O'odham Nation	Tohono O'odham Nation					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammospermophilus harrisii	Harris' Antelope Squirrel					
Anaxyrus retiformis	Sonoran Green Toad			S		2
Anthus spragueii	Sprague's Pipit	SC				2
Aquila chrysaetos	Golden Eagle			S		2
Artemisiospiza nevadensis	Sagebrush Sparrow					
Asio otus	Long-eared Owl					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Botaurus lentiginosus	American Bittern					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Charadrius montanus	Mountain Plover	SC				2
Chilomeniscus stramineus	Variable Sandsnake					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat					
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Icterus bullockii	Bullock's Oriole					2
Icterus parisorum	Scott's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus blossevillii	Western Red Bat		S			2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Lepus alleni	Antelope Jackrabbit					2
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Neotamias cinereicollis	Gray-collared Chipmunk					
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Smilisca fodiens	Lowland Burrowing Treefrog			S		2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Toxostoma bendirei	Bendire's Thrasher					2
Toxostoma lecontei	LeConte's Thrasher			S		2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Energy Production/Storage/Transfer, Energy Storage, Battery Energy Storage System (BESS) - (new)

Project Type Recommendations:
Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning
button at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

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

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

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

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

Habitat restoration recommendations are dependent on habitat communities, target species, species located within the project area, site history, restoration goals, and treatment types. General project scoping should include defined project goals with measurable success criteria, site evaluation (e.g., soil conditions, local and watershed hydrological conditions and regimes), pre-project fish and wildlife surveys to determine project impacts and baseline data for post-project evaluation, established plan and methods for site preparation and revegetation (plant species evaluation based on current or expected site environmental conditions), consideration/incorporation of wildlife habitat features that may be secondary to project objectives (e.g., retaining snags for roost sites) and effects to habitat and wildlife at landscape scales (broader than project area), post-project monitoring plans and funding commitments, and an adaptive management plan. We recommend early coordination with Department personnel on project designs. Contact information can be found at https://www.azgfd.com/Agency/Offices or email our Project Evaluation Program at PEP@azgfd.gov.

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

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

Based on the project type entered, coordination with State Historic Preservation Office may be required (https://azstateparks.com/).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

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

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

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

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

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

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

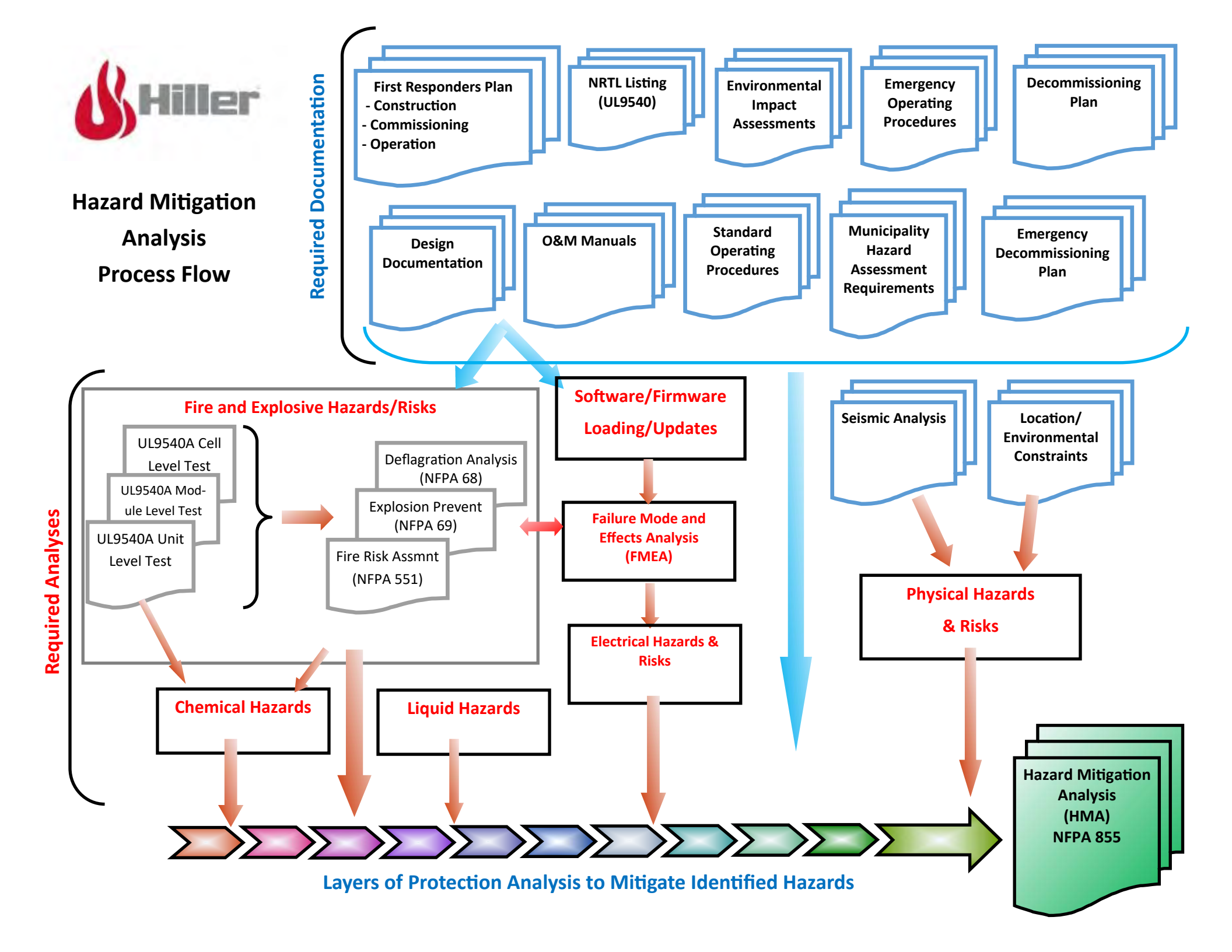
HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***.
The **Statewide Wildlife Connectivity Assessment's Important Connectivity Zones** (ICZs) represent general areas throughout the landscape which contribute the most to permeability of the whole landscape. ICZs may be used to help identify, in part, areas where more discrete corridor modeling ought to occur. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://s3.amazonaws.com/azgfd-portal-wordpress/azgfd.wp/wp-content/uploads/0001/01/23120719/ALIWCA_Final_Report_Perkl_2013_lowres.pdf.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

Tribal Lands are within the vicinity of your project area and may require further coordination. Please contact:
Tohono O'odham Nation
PO Box 837
Sells, AZ 85634
(520) 383-1511
(520) 383-3377 (fax)

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at https://www.azgfd.com/wildlife-conservation/conservation-and-endangered-species-programs/burrowing-owl-management/.

EXHIBIT K


Hiller
Hazard Mitigation Analysis Process Flow
Required Documentation
First Responders Plan
- Construction
- Commissioning
- Operation
NRTL Listing (UL9540)
Environmental Impact Assessments
Emergency Operating Procedures
Decommissioning Plan
Design Documentation
O&M Manuals
Standard Operating Procedures
Municipality Hazard Assessment Requirements
Emergency Decommissioning Plan
Required Analyses
Fire and Explosive Hazards/Risks
UL9540A Cell Level Test
UL9540A Mod-ule Level Test
UL9540A Unit Level Test
Deflagration Analysis (NFPA 68)
Explosion Prevent (NFPA 69)
Fire Risk Assmnt (NFPA 551)
Software/Firmware Loading/Updates
Failure Mode and Effects Analysis (FMEA)
Electrical Hazards & Risks
Seismic Analysis
Location/ Environmental Constraints
Physical Hazards & Risks
Chemical Hazards
Liquid Hazards
Layers of Protection Analysis to Mitigate Identified Hazards
Hazard Mitigation Analysis (HMA) NFPA 855

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E-STORAGE

ENERGY STORAGE SOLUTION

Product & Technology Overview

November 2023

STRICTLY CONFIDENTIAL

PRODUCT HIGHLIGHTS

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Thorough Safety Design

Built to meet the latest fire and safety codes in the North America UK, Australia and China markets. SolBank units include:

- Complete fire propagation verification from cell, module (pack) to unit level based on the latest UL 9540A: 2019 (4th Edition).
- Explosion prevention systems via gas detection, active ventilation.

With integrated multi-level BMS monitoring and fire detection, units provide:

- Timely report of battery status and fire detection
- Linked actions with other system components



Extended Battery Life

We use durable, high cycling capacity LFP battery cell with proven long life track record and up to 20 years warranty.

- Active balancing BMS on cell level ensures a balance between all batteries during daily operation.
- Smart liquid cooling system maintains optimal temperature throughout the lifetime of the product.

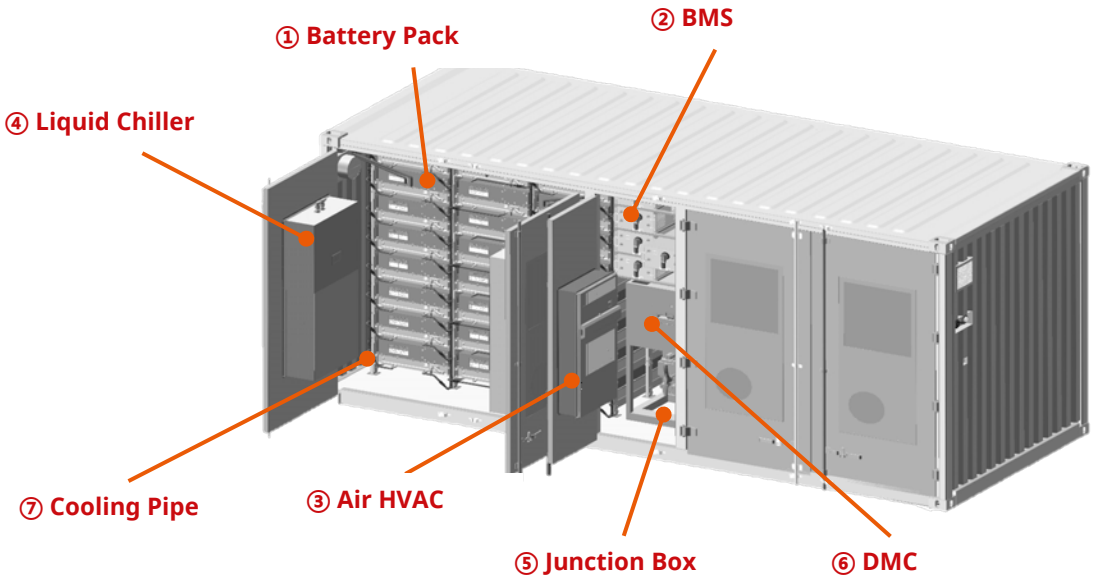
Optimized Modular Design

- All components are shipped with the product after factory testing, simplifying the installation and commissioning process.
- All external wirings are available in a central location at the installer interface.
- Flexible configurations, all internal components including battery packs installed and tested in factory, reduce on-site installation costs.

SOLBANK 1.0

Modular Design DC Block

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Model	4-hour (0.25P)	2-hour (0.5P)	1.5-hour (0.67P)
Battery	280 Ah Lithium Iron Phosphate (LFP) Prismatic Cells		
Rated DC Voltage Range	1159.2V~1490.4 V		
Configuration	8P414S (8 Racks)	8P414S (8 Racks)	6P414S (6 Racks)
Rated DC Power	**700 kW**	**1375 kW**	**1300 kW**
Nominal Energy Capacity (Nameplate)	2967 kWh	2967 kWh	2967 kWh
Usable Energy Capacity (FAT)	**2800 kWh**	**2750 kWh**	**1950 kWh**
DC Round-Trip Efficiency (RTE)	94%	93%	90%
Thermal Management System	Liquid cooling for battery system, air cooling for electrical components and humidity control		
Enclosure	20 ft ISO Container NEMA 3R 6058L x 2438Wx2896H (mm)		
Weight (Battery Included)	29,800kg (65,700 lbs.)		24,900kg (54,895 lbs)
Seismic Parameter	Zone 4		
Noise @1m distance	≤75 dB		

* BMS: Battery Management System
DMC: Distribution Management Cabinet

SOLBANK 3.0

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Leading in Performance, Energy Density and Safety



Model	4-hour (0.25P)	2-hour (0.5P)
Battery Cells	**314 Ah** Lithium Iron Phosphate (LFP) Prismatic Cells	
Configuration	12P416S (12 Racks)	12P416S (12 Racks)
Rated DC Voltage Range	1164.8V~1497.6 V	
Rated DC Power	**1200 kW**	**2350 kW**
Nominal Energy Capacity (Nameplate)	**5016 kWh**	**5016 kWh**
Usable Energy Capacity (FAT)	**4800 kWh**	**4700 kWh**
DC Round-Trip Efficiency (RTE)	94%	93%
Thermal Management System	Smart liquid cooling (integrated within the container)	
Enclosure	20 ft ISO Container NEMA 3R 6058L x 2438Wx2896H (mm)	
Weight (Battery Included)	43,000 kg (94800 lbs)	

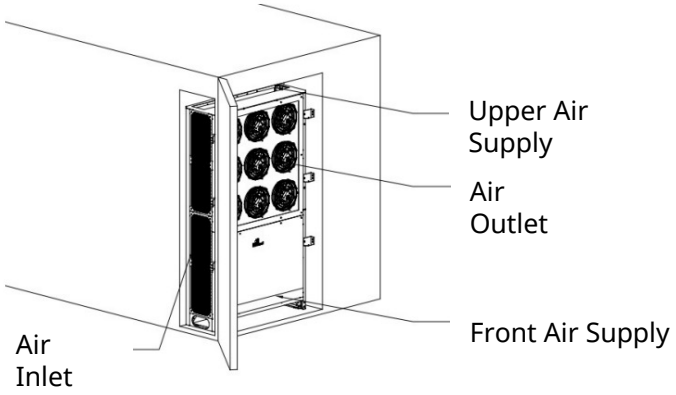
Product Development and Certification Timeline

- Product Prototyping – Q2 2024
- Product Certification – Q3 2024
- IE review – Q4 2024
- PowerBlock Integration Test – Q1 2025

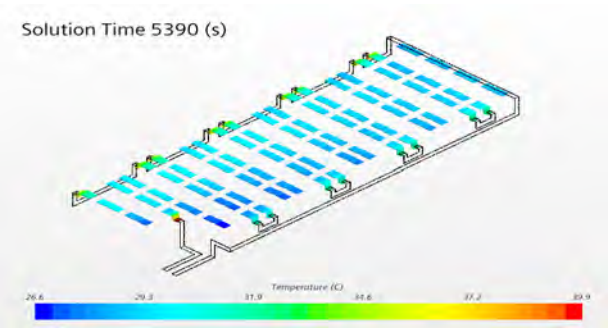
3.0 THERMAL MANAGEMENT

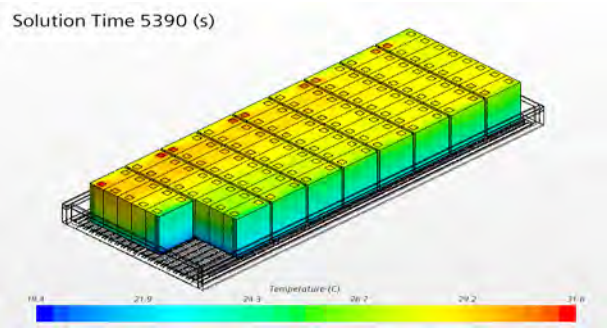
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Smart Liquid Cooling and Heating



Liquid Chiller Components Layout





- **Integrated Liquid Cooling-Heating System**, designed for optimal battery temperature regulation, enhancing efficiency and extending product lifespan.
- **Efficient Thermal Management Design,** minimizes auxiliary power consumption while ensuring effective battery cooling throughout its lifecycle.
- **BMS and Controller Integration,** seamlessly integrated with the BMS and site controller for real-time monitoring and issue reporting.

Operating Temperature (Ambient)	-30 °C to 55 °C (derating between 45°C to 55°C)
Cell Temperature Deviation	≤3°C after a full cycle @0.25P or 0.5P
Expected Cooling Capacity (Combined)	60 kW (0.5P)
Expected Auxiliary Consumption per Day	≤2.5% aux loss (≤ 120 kWh per day)
Refrigerant	R134a, optional R513a
Coolant (Refrigerating Medium)	50% Ethylene Glycol + 50% Water

3.0 CERTIFICATIONS

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Certification, Standards, 3rd Party Review

Certification-Standard

UL

- UL1642 - complete
- UL1973 (cell) - Q1, 2024
- UL1973 (rack) - Q2, 2024
- UL9540 - Q3, 2024

- UL9540A (cell) - Q4, 2023
- UL9540A (module) - Q1, 2024
- UL9540A (rack) - Q2, 2024

IEC

- IEC 62619 - Q2, 2024
- IEC 63056 - Q2, 2024
- IEC 62477-1 - Q3, 2024
- IEC 62933-5-2 - Q4, 2024
- IEC 61000-6-2 - Q4, 2024

UN

- UN38.3 - Q2, 2024

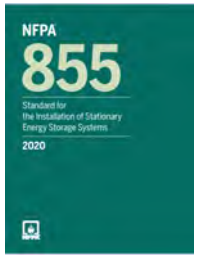
NFPA

- NFPA69 - Q2, 2024
- NFPA855 - compliant
- NFPA72 - compliant

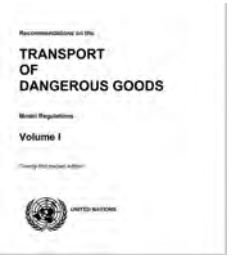
Independent Engineering Report

- Rev A - Q2, 2024
- Rev B - Q3, 2024
- Final - Q1, 2025

Continuous updates expected in response to the introduction of new major suppliers or the launch of new product lines.







UL 9540A, Edition 4

UL 1973, Edition 3

IEC62619

UL 9540, Edition 3

Development and Performance Tests

- Phase A Prototype - Q2, 2024
- Phase A Performance Test - Q3, 2024
- Phase B Prototype - Q3, 2024
- Phase B Performance Test - Q4, 2024

Manufacturing

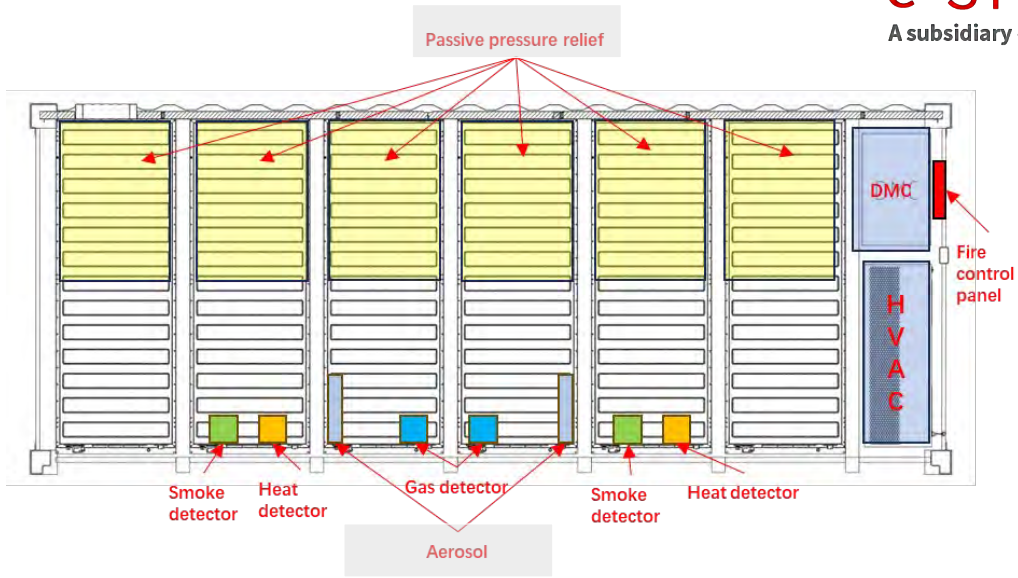
- ISO 14001 (environmental management) – complete
- ISO 45001 (Occupational Health and Safety) – complete
- ISO 9001 (Quality Management) – complete

3.0 FIRE SAFETY

Prevent, Limit and Isolate Fire Risks

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Multiple layers of monitoring, fire detections for enhanced safety. Redundancy design ensures reliability throughout product life cycle



Fire Safety System Layout (Top View)

Optional Components

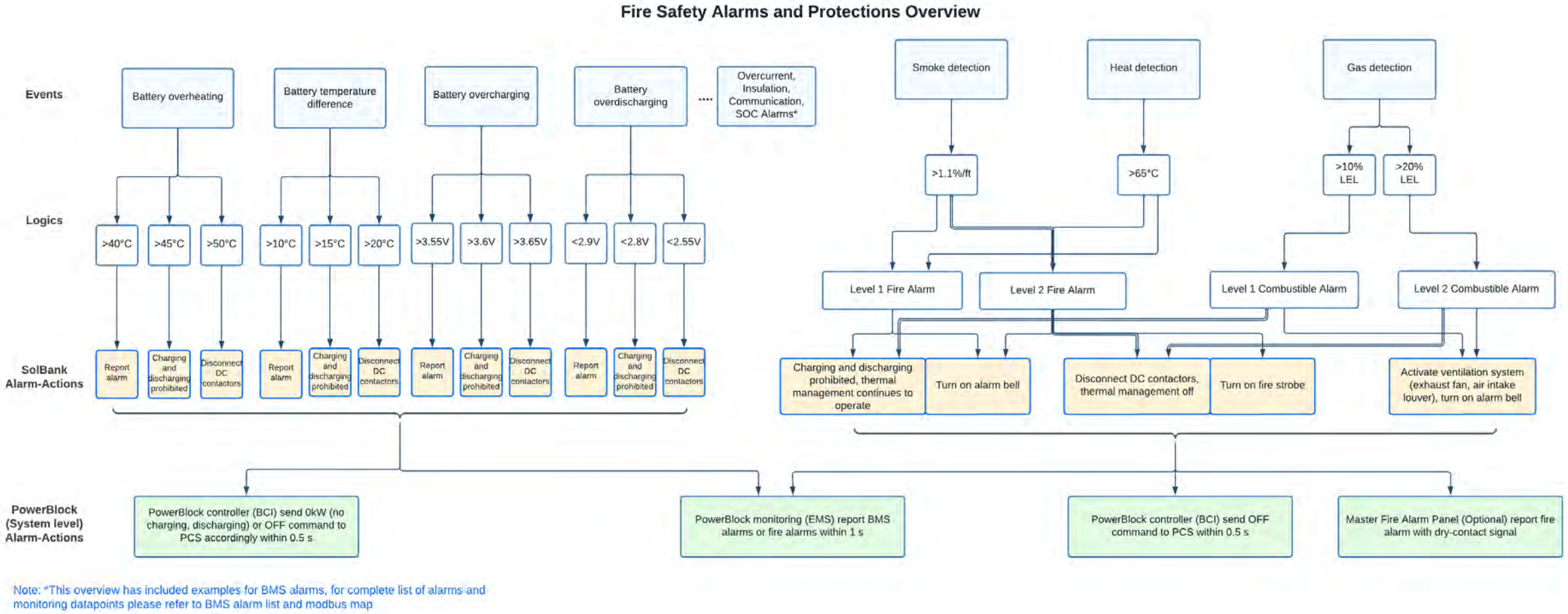
- Complete **fire propagation verification** from cell, module (pack) to unit level based on the latest UL 9540A: 2019 (4th Edition). Designed to meet the newest fire and safety codes globally.
- **Integrated multi-level** fire detection, timely detects and reports any fire incidents. Integrated E-STOP actions within the product and with other system equipment for immediate response.
- **Explosion prevention** with gas detection, NFPA69 rated active ventilation system with optional NPFA68 deflagration panels

Fire Detection	Heat and smoke detection – dual independent operation
Gas Detection	Combustible gas detection – dual independent operation
Explosion Prevention & Mitigation	Active air ventilation system with optional passive deflagration panels
Fire Alarm	Local strobes and bells, remote to master panel and EMS
UPS Backup	Built in UPS for 24+ hrs backup for fire alarm, 2+ hrs backup for ventilation
Local Emergency Stop	Yes
Coolant Leak Detection	Yes
Interface with External Fire Panel	Optional ethernet or fiber networking

BMS – FIRE SAFETY

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BMS – Fire Safety System Logic Map



Note: *This overview has included examples for BMS alarms, for complete list of alarms and monitoring datapoints please refer to BMS alarm list and modbus map

POWERBLOCK DESIGN

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Solution Tailored to Project Requirements

Performance Guarantees	Capacity, RTE, Availability
Warranty	Standard 3 years, extendable to 20 years
Certifications	UL9540, UL9540A, UL1741 SA-SB, UL1973, IEC62619

Rated Duration: **1.5 to 4+ hours**

Rated Useable Capacity: from **4.8 to 20+ MWh**

Topology: Turnkey **MV Skid**

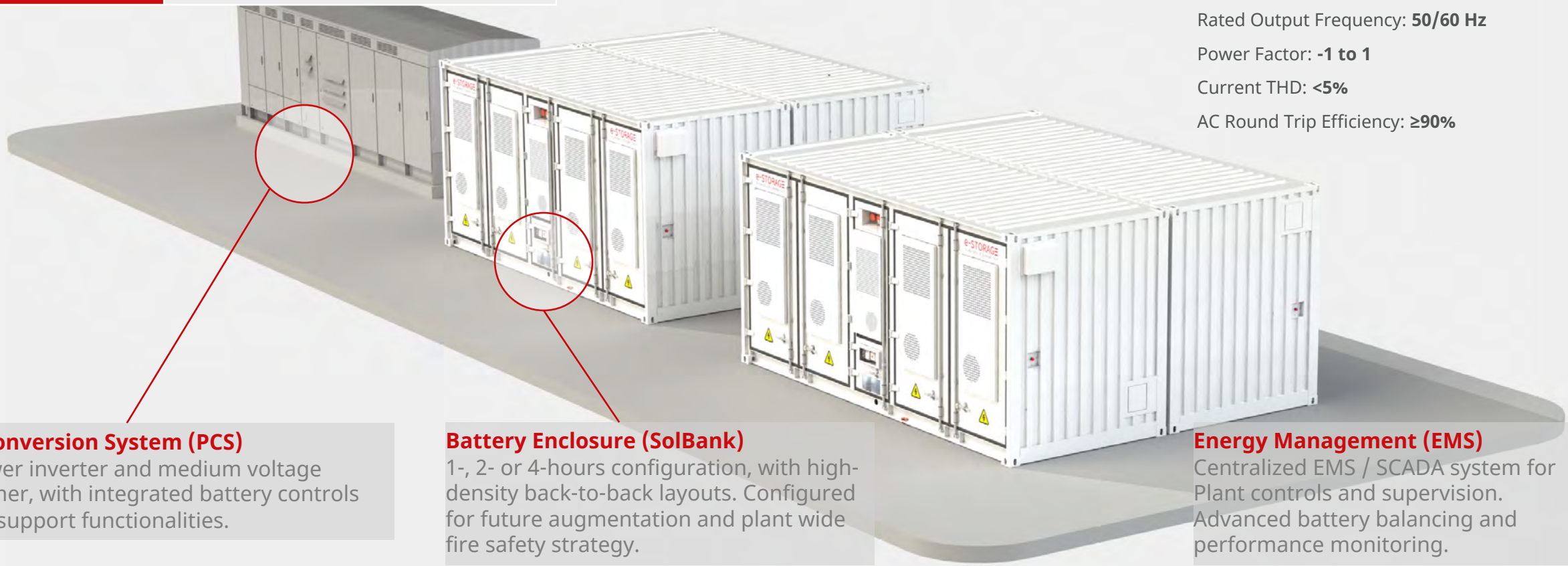
Rated AC Output Voltage: **10/22/33/34.5 kV**

Rated Output Frequency: **50/60 Hz**

Power Factor: **-1 to 1**

Current THD: **<5%**

AC Round Trip Efficiency: **≥90%**



Power Conversion System (PCS)
High power inverter and medium voltage transformer, with integrated battery controls and grid support functionalities.

Battery Enclosure (SolBank)
1-, 2- or 4-hours configuration, with high-density back-to-back layouts. Configured for future augmentation and plant wide fire safety strategy.

Energy Management (EMS)
Centralized EMS / SCADA system for Plant controls and supervision. Advanced battery balancing and performance monitoring.

SOLUTION LOCALIZATION

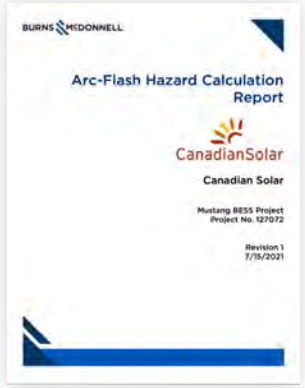
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Electrical, Mechanical, Communication, Fire Safety

Localization and Customized Solution Design

Work with engineering firms, utility companies, independent engineers (IE), fire safety experts across the world to ensure to our solution meets local standards on **fire safety, building, EHS, and grid interconnection** requirements.





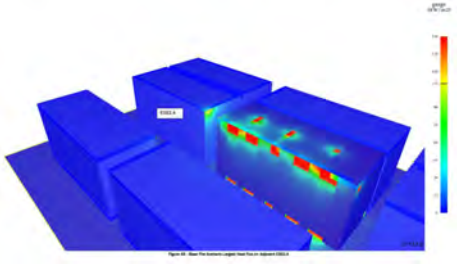
California ISO aps ercot nationalgrid

Site Specific Services

- BESS design package (electrical, mechanical, site layout) from initial project sizing towards site as-built
- Site specific test program
- Site specific arc-flash study, load-flow study, short-circuit study

ESRG ENERGY SAFETY RESPONSE GROUP Hazard Dynamics FIRE RISK Consultants





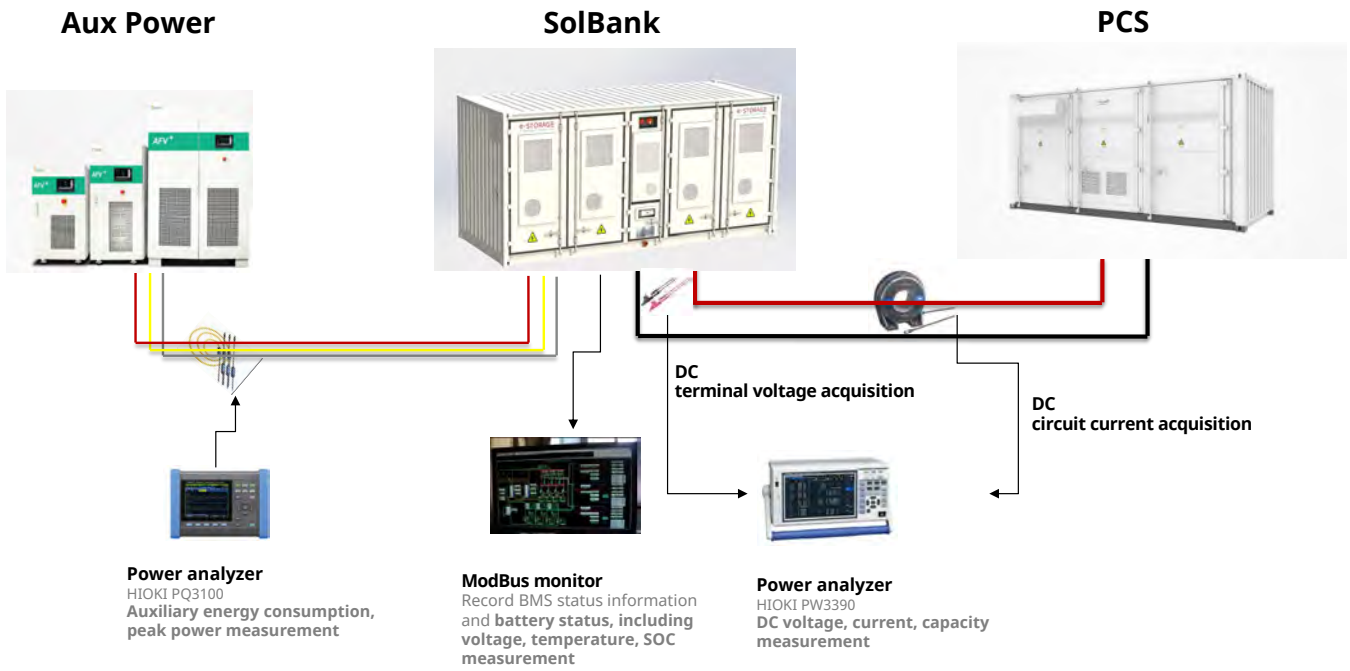
Site Specific Fire Safety Design

- Emergency Response Plan (ERP)
- Hazard Mitigation Analysis (HMA)
- First responder training for fire department, AHJ, site operator, O&M teams
- Heat Flux Analysis (HFA) for verification of layout design per site conditions

ENCLOSURE PERFORMANCE TEST

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Enclosure Level Type Test and FAT Overview





Safety Test

- Ground impedance
- Insulation resistance
- Insulation withstand

Protection Test

- Fire safety system
- Ventilation system
- E-STOP
- Major faults simulation

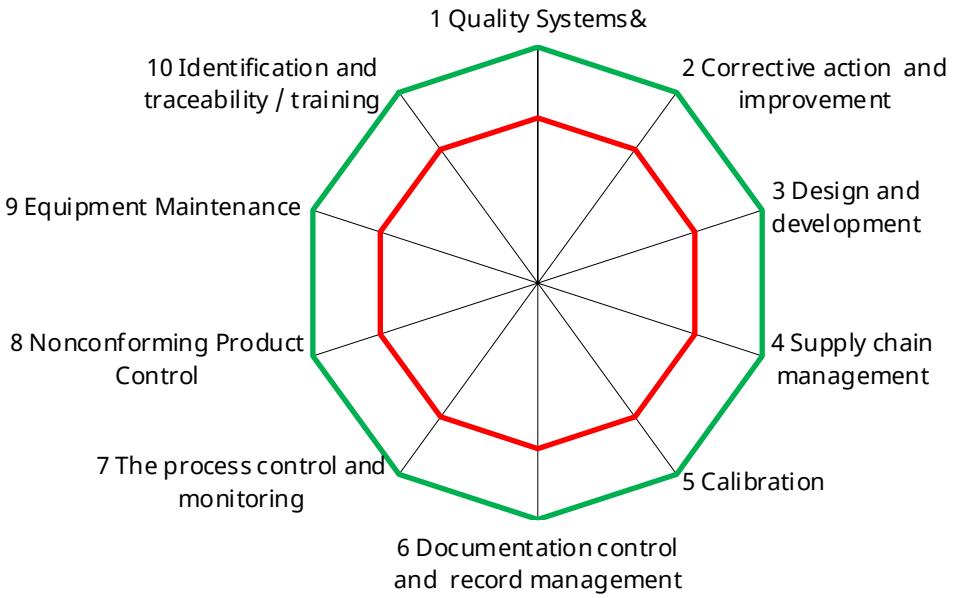
Performance test

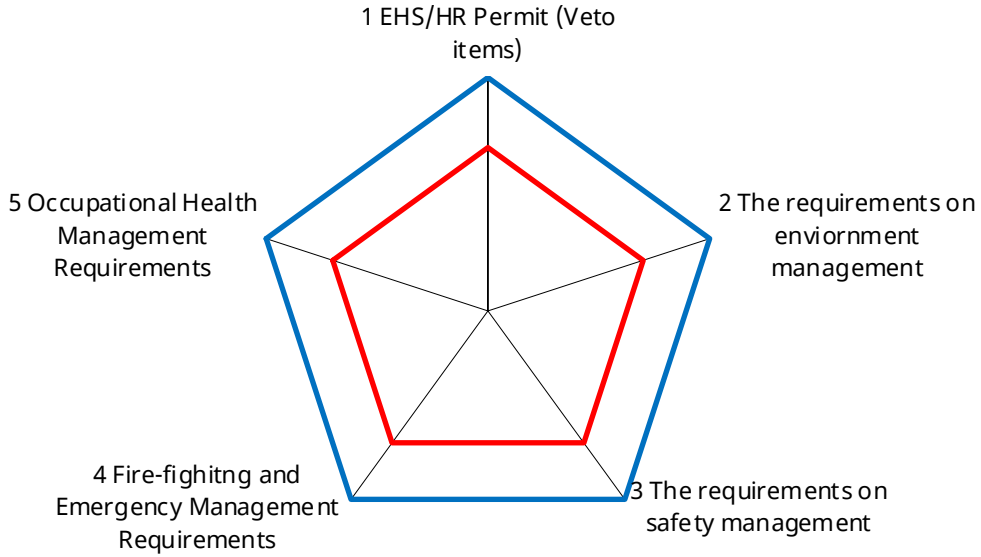
- Capacity
- Round Trip Efficiency (RTE)
- SOC measurement

SUPPLIER QUALIFICATION AND AUDIT

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Conduct Quality System (90% Weight) and EHS (10% Weight) Audits For All New Suppliers





Audit Standard	Class A material	Approve	The overall score should be more than 80% or equal to 80%,meanwhile the score of each unit should be more than 70% or equal to 70%.
		Reject	The overall score is less than 80% or the unit score is less than 75%.
	Class B or C material	Approve	The overall score should be more than 75% or equal to 75%,meanwhile the score of each unit should be more than 70% or equal to 70%.
		Reject	The overall score is less than 75% or the unit score is less than 70%.
	EHS Audit	Remark	1. 0--55%, Unqualified /2.56-70% qualified C Grade /3. 71-85% Good, B grade /4. 86-100% Excellent A grade (qualified supplier should be C grade and above)

1. Standard SolBank Fire Safety Designs

1.1. Fire safety devices

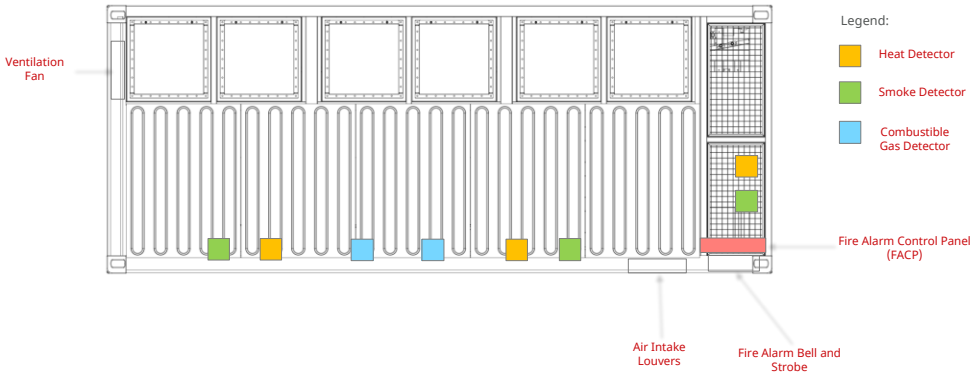
SolBank3.0 is equipped with 2 smoke and 2 heat sensors (redundancy design) in the battery cabinets, 1 smoke and 1 heat sensor in the auxiliary cabinet.

For fire alarm, SolBank3.0 is equipped with fire alarm and strobe as standard.

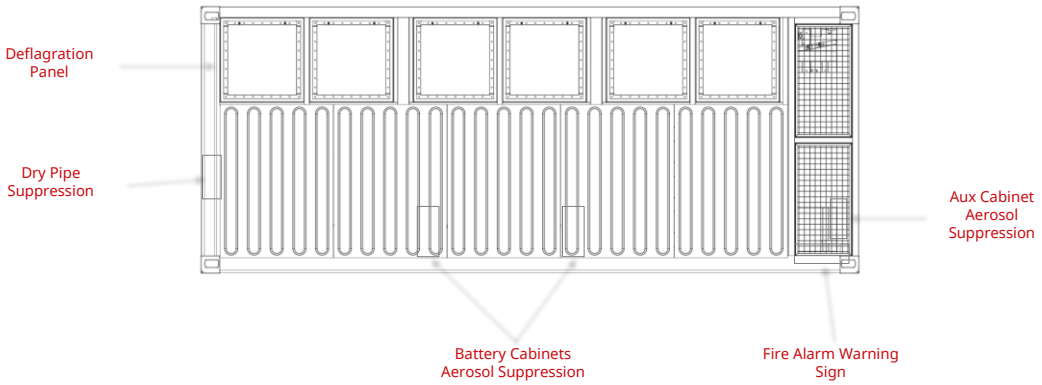
Each SolBank has its own Fire Alarm Control Panel (FACP), which acts as the control and monitoring center for all fire safety devices, which also provides interface to network with other fire safety devices onsite (master FACP).

1.2. Explosion prevention devices

SolBank3.0 is equipped with 2 combustible gas detector (redundancy design) in the battery cabinets, which also triggers fire alarms mentioned above, and triggers an active ventilation fan for explosion prevention.



1.3. Fire safety device options



2. Fire safety design between 3.0 and 1.0

2.1. Separated aux cabinet

Fireproof wall between battery cabinets and aux cabinet, protects batteries from fire hazards caused by auxiliary system faults.

Separated aux cabinet also enables optional fire suppression system to be installed for aux cabinet only.

2.2. Additional fire sensors

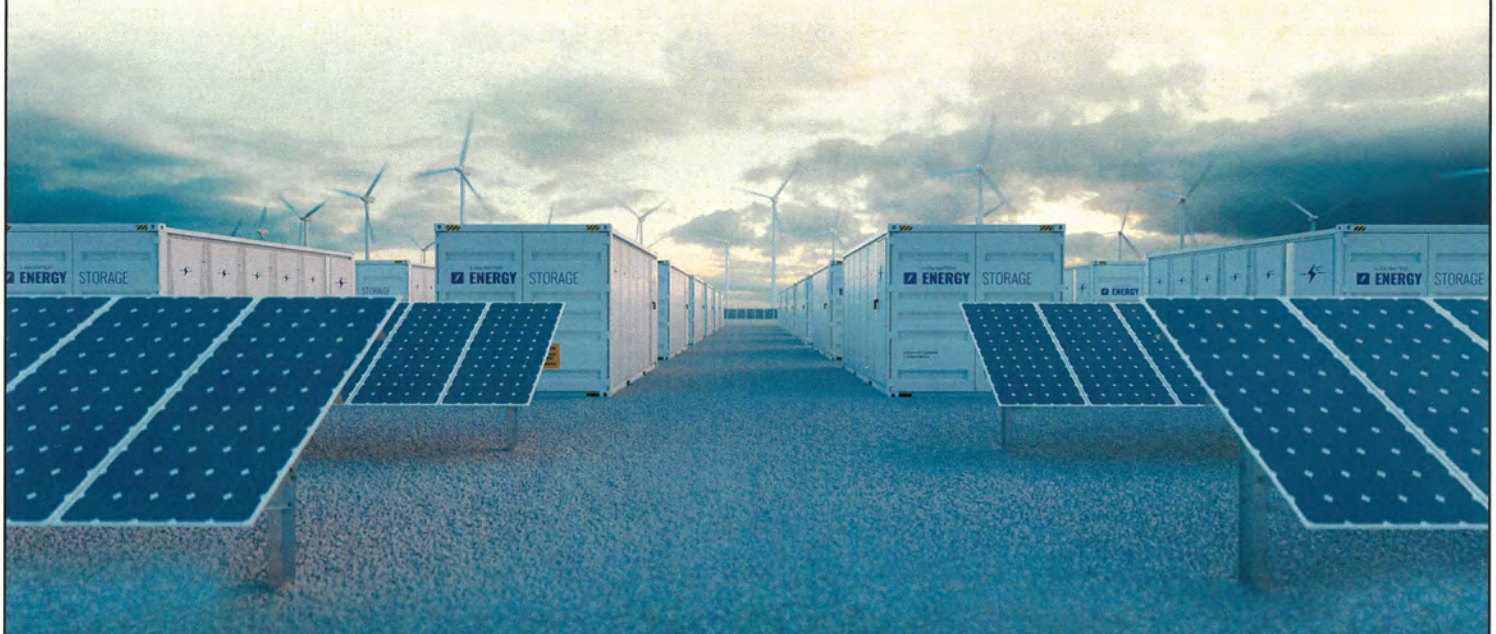
Equipped with an additional set of smoke and heat sensor inside the auxiliary cabinet (aux cabinet) which is designed to detect potential electrical fire with the DMC and other electrical components.

2.3. More comprehensive options to meet specific project requirements.

Deflagration panel, additional fire alarm warning sign, dry pipe suppression system, aerosol suppression system options available to be added for different project/AHJ requirements.

Hiller™

TOTAL PROTECTION FOR ENERGY STORAGE SYSTEMS



Hiller is dedicated to providing both strategies and results for the challenges of fire protection in the ESS market.

HillerFire.com

Energy Storage Systems Fire Solutions... Are you prepared?

Energy Storage Systems (ESS) utilizing lithium-ion (Li-ion) batteries are the primary infrastructure for wind turbine farms, peak shaving facilities, and solar farms. The electrical grid is overburdened and cannot support these demands.

Although Li-ion batteries are the prime concern regarding ESS, NFPA 855 code will also cover lead-acid batteries, nickel-cadmium batteries, sodium batteries, and flow batteries. The code covers energy storage whether electrochemical or electromechanical.

Hiller has a close relationship with the NFPA 855 code committee and is at the forefront of this rapidly evolving hazard.

Risk should be evaluated based on the upcoming NFPA 855 code.

- Can you support a catastrophic fire event such as a thermal runaway?
- Is the ESS in a remote location, in a dedicated use building, or in a container?
- Should your design include smoke or gas detection, chemical suppression, and/or water-based suppression?
- How does the local AHJ fit into the discussion?
- Is life safety a factor?

Solution:

- With our extensive design experience and technical understanding, Hiller can provide the proper equipment for a turnkey solution based on the acceptance of your level of risk.
- Hiller can analyze your risk, understand the upcoming NFPA 855 code, and develop a solution that best suits your needs.
- We provide support in educating the local and state authorities.

SERVICES

- Education
- Consultation (Site Specific Or Best Practices)
- Pre-Incident Planning
- Design
- Pre-Installation Review (Site Survey)
- FMEA (Failure Mode and Effects Analysis)
- HMA (Hazard Mitigation Analysis)
- Coordination With AHJ/ Support/Permit
- Integration – Existing and New Systems
- Turnkey Projects
- Global Support
- Knowledge Of Current Codes/Regulations
  - NFPA 855, UL 9540
  - California CFC 608
  - IFC Chapter 12
- Testing/Inspections
- Decommissioning/ Commissioning
- Explosion/Fire Modeling/ Deflag and Vent Calcs
- Fire Department Operations Planning/ Training
- Small Scale Abuse Testing and UL9540A Testing
- Li-Ion Battery Vent Gas Characterization
- Large Scale Safety Testing
- NFPA 70E AC and DC Arc Flash Risks Assessments
- Computational Fluid Dynamic Fire Modeling
- SFPE Fire Risk Assessments
- Fault Tree Analysis
- Reliability and Safety Integrity Level Analysis

Printed 1/2024



Unlocking the Future of Energy Storage System Safety

Hiller

At The Hiller Companies, we take pride in our position as industry leaders in Energy Storage Systems (ESS) safety, code compliance, and fire protection. View a partial list of our customers below.

- Able Grid
- AES (Applied Energy Services)
- Affordable Solar
- Ameresco
- APS (Arizona Public Services)
- BEI
- Blattner
- BlackStartTech Renewables
- BrightNight
- Burns & McDonnell (BMcD)
- BYD
- Caterpillar
- CATL
- CSI
- Cupertino
- Doosan
- Duke Energy
- EDF Renwables
- Entergy
- Energy Vault
- EPRI/SCE
- ESS Tech Inc
- Flexgen
- Fluence Energy
- GE Grid Solutions, LLC
- Go Electric
- Generac Power Systems
- Hawk Eye Solar / Ranger Power
- Hi-Power / EOS Energy Storage
- Hitachi
- Honeywell
- Hybrid Design Services
- Invenergy
- Jabil
- Jensen Hughes
- JINGOLI
- JINKO SOLAR
- Leeward Energy
- LG
- Lockheed Martin
- Longroad Energy
- LS ENERGY
- McCarthy Building Companies
- Meppi
- Mortenson
- MPINarada
- NCECMS
- Nextera
- North Reliable / Korepower
- Nuvation Energy
- Open Road Renewables
- Origis
- Ormat
- Power Secure
- Powin
- Puget Sound Energy
- Saft
- Sargent Lundy
- REV Renewables
- Risen_SYL
- RWE Renewables Americas
- Samsung
- Shenzhen Clou Electronics
- Signal Energy
- SNOPUD
- Southern California Edison
- Southern Company
- Sungrow Power Supply Co. Ltd.
- SOLV
- Tenaska
- TerraGen
- Tesla
- Troes
- Utility Innovation Group
- Vistra Luminant
- Wärtsilä North America
- WeBuildMachines
- Yotta Energy

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a "non applicable" response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan's policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☑ Is consistent with the **Sense of Community** vision component

Please explain:

See narrative

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

☑ Is consistent with the **Mobility and Connectivity** vision component

Please explain:
See narrative

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☑ Is consistent with the **Economic Sustainability** vision component

Please explain:
See narrative

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☑ Is consistent with the **Open Spaces and Places** vision component

Please explain:
See narrative

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☑ Is consistent with the **Environmental Stewardship** vision component

Please explain:
See narrative

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☑ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:
See narrative

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☑ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
N/A - See Narrative

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

☐ Are shown as indicated on the Land Use and Economic Development graphic

☑ Are not shown as indicated on the Land Use and Economic Development graphic

See narrative

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☑ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

N/A

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

N/A

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

☑ Are consistent with the applicable Planning Guidelines described in the Land Use element

See narrative

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

☑ Is consistent with the Economic Development element

☑ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

See narrative

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

☑ Clusters development to protect open space and agriculture

☑ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:
See narrative

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to <u>all</u> projects/proposals/actions.

The proposal:

☑ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter

☑ Includes additional information about how the development addresses the open space Vision and goals

Please explain:
See narrative

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

☑ Address environmentally sensitive areas it may impact.

☑ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:
See narrative

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

☑ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:
See narrative

PROJECT bella

Neighborhood Meeting Report

INTRODUCTION

The following is a summary of the Project Bella online and in-person open houses that were hosted in April 2024.

Below is the list of meetings followed by a summary of each:

Online Open Houses

- Wednesday, April 29, 2024, 12:00 PM
- Wednesday, April 29, 2024, 5:30 PM

In-Person Open House

- Thursday, April 30, 2024, 4:30 PM – 6:30 PM
  Francisco Grande Hotel and Golf Resort
  12684 W Gila Bend Hwy, Casa Grande, AZ 85193

PARTICIPATION SUMMARY

Total Attendees :72 (Online 7, In-person 65);

ONLINE OPEN HOUSES

These virtual meetings were hosted on a Zoom platform using its Webinar format. Participants were required to pre-register using Sign-Up Genius and needed to provide an email to receive a link with the credentials to join the meeting. Each session included a Power Point presentation on the Project delivered by Project Manager Mark Thompson. Attendees were able to submit questions and comments via the Zoom chat/Q&A feature which the Project team sorted and assembled for responses and facilitated by Steve Morgan. The questions received are included verbatim in the summaries below.

April 29, 2024, 12:00 PM

Online Open House

Start time: 12:00 PM

Total Number of registered: 7

Total Number of attendees: 4 (does not include Project Bella or KPE employees)

Number of questions submitted: 7

Question Summary: Most questions raised concerns about aesthetics, water, noise and light pollution.

End time: 12:50 PM

List of attendees can be found in Appendix A, page 7

Questions submitted in Zoom chat/Q&A (verbatim):

- Estimated how many gallons of water annually would this project require in this 10 year projection
- You mentioned buffers on the west side, your site plan shows a barbed wire fence immediately adjacent to our property with no buffer at all
- How will that water draw effect the neighboring homes that rely on wells for their homes? Which many have seen over 40ft in drop in just the past few years.
- Is there a new Pinal City Comprehensive Plan including your project
- You mentioned the CEC and ACC will be addressing: noise, light, egress, environmental impacts on your property. What about surrounding properties.
- Who is financing the project?

ONLINE OPEN HOUSES (Continued)

April 29, 2024, 5:30 PM

Online Open House

Start time: 5:30 PM

Total Number of registered: 5

Total Number of attendees: 3 (does not include Project Bella or KPE employees)

Number of questions submitted: 8

Question Summary: Most of the questions concerned water, waste, and renewable energy.

End time: 6:07 PM

List of attendees can be found in Appendix A, page 7

Questions submitted in Zoom chat/Q&A (verbatim):

- Are the ponds filled with effluent? What is left in the evaporation pond residue/
- How exactly are you offsetting water? Are you actually returning clean water to our aquifer? You realize wells are drying up within 5 miles of this proposed site? How many acre feet and or gallons of water will you be using annually?
- What happens to the salts and "solids" residue after evaporation? What do the "solids" include? What about mosquitoes and other insects/animals?
- Where is the potential to access to renewables, like solar and wind, located
- But the water has been depleted. The credits are meaningless. As a land owner we can’t use our own banked water credits.
- Have you already gotten approval for a Type 1 to Type 2 conversion of water resources. From Agriculture to Industrial
- Where is the transfer from renewable energies to batteries happening

In-person Open Houses

This event was open to the public. Mailers were sent to potentially impacted residents within 1-mile of the Project site, which included information about the location and time of the event and asked interested parties to register their attendance via a QR code, or link. In addition, door hangers were put up at all residences with access in that same extent.

Attendees were asked to sign in at the front table near the venue entrance and were provided with a Comment Form to complete and leave at the venue or mail in later. Refreshments were provided.

April 30, 2024, 4:30 PM – 6:30 PM

Francisco Grande Hotel and Golf Resort

Start time: 4:30PM

Total Number of registered: 6

Total Number of attendees: 65 (does not include Project Bella or KPE employees

The Project representatives in attendance included Mark Thompson (Seguro), Ian Calkins (Copper State), Garen Demirchian (Vanderweil), Jason Moyes (MSH), Steve Morgan (KPE), and Leslie McFadden (KPE). Attendees were provided the opportunity to view visual representations of the Project, as well as maps and FAQ's. The Project representatives were available for questions and provided feedback to the attendees.

As a result, several inquiries were raised by the attendees and a summary of these are as follows:

1. Water Safety:
   Response:
   a. Listened to concerns about the aquifer, as many residents use wells near the Project. Committed to provide data regarding water consumption and related aquifer impacts. Agreed to provide analysis related to consumption from wells in the area.

   b. Agreed to provide a more detailed explanation of the long-term storage credit in the local aquifer area (MSIDD) that would be procured for the incremental water consumption (above current use) and how such credits would be retired without the ability to re-sell in advance of commercial operation to offset future aquifer consumption.

2. Fire Safety and Suppression:
   Response:
   a. Seguro will identify and engage the local Fire Chief along with consultant Hiller Companies. In collaboration with the local fire resources, the Project will clearly document the detailed fire and safety plan. The Project will provide detail as to the on-site equipment and design to prevent, detect and manage the unlikely event of a fire.

b. Agreed to provide details related to potential toxins that may be emitted in the unlikely event of a fire.

3. Noise:
   Response:
   a. Explained that we are conducting a noise mitigation study based on the engineering design with input and details from the equipment manufacturers. Confirmed that we would make the sound study available upon receipt.

   b. Truck traffic will be reviewed for the construction and post construction process via a third party traffic consultant. Confirmed that the traffic study would be available for review upon receipt. Explained that truck traffic during commercial operation would be minimal due to the staffing at the Project.

4. Power Going to California:
   Response:
   a. There is a proposed battery energy storage system owned by AES in California called Seguro. Project Bella representatives explained that the AES project is not related and has no common ownership.

   b. Explained that the electricity is designed to stay local. Project Bella will not contract with any entity in California.
      i. Explained that local demand in central Arizona is deficient of resource adequacy capacity that Project Bella can provide. Furthermore, wholesale power prices in Arizona are higher than CAISO, thus there is no need or economic desire to sell and deliver electricity to California.

Mailed Notice and Door Hanger

PROJECT bella

Seguro Energy is developing the proposed Project Bella (Project) which includes 480 MW of thermal gas-fired generation and 440 MW of Battery Energy Storage utilizing a shared transmission interconnection to the existing 500 kV Duke – Pinal Central transmission line. The transmission interconnection to the 500 kV system will provide deliverability to the Arizona load during peak periods and utilize excess solar renewable energy from the grid during low demand periods for battery charging and load shifting.

This Project is designed to provide reliable capacity for integration of renewable energy and deficits impacted by near-term coal retirements while exceeding the sustainability goals identified by SRP and TEP. The proposed Project is expected to reach commercial operations in late 2027 to early 2028.

Seguro Energy will be hosting the following:

In-Person Open House

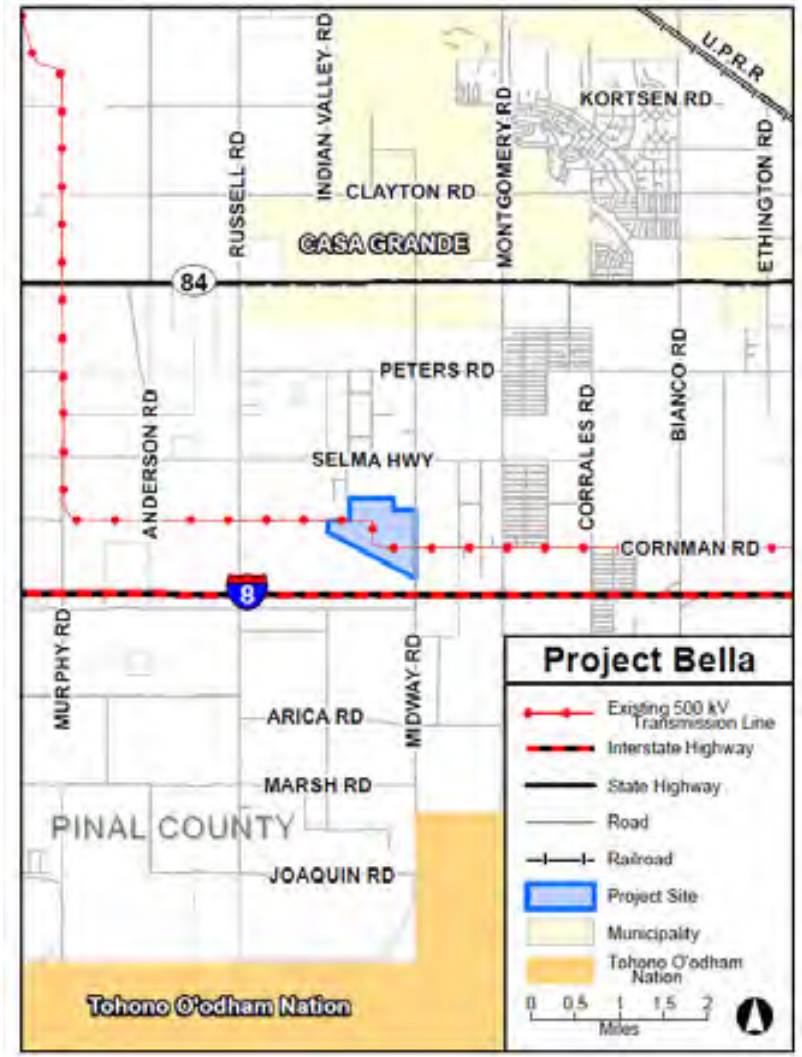
April 30, 2024, 4:30-6:30 p.m.

Francisco Grande Hotel and Golf Resort, Ocotillo Room
12684 W Gila Bend Hwy, Casa Grande, AZ 85193

Virtual Open House (two sessions)

April 29, 2024, 12:00 p.m. and 5:30 p.m.

Please visit **www.signupgenius.com/go/10C0C45ABA622A1FAC25-48838410-project** to register for the virtual open house. The information presented will be the same for all open house sessions.



*Please visit **https://projectbellaaz.com** or call **1-833-815-4853** for more information.*

280 Melba Rd
Encinitas, CA 92024

Seguro Energy is also preparing an application for a Certificate of Environmental Compatibility (CEC) to be filed with the Arizona Corporation Commission (ACC) in July 2024. The CEC process includes public hearings with the Arizona Power Plant and Transmission Line Siting Committee before seeking final approval from the ACC. Hearings before the Committee will occur in August 2024.

Information about the Project, the CEC filing, and the hearings will be posted to the website as information becomes available.

For more information:

*Please visit **https://projectbellaaz.com***
or call 1-833-815-4853

Stamp

Mailing Label

PROJECT bella

DOOR HANGER

PROJECT bella

Seguro Energy is developing the proposed Project Bella (Project) which includes 480 MW of thermal gas-fired generation and 440 MW of Battery Energy Storage utilizing a shared transmission interconnection to the existing 500 kV Duke – Pinal Central transmission line. The transmission interconnection to the 500 kV system will provide deliverability to the Arizona load during peak periods and utilize excess solar renewable energy from the grid during low demand periods for battery charging and load shifting.

Seguro Energy will be hosting the following:

In-Person Open House

April 30, 2024, 4:30-6:30 p.m.

Francisco Grande Hotel and Golf Resort, Ocotillo Room
12684 W Gila Bend Hwy, Casa Grande, AZ 85193

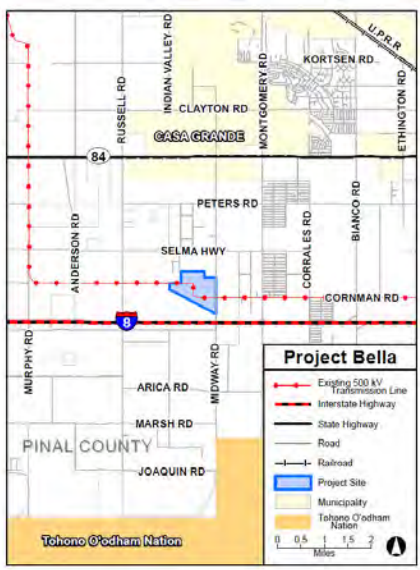
For those that cannot attend in person:

Virtual Open House (two sessions)

April 29, 2024, 12:00 p.m. and 5:30 p.m.

Please visit this link to register for the virtual open house:

www.signupgenius.com/go/10C0C45ABA622A1FAC25-48838410-project



For more information:

Please visit https://projectbellaaz.com/

or call 1-833-815-4853

Español

Seguro Energy está desarrollando la propuesta para el proyecto “Project Bella” que incluye 480 MW de generación térmica con base en gas natural y 440 MW de Almacenamiento de Energía en Baterías utilizando una interconexión de transmisión compartida en la línea de transmisión existente de 500kV Duke – Pinal. La interconexión al sistema de transmisión de 500 kV brindará capacidad de entrega a la demanda ubicada en Arizona durante los períodos de alta demanda y utilizará el exceso de energía solar renovable de la red durante los períodos de baja demanda para cargar las baterías y *poder hacer la entrega de esta cuando se necesite load shifting*.

Seguro Energy será el anfitrón de lo siguientes eventos:

Presencial

Abril 30, 2024, 4:30-6:30 p.m.

Francisco Grande Hotel and Golf Resort, Ocotillo Room
12684 W Gila Bend Hwy, Casa Grande, AZ 85193

Para quienes no pueden asistir en persona:

Virtual (dos sesiones)

Abril 29, 2024, 12:00 p.m. y 5:30 p.m.

Por favor visitar el siguiente enlace para registrarse en el evento virtual: www.signupgenius.com/go/10C0C45ABA622A1FAC25-48838410-project

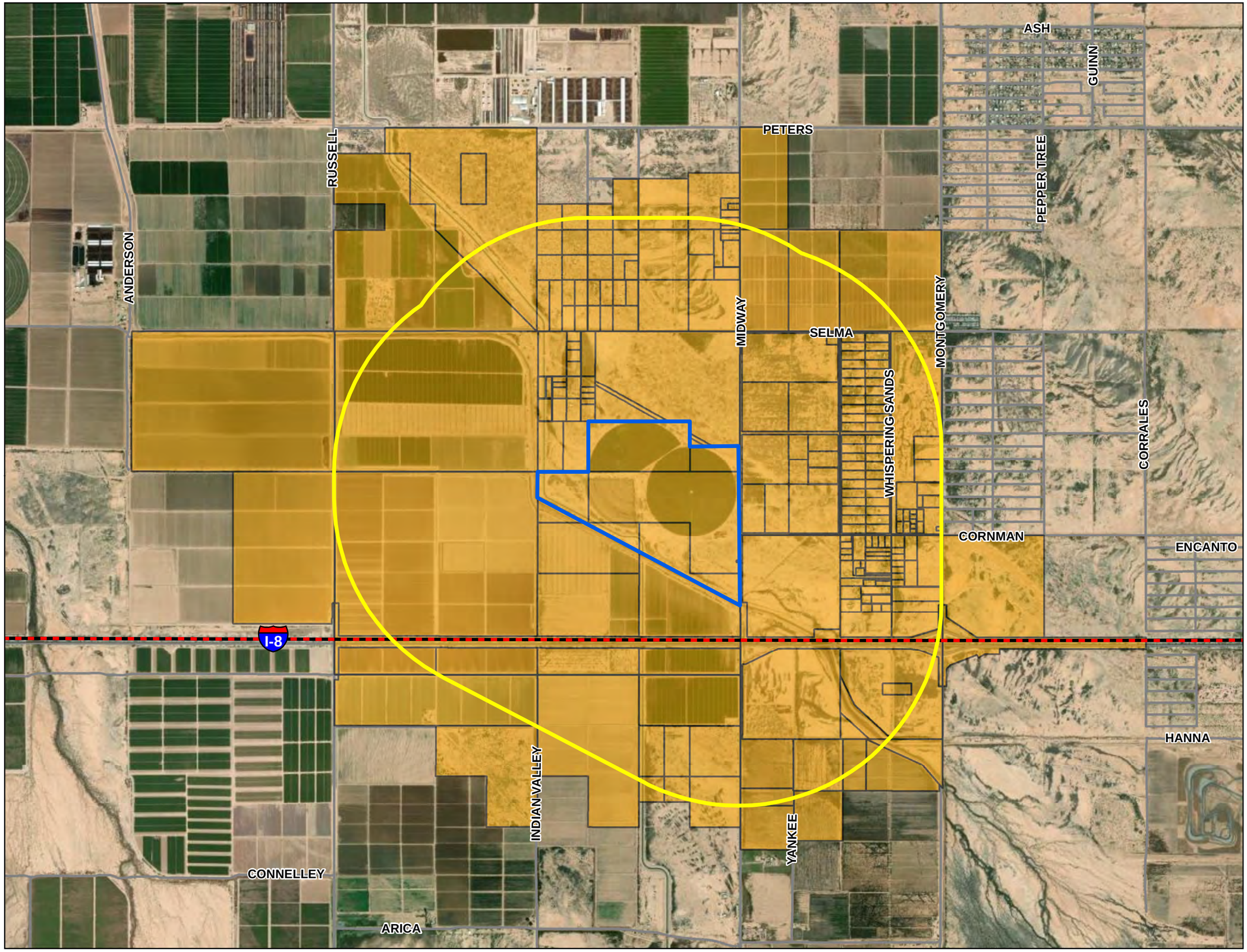


Para más información:

Favor de visitar https://projectbellaaz.com/

o llamar 1-833-815-4853

1-Mile Mailing Radius



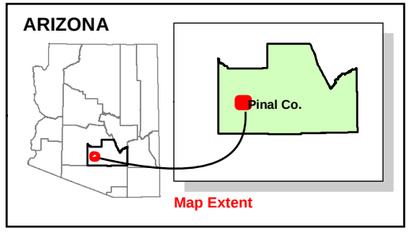
Legend

- 1-Mile Buffer
- Interstate Highway
- Road
- Project Boundary
- Parcels to be Notified

0 0.25 0.5 0.75 1

Miles

SPCS NAD 83, AZ Central, US Ft.
Data Sources: BLM, ESRI, Pima Co., Pinal Co., USGS.
F\...Serrano Solar\Serrano Solr Gen-Ties 052221.mxd 5/22/2021 sjw



Project Bella

1 Mile Boundary

Map Extent: Pinal Counties, AZ

Date: 3.25.24 | Author: tlu

Mailing List - Property Owners and Stakeholders

APN	O_NAME1	O_NAME2	O_ADDR1	O_CITY	O_STATE	O_ZIP
511570010			3342 S WHISPERNG SAND DR	CASA GRANDE	AZ	85193
50301064D	AGUILAR ANGELICA	PINTOR LUIS A	12424 W HIDALGO AVE	AVONDALE	AZ	85323
511570060	ALBRIGHT LARRY S	ALBRIGHT MARY M	3676 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105008C	ALCANTAR JUANITA	ALCANTAR MARGARITO JR	5268 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105010D	AMEZQUITA ALEJANDRO EDUARDO		5622 W MONTEROSA ST	PHOENIX	AZ	85031
511660020	ARIZONA WATER COMPANY CASA GRANDE		PO BOX 29006	PHOENIX	AZ	85038
50301065F	ASYNO LAND HOLDINGS LLC		PO BOX 520	COOLIDGE	AZ	85128
511660230	ATSS INCOME PROPERTIES LLC	C/O SHAWN FARAHZADI S	PO BOX 50541	PHOENIX	AZ	85076
511570240	AVERY JASON & TABITHA		4763 S MAMMOTH DR	CASA GRANDE	AZ	85193
511660070	AVRAMOVIC VERA		1807 E MENLO ST	MESA	AZ	85203
511570370	BARTELS BRETT A & PAULA		1471 N KOENIG DR	CASA GRANDE	AZ	85122
511570420	BAXTER VISMINDA G SURVIVOR S TRUST		3463 S MAMMOTH DR	CASA GRANDE	AZ	85193
51105007J	BOHANON GRISELDA		2350 S AVENUE B APT 304	YUMA	AZ	85364
51166024E	BRUCE ANTHONY		27560 W CORNMAN RD	CASA GRANDE	AZ	85193
511570100	BRUNO KARRY ANN	WALTERS HEIDI	1157 E AVENIDA FRESCA	CASA GRANDE	AZ	85122
50012002E	BRUNO WILLIAM S	BRUNO PATRICIA A	PO BOX 1630	CHANDLER	AZ	85244
51166022B	BUI TUONGLINH & TRUCLINH		10521 E DRAGOON AVE	MESA	AZ	85208
500120030	BYCIUK MIKE & BONNIE SUE		3123 N 78TH ST	MESA	AZ	85207
50301070E	CALLAWAY JON M & RHODES-CALLAWAY	CALLAWAY FAM LIV TRUST	30043 W BLACKMORE RD	CASA GRANDE	AZ	85193
50301070H	CARAVELLO DELORES P		8832 E PUEBLO AVE LOT 2	MESA	AZ	85208
51168004B	CARRILLO RODOLFO & PETRA		1986 S 141ST PL	GILBERT	AZ	85295
50301065C	CASA IN CASA PROPERTIES LLC		6730 E MCDOWELL RD, STE 136	SCOTTSDALE	AZ	85257
50012004H	CASARES ANTONIO		16740 W PIONEER ST	GOODYEAR	AZ	85338
51166001H	CASHMERE HOMES LLC		3290 S MONTGOMERY RD	CASA GRANDE	AZ	85193
51105010A	CASTILLO ANTONIO B & MARIA A		27847 W CORNMAN RD	CASA GRANDE	AZ	85193
50301071B	CATALDO PAUL M	PENCE DEANNA JPENCE DEANNA J	30420 W SELMA HWY	CASA GRANDE	AZ	85193
51168003A	CENTRAL PARK WEST NY LLC		913 SUMNER PL	LAS CRUCES	NM	88001
50012004L	CERVANTES JOSE		3751 S PERSICO RD	CASA GRANDE	AZ	85193
51166022A	CHAMPAGNE-BAKER KATHERINE NICOLE		2918 E SIERRA VISTA RD	TUCSON	AZ	85716
511570430	CHAPMAN BERT		3395 S MAMMOTH DR	CASA GRANDE	AZ	85193
51105009H	CHASE LARYSSA RAE	JOSHUA STEVEN	5068 S COYOTE LN	CASA GRANDE	AZ	85193
50017002A	CHRISTY FAMILY TRUST/C/O HAN R		6991 W ASHBY DR	PEORIA	AZ	85383
511570290	COLWELL WALTER H TR		4405 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570110	CONAWAY LAURA ANNE TR		4028 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570270	CRAIG MICHAEL D & CAREY A		4547 S MAMMOTH DR	CASA GRANDE	AZ	85193
51105007B	CRIMMINS DAVID L & STEPHANIE N		5420 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301064C	DAY TERRY E		2622 S SLOANE RD	CASA GRANDE	AZ	85193
51166022C	DEMAR MILLER M & SUSANNE J CO-TRS	DEMAR FAMILY REV LIV TR	1370 W LOBO AVE	MESA	AZ	85202
51166009C	DESERT STAR VENTURES LLC		10335 N GERONIMO DR	CASA GRANDE	AZ	85122
511570070	DICKSON JERRY EDWARD		3746 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50012001A	EL PASO NATURAL GAS CO	AD VALOREM TAX	P O BOX 4372	HOUSTON	TX	77210
511570140	ELKINS ETHAN S & KRISTINA		4262 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51166024P	ELLIOTT NANCY E		4847 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
50012008A	EVANS JAMES F		63 TENNESSEE ST	REDLANDS	CA	92373
503010660	EVERLASTING INVESTMENTS LLC		1664 W MERRILL LN	GILBERT	AZ	85233
511570380	FEDERAL NATIONAL MORTGAGE ASSOC		5600 GRANITE PKWY APT VII	PLANO	TX	75024
50301070F	FIEDLER JENNIFER		29915 W BLACKMORE RD	CASA GRANDE	AZ	85193
511570220	FIGUEROA LUIS & CARMEN H		27788 W CORNMAN RD	CASA GRANDE	AZ	85193
51106002C	FOOT CREEK CORPORATION OF ARIZONA		8711 E PINNACLE PEAK RD STE 141	SCOTTSDALE	AZ	85255
50012004K	FUENTES JONATHAN RAMIREZ JR		3809 S PERSICO RD	CASA GRANDE	AZ	85193
511050160	GALDAMEZ EDGAR	ALVATIERRA DELIA F REVOCABLE TRUST	4640 N 29TH ST	PHOENIX	AZ	85016
51105007A	GARCIA ERIC		5338 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301070G	GAUTHIER DAVID R II		2558 W MEDINA AVE	MESA	AZ	85202
51105009K	GILCHRIST MICHAEL	GILCHRIST RAEANNA	5020 S COYOTE LN	CASA GRANDE	AZ	85193
51166024Q	GOLLIHER LINDA		27588 W CORNMAN RD	CASA GRANDE	AZ	85193
511570170	GORDON KERIN ANN		4476 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570180	GUNDERMAN WILLIAM		4546 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301070J	GUTIERREZ JUAN M & ROSA M		716 E MANOR DR	CASA GRANDE	AZ	85122
50301067F	HANKS AUDREY A		14022 BOLIVER DR	SUN CITY	AZ	85351
511570280	HARPER DENNIS W & CARRIE		2314 MAZATZAL ST	SHOW LOW	AZ	85901

50012002B	HAWKINS EDWARD JR		26 RAINEY CT	COLUMBIA	SC	29229
51105010B	HEICK CLIFFERD CURRY		27795 W CORNMAN RD	CASA GRANDE	AZ	85193
500120060	HICKS STANLEY J	HICKS TERRI L TRS	4501 DUSTY TRAIL ST	NORTH LAS VEGAS	NV	89031
50301050E	HIGUERA JORGE LUIS HURTADO	SOTO MAGDALENA I	586 N OXFORD LANE	CHANDLER	AZ	85224
511570030	HOBDEN STEVEN	MIKEL CHERYL	3462 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105008E	HUBBELL AMBER		5250 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50019007A	HUSTEAD HOLDINGS LLC		179 S 1160 WEST CIR	SAINT GEORGE	UT	84770
511570260	JIMENEZ MARIA		4617 S MAMMOTH DR	CASA GRANDE	AZ	85193
500110180	JORDE HACIENDA INC		5476 S RUSSELL RD	STANFIELD	AZ	85172
51166024R	KNOEPFLE NOLAN N		1431 E EMERALD AVE	MESA	AZ	85204
500130010	KZAZ LLC		2172 M AVE	WILLIAMSBURG	IA	52361
51166014C	LA MANCHA RIDGE LLC		3806 WEATHERLY CIR	WESTLAKE VILLAGE	CA	91361
50019007D	LARA DANIEL		17221 GLENBURN AVE	TORRANCE	CA	90504
50301050L	LEON LEONARDO & IRMA		22837 S 130TH ST	CHANDLER	AZ	85249
511570130	LEWIS EDWARD & GWENDOLYN		4194 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570040	LEYVAS MARGARITA		3536 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570150	LOMELI PETER C LIVING TRUST		4334 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511050200	LONG BUDDY K & MENDOZA DIANA C		5000 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
503010690	LY TAI T	NGUYEN XUAN THAO THI	3015 W MARCONI AVE	PHOENIX	AZ	85053
511050190	M & M HOMESTEADS LLC		5106 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301065E	MACAK JOHN	MACAK GINA	2300 S MIDWAY RD	CASA GRANDE	AZ	85193
50301067D	MACIAS MIGUEL H	MACIAS ELIAS H	2658 S MIDWAY RD	CASA GRANDE	AZ	85193
511570340	MARQUEZ DANIEL		4029 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570210	MARQUEZ FRANK & BRIDGET	BLUNK KELLY	4762 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105007H	MARQUEZ RAYMUNDO		3012 PRAIRIE BLF	SEGUIN	TX	78155
511570230	MATHEY ROBERT N		3465 N COCHISE STRONGHOLD RD	COCHISE	AZ	85606
511570440	MAUS STEVEN & SHARON		3922 S NAPA LN	GILBERT	AZ	85297
51166001F	MAXIMILLIAN INVESTMENT CO LLC		11825 N 55TH PL	SCOTTSDALE	AZ	85254
50012004A	MCCASLIN JOHN I		1185 E CORDOVA AVE	CASA GRANDE	AZ	85122
51105007F	MEJIA CONSTANTINO	MEJIA ALEJANDRA A	41845 W SUSSEX DR	MARICOPA	AZ	85138
511570190	MEJIA RAMIRO		4616 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105001B	MIDWAY FLOOD CONTROL DISTRICT		1115 E COTTONWOOD LN STE 100	CASA GRANDE	AZ	85122
50301062B	MIDWAY RANCHES LLC		1225 E WARNER RD UNIT 9	TEMPE	AZ	85284
51105008B	MONTER DAVID M & PAULA M		5106 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511680010	MONTGOMERY ACRES LLC		2683 E MEAD PL	CHANDLER	AZ	85249
51105005E	MONTGOMERY I8 LLC		271 WINSLOW WAY E # R UNIT 10727	BAINBRIDGE ISLAND	WA	98110
511570020	MOODY JOE		3394 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
511570120	MOORE DEBORAH A		27849 W KIN LI CHEE AVE	CASA GRANDE	AZ	85193
511570310	MOORE ELVIN B & JACQUELYNN J		4263 S MAMMOTH DR	CASA GRANDE	AZ	85193
50301070K	MORGENTHAL MARY J		7026 N 22ND DR	PHOENIX	AZ	85021
511570160	MOSSON VERONICA A	MOSSON GEORGE D	928 N KADOTA AVE	CASA GRANDE	AZ	85122
51105002M	MUNOZ MARIO ROLANDO JR		27639 W CORNMAN RD	CASA GRANDE	AZ	85193
51166024N	NGUYEN RUBIE & NGUYEN DUNG Q		4169 PEBBLE POINTE LN	LILBURN	GA	30047
51105009D	NOBLE ROBERT L		27917 W CORNMAN RD	CASA GRANDE	AZ	85193
511050180	NOBLE ROBERT L & FRERICHS STACEY L		5060 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105008F	NUNNINK THEODORE E & MARY JUNE		5190 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50301050F	OCHOA JESUS A	OCHOA ABBIE G	2536 N ABBEY RD	CASA GRANDE	AZ	85122
511680050	OLDHAM ENTERPRISES LLC		1180 MOUNTAIN SPRINGS PKWY	SPRINGVILLE	UT	84663
51105002D	OU-YANG CHING KUN & BIE YU	OU-YANG CYNTHIA ETAL	17916 CLAIRESS LN	MANOR	TX	78653
511570330	PALMER FRANCIS L JR &	GUENTHER SUSAN	7063 PORTER RD	GRAND BLANC	MI	48439
51166024M	PAPPAS DONNA		27504 W CORNMAN RD	CASA GRANDE	AZ	85193
511570090	PEARCE BUDD E		3888 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51105010C	PEREZ JOSE ANTONIO & JASMIN LUCIA		11 N PRIMROSE LN	MARICOPA	AZ	85138
503010610	PETERS & MIDWAY 150 LLC		20 S KYRENE	CHANDLER	AZ	85226
500120050	PHAN LY T & VO NHI Y		6 HORTON PL	MILTON	MA	2186
51166024K	PICKETT TIMOTHY G		4802 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
511570250	POWELL BILL & SUSAN		4689 S MAMMOTH DR	CASA GRANDE	AZ	85193
50301064E	PULIDO MARIANO BONILLA	BONILLA AGUILAR REV LIV TRUST	6643 W MCKINLEY ST	PHOENIX	AZ	85043
51105008H	QUILLEN CINDY L		5170 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50012008B	RAMIREZ CHRISTOPHER T		1338 E DESERT FERN TRL APT TL	CASA GRANDE	AZ	85122
50301071G	RAY GORDON & CHRISTEE FAM TRUST		2243 E CLAXTON ST	GILBERT	AZ	85297

500120090	REAGAN LINDA G		3860 S PERISCO RD	CASA GRANDE	AZ	85122
50012004F	REAGAN VINCENT	REAGAN LINDA G	3860 S PERISCO RD	CASA GRANDE	AZ	85122
50301070B	REEFER RONALD C & DONNA J ETAL		598 GIRTY RD	SHELOCTA	PA	15774
51105002P	RENTERIA JOSE		1340 W TAMARISK ST	PHOENIX	AZ	85041
50017004B	RHODES BRIAN SCOTT & APRIL BETH		PO BOX 11090	CASA GRANDE	AZ	85130
500190090	RINK GLENNRINK GLENN		801 W BIRCH AVE	FLAGSTAFF	AZ	86001
51105008D	RIORDAN NEPHI & STEPHANIE TRUST		210 W FLORENCE BLVD	CASA GRANDE	AZ	85122
51166010A	ROYAL ESTATES AT MIDWAY LLC		3501 GOOD MORNING CT	FLOWER MOUND	TX	75028
51166024G	RUMMEL KENNETH L & ANDELA K		4702 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
50301064B	RYL-KUCHAR EDGARDO & ROSE M		2724 S SLOANE RD	CASA GRANDE	AZ	85193
51105002F	SALT RIVER PROJECT AG IMP	C/O LAND DEPARTMENT/PAB 400	PO BOX 52025	PHEONIX	AZ	85072
51166024J	SANTOS GLORIA A		4770 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
511570080	SEIDENSTRICKER MATHEW		3816 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
50012001B	SELMA & MIDWAY LLC		1223 S CLEARVIEW AVE STE 107	MESA	AZ	85209
51105004E	SHARMA SURINDER TR/Maruti		574 W HARMONY PL	CHANDLER	AZ	85248
51166009E	SHELBRACK RICHARD FAM TRUST ETAL		16803 W SENNA CT	SUPRISE	AZ	85387
51105004B	SILVER DAVID JA		33789 N BARBARA DR	SUN TAN VALLEY	AZ	85142
51105002K	SMITH BOYD EARL		1713 E BRIDGEPORT PKWY	GILBERT	AZ	85295
511570050	SMITH JAMES WILLIAM & SUSAN WESLEY		3606 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
51166024F	SPENCER WALTER D & DEBORAH A		27534 W CORNMAN RD	CASA GRANDE	AZ	85193
511570320	SPOO HEATHER D		4195 S MAMMOTH DR	CASA GRANDE	AZ	85193
50018001B	STANFIELD 1295 LLC		1121 W WARNER RD STE 109	TEMPE	AZ	85284
511570200	STIGARS TAMMY J		4688 S WHISPERING SANDS DR	CASA GRANDE	AZ	85193
500190080	STINSON GARY L & SHARON M		6111 N 2ND AVE	6111 N 2ND AVE	PHX	85013
511570360	T & K INVESTMENTS		PO BOX 189	STANFIELD	AZ	85172
50019007B	TPK LLC		3219 E CAMELBACK RD STE 789	PHOENIX	AZ	85018
51166009B	TRIPLE R-5422 LLC		20871 SE 42ND ST	MORRISTON	FL	32668
50326024A	VAL VISTA MARKETPLACE LLC		4237 E KEIM DR	PARADISE VALLEY	AZ	85253
511570410	VARGAS SONIA M		3537 S MAMMOTH DR	CASA GRANDE	AZ	85193
50301050N	VELARDE DE MACIAS LAURA E		2464 S MIDWAY RD	CASA GRANDE	AZ	85193
51166024H	VIEZCAS ALFREDO		4738 S CALLE DE ALICIA	CASA GRANDE	AZ	85193
50012004M	VILLEGAS GUILLERMO VALDEZ		6015 S 14TH PL	PHOENIX	AZ	85042
50019007C	WAGON WHEEL INVESTMENTS LLC		3690 E AQUARIUS PL	CHANDLER	AZ	85249
511570300	WEST BILLY		4335 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570390	WHITFIELD BOB & BARBARA		3677 S MAMMOTH DR	CASA GRANDE	AZ	85193
511570400	WHITTEMORE STEVEN B & ELAINE M		3607 S MAMMOTH DR	CASA GRANDE	AZ	85193
503010680	WOODS DANIEL & CATHERINE	C/O MCCRAE BUSINESS SERVICES	2925 E RIGGS RD BOX 174	CHANDLER	AZ	85249
50301067B	YANG DEBORA MEI-HSUN		5912 RUTLEDGE LN	AUSTIN	TX	78745
	LESLIE MCFADDEN		5626 SAILORS REEF RD	TEMPE	AZ	85283

STAKEHOLDER	CONTACT	O_ADDR1	O_CITY	O_STATE	O_ZIP
Pinal County Board of Supervisors	Kevin Cavanaugh	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Mike Goodman	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Stephen Q. Miller	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Jeffrey McClure	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Jeff Serdy	31 N Pinal Street	Florence	AZ	85132
Pinal County Board of Supervisors	Natasha Kennedy	31 N Pinal Street	Florence	AZ	85132
Pinal Couty Planning/Developmental Services	Christopher Wanamaker	P.O. Box 749	Florence	AZ	85132
Pinal County Transportation Planning	Dedrick Denton	31 N Pinal Street	Florence	AZ	85132
Arizona Corporation Commission	Jim O'Connor	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Lea Marquez Peterson	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Anna Tovar	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Kevin Thompson	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Corporation Commission	Nick Myers	1200 W. Washington Street, 2nd Floor	Phoenix	AZ	85007
Arizona Game and Fish Department Region 6	Alexandra Flickinger	7200 E. University	Mesa	AZ	85207
Arizona Department of Water Resources	Director Tom Buschatzke	1110 West Washington Street, Suite 310	Phoenix	AZ	85007
Arizona State Land Department	Director Mark Edelman	1110 W Washington St	Phoenix	AZ	85007
Arizona Department of Environmental Quality (Phoenix)	Karen Peters	Suite #160, 1110 W. Washington St	Phoenix	AZ	85007
State Historic Preservation Office		1110 W. Washington Street, Suite 100	Phoenix	AZ	85007
Arizona Attorney General (Phoenix Office)	Attorney General Kris Mayes	2005 N Central Ave	Phoenix	AZ	85004-2926
Arizona Attorney General (Phoenix Office)	Assistant Attorney General Adam Stafford	2005 N Central Ave	Phoenix	AZ	85004-2926
Arizona Commerce Authority	Sandra Watson	100 North 7th Ave., Suite 400	Phoenix	AZ	85007
Arizona Department of Homeland Security	Kim O'Connor	1802 W. Jackson Street, #117	Phoenix	AZ	85007
Pinal Association of Governments	Rex Scott	1 E. Broadway Blvd., Suite 400	Tucson	AZ	85701
Casa Grande Public Library District		449 N Drylake Road	Casa Grande	AZ	85122
Stanfield Elementary School District	Dr. Melissa Sadorf	515 South Stanfield Road	Stanfield	AZ	85172
Casa Grande Union High School District	Jeff Lavender	1362 N. Casa Grande Ave.	Casa Grande	AZ	85122
Flood Control District of Pinal County	Joshua Plumb	31 N Pinal Street	Florence	AZ	85132
Electrical District No. 3	Brian Yerges	41630 W. Louis Johnson Drive	Maricopa	AZ	85138
Tohono O'odham Nation	Verlon M. Jose	P.O. Box 837	Sells	AZ	85634
Ak-Chin Indian Community	Robert Migeul	42507 W. Peters and Nall Rd.	Maricopa	AZ	85138
Ak-Chin Regional Airport	Tim Costello	32514 W. Bud Road	Maricopa	AZ	85138
Desert Springs RV Resort & Community		3290 S Montgomery Rd	Casa Grande	AZ	85193
Rover's Roost RV	Wayne Hubler	3241 S Montgomery Rd	Casa Grande	AZ	85193
Pinal County Chamber of Commerce		21321 E Ocotillo Rd Suite #111 Floor 1 Office A	Queen Creek	AZ	85142

Virtual Meeting Presentation Materials

PROJECT
bella

VIRTUAL OPEN HOUSE

Quick Ramping Thermal
and
Grid Charged BESS Generation

Agenda

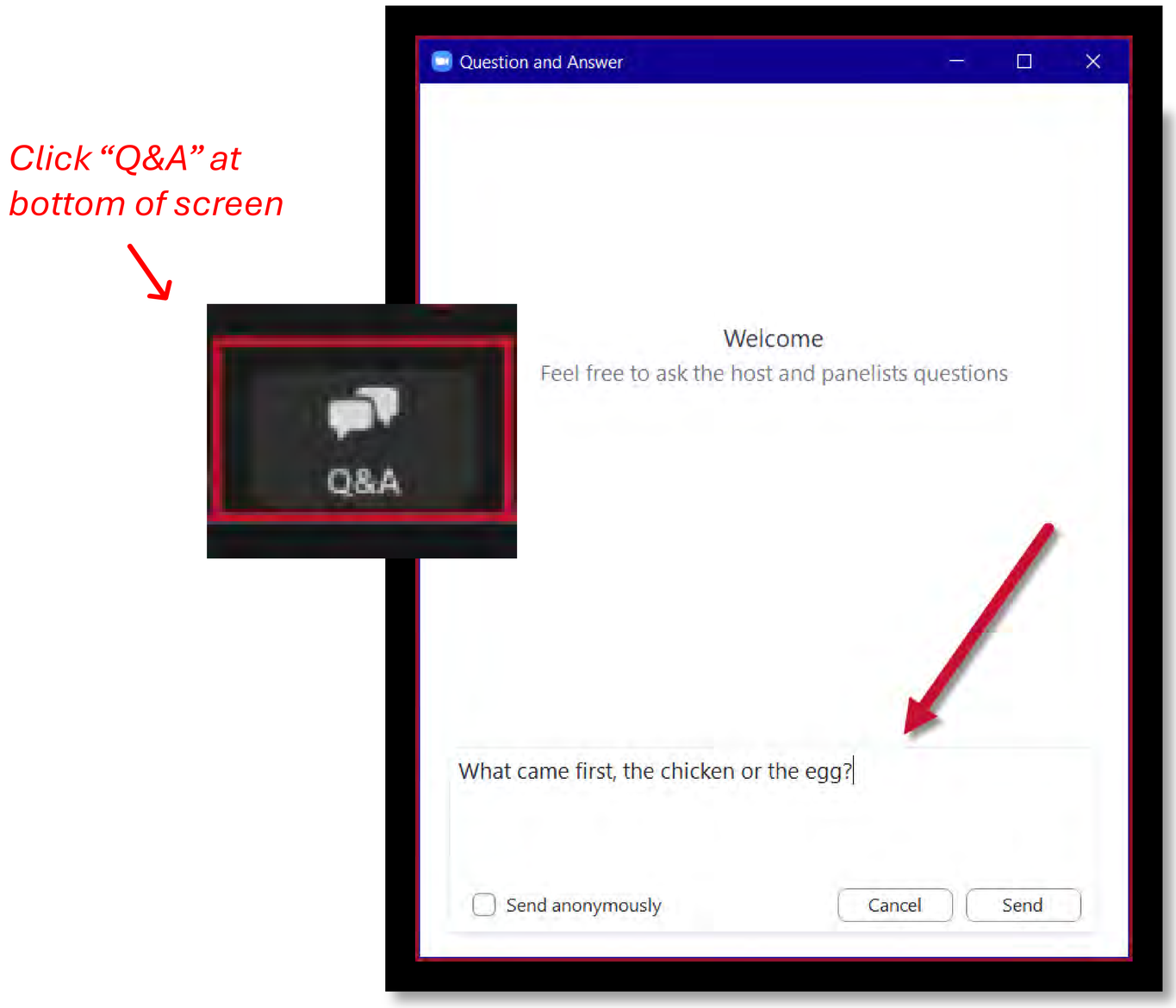
- Introductions
- Project Overview Presentation
- Questions & Answers via Q&A Function

Questions & Answers

- Use the Q&A Feature to type in questions

- Ask questions throughout the presentation

- We will respond to as many questions as we can



PROJECT bella

Project Overview

Project Overview

Two Projects – One Efficient Solution

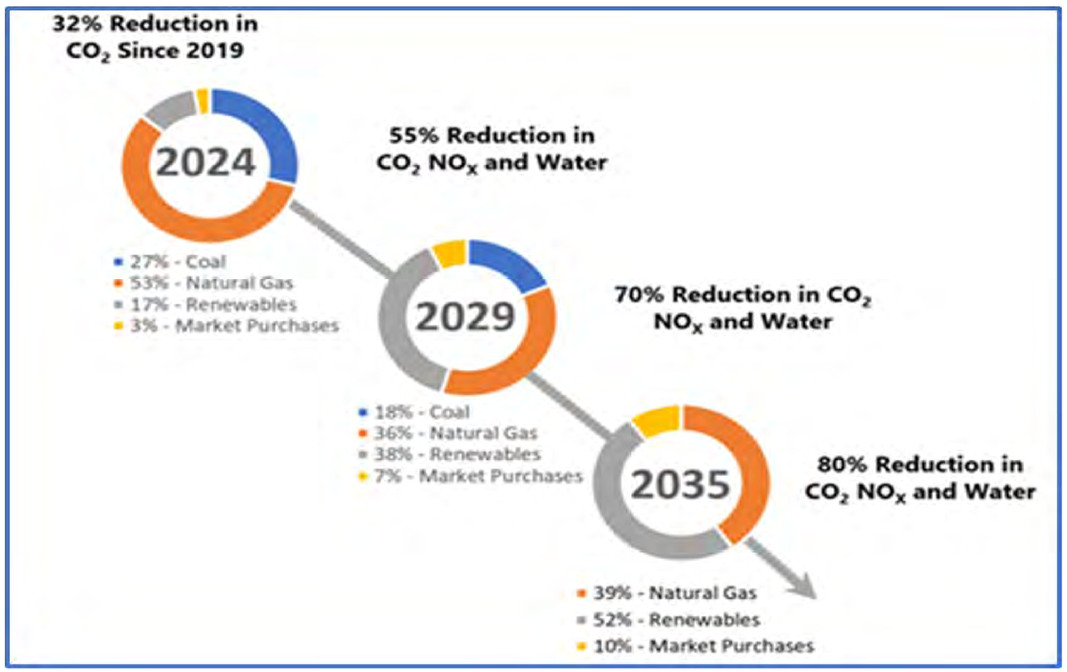


Frequency Regulation | Peak Shaving | Load Shifting

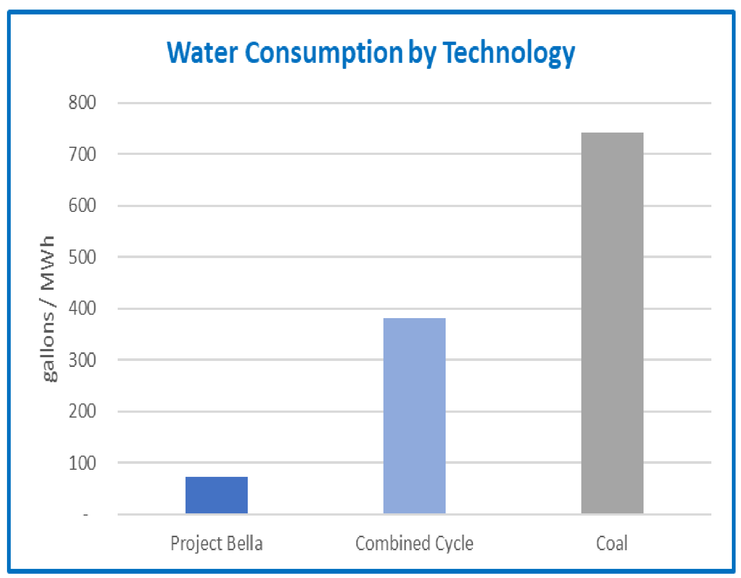
Cazador del Sol consists of ten (10) GE LM6000 PC natural gas turbines, each with a capacity of 48 MW and a total project capacity of 480 MW. Each turbine is similar to size to a Boeing 747 jet engine. The highly reliable aeroderivative units are designed for quick start, ramping and efficient overall heat rate. The quick ramping structure is ideal for renewable energy integration and local reliability purposes. Assuming NTP (notice to proceed) the projected Commercial Operation Date is between Spring 2027 and Spring 2028.

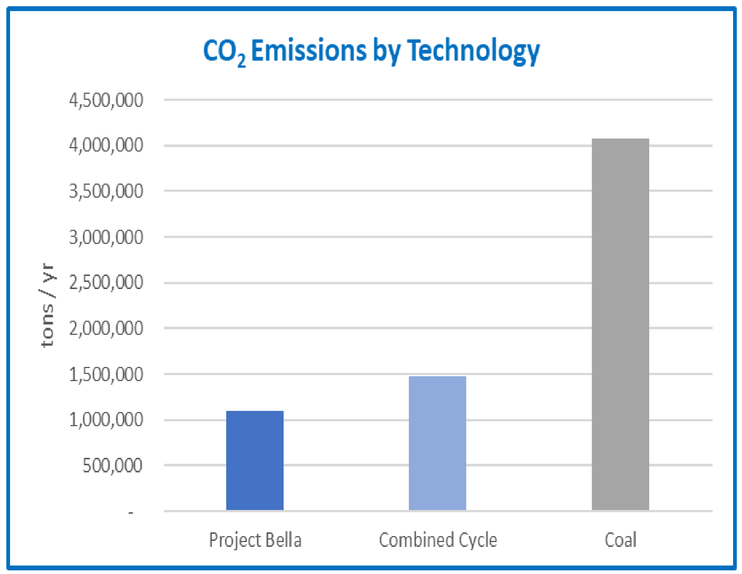
Atrapa Soles, designed specifically for the SW conditions, will consists of a total 440 MW AC of grid-charged battery energy storage with liquid cooled cabinets and self-contained fire suppression systems. The quick deployment of charge and discharge to and from the grid can provide essential load shifting, renewable integration, frequency regulation and peak energy supply to compliment local reliability. Assuming NTP (notice to proceed) the projected Commercial Operation Date is Spring 2027.

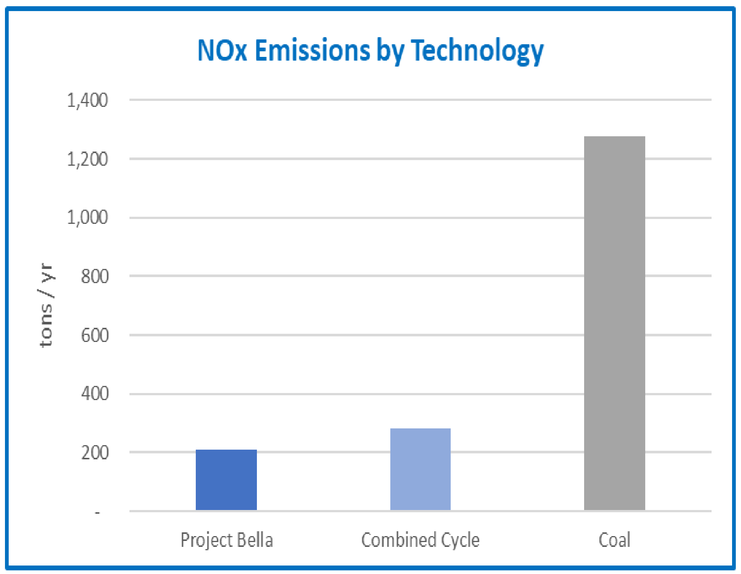
Project Bella's Significant Sustainability Contribution



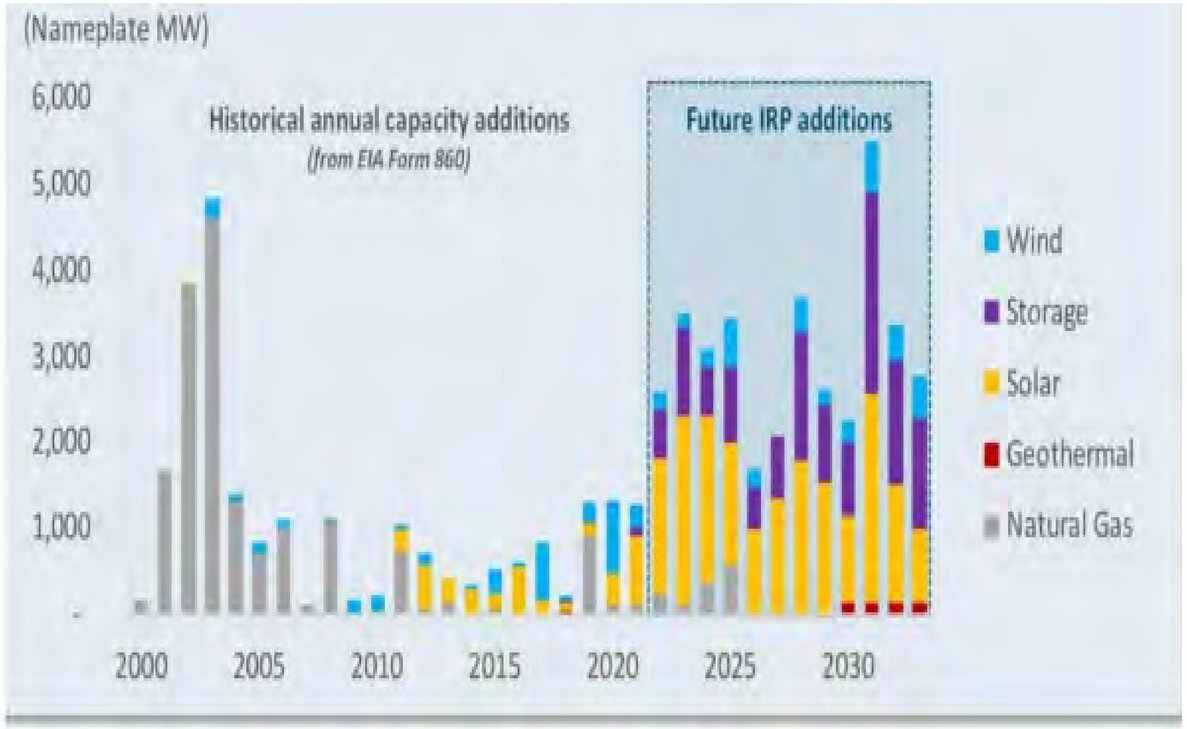
- ✓ **Minimal Water Consumption - 78 % less than a CCGT**
- ✓ **Low Emissions (NOx and CO Control Systems)**
- ✓ **Compliments the Priority Utilization of Renewable Energy**
- ✓ **Provides Reliable Capacity and Energy Storage**
- ✓ **Air Cooled Chillers Reduces Water consumption**
- ✓ **Lower Stack (65 ft) – visual and noise mitigation**
- ✓ **Electrical Transmission and Natural Gas Pipeline On-Site**







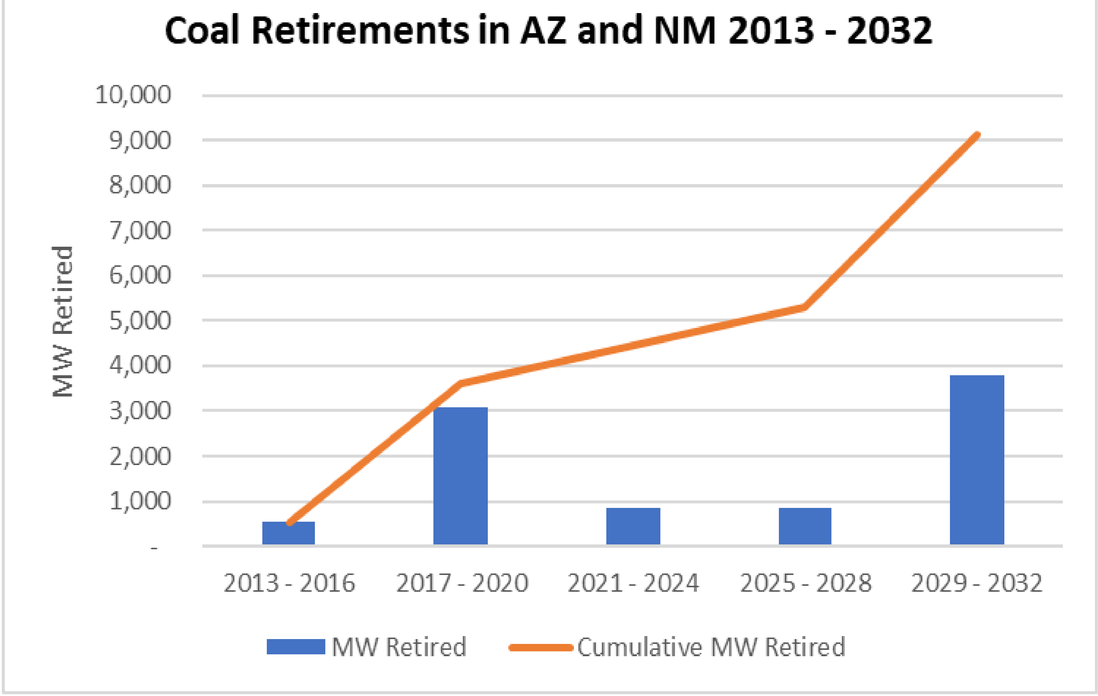
Historical Resource Additions are Offset by Coal Retirements



Source: Resource Adequacy in the Desert Southwest, Energy+Environmental Economics, 2022.
Includes all balancing areas in AZ and NM.

Source: TEP 2023 IRP Figure 2. A Historical Perspective on the Rate of New Capacity Additions in the Desert Southwest

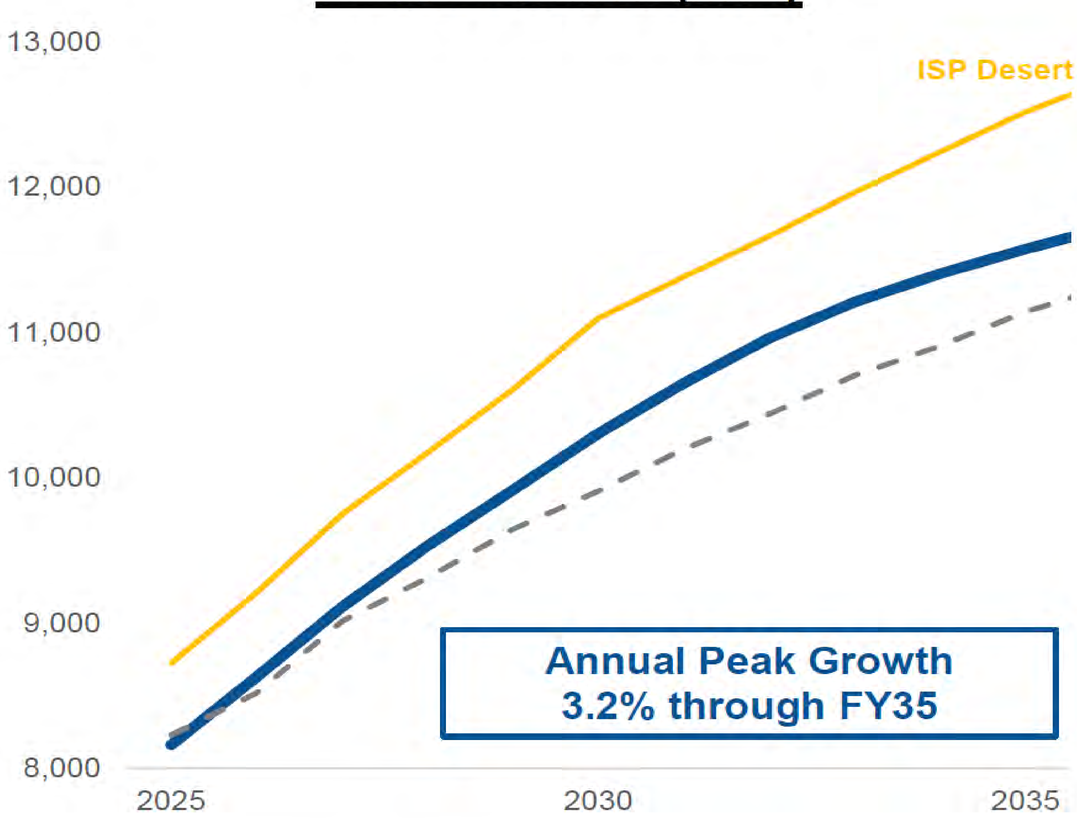
The Western Energy Crisis of 2001 was followed by one of the most rapid periods of new resource development in the history of the Western Interconnection. Nearly 10,000 MW of new, clean natural gas generation mitigated the acute reliability concerns was constructed between 2001-2004, nearly 20 years ago. While most of these resources continue to operate today in support of utilities' resource adequacy and reliabilty requirements, the capacity additions from 20 years ago will be completely offset by nearly 9,000 MW of coal retirements. Therefore, additional capacity is required for load growth over the last twenty yeas as well as to plan for the future electric reliability and sustainability.



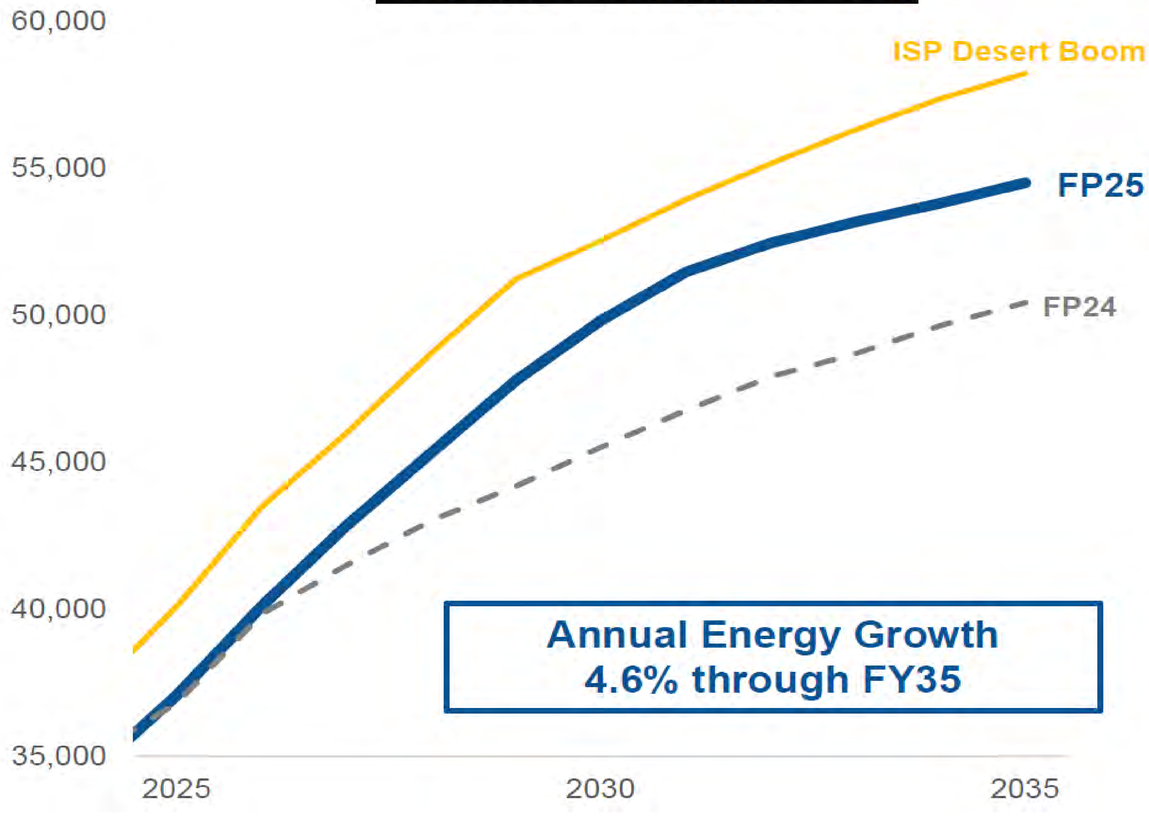
SRP Demand Forecast

Load Forecast Continues to Trend Higher

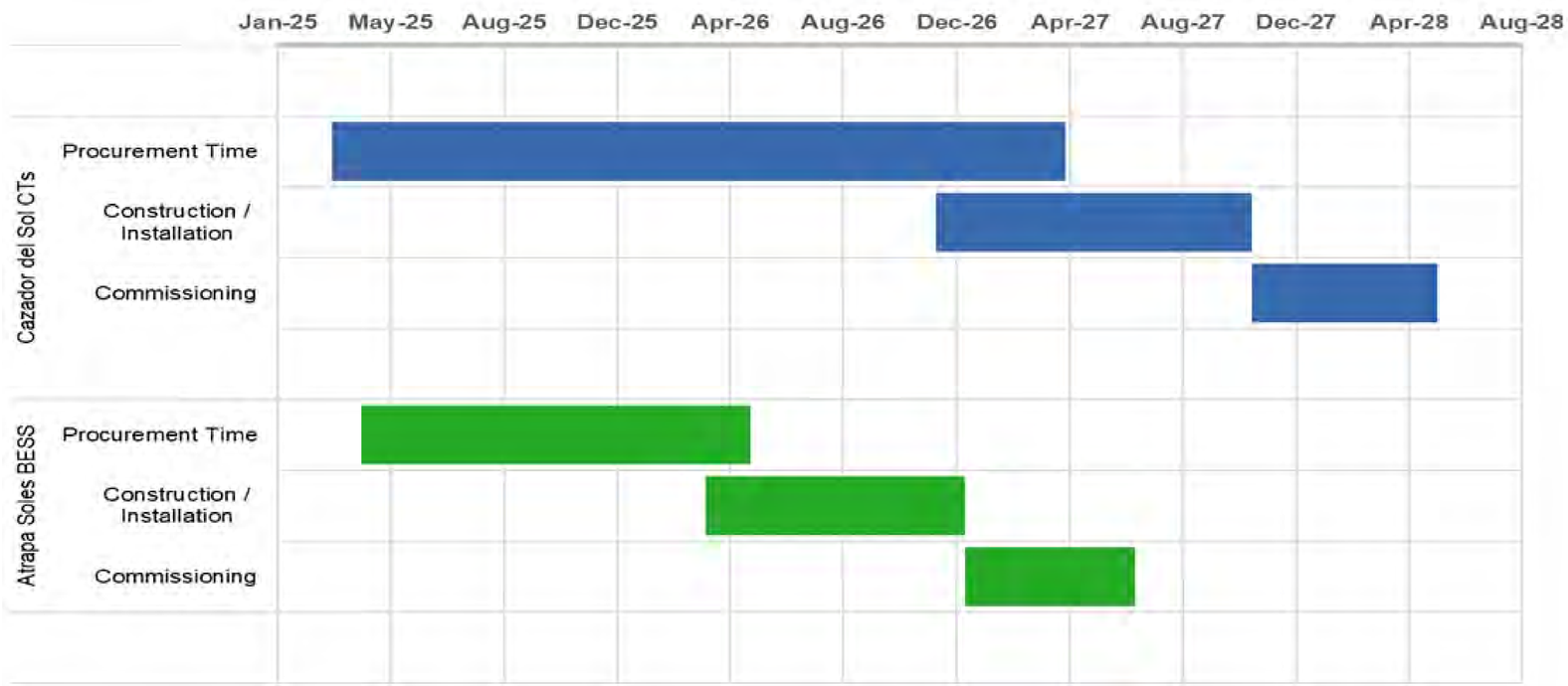
Peak Demand (MW)



Annual Energy (GWh)



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.

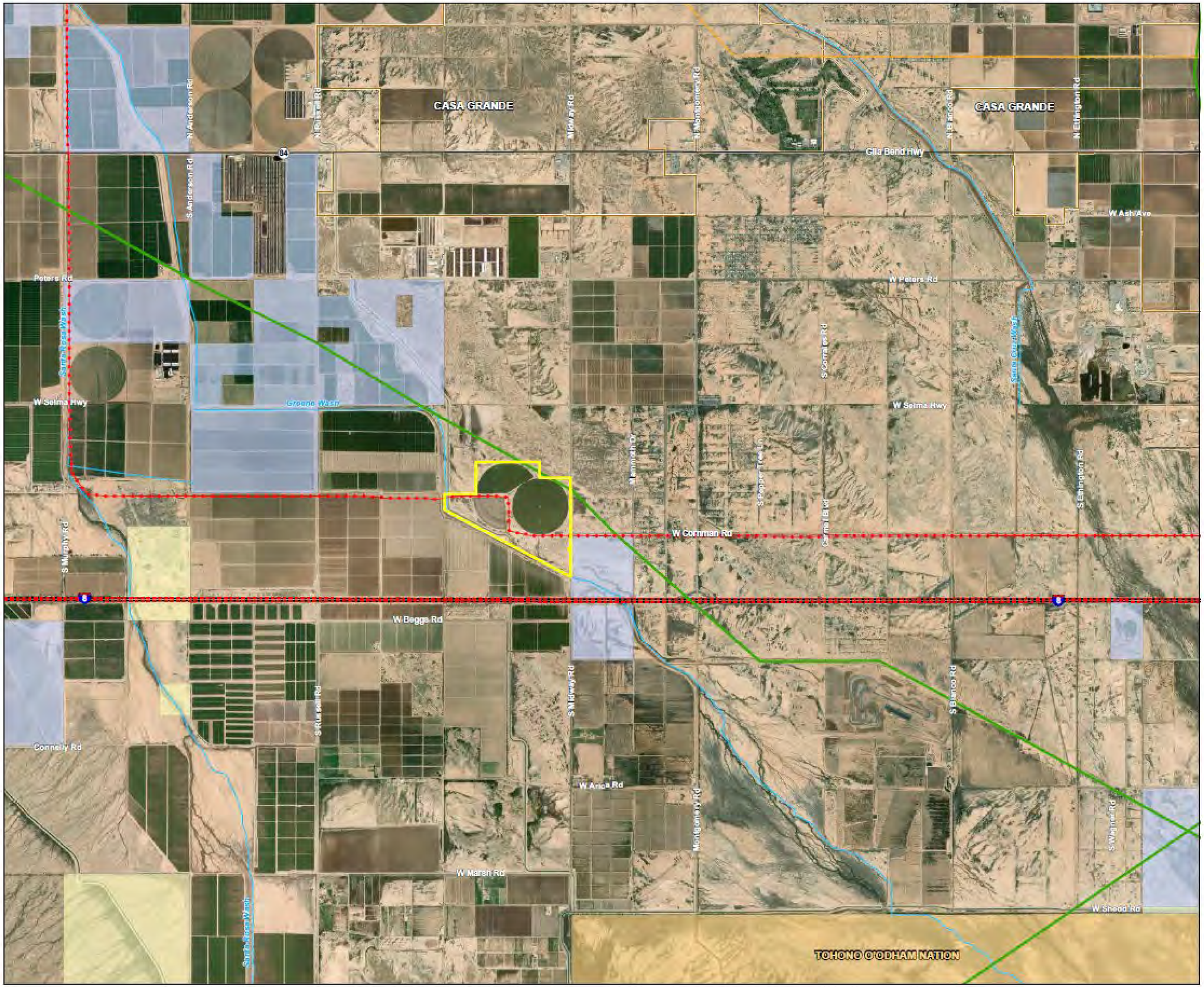
Project Overview

- Two quick deployment capacity and energy Projects

- Proven, safe, reliable and efficient electric generation capacity to accommodate:
  - increasing electrical demand;
  - renewable resource integration;
  - Electric vehicle transition;
  - coal retirements in the region;

- 335 acres site in Pinal County (Projects footprint requires less than 150 acres)

- Interconnection to the 500 kV Duke – Pinal Central transmission line, which crosses the property for reliable deliverability to SRP, TEP and rural Arizona load centers.



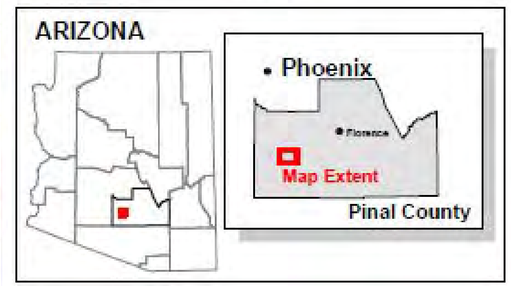
Legend

- Existing 500kV Transmission Line
- Existing 115kV Transmission Line
- Existing Natural Gas Pipeline
- Interstate Highway
- State Highway
- Stream / Wash
- Municipal Boundary
- Proposed Project Bella Site

Jurisdictional Land Ownership

- Bureau of Land Management Land
- Tribal Land
- State Land
- Private Land (no shading)

0 0.25 0.5 0.75 1
Miles



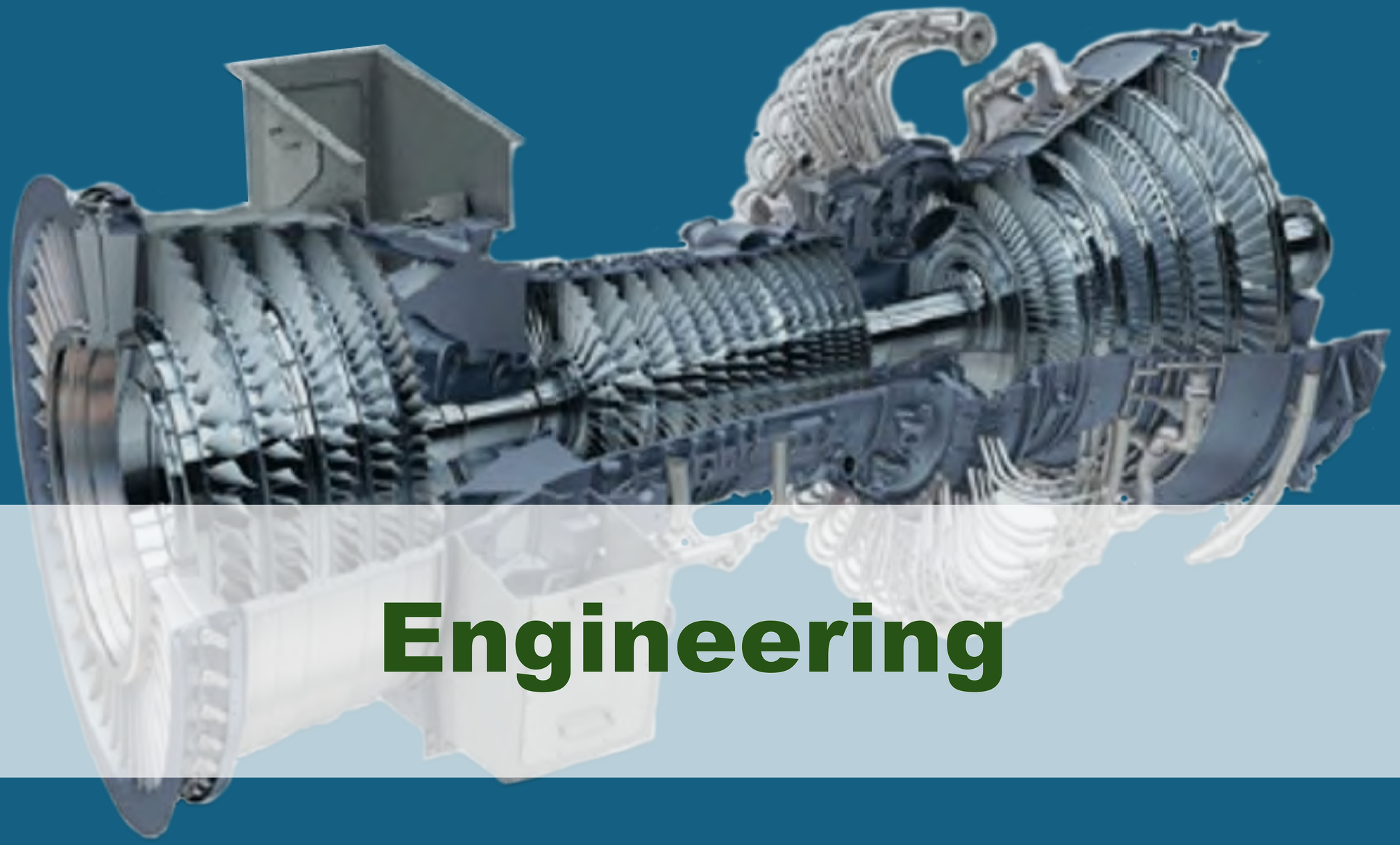
PROJECT bella

PROJECT OVERVIEW

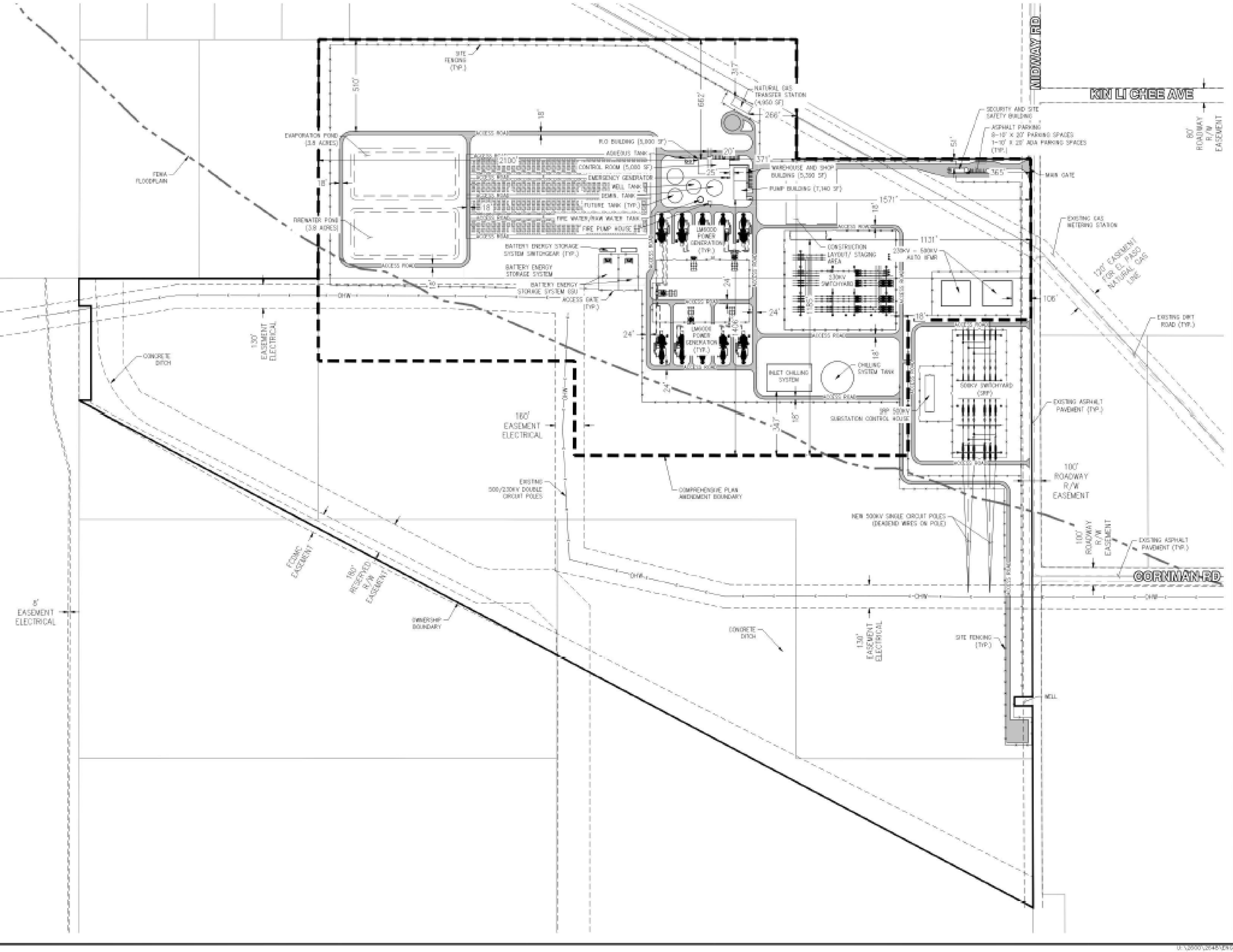
Map Extent: Pinal County, AZ

Date: 4.25.24		Author: sjw

PROJECT
bella



Engineering



LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL
- NATURAL GAS
- RIGHT-OF-WAY — R/W
- OVERHEAD WIRE — OHW

N

250 0 250 500

SCALE: 1" = 250'

Call at least two full working days before excavation or demolition
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (ZOOM VIEW)

ENGINEER INFORMATION

HILGARTWILSON

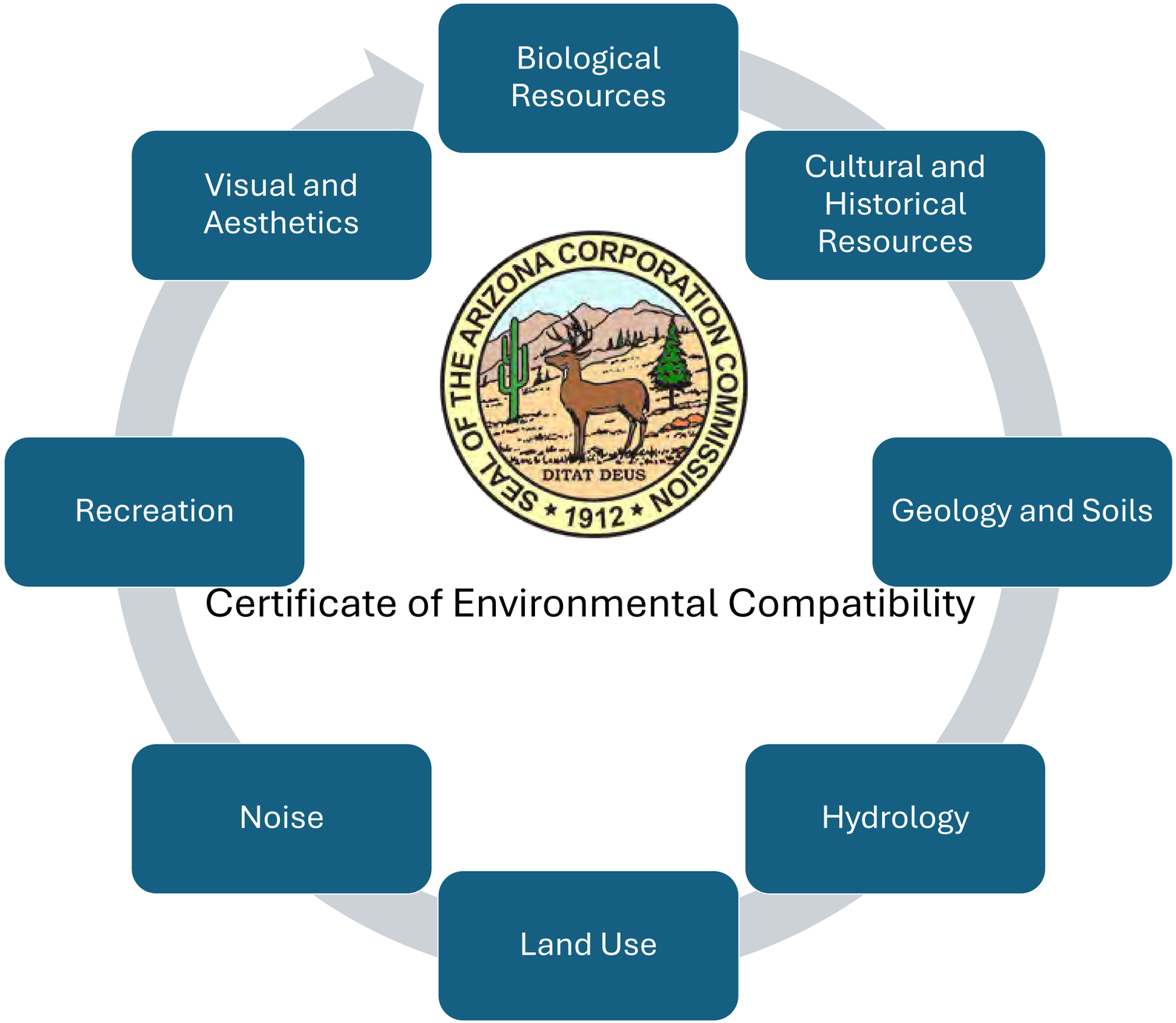
ORIGINAL PLAN DATE: –	
DRAWING SCALE: 1" = 250'	LATEST REVISION DATE: APRIL 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 4 OF 4

SUBMITTAL

PROJECT bella

Environmental and Regulatory

Statutory Requirements: Environmental



Certificate of Environmental Compatibility

Statutory Requirements: Environmental

Next Steps

Arizona Corporation Commission (ACC)

Transmission Line Siting Committee Process



- File CEC Application
- Siting Committee Public Hearings
  - August 12-16, 2024
  - Francisco Grande Hotel and Golf Resort
  - *Special Public Comment Session will be held*
- ACC Public Hearings (minimum 30 days after Siting Committee Decision)

Statutory Requirements: Environmental

For More Information:

- **Project Information Line**
  - 1-833-815-4853
- **Project Website**
  - https://projectbellaaz.com/
- **Project Social Media**
  - https://www.facebook.com/ProjectBellaAZ
- **Open Houses**
  - Virtual Open House April 29th
  - In-Person Open House April 30th
    - Francisco Grande Hotel and Golf Resort, 4:30-6:30 PM
  - Virtual Open House June/July TBD
  - In-Person Open House June/July TBD
    - Francisco Grande Hotel and Golf Resort
- **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



PROJECT bella

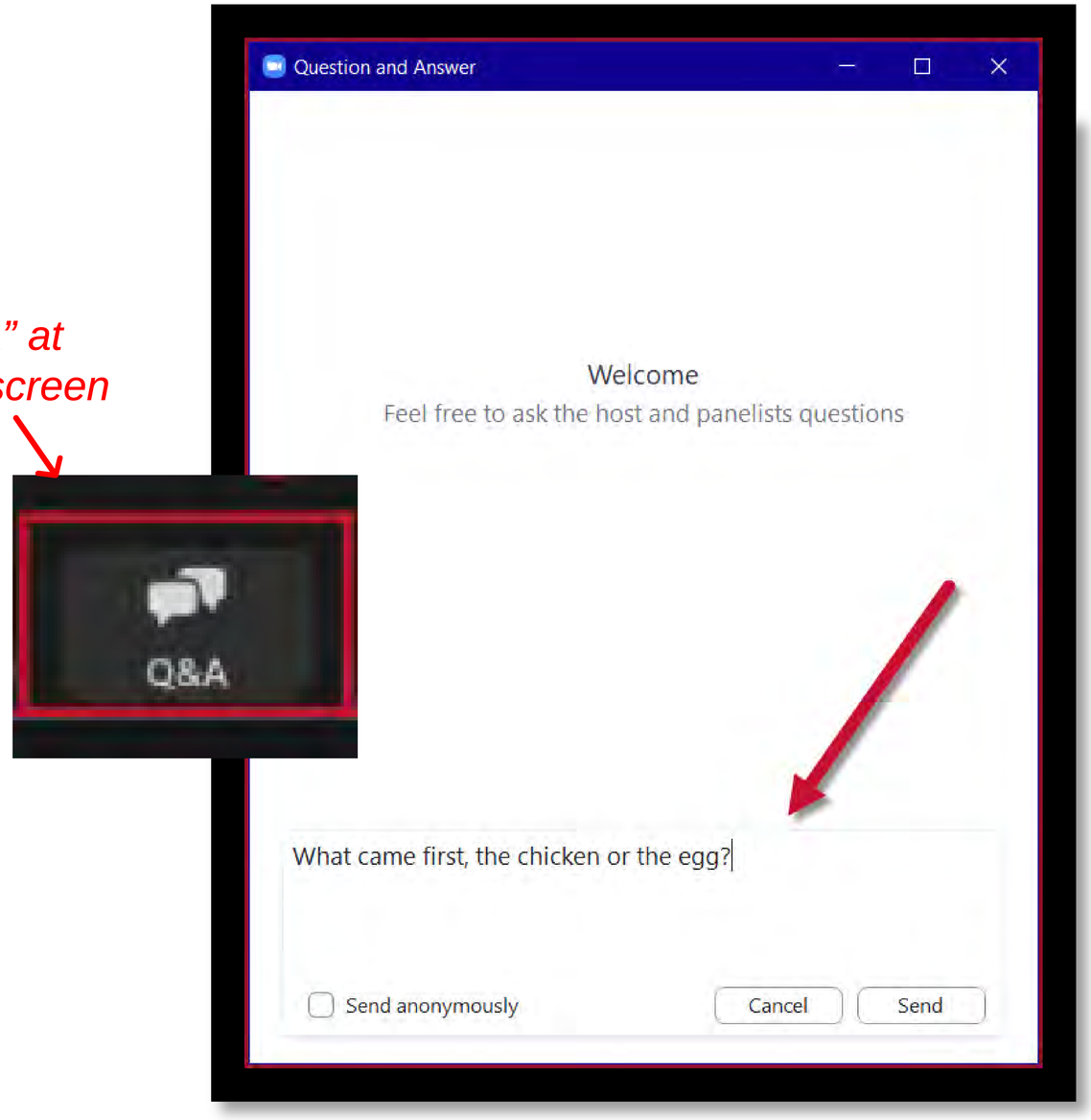
Questions and Answers

Questions & Answers

- Use the Q&A Feature to type in questions.
- Ask questions throughout the presentation.
- We will respond to as many questions as possible.

  - Project Information Line
    - **1-833-815-4853**
  - Project Website
    - https://projectbellaaz.com/
  - Project Social Media
    - https://www.facebook.com/ProjectBellaAZ

Click “Q&A” at bottom of screen



List of Attendees Virtual Online Open House, April 29, 2024 at 12:00 PM

Name	Email
Jimmie Baxter	jimmie.a.baxter@gmail.com
Terri Hicks	terrihicks510@gmail.com
Alex Hayes	hayes@wmbattorneys.com
Jeffrey McClure	jeffrey.mcclure@pinal.gov

List of Attendees Virtual Online Open House, April 29, 2024 at 5:30 PM

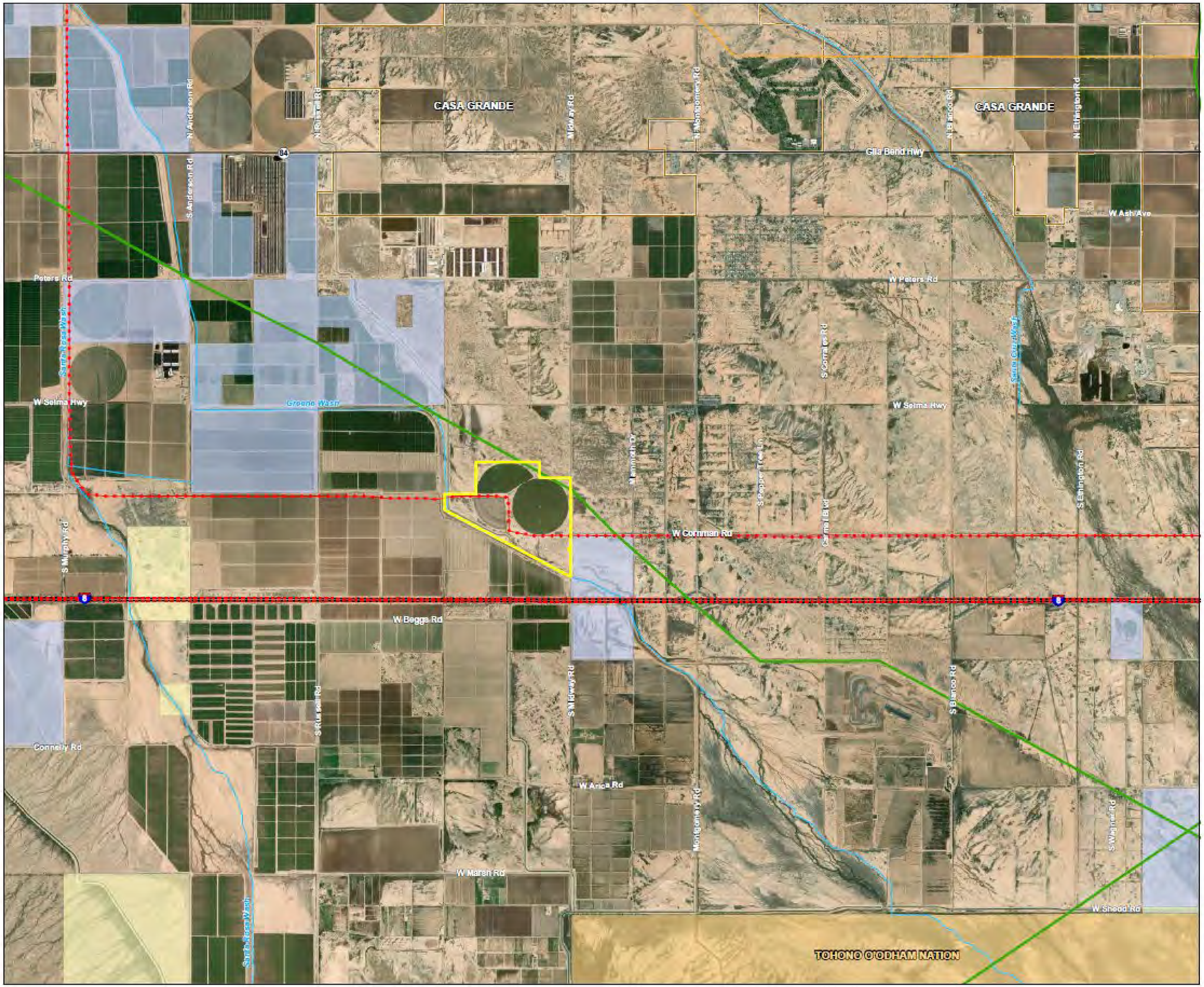
Name	Email
Terri Hicks	terrihicks510@gmail.com
J Paunil	paunils@earthlink.net
April Thompson	AVAThompson10@gmail.com

List of Attendees In-Person Open House, April 30, 2024 4:30 PM – 6:30PM

Name	Email	Phone Number	Address
Angela Klinger		301-639-4334	3241 S Montgomery rd. Casa Grande, AZ 85193
Gene Skeen		520-557-3564	3241 S Montgomery Rd, Casa Grande, AZ 85193
Jerry & Susan Anderson		541-419-3520	3241 S Montgomery Rd, Casa Grande, AZ 85193
Ed H	sunroamer@duck.com		3241 S Montgomery Rd, Casa Grande, AZ 85193
Tara Beth Plantanitis			
Jan & Jon Calloway		602-339-1946 602-339-0118	
Joe & Linda Reagan		520-518-1788 520-518-1764	3860 S Persico Rd., Casa Grande, AZ 85193
Roger & Ann Seyler			3290 S. Montgomery Rd., Casa Grande, AZ 85193
Jennifer & Darnell Fielder	Tripler 3ranch@mail.com		29915 W. Blackmore Rd., Casa Grande, AZ 85193
Donna Pappas	Dwgirl13@hotmail.com		27504 W. Cornman Rd, Casa Grande, AZ 85193
Justin McNeil	mcneilracinginc@gmail.com		22844 W. Sherbandy Dr., Casa Grande, AZ 85193
Margarita Leyvas	Margarita_12267@msn.com		3536 S Whispering Sands Dr., Casa Grande, AZ 85193
Stephen Miller			930 N Chambers, Casa Grande, AZ 85193
Alexandra McCaslin	alexamdramccaslin@gmail.com		3810 Porcico Rd, Casa Grande, AZ 85193
Todd Newell	jnewell@pinalcentral.com	520-449-7286	Pinal Central – Reporter
Nancy elliott	katyasedc@gmail.com		4847 S Calle De Alicia, Casa Grande, AZ 85193
Regina Walker	reghubler@yahoo.com		209 Rainbow Dr #10930, Livingston, TX 77319
Mark Kieren	mkieran@azwater.com		10308 W Shetland Lane, Casa Grande, AZ 85193
Stan & Susan Nelson	stevesusannelson@gmail.com		3214 S Montgomery Rd, Casa Grande, AZ 85193
Bernie & Geri Wick	wickbg@gmail.com		3290 S Montfomery Rd, Casa Grande, AZ 85193
Jimmie Baxter	Jimmie19baxter@gmail.com		3463 S Mammoth Dr, Casa Grande, AZ 85193
Visminda Baxter	baxtervisminda@yahoo.com		3463 S Mammoth Dr, Casa Grande, AZ 85193

Maria Jimenez			4617 S Mammoth Dr, Casa Grande, AZ 85193
Melissa Casanova	mikemelkaz@gmail.com		3241 S Montgomery, Casa Grande, AZ 85193
Steve Arteman	steve@cad2cam.net		3342 S Whispering Sands Dr., Casa Grande, AZ 85193
Scott & Katy Carlson	sandkplanc@gmail.com		3290 S Montgomery Rd Lot 17, Casa Grande, AZ 85193
Carol Ryan			3290 S Montgomery Rd Lot 10, Casa Grande, AZ 85193
Will Kimberlan	wkimberlin@azwater.com		318 N Marshall St, Casa Grande, AZ 85193
Ted Nunnink			5190 S Whispering Sands Dr, Casa Grande, AZ 85193
Bobbi Briggs	Bbriggs930@gmail.com		3290 S Montgomery Rd Lot 72, Casa Grande, AZ 85193
Rose Juarez			Peters Rd, Casa Grande, AZ 85193
Lilly Boldt			Ghost Ranch
Boyd Smith	Boydsmith24@gmail.com		3290 S Montgomery Rd, Casa Grande, AZ 85193
Gloria Santos	Santosgloria7650@gmail.com		4770 S Calle DeAlicia, Casa Grande, AZ 85193
Maria delaluz Viezcas	Santosgloria7650@gmail.com		4738 S Calle De Alicia, Casa Grande, AZ 85193
Joe Moody			3394 S Whispering Sands, Casa Grande, AZ 85193
Grady & Nancy Smith	Nsmith756@gmail.com		3241 S Montgomery Rd #88, Casa Grande, AZ 85193
Ed & Rose Kuchar			2724 S Sloane Rd., Casa Grande, AZ 85193
Julienna Denton	Julienna.johnson@yaahoo.com		29938 W Marsh Rd, Casa Grande, AZ 85193
Adam Leyvas			3536 S Whispering Sands, Casa Grande, AZ 85193
Christian Ortega	christian@nobleautobodyworks.com		338 N Candlestick Dr, Casa Grande, AZ 85193
James P Cooper			3241 S Montgomery, Casa Grande, AZ 85193
Guiellermo Valdez		480-619-3825	
Julie Komzelman		602-814-7669	7469 S Midway Rd, Casa Grande, AZ 85193
John McCaslin		602-520-5011	1185 E Cordova Ave, Casa Grande, AZ 85193

Stanley Hicks	stjjhicks@cox.net		4521 Dusty Trail, N. Las Vegas, NV 89031
Marcia Wheeler	Marciawheeler@outlook.com		3290 S Montgomery Rd #71, Casa Grande, AZ 85193
Jesse Madrid	jamdrid@azwater.com		318 N Marshall, Casa Grande, AZ 85193
Cynthia Hernandez	Cynthiahernandez1952@gmail.com		1271 E Prickly Pear St, Casa Grande, AZ 85193
Unreadable Name			3962 S Whispering Sands Dr, Casa Grnde, AZ 85193
James Clayton	jamesclayton@me.com		3462 S Whispering Sands Dr, Casa Grande, AZ 85193
Phil Denton	Pdenton31@yahoo.com		29938 W Marsh Rd, Casa Grande, A 85193
Michael Bowling	mbowling@crystalcaste.com		7931 S ave De Pina, Tuscon, AZ
John & Gerri Beckman			3241 S Montgomery, Casa Grande, AZ 85193



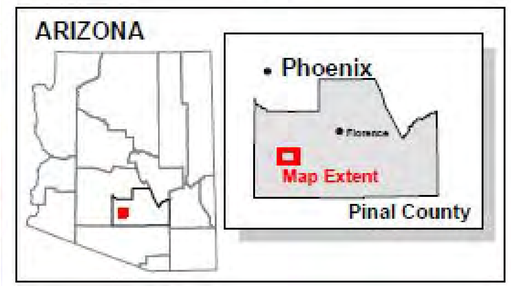
Legend

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- Existing Natural Gas Pipeline
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- State Highway
- Stream / Wash
- Municipal Boundary
- Proposed Project Bella Site

Jurisdictional Land Ownership

- Bureau of Land Management Land
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- State Land
- Private Land (no shading)

0 0.25 0.5 0.75 1
Miles



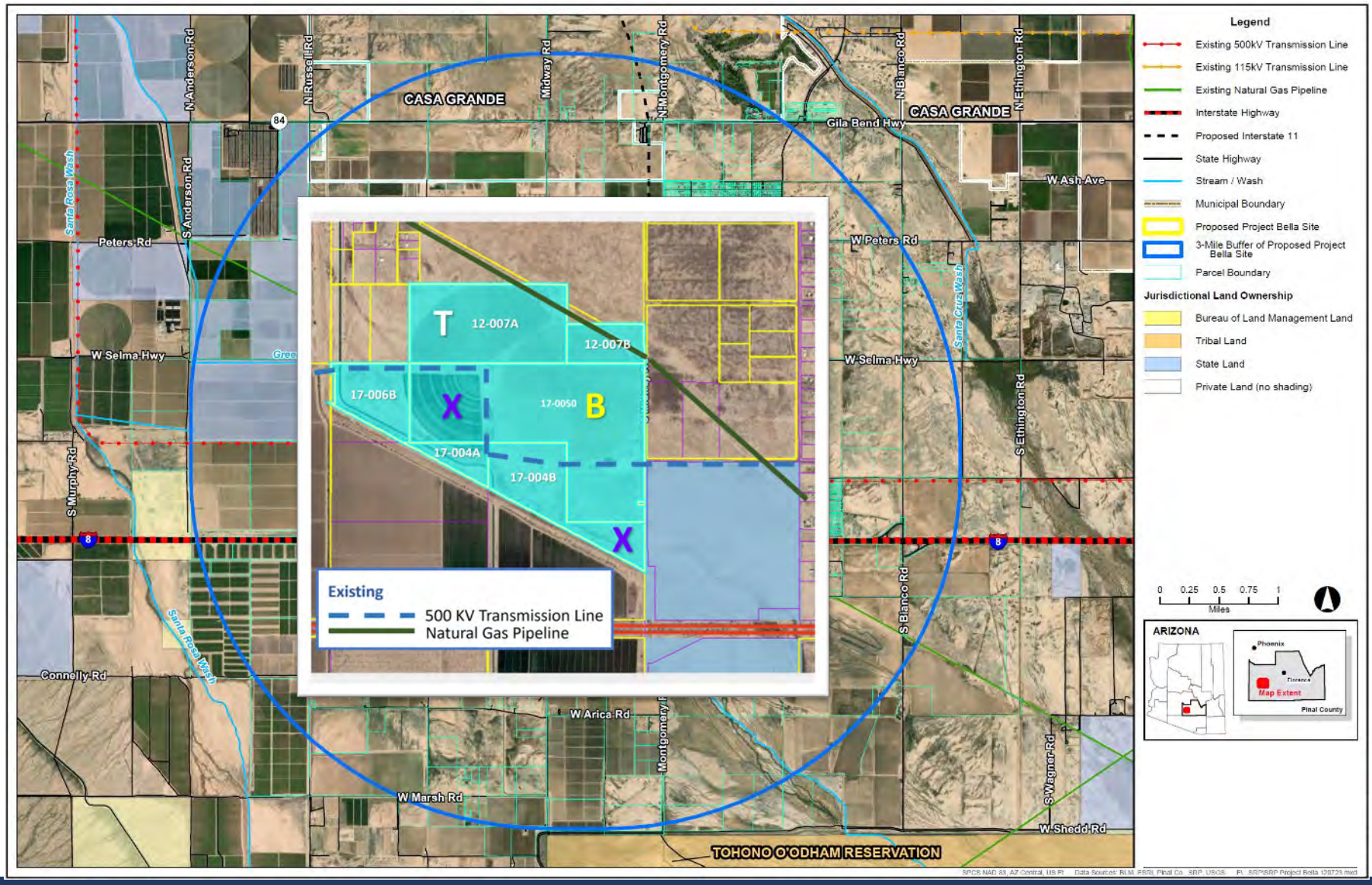
PROJECT bella

PROJECT OVERVIEW

Map Extent: Pinal County, AZ

Date: 4.25.24		Author: sjw

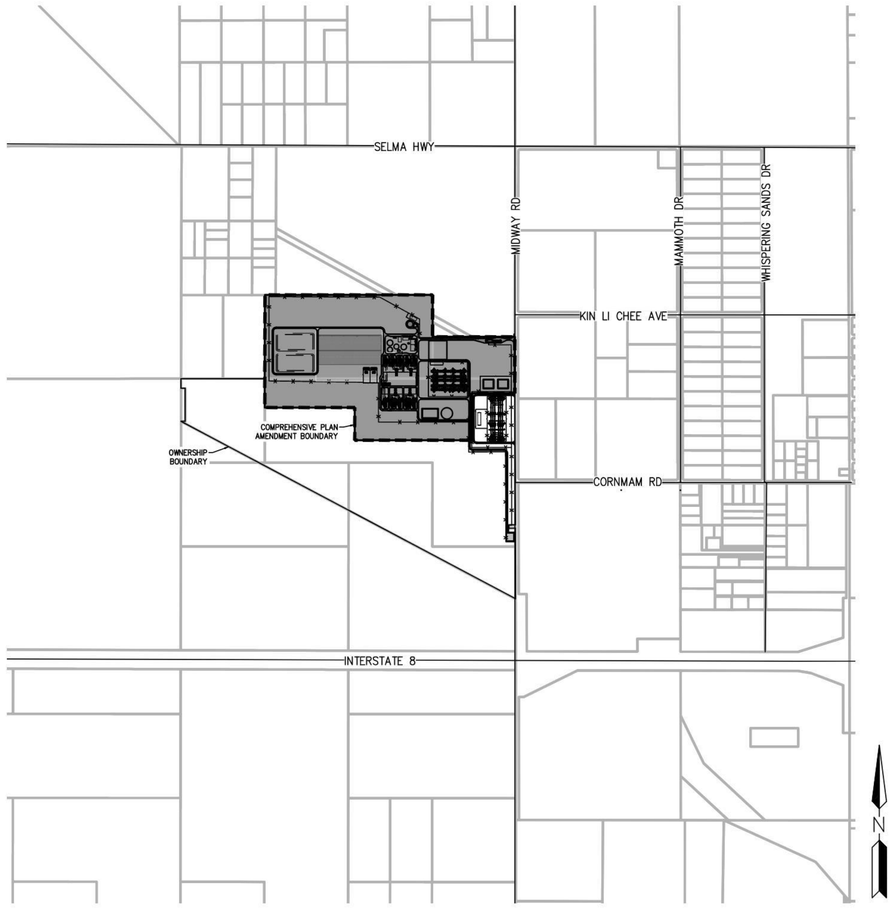
Project Bella Location



LEGAL DESCRIPTION

CONCEPTUAL SITE PLAN
PROJECT BELLA
PINAL COUNTY, ARIZONA

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



OVERALL DEVELOPMENT
NTS

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2–PERCENT–ANNUAL–CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1–PERCENT–ANNUAL–CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

INDEX OF DRAWINGS

G01 COVER SHEET
C02 CONCEPTUAL SITE PLAN (NO AERIAL)
C03 CONCEPTUAL SITE PLAN (WITH AERIAL)
C04 CONCEPTUAL SITE PLAN (ZOOM VIEW)

CIVIL ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE #250
PHOENIX, ARIZONA, 85016
PHONE: (602) 490–0535
CONTACT: AUBREY THOMAS

OWNER/CLIENT

SEGURO ENERGY PARTNERS
9004 S 230TH AVENUE
BUCKEYE, ARIZONA 85326
CONTACT: MR. MARK D. THOMPSON

BASIS OF BEARING

BASIS OF BEARING IS N00°11'08"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

BENCHMARK

SITE DATA

GROSS AREA: 6,927,515 SF
GROSS AREA: 159.032 AC

EXISTING COMPREHENSIVE PLAN DESIGNATION: GR

PROPOSED COMPREHENSIVE PLAN DESIGNATION: I–3 PAD

DEVELOPMENT DATA		
	SQUARE FOOTAGE	PERCENTAGE
LOT AREA	6,927,515 SF	
BUILDING AREA	28,920 SF	.4%
COVERAGE AREA	3,670,949 SF	53%

PARKING DATA		
	REQUIRED	PROVIDED
PARKING RATIO PER SQUARE FOOTAGE OF BUILDING	1/1,000 SF	
PARKING STALLS	29	29
HANDICAPPED-ACCESSIBLE STALLS	2	3

BUILDING DATA		
	DIMENSIONS	SQUARE FOOTAGE
R.O. BUILDING	80' X 50'	5,000 SF
WAREHOUSE AND SHOP BUILDING	100' X 50'	5,000 SF
CONTROL ROOM	70' X 77'	5,390 SF
PUMP BUILDING	102' X 70'	7,140 SF
SECURITY AND SITE SAFETY TRAINING BUILDING	24' X 60'	1,440 SF
NATURAL GAS TRANSFER STATION	110' X 45'	4,950 SF

STRUCTURE HEIGHTS	
	HEIGHTS (FT)
R.O. BUILDING	24 FT
WAREHOUSE AND SHOP BUILDING	24 FT
CONTROL ROOM	12 FT
PUMP BUILDING	24 FT
SECURITY AND SITE SAFETY TRAINING BUILDING	12 FT
DEMINALIZED WATER STORAGE TANK	34 FT
WELL RAW WATER STORAGE TANK	34 FT
CTG LM6000 POWER ISLAND STACK	65 FT
CHILLING SYSTEM TANK	52 FT

I-3 DEVELOPMENT STANDARDS	
	REQUIRED
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM FRONT SETBACK	20 FT
MINIMUM SIDE SETBACK RESIDENTIAL	25 FT
MINIMUM SIDE SETBACK OTHER DISTRICT	0 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM REAR SETBACK ABUTTING PROPERTY ZONED RURAL OR RESIDENTIAL	25 FT
MAXIMUM HEIGHT	50 FT

INDUSTRY ABUTS PROPERTY ZONED RURAL OR RESIDENTIAL OR ARTERIAL OR COLLECTOR STREETS, SUCH INDUSTRIAL SHALL PROVIDE A SETBACK BUFFER OF NOT LESS THEN TEN PERCENT OF THE LOT DEPTH OR WIDTH ON THE SIDE OR SIDES ABUTTING SAID USE, BUT SUCH SETBACK BUFFER NEED NOT EXCEED 50FT. SUCH SETBACK SHALL BE IMPROVED WITH ONE OR MORE OF THE FOLLOWING:

A. LANDSCAPING.

B. PARKING LOT,WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED; AND A DECORATIVE SCREENING DEVICE OF OPAQUE FENCING, WALLS, LANDSCAPED EARTH BERMS OR ANY COMBINATION THEREOF SHALL BE INSTALLED BETWEEN THE LANDSCAPED AREA AND THE PARKING LOT, TO A MINIMUM HEIGHT OF THREE FEET.

C. RECREATIONAL SPACE FOR EMPLOYEES, WHEREIN A MINIMUM WIDTH OF TEN FEET ALONG THE LOT LINE CLOSEST TO THE RESIDENTIAL PROPERTY OR ARTERIAL OR COLLECTOR STREETS SHALL BE LANDSCAPED.

MANAGING ENGINEERING / SURVEYOR: HILGARTWILSON
PROJECT COORDINATOR: AUBREY THOMAS, P.E.
DESIGN LAYOUT: AT | DRAFTED: DM | CHECKED: AT
FIELD SURVEY: = | DRAFTED: – | CHECKED: –
DRAWING SCALE: NTS

PLAN TYPE: CONCEPTUAL SITE PLAN
COVER SHEET

ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

PROJECT:
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
PINAL COUNTY, ARIZONA

COB PROJECT PLAN STICKER

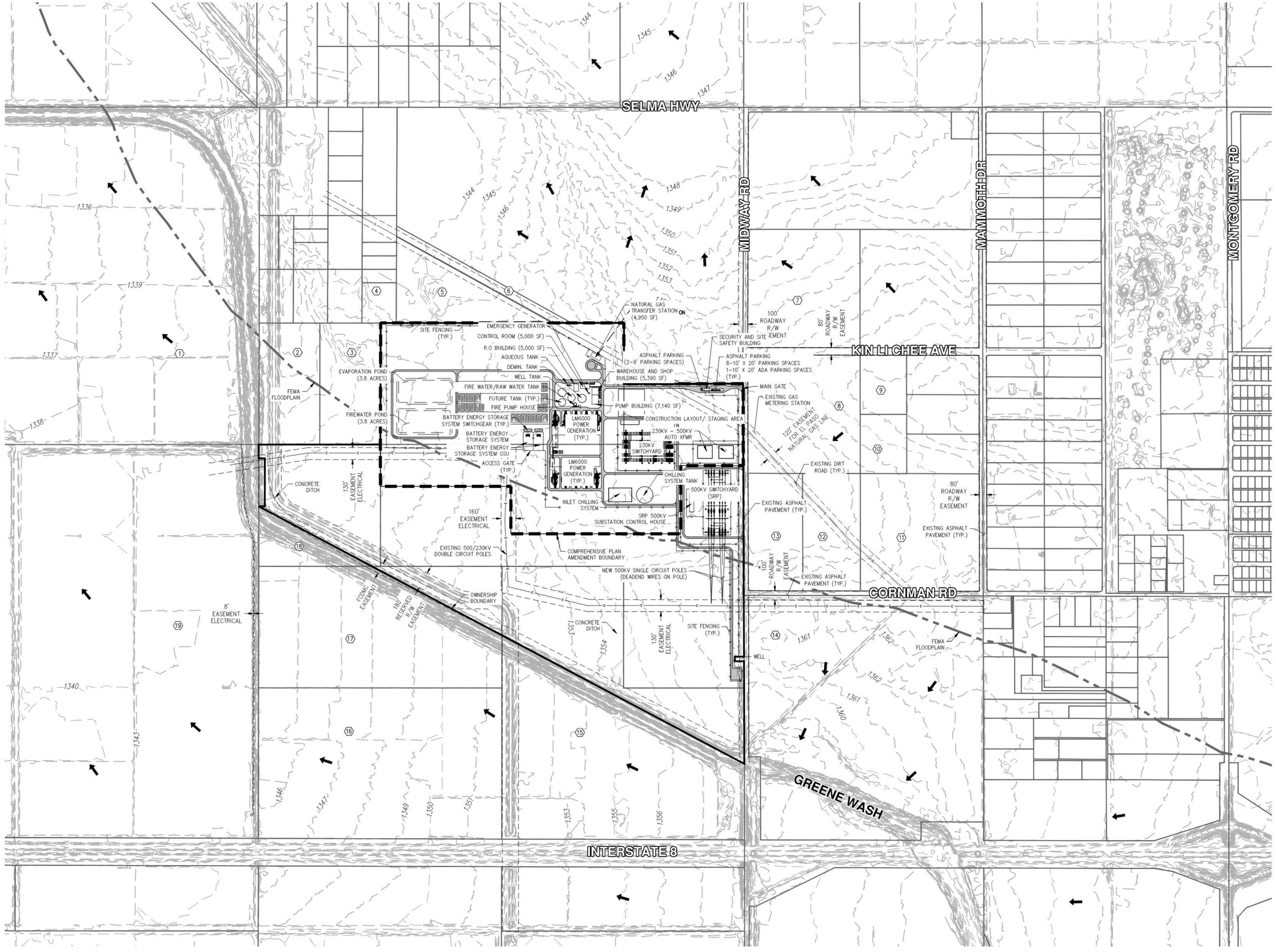
REVISIONS:

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ORIGINAL PLAN DATE	LATEST REVISION DATE
–	APRIL 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 1 OF 4

SUBMITTAL:

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (NO AERIAL)

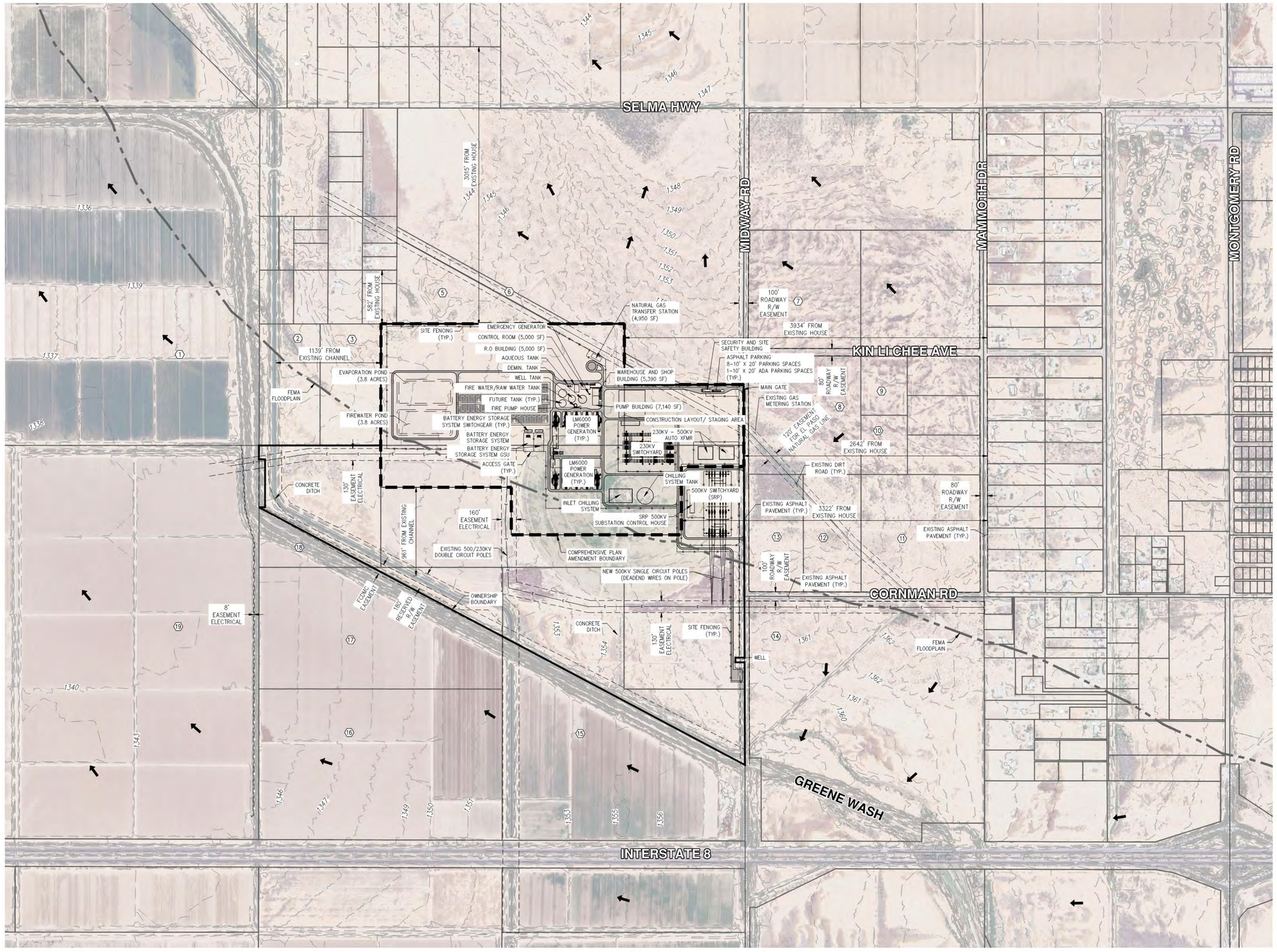
ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE	LATEST REVISION DATE
1" = 500'	APRIL 2024
PROJECT NUMBER	SHEET NUMBER
2648	SHT. 2 OF 4

SUBMITTAL:

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LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- FLOW ARROW
- ADJACENT PROPERTY ID (X)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

ADJACENT PROPERTIES

NO.	APN NUMBER	OWNER
1.	500-13-0010	KZAZ LLC
2.	500-12-0050	PHAN LY T & VO NHIY
3.	500-12-0060	HICKS STANLEY J
4.	500-12-004H	CASARES ANTONIO
5.	500-12-001B	SELMA & MIDWAY LLC
6.	500-12-001A	EL PASO NATURAL GAS CO
7.	511-66-0060	ROYAL ESTATES AT MIDWAY LLC
8.	511-66-0080	ROYAL ESTATES AT MIDWAY LLC
9.	511-66-009B	TRIPLE R-5422 LLC
10.	511-66-009E	SHELBRACK RICHARD M REV FAM TRUST ETAL
11.	511-66-0110	ROYAL ESTATES AT MIDWAY LLC
12.	511-66-010A	ROYAL ESTATES AT MIDWAY LLC
13.	511-66-010B	ROYAL ESTATES AT MIDWAY LLC
14.	N/A	STATE TRUST LAND
15.	500-17-0030	CHRISTY FAMILY TRUST
16.	500-17-002A	CHRISTY FAMILY TRUST
17.	500-17-002B	CHRISTY FAMILY TRUST
18.	500-17-002C	CHRISTY FAMILY TRUST
19.	500-18-001A	JORDE HACIENDA INC

N

500 0 500 1000
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CONCEPTUAL SITE PLAN (WITH AERIAL)

ENGINEER INFORMATION

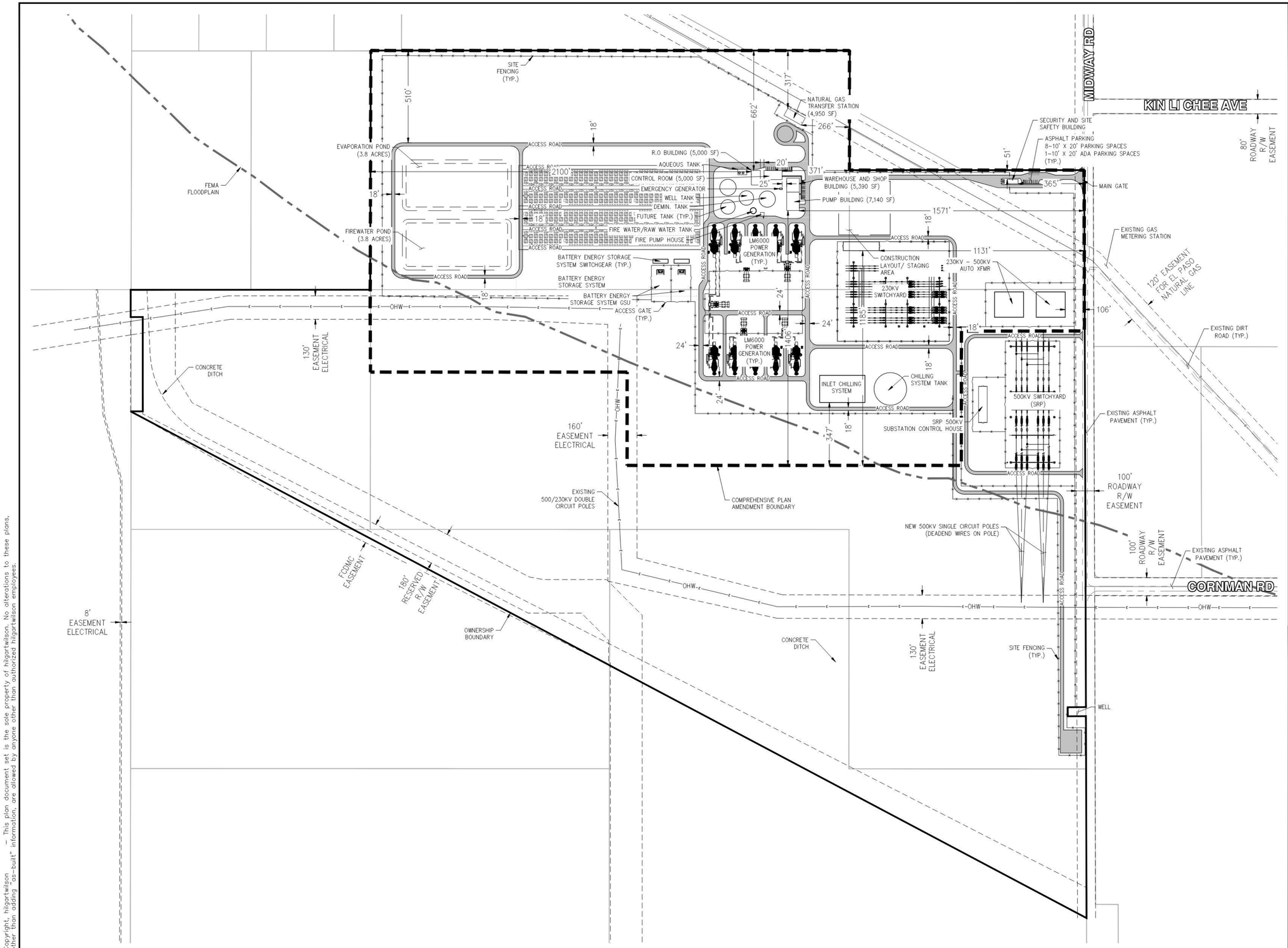
HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE: –	
DRAWING SCALE: 1" = 500'	LATEST REVISION DATE: APRIL 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 3 OF 4

SUBMITTAL:

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U:\2600\2648\ENGR\Plan\2648 – C03 – CONCEPT GRADING PLAN (With Aerial).dwg 4/4/2024 11:12 AM



LEGEND

- COMPREHENSIVE PLAN AMENDMENT BOUNDARY
- OWNERSHIP BOUNDARY
- FEMA FLOODPLAIN
- ADJACENT PROPERTIES
- BARB WIRE FENCE
- EASEMENT LINE
- ELECTRICAL (E)
- NATURAL GAS (G)
- RIGHT-OF-WAY (R/W)
- OVERHEAD WIRE (OHW)

N

250 0 250 500

SCALE: 1" = 250'

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLAN NAME

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD

CONCEPTUAL SITE PLAN (ZOOM VIEW)

ENGINEER INFORMATION

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

ORIGINAL PLAN DATE	
–	
DRAWING SCALE: 1" = 250'	LATEST REVISION DATE: APRIL 2024
PROJECT NUMBER: 2648	SHEET NUMBER: SHT. 4 OF 4

SUBMITTAL:

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U:\2600\2648\ENGR\Plan\2648 – C04 – 0A SITE PLAN (Zoom View).dwg 4/4/2024 11:10 AM

ALTA/NSPS LAND TITLE SURVEY

OF

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: TITLE SECURITY AGENCY, LLC, FILE NO. 600240029, DATED JANUARY 22, 2024.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: TITLE SECURITY AGENCY, LLC AS LISTED HEREON. HILGARTWILSON, LLC AND KIRK J. PANGUS (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

TITLE COMMITMENT LEGAL DESCRIPTION

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**.

SCHEDULE "B" - EXCEPTIONS (#)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

8. TAXES FOR THE FULL YEAR OF 2024.
(THE FIRST HALF IS DUE OCTOBER 1, 2024 AND IS DELINQUENT NOVEMBER 1, 2024. THE SECOND HALF IS DUE MARCH 1, 2025 AND IS DELINQUENT MAY 1, 2025.)

9. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

10. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

11. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

12. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

13. THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND. (AFFECTS PARCEL NO. 6)

14. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 77 OF DEEDS, PAGE 470. (AFFECTS PARCEL NO. 1)
(NOT SHOWN – BLANKET IN NATURE – COVERS W 1/2 OF LOT 16 OF SEC. 1)

15. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 77 OF DEEDS, PAGE 476 AND THEREAFTER, AMENDED RECORDED IN DOCKET 12, PAGE 552. (AFFECTS PARCEL NO. 2)
(NOT SHOWN – BLANKET IN NATURE – COVERS S 1/2 OF LOT 15 OF SEC. 1)

16. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 77 OF DEEDS, PAGE 593 AND THEREAFTER, AMENDED RECORDED IN DOCKET 12, PAGE 554. (AFFECTS PARCEL NO. 1)
(NOT SHOWN – BLANKET IN NATURE – COVERS E 1/2 OF LOT 16 OF SEC. 1)

17. AN EASEMENT FOR PIPELINE, TELEPHONE LINE, POWER TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 78 OF DEEDS, PAGE 121 AND THEREAFTER, AMENDED RECORDED IN DOCKET 12, PAGE 556. (AFFECTS PARCEL NO. 1)
(NOT SHOWN – BLANKET IN NATURE – COVERS W 1/2 OF LOT 16 OF SEC. 1)

18. CERTIFICATION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RECORDED AS DOCKET 375, PAGE 572, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (AFFECTS PARCEL NOS. 1, 2, 3, 4 AND 6)
(SHOWN)

19. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 710, PAGE 810. (AFFECTS PARCELS 3, 4, 5 AND 6)
(SHOWN)

20. AN EASEMENT FOR ELECTRIC LINES AND POLES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1049, PAGE 207. (AFFECTS PARCELS 3, 4, 5 AND 6)
(SHOWN – WEST OF PROPERTY)

21. ALL MATTERS AS SET FORTH IN RESULTS OF SURVEY, RECORDED AS BOOK 1 OF SURVEYS, PAGE 73. (AFFECTS ALL PARCELS)
(NOT SHOWN – REFERENCED SURVEY IS LOCATED SEVERAL MILES FROM THIS SITE)

22. AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1340, PAGE 557. (AFFECTS PARCEL NOS. 5 AND 6)
(NOT SHOWN – BLANKET IN NATURE – COVERS ENTIRE SITE)

SCHEDULE "B" - EXCEPTIONS (#)

23. ALL MATTERS AS SET FORTH IN NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY BY THE UNITED STATES OF AMERICA, RECORDED AS DOCKET 1401, PAGE 348; AND RE-RECORDED DOCKET 1427, PAGE 174.
(AFFECTS PARCEL NOS. 3, 4, 5 AND 6)
(SHOWN)

24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED JUNE 29, 1989 AS DOCKET 1615, PAGE 437 AND THEREAFTER, FIRST MODIFICATION RECORDED IN DOCKET 1984, PAGE 276.
(AFFECTS PARCEL NOS. 1, 2, 3, 5 AND 6)
(NOT SHOWN – AGREEMENT – NOTHING PLOTTABLE)

25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 10, 1990 AS DOCKET 1713, PAGE 635.
(AFFECTS PARCEL NO. 4)
(NOT SHOWN – AGREEMENT – NOTHING PLOTTABLE)

26. AN EASEMENT FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2000-001012 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS. 1 AND 2)
(NOT SHOWN – AGREEMENT – NOTHING PLOTTABLE)

27. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-084844 OF OFFICIAL RECORDS. (AFFECTS PARCEL NOS. 3, 4, 5 AND 6)
(SHOWN)

28. ALL MATTERS AS SET FORTH IN NON-EXCLUSIVE FRANCHISE FOR SOUTHWEST GAS CORPORATION, RECORDED JUNE 21, 2016 AS 2016-039825 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)
(NOT SHOWN – BLANKET IN NATURE – NOTHING PLOTTABLE)

29. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS FEE NO. 2018-013159. (AFFECTS ALL PARCELS)
(NOT SHOWN – INCLUDES SCHEDULE B ITEM 27 EASEMENT)

30. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS FEE NO. 2021-131138. (AFFECTS PARCEL NO. 4)
(NOT SHOWN – INCLUDES SCHEDULE B ITEM 23 EASEMENTS)

31. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____:_____

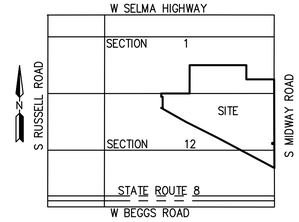
32. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

33. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

REFERENCE DOCUMENTS

1. GENERAL LAND OFFICE MAP FOR TOWNSHIP 6 SOUTH, RANGE 4 EAST
2. GENERAL LAND OFFICE MAP FOR TOWNSHIP 6 SOUTH, RANGE 5 EAST
3. GENERAL LAND OFFICE SUPPLEMENTAL PLAT OF TOWNSHIP 6 SOUTH, RANGE 4 EAST
4. GENERAL LAND OFFICE DEPENDENT RE SURVEY FOR TOWNSHIP 6 SOUTH, RANGE 5 EAST
5. GENERAL LAND OFFICE MAP FOR TOWNSHIP 7 SOUTH, RANGE 4 EAST
6. GENERAL LAND OFFICE DEPENDENT RESURVEY FOR TOWNSHIP 7 SOUTH, RANGE 4 EAST
7. GENERAL LAND OFFICE MAP FOR TOWNSHIP 7 SOUTH, RANGE 5 EAST
8. GENERAL LAND OFFICE DEPENDENT RE SURVEY FOR TOWNSHIP 7 SOUTH, RANGE 5 EAST
9. RESULTS OF SURVEY PER DOCUMENT NO. 2004-069914, P.C.R.
10. RECORD OF SURVEY PER DOCUMENT NO. 2023-031749, P.C.R.
11. RESULTS OF SURVEY PER DOCUMENT NO. 2005-018511, P.C.R.
12. RECORD OF SURVEY PER DOCUMENT NO. 2018-013159, P.C.R.
13. RECORD OF SURVEY PER DOCUMENT NO. 2021-130327, P.C.R.
14. RECORD OF SURVEY PER DOCUMENT NO. 2005-023268, P.C.R.
15. RECORD OF SURVEY PER DOCUMENT NO. 2006-131228, P.C.R
16. RECORD OF SURVEY PER DOCUMENT NO. 2021-131138, P.C.R.



VICINITY MAP

NOT TO SCALE

OWNER/CLIENT

SEGURO ENERGY PARTNERS
9004 S 230TH AVENUE
BUCKEYE, ARIZONA 85326
CONTACT: MR. MARK D. THOMPSON

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

BASIS OF BEARING

BASIS OF BEARING IS N00°11'08"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C1525E, PANEL NUMBER 1525 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

NOTES

1. AREA IS 15,246,340 SQ. FT. OR 350.00 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN MARCH, 2024. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. SITE ADDRESS IS UNASSIGNED AT THIS TIME. (TABLE A, ITEM #2)
9. THE SUBJECT SITE HAS 0 REGULAR PARKING SPACES & 0 DISABLED PARKING SPACES, TOTALING 0 PARKING SPACES. (TABLE A, ITEM #9)
10. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)

SURVEYOR'S CERTIFICATION:

TO:
1. SEGURO ENERGY PARTNERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY
2. BRIAN SCOTT RHODES AND APRIL BETH RHODES,HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
3. FIRST AMERICAN TITLE INSURANCE COMPANY
4. TITLE SECURITY AGENCY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 16, and 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MARCH, 2024.

KIRK J. PANGUS
RLS 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
04/02/2024
Signed
ARIZONA, U.S.A.

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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REV.:

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

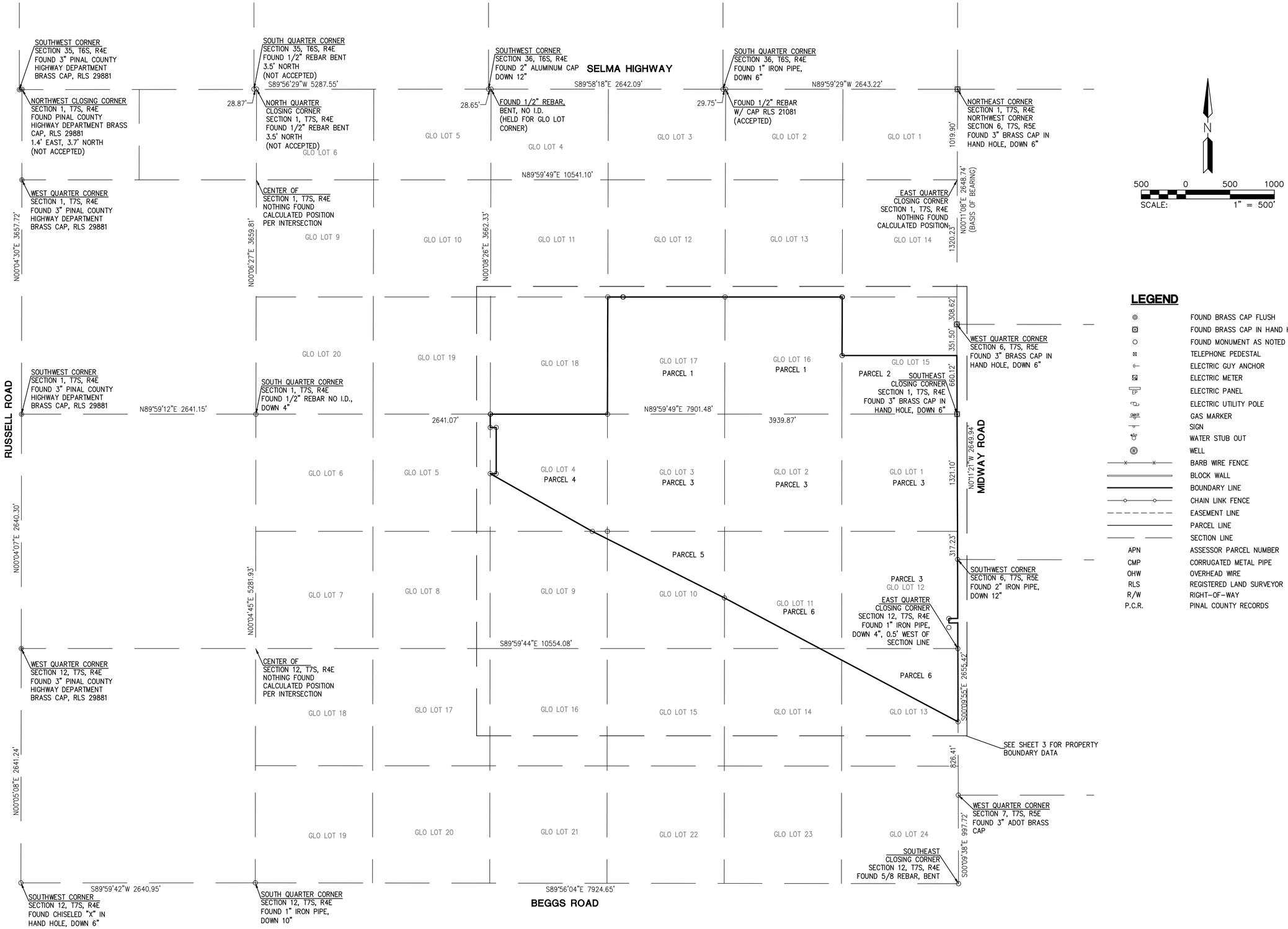
PROJECT BELLA
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CASA GRANDE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2648
DATE: MAR 2024
SCALE: N.T.S.
DRAWN: JK
DESIGNED: HW
APPROVED: KJP

DWG. NO.
SV-1
SHT. 1 OF 3

U:\2600\2648\SURVEY\ALTA\2648 ALTA SURVEY.dwg 3/29/2024 7:17 AM



LEGEND

◎	FOUND BRASS CAP FLUSH
▣	FOUND BRASS CAP IN HAND HOLE
○	FOUND MONUMENT AS NOTED
⊠	TELEPHONE PEDESTAL
←	ELECTRIC GUY ANCHOR
⊡	ELECTRIC METER
EP	ELECTRIC PANEL
	ELECTRIC UTILITY POLE
GMKR	GAS MARKER
	SIGN
	WATER STUB OUT
W	WELL
-x-x-	BARB WIRE FENCE
	BLOCK WALL
	BOUNDARY LINE
-o-o-	CHAIN LINK FENCE
- - - - -	EASEMENT LINE
	PARCEL LINE
	SECTION LINE
APN	ASSESSOR PARCEL NUMBER
CMP	CORRUGATED METAL PIPE
OHW	OVERHEAD WIRE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDS

REV.:

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
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PHOENIX, AZ 85016 www.hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
Date Signed: 4/02/2024
ARIZONA, U.S.A.

PROJECT BELLA

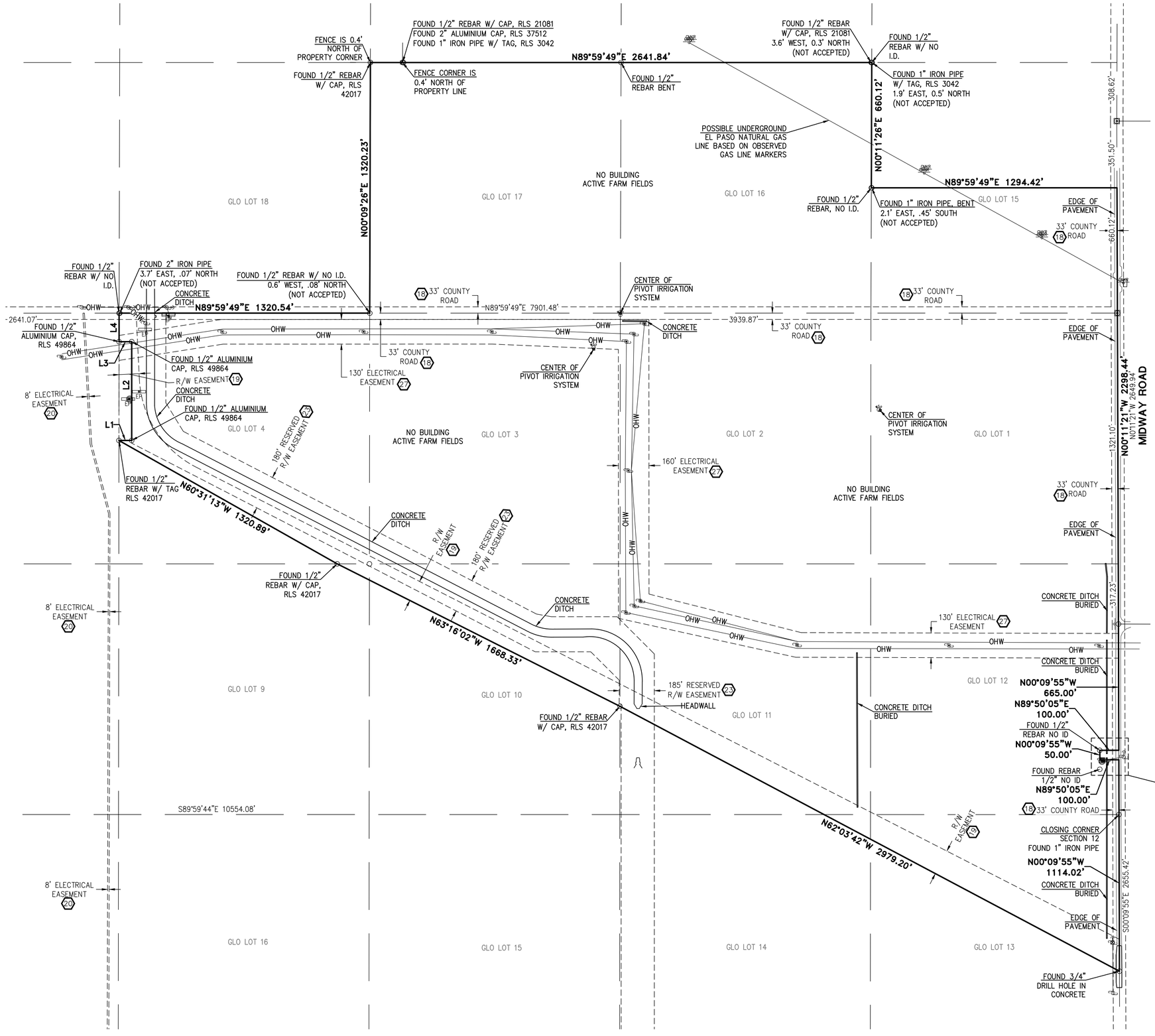
N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CASA GRANDE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON	
PROJ NO.:	2648
DATE:	APR 2024
SCALE:	AS SHOWN
DRAWN:	JK
DESIGNED:	HW
APPROVED:	KJP

DWG. NO.
SV-2
SHT. 2 OF 3

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LEGEND

◎	FOUND BRASS CAP FLUSH
⊡	FOUND BRASS CAP IN HAND HOLE
○	FOUND MONUMENT AS NOTED
⊠	TELEPHONE PEDESTAL
←	ELECTRIC GUY ANCHOR
⊡	ELECTRIC METER
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○	ELECTRIC UTILITY POLE
GMR	GAS MARKER
⊣	SIGN
WSO	WATER STUB OUT
W	WELL
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———	BOUNDARY LINE
○—○—○	CHAIN LINK FENCE
- - - -	EASEMENT LINE
———	PARCEL LINE
———	SECTION LINE
APN	ASSESSOR PARCEL NUMBER
CMP	CORRUGATED METAL PIPE
OHW	OVERHEAD WIRE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°59'50"E	67.23'
L2	N00°00'10"W	520.37'
L3	S89°59'26"W	66.63'
L4	N00°04'56"E	150.36'

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www.hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J. PANGUS
4/02/2024
Expires
ARIZONA, U.S.A.

PROJECT BELLA

N.W.C. OF INTERSTATE 8 & MIDWAY ROAD
CASA GRANDE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2648
DATE: APR 2024
SCALE: AS SHOWN
DRAWN: JK
DESIGNED: HW
APPROVED: KJP

DWG. NO.
SV-3
SHT. 3 OF 3

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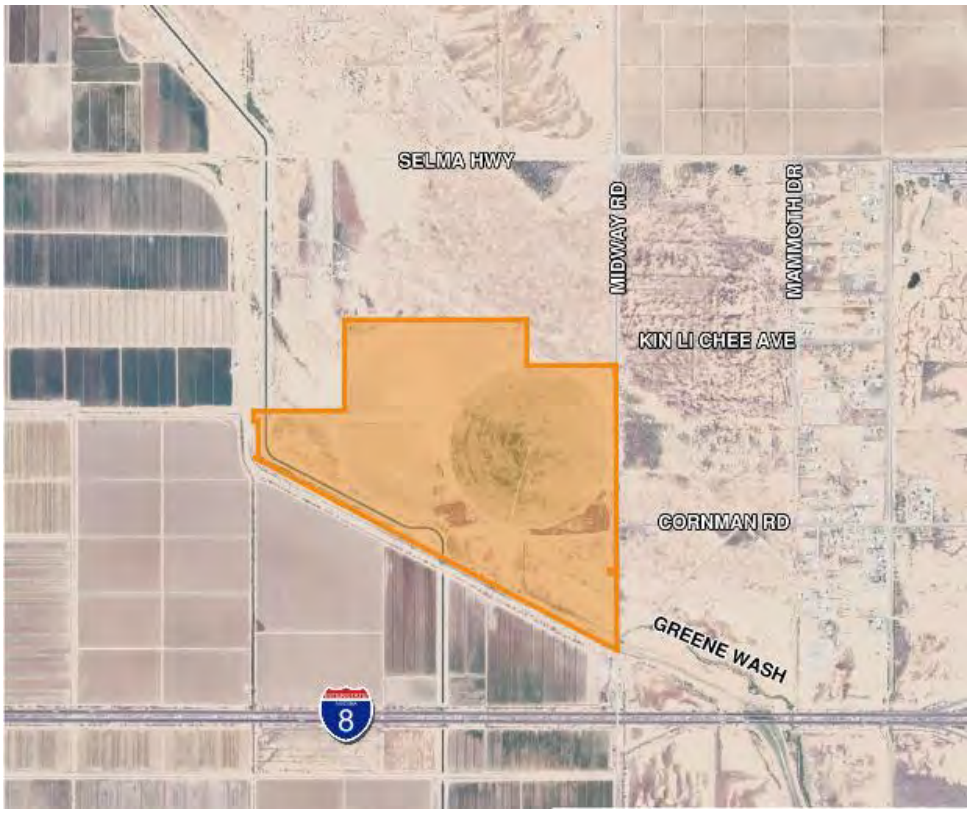
April 17, 2024

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE, STE. 250 | PHOENIX AZ, 85016 | (602) 490-0535

Project Bella- Drainage Statement

HILGARTWILSON Project No.: 2648.01

Project Bella (the Project) is an approximately 350-acre proposed industrial development bound by irrigated farmland and low-density residential development to the north, Midway Road to the east, the Greene Wash, MSIDD Canal, and active agricultural land to the south, and irrigated farmland and Greene Wash to the west. The Project is along the western line of the northwest quarter of Section 6, Township 7 South, Range 5 East of the Gila and Salt River Meridian in Pinal County, Arizona. See Vicinity Map below for an overview of the Project location.



Vicinity Map

Currently, the Project is comprised of active agricultural and vacant land. The Project and surrounding area is sloping from south to north at approximately 0.7%.

Federal Emergency Management Agency (FEMA) Flood Insurance Map (FIRM) coverage for the Project is provided on FIRM panels 04021C1175E effective September 19, 2008, and 04021C1170E effective December 4, 2007. According to these FIRM panels the majority of the Project resides within flood hazard Zone X with the southwestern portion of the of the Project within a FEMA SFHA Zone A associated with Greene Wash. FEMA defines the current effective flood zones X and A for the Property as follows:

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Colliers Engineering & Design

Zone X:
The flood insurance rate zone which is protected from the 100-year flood by levies that corresponds to areas outside the 500-year floodplains; areas of 0.2% annual chance flood chance.

Zone A:
The flood insurance rate is determined by detailed methods that correspond to areas subject to inundation by the 100-year floodplains; areas of 1% annual chance of flood with unknown average depths and Base Flood Elevations (BFES).

The dominant regional drainage feature is Greene Wash. The watershed for Greene Wash extends many miles upstream of the site to the south and east. Greene Wash serves as the regional outfall for the Project and surrounding area. The cross section for Greene Wash can be characterized as a channel that has been partially excavated below adjacent natural ground and further confined by raised embankments. During regular and low flow flood events all stormwater conveyed in Greene Wash is confined to the channel itself. However, during large flooding events, floodwater may break out of the main channel and continue northwesterly as sheet flow paralleling the channel. Portions of the south and west sides of the Project are impacted by these flows. Aside from Greene Wash, which passes along the south and west sides of the Project there are no other significant drainage features or improvements currently on the site.

The initial phase(s) of the Project are currently anticipated to be located along the north and east sides of the site and have been purposefully located outside of the FEMA floodplain associated with Greene Wash. There are also localized offsite flows anticipated to impact the Project from areas located immediately south and east of the site. These offsite impacts are proposed to be captured in engineered channels to convey the more minor localized off-site flows around and/ or through the Project to their historical outfall. If warranted, the Greene Wash regulatory floodplain could be reduced through the placement of fill to limit the extents of the FEMA floodplain within the Property, via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) process. This flow will be joined with other offsite runoff to proceed northwesterly. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of the future site plan and improvement plan submittals for the Project.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. The precise geometry and location of the retention basins will be determined as the development process proceeds. Retention basins within the development will be designed so stored runoff is disposed of within thirty-six (36) hours. The dewatering of the basins will be accomplished via the use of percolation, drywells, or bleed-off connections into approved drainage ways. Flows from the basins shall be in the location and direction of the historical flows. All drainage designs will adhere to the applicable design standards for Pinal County.

Sincerely,
HILGARTWILSON, LLC

Aubrey Thomas
Principal/Manager

COMING SOON
HILGARTWILSON will be rebranded as **Colliers Engineering & Design.**
Colliers Engineering & Design

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN

TECHNICAL MEMORANDUM

Prepared for: Pinal County

Prepared by: HILGARTWILSON

Date: 5/30/2024

RE: Project Bella Traffic Memo

Project No.: 2648.01

Introduction and Background

This traffic impact memo has been prepared in support of the Comprehensive Plan Amendment application for the proposed Project Bella (the Project). This traffic impact memo is being prepared as a precursor to a full traffic study in recognition of the limited traffic impact anticipated as part of a normal renewable gas power plant operation. The Project is comprised of approximately 350 acres, located north of Interstate 8, just west of Midway Road in Pinal County, Arizona as shown on the *Vicinity Map* below.

This traffic statement discusses the following topics:

- Existing roadway network in the Project vicinity
- Project access
- Traffic levels (both construction and operational)
- Major traffic routes to/from the site
- Proposed roadway improvements



Figure 1: Vicinity Map

Existing Roadway Network

Montgomery Road is classified by the Pinal County Transportation Planning Viewer as an Rural Major Collector passing north and south a mile to the east of the Project.

Cornman Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing east and west to the southeastern corner of the Project.

Midway Road is classified by the Pinal County Transportation Planning Viewer as an Rural Road passing north and south directly east of the Project.

Site Access

Access to the Project will be via the existing roadway network. Access is anticipated to be provided along the eastern side of the site via Midway Road. Midway Road provides regional ingress/egress to the site via a connections to Highway 84 on the north or Interstate 8 by way of Cornman Road and Montgomery Road on the south. The Project is not expected to require development or improvement of access roads on neighboring private or state-owned properties.

On-site parking and staging facilities for construction traffic vehicles and equipment would be located in the vicinity of the primary site access, a significant distance away from existing local residences located east of Midway Road or along Persico Road to the northwest. During construction, dust control measures would be implemented as required by Pinal County.

Traffic Levels

Traffic generated by the normal operation of the Project will be minimal. It is anticipated that 3 to 4 people will be working during the day with an anticipated 2 people working during the night to operate the facility.

As would be expected with any development, the Project is expected to generate construction and material delivery truck trips during the construction phase. Small grading may occur in late 2025 with civil work beginning in mid-2026. Construction is expected to be completed in late 2027.

At its peak, construction is anticipated to require a workforce of approximately 60 to 90 persons, adding approximately 60 to 90 vehicles to Midway Road, Cornman Road and Montgomery Road per day. These workers will be staying off-site and will be encouraged to carpool. The mobilization and demobilization of equipment used for earthwork, including scrapers, graders, water trucks, compactors, truck-mounted post drivers, skid loaders, and forklifts, is anticipated to generate a minimal amount of traffic.

Due to the low traffic volumes, traffic impacts to the adjacent road system will be minimal during construction and negligible once the facility is operation.

Major Traffic Routes

Most delivery trucks, construction and operations personnel are anticipated to come from the Phoenix area or Casa Grande via Highway 84 or Interstate 8. As described above Highway 84 and Interstate 8 will be accessed via short connections on paved existing roadways.

Proposed Roadway Improvements

No roadway improvements are anticipated to be needed as part of the Project aside of driveway connections to Midway Road. Adequate road capacity exists on Midway Road, Cornman Road, Montgomery Road and its respective interchange with Interstate 8 to accommodate construction traffic as well as the anticipated Project traffic. No roadway improvements are anticipated to be needed to provide access to the site.

Key Findings

The key findings related to traffic operation and site access are summarized below:

- Primary access to the site will be via Midway Road.
- The peak of construction is anticipated to require workforce of approximately 60 to 90 persons, temporarily adding approximately 60 to 90 vehicles to Midway Road per day.
- Only three to four employees are anticipated to be onsite periodically during normal project operations with only two anticipated during night shifts.
- Due to the low traffic volumes, neither the construction nor the operational traffic is expected to significantly impact the adjacent roadway system.
- Road capacities on Midway Road, Cornman Road and Montgomery Road are adequate to accommodate deliveries of construction materials and construction workforce traffic.
- No offsite road improvements are needed as part of the Project with the exception of new driveway connections to Midway Road.

Sincerely,



Aubrey Thomas, PE
Principal
HILGARTWILSON

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Mary Ellen Sheppard
Deputy County Manager

Himanshu Patel
Deputy County Manager

Open Space, Trails & Regional Parks Department
Development Review Comment Letter

Project Name: Project Bella
Case Number: PZ-PA-008-24
Reviewed By: Kelley Fox, Urban Wildlife Planner
Review Type: Major Comprehensive Plan Amendment
08/01/2024

Comment #	RESPOND TO ALL COMMENTS
1	There is substantial riparian habitat that transects the project area. Riparian habitat is considered to be of critical environmental importance, and is to be protected during development. Its protection is supported by Pinal County's Comprehensive Plan policies 3.1.4.1, 3.9.1.4, and 7.1.2.4, along with Development services code 2.176.090E and 2.176.100D. The AZGFD ERT mapping tool can be used to view the recorded riparian habitat within the project area. A minimum 50ft buffer around riparian habitat (including xeri-riparian) and wildlife friendly fencing is recommended to be incorporated into the project development plan. Information and guidelines concerning riparian habitat within Pinal County can be found below: https://s3-us-west-2.amazonaws.com/azgfd-portal-wordpress-pantheon/wp-content/uploads/archive/PinalCounty_RiparianGuides_FINAL.pdf
2	Canal systems and irrigation systems have been shown to provide movement corridors and habitat for wildlife. A 50ft buffer around canals/irrigation systems and wildlife friendly fencing is recommended to be incorporated into the project development plan.
3	Noxious weeds, such as *Oncosiphon piluliferum,* have become increasingly problematic in areas of development/ large projects where vegetation management plans are not created or maintained. Due to the increasing threat noxious weeds, have on the Sonoran desert and Pinal County landscape it is recommended that the applicant incorporate invasive species/noxious weed management plans for development. Information regarding noxious weeds and the state legislation associated with them can be found on the Arizona Department of Agriculture's website.
4	During the development of our master plan, incorporation of planning documents from municipalities occurred. Our master plan shows an "existing/planned" open space in the Greene wash area from the City of

	Maricopa and Casa Grande planning documents. It is recommended the applicant correspond with the City of Maricopa and Casa Grande for review and to incorporate any open space details not accounted for in this review into the narrative/plan of development.
5	Review AZGFD fencing guidelines which are in consonance with Pinal County expectations below: https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf
6	Review and incorporate department guidelines regarding development within/around designated and proposed open space. https://www.pinal.gov/DocumentCenter/View/662/Open-Space-and-Recreation-Area-Design-Guidelines-Manual-PDF
7	Any clarifications regarding these comments or recommended guidelines can be directed towards Kelley Fox via email Kelley.fox@pinal.gov or via phone at 520-866-6661

Project Name: Project Bella
Case Number: PZ-PA-008-24
Reviewed By: Arizona Game and Fish Department
Major Comprehensive Plan Amendment 60 day agency review

	Comments
General	The Department recommends conducting surveys in the project areas to determine species presence. These surveys should be of sufficient duration and intensity to adequately assess all habitat types and potential wildlife species occurrence in and adjacent to the project area. Department staff are available to assist project proponents in determining appropriate surveys to conduct and design features and best management practices that can help minimize potential.
General	The project contains documented occurrences of desert tortoise, Greene Wash and Reservoir, identified riparian movement area, identified open space corridor, and identified riparian habitat.
General	Department encourages consideration and incorporation of setbacks and design recommendations from the Pinal County Open Space, Parks and Trails Plan (Pinal 2007), Pinal County Open Space and Recreation Area Guideline Manual (2012), Pinal County Floodplain Management Ordinance (2019), and lighting ordinances to be consistent with the vision of Pinal County.
Open Spaces	The proposed project has the potential to impact the open space and riparian habitat within the project area. There is not enough information made available to determine the impacts at this time by the Department. Once further information is made available, recommendations specifics would be available.
Riparian	The Project Bella land-use change project includes identified riparian habitat within and adjacent to the project area. The Department recognizes riparian habitats as areas of environmental importance to wildlife and encourages management practices that maintain current riparian areas. The Department recommends buffering these areas from development infrastructure to maintain wildlife access and connectivity and Department staff are available to assist in determining appropriate setbacks and other measures to protect these areas. Please refer to the Riparian Area Guidelines for Pinal County.
General	The Department recommends conducting surveys in the project areas to determine species presence. These surveys should be of sufficient duration and intensity to adequately assess all habitat types and potential wildlife species occurrence in and adjacent to the project area. Department staff are available to assist project proponents in determining appropriate surveys to conduct and design features and best management practices that can help minimize potential

	The Department offers the following recommendations to reduce potential impacts to wildlife and habitat for all proposed projects:
Wildlife	The Sonoran pronghorn, listed as endangered under the Endangered Species Act, could occur in the project area and adjacent lands for Project Bella. Sonoran pronghorn have specific habitat requirements based on their life history and survival strategy. The Department would like to work with the project proponent to minimize any potential impacts to this species. The Department recommends scheduling construction activities outside the fawning season for Sonoran pronghorn (February 1 to July 15) and requests coordination prior to construction activities in order to exchange information on current Sonoran pronghorn use in the project area. If pronghorn are detected during project activities, please notify the U.S. Fish and Wildlife Service (USFWS) and the Department's Sonoran Pronghorn Program Lead mailto:rgardner@azgfd.govas soon as possible.
Wildlife	Potential habitat for the Sonoran desert tortoise, which is a federal and state species of special concern and is covered under a Candidate Conservation Agreement, is present/adjacent within the project area. The Department recommends conducting surveys, in accordance with the Desert Tortoise Survey Guidelines for Environmental Consultants, to determine the presence of this species or its habitat. If tortoises are identified, please refer to and implement the Recommended Standard Mitigation Measures for Projects in Sonoran Desert Tortoise Habitat and Guidelines for Handling Sonoran Desert Tortoises Encountered on Development Projects.
Wildlife	Suitable habitat for the western burrowing owl, a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), is present within or adjacent to the project area for Cactus Flower. The Department recommends conducting occupancy surveys for this species in advance of the design phase to understand distribution of burrowing owls in the project site; avoidance of a large burrowing owl population may be advisable over removal or other conservation measures. Guidelines for conducting this survey are found in *Burrowing Owl Project Clearance Guidance for Landowners*. Please note that the survey should be conducted by a surveyor who is certified by the Department or has similar training and qualifications. If an active burrowing owl burrow is detected, please contact the Department and the USFWS for direction, in accordance with the guidelines.
Wildlife	The Department recommends conducting surveys for nesting birds prior to vegetation removal and/or construction activities that occur during the breeding season. The vegetation within the project area may provide nesting opportunities for avian species that are regulated under the Migratory Bird Treaty Act (MBTA). If it is anticipated the project will not be in compliance with

	MBTA, the Department recommends contacting the USFWS for technical assistance.
	Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations (Davies et. al. 2013). If construction activities will take place during the night, the Department recommends using only the minimum amount of light needed for safety, due to the proximity to identified bat colonies within 3-miles of the Project area. The Department encourages the use of motion sensing lighting and "warmer" narrow spectrum lighting (amber, orange, red) wherever possible to lower the range of species affected by lighting. Also, please consider shielding, canting, or cutting all lighting, where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.
Site Plan	The Department recommends incorporating open unfenced corridors across the project area into the project design to facilitate wildlife movement, including within upland habitats as well as maintaining the ephemeral washes that occur in the project area in their natural state without fencing or other barriers to wildlife movement. These washes serve multiple functions in the ecosystem, including landscape-level conveyance corridors for wildlife movement.
Site Plan	The Department's Wildlife Compatible Fencing Guidelines provide information on how fencing impacts wildlife, ways to design fencing to prevent wildlife entanglement and impalement, and to ensure wildlife movement is not restricted. Department personnel are available as resources to help determine appropriate fencing design and layout that will achieve its objective while reducing impact on wildlife, such as leaving a 6–8-inch gap between the ground surface and bottom of the fence to allow for smaller wildlife species to move freely through the area and make use of any habitat within the project boundary.
Vegetation	Please ensure the Project complies with Arizona Native Plant Law regulations. A Native Plant Inventory may also be needed to be conducted to identify, record, and coordinate plant salvage efforts for species that are Protected under the Arizona Native Plant Law.
Vegetation	To minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens, the Department encourages taking precautions to wash and/or decontaminate equipment before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds and the Arizona Native Plant Society for recommendations on how to control them. To view a list of documented invasive species or to report invasive species in or

	near the Project area, visit iMapInvasives, which is a national cloud-based application for tracking and managing invasive species.
Vegetation	The Department recommends revegetating disturbed areas with native drought-tolerant species that represent the natural surrounding landscape. Landscaping with native plants can help support wildlife and pollinator species in the area while reducing dust and erosion. In addition, the applicable land management agencies should be consulted regarding guidelines for revegetation efforts.

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Hayden Lipsky, 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:
Aug. 15, 2024

NOTICE ID: xvLTdUnigaWwzZ6HtO6j
NOTICE NAME: PZ-PA-008-24

(Signed) Hayden Lipsky

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: 08/16/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE IRONWOOD ROOM, (HISTORIC COURT HOUSE) 135 NORTH PINAL STREET, FLORENCE, ARIZONA 85132, 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 5th DAY OF AUGUST 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
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Phone # (520) 866-6641
No. of publications: 1; date of publication: Aug 15, 2024

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Withey Morris Baugh PLC
104 Country Club Lane
Butte MT 59701

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:

08/14/2024

and that the fees charged are legal.
Sworn to and subscribed before on 08/14/2024

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commission expires

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE IRONWOOD ROOM, (HISTORIC COURT HOUSE) 135 NORTH PINAL STREET, FLORENCE, ARIZONA 85132, 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 5th DAY OF AUGUST 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
August 14 2024
LAZS0142111

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

Sign Company Representative

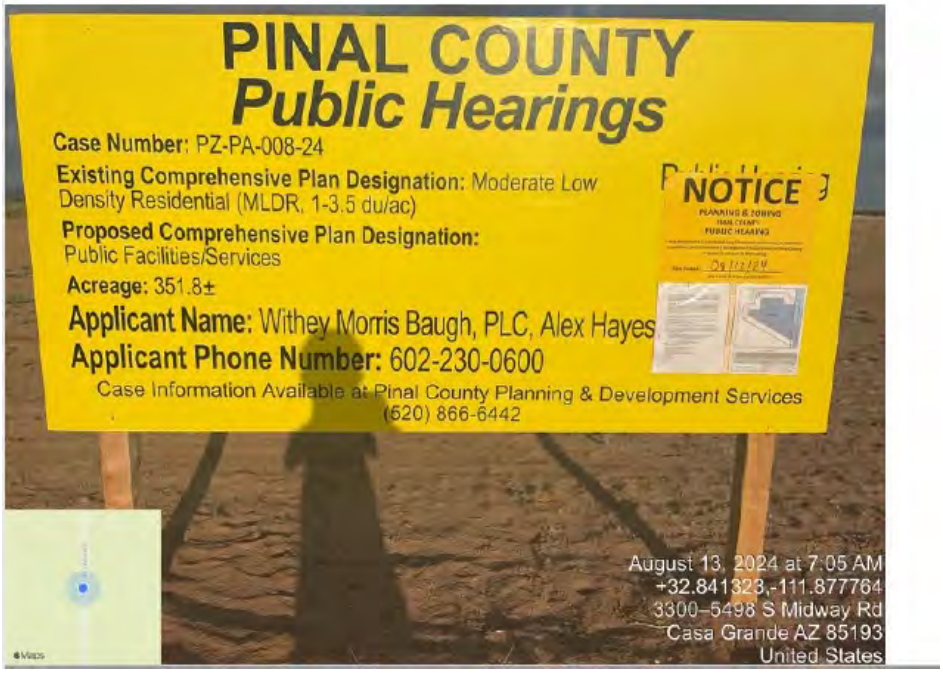
Subscribed and sworn to be on 08/13/24 by Meghan Liggett.

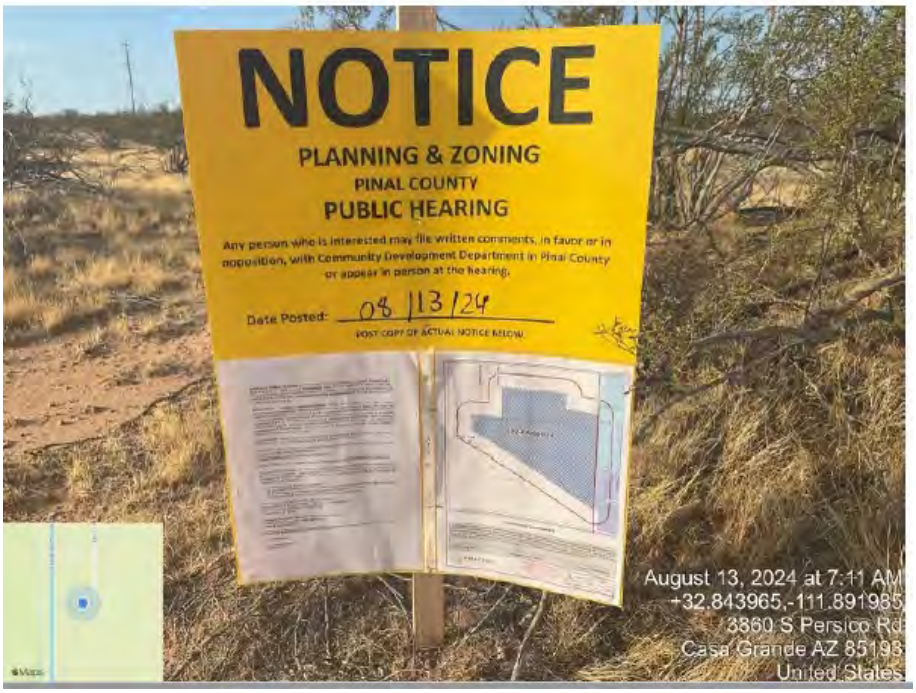
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

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
August 13, 2024 at 7:05 AM
+32.841323,-111.877764
3300–5498 S Midway Rd
Casa Grande AZ 85193
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW
August 13, 2024 at 7:11 AM
+32.843965,-111.891985
3860 S Persico Rd
Casa Grande AZ 85193
United States

AFFIDAVIT OF NOTIFICATION

I, Alex Hayes, Applicant for case PZ-PA-008-24, confirm that notice as required for the case has been mailed or delivered to property owners within 600' of the proposed project boundary at least 15 days before the Citizen Advisory Committee Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

Applicant

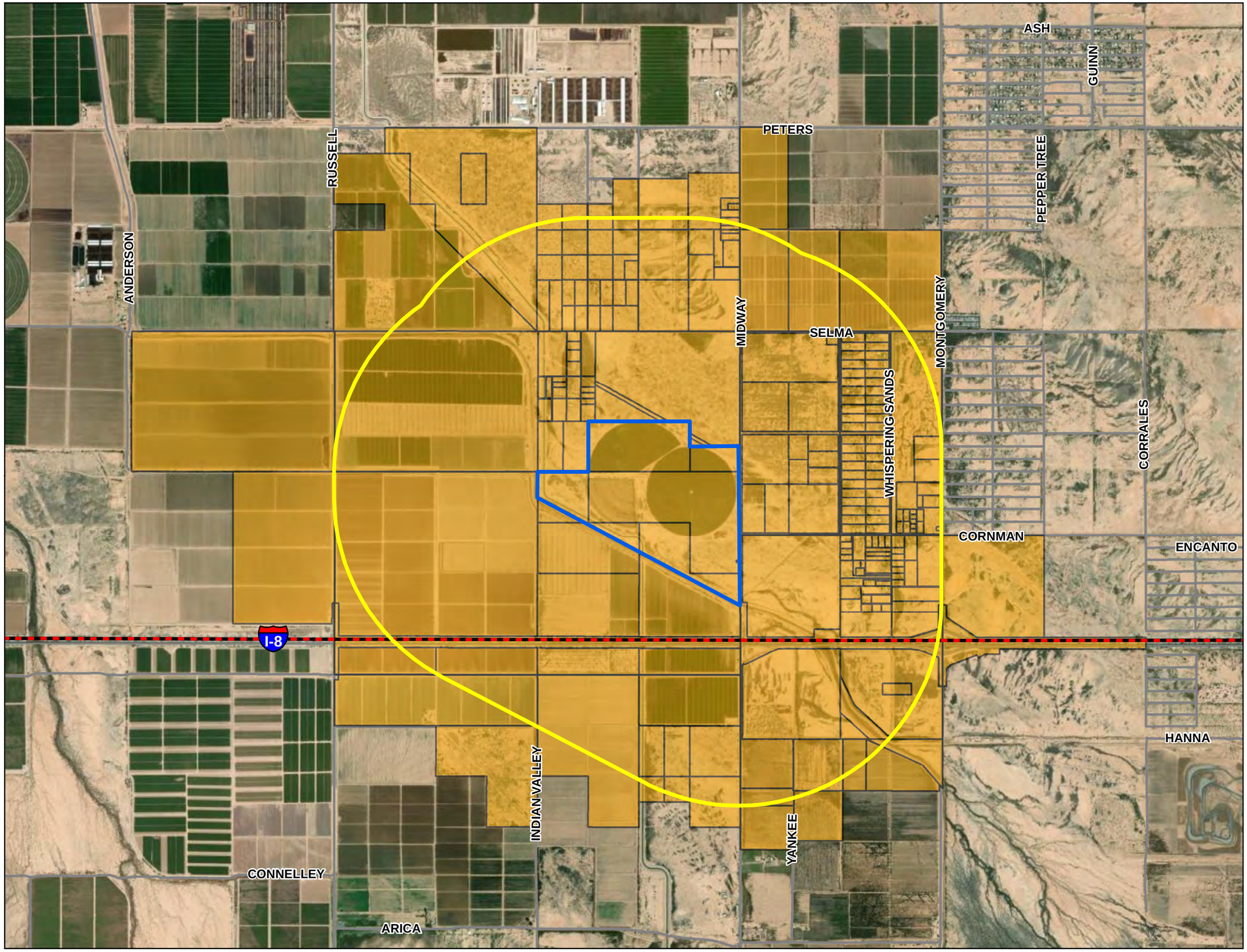
STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Alex Hayes this 20th day of August, 2024.

Notary Public

My Commission Expires: February 22nd, 2026

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



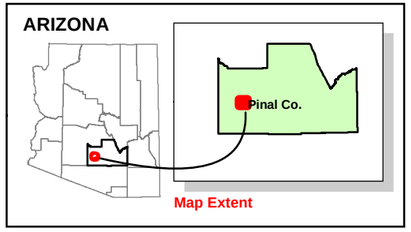
Legend

- 1-Mile Buffer
- Interstate Highway
- Road
- Project Boundary
- Parcels to be Notified

0 0.25 0.5 0.75 1

Miles

SPCS NAD 83, AZ Central, US Ft.
Data Sources: BLM, ESRI, Pima Co., Pinal Co., USGS.
F\...Serrano Solar\Serrano Solr Gen-Ties 052221.mxd 5/22/2021 sjw



Project Bella

1 Mile Boundary

Map Extent: Pinal Counties, AZ

Date: 3.25.24		Author: tlu

,

CENTRAL PARK WEST NY LLC
913 SUMNER PL
LAS CRUCES, NM 88001

MONTGOMERY I8 LLC
271 WINSLOW WAY E # R UNIT ...
BAINBRIDGE ISLAND, WA 9811...

,

CARRILLO RODOLFO & PETRA
1986 S 141ST PL
GILBERT, AZ 85295

,

,

TPK LLC
3219 E CAMELBACK RD STE 78...
PHOENIX, AZ 85018

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

,

LARA DANIEL
17221 GLENBURN AVE
TORRANCE, CA 90504

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

,

HUSTEAD HOLDINGS LLC
179 S 1160 WEST CIR
SAINT GEORGE, UT 84770

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

,

LAKE POWELL INVESTMENT C...
MAIL RETURN
,

STATE OF ARIZONA
PO BOX 1348
FLORENCE, AZ 85132

SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER, AZ 85248

WAGON WHEEL INVESTMENTS...
3690 E AQUARIUS PL
CHANDLER, AZ 85249

MONTGOMERY I8 LLC
271 WINSLOW WAY E UNIT 107...
BAINBRIDGE ISLAND, WA 9811...

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

STINSON GARY L & SHARON M
6111 N 2ND AVE
PHOENIX, AZ 85013

MIDWAY FLOOD CONTROL DIS...
1115 E COTTONWOOD LN STE ...
CASA GRANDE, AZ 85122

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

RINK GLENN
801 W BIRCH AVE
FLAGSTAFF, AZ 86001

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

CRIMMINS DAVID L & STEPHAN...
5420 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

MONTGOMERY ACRES LLC
2683 E MEAD PL
CHANDLER, AZ 85249

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

GALDAMEZ EDGAR & SALVATIE...
4640 N 29TH ST
PHOENIX, AZ 85016

SILVER DAVID JA
33789 N BARBARA DR
SAN TAN VALLEY, AZ 85142

QUILLEN CINDY L
5180 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

PEREZ JOSE ANTONIO & JASMI...
11 N PRIMROSE LN
MARICOPA, AZ 85138

RIORDAN NEPHI & STEPHANIE ...
210 W FLORENCE BLVD
CASA GRANDE, AZ 85122

CHRISTY HAN R & JUNGHI TRS
6319 W REDFIELD RD
GLENDALE, AZ 85306

HEICK CLIFFERD CURRY
27795 W CORNMAN RD
CASA GRANDE, AZ 85193

GARCIA ERIC
5338 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

NUNNINK THEODORE E & MAR...
5190 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CASTILLO ANTONIO B & MARIA...
27847 W CORNMAN RD
CASA GRANDE, AZ 85193

ALCANTAR JUANITA
5268 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

NOBLE ROBERT L & FRERICHS...
5060 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

PALM LANE PROPERTIES LLC
42097 N COYOTE RD
SAN TAN VALLEY, AZ 85140

RIORDAN NEPHI & STEPHANIE ...
210 W FLORENCE BLVD
CASA GRANDE, AZ 85122

M & M HOMESTEADS LLC
5106 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CHASE LARYSSA RAE & JOSHU...
5068 S COYOTE LN
CASA GRANDE, AZ 85193

HUBBELL AMBER
5250 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

SALT RIVER PROJECT AG IMP ...
PO BOX 52025
PHOENIX, AZ 85072

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

LONG BUDDY K & MENDOZA DI...
5000 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

,

QUILLEN CINDY L
5180 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

OU-YANG CHING KUN & BIE YU
17916 CLAIRESS LN
MANOR, TX 78653

PAPPAS DONNA
27504 W CORNMAN RD
CASA GRANDE, AZ 85193

MONTER DAVID M & PAULA M T...
5106 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

SALT RIVER PROJECT AG IMP ...
PO BOX 52025
PHOENIX, AZ 85072

FIGUEROA LUIS & CARMEN H
27788 W CORNMAN RD
CASA GRANDE, AZ 85193

QUILLEN CINDY L
5180 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

AMEZQUITA ALEJANDRO EDUA...
5622 W MONTEROSA ST
PHOENIX, AZ 85031

MATHEY ROBERT N
3465 N COCHISE STRONGHOL...
COCHISE, AZ 85606

LA PAJARA PINTA LLC
4802 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

VIEZCAS ALFREDO
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

CHAMPAGNE-BAKER KATHERIN...
2918 E SIERRA VISTA RD
TUCSON, AZ 85716

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

GOLLIHER LINDA
27588 W CORNMAN RD
CASA GRANDE, AZ 85193

DEMAR MILLER M & SUSANNE ...
1370 W LOBO AVE
MESA, AZ 85202

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

BRUCE ANTHONY
27560 W CORNMAN RD
CASA GRANDE, AZ 85193

GUNDERMAN WILLIAM
4546 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

RUMMEL KENNETH L & ANDEL...
4702 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

CRAIG MICHAEL D & CAREY A
4547 S MAMMOTH DR
CASA GRANDE, AZ 85193

KNOEPFLE NOLAN N
1431 E EMERALD AVE
MESA, AZ 85204

NGUYEN RUBIE
4169 PEBBLE POINTE LN
LILBURN, GA 30047

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

SPENCER WALTER D & DEBOR...
27534 W CORNMAN RD
CASA GRANDE, AZ 85193

STIGARS TAMMY J
4688 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

ELLIOTT NANCY E
4847 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

POWELL BILL & SUSAN
4689 S MAMMOTH DR
CASA GRANDE, AZ 85193

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

SANTOS GLORIA A
4770 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

BUI TUONGLINH & TRUCLINH
10521 E DRAGOON AVE
MESA, AZ 85208

MARQUEZ FRANK & BRIDGET
4762 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

MEJIA RAMIRO
4616 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

ATSS INCOME PROPERTIES LL...
PO BOX 378
PARKER, CO 80134

AVERY JASON & TABITHA
4763 S MAMMOTH DR
CASA GRANDE, AZ 85193

JIMENEZ MARIA
4617 S MAMMOTH DR
CASA GRANDE, AZ 85193

GORDON KERIN ANN
4476 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

HARPER DENNIS W & CARRIE
2314 MAZATZAL ST
SHOW LOW, AZ 85901

MOORE ELVIN B & JACQUELYN...
4263 S MAMMOTH DR
CASA GRANDE, AZ 85193

TRIPLE R-5422 LLC
20871 SE 42ND ST
MORRISTON, FL 32668

JORDE HACIENDA INC
MAIL RETURN
,

DESERT STAR VENTURES LLC
10335 N GERONIMO DR
CASA GRANDE, AZ 85122

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

MOSSON VERONICA A
928 N KADOTA AVE
CASA GRANDE, AZ 85122

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON,, TX 77210

COLWELL WALTER H TR
4405 S MAMMOTH DR
CASA GRANDE, AZ 85193

LEWIS EDWARD & GWENDOLY...
4194 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

MARQUEZ DANIEL
4029 S MAMMOTH DR
CASA GRANDE, AZ 85193

MALDONADO PROPERTIES LLC
MAIL RETURN
,

SPOO HEATHER D
4195 S MAMMOTH DR
CASA GRANDE, AZ 85193

CONAWAY LAURA ANNE TR
4028 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

LOMELI PETER C LIVING TRUS...
4334 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 10...
MESA, AZ 85209

PHAN LY T & VO NHI Y
6 HORTON PL
MILTON, MA 02186

WEST BILLY
4335 S MAMMOTH DR
CASA GRANDE, AZ 85193

MAXIMILLIAN INVESTMENT CO ...
11825 N 55TH PL
SCOTTSDALE, AZ 85254

HICKS STANLEY J
4501 DUSTY TRAIL ST
NORTH LAS VEGAS, NV 89031

SHELBRACK RICHARD M REV F...
16803 W SENNA CT
SURPRISE, AZ 85387

MOORE DEBORAH A
27849 W KIN LI CHEE AVE
CASA GRANDE, AZ 85193

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

MAXIMILLIAN INVESTMENT CO ...
11825 N 55TH PL
SCOTTSDALE, AZ 85254

PALMER FRANCIS L JR & GUEN...
7063 PORTER RD
GRAND BLANC, MI 48439

HORTON TERRY & TIFFINEY
1833 E JULIE DR
TEMPE, AZ 85283

ELKINS ETHAN S & KRISTINA
4262 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

NGUYEN DUNG Q
4169 PEBBLE POINTE LN
LILBURN, GA 30047

BRUNO KARRY ANN
1157 E AVENIDA FRESCA
CASA GRANDE, AZ 85122

T & K INVESTMENTS
PO BOX 189
STANFIELD, AZ 85172

REAGAN LINDA G
3860 S PERISCO RD
CASA GRANDE, AZ 85122

ALBRIGHT LARRY S
3676 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

PEARCE BUDD E
3888 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

CERVANTES JOSE
3751 S PERSICO RD
CASA GRANDE, AZ 85193

EVANS JAMES F
NO ADDRESS GIVEN
,

CASARES ANTONIO
16740 W PIONEER ST
GOODYEAR, AZ 85338

FEDERAL NATIONAL MORTGAG...
5600 GRANITE PKWY APT VII
PLANO, TX 75024

NICHOLS JOSEPH M PATRICK
MAIL RETURN
,

CAZARAS ANTONIO
16740 W PIONEER ST
GOODYEAR, AZ 85338

DICKSON JERRY EDWARD
3746 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

EVANS JAMES F
63 TENNESSEE ST
REDLANDS, CA 92373

DIAMOND IMANI
MAIL RETURN
,

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 10...
MESA, AZ 85209

MCCASLIN JOHN I
1185 E CORDOVA AVE
CASA GRANDE, AZ 85122

REAGAN LINDA G
3860 S PERISCO RD
CASA GRANDE, AZ 85193

AVRAMOVIC VERA
1807 E MENLO ST
MESA, AZ 85203

VILLEGAS GUILLERMO VALDEZ
6015 S 14TH PL
PHOENIX, AZ 85042

REAGAN VINCENT
3860 S PERISCO RD
CASA GRANDE, AZ 85122

ROYAL ESTATES AT MIDWAY LL...
3501 GOOD MORNING CT
FLOWER MOUND, TX 75028

WHITTEMORE STEVEN B & ELA...
3607 S MAMMOTH DR
CASA GRANDE, AZ 85193

BARTELS BRETT A & PAULA
1471 N KOENIG DR
CASA GRANDE, AZ 85122

RAMIREZ CHRISTOPHER T
1338 E DESERT FERN TRL APT ...
CASA GRANDE, AZ 85122

SMITH JAMES WILLIAM & SUSA...
3606 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

SEIDENSTRICKER MATHEW
3816 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

EL PASO NATURAL GAS CO
P O BOX 4372
HOUSTON,, TX 77210

VARGAS SONIA M
3537 S MAMMOTH DR
CASA GRANDE, AZ 85193

FUENTES JONATHAN RAMIREZ ...
3809 S PERSICO RD
CASA GRANDE, AZ 85193

WHITFIELD BOB & BARBARA
3677 S MAMMOTH DR
CASA GRANDE, AZ 85193

LEYVAS MARGARITA
3536 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

BAXTER VISMINDA G SURVIVO...
3463 S MAMMOTH DR
CASA GRANDE, AZ 85193

CASHMERE HOMES LLC
3290 S MONTGOMERY RD
CASA GRANDE, AZ 85193

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

HOBDEN STEVEN
3462 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

KZAZ LLC
2172 M AVE
WILLIAMSBURG, IA 52361

CALLAWAY JON M & RHODES-...
30043 W BLACKMORE RD
CASA GRANDE, AZ 85193

CHAPMAN BERT
3395 S MAMMOTH DR
CASA GRANDE, AZ 85193

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

FIEDLER JENNIFER
29915 W BLACKMORE RD
CASA GRANDE, AZ 85193

MOODY JOE
3394 S WHISPERING SANDS D...
CASA GRANDE, AZ 85193

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

GUTIERREZ JUAN M & ROSA M
716 E MANOR DR
CASA GRANDE, AZ 85122

LA MANCHA RIDGE LLC
3806 WEATHERLY CIR
WESTLAKE VILLAGE, CA 91361

REEFER RONALD C & DONNA J...
598 GIRTY RD
SHELOCTA, PA 15774

MORGENTHAL MARY J
7026 N 22ND DR
PHOENIX, AZ 85021

VIEZCAS ALFREDO & RUELAS ...
4738 S CALLE DE ALICIA
CASA GRANDE, AZ 85193

GAUTHIER DAVID R II
2558 W MEDINA AVE
MESA, AZ 85202

LY TAI T
3015 W MARCONI AVE
PHOENIX, AZ 85053

MAUS STEVEN & SHARON
28051 W SELMA HWY
CASA GRANDE, AZ 85193

CARAVELLO DELORES P
8832 E PUEBLO AVE LOT 2
MESA, AZ 85208

WOODS DANIEL & CATHERINE
2925 E RIGGS RD BOX 174
CHANDLER, AZ 85249

ARTEMAN MELISSA L
3342 S WHISPERNG SAND DR
CASA GRANDE, AZ 85193

CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE, AZ 85193

YANG DEBORA MEI-HSUN
5912 RUTLEDGE LN
AUSTIN, TX 78745

SELMA & MIDWAY LLC
1223 S CLEARVIEW AVE STE 10...
MESA, AZ 85209

CATALDO PAUL M
30420 W SELMA HWY
CASA GRANDE, AZ 85193

MACAK JOHN
2300 S MIDWAY RD
CASA GRANDE, AZ 85193

BYCIUK MIKE & BONNIE SUE
3123 N 78TH ST
MESA, AZ 85207

RAY GORDON & CHRISTEE FA...
2243 E CLAXTON ST
GILBERT, AZ 85297

PULIDO MARIANO BONILLA & H...
6643 W MCKINLEY ST
PHOENIX, AZ 85043

RYL-KUCHAR EDGARDO & ROS...
2724 S SLOANE RD
CASA GRANDE, AZ 85193

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY, AZ 85253

MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA, AZ 85138

CASA IN CASA PROPERTIES LL...
6730 E MCDOWELL RD STE 136
SCOTTSDALE, AZ 85257

EVERLASTING INVESTMENTS L...
1664 W MERRILL LN
GILBERT, AZ 85233

MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA, AZ 85138

MASYNO LAND HOLDINGS LLC
PO BOX 520
COOLIDGE, AZ 85128

HANKS AUDREY A
14022 BOLIVER DR
SUN CITY, AZ 85351

MARQUEZ RAYMUNDO
3012 PRAIRIE BLF
SEGUIN, TX 78155

HANKS AUDREY A
14022 BOLIVER DR
SUN CITY, AZ 85351

MACIAS MIGUEL H
29048 W BELKNAP RD
CASA GRANDE, AZ 85193

BOHANON GRISELDA
MAIL RETURN
,

MACIAS MIGUEL H
2658 S MIDWAY RD
CASA GRANDE, AZ 85193

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY, AZ 85253

BOHANON GRISELDA
27693 W TALIS LN
CASA GRANDE, AZ 85193

AGUILAR ANGELICA
12424 W HIDALGO AVE
AVONDALE, AZ 85323

,

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

VAL VISTA MARKETPLACE LLC
4237 E KEIM DR
PARADISE VALLEY, AZ 85253

,

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

DAY TERRY E
2622 S SLOANE RD
CASA GRANDE, AZ 85193

RHODES BRIAN SCOTT & APRI...
PO BOX 11090
CASA GRANDE, AZ 85130

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

CASA IN CASA PROPERTIES LL...
6730 E MCDOWELL RD STE 136
SCOTTSDALE, AZ 85257

MARICOPA-STANFIELD IRRIGAT...
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

CASA IN CASA PROPERTIES LL...
6730 E MCDOWELL RD STE 136
SCOTTSDALE, AZ 85257

RHODES BRIAN SCOTT
PO BOX 11090
CASA GRANDE, AZ 85130

SMITH BOYD EARL
1713 E BRIDGEPORT PKWY
GILBERT, AZ 85295

HAWKINS EDWARD JR
26 RAINEY CT
COLUMBIA, SC 29229

CHRISTY FAMILY TRUST
6991 W ASHBY DR
PEORIA, AZ 85383

BRUNO WILLIAM S
PO BOX 1630
CHANDLER, AZ 85244

MARICOPA STANFIELD IRRIGAT...
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138

RESERVOIR FAVOR INVESTME...
6034 S 20TH GLN
PHOENIX, AZ 85041

MARICOPA STANFIELD IRRIGAT...
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138

BRUNO WILLIAM S
PO BOX 1630
CHANDLER, AZ 85244

STANFIELD 1295 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284

GRADO RAFAEL JR
3646 W RUE DE LAMOUR AVE
PHOENIX, AZ 85029

MUNOZ MARIO ROLANDO JR
27639 W CORNMAN RD
CASA GRANDE, AZ 85193

RENTERIA JOSE
1340 W TAMARISK ST
PHOENIX, AZ 85041

RENTERIA JOSE
1340 W TAMARISK ST
PHOENIX, AZ 85041

GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE, AZ 85193

GILCHRIST MICHAEL
5020 S COYOTE LN
CASA GRANDE, AZ 85193