LEGEND

(R)	RECORD INFORMATION
(L)	RECORD INFORMATION PER LEGAL DESCRIPTION
(M)	MEASURED INFORMATION
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
BWF	BARBED WIRE FENCE
CONC.	CONCRETE
DKT.	DOCKET
ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
	FOUND BRASS CAP IN HAND HOLE
C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
	FOUND BRASS CAP AS NOTED
AC	FOUND ALUMINUM CAP AS NOTED
R	FOUND REBAR AS NOTED
R	SET 1/2" REBAR WITH CAP LS#33851
	DOWNGUY
	POWER POLE
	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
	SIGN
#	SCHEDULE B ITEM NUMBER
A	SCHEDULE B ITEM NUMBER
	PROPERTY LINE
X	BARBED WIRE FENCE
G	UNDERGROUND GAS LINE
OHE	OVERHEAD ELECTRIC LINE
	FLOOD ZONE BOUNDARY

POINT OF BEGINNING PARCEL NO. 2
NORTHWEST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)

APN 510-70-026A

NORTH 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR W/
ALUMINUM CAP LS#36562

N89°52'22"E 2637.84'(M)
S89°52'15"E 2638.15'(R1)
S89°59'E 2639.34'(GLO)

APN 510-70-020E
APN 510-70-020D
APN 510-70-0210
APN 510-70-0220
APN 510-70-019C
APN 510-70-019E

N89°53'53"E 2637.65'(M)
S89°52'15"E 2638.15'(R1)
S89°59'E 2639.34'(GLO)

FOUND ALUMINUM CAP STAMPED"1647"

POINT OF BEGINNING PARCEL NO. 1
NORTHEAST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR WITH
ALUMINUM CAP LS#36562

PAPAGO ROAD
DIRT ROAD
2393.16'
217.86'
26.63'
50' COUNTY HIGHWAY ESM'T
DKT. 303, PG. 573 (17)
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
D DIRT TRAIL
D DIRT TRAIL
D DIRT TRAIL
N34°14'45"E 1383.89'
S34°14'37"W 1057.16'
FOUND ALUMINUM CAP STAMPED"1647"
20' X 20' CONC. TANK
DIRT ROADS
FLOOD ZONE A
PAVED ROAD (D)
CONC. DITCH (B)
WELL PUMP (C)
DIRT ROAD (D)
A
CAPPED WELL (C)
4' X 8' SUMP
12" STAND PIPE
N00°07'04"E 2635.29'(M)
N00°18'41"E 2640.74'(R1)
N00°10'E 2640.00'(GLO)
N00°06'41"E 2638.38'
D DIRT ROAD
FOUND ALUMINUM CAP STAMPED"1647"
MISC. CONC. PADS
FOUND ALUMINUM CAP STAMPED"1647"
LAND PURCHASE CONTRACT DKT. 1364, PG. 160
S20°54'51"W 792.48'
S00°04'37"W 2640.30'(M)
S00°16'43"W 2640.62'(R1)
S00°11'W 2640.00'(GLO)
MATCH SHEET 3
HIDDEN VALLEY ROAD
FLOOD ZONE X
SUBJECT PARCEL NO. 2
(NO BUILDINGS OBSERVED)
WARREN ROAD
N07°35'13"E 2002.42'
APN 510-45-004C
S07°35'13"W 1203.44'
FLOOD ZONE X
SUBJECT PARCEL NO. 1
(NO BUILDINGS OBSERVED)
WEST 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
N89°56'24"E 2638.13'
CONC. DITCH (B)
N89°56'24"E 1319.62'
2639.24'
1319.62'
CONC. DITCH
EAST 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR W/
NO I.D.
BWF LIES 31.9' (F) WEST OF PL
DIRT ROAD
CENTER OF SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
NOTHING FOUND OR SET
FOUND ALUMINUM CAP STAMPED"1647" (ACCEPTED)
FOUND 1/2" REBAR W/NO I.D.
1.42' NORTH, 0.99' EAST
(NOT ACCEPTED)
FOUND ALUMINUM CAP STAMPED"1647"
D PAVED ROAD
50' R/W
12" STAND PIPE
D DIRT TRAIL
CONC. DITCH (B)
PAVED ROAD (D)
1974.98'
N00°07'43"E 2639.19'(M)
N00°19'20"E 2639.26'(R1)
N00°10'E 2640.00'(GLO)
N00°06'41"E 1979.42'
1319.61'
S07°01'58"W 772.29'
S04°01'24"E 611.82'
1319.85'
N00°05'52"E
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
FLOOD ZONE A
FLOOD ZONE X
1320.09'
DIRT ROAD
FOUND ALUMINUM CAP STAMPED"1647" (ACCEPTED)
FOUND 1/2" REBAR W/NO I.D.
0.80' NORTH, 0.45' EAST
(NOT ACCEPTED)
FOUND ALUMINUM CAP (I.D. ILLEGIBLE) AFFIXED TAG LS#33851
FOUND 1/2" REBAR WITH CAP LS#36562
S15°09'03"E 659.03'
DIRT ROAD
B CONC. DITCH
N89°57'01"E 1319.94'
N08°00'13"W 344.78'
659.97'
S89°57'01"W 659.97'
APN 510-45-003C
10' GAS LINE ESMT DKT. 257, PG. 109 (16)
B CONC. DITCH
FLOOD ZONE X
CONC. DITCH (B)
METER STATION & PIPELINE ESMT DKT. 105, PG. 578 (15)
CONC. DITCH
659.81'
FOUND 1/2" REBAR WITH NO I.D. 1.67' NORTH, 0.39' EAST (NOT ACCEPTED) SET 1/2" REBAR WITH CAP LS#33851
659.92'
1319.85'
S00°22'59"E 405.79'
1066.75'
1265.80'
S00°23'00"E 605.84'
659.98'
APN 510-45-003B
S00°05'27"W 660.04'
S00°05'03"W
S00°16'43"W
S00°11'W
PERMANENT WATER DIST. SYSTEM ESMT DKT. 1639, PG. 862 (28)
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
1320.09'
S89°57'19"W 1617.81'
297.71'
180.00'
N89°57'19"E 660.05'
S89°57'19"W 182.34'
(36) 50' PIPELINE ESMT FEE NO. 2009-016069
50' ALL-AMERICAN PIPELINE ESMT DKT. 1269, PG. 3 (41)
(F) BWF LIES 35.4' WEST OF PL
664.21'
DIRT ROAD
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
APN 510-45-002A
APN 510-45-002B
N00°05'52"E 659.92'
S00°22'59"E
N00°23'00"W
N00°05'27"E 659.98'
APN 510-45-003A
FLOOD ZONE X
660.04'
50' TEMPORARY WORKSPACE ESMT (36) FEE NO. 2009-016069
S89°56'26"W 2638.92'(M)
N89°54'41"E 2638.87'(R10)
N89°50'35"W 2639.96'(R1)
N89°57'W 2640.00'(GLO)
PAVED ROAD (D)
BROKEN CONCRETE SILO
D PAVED ROAD
D END PAVED ROAD
S00°06'41"W 659.81'
1320.25'
180.00'
176.87'
303.25'
660.13'
ADDITIONAL TEMPORARY WORKSPACE ESMT (36) FEE NO. 2009-016069
S89°56'26"W 1532.80'
S89°56'26"W 1106.12'(M)
S89°58'W 1106.1'(R8)
33' R/W
VAL VISTA ROAD
S89°57'38"W 2640.50'(M)
N89°52'17"W 2639.85'(R1)
N89°57'W 2640.00'(GLO)
SOUTHEAST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND PINAL COUNTY
BRASS CAP FLUSH
SOUTHWEST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION PER (R11)
FOUND DESTROYED BRASS CAP NEARBY
120' EL PASO GAS PIPELINE ESMT
BK. 78 DEEDS, PG. 104, DKT. 6, PG. 26, DKT. 21, PG. 45, DKT. 521, PG. 296, DKT. 521, PG. 299,DKT. 788, PG. 611, DKT. 799, PG. 678, DKT. 803, PG. 398, BK. 78 DEEDS, PG. 567 & BK. 79 DEEDS, PG. 353
(11)(12)(13)
SOUTH 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR
NO IDENTIFICATION
AFFIXED CAP LS#33851
MATCH SHEET 5

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NO.	REVISION	DATE
1	UPDATED TITLE COMMITMENT	02/23/21

Coe & Van Loo Consultants, Inc.

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HIDDEN VALLEY

MARICOPA, ARIZONA

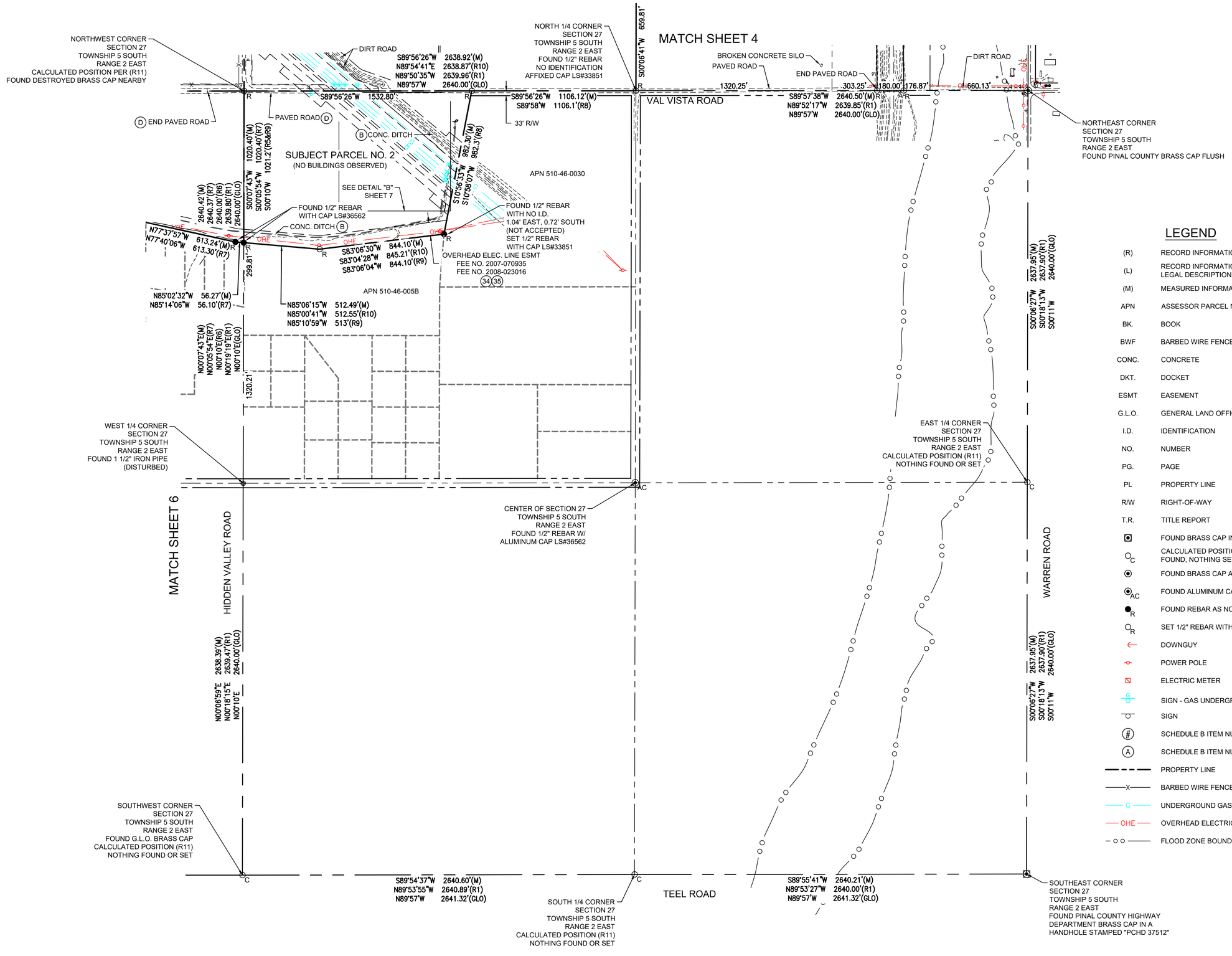
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

SHEET 04 OF 07

CVL Contact: M. RUSSO
CVL Project #: 01-01120-06

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LEGEND

(R)	RECORD INFORMATION
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(M)	MEASURED INFORMATION
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
BWF	BARBED WIRE FENCE
CONC.	CONCRETE
DKT.	DOCKET
ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
	FOUND BRASS CAP IN HAND HOLE
C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
	FOUND BRASS CAP AS NOTED
AC	FOUND ALUMINUM CAP AS NOTED
R	FOUND REBAR AS NOTED
R	SET 1/2" REBAR WITH CAP LS#33851
	DOWNGUY
	POWER POLE
	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
	SIGN
#	SCHEDULE B ITEM NUMBER
A	SCHEDULE B ITEM NUMBER
	PROPERTY LINE
X	BARBED WIRE FENCE
G	UNDERGROUND GAS LINE
OHE	OVERHEAD ELECTRIC LINE
	FLOOD ZONE BOUNDARY

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HIDDEN VALLEY

MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

SHEET 05 OF 07

CVL Contact: M. RUSSO

CVL Project # 01-01120-06

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CONC.	CONCRETE
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ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
⊙	FOUND BRASS CAP IN HAND HOLE
O_C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
⊙	FOUND BRASS CAP AS NOTED
$\odot_{AC}$	FOUND ALUMINUM CAP AS NOTED
$\bullet_R$	FOUND REBAR AS NOTED
O_R	SET 1/2" REBAR WITH CAP LS#33851
←	DOWNGUY
⊸	POWER POLE
⊠	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
⊸	SIGN
(#)	SCHEDULE B ITEM NUMBER
(A)	SCHEDULE B ITEM NUMBER
— — —	PROPERTY LINE
——X——	BARBED WIRE FENCE
—— G ——	UNDERGROUND GAS LINE
—— OHE ——	OVERHEAD ELECTRIC LINE
— o o —	FLOOD ZONE BOUNDARY

NORTHWEST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND G.L.O. BRASS CAP

33' R/W

33' R/W

1319.23'

N89°56'52"W 2638.46'(M)
N89°58'00"W 2638.50'(R4)
N89°55'W 2638.80'(R3)
N89°44'43"W 2637.21'(R1)
N89°57'W 2641.32'(GLO)

1319.23'

NORTH 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR WITH
ILLEGIBLE IDENTIFICATION

33' R/W

VAL VISTA ROAD

N89°57'52"W 297.40'(M)
N89°55'W 297.4'(R5)

N35°53'10"W 430.50'(M)
N35°50'18" W 430.5(R5)

MATCH SHEET 3

S00°07'28"W 431.85'(M)
N00°06'04"E 410.20'(R4)
N00°08'E 410.2'(R3)

FOUND 1/2" REBAR WITH NO I.D.
AFFIXED CAP LS#33851

N89°57'52"W 2638.32'(M)
N89°46'29"W 2638.17'(R1)
N89°57'W 2641.32'(GLO)

N89°57'52"W 2340.92'

(D) PAVED ROAD

664

NORTHEAST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION PER (R11)
FOUND DESTROYED BRASS CAP NEARBY

ROCK OUTCROPPINGS

(D) DIRT ROAD

FOUND 1/2" REBAR
WITH CAP LS#36562

SUBJECT PARCEL NO. 4
(NO BUILDINGS OBSERVED)

CONC. DITCH

(B)

OHE

N67°58'49"W 245.60'(M)
67°51'32"W 245.60'(R5)

N67°58'49"W
4.48'(M)
N67°54'10"W
4.57'(R7)

N71°54'14"W
N71°55'45"W 568.52'(M)
568.8'(R5)

FOUND 1/2" REBAR
WITH CAP LS#36562
OVERHEAD ELEC. LINE ESMT
FEE NO. 2007-070935
FEE NO. 2008-023016

(34) (35)

APN 510-47-0020

30' R/W

30' R/W

N67°58'49"W
N67°51'32"W 710.89'(M)
711.52'(R6)
N67°58'49"W 960.90'

APN
510-47-007E

SEE DETAIL "C" BELOW

APN
510-47-007N

APN 510-47-007M
APN 510-47-007L
APN 510-47-007K
APN 510-47-007J
APN 510-47-007H

N77°37'57"W
N77°40'06"W 613.24'(M)
613.30'(R7)

N85°02'32"W 56.27'(M)
N85°14'06"W 56.10'(R7)

2640.42'(M)
2640.37'(R7)
2640.00'(R6)
2639.80'(R1)
2640.00'(GLO)

1020.40'(M)
1020.40'(R7)
1021.2'(R5&R9)
S00°07'43"W
S00°05'54"W
S00°10'W

299.81'

APN 510-46-005B

N85°06'15"W 512.49'(M)
N85°00'41"W 512.55'(R10)
N85°10'59"W 513'(R9)

N00°07'43"E(M)
N00°05'54"E(R7)
N00°10'E(R6)
N00°19'19"E(R1)
N00°10'E(GLO)

1320.21'

N00°16'48"E 2637.57'(M)
N00°09'E 2640.00'(GLO)

WEST 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

CENTER OF SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR W/
ALUMINUM CAP LS#36562

EAST 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1 1/2" IRON PIPE
(DISTURBED)

MATCH SHEET 5

SAGE STREET

N00°06'09"E 2643.11'(M)
N00°09'E 2640.00'(GLO)

HIDDEN VALLEY ROAD

N00°06'59"E 2638.39'(M)
N00°18'15"E 2639.47'(R1)
N00°10'E 2640.00'(GLO)

FOUND ALUMINUM CAP
STAMPED "37512"
(DISTURBED)

FOUND 1/2" REBAR
WITH CAP STAMPED "BT15933"
(DISTURBED) (NOT ACCEPTED)

FOUND 1 1/2" IRON PIPE
(DISTURBED) (NOT ACCEPTED)

DETAIL "C"
NOT TO SCALE

SOUTHWEST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

S89°59'36"W 2645.42'(M)
N89°54'W 2642.64'(GLO)

SOUTH 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

TEEL ROAD

N89°56'44"W 2637.69'(M)
N89°54'W 2642.64'(GLO)

SOUTHEAST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

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Phoenix, Arizona 85014
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Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY

MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 2-25-21
ARIZONA U.S.A.

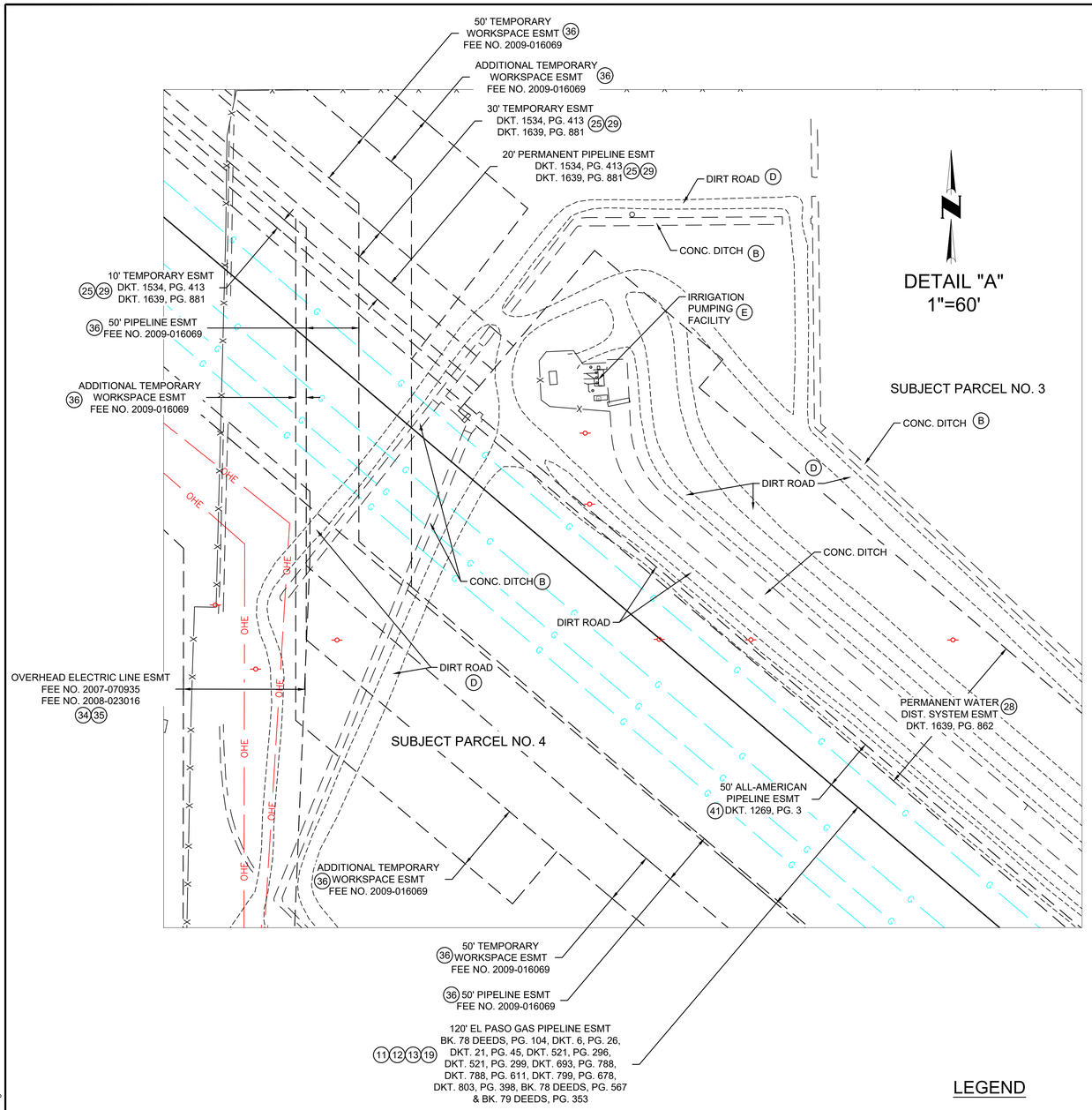
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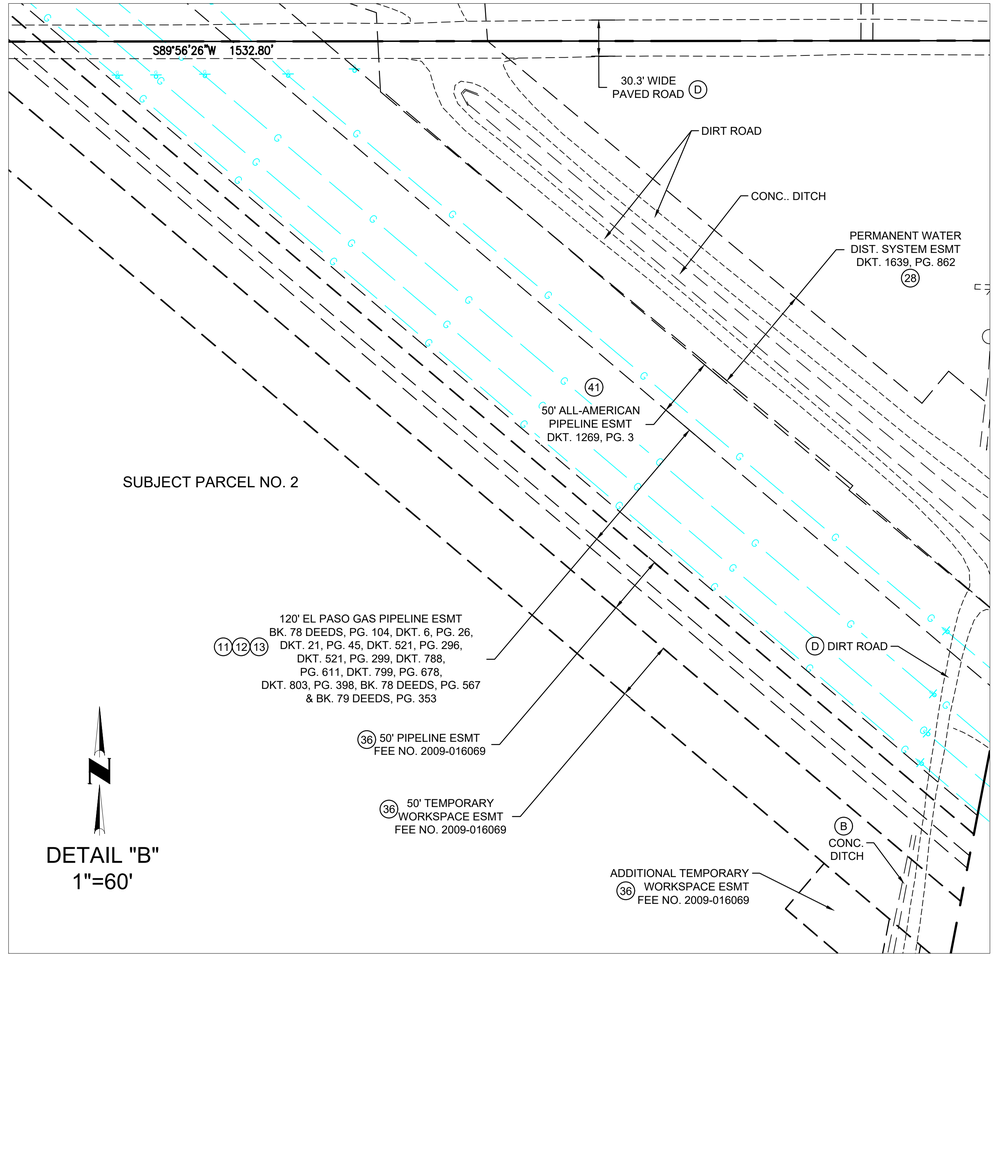
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LEGEND

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(L)	RECORD INFORMATION PER LEGAL DESCRIPTION	PG.	PAGE
(M)	MEASURED INFORMATION	PL	PROPERTY LINE
APN	ASSESSOR PARCEL NUMBER	R/W	RIGHT-OF-WAY
BWF	BARBED WIRE FENCE	T.R.	TITLE REPORT
BK.	BOOK	⊡	FOUND BRASS CAP IN HAND HOLE
CONC.	CONCRETE	○C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
DKT.	DOCKET	⊙	FOUND BRASS CAP AS NOTED
ESMT	EASEMENT	⊙AC	FOUND ALUMINUM CAP AS NOTED
G.L.O.	GENERAL LAND OFFICE	●R	FOUND REBAR AS NOTED
I.D.	IDENTIFICATION	○R	SET 1/2" REBAR WITH CAP LS#33851

←	DOWNGUY
-o-	POWER POLE
⊠	ELECTRIC METER
G / O	SIGN - GAS UNDERGROUND
O	SIGN
(#)	SCHEDULE B ITEM NUMBER
(A)	SCHEDULE B ITEM 40 EXCEPTION
— — —	PROPERTY LINE
——X——	BARBED WIRE FENCE
——G——	UNDERGROUND GAS LINE
——OHE——	OVERHEAD ELECTRIC LINE
– o o –	FLOOD ZONE BOUNDARY

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Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY
MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
2-25-21
Date Signed
ARIZONA U.S.A.

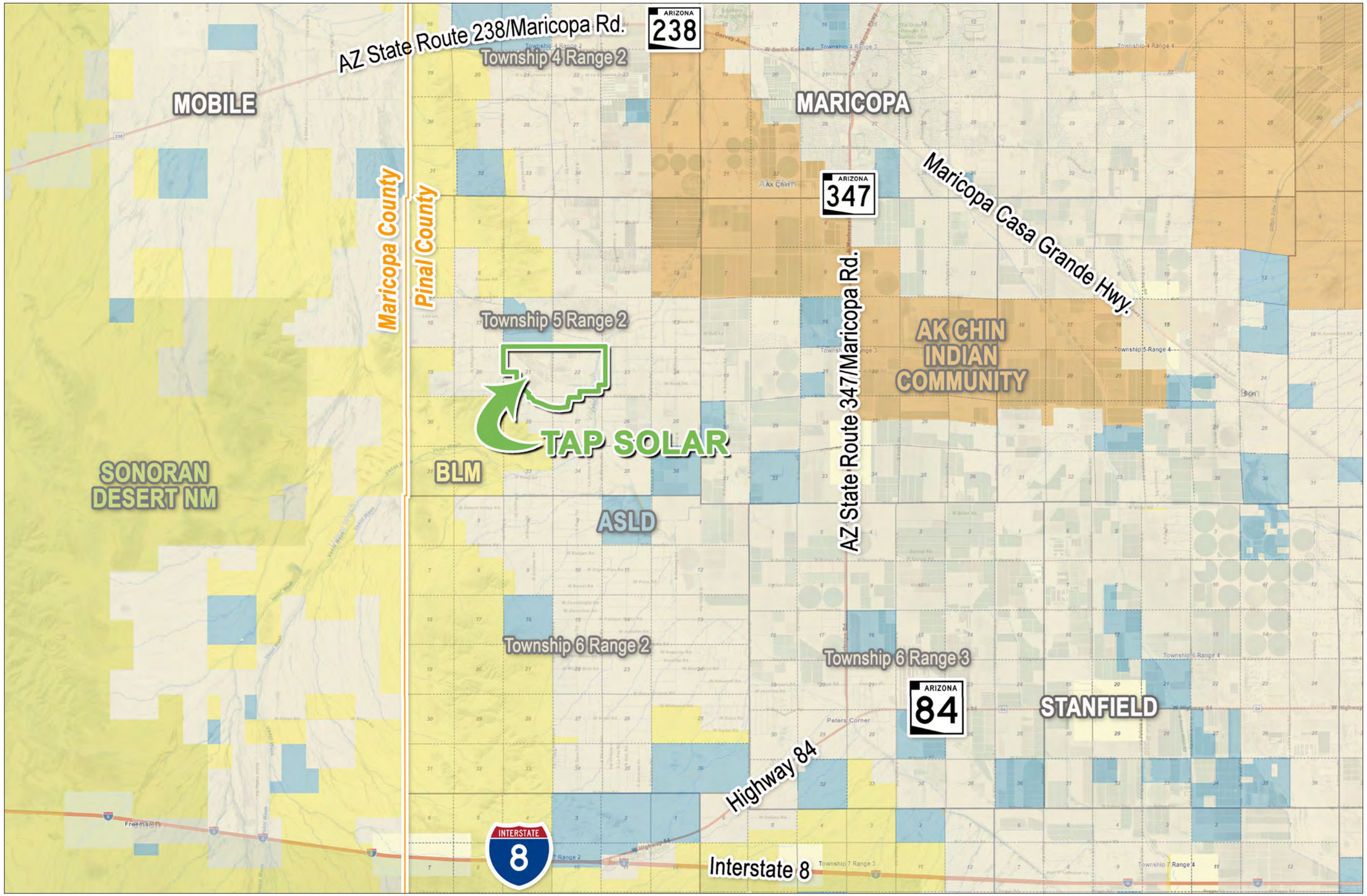
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CVL Contact: M. RUSSO

CVL Project #: 01-01120-06

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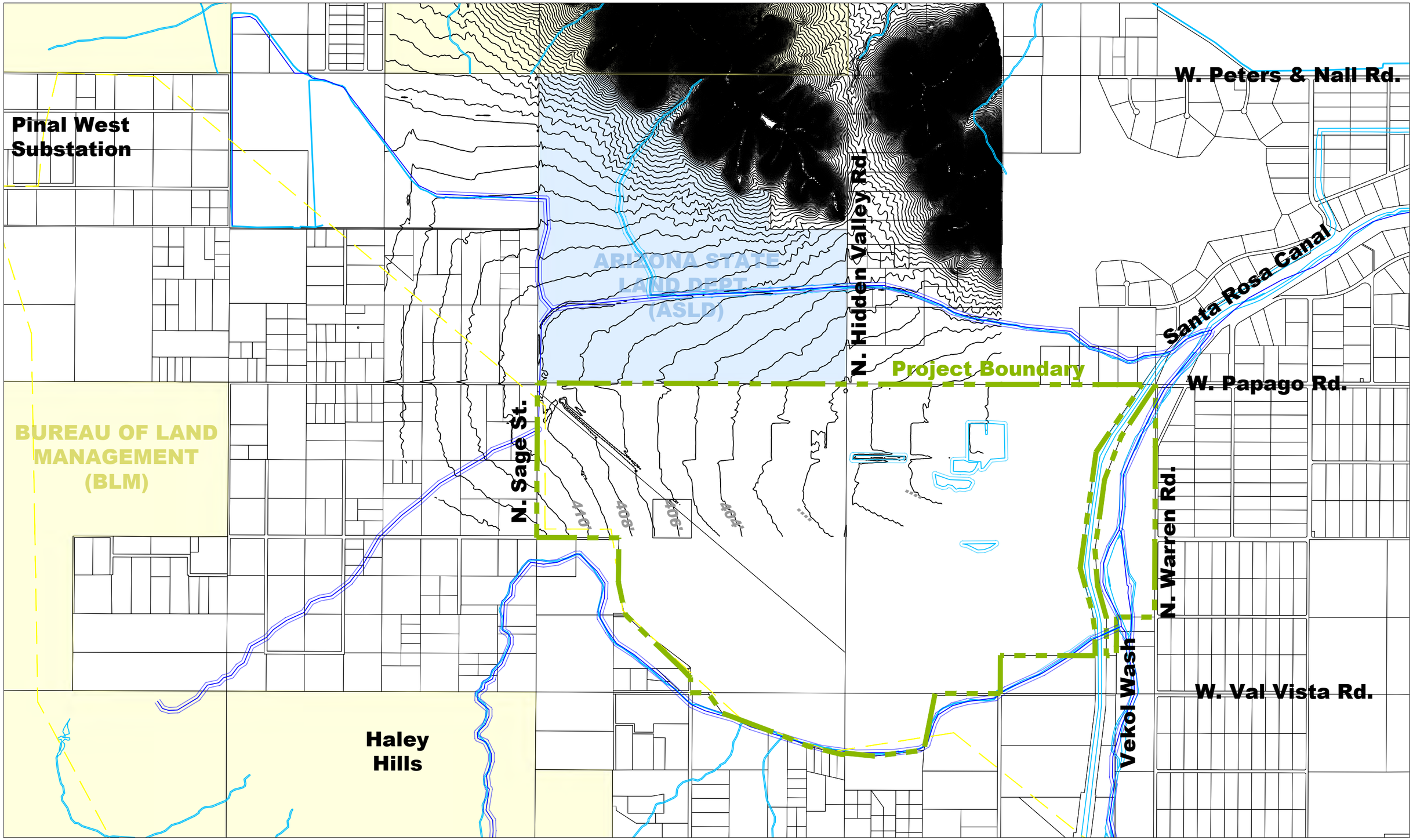


Kimley»Horn

TAP SOLAR PROJECT

LOCATION MAP - 2024.05.30

0 5,000' 10,000' 20,000' NORTH



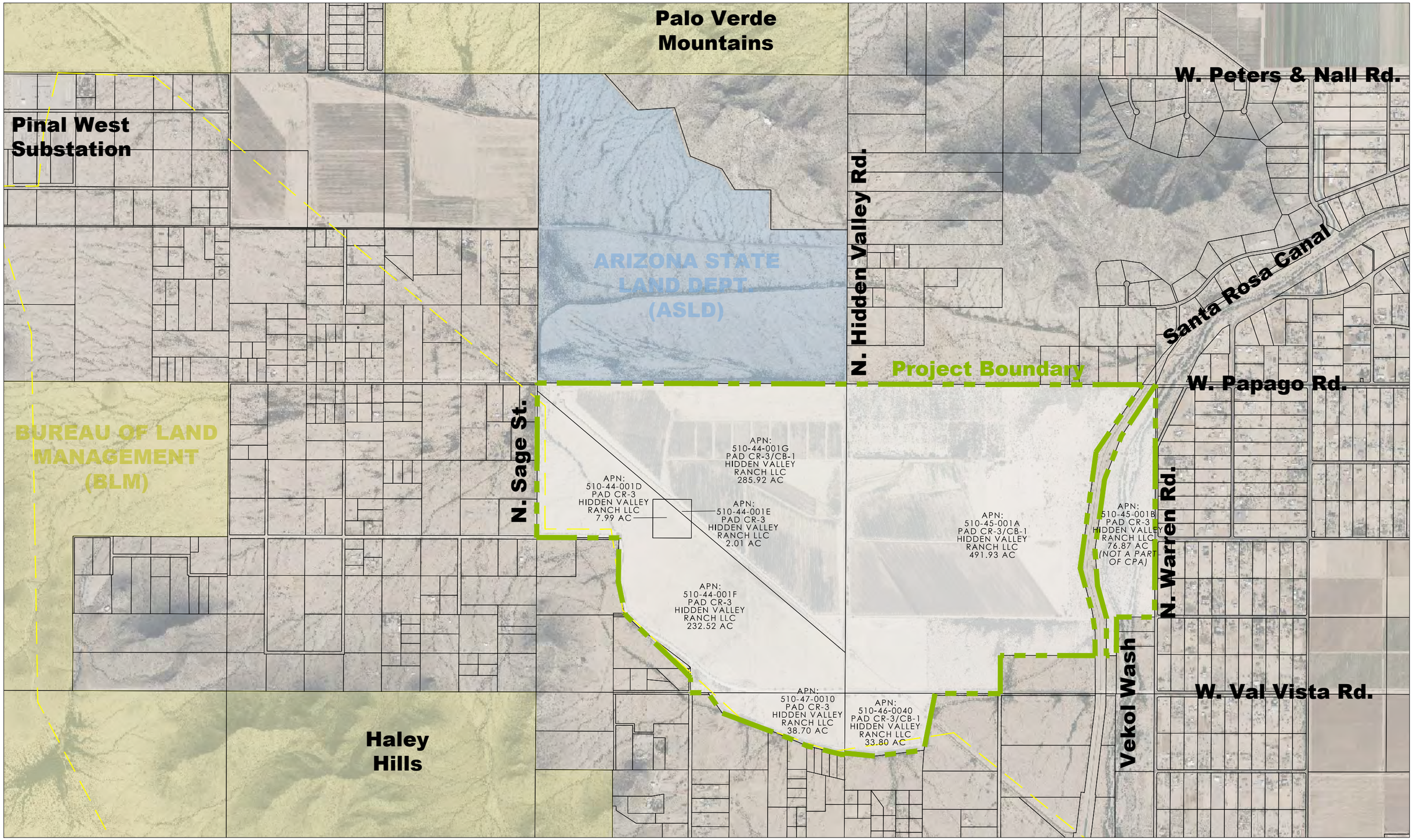
Kimley»Horn

TAP SOLAR PROJECT

TOPOGRAPHIC MAP - 2024.05.30

0 750' 1,500' 2,250'

NORTH



Kimley»Horn

TAP SOLAR PROJECT

SITE MAP W/ OWNERSHIP - 2024.05.30

0 750' 1,500' 2,250'

NORTH

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:
TAP Solar Site

Project Description:
TAP Solar Site

Project Type:
Energy Production/Storage/Transfer, Energy Production (generation), photovoltaic solar facility (new/expansion)

Contact Person:
Justin Kinkade

Organization:
Kimley-Horn

On Behalf Of:
CONSULTING

Project ID:
HGIS-22111

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.

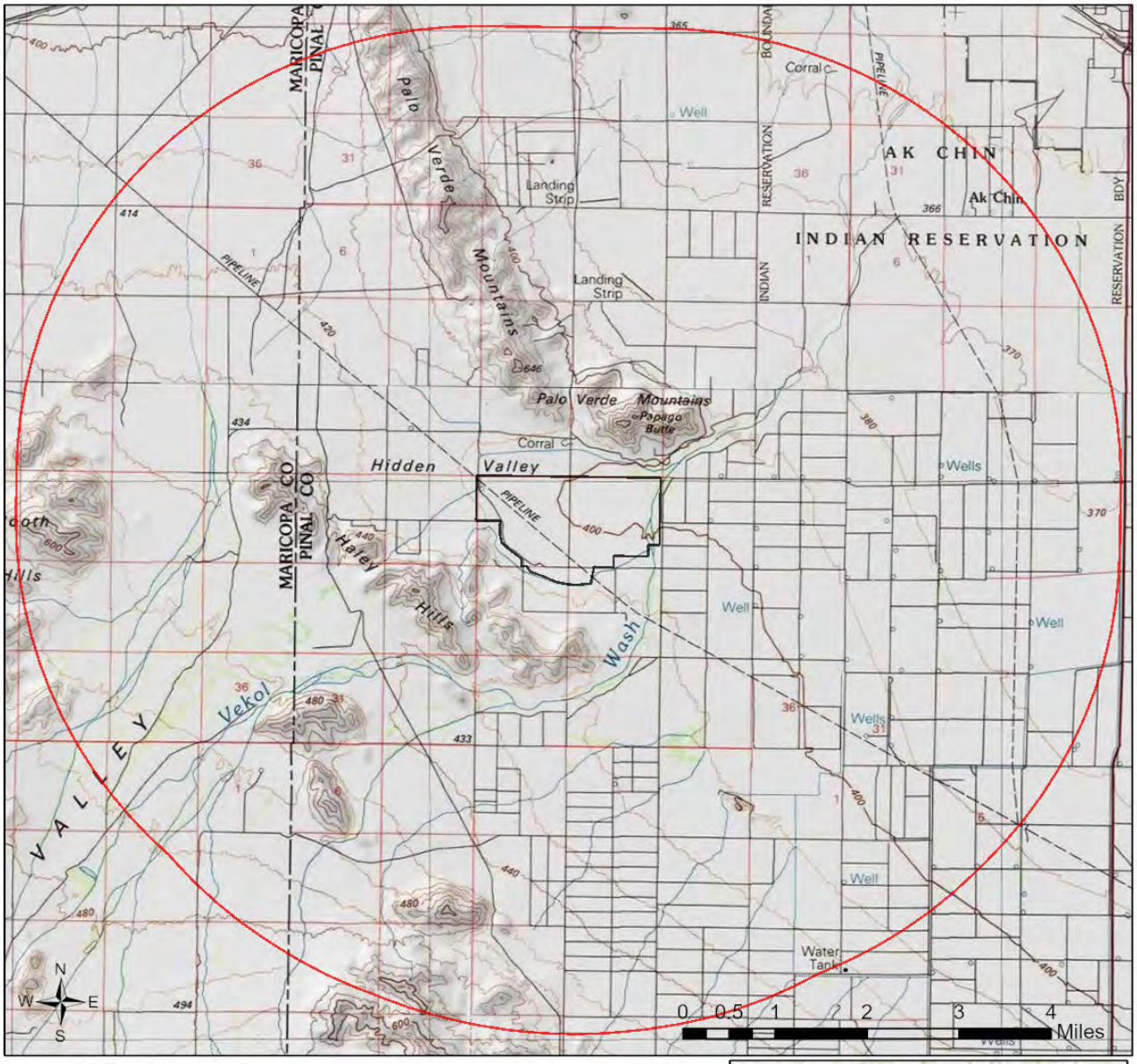
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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.

TAP Solar Site

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 1,190.40

Lat/Long (DD): 32.9784 / -112.1510

County(s): Pinal

AGFD Region(s): Yuma

Township/Range(s): T5S, R2E

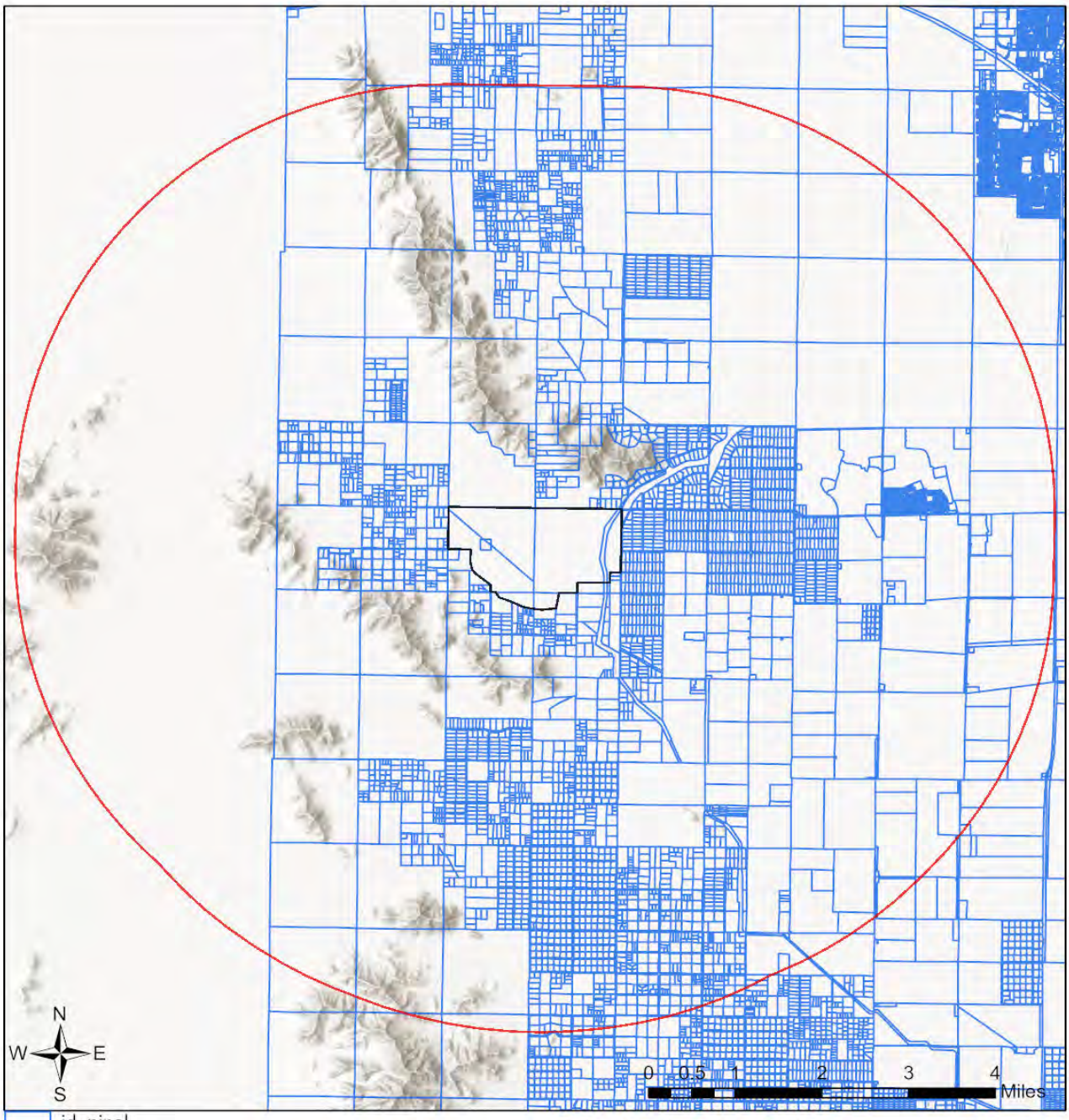
USGS Quad(s): HALEY HILLS



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

TAP Solar Site

Web Map As Submitted By User



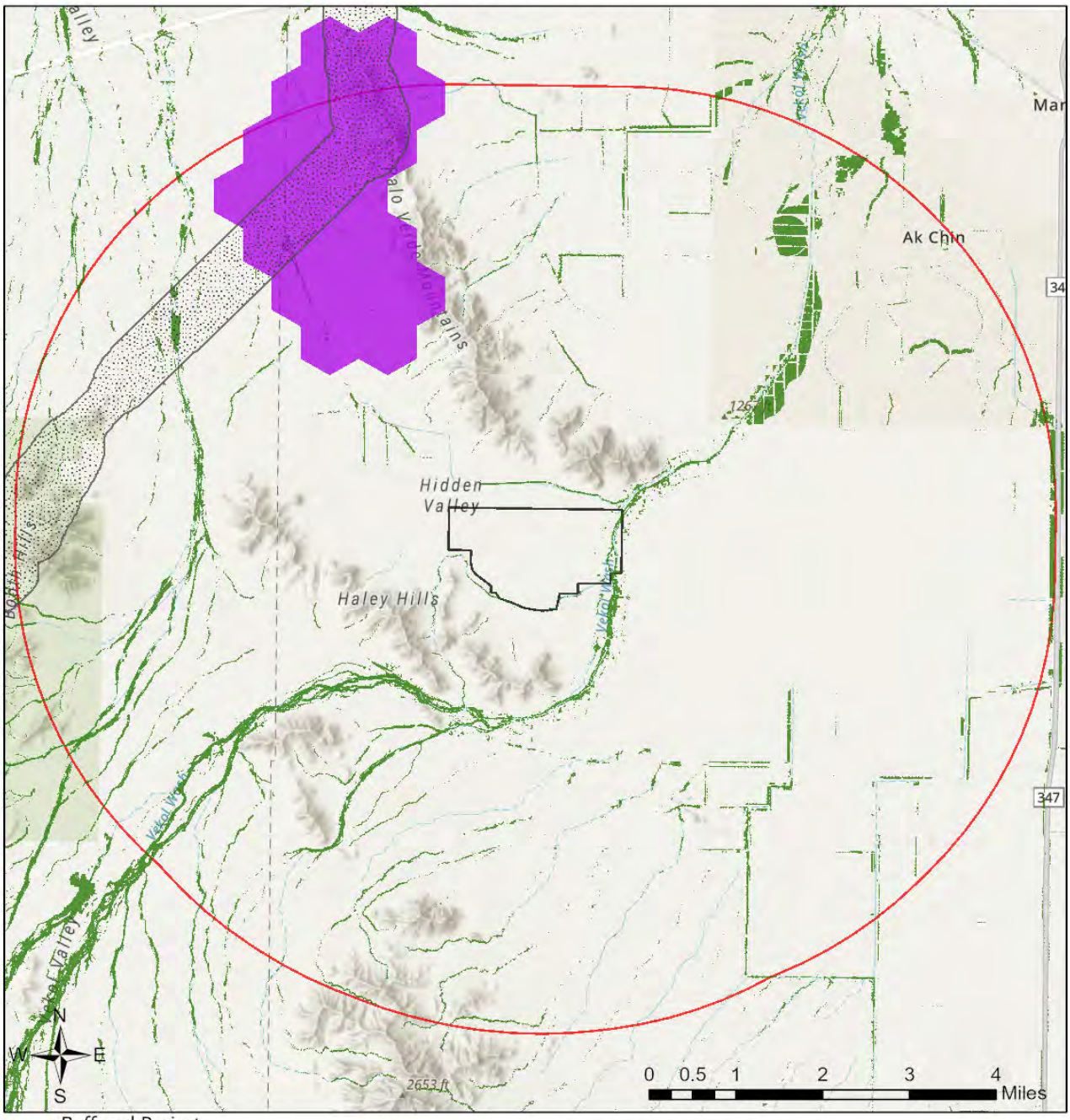
id_pinal
Buffered Project Boundary
Project Boundary

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Lat/Long (DD): 32.9784 / -112.1510
County(s): Pinal
AGFD Region(s): Yuma
Township/Range(s): T5S, R2E
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Esri, NASA, NGA, USGS

TAP Solar Site

Important Areas



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

Project Size (acres): 1,190.40

Lat/Long (DD): 32.9784 / -112.1510

County(s): Pinal

AGFD Region(s): Yuma

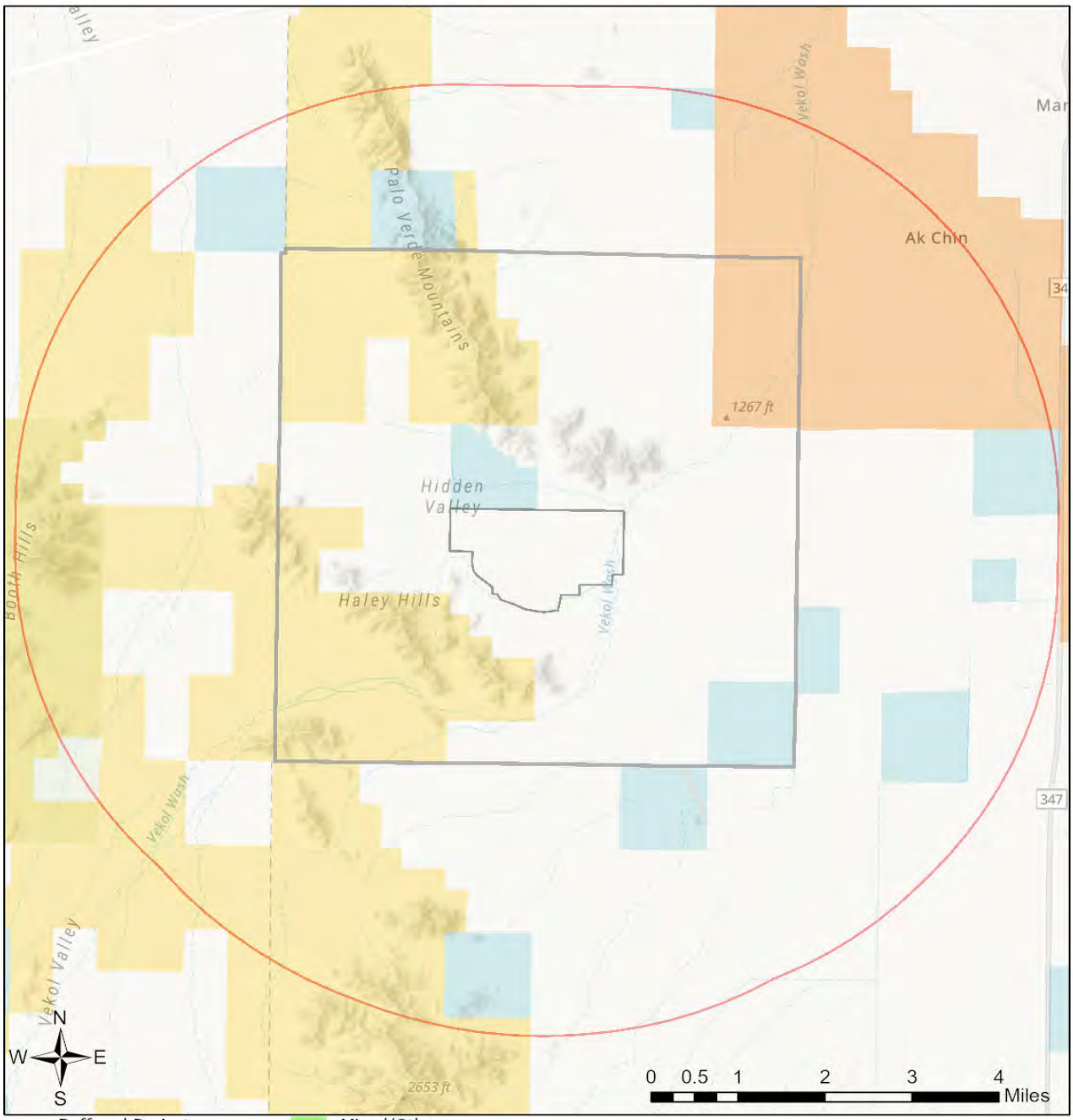
Township/Range(s): T5S, R2E

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

TAP Solar Site

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

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

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Crotalus pyrrhus	Speckled Rattlesnake					2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Incilius alvarius	Sonoran Desert Toad					2
Lepus alleni	Antelope Jackrabbit					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
Estrella Mountains - Vekol Valley	Pinal County Wildlife Movement Area - Landscape					
Riparian Area	Riparian Area					
Sonoran Desert Nat Mon - Palo Verde Hills	Maricopa County Wildlife Movement Area - Landscape					
Vekol Valley - Vekol Wash	Maricopa County Wildlife Movement Area - Riparian/Wash					

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
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
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Chaetodipus baileyi	Bailey's Pocket Mouse					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

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
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Crotalus tigris	Tiger Rattlesnake					2
Crotaphytus nebrius	Sonoran Collared Lizard					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
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1
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
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
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Phrynosoma solare	Regal Horned Lizard					2
Pooecetes gramineus	Vesper Sparrow					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					

Odocoileus hemionus	Mule Deer
Pecari tajacu	Javelina
Puma concolor	Mountain Lion
Zenaida asiatica	White-winged Dove
Zenaida macroura	Mourning Dove

Project Type: Energy Production/Storage/Transfer, Energy Production (generation), photovoltaic solar facility (new/expansion)

Project Type Recommendations:
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.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

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/).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (https://www.fws.gov/office/arizona-ecological-services).

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

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:
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.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MARICOPA, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

That part of the East half of Section 22, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the aluminum cap stamped "LS36562" marking the Northeast corner of said Section 22, from which the 1/2 inch rebar marking the East quarter corner of said Section 22 bears South 00 degrees 04 minutes 37 seconds West, a distance of 2640.30 feet;

Thence South 00 degrees 04 minutes 37 seconds West, along the East line of the Northeast quarter of said Section 22, a distance of 2640.30 feet to the East quarter corner of said Section 22;

Thence South 00 degrees 05 minutes 03 seconds West, along the East line of the Southeast quarter of said Section 22, a distance of 1320.09 feet to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 01 seconds West, along said North line, a distance of 659.97 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 00 degrees 05 minutes 27 seconds West, along the West line of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 659.98 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along the South line of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 182.34 feet to a point on the Easterly line of the Santa Rosa Canal - Division B, described in Docket 1364, Page 160, records of Pinal County, Arizona;

Thence along said Westerly line the following six (6) courses;
North 00 degrees 23 minutes 00 seconds West, a distance of 605.84 feet;

North 15 degrees 39 minutes 02 seconds West, a distance of 620.83 feet;

North 04 degrees 01 minutes 24 seconds West, a distance of 611.82 feet;

North 07 degrees 35 minutes 13 seconds East, a distance of 1203.44 feet;

North 20 degrees 54 minutes 51 seconds East, a distance of 792.48 feet;

North 34 degrees 14 minutes 37 seconds East, a distance of 1057.16 feet to a point on the North line of the Northeast quarter of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along said North line, a distance of 26.63 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22).

PARCEL NO. 2:

That part of Section 22; and the Northwest quarter of Section 27, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the 1/2 inch rebar with cap stamped "LS33851" marking the Northwest corner of said Section 22, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 22 bears North 89 degrees 52 minutes 22 seconds East, a distance of 2637.84 feet;

Thence North 89 degrees 52 minutes 22 seconds East, along the North line of the Northwest quarter of said Section 22, a distance of 2637.84 feet to the North quarter corner of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along the North line of the Northeast quarter of said Section 22, a distance of 2393.16 feet to a point on the Westerly line of the Santa Rosa Canal-Division B, described in Docket 1364, Page 160, records of Pinal County, Arizona;

Thence along said Westerly line the following five (5) courses;

South 34 degrees 14 minutes 45 seconds West, a distance of 1383.89 feet;

South 07 degrees 35 minutes 13 seconds West, a distance of 2002.42 feet;

South 15 degrees 37 minutes 56 seconds East, a distance of 772.29 feet;

South 08 degrees 00 minutes 13 seconds East, a distance of 344.78 feet;

South 00 degrees 22 minutes 59 seconds East, a distance of 406.79 feet to a point on the North line of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along said North line, a distance of 1617.81 feet to the Northwest corner of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 00 degrees 06 minutes 41 seconds West, along the West line of the Southeast quarter of said Section 22, a distance of 659.81 feet to the South quarter corner of said Section 22;

Thence South 89 degrees 56 minutes 26 seconds West, along the South line of the Southwest quarter of said Section 22, a distance of 1106.12 feet to the Northeast corner of Parcel No. 4 as shown on the record of survey recorded in Book 21 of Surveys, Page 226, records of Pinal County, Arizona;

Thence South 10 degrees 56 minutes 33 seconds West, departing said South line and along the Easterly line of said Parcel No. 4, a distance of 982.30 feet to the Southeast corner of said Parcel No. 4;

Thence South 83 degrees 06 minutes 30 seconds West, along the Southerly line of said Parcel No. 4, a distance of 844.10 feet;

Thence continuing along said Southerly line, North 85 degrees 06 minutes 15 seconds West, a distance of 512.49 feet to a point on the Westerly line of said Parcel No. 4 and West line of the Northwest quarter of said Section 27;

Thence North 00 degrees 07 minutes 43 seconds East, along said West line, a distance of 1020.40 feet to the Northwest corner of said Parcel No. 4, said point also being the Southwest corner of said Section 22;

Thence North 00 degrees 07 minutes 43 seconds East, along the West line of the Southwest quarter of said Section 22, a distance of 2639.19 feet to the West quarter corner of said Section 22;

Thence North 00 degrees 07 minutes 04 seconds East, along the West line of the Northwest quarter of said Section 22, a distance of 2635.29 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22) and in Book 40 of Deeds at page 342 (as to that portion in Section 27).

PARCEL NO. 3:

That part of Section 21, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the 1/2 inch rebar with a plastic cap stamped "LS33851" marking the Northwest corner of said Section 21, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 21 bears South 89 degrees 59 minutes 09 seconds East, a distance of 2642.00 feet;

Thence South 89 degrees 59 minutes 09 seconds East, along the North line of the Northwest quarter of said Section 21, a distance of 2642.00 feet to the North quarter corner of said Section 21;

Thence South 89 degrees 52 minutes 23 seconds East, along the North line of the Northeast quarter of said Section 21, a distance of 2638.23 feet to the Northeast corner of said Section 21;

Section 21, a distance of 2635.29 feet to the East quarter corner of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Southeast quarter of said Section 21, a distance of 1974.98 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona;

Thence North 49 degrees 38 minutes 27 seconds West, along said Northerly line, a distance of 6916.75 feet to a point on the West line of the Northwest quarter of said Section 21;

Thence North 00 degrees 05 minutes 00 seconds East, along said West line, a distance of 137.64 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion within the North half of the North half of said Section 21) and in Book 40 of Deeds at page 134 (as to that portion within the North half of the North half and the North half of the South half of Section 21).

PARCEL NO. 4:

That part of the Northwest quarter of Section 21; and the Northeast quarter of Section 28, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the 1/2 inch rebar with a plastic cap stamped "LS33851" marking the Northwest corner of said Section 21, from which the aluminum cap stamped "LS36562" marking the West quarter corner of said Section 21 bears South 00 degrees 05 minutes 00 seconds West, a distance of 2639.17 feet;

Thence South 00 degrees 05 minutes 00 seconds West, along the West line of the Northwest quarter of said Section 21, a distance of 137.64 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona and the TRUE POINT OF BEGINNING;

Thence South 49 degrees 38 minutes 27 seconds East, along said Northerly line, a distance of 6916.75 feet to a point on the East line of the Southeast quarter of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along said East line, a distance of 664.21 feet to the Southeast corner of said Section 21 and the Northeast corner of Parcel No. 3 as shown on the record of survey recorded in Book 21 of Surveys, Page 226, records of Pinal County, Arizona;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Northeast quarter of said Section 28, said line also being the Easterly line of said Parcel No. 3, a distance of 1020.40 feet to the Southeast corner of said Parcel No. 3;

Thence departing said East line and along the Southerly line of said Parcel No. 3, the following five (5) courses;

North 85 degrees 02 minutes 32 seconds West, a distance of 56.27 feet;

North 77 degrees 37 minutes 57 seconds West, a distance of 613.24 feet;

North 67 degrees 58 minutes 49 seconds West, a distance of 960.90 feet;

North 71 degrees 54 minutes 14 seconds West, a distance of 568.52 feet;

North 35 degrees 53 minutes 10 seconds West, a distance of 430.50 feet to the Northwest corner of said Parcel No. 3, also being a point on the Southerly line of Parcel No. 1 of said record of survey and the South line of the Southeast quarter of said Section 21;

Thence North 89 degrees 57 minutes 52 seconds West, along said South line, a distance of 297.40 feet to the South quarter corner of said Section 21 and the Southwest corner of said Parcel No. 1;

Thence North 00 degrees 07 minutes 28 seconds East, along the West line of the Southeast quarter of said Section 21, a distance of 431.85 feet;

Thence North 52 degrees 42 minutes 00 seconds West, departing said West line, a distance of 1074.77 feet;

Thence North 46 degrees 22 minutes 30 seconds West, a distance of 383.18 feet;

Thence North 12 degrees 50 minutes 13 seconds West, a distance of 555.77 feet;

North 01 degrees 47 minutes 03 seconds East, a distance of 750.44 feet to a point on the South line of the Northwest quarter of said Section 21;

North 89 degrees 58 minutes 18 seconds West, along said South line, a distance of 1402.89 feet to the West quarter corner of said Section 21;

North 00 degrees 05 minutes 00 seconds East, along the West line of the Northwest quarter of said Section 21, a distance of 2501.54 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion within the North half of the North half of said Section 21) and in Book 40 of Deeds at page 134 (as to that portion within the South half of the North half and the North half of the South half of Section 21).

July 17, 2024

DRAINAGE STATEMENT: TAP SOLAR

Tap Solar (the Project) is an approximate 1,170-acre acre proposed development consisting of 1,000 MW hybrid solar photovoltaic (PV) facility and battery energy storage system (BESS). The site is located approximately eight (8) miles southwest of the City of Maricopa.

The Project area is generally bound by the W Papago Road on the north, N Warren Road on the east, and N Sage Street on the west. The site is undeveloped land and is surrounded by areas that can be characterized by native desert lands, active and passive agriculture, mountainous and hillslope terrain, and residential properties. The Project is made up of eight (8) underlying parcels within Sections 21, 22, 27, and 28, in Township 5 South, Range 2 East of the Gila and Salt River Meridian in Pinal County, Arizona. See the **Vicinity Map** below for an overview of the Project location.

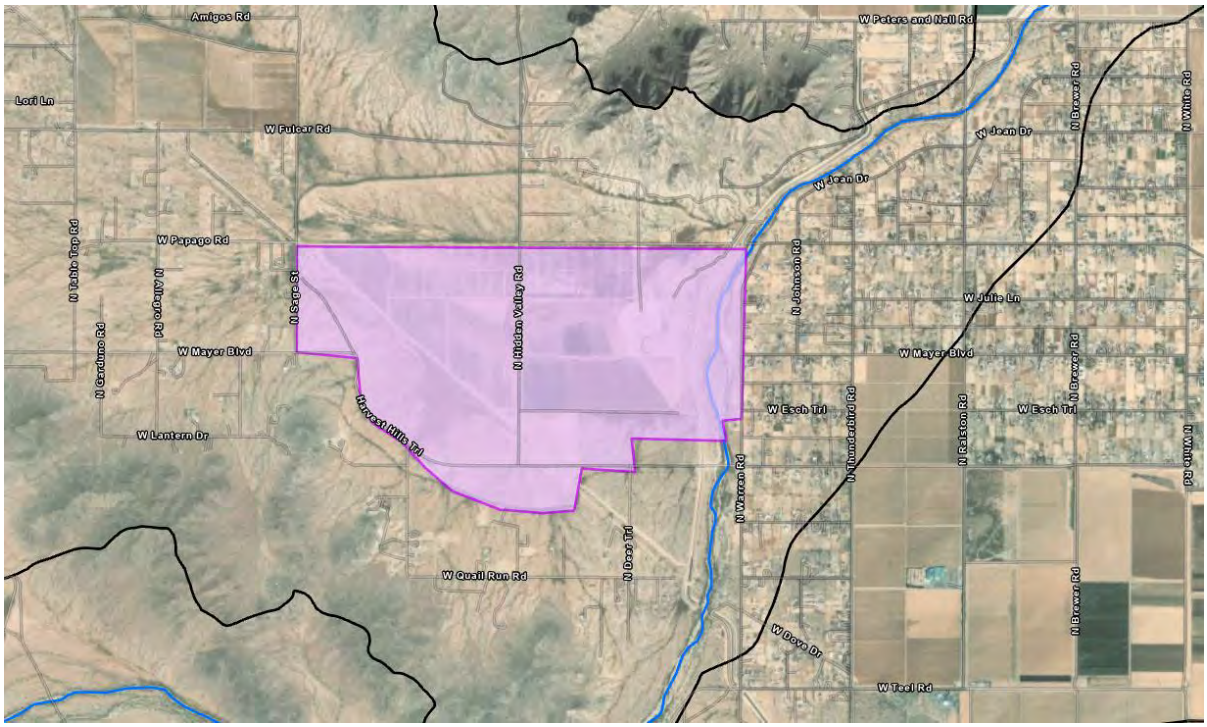


Figure 1: Vicinity Map

Currently, the Project is comprised of active agricultural and vacant land. The Project and surrounding area is relatively flat with a +/- 30-feet elevation change from west to east.

Federal Emergency Management Agency (FEMA) Flood Insurance Map (FIRM) coverage for the Project is provided on FIRM panel 04021C1100E effective December 4, 2007. According to this FIRM

panel, the majority of the Project resides within an Unshaded Zone X FEMA Special Flood Hazard Area (SFHA). Unshaded Zone X are areas of minimal flood hazard. Vekol Wash flows from south to north in the eastern portion of the Project and is designated as a FEMA Zone A. Zone A refers to the 1% annual chance (100-year) floodplain determined using approximate methods with no Base Flood Elevations (BFE) determined.

The dominant regional drainage feature is Vekol Wash. The watershed for Vekol Wash enters the site from the south and flows north towards Santa Cruz Wash. The drainage area that contributes flow towards Vekol Wash at the Site is approximately 261 square miles and will exit at the northeast corner of the Project. The Santa Rosa irrigation canal, located west of Vekol Wash, bisects the site and will be left undisturbed. In sheet flow conditions, off-site flows will comingle with on-site flows to maintain the historical outflow condition. Offsite flows may be captured in engineered channels onsite to convey localized flows around and/or through the Project to historical outflow locations. Drainage design and plans will be prepared in support of the future Project development.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year, 2-hour storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. Retention basins will include maximum basin side slopes of 4:1 for grassed areas and maximum side slopes of 3:1 where other protection measures are intended, such as shrub planting, rock riprap, or other structural measures. The geometry and location of the retention basins will be refined with construction documents. 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 by bleeding off to adjacent watercourses or by percolation/infiltration into the ground. Drywells will be constructed as necessary based on soil percolation tests. All necessary drywells will be registered with the Arizona Department of Environmental Quality (ADEQ). 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,

Matthew Updegraff, P.E.

Kimley-Horn and Associates, Inc

Tap Solar

Traffic Impact Statement

CASE NUMBER: Z-PA-056-24



JULY 2024

Prepared By:

Kimley»Horn

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1 EXISTING CONDITIONS

The following Traffic Impact Statement (TIS) has been prepared to identify the potential traffic impacts associated with the operations of the proposed Tap Solar development (project).

1.1 SITE LOCATION

The project location consists of approximately 1,170 acres of undeveloped vacant land in Pinal County near Maricopa, AZ. The project is located approximately five miles west of Arizona State Route (SR)-347 near the Papago Road alignment. **Figure 1** depicts the project location with a regional context.



Figure 1: Regional Vicinity Map

1.2 SURROUNDING LAND USE

The land immediately surrounding the proposed site area is a mixture of agricultural and vacant land uses. To the northeast is the Ak-Chin Indian Community and further northeast is the City of Maricopa, AZ.

1.3 EXISTING ROADWAYS

Because the project site is within agricultural and vacant land, many of the roadways adjacent to the project site are unpaved. The remainder of this section describes the roadways in the area that are expected to be used to access the project site once the site is built out.

Hidden Valley Road is a paved road that runs through the project site. Hidden Valley Road is classified by the Pinal County's Transportation Planning Viewer as a rural local roadway.

Val Vista Road is paved east of Hidden Valley Road and unpaved west of Hidden Valley Road. The road runs through the south end of the project site. Val Vista Road is classified by Pinal County's Transportation Planning Viewer as a rural local roadway**.**

Warren Road Is a paved two-lane road. Warren Road is classified by the Pinal County's Transportation Planning Viewer as a rural major collector roadway.

Papago Road is unpaved between Hidden Valley Road and the Santa Rosa Canal and then paved east of the Santa Rosa Canal to SR-347. The roadway is not continuous over the Santa Rosa Canal. The unpaved section of Papago Road is classified as a rural local road and the paved section of Papago Road is classified as rural major collector roadway per Pinal County's Transportation Planning Viewer.

Arizona State Route 347 is located approximately five miles east of the project site with a general north-south alignment in this vicinity. SR-347 a paved four-lane highway with two lanes in each direction that are separated by a dirt median. SR-347 is classified by Pinal County's Transportation Planning Viewer as a rural principal arterial roadway.

Daily traffic volumes for roadways in the vicinity of the site were obtained using the ADOT Transportation Data Management System (TDMS) database. The most recent average annual daily traffic (AADT) traffic volumes where counts were available are summarized in **Table 1**.

Table 1: Existing Average Daily Traffic Volumes

Roadway and Segment Location	Location ID	NB/EB AADT	SB/WB AADT	AADT
Warren Road, north of Val Vista Road (2023)	32596	803	618	1,420
Papago Road, west of Ralston Road (2023)	CAG-0064	1,670	1,552	3,222
SR-347, north of Papago Road (2022)	101616	3,378	3,660	7,526

2 PROPOSED CONDITIONS

The proposed site is expected to include energy storage and an alternating current (MWac) generating facility. **Appendix A** contains the preliminary site plan.

2.1 SITE ACCESS, DRIVEWAY SPACING, AND SIGHT DISTANCE

The location of primary site access is undetermined; however, it is anticipated to be along Hidden Valley Road. . All project traffic is expected to use these primary access drives to access the project site.

Section 5.4.1 of the Pinal County Access Management Manual requires that driveways be spaced a minimum of 250 feet and 75 feet from adjacent intersections on collector and local roadways, respectively. The area surrounding the proposed site is relatively flat with little to no vegetation to interfere with sight distance at intersections. As the site is designed and constructed, proper sight triangles shall be provided to allow for adequate sight visibility at intersections and driveways.

2.2 TRIP GENERATION

Based on the existing roadway network and surrounding area, it is assumed that the project traffic will primarily use SR-347 to Papago Road to Warren Road to Val Vista Road to Hidden Valley Road to access the site.

It is anticipated that workers will access the site periodically for regular maintenance and related activities during normal operations after buildout of the site. For purposes of this TIS, it is anticipated that the site could generate up to two visits to and from the site during a typical day during normal operations after buildout of the site. It is assumed that one of these visits would occur in the AM peak hour and the other in the PM peak hour. This represents a worst-case trip generation for the project site after buildout. The trip generation is shown in **Table 2**.

Table 2 : Trip Generation Summary

Trip Destination	Daily Trips	AM Trips		PM Trips	
		Inbound	Outbound	Inbound	Outbound
Site Access	4	1	1	1	1

3 IMPACTS TO ADJACENT EXISTING INFRASTRUCTURE

3.1 AUXILIARY LANES

The Pinal County Traffic Impact Assessment Guidelines and Procedures provides criteria for when left and right turn auxiliary lanes are to be provided at site access driveways.

Pinal County requires the installation of a right turn lane at a project access drive when the following is met:

- A right-turn lane is warranted when the single-lane portion of the design hourly volume (DHV) of the highway and the DHV of right turns intersect at a point on or above the curve for the posted speed (see **Figure 2**).

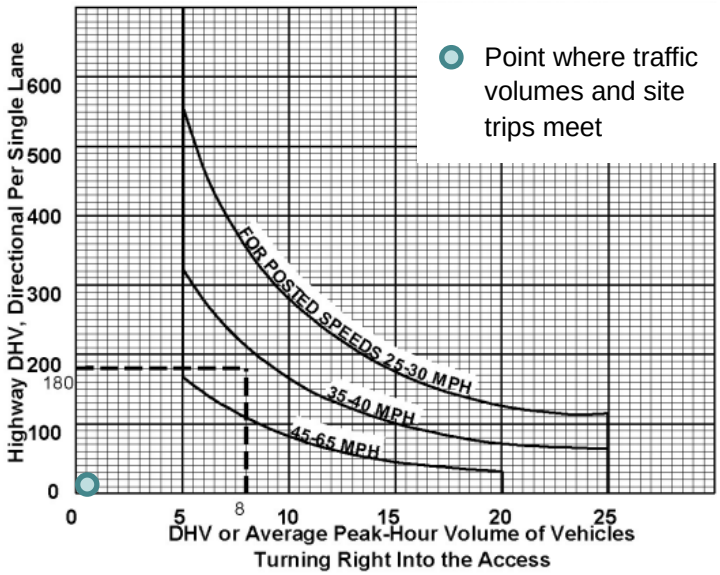


Figure 2: Pinal County Right Turn Lane Warrant

It is not anticipated that the site driveway will have more than 4 total daily trips (2 inbound / 2 outbound). The daily northbound traffic volume on Hidden Valley Road, is anticipated to be well below the speed curves shown in **Figure 3**. Due to the low traffic volumes, a right turn lane is not warranted at the site access driveway.

Pinal County requires the installation of a left turn lane at a project access drive when the following is met:

- A left-turn lane is warranted when the single-lane portion of the DHV of the highway and the DHV of left turns intersect at a point on or above the curve for the posted speed (see **Figure 3**). In most cases, left-turn lanes should be provided where there are more than 12 left turns per peak hour.

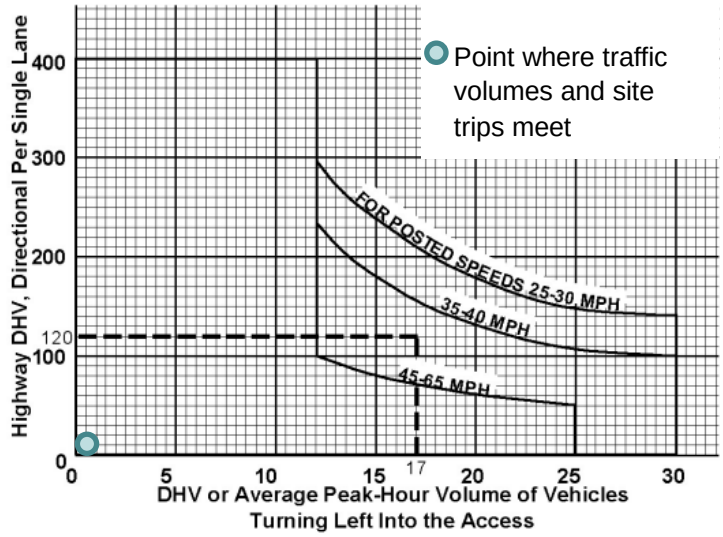


Figure 3: Pinal County Left Turn Lane Warrant

It is not anticipated that any site driveway will have more than 4 total daily trips (2 inbound / 2 outbound). The southbound peak hour volume is expected to be similar to the northbound volume. As such, northbound

or southbound left turn lanes are not warranted at the site access driveway because the traffic volumes are anticipated meet at a point below the speed curves shown in **Figure 4**.

3.2 POTENTIAL TRAFFIC IMPACTS

Pinal County currently does not have established daily thresholds for achieving desired levels of service (LOS). Therefore, Maricopa County Department of Transportation (MCDOT) daily volume thresholds will be used for this site. As part of their Roadway Design Manual, MCDOT has developed daily volume thresholds to achieve the desired LOS for various types of urban and rural roadways. The MCDOT table is provided in **Appendix B**. Using this MCDOT table, **Table 3** summarizes the existing traffic volume on roadways in the vicinity of the project that are expected to be used by project traffic to access the site during normal operations after buildout of the site.

Table 3 : Summary of Potential Daily Traffic

Roadway	Road Classification (per MCDOT table)	No. of Lanes	Median	Max Daily Volume to Achieve Desired LOS	Existing Daily Volume
Hidden Valley Road (west of warren road)	Rural Local	2	Undivided	1,100	-
Warren Road (north of Val Vista Road)	Rural Major Collector	2	Undivided	5,600	1,420
Papago Road (west of Ralston Road)	Rural Major Collector	2	Undivided	5,600	3,222
SR-347 (north of Papago Road)	Rural Principal Arterial	4	Divided	14,800	7,526

Although the existing volume on Hidden Valley Road is unknown, because it is a local road, and the existing volume is presumed to be low. With the addition of the worst-case site traffic previously described, it is expected that the volume on Hidden Valley Road will be low enough to operate at LOS D or better.

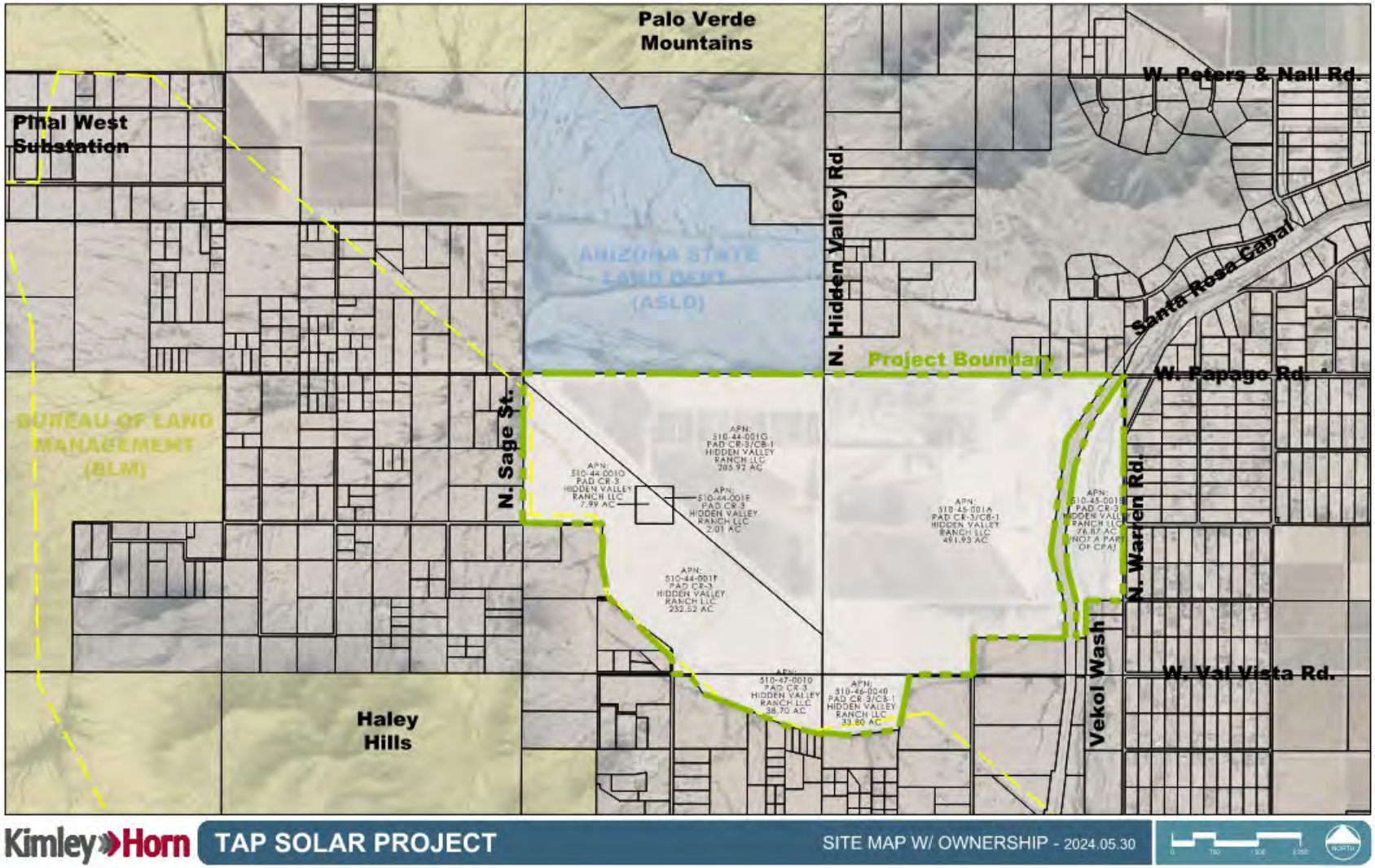
The existing daily volume of 1,420 on Warren Road is located north of Val Vista Road near the roadway transition between Papago Road to Warren Road. Additionally, the existing daily volume of 3,222 on Papago Road is located just west of Ralston Road. The existing daily volume of 7,526 on SR-347 is located just north of Papago Road. Based on the volumes shown in **Table 3**, Warren Road, Papago Road, and SR-347 are anticipated to operate at LOS B or better with the existing daily traffic volumes plus the worst-case typical site traffic volumes.

4 CONCLUSIONS

Based on the current roadway network conditions, existing traffic volumes, and anticipated project traffic during normal operation after buildout of the site, all study roadways within the study area that are expected to be used to access the project site once the site is built out are anticipated to provide access to the site

without creating/worsening traffic operations on those roads. Additionally, based on Pinal County standards, auxiliary turning lanes are not anticipated to be required at the project access driveway during normal operation after buildout of the site. However, appropriate sight triangles should be maintained at the future driveway accesses and other intersections within the project site.

APPENDIX A – PRELIMINARY SITE PLAN



APPENDIX B – MCDOT ROADWAY PLANNING LEVEL TRAFFIC VOLUMES TABLE

Rural Roadway Planning Level Traffic							
Functional Classification	**Lanes**	**Median**	**LOS B**	**LOS C**	**LOS D**	**LOS E**	**Peak Hour / ADT% (K)**
Parkway	4	Divided	23600	36900	47600	54400	8
	6	Divided	35400	55500	71300	81500	
Principal Arterial	2	Undivided	6,700	10,600	11,500	12,000	8
	2	Divided	7,100	11,200	12,200	12,700	
	3	Undivided	10,300	16,800	17,900	18,600	
	3	Divided	11,000	17,800	19,000	19,700	
	4	Undivided	13,900	22,900	24,200	25,100	
	4	Divided	14,800	24,400	25,700	26,700	
	5	Undivided	17,600	28,800	30,400	31,800	
	5	Divided	18,800	30,700	32,300	33,800	
	6	Undivided	21,300	34,700	36,500	38,400	
	6	Divided	22,700	36,900	38,800	40,800	
Minor Arterial	2	Undivided	6,000	9,500	10,400	10,800	8
	2	Divided	6,400	10,100	11,000	11,400	
	3	Undivided	9,300	15,100	16,100	16,700	
	3	Divided	9,900	16,100	17,100	17,700	
	4	Undivided	12,600	20,700	21,700	22,600	
	4	Divided	13,400	22,000	23,100	24,000	
	5	Undivided	15,900	26,000	27,300	28,600	
	5	Divided	16,900	27,600	29,000	30,400	
	6	Undivided	19,200	31,200	32,800	34,500	
	6	Divided	20,400	33,210	34,920	36,720	
Major Collector	2	Undivided	5,600	8,800	9,300	10,000	10
	2	Divided	5,900	9,300	9,900	10,600	
	3	Undivided	8,600	13,800	14,500	15,400	
	3	Divided	9,100	14,600	15,400	16,300	
	4	Undivided	11,500	18,700	19,600	20,700	
	4	Divided	12,200	19,900	20,800	22,000	
	5	Undivided	14,200	23,000	24,100	25,500	
	5	Divided	15,000	24,500	25,600	27,100	
	6	Undivided	16,800	27,300	28,600	30,300	
	6	Divided	17,889	29,000	30,400	32,200	
Minor Collector	2	Undivided	5,000	7,900	8,400	9,000	12
	2	Divided	5,300	8,400	8,900	9,500	
	3	Undivided	5,500	9,000	9,400	9,900	
	3	Divided	8,200	13,200	13,800	14,700	
	4	Undivided	10,300	16,800	17,600	18,600	
	4	Divided	11,000	17,900	18,700	19,800	
Local	2	Undivided	1,100	1,800	1,900	2,000	15

August 19, 2024

Mr. Gilbert Olgin
Planning Manager, Community Development
Pinal County Community Development Department Services
85 North Florence Street
Florence, AZ 85132

Electronically submitted to Gilbert.Olgin@pinalcountyaz.gov

RE: Pinal County Major Comprehensive Plan Proposed Amendments

Dear Mr. Olgin:

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the proposed major amendment cases to the Pinal County Comprehensive Plan (Plan). The Department understands the proposed cases include: Ore Town Solar and Storage (PZ-PA-005-24); Montgomery Road land use change (PZ-PA-006-24); Cactus Flower Solar (PA-PA-007-24); Bella Natural Gas (PZ-PA-008-24); Tap Solar (PZ-PA-009-24); Frontier East and West Solar (PZ-PA-010-24/PZ-PA-011-24); and Sunhill mixed residential.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission, has jurisdictional authority and public trust responsibilities to conserve and protect the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's Section 10(a)(1)(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The Department understands the Plan provides the overarching vision to manage growth, preserve the quality of life, and promote sustainability into the future. The Plan promotes effective economic vitality while ensuring environmental stewardship with outlining strategic actions and to coordinate efforts with the cities. The Department recommends providing encouragement within the Environmental Stewardship section for co-locating, retrofitting, and modifying existing facilities and infrastructure, while maintaining wildlife habitat and connectivity. The landscapes in which many of these projects are proposed currently provide wildlife habitat and movement corridors, including those projects in agricultural fields and

GOVERNOR: KATIE HOBBS COMMISSIONERS: CHAIRMAN CLAY HERNANDEZ, TUCSON | MARSHA PETRIE SUE, SCOTTSDALE | JEFF BUCHANAN, PATAGONIA
JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT DIRECTOR: TY E. GRAY DEPUTY DIRECTOR: TOM P. FINLEY

natural desert areas. The Department would like to encourage opportunities to incorporate wildlife connectivity and design features to retain habitat values across the landscape. The Department also recognizes the importance of planning efforts to develop renewable energy locations that contribute to regional and state economic growth needs and would like to work closely with Pinal County and project proponents throughout the preliminary area evaluation, site characterization and design, construction, operation, and decommissioning of the facility. Project proponents should refer to the Solar Communications Framework for a guide on how to maintain effective communication with the Department throughout the life of a solar project.

Arizona has recently seen an increase in the number of proposed and in-development renewable energy generation projects, storage facilities, and associated infrastructure. A number of solar energy and other renewable energy projects have been built or being proposed within Pinal County. Although each of these projects individually may have a minimal impact on the broader landscape, these projects cumulatively could result in loss of habitat, impact wildlife movements, and affect wildlife-related recreation. Additionally, long-term effects to wildlife can extend several kilometers beyond the footprint of a solar project area (Sawyer et al. 2022[1]). The Department recommends that the County consider all potential cumulative effects and to evaluate each proposed project in association with other projects in the area. Department staff are available to assist in identifying potential cumulative impacts to wildlife and associated voluntary conservation measures that can be implemented. The Department also 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.

The Department has previously commented on the proposed zoning case for Bella (M24-05283244) and has attached the letter. In addition, the Department's Arizona Online Environmental Review Tool (ERT) reports for Montgomery Road (HGIS-22317) and Sunhill Mixed Residential (HGIS-22319) are attached since they were not included within the provided documentation. A new ERT report has also been generated and attached for Cactus Flower Solar since the original report was generated in 2022. The additional projects (Ore Town Solar and Storage, Tap Solar, Frontier East Solar, Frontier West Solar, and Bella Natural Gas) included ERT reports as part of their proposal packets. These reports provide a list of special status species, including Species of Greatest Conservation Need (SGCN), as identified in the Arizona Wildlife Conservation Strategy[2] (AWCS), and Species of Economic and Recreational Importance that have been documented or predicted within the buffered project footprint.

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

[1] https://esajournals.onlinelibrary.wiley.com/doi/10.1002/fee.2498
[2] https://awcs.azgfd.com

impacts. Based on the information provided, the Department offers the following recommendations to reduce potential impacts to wildlife and habitat for all proposed projects:

- The Sonoran pronghorn, listed as endangered under the Endangered Species Act, could occur in the project area and adjacent lands for Montgomery Road, Cactus Flower Solar, Tap Solar, Frontier West Solar and Frontier East Solar. 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[3] (USFWS) and the Department's Sonoran Pronghorn Program Lead (rgardner@azgfd.gov) as soon as possible.
- 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 within the project area for Montgomery Road, Ore Town Solar and Storage, and Tap Solar. The Department recommends conducting surveys, in accordance with the *Desert Tortoise Survey Guidelines for Environmental Consultants*[4], 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*[5] and *Guidelines for Handling Sonoran Desert Tortoises Encountered on Development Projects*[6].
- 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 Montgomery Road, Sunhill mixed residential, Cactus Flower Solar, Tap Solar, Frontier East Solar, and Frontier West Solar. 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*[7]. 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.
- The Department also 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

[3] https://www.fws.gov/office/arizona-ecological-services/contact-us
[4] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2010SurveyguidelinesForConsultants.pdf
[5] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/MitigationMeasures.pdf
[6] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf
[7] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/nongame/eagles/BurrowingOwlClearanceProtocol_2009.pdf

anticipated the project will not be in compliance with MBTA, the Department recommends contacting the USFWS for technical assistance.

- Burrowing mammals could occur within the project area and could be influenced by construction activities and by loss of habitat. Surveys for these species are recommended to determine their presence and to inform pre-construction activities. Department staff are available to assist in identifying suitable conservation measures, such as one-way exclosures on burrows that allow wildlife to exit the burrows and disperse to adjacent lands in advance of construction.

Maintaining habitat connectivity is a priority for the Department, and wildlife movement corridors are important for wildlife to respond to changing environmental conditions. The landscape in which all of the projects within the provided documentation are proposed provides important movement pathways for wildlife. The Department would like to meet with the county and project proponents to discuss opportunities to incorporate wildlife connectivity into the project designs, including the following:

- 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.
- For all projects, the Department recommends conducting minimal grading in the project area. For solar projects, it is recommended that to the extent possible habitat features are retained underneath solar panels, including vegetation and soils. The topography in the majority of the project sites is flat and would require minimal trimming of shrubs and existing vegetation to install the panels. Keeping the existing soil and root structures intact would serve to minimize erosional run-off and help reduce biodiversity loss within the site (Grodsky and Hernandez 2020[8]).
- The Department's *Wildlife Compatible Fencing Guidelines*[9] 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.
- The Montgomery Road land-use change, Ore Solar and Storage, and Tap Solar 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

[8] https://www.nature.com/articles/s41893-020-0574-x
[9] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf

determining appropriate setbacks and other measures to protect these areas. Please refer to the Riparian Area Guidelines[10] for Pinal County.

The Department offers the following general recommendations to reduce potential impacts to wildlife and habitat during construction and operation for all projects:

- A variety of other Arizona Species of Greatest Conservation Need (SGCN) have the potential to occur within the project area. If wildlife are encountered during project activities, the Department recommends moving them out of harm's way, no more than 0.25 mile outside the project boundary within similar habitat. Please note that the Arizona State Wildlife Action Plan was recently updated, and the Department has an interactive website, Arizona Wildlife Conservation Strategy[11], that includes the most recent list of SGCN to help navigate and identify conservation opportunities.
- If trenching or digging of large holes will occur, the Department recommends that trenching/digging and backfilling crews work together to minimize the number of open holes/trenches at any given time. Where trenches/holes cannot be backfilled immediately, the Department recommends escape ramps be constructed in each hole and at least every 90 meters in trenches. Escape ramps can be short lateral trenches or wooden planks sloping to the surface, ramp slopes should be less than 45 degrees (1:1). Trenches or holes that have been left open should be inspected for animals and animals removed prior to backfilling.
- The Department recommends designing power lines and substations to be bird safe by following standards established by the Avian Power Line Interaction Committee (APLIC) for new power lines, which can be found in *Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006*[12] and *Reduced Avian Collisions with Power Lines: The State of the Art in 2012*[13]. Birds of prey, such as raptors, owls, vultures, and eagles, are vulnerable to powerline strikes and electrocution during construction and operation of transmission lines and substations; power poles can also serve as perches for birds of prey. Tuk Jacobson, the Department's Raptor Coordinator, can provide further information on specific design features and best management practices; he can be contacted at raptors@azgfd.gov or 623-236-7575.
- 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[14]). 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,

[10] https://azgfd-portal-wordpress-pantheon.s3.us-west-2.amazonaws.com/wp-content/uploads/archive/Riparian-Guidelines_Wildlife.pdf
[11] https://awcs.azgfd.com
[12] https://www.aplic.org/uploads/files/2643/SuggestedPractices2006(LR-2).pdf
[13] https://www.aplic.org/uploads/files/15518/Reducing_Avian_Collisions_2012watermarkLR.pdf
[14] https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3657119

where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.

- Please ensure the Project complies with Arizona Native Plant Law regulations[15]. 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.
- 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[16] for a list of prohibited and restricted noxious weeds and the Arizona Native Plant Society[17] 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[18], which is a national cloud-based application for tracking and managing invasive species.Those comments are included as attachments for reference.
- 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.

The following recommendation to reduce potential impacts to wildlife and habitat is specifically for the proposed solar projects; additional information can be found in *Guidelines for Solar Development in Arizona*[19]:

- The Department recommends conducting avian surveys during the planning stage of proposed solar projects in order to better understand species presence and to inform potential conservation measures. Point counts are the preferred method for breeding bird surveys. These surveys are conducted twice a year during the peak breeding season, which is mid-January through June in this area; McLaren et al. (2019)[20] outline protocols. Additional surveys for Bendire's and/or LeConte's thrashers, two bird species of conservation concern, are recommended for Ore Solar and Storage (Bendire's thrasher), Tap Solar (Bendire and LeConte's thrashers), and Frontier East and West Solar (Bendire's thrasher) ; a draft protocol[21] from the Desert Thrashers Working Group is available online.

For all the projects, the Department would like to work with the County to develop more site specific recommendations when further information is available. The Department provides the

[15] https://agriculture.az.gov/plantsproduce/native-plants
[16] https://agriculture.az.gov/pestspest-control/agriculture-pests/noxious-weeds
[17] https://aznps.com/invas
[18] https://imap.natureserve.org/imap/services/page/map.html
[19] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FinalSolarGuidelines03122010.pdf
[20] https://www.birdconservancy.org/wp-content/uploads/2021/03/2020-Field-Protocol-for-Spatially-Balanced-Sampling.pdf
[21] https://drive.google.com/drive/folders/1d9L8Su0HPbBzo2oGSH4H2xqrwOqHpT1o?usp=sharing

following project-specific recommendations based on the information available in addition to the recommendations above:

Sunhill Mixed Residential Project
The ERT report (HGIS-22319) indicated there was a landscape movement area (CAP canal) for wildlife in the project. The Department would like to meet with the county and project proponents to discuss opportunities to incorporate wildlife connectivity into the project designs.

Ore Solar and Storage
Large-scale solar PV facilities can result in a high rate of bird mortality due to habitat loss, collision with panels, attraction due to an optical illusion of water, and unknown causes (Kosciuch et al. 2020[22]) These effects could be amplified at this facility due to its proximity to the Lower San Pedro River Important Bird Area (IBA) approximately 1.5 miles east of the proposed project. The Department encourages the use of non-reflective coatings on the solar panels, which can reduce the appearance of the array as a body of water and reduce the attraction of birds to the site. Additionally, maximizing the spacing between solar panels can reduce the appearance of the array as a body of water. The Department would like to emphasize the recommendation that a qualified biologist survey for bird species within the project area to better understand potential impacts from this project. It is also encouraged that the developer implements post-construction monitoring for avian injuries and fatalities. Recommendations for monitoring design and frequency can be found in the U.S. Geological Survey's 2016 Mortality Monitoring Design for Utility-Scale Solar Power Facilities. Any avian injuries or fatalities should be reported both to the Department and by using the USFWS Injury and Mortality Reporting[23] website. Department staff are available to assist in developing the monitoring protocol and to further refine the monitoring and reporting recommendations in order to develop feasible and repeatable protocols to be implemented during operations. The Department is also available to help determine adaptive management measures based on results of the post-construction monitoring. For example, the U.S. Geological Survey has been conducting research that indicates birds are most attracted to solar arrays around midday, and tilting of panels during key times of strikes could reduce bird attraction.

The decommissioning plan should include management of invasive species, revegetation with a weed free native seed mix that is commensurate with the surrounding area. The plan should also include fencing removal with other recycling components. Additionally, the documents do not seem to include any measures to avoid riparian areas within the project area. There are three identified riparian corridors within the project area that should be avoided. If it is not possible to avoid these areas, at a minimum a buffer should be placed along the length of these areas and set back. The Pinal Riparian Guidelines recommend 250 feet set back on each side of the corridor if mesoriparian species are present and a minimum of 150 feet set back on each side of the corridor if xeroriparian species are present. According to the biological report included in the application, xeroriparian is present within the project.

[22] https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0232034
[23] https://ecos.fws.gov/imr/welcome

Tap Solar
The ERT report (HGIS-22111) indicated the project contains identified landscape and riparian movement areas, specifically Vekol Wash, for wildlife as well as identified areas of open space and trail corridors as per the Pinal Open Space and Trails Master Plan 2012. The Department would like to work with the County and project the proponent on further design of the project and to identify any potential setbacks or buffers needed to provide wildlife connectivity throughout the project. In addition, the Department recommends developing a decommissioning plan.

Frontier East Solar and Frontier West Solar
In addition to the recommendations above, the Department recommends developing a decommissioning plan.

Thank you for the opportunity to provide review and input on the Pinal County Major Comprehensive Plan Amendments. For further coordination, please contact Kelly Wolff at kwolff@azgfd.gov or 480-324-3550.

Sincerely,
Joshua W. Hurst

Joshua Hurst
Regional Supervisor, Region 6

Attachments

cc: Ginger Ritter – Project Evaluation Program Supervisor
Jessica Potter – Project Evaluation Program Specialist

AZGFD #M24-06134836

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www.maricopa-az.gov

August 7, 2024

Mr. Gilbert Olgin
Planning Manager, Community Development
Pinal County Development Services
85 North Florence Street, PO Box 749
Florence, AZ 85132
Gilbert.Olgin@pinalcountyaz.gov

Re: **2024 Pinal County Major General Plan Amendments PZ-PA-009-24, PZ-PA-010-24, and PZ-PA 011-24**

Mr. Olgin,

This letter shall serve as the City's response to the requested review of the proposed 2024 Major Amendments to the Pinal County Comprehensive Plan. Our comments are as follows:

TAP Solar – PZ-PA-009-24
The applicant is proposing to amend the comprehensive plan by changing approximately 1,169 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production to allow for the future development of a large-scale solar energy generation plant and storage project located at the southwest corner of Papago Road and Warren Road.

The City of Maricopa **objects** to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies the majority of the subject site as Master Planned Community (MPC), Low Density Residential (LDR), and Parks/Open Space (OS). The MPC land use designation provides for large-scale master planned developments that include a true variety of residential products, including larger and smaller lots, attached and detached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. The LDR designation accommodates semi-rural large lot development with generous distances to streets and between residential units and a viable semi-rural character setting. The Parks/Open Space land use designation identifies open space sites and corridors intended for public recreation and resource conservation. Please note that the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's Comprehensive Plan.

The Hidden Valley Planned Area Development (PAD) was approved by the Pinal County Supervisors in 2008. The approved PAD proposed a total of 3,874 single-family homes on 821-acres, two elementary school sites (24-acres), a total of 209.9-acres of open space, 34.2-acres of Commercial/office space, and 75.5-acres of dedicated and improved roadways. Additionally, a large portion of the open space was dedicated to the preservation of the 35-acre Discovery Trail bisecting the subject site south by southwest and the 65-acre Vekol Wash and Santa Rosa Canal located at the eastern perimeter of the site. When approved in

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2008, the subject site was in strict conformance with the Pinal County's Comprehensive Plan and the City of Maricopa's General Plan.

As submitted, the proposed Comprehensive Plan change from Moderate Low Density Residential to Green Energy Production, for the construction and operation of a large-scale solar energy plant, is not in conformance with the City of Maricopa's current MPC and Commercial land use designations. Additionally, the change in land use would not result in an increase in housing stock in the Maricopa planning area and would not advance any significant infrastructure needs in the immediate or surrounding area. Furthermore, the proposed land use change will not bring an abundance of long-term jobs to the area. Finally, the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's Comprehensive Plan.

Frontier Solar West – PZ-PA-010-24
The applicant is proposing to amend the comprehensive plan by changing approximately 1,047 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production to allow for the future development of a large-scale solar energy generation plant and storage project located west of the Nissan Test Site near the intersection of SR347 and W. Louis Johnson Drive.

The City of Maricopa **objects** to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies the majority of the subject site as Master Planned Community (MPC), Employment (E), and a small portion as Commercial (C). The MPC land use designation provides for large-scale master planned developments that include a true variety of residential products, including larger and smaller lots, attached and detached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. The Employment (E) land use designation is intended to accommodate different types of development including office, industrial, and commercial, allowing for a varying scale and intensity of land uses. Preferred uses include lighter industrial uses such as light manufacturing, business park, and professional offices. The Commercial (C) land use designation provides for commercial nodes on individual parcels and is intended to provide neighborhood and community scale shopping, offices, medical facilities, which incorporate pedestrian and neighborhood needs through site planning.

As submitted, the proposed Comprehensive Plan change from Moderate Low Density Residential to Green Energy Production, for the construction and operation of a large-scale solar energy plant, is not in conformance with the City of Maricopa's current MPC and Commercial land use designations. Additionally, the change in land use would not result in an increase in housing stock in the Maricopa planning area and would not advance any significant infrastructure needs in the immediate or surrounding area. Although somewhat proximate to the Nissan testing track to the east, the proposed land use change is not consistent with the proposed future residential development that surrounds the proposed site. The proposed land use change will not bring an abundance of jobs to the area and does not propose any community amenities or active open space/trails improvements. The proposed

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development would cannibalize what minimal commercial and employment land use opportunities are proposed in the area. Lastly, the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's Comprehensive Plan.

Frontier Solar East – PZ-PA-011-24

The applicant is proposing to amend the comprehensive plan by changing approximately 159.68 acres of land from Employment and High Intensity Activity Center (HIAC) to Green Energy Production to allow for the future development of a large-scale solar energy generation plant and storage project located near the intersection of N. White & Parker Road and Cow Town Road.

The City of Maricopa **objects** to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies the subject site as Low Density Residential (LDR) and Employment (E). The LDR designation accommodates simi-rural large lot development with generous distances to streets and between residential units and a viable semi-rural character setting. Limited livestock privileges may be a part of this character for areas where lot sizes are a minimum of one acre. The Employment (E) land use designation is intended to accommodate different types of development including office, industrial, and commercial, allowing for a varying scale and intensity of land uses. Preferred uses include lighter industrial uses such as light manufacturing, business park, and professional offices.

As submitted, the proposed Comprehensive Plan change from Employment and High Intensity Activity Center (HIAC) to Green Energy Production, for the construction and operation of a large-scale solar energy plant, is not in conformance with the City's current Low Density Residential and Employment land use designations. Additionally, the change in land use would not result in an increase in housing stock in the Maricopa planning area and would not advance any basic infrastructure needs in the immediate or surrounding area. Although somewhat proximate to the Nissan testing track to the south, the proposed land use change is not consistent with the large-lot residential that borders the proposed site to the east and west. There is marginal local community benefit to the construction/operation of the solar plant. The proposed land use change, to accommodate the solar plant, will not bring an abundance of jobs to the area and does not propose any community amenities or open space/trail improvements in the immediate area. It is not the highest and best land use for the area. Lastly, the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's General Plan.

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www.maricopa-az.gov

Please feel free to reach out to me if you have any questions or concerns. I've included my contact information below.

Sincerely,



Rick Williams, Planning Manager
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138
520-316-6921
Richard.williams@maricopa-az.gov

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-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility and battery energy storage system (BESS), situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

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

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS 26th DAY OF **AUGUST 2024**, by DEVELOPMENT SERVICES 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
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

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

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

PUBLISHED ONCE:
Pinal Central Dispatch
Arizona Republic

ATTACHMENT K – NOTICE OF PUBLC HEARING POSTCARD PLANNING AND ZONING COMMISSION HEARING

PINAL COUNTY
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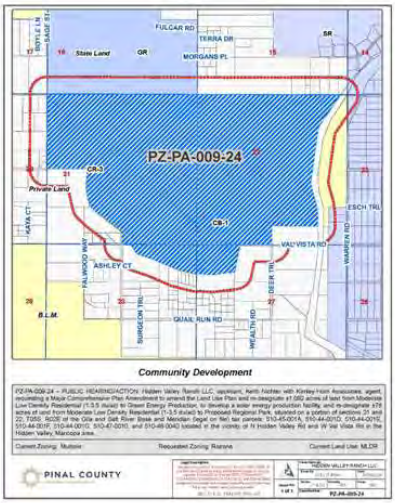
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«AddressBlock»

NOTICE OF PUBLIC HEARING

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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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 DEVELOPMENT SERVICES 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
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

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

PINAL COUNTY
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ATTACHMENT L – AFFIDAVIT OF MAILING OF NOTICE OF HEARING PLANNING AND ZONING COMMISSION HEARING

AFFIDAVIT OF Mailing of Notice of Hearing

I, Justin Kinkade, Applicant for case PZ-PA-009-24, personally caused mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-009-24 on September 09, 2024, on a form prescribed by the planning division before the scheduled Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

The notice (s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTRY OF PINAL)

Subscribed and sworn to me by Justin Kinkade the 10th day of September, 2024.

Notary Public

My Commission Expires: Oct 7, 2027

TAMIE SCHOFIELD
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission #657643
My Comm. Expires October 7, 2027

ATTCHMENT M – AFFIDAVIT OF PUBLICATION (NEWSPAPERS)
PLANNING AND ZONING COMMISSION HEARING

Public Notice Posted – Arizona Republic
PZ-PA-009-24 – Tap Solar

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Kimley Horn
1001 W Southern Ave
Mesa AZ 85210-4911

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:

09/05/2024

and that the fees charged are legal.
Sworn to and subscribed before on 09/05/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$1832.00	
Tax Amount:	$0.00	
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VICKY FELTY
Notary Public
State of Wisconsin

Public Notice Posted – Dispatch
PZ-PA-009-24 – Tap Solar

CASA GRANDE 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 Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Sep. 5, 2024

NOTICE ID: aLK8pZm49UkvHjolBhui
NOTICE NAME: PZ-PA-009-24

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-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility and battery energy storage system (BESS), situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-004G located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa, area.

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

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/235/Notice-of-Hearings

DATED THIS 26th DAY OF AUGUST 2024, by DEVELOPMENT SERVICES 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
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@

ATTACHMENT N – AFFIDAVIT OF POSTING BROADCAST SIGNS
PLANNING AND ZONING COMMISSION HEARING

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-009-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at TAP SOLAR, 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 09/03/24 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

Notary Public

My Commission expires: 10-25-24

ATTACHMENT O – BROADCAST SIGNS POSTING PHOTOS (19)
PLANNING AND ZONING COMMISSION HEARING






NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 7:47 AM
+32.985468,-112.143634
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
September 3, 2024 at 7:43 AM
+32.985497,-112.151802
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 7:42 AM
+32.981847,-112.151810
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW:
Maps
September 3, 2024 at 7:40 AM
+32.978306,-112.151907
N Hidden Valley Rd
Maricopa AZ 85139
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: 09/03/24
Maps
September 3, 2024 at 7:38 AM
+32.974653,-112.151835
N Hidden Valley Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
September 3, 2024 at 7:30 AM
+32.978464, -112.168892
11200–11312 N Sage St
Maricopa AZ 85139
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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 7:28 AM
+32.978267, -112.164376
Harvest Hills Trail
Maricopa AZ 85139
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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 7:32 AM
+32.981935,-112.168995
11280 N Sage St
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
September 3, 2024 at 7:34 AM
+32.985408,-112.168895
11458–11498 N Sage St
Maricopa AZ 85139
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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 7:26 AM
+32.974439,-112.163562
Harvest Hills Trail
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
September 3, 2024 at 7:25 AM
+32.972529,-112.160286
Harvest Hills Trail
Maricopa AZ 85139
United States
Maps


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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 7:23 AM
+32.971058,-112.156707
W Val Vista Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PUBLIC HEARING
September 3, 2024 at 7:21 AM
+32.971150,-112.151908
W Val Vista Rd
Maricopa AZ 85139
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: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 7:19 AM
+32.971085,-112.146849
52835 W Papago Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
September 3, 2024 at 7:17 AM
+32.971057,-112.143584
W Val Vista Rd
Maricopa AZ 85139
United States



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PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Planning Case Number: PZ-PA-009-24

1 message

A M <ampebbles@hotmail.com> Tue, Sep 3, 2024 at 10:05 AM
To: "Kendall.riley@pinal.gov" <Kendall.riley@pinal.gov>
Cc: "Evan.Evangelopoulos@pinal.gov" <Evan.Evangelopoulos@pinal.gov>, "Ryan.Green@pinal.gov" <Ryan.Green@pinal.gov>, "Sangeeta.Deokar@pinal.gov" <Sangeeta.Deokar@pinal.gov>, "jeff.serdy@pinal.gov" <jeff.serdy@pinal.gov>, "chase@finalplat.com" <chase@finalplat.com>

Planning Case Number: PZ-PA-009-24
Monica Labadie
1712 N. MIller Road
Scottsdale, AZ. 85257
951-658-1619
Property tax parcel number: 510-43-026A

3) A brief statement of reasons for supporting or opposing the request
We oppose Hidden Valley Ranch LLC's request for the TAP Solar Project for the following main reasons:

1. It will lower the surrounding property values. Research shows that other solar farms have had similar effects.
2. The solar farm's location in the middle of Pinal County, rather than at the western edge of the county, makes it difficult for city development to move westward.
3. There has not been sufficient research regarding solar farms and their environmental impact on people or animals.
4. More information is needed regarding the type of batteries used (lead-acid vs. lithium) and their plans for proper disposal or leakage issues. This is important due to the surrounding agricultural areas and the fact that they are nestled between two river channels and/or wash channels.
5. Who will cover the costs? What are the implications for taxes (property, sales, etc.)?
6. Insufficient guidelines for the Green Energy Production category may lead companies to make decisions based on their bottom line rather than the public good. What guarantees do residents have that the development company will follow appropriate measures to ensure that established and future residences in the local area will be safe from noise, environmental problems, and electrical issues associated with large power supplies and lines?
7. More research is needed regarding the TAP Solar Project's relocation to the far western edge of Pinal County, near the Maricopa County border, close to the Pinal West substation. Why can't part of the BLM property be included? This would allow for greater growth potential towards the west, preserve agricultural land, and have the least impact on residential housing and development. This relocation could reduce the impact by at least 90 degrees or more surrounding the TAP project, rather than affecting 360 degrees.

4) Due to insufficient time for notification (just received the information late last week), we will not appear at the hearing.

August 22, 2024

Pinal County Development Services Department
PO Box 749
Florence, AZ 85132

In re: Planning Case Number: PZ-PA-009-24

To Whom It May Concern:

The undersigned is seeking to qualify for further notifications in the referenced matter.

Eric Rumple
1484 E. Shane Circle
Sandy, UT 84092

Phone: 801-550-2160

My property tax parcel no.: 510-70-026A9

I am supportive of the proposed green energy project as I believe renewable energy is in our country's vital interests.

I don't wish to appear at the Sept. 5th hearing.

Please let me know if you have any questions or need anything else.

Best Regards,

Eric Rumple

10436 N Reggae Rd
Maricopa, AZ 85139

Pinal County Community Development Department
PO Box 749
85 N Florence St
Florence, AZ 85132
August 17, 2024

Dear Development Department:

Greetings from the desert wilderness of Maricopa! We, meaning my husband and myself, have seen your yellow posted signs down Val Vista regarding the rezoning of 1092 acres from moderate-low density housing to a 'solar farm'. If I understand this correctly I would like to throw my 2 cents in while your ponder the rezoning...
For the record, we live right around the corner, down the dusty dirt road headed toward the mountain, so I am 14+ years familiar with the area.

I would be so much more in favor of a solar farm as opposed to housing for the following reasons:

1.At this point the Val Vista portion of the property is not even paved and posted as 'not maintained by the county'. The OTHER road leading to this property is Hidden Valley , barely a 2 lane country road that could not hold the traffic for hundreds of more autos that go along with new housing units. So between these 2 infrastructure issues I envision a quagmire of traffic patterns.

2. There is no water well maintained as far as I know on said property. A new 'housing development' of 7000 duplexes or SFH would drain our water table for the area.

3. The city of Maricopa, as far as my knowledge, would not be able to sustain on the low end, another 7000 students *infrastructure again* ...figuring each household would average 1 student *again on the low end* in the public education pipeline. This would take years to remedy...and I didn't mention bus transport and teaching positions.

4. I might advise a road trip to the local Fry's grocery store on any given Sunday afternoon. Just for fun. It's a madhouse. Granted there are 4 grocery stores total in town, if Walmart is in the mix...but again...that infrastructure is not in place for 7000 or even 3000 more residents/families.

5. I would also advise checking with ADOT on the input from local residents on the viability of RT 347 between Maricopa and the I 10 intersection at Wild Horse Pass. The peasants are not happy with the hours spent on this particular highway while commuting to Phoenix. Consider adding another 3000 *only half of the housing total* automobiles on this commute and the nightmare turns into a reality show. With a not-very-good ending. There is no other way out of town unless you travel south to Stanfield, and this would be absolutely counter productive.

So there you have it. You are now $.02 richer as I have submitted said amount in hopes that the rezoning is successful.

I thank you for your time.

Georgi L Otis
Queen of her own domain
10436 N Reggae RD
Maricopa, AZ
85139

Georgi L. Otis

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

INDEX:

1. CALL TO ORDER, ROLL CALL AND ELECTION OF CHAIR AND VICE CHAIR: pp. 1-5

2. PLANNING MANAGER REPORT: pp. 5-9

3. DISCUSSION/RECOMMENDATION/ACTION ON THE FOLLOWING COMPREHENSIVE PLAN MAJOR AMENDMENT CASES TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN: pp. 9-10

I. PZ-PA-005-24 (Ore Town Solar) – pp. 84-114
II. PZ-PA-006-24 (I-8 & Montgomery) – pp. 124-131
III. PZ-PA-007-24 (Cactus Flower Solar) – pp. 131-140
IV. PZ-PA-008-24 (Project Bella) – pp. 10-45
V. PZ-PA-009-24 (TAP Solar) – pp. 45-69
VI. PZ-PA-010-24 (Frontier West Solar) – pp. 71 (Withdrawn)
VII. PZ-PA-011-24 (Frontier East Solar) – pp. 72-84
VIII. PZ-PA-012-24 (SunHill Project) – pp. 114-124

ADJOURNMENT: p. 140

TRANSCRIPTION PROVIDED BY

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

ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

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

more notably here, perhaps, the project area is entitled for residential and commercial uses. So this would also include a tie to a 500 kilovolt utility station with the existing Pinal West substation. So the City of Maricopa has objected to the proposal for the following reasons. General plan identifies it for Low Density Residential, Commercial and Open Space, and existing entitlements align with the Maricopa General Plan, include a 3,874 homes, 35 acres of Commercial, 75 acres of dedicated and improved roadways, two elementary school sites, 35 acres of Discovery Trail bisecting the site, and 65 acres of the wash and canal, as well as the loss of opportunity for the above approved uses with that location. Multiple phone calls of opposition were received by staff, primarily with the loss of the rural lifestyle. And so my coworker here, she's a little bit under the weather here, but we'll do our best to entertain any questions the Committee may have.

OLGIN: So as we said before, we're going to have the public hearing be opened, and so staff can come back later.

BAK: Okay.

RIGGS: We would like to open it up for the public. There's a sign-in sheet over on this table, if you sign in and then come up, that'd be - kind of keeps the flow going.

DAVIS: Ready Gilbert?

OLGIN: Of course.

DAVIS: Chairman Riggs, Members, and the Planning and Zoning Department, my name is Robin Davis. I live about four miles south of the project on Warren Road. I'm here to comment on these two TAP Solar projects, -009 and -010. They are slated for Hidden Valley and then one on 347 and Lewis Johnson Road. I'm aware that Pinal County has become a target for solar projects. We must take a responsible approach to allowing them in our neighborhoods so it doesn't get out of control. Many residents don't like the looks of the current solar projects in the County. The out of control weeds present a real fire danger, and I think that this should be addressed County-wide. I have read through all the reports that Kimley-Horn and Copia have given us, and know they can be slanted - who's ever paying for them - but I'm satisfied enough with the information in these reports to support both these projects. With the West Pinal substation and the proposed Pinyon Solar Project in close proximity, this area could supply much needed energy to the State grid. With responsible planning, the impact on local residents, wildlife and vegetation could be kept to a minimum. So Riggs - Chairman Riggs - I'm also a commissioner on the Open Space and Trails Commission, I want to read this to you all. The Sonoran Desert, according to the World Wildlife Fund, has the greatest diversity of vegetative growth of any desert in the world. It is home to 560 plant species, 58 reptile species,

and 41 percent of all terrestrial bird species found in the United States. Large areas of pristine Sonoran Desert exist in and throughout Pinal County, and with rapid urbanization the need to preserve large tracts of unfragmented desert becomes increasingly more important. In addition, the residents of the County were asked to rate their preferences for types of parks to receive funding. 40 percent of the respondents preferred funding to be directed toward large nature-oriented parks, 27 percent towards open space, 18 percent towards neighborhood parks, and 15 percent towards multi-use parks. Public comments from stakeholders in public meetings throughout the plan preparation process, reinforce these findings with additional emphasis placed on special use areas, such as equestrian facilities and off-highway vehicle areas. With that said, since this area's in close proximity to the Palo Verde Regional Park, I think preserving this area and keeping housing to a minimum, will protect the local wildlife, vegetation and recreation. In addition, I don't know what the City of Maricopa - because this is not on my script – the City of Maricopa put in their presentation, they have no say-so out there. This is County land, this is not City of Maricopa, and we're tired of them coming to us and overriding what we want in that area.

OLGIN: Ma'am, please conclude.

DAVIS: Okay. We do understand this area has been

zoned for medium density housing, 3,200 homes, we do not feel that this is a good fit for our rural neighborhood. In closing, Kimley-Horn and Copia have listened to our concerns and I feel they will work with us in the future. With some planning, stipulations and cosmetic conditions, it would go a long way in being good neighbors. As a resident, I support these two projects, rather than 3,200 homes. Thank you.

OLGIN: Anybody else?

METIVIER: Mr. Chairman, board members - or Committee Members, rather -, my name's Gary Metivier, and I live in the Papago Buttes Ranches 2, which is about nine miles southwest of City of Maricopa. Which is kind of a county island there. This place has been developed for over 50 years to be large acres lots, and currently in the last few years residents out here have been fighting these, what I call zombie developments that were approved back in the early 2000s. And now they're surfacing again, and every one of them when they come back, they want more. Well we need – we need even more houses here, right? There are already several in the area, they're going to contribute to major problems on the 347. As far as this goes and living out in the rural area, I would encourage this board to make Pinal County a solar star in Arizona. Put as much of the stuff in as you can as opposed to housing. Solar panel plants do not pollute the air, they do not drive vehicles on our highways, they don't have kids

need to be educated in our schools. I mean this is a great fit, I think, for our community as opposed to 3,200-3,600 homes. So again, when it comes to solar, at least the panels, I view this as clean. I'm not talking about the big collector units that have a 300 foot tower where everything's all beamed up to one central spot, so you can see this thing from God knows wherever. Or gas-fired plants, and no one's bringing new electric online. I mean it's the government at all levels is now pushing let's electrify every damn thing in our lives. We need more electric power, let's put some of these things out here in our County. Thank you.

OLGIN: Thank you. Anybody else?

FLANAGAN: My name is Maryeileen Flanagan. I apologize for my voice, I substituted first and second today. When I sat on this Committee two decades ago, we were guided by a firm who ultimately wrote the Comprehensive Plan. Many times if our comments or observations did not match the vision of the County or someone in control, our ideas were ignored or even demeaned. As a result, we have high density subdivisions coming now into the middle of, or encroaching on, long time very low density areas like where I live, where the homes are one home per 3.3 acres or more. My neighbors and I are not pleased, especially with the Arizona Department of Water Quality, stating that our aquifer is overallocated for 100 year water certificates. Please don't let your ideas be

ignored or demeaned this time around. The Board of Supervisors takes the Comprehensive Plan very literally, as do developers. If you feel marginalized in any way, I urge you to let the board know what is happening. With that said, we are faced with a decision in our - in Hidden Valley and other parts of the County: houses or solar? While we wish the landowner would remain farmland, we can't fault the owner for selling. Given our choices, I'll choose solar with the right stipulations any day. Solar uses less water, doesn't clog our inadequate roads and infrastructure, and doesn't add to the catastrophic – the catastrophe that is the 347. According to a U of A study, the heat island effect of solar does not extend beyond 100 feet, so 100 foot setback is a fair stipulation. Additionally, the whirling, whining noise of turbines can be greatly mitigated by the right types of walls. Another easy stipulation. Given 100 foot setbacks and solid sound barrier walls, solar will be an excellent neighbor, far superior to a high density subdivision. The low heights will also maintain the feel of open spaces, something even the current Comprehensive Plan recognizes is a desire of most Pinal County residents. So please, add solar to the Comprehensive Plan, especially near areas of low density like Hidden Valley, Thunderbird Farms and other homes like that. With the right stipulations, it is a superior choice for us. Thank you.

OLGIN: Thank you. Anybody else wish to speak on this case?

RIGGS: Ma'am, did you sign-in?

FLANAGAN: Yes.

RIGGS: Okay, thank you.

EDWARDS: Good evening, my name is Ken Edwards and I own a property directly across the street from this project on Sage, and I'm here today to speak in favor of the project. If there is some way to compensate those of us who are adjacent to the property for any of our – the impact and the loss of the use that we would (inaudible) property, I think it's a great idea. I think Pinal County ought to be the shining star for solar energy. Let's move forward. And I urge you to vote yes.

RIGGS: Anyone else? We will close the –

OLGIN: Public hearing?

RIGGS: Public's –

RICH: Mr. Chairman, Members of the Committee, my name is Court Rich, I'm with the Rose Law Group, and I'm here today representing Copia Power, who are going to be developing this project. And I can't tell you how thrilled I am to hear from the neighbors about, you know, how they're in favor of this project, and I thank them all for coming out here to put in the good word. Copia worked really hard to try to pick a location that made sense. We totally agree that if we're, you

know, the choice between the 3,600 homes that are planned for this area and the ability to maintain the rural lifestyle with the solar facility, we're glad that's been embraced by the community and we're hoping that you'll embrace it today. I had a whole presentation, I can answer questions. I can do whatever you like. I'd maybe just highlight a couple things really quickly, and then I know - I'll do Gilbert a favor and wrap it up. Water savings are real. As you'll see this area is farm today. Solar and batteries use absolutely no water, other than the occasional washing of a panel here and there, and so there's no water usage. That is a huge benefit for the County, not just for this area locally. But I just thought I'd mention that. I'll stop. If you have questions, happy to answer them.

TODD: I have a question for you. Have you submitted a decommissioning plan?

OLGIN: Committee Members, that's a zoning question. We do that at the zoning level, not at the land use level. It is policy, I apologize.

RICH: Mr. Chairman, Commissioner, we will do that. That's a commitment that we're making. And the County requires that, so we will be doing that.

RIGGS: Other questions.

??: What are we doing here?

KALANDROS: Mr. Chair, I have a quick question. I

noticed the proposed I-11 alignment comes through here and possibly wipes out a good chunk on the bottom of this area that you're proposing this for, does that affect the viability of your proposal?

RICH: Mr. Chairman, Committee Member, I – we'll certainly work on that with a stipulation with the County to appropriately designate areas, if needed, for I-11. We know that's a priority for the County and so certainly in the process we expect to have to have to deal with that.

KALANDROS: But I mean is your project still going to be good if you lose that territory to the I-11?

RICH: I think it just depends, through the process, where that's placed. Certainly, you know, if it went right through the middle, that could be a challenge. But through this process and through the rezoning process, the County may have an opportunity to help set a plan for that in the future.

KALANDROS: And then also, I noticed you mentioned you were pending military approval. Have you heard back from the military regarding if this usage is going to affect flight operations?

RICH: I don't think we have the final yet, but I know that there are solar facilities that are in much closer proximity to areas that are used, and so we're not – yeah, that's correct. We don't have any real concern about that at this point, but it's certainly a step that we're doing.

KALANDROS: And one of the things that I think staff referred to, and I think Tow of Maricopa referred to, is this Discovery Trail. Is it possible for you to still do this project, but leave space for that?

OLGIN: That'll be looked at when we get to the zoning level. It's a big focus that we - with regards to open space and land use.

KALANDROS: I realize that, and in the details I agree with you on that. I just don't know if it's possible to do that and still make the project viable.

RICH: Committee Member – sorry, Vice Chair - I think, you know, I would just use as an example, there have been other projects, solar projects in Pinal County where the County has worked with the applicant and preserved right-of-way and trail space, and so I expect that we would go through that same discussion. We'll, you know, if it's possible we'll make it happen.

KALANDROS: That's all my questions for the applicant, I would ask that I have a couple for staff when we're done questioning the applicant, please.

RIGGS: Any other questions of the applicant?

TODD: Yes, on page 3 of our document, under the environmental study, it says the applicant did not mention any environmental mitigation for these concerns that were noted here. Have you received any information?

OLGIN: Are you asking staff, or are you asking the applicant (inaudible)?

TODD: I'm asking the staff.

RICH: I'm happy to –

SUPRAK: Chair, Chair Vice, Members, while they're figuring that out, just a reminder to please speak your name into the microphone for the record before you ask your question.

OLGIN: Please repeat the question, the planner's going to try to answer.

TOOD: Yes, I'm Phil Todd. On page 3 of the document that we have, it says the applicant did not mention any environmental mitigation for these concerns that were presented at some other time, and I was wondering if the applicant has done anything about that.

??: That's usually presented at the zoning level.

OLGIN: Our apologies Yeah, those are the details that we typically get at the next level when this, this gets approved.

RICH: And I'm happy just to mention, as you'll see, this site has been fully disturbed from a farming standpoint where we understand, and Copia has worked on many of these projects and they're committed to going through that process in mitigating whatever issues are there. We think because of the disturbed nature of almost the entirety of this site, the

mitigation is not a concern, they're going to be able to do that.

TODD: It doesn't appear to be the farming, or the farming land, it's the wash issue.

RICH: Correct. And certainly the wash would be avoided to the extent possible through this, and we'll work with the County staff on that. I think that's one of the benefits of this project, is that unlike housing, there's less motivation or need to try to, you know, encroach upon that or potentially have people walking or driving across it.

BECHTEL: I have a question, Colleen Bechtel. Normally when we see these, we see where proposed power lines are going to be, and I notice that the substation is two and a half miles to the northwest, is that correct?

RICH: That's correct.

BECHTEL: And do we have a proposed where those power lines, and do the neighbors in the community know where those proposed power lines will run? And do you anticipate opposition once those power lines are identified?

RICH: That's a really good question, and I think the way that it works is obviously we need to have a project approved by the County, a viable project to hook those power lines up to, and so typically you'll go through this process first and then there is a public process in front of the Corporation Commission that makes you demonstrate, and the

public has the ability to come there and talk about where those should be, in the right place for them, and that has to get approved as well.

STOCKTON: Hi, Jeanne Stockton here. I have a question, it pertains to a comment on page 3 also. There is existing infrastructure for residential properties due to the surrounding development, to what extent is that, and have developers already invested a lot of money in the infrastructure, and will this negate what they've already invested?

RICH: No, I think that's a great question. And what I heard from the people that live in the area and from our meetings with them previously, is that they believe that the area is sort of underdeveloped from a roadway and infrastructure standpoint, and so to do the residential development that's planned for this space today, would require a significant amount of investment in public infrastructure. And my understanding, based on their comments, was that they're - they actually welcome this because, as someone said, you know, there's no people driving out of here, there's no kids going to schools, there's no, you know, police calls for service, there's no people clogging the roads. And so this is a preferable use for the community.

STOCKTON: And one follow up. So the solar would decrease the requirement for people to travel 347, which has

lost their funding, correct?

RICH: That's a good point. Yes, it would not be putting any new people on 347.

STOCKTON: Thank you.

KLUCAR: I have a question. Terrilyn Klucar. Yeah, I'm just curious, what does it mean under a sense of community that a solar plant is compatible with the farming heritage? What does that mean?

RICH: I think the point that we were trying to make is that, you know, farmers can grow anything and these days a lot of them are choosing to grow solar panels and harvest the sun. And so, you know how do fruits and vegetables grow? How does cotton grow? It uses the sun to do that. And so there is a certain synergy between farmland and solar uses that, you know, these things aren't really tall. Again, there's no people pulling up to, you know, live, live there or work there or whatever. So it's - in that sense it very much has character consistent with farming.

KLUCAR: Okay.

??: Great answer.

ROBERTSON: Bill Robertson, again, from Maricopa. I've heard the term used a couple of times already that there's a planned housing development. This might be a question for staff, or it might get deferred to Planning and Zoning, I don't know, we'll find out.

OLGIN: Yes sir.

ROBERTSON: I don't know of a planned housing development. The area is zoned, or appropriately categorized for development, is there a housing developer in the wings waiting to strike if you should fail?

OLGIN: Chair, if I may. So we have a planned area development that was approved on this property. What that means is there's hard zoning with an overlay that exists today.

ROBERTSON: I understand that.

OLGIN: So they could, somebody could build on what that ordinance says. But in regards to we knowing if that's going to happen anytime soon, we do not.

ROBERTSON: So, but the term that there's a planned housing development, is not correct.

OLGIN: Correct. I'd argue that it's an ordinance that would allow a housing development.

ROBERTSON: Okay, very good.

OLGIN: Semantics, I guess.

ROBERTSON: Thank you.

RICH: One thing I would just note in that vein, is that often one of the benefits of solar is that it's an interim use. At the end of life, you know, the panels could be removed, there'll be a decommissioning plan as Committee Member Todd mentioned, and so if the time is right then for

some other use, that there's an opportunity to do that at that time.

??: So solar's not really sustainable, is that what I just heard?

??: No, it's (inaudible).

RICH: I don't think so, but that's a fair comment if that's the way you look at it.

RIGGS: Any other questions?

OLGIN: No?

RIGGS: Steve, you had a question for staff?

KALANDROS: Yes, thank you Chair.

RIGGS: Thank you.

RICH: Thank you very much.

KALANDROS: Again, recognizing we're not going to wade into details, can you discuss this Discovery Trail and wildlife corridors, and those kind of issues? And I believe staff recommended against this, if I remember right. So is it even possible to do this project and still maintain those trails and those wildlife corridors that you're concerned about? If that - if I'm reading that correctly.

OLGIN: Chair, Vice Chair, Committee. So the recommendation we made was a mistake. Our apologies, that wasn't meant to be in there. So we strike that from the record, that shouldn't have been there. Back to your question in regards to can we utilize those areas to have with the open

space or the trail. Yes. Going through these projects, some that this entity Rose Law has done, typically the County has been successful in some of the cases to maintain the open space or the trails, because of where they're located. Typically there are some washes that aren't usable anyways, so yes, it's very common at the zoning level, not this level, to accommodate some of those washes and areas for trails. And like I said, a lot of the developers that we work with at the zoning level, do accommodate (inaudible) request.

KALANDROS: And one further question, again related to the I-11 corridor. You mentioned the County has a zoning overlay for a PAD, I think - I forgot how you phrased it. So the County had some sort of prior idea what to do here, the developer has their own idea what they want to do with this solar project, does – how does the I-11 change the County's view of what's appropriate? If it goes through and that alignment, where it cuts off the bottom of this, does that make your prior zoning overlay obsolete anyway?

OLGIN: No. Great question, Chair, Vice Chair and Committee Members. Great question, because the I-11 essentially it's a path that's been established, they have studies that they go through, but it could be 20, 30, 50 years before this happens. And it's very common for developments like this one and/or housing developments to entitle, build on these alignments. Now, we wouldn't want them to in a perfect

world, but it happens quite often. And a lot of these companies, they will accommodate their project to get out of the way if it's closer. But for example, this one and other ones, they're many, many years out. This could no longer be usable, if it gets approved all the way to the Board at the zoning level, before that I-11 ever happens. So that's kind of how we view it, is we try to work around them, but sometimes you can't. And, you know, as far as I understand, I mean, it's going to be many years before they - this freeway, if it ever happens, goes through. I mean there's several corridors in the County that haven't – I've been here – one that's for 20 years and they're still at the, at this phase and they haven't developed yet.

TODD: Yes, Phil Todd in Gold Canyon. A question on policy. Does Pinal County discuss or have any plans to make these people have a bond that, you know, 30 years from now when they decommission this thing, I'm not going to be here, you're not going to be here, who's going to have a fund and money to decommission?

OLGIN: Chair, Vice Chair, Committee Members, as we said earlier, not a question, but I'll answer anyways. Out of respect. This item is dealt with at the zoning, and yes, we ask for a decommissioning plan. Essentially it's a plan, and in some cases bond money that's put to pay for the removal of these sites. Now, keep in mind, I'm not sure that that

applies to the BESS portion of it, but in regards to the solar arrays, yes, we do require that and a lot of the groups or the projects that have been done, do put that in place.

TODD A plan.

OLGIN: A decommissioning plan. It's a separate document.

TODD: It includes a bond?

OLGIN: In a lot of cases, yes.

TODD: And is that bond increased in value per year?

OLGIN: That's something that we won't get into tonight. But as I said, it's - the details are going to be in the zoning. But we don't even talk about that until this passes through this process and the Board, the P&Z Commission, and then goes to zoning. And then that's when those documents are then given to the P&Z for review and approval. Great question, thank you. Any other questions? No?

KALANDROS: Mr. Chair, if there are no further questions, I move to recommend approval of PZ-PA-009-24.

RIGGS: We have a recommendation, anybody want to second?

IDE: I second the recommendation.

KALANDROS: I apologize, Steve Kalandros was making the original motion, sorry.

RIGGS: And your name, who seconded?

IDE: Joy Ide, Arizona City.

RIGGS: Okay. Any – so we'd like to open up to the Committee for discussion. Right now the motion is to approve, or to - a yes vote would say to recommend that this project move forward.

KALANDROS: Mr. Chair, just to explain my motion. I actually came in here thinking I was going to recommend denial of this, mainly because I thought there's a lot of uncertainty regarding what's going on with the City of Maricopa and their plans for this property. What did the nearby residents think? I-11, the military, the airspace, the Discovery Trail, honestly, I think all my questions have been answered. We heard from every resident, I think there was four of them, spoke out in favor of this. I agree that we need more electricity on the grid, and I agree with solar, so it's changed my mind. I now recommend that we approve it.

STOCKTON: I'd like to make a comment. At the risk of making this area less desirable.

OLGIN: Committee Member –

STOCKTON: Jeanne Stockton.

OLGIN: Thank you.

STOCKTON: Sorry. At the risk of making this area less desirable to be annexed into the Town of Maricopa, I'm in favor.

RIGGS: Any other discussion?

BECHTEL: Yeah, I just – I'm Colleen Bechtel, for

the record. I'm probably the lone non - I will not vote in favor of this, mainly because of the open space issues, the trail and concern over the actual - I think this will change the landscape of that area. It is a rural area and I don't know that this will be developed in a long, long time. I don't think you going to have to worry about major developers going in there any time soon and affecting your real - I think you'll be better off with it remaining the way it's.

RIGGS: Thank you. More discussion?

MADDUX: Yes. Chris Maddux. So in the last project, there was some concerns about the batteries, are we not concerned about batteries here? It should be the same problems and same concerns, whether they're batteries for a gas plant or a solar plant, and every solar plant has batteries. And it did sound like, while there's a deconstruction plan for the panels, the batteries were not included in that, and they're more of a problem than the panels themselves. So you're not going to be the lone no, so thank you.

TODD: Yes, Phil Todd again, Gold Canyon. I have to also agree with the last gentleman and deny this. The battery issue is one, the 1.9 million solar panels. I can well imagine if we get a good hailstorm what's going to take place. But what gets me the most is page 3 and the comments on page 3 and page 4 of our document, where it doesn't meet the goals of

the Pinal County Comprehensive Plan, and they list out 1 through 8. So I recommend that we deny this project.

OLGIN: Chair, Vice Chair, Committee, if I may. Quick comment, just to clarify any confusion. The BESS, the battery storage structures, they're part of the decommissioning plan, just so we're clear. So they will be part of that in regards to removal. I just want to put it - I know it's not going to change any answers, but I just want to put it out there. We'll continue, sorry.

RIGGS: Yes.

ROBERTSON: Bill Robertson, again from Maricopa. I agree with Phil here that the County is saying that there are 7 items here that are in contrast to an affirmative vote, so my question is probably more to staff. If we approve this with these 7 goals that are not met according to the current County Comprehensive Plan, are we setting ourselves up for a legal problem if we approve it, when you've identified 7 items that do not meet the Comprehensive Plan as it stands right now? Is that a legal issue for the County?

OLGIN: No, this just doesn't pose a legal issue. As I said, this is policy, what we're doing tonight, and we're changing – if approved by the Board, of course -

ROBERTSON: Right, I'm talking about approval all the way to the end, yeah, not just tonight.

OLGIN: Well, once again, tonight is in regards to

the land use policy. If that gets changed, the next step is zoning. And that's a whole 'nother - that's where all the details that most folks have been asking tonight, are focused on and talked about, and we kind of hammer them out, in regards (inaudible) part that's being used, the structures, the height, the (inaudible).

ROBERTSON: So goals within the Comprehensive Plan are not binding?

OLGIN: In regards to making a decision? I don't understand the question.

ROBERTSON: You pointed out 7 goals –

OLGIN. Right.

ROBERTSON: 7 goals that this project doesn't meet.

OLGIN: Yeah, they're not – they're policies, so no, the don't have any teeth in regards to like an ordinance.

ROBERTSON: Okay.

OLGIN: It's a policy.

ROBERTSON: Okay.

OLGIN: Their goals in policy. So no, they have no –

ROBERTSON: So a goal is a target, it doesn't necessarily have to be hit.

OLGIN: Correct.

ROBERTSON: Okay, thank you.

RIGGS: Any other questions? So right now we have a

motion to approve. I think it's going to be close, so we'll raise our hands. So all in favor to approve this project, please show by an uplifted hand. How many?

??: Seven.

RIGGS: Okay, any opposed? So it's 7. Is that a tie?

OLGIN: So the motion stands, correct?

RIGGS: I didn't, I guess I didn't count close enough. Did somebody count –

OLGIN: Well, staff wants to clarify, so the motion was made for denial or was it to approve?

RIGGS: To approve. Motion was to approve.

OLGIN: Okay.

??: Recommend approval to be –

OLGIN: Okay, so let's try again and staff will count. I think we've got the numbers wrong.

RIGGS: All right, so we are making a motion to approve this project. Please show by an uplifted hand if you approve the project, or make - recommended it to move forward.

OLGIN: I count 9. 9.

RIGGS: Okay, those opposed?

OLGIN: 7. So 9, so 9 in favor, 7 against.

RIGGS: So 9 to 7 from the Committee, so the motion carries for approval. All right, on to the next one. I think it's front East Solar had five members from the public here.

PZ-PA-009-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 5, 2024

TO: PINAL COUNTY CITIZEN ADVISORY COMMITTEE

CASE NO(S): **PZ-PA-009-24 TAP SOLAR**

CASE COORDINATOR(s): KENDALL RILEY, PLANNER

Executive Summary: *Meeting for a 2019 Pinal County Comprehensive Plan Major Amendment request by Keith Nichter (Kimley-Horn Associates), applicant/agent to re-designate ±1092 acres from Moderate Low Density Residential (VLDR, 1-3.5 du/ac) to Green Energy Production for a photovoltaic Solar Power Plant and BESS (battery energy storage system).*

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 a photovoltaic solar energy production facility and battery energy storage system (BESS) on 1,092± acres.

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

LEGAL DESCRIPTION: Situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian

TAX PARCELS: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040

APPLICANT/AGENT: Hidden Valley Ranch, LLC, applicant/agent, Keith Nichter

REQUESTED ACTION & PURPOSE: **PZ-PA-009-24: PUBLIC HEARING/ACTION:** Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area

LOCATION: Located five miles Southwest of Maricopa and approximately five miles west of Highway 347 (N Maricopa rd).

SIZE: ±1,092 acres

STAFF FINDINGS:

PUBLIC COMMENTS:

To date one comment in writing have been received from surrounding property owners in support of the project, and one in opposition. Other inquiries have been by phone calls asking about upcoming hearing dates and information.

PUPBLIC PARTICIPATION:

60 day review period:	6/10/24 to 8/10/24
Newspaper Publication:	8/15/24
Site Posting:	8/14/24
Property mail outs:	8/14/24
Web posting:	8/15/24
Citizen Advisory Committee:	9/5/24

OTHER REVIEW AGENCY COMMENTS:
As of the writing of this report AZ Game and Fish agency, the City of Maricopa, and Open Space and Trails comments have been received. These have been included in the discussion and recommendations.

PLAN ADMENDMENT DISCUSSION:

Request to Change Land-use:
This proposal is to change the land designation of seven parcels. All parcels are classified as Moderate Low Density Residential Classification (MLDR) that allows 1-3.5du/ac. New land use designation requested is Green Energy Production (GEP) for a utility scale solar project with battery energy storage system (BESS).

SURROUNDING ZONING AND LAND USE:
North: General Rural (GR) and State Land
South: General Rural (GR)
East: Suburban Ranch (SR)
West: General Rural (GR), BLM Land

Project Proposal:
Hidden Valley Ranch LLC, is proposing a ±250 MW solar photovoltaic facility with ±250 MW battery energy storage system (BESS). This project will also include a 500 kV substation constructed on site. Plans are to interconnect with the existing transmission line to 500kV Pinal West Substation. Approximately ±1,900,000 solar panels will be constructed. The project spans 7 parcels of privately-owned land in unincorporated Pinal County.
There is an existing transmission line that runs along the south portion of the property, and there are plans for the project to tie into. The transmission line runs the Pinal West substation owned by Electrical District 3 (ED3). Applicant is proposing this project will deliver energy to 385,000 homes in Arizona. It was indicated that a decommissioning plan will be provided at a later time.

Location and Accessibility:
It is located in the Hidden Valley area of Maricopa. Vekol wash and parallel canal restricts the physical access of the east side of the project. Site would be accessed from W Val Vista Rd or N Hidden Valley Rd. There is a lateral canal that branches off the Santa Rosa and runs through the entire parcel 51044001G. Traffic Impact Statement submitted anticipates four daily trips, once project is completed. Applicant ensured internal circulation will be provided, and it will be paved.

Southwest portion of the project area intersects with the proposed I-11 corridor. The I-11 Highway spans 2000 feet wide, with a 400-feet wide alignment planned for the highway right-of-way. Since 2016, the Arizona Department of Transportation (ADOT) and the Federal Highway Administration conducted preliminary reviews and released a Final Tier 1 Environmental Impact Statement (EIS) in 2021. No land use approvals for the I-11 corridor have been granted, necessitating additional studies.

Site Data:
Current use is agriculture and vacant land. Surrounding uses is residential, with existing subdivision directly to the east named "Thunderbird Farms". This subdivision was approved in 1972. Most of the larger 3.33 acre lots appear to be developed. The Vekol Wash and Santa Rosa Canal provide approximately ±0.25 acre buffer to the residential properties. Site is currently zoned Single Family Residence Zone (CR-3) with a Planned Area Development (PAD), and Local Business Zone (CB-1) with a Planned Area Development (PAD). These cases were approved in 2006, case numbers PZ-038-06 and PZ-PD-038-06. This site is potentially under a training flight path by the Department of Defense, we have sent out a notification packet and requested comments. We have not received anything back yet.

Flood Zone
The northeastern corner project site is situated within FEMA Zone A, indicating a 1% annual chance of flood hazard covering ±2.2 acres, and Zone X, indicating a 0.2% annual chance of flood hazard covering ±1,089.8 acres. Additionally, the site lies within the 100-year floodplain.

Environmental Study:
Environmental Report uploaded identified impacted species. 53 species fell under the "Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models". Vekol Wash corridor was recognized as a riparian area, and Palo Verde Mountains as an "Important connectivity zone". These areas are important for species to repopulate and provide ecosystem functions. Applicant did not mention any environmental mitigation for these concerns.

Staff Analysis and Recommendation:
This project was entitled and proposed for a residential subdivision and commercial uses. This project is surrounded by residential properties and Thunderbird subdivision. City of Maricopa "objects" to the proposal because it does not conform to the City of Maricopa's General Plan and Commercial land use designations. Current PAD approved in 2006 maintains their open space requirements and dedicates a portion to the preservation of 35 acre Discovery Trail throughout the subject site. There is also access to water through the Santa Rosa canal with a branch off that runs through the entire western portion. There is existing infrastructure for residential properties due to the surrounding development.

Southwest portion of the project area intersects with the proposed I-11 corridor. The I-11 Highway spans 2000 feet wide, with a 400-feet wide alignment planned for the highway "Right-of-Way". Since 2016, the Arizona Department of Transportation (ADOT) and the Federal Highway Administration conducted preliminary reviews and released a Final Tier 1 Environmental Impact Statement (EIS) in 2021.

Proposal lies within an area of environmental concern. The environmental report identified multiple species that will be impacted by this project including the endangered "Sonoran pronghorn" and "Sonoran desert tortoise" which is a federal species of concern. Arizona Game and Fish Department also identified this area as Riparian habitat. They classify these environmental areas important for wildlife in the area.

Analysis of the proposal, shows that is does not align with several Pinal County Comprehensive Plan goals.

1. Proposal does not align with the following goals outlined in the Pinal County Comprehensive Plan:

    - Goal 6.1: Develop a connected system of open space areas that protect and conserve natural, physical and social resources.

- Goal 6.2: Develop a safe, multi-use trail system that provides connectivity throughout the County and to adjacent recreational areas.
- Goal 6.5: Encourage coordination and cooperation between adjacent municipalities, agencies, jurisdictions and the public in open space, park and trail development.
- Goal 7.1: Environmental stewardship is part of all decisions made and Pinal County has become a model for sustainability, with environmentally sensitive County codes, policies, and ordinances.
- Goal 7.1.2 Protect Pinal County's vibrant natural ecosystem.
- Goal 8.1: Pinal County has a mix of housing types and is well positioned to respond to emerging housing industry trends and markets.
- Goal 8.2: Maximize residential development opportunities where existing infrastructure and services are provided or planned.

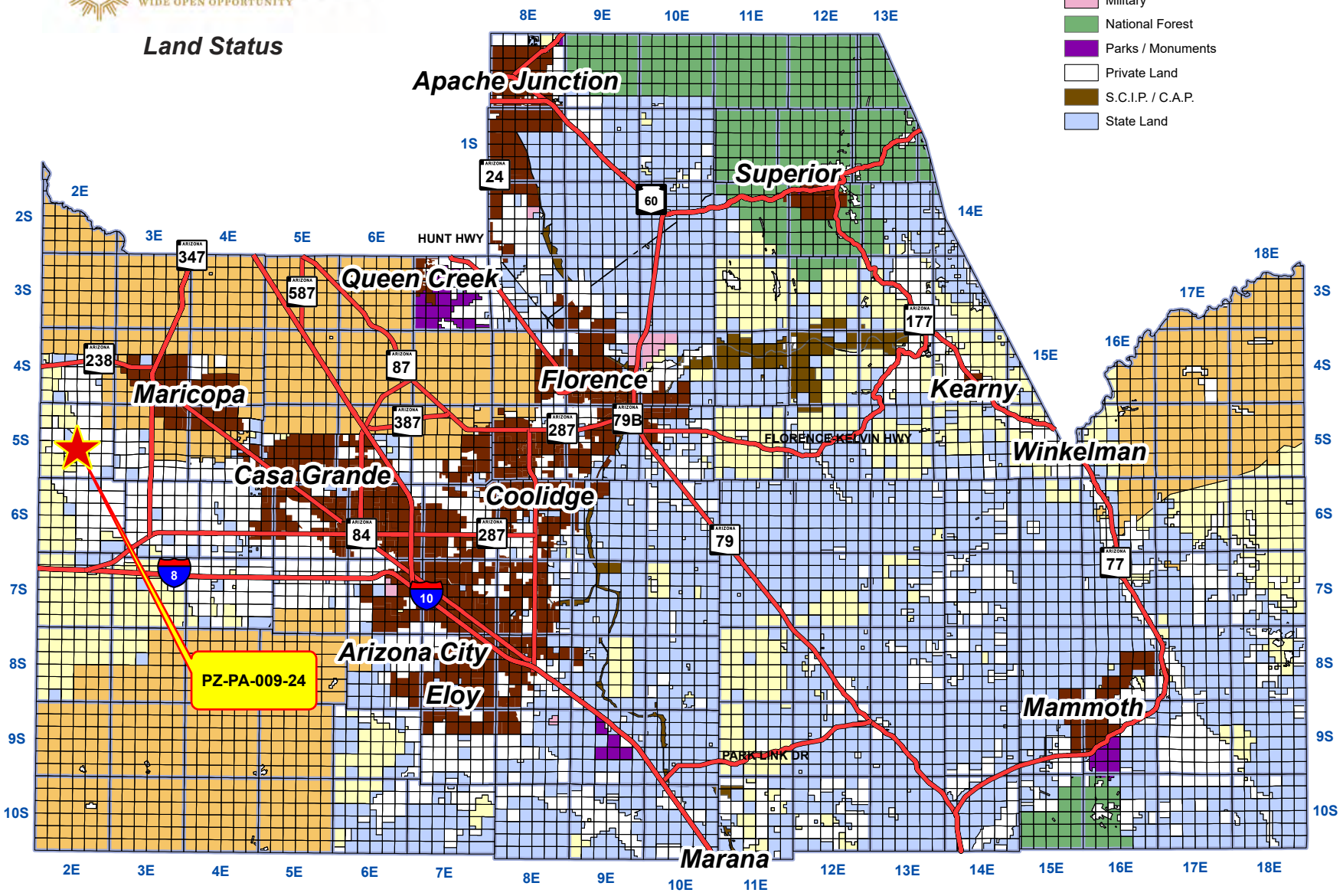
2. Location of the project will impact wildlife and existing residents.
3. Location is within the proposed I-11 corridor.
4. This designation change may result in loss of jobs and homes.

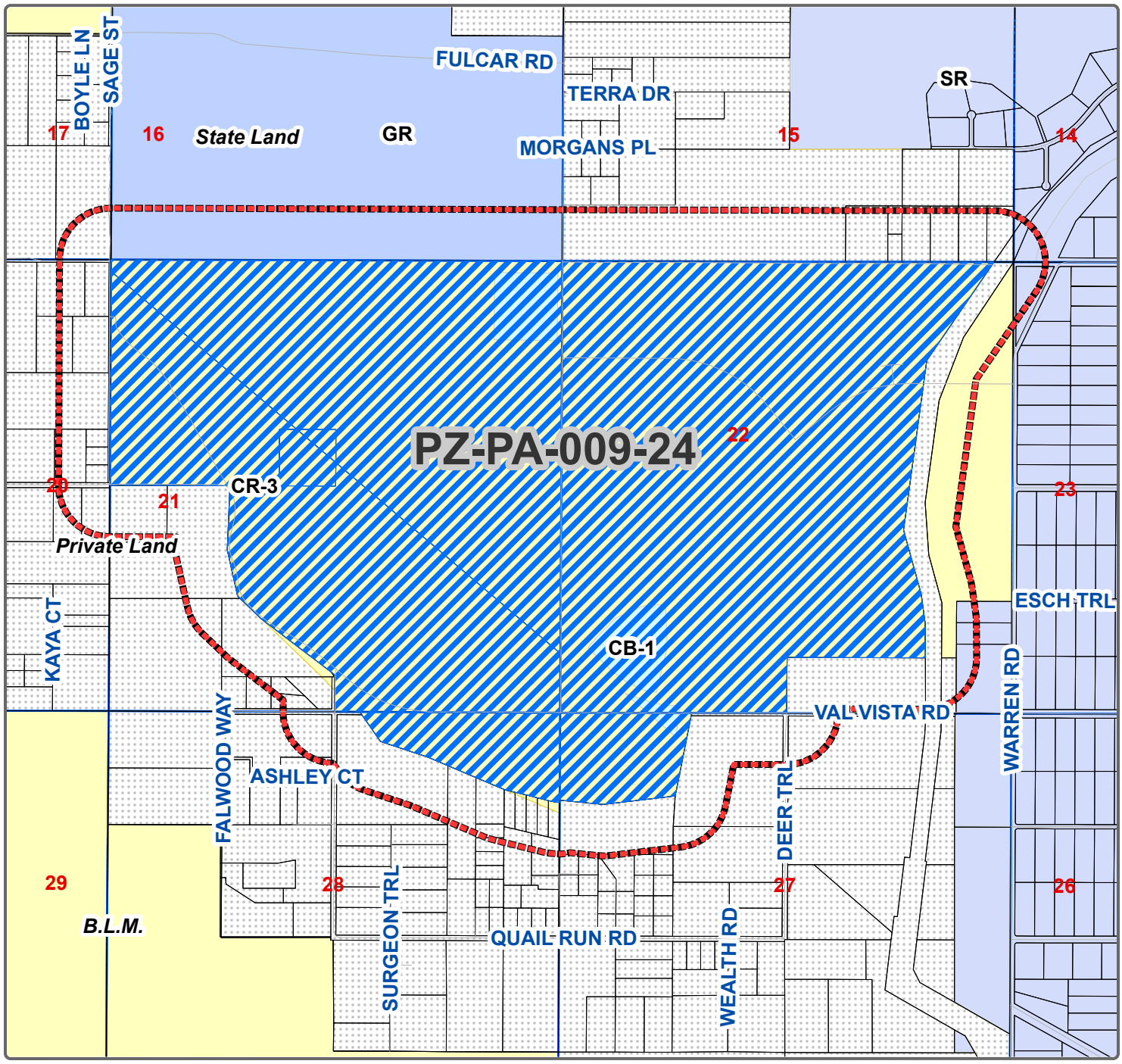
However, should the Citizen Advisory Committee find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is not needed and not necessary at this location and time, will negatively impact adjacent properties, will not be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Citizen Advisory Committee will forward PZ-PA-009-24, to the Planning and Zoning Commission with a denial recommendation. If the Citizen Advisory Committee cannot find all of the factors listed above grounds for denial, the Citizen Advisory Committee will forward this case to the Planning and Zoning Commission with recommendation of approval.

Date prepared 8/22/24- KR
Date Revised- 9/5/24- KR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

PZ-PA-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, and re-designate ±76 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Proposed Regional Park, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

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

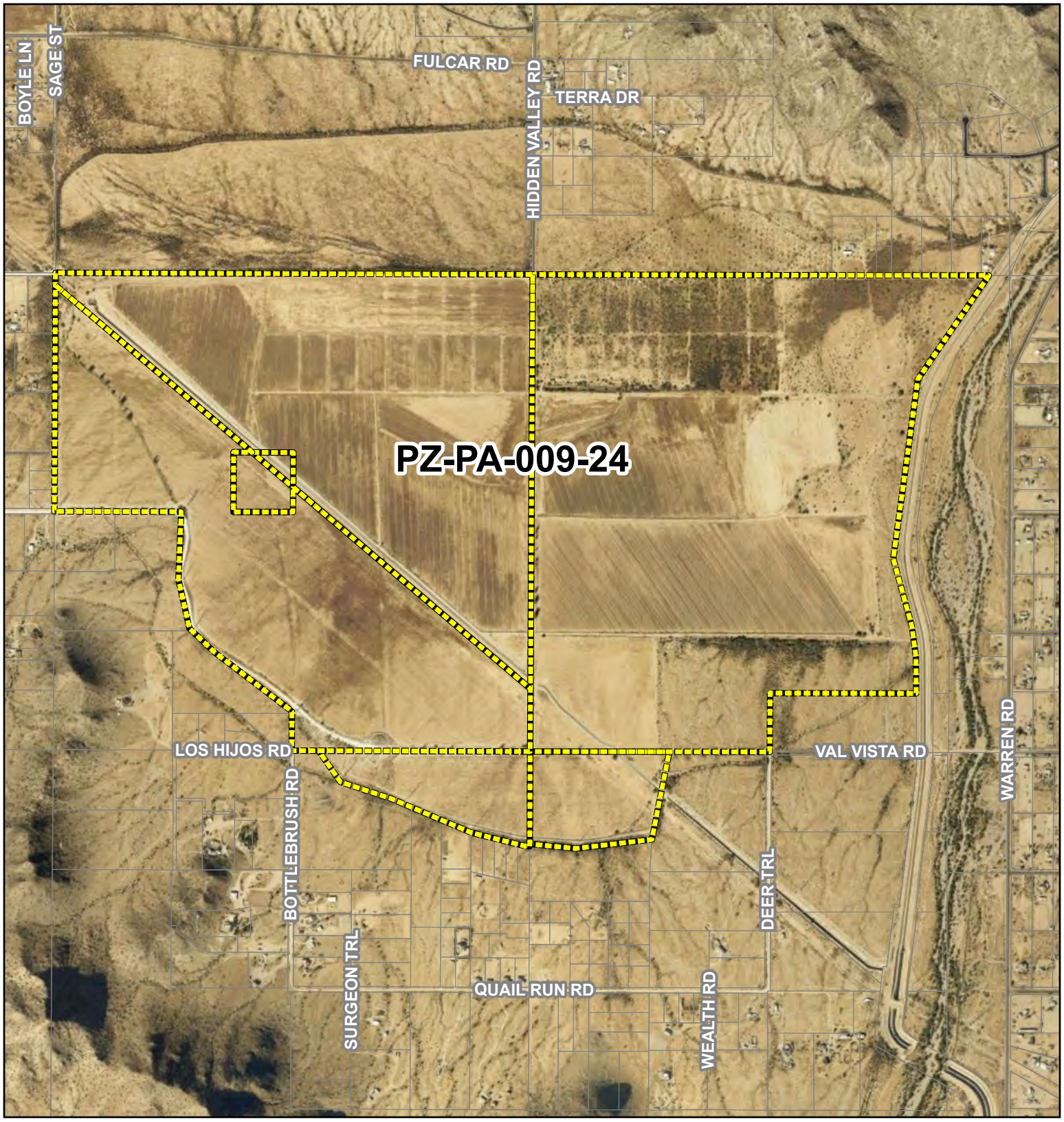
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

SEC 21 & 22, TWN 05S, RNG 02E

Sheet No. 1 of 1

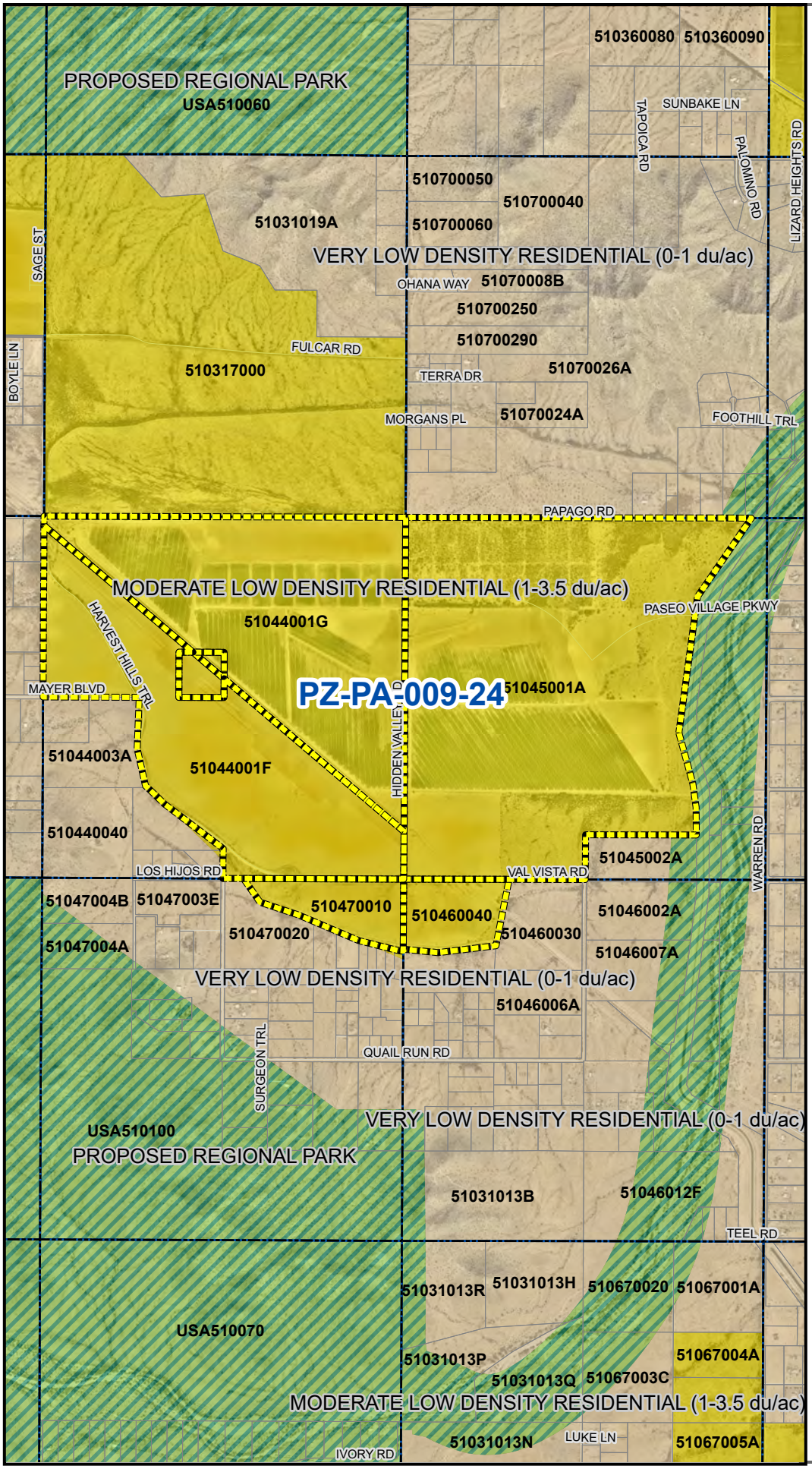
Owner/Applicant: HIDDEN VALLEY RANCH LLC			
Drawn By: GIS / IT /RWH			Date: 07/09/2024
Section: 21 & 22	Township: 05S	Range: 02E	
Case Number: PZ-PA-009-24			



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-009-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

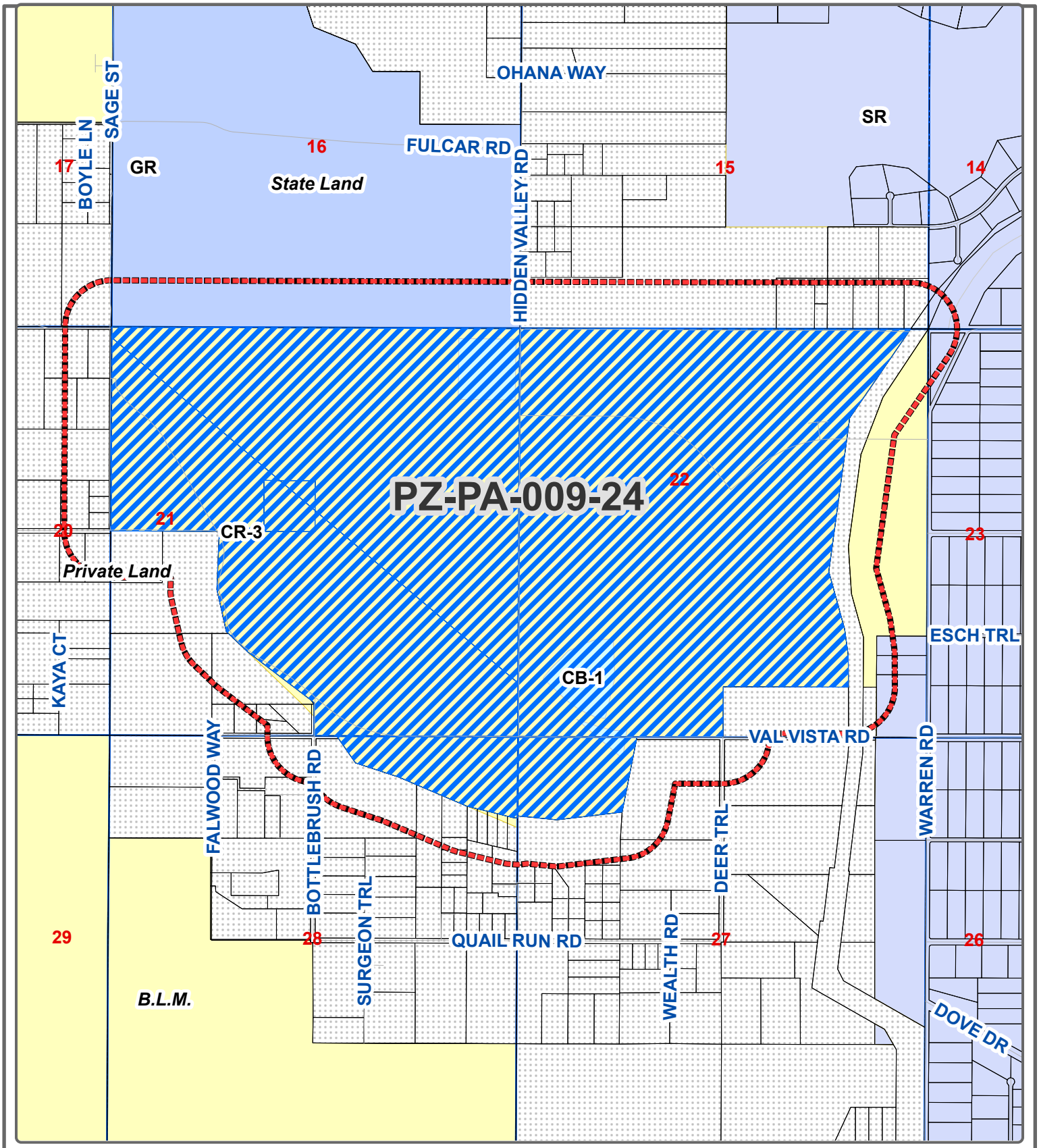
PZ-PA-009-24

FROM:

MODERATE
LOW DENSITY
RESIDENTIAL

TO:

GREEN
ENERGY
PRODUCTION

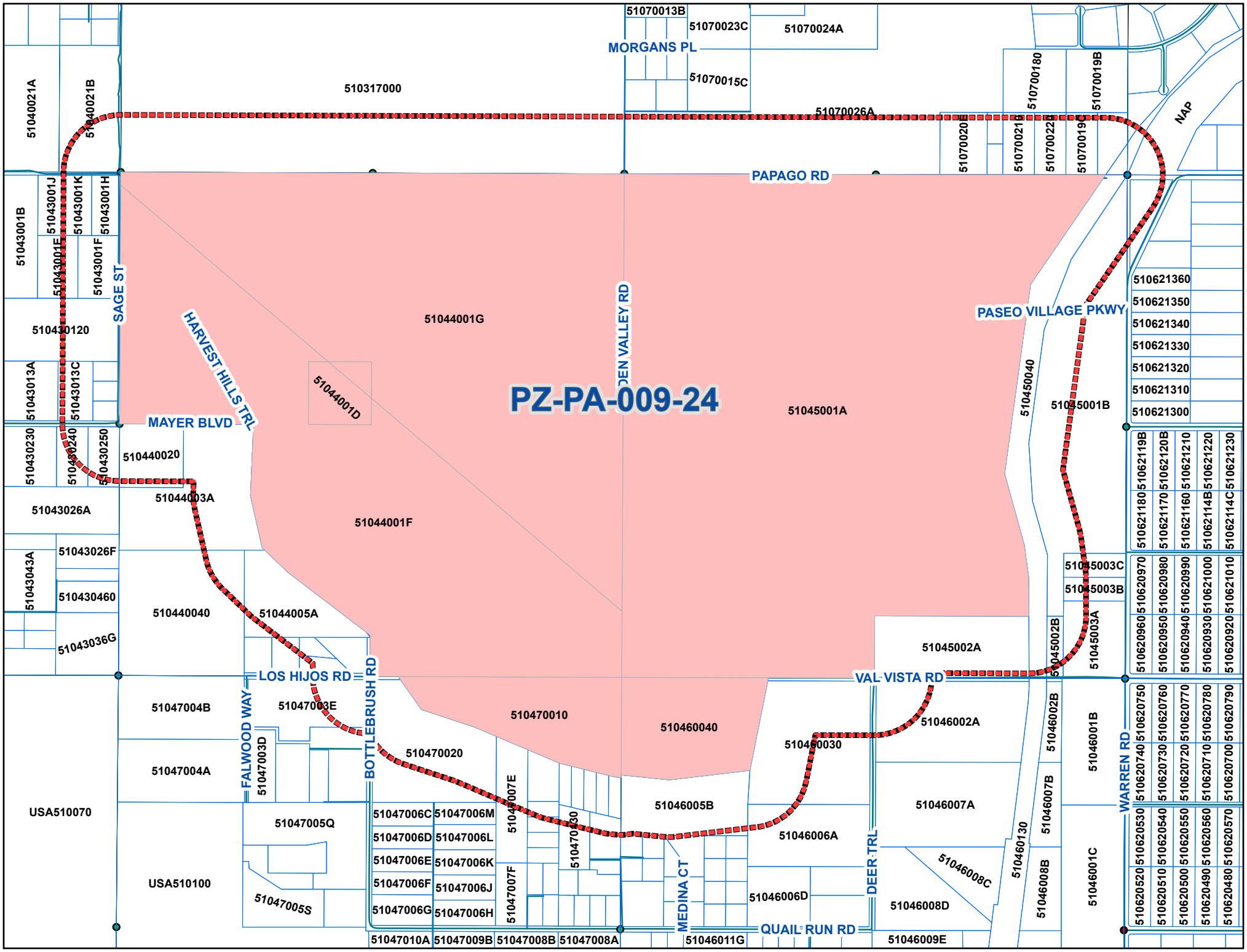


Community Development

Owner/Applicant: Hidden Valley Ranch LLC	**Legal Description:** Situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area. SEC 21 & 22, TWN 05S, RNG 02E	Current Zoning: Multiple Request Zoning: Rezone Current Land Use: MLDR
Drawn By: GIS/IT - RWH; **Date:** 07/09/2024		
Section 21 & 22; **Township** 05S; **Range** 02E		
Case Number: PZ-PA-009-24		

Sheet No. 1 of 1

PINAL COUNTY
WIDE OPEN OPPORTUNITY


PZ-PA-009-24
PAPAGO RD
MORGANS PL
SAGE ST
HARVEST HILLS TRL
MAYER BLVD
GOLDEN VALLEY RD
PASEO VILLAGE PKWY
LOS HIJOS RD
VAL VISTA RD
FALWOOD WAY
BOTTLEBRUSH RD
DEER TRL
MEDINA CT
QUAIL RUN RD
WARREN RD
NAP
510317000
51070026A
51044001G
51044001D
51044001F
51045001A
510440020
51044003A
510440040
51044005A
510470010
510460040
510470020
51046002A
510460030
51045002A
USA510070
USA510100

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.

D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public meeting with the Citizens Advisory Committee.

D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

   a. 0-499 mailouts: $4,478.00
   b. 500 or more mailouts: $4,824.00
   c. With accompanying zone change: $3,354.00

COMMUNITY DEVELOPMENT
Planning Division

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

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 attached.

2. Parcel Number(s): 51045001A & B, 51044001D, E ,F & G, 510470010, 510460040 Total Acreage: +/-1,169.74

3. Current Land Use Designation: Moderate Low Density Residential (1-3.5 du/ac)

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: 05.28.2024 Concept Review Number: Z-PA-056-24

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.): This Major Comprehensive Plan Amendment to Green Energy Production is being requested to allow for the future development of a large scale photovoltaic solar energy generation and storage project situated in the western Pinal County growth area at the southwest corner of Papago Road and Warren Road.

7. Discuss any recent changes in the area that would support yourapplication. See attached narrative.

8. Explain why the proposed amendment is needed and necessary at thistime. See attached narrative.

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

COMMUNITY DEVELOPMENT
Planning Division

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

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 Countyenvirons.
- ☐ 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.

Name of Landowner (Applicant)	Address	Phone Number
Hidden Valley Ranch Partners, LLC	7373 N. Scottsdale Rd. #B210 Scottsdale AZ 85253	480-368-520

Manager — chase@fin-plat.com

Signature of Landowner (Applicant) — E-Mail Address

Name of Agent	Address	Phone Number
Kimley-Horn - Keith Nichter	1001 W. Southern Ave., Suite 131, Mesa AZ 85210	602.313.7206

keith.nichter@kimley-horn.com

Signature of Agent — E-Mail Address

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

AGENCY AUTHORIZATION

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

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

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

hereinafter referred to as "Owner," is/are the owner(s) of_____acres located at _____, and further identified
[Insert Address of Property]

as assessor parcel number_____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 _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

_____ _____
[Signature] ***[Signature]***

_____ _____
[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this____day of_____, _____by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____ _____
Printed Name of Notary Signature of Notary Public

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

Hidden Valley Ranch Partners, L.L.C.
[Insert Company or Trustee's Name]

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

Emmerson Holdings, LLC, its Manage
[Insert Title]

Dated: 5/28/24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 28th day of May, 2024, by Chase Emmerson, Manager of Emmerson Holdings, LLC, its Manager in Arizona
[Insert Signor's Name] *[Insert Title]* *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

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

_____
Notary Public

KIM HARDY
Notary Public - Arizona
Maricopa County
Commission # 613783
My Comm. Expires Oct 30, 2025

My commission expires: 10/30/25

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, the undersigned, personally appeared

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

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

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

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

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

Kimley-Horn and Associates

TAP SOLAR PROJECT

MAJOR COMPREHENSIVE PLAN AMENDMENT
PROJECT NARRATIVE
CASE #: Z-PA-056-24

May 30th, 2024

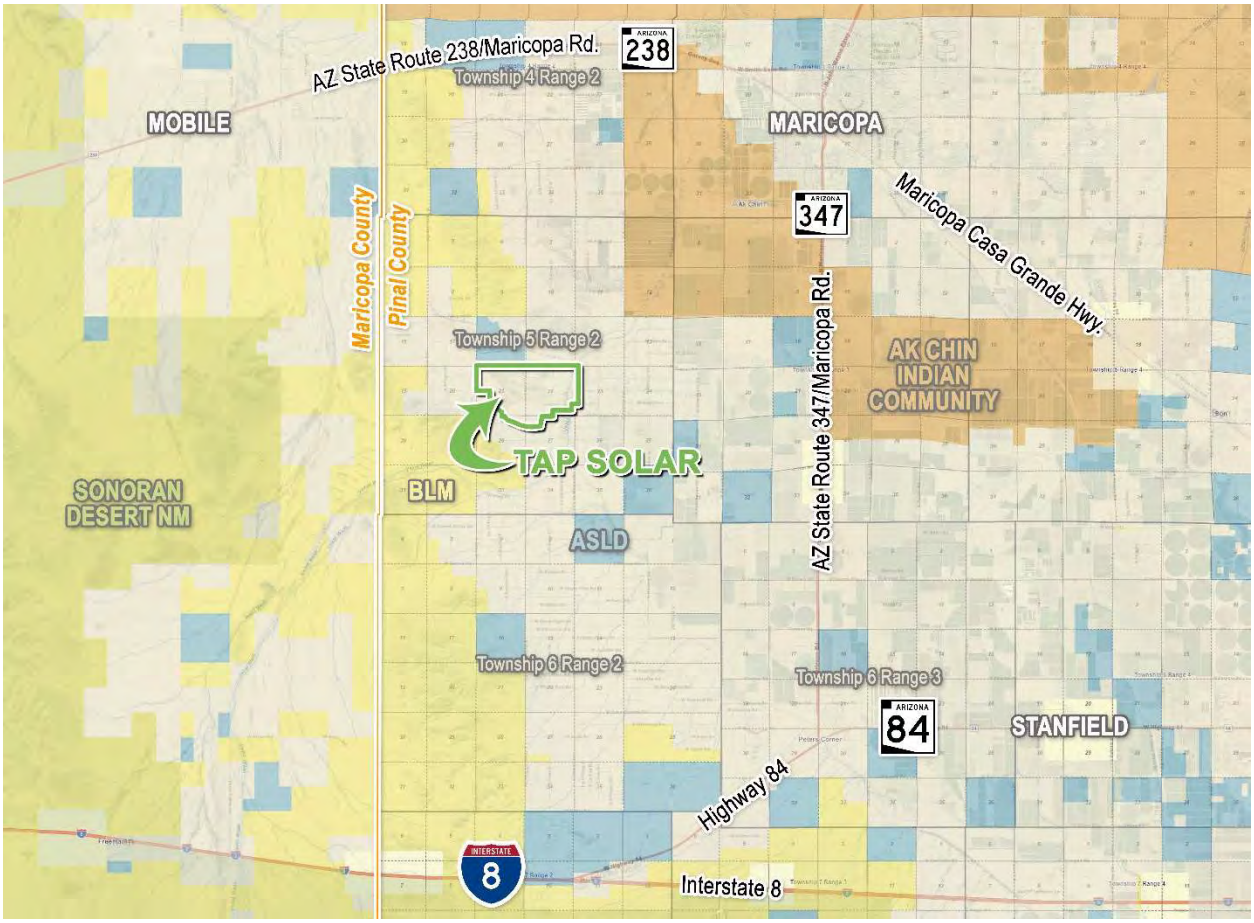


Exhibit A – Regional Context

Project Team

Developer	Planner/Engineer	Representation
Sawtooth DevCo, LLC	Kimley-Horn	Rose Law Group
Ryan Galeria	Keith Nichter	Jordan Rose
24853 Del Prado Ave.,	1001 W. Southern Ave.,	7144 E Stetson Dr.
Dana Point, CA 92629	Unit 131,	Ste 300,
	Mesa, AZ 85210	Scottsdale, AZ 85251
Ryan.Galeria@copiapower.com	Keith.Nichter@Kimley-Horn.com	JRose@roselawgroup.com

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II. CONSISTENCY WITH THE PLAN'S KEY CONCEPTS ILLUSTRATED ON LAND USE, ECONOMIC, AND CIRCULATION GRAPHICS. 8

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A. PURPOSE OF THE REQUEST

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owner (Hidden Valley Ranch Partners LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of ±1,092 acres of the overall ±1,169-acre Tap Solar Project (Project) from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area at the southwest corner of Papago Road and Warren Road. The CPA request will be accompanied by a subsequent request for a Planned Area Development (PAD) Overlay with an accompanying zone change to rezone the underlying parcels from PAD with Single Residence Zone (CR-3/PAD) and Local Business Zone (CB-1/PAD) to PAD with Industrial Zoning District (I-3/PAD) to support the future land use and site plan approval.

B. DESCRIPTION OF THE PROPOSAL

As seen in ***Exhibit A - Regional Context***, the Project, made up of (8) underlying parcels, is located approximately 8 miles southwest of the City of Maricopa within Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East. The CPA will affect the land use designation of seven (7) of the following parcels with the land use for parcel 51045001B, which is made up of the Vekol Wash corridor, remaining as Proposed Regional Park. Leaving the Vekol Wash, in its natural state, acts as a natural buffer and represents a commitment made to neighbors during previous approvals. The wash, in addition to Warren Road and the Santa Rosa canal, provides a significant buffer up to a ±¼ mile between the proposed development area and the existing residential properties to the east.

Table 1 - Tap Solar Parcel/Land Use List

APN	Owner	S/T/R	Existing Comp. Plan Land Use Designation	Area (Acres)
51045001A	Hidden Valley Ranch Partners LLC	22/05S/02E	MLDR 1-3.5 du/ac	491.93
51044001D	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	7.99
51044001E	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	2.01
51044001F	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	232.52
51044001G	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	285.92
510470010	Hidden Valley Ranch Partners LLC	28/05S/02E	MLDR 1-3.5 du/ac	38.70
510460040	Hidden Valley Ranch Partners LLC	27/05S/02E	MLDR 1-3.5 du/ac	33.80
51045001B *(NOT A PART OF CPA)*	Hidden Valley Ranch Partners LLC	22/05S/02E	Proposed Regional Park	76.87

The Developer proposes to construct, operate, and maintain up to approximately ±1,000 MW hybrid solar photovoltaic (PV) facility, up to approximately ±1,000 MW battery energy storage system (BESS) along with associated infrastructure for the Tap Solar Project.

The Project, which may be phased, will include approximately ±1,900,000 solar modules mounted on single axis trackers, inverters to convert direct current into grid-compatible alternating current, transformers to increase the voltage of the electricity generated, and battery energy storage system. The Project will also

include a 500 kV utility substation and one or more small buildings to house telecommunication equipment. The Project is expected to interconnect to the transmission grid at the existing 500kV Pinal West Substation, owned by Tucson Electric Power Company, which is located approximately ±2.5 miles to the northwest, delivering enough energy to power roughly 385,000 Arizona homes to the public utility distribution system.

Off-site supporting improvements, infrastructure, and/or uses are expected to include a gen-tie line that extends, through private and/or Arizona State Land Department lands, to the existing 500 Kv substation.

At the time of the subsequent PAD and zone change, the project team will provide the County with additional detailed reports (TIA, Drainage, Water & Sewer) along with a de-commissioning document to provide details of the end-of-life process for the Project.

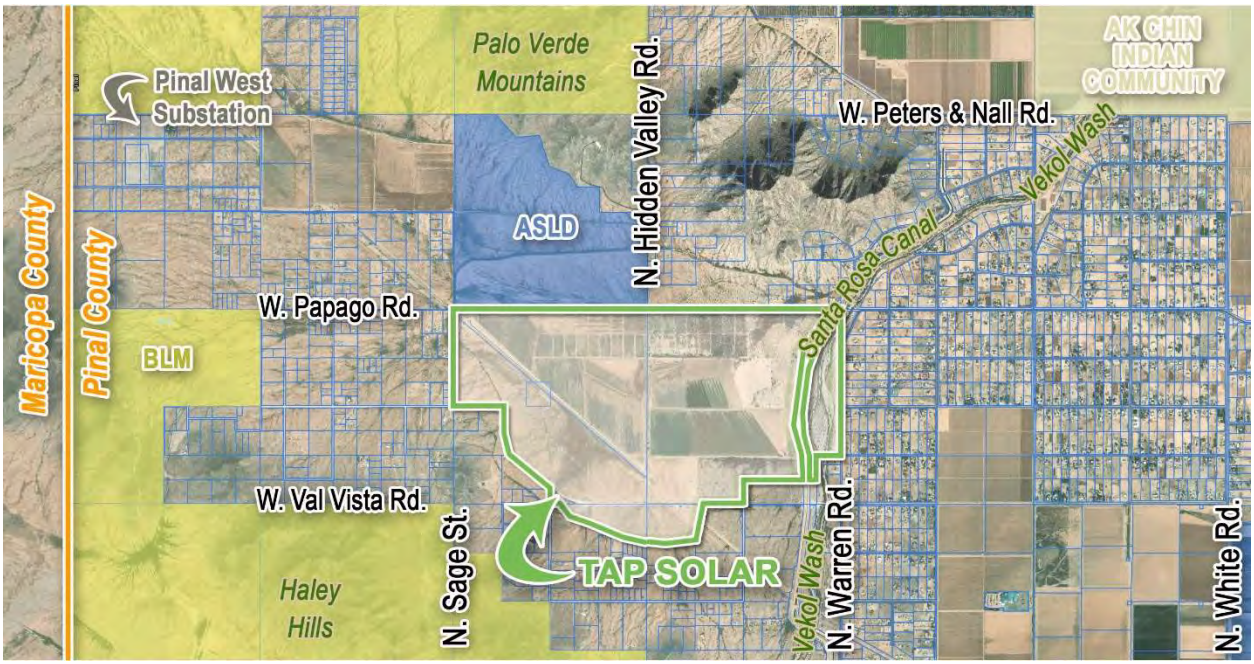


Exhibit B – Site Context

C. RELATIONSHIP TO SURROUNDING PROPERTIES

The Project is nestled within the Hidden Valley between the Palo Verde Mountains to the north, the Haley Hills to the south and the Vekol Wash, to the east, capturing historic flows from south to north. The Santa Rosa irrigation canal is located adjacent to the Vekol Wash and will be left undisturbed as a result of this development. This surrounding area, mostly within the General Rural (GR) and Suburban Ranch (SR) zoning districts, is characterized by native desert lands, active and passive agricultural and large lot residential. The Project site, due to its agricultural history, is relatively flat with only a 30-foot elevation change from west to east. Additionally, the existing Pinal West electrical substation is located nearby to the northwest along with the Santa Rosa Substation further to the east, which makes this an ideal location for the proposed Green Energy Production land use, limiting the need for extensive off-site infrastructure into the power grid. Given the proximity to these substations, both high and low voltage transmission lines exist within the area including along the Projects southern border. Other surrounding land uses include publicly owned and managed Local, State, and Federal Lands. These include lands controlled by the Arizona State

Land Trust, Ak Chin Indian Reservation and Bureau of Land Management. Throughout the processes, property owners and residents will be notified of the project and efforts will be made to identify concerns over visual impacts and incorporate effective mitigation and/or screening of the site where possible. Site parcels will be enclosed by perimeter security fencing located along each phase project boundaries and adjacent rights of way. No fencing will impede or otherwise enclose existing roads within the project boundaries. Screening and mitigation of visual impacts will be addressed in greater detail with the PAD/zone change and site plan submittals.

Table 2 – Surrounding Land Uses

Side	Ownership	Zoning	Land Use Designation	Land Use
Site	Private	CB-1 & CR-3 PAD	MLDR 1-3.5 du/ac	Agricultural/Vacant
North	Private, ALSD	GR, SR	VLDR 0-1 du/ac & MLDR 1-3.5 du/ac	Vacant Desert
East	Private	SR	VLDR 0-1 du/ac	Large Lot Residential
South	Private	GR, SR	VLDR 0-1 du/ac	Vacant Desert, Scattered Residential
West	Private	GR	VLDR 0-1 du/ac	Vacant Desert, Scattered Residential

I. SITE ACCESS

The Project area is generally bound on the north side by W. Papago Road, on the east side by N. Warren Road, on the south side by W. Val Vista Road and on the west by Sage Street. The site can be accessed regionally from Arizona State Route 238 from the north via Hidden Valley Ranch Road, from Arizona State Route 347 from the east via Papago Road and south via Arizona State Route 84 along Ralston Road and Warren Road.

There would be no significant increase in traffic during the operational life of the Project. There would be a relatively minor increase in the level of traffic during the limited timeframe required for each phase of the Project construction. A traffic impact study will be completed as part of the PAD/zone change process associated with the Project.

Internal circulation will be planned via a network of private maintenance and service drive aisles to provide vehicular access to the solar arrays, associated equipment, and BESS yard(s) and substation(s) facilities. All driveway aprons shall be paved with a minimum asphalt milling bound with a liquid binding emulsifier, or comparable, with the remainder of the typical 20’ internal drives being compacted decomposed granite (DG), or similar road base material to minimize imperviousness and stormwater runoff, as proposed with an approved dust control permit.

Site access will be identified with the PAD/zone change and site plan applications. Final access locations and necessary right-of-way dedications/preservations will be determined in accordance with access management policies and permitting requirements of Pinal County.

D. COMPREHENSIVE PLAN AMENDMENT CRITERIA

This Comprehensive Plan Amendment is being requested in conjunction with the Arizona state statutes that define a “Major Amendment” as a “substantial alteration of the County’s land use mixture or balance

as established in the County's existing Comprehensive Plan Land Use element for that area of the County." However, it is left to each County to determine the criteria for determining if a proposed amendment meets this definition. Specifically related to the Tap Solar Project, any change from a residential or non-residential land use to Green Energy Production of 640 acres or more contiguous acres represents a Major Comprehensive Plan Amendment. As seen in ***Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map***, the change from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production, for ±1,092 acres of the overall ±1,169-acre Project area, meets these criteria.

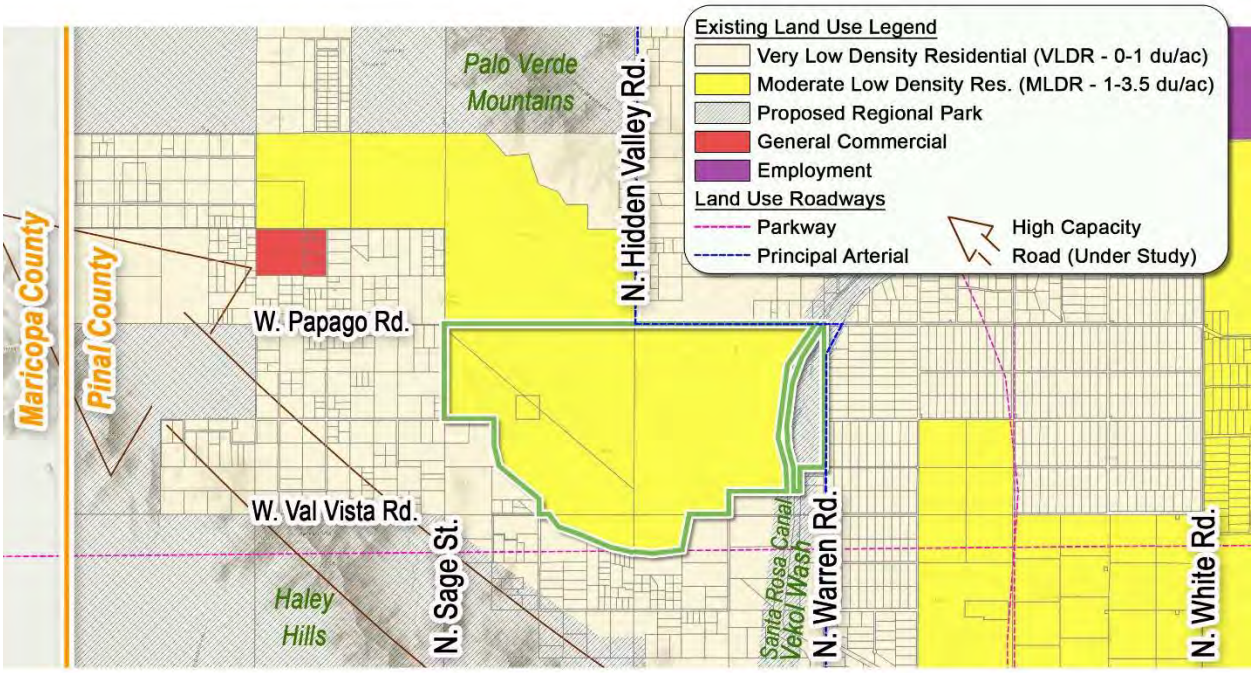


Exhibit C – Existing Comprehensive Plan Land Use Map

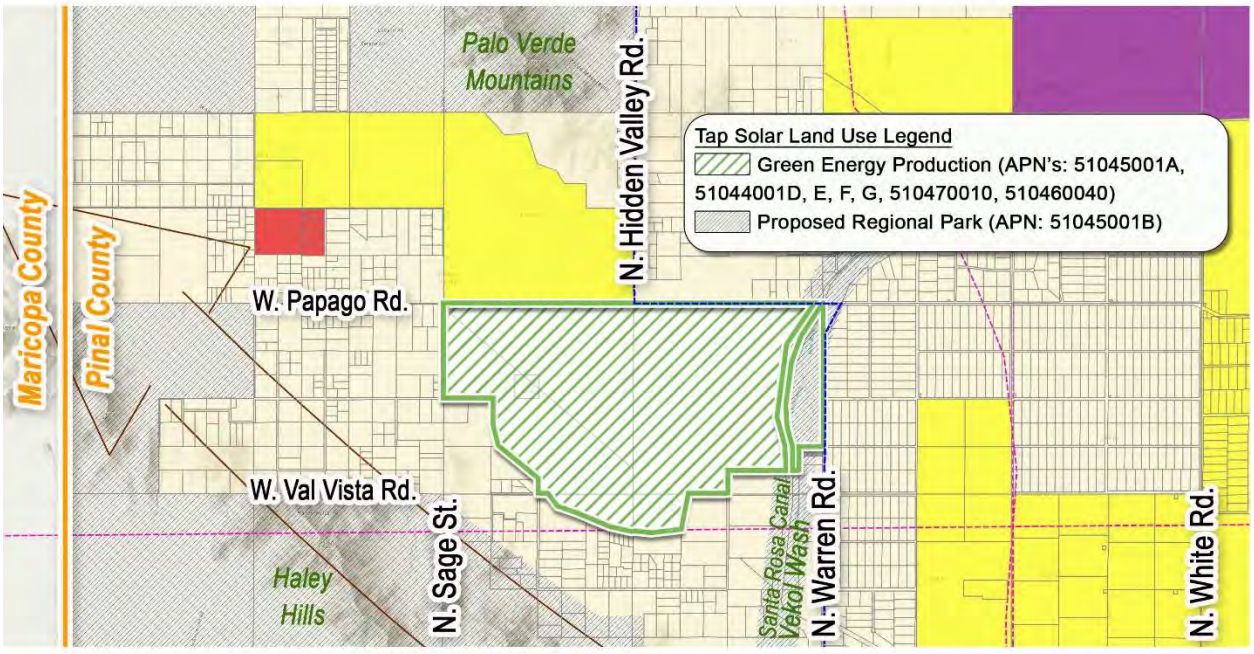


Exhibit D – Proposed Comprehensive Plan Land Use Map

Additionally, this area has experienced some recent changes that support this application. In 2004 at the time of the last Comprehensive Plan amendment, on this site, and following the 2008 Planned Area Development, (Case No. PZ-PD-038-06) approval, the nearby Pinal West Substation did not exist. The Santa Rosa Substation has also been significantly improved since then. This focus on improving the surrounding electrical infrastructure in this area lends itself to future alternative energy solutions that will allow for opportunities to further bolster the surrounding infrastructure and power needs. Furthermore, the Comprehensive Plan did not have the Green Energy Production land use or the current focus on alternative energy. The current Plan focuses on how Pinal County will provide a broad portfolio of energy resources to support future land use patterns and address energy conservation. The Plan now understands the importance to efficiently use and conserve energy sources and seek renewable sources so that future generations will not unnecessarily suffer from its shortage or absence.

The Tap Solar Project team feels this proposed amendment is necessary at this time due to the unique opportunity for green energy production in this area with the development of underutilized land that would provide jobs, sustainable energy, and further economic development in Pinal County.

E. COMPREHENSIVE PLAN COMPLIANCE

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. This narrative, and more specifically the compliance analysis below, lays out the expectations for future growth and development of the Green Energy Production designation, which promote an efficient use of land, energy, and financial resources. Specifically, the renewable energy and solar uses discussed throughout the Plan respond to Pinal County's ability to be one of the most productive spots in the state for solar energy generation. These references provide measurable goals and strategies to further the vision components, as described below.

I. CONSISTENCY WITH PINAL COUNTYS VISION COMPONENTS.

The Project development area has a land use classification of Moderate Low Density Residential (MLDR 1-3.5 du/ac). The proposal will amend the Pinal County Comprehensive Plan on the majority of the site to Green Energy Production. The proposed amendment request conforms to the goals, objectives, and policies of the current Comprehensive Plan by meeting the criteria outlined in the Plan's compliance checklist. The following analysis is in response to the Plan's compliance checklist:

1. Sense of Community

This Sense of Community vision component understands that the land use plan is more than just a map and that the goals of the Comprehensive Plan ultimately augment the visual aspects of the map. The Tap Solar Project furthers these goals by focusing on the strategic areas within the Sense of Community component that provide the allowance for flexibility to respond to market changes and align with Pinal County's vision and policies to achieve a land use that is in line with the important goals and objectives, such as sustainable development, economic diversification, and energy efficiency. Additionally, given the surrounding land uses and the existing agriculture uses on and around the Project area, this proposal is consistent with the outlined Agriculture Planning Guidelines, which determine that Solar and other renewable energy production are compatible with the farming heritage. In order to achieve these goals, the Pinal County Comprehensive Plan implemented the additional land use designation of Green Energy production, which is intended for areas that are strategically located

for the development of large scale photovoltaic solar panel power generation facilities such as Tap Solar.

Further, relating to the West Pinal Growth Area, Pinal County states the need for carefully sited development in relation to existing and proposed infrastructure. Collaboration is encouraged with municipalities and private landowners within the West Pinal Growth Area plan to help knit together all of the public and private efforts and infrastructure development. Necessary for smart growth. The Tap Solar Project will support the culmination of public, private and infrastructure development and seeks to include renewable energy into the community landscape with little impact on existing surrounding area.

2. Mobility and Connectivity

As required by the Mobility and Connectivity vision component, Tap Solar plans to work with the County to evaluate the transportation impacts of the proposed Comprehensive Plan amendment and rezoning based on Pinal County's regional transportation system. The minimal traffic impact associated with the Project fit the existing surrounding rural context. Additionally, while no future trail alignments have been identified on or around the Project, the Vekol Wash will be preserved in place to allow for future pedestrian connectivity to the planned trail systems further south. As seen on ***Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map***, the Project has also contemplated the Land Use Roadways, which indicate the Principal Arterial designation of Hidden Valley Road heading to the south to Papago Road, easterly to Warren Road and continuing south along the Project's eastern frontage. The applicant will work with County staff to provide necessary right-of-way to preserve these designations. Additional Parkway and High-Capacity Road (Under Study) designations have been identified within the surrounding area but do not appear to impact the Project area.

3. Economic Sustainability

This Project is intended to promote and incentivize the production and delivery of renewable energy resources that meet and otherwise support consumption needs of existing and emerging markets which benefit the regional and state economies and tax bases. The availability of sustainable, renewable, and economically efficient energy and the resulting cost savings, both immediate and over time, creates opportunity for reinvestment of public and private capital back into the local and regional economy.

The Project, which is located near identified Employment, Commercial and Activity Centers, is consistent with this vision component by implementing the development of renewable energy, adding resilience to the electrical grid and demonstrating the County's commitment to the use of renewable energy resources, which can help increase the number of businesses that expand in and locate to Pinal County. This solar facility will be a catalyst for sustainable energy in the future. This Project provides the County and area a sustainable way of bringing economic development to the region while providing employment opportunities ranging from construction, operation, management, and maintenance. The Project was selected after completing site research on multiple sites to ensure selection of a land area well suited for energy development; including adjacent necessary electric transmission infrastructure to provide a reliable and competitive energy development.

4. Open Spaces and Places

The Tap Solar CPA amendment is consistent with the Open Spaces and Places vision component. The Pinal County Open Space and Trails Master Plan does not identify the Project area as having to dedicate any open space or trails (existing, proposed, or planned). Although, this Project will preserve

the Vekol Wash in its natural state, along with its Proposed Regional Park land use designation, which will preserve it as a potential wildlife corridor with the possibility for future pedestrian circulation that has yet to be anticipated. Additionally, the project team will coordinate with the Pinal County Parks/Rec team to ensure further compatibility.

5. Environmental Stewardship

This request is consistent with the Environmental Stewardship vision component, which looks to expand renewable energy in Pinal County and have officials coordinate with energy providers to ensure energy infrastructure is adequate to support growth and infrastructure development. The Project will take advantage of Arizona's year-round sunshine, collecting this energy and producing clean renewable electricity for Pinal County, its residents, and surrounding communities. The importance and demand for sustainable energy is an important piece of the economy both locally and statewide. The Green Energy Production land use will allow for the conservation of water resources currently available in Pinal County. The Project would use PV solar panels to generate electricity and as a renewable energy source, solar PV facilities generate no air emissions and use less water compared to traditional fossil fuel-based energy sources and the existing agricultural uses. Additionally, throughout the entitlement process, the project team with coordinate with the Arizona Game and Fish Department (AZGFD) to ensure the future development is sensitive to any potential wildlife in the area.

6. Healthy, Happy Residents

This request is consistent with the Healthy, Happy Residents vision component by promoting a low impact use that contributes clean, safe, affordable, and efficient energy to the regional transmission grid while helping maintain long-term financial stability through the generation of revenues and tax base contributions for Pinal County. Tap Solar will provide fiscally responsible alternative energy services and effective and efficient infrastructure to implement delivery of services that help promote and contribute to a healthy community that residents can enjoy.

7. Quality Educational Opportunities

While this component may not apply to all projects, this request provides an opportunity for the community to have an opportunity to learn about, be aware of and take advantage of the benefits of alternative energy.

II. CONSISTENCY WITH THE PLAN'S KEY CONCEPTS ILLUSTRATED ON LAND USE, ECONOMIC, AND CIRCULATION GRAPHICS.

The Project Site Property has an existing land use designation of Moderate Low Density Residential (MLDR 1-3.5 du/ac). The proposal will amend the Pinal County Comprehensive Plan for ±1,092 acres of the overall ±1,169-acre Project area to Green Energy Production. The proposed amendment request conforms to the goals, objectives, and policies of the current Comprehensive Plan by meeting the criteria outlined in the Plan's compliance checklist. The following is a response to the Plan's compliance checklist:

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

While the Green Energy Production category is an additional land use alternative that does not have specific planning guidelines, it is consistent with the County's vision and policies to achieve a land use that is in line with the important goals and objectives of the Comprehensive Plan, such as sustainable development, economic diversification, and energy efficiency. The Tap Solar Project is in a remote area

of Pinal County and is unlikely to conflict with other proposed developments or sensitive land uses. Additionally, given that the Project would be a passive, low-intensity use, the proposed amendment would be consistent with surrounding land uses, which include Very Low and Moderate Low Density Residential and Proposed Regional Park.

2. Consistency with the Mixed-Use Activity Center Concept.

This proposal is not within a Mixed-Use Activity Center. Although, the supply of energy is essential to the region's transportation and manufacturing sectors. Energy resources significantly impact economic development by contributing to the region's overall attractivity on basic and corresponding non-basic employment, primary and secondary employment sectors and markets, and research and development within existing and emerging markets and industries. Additionally, energy availability and even surplus opportunities function as an incubator for innovations within all segments of the local, regional, and state economy.

3. Consistency with the Planning Guidelines described in the Land Use element.

Per the Comprehensive Plan, Major Plan Amendments should improve the County's overall condition and not undermine the Plan's core principles. The Plan recognizes the need to redesignate land uses in response to changing market conditions and to address the increasing demands of growth to the public infrastructure needs, specifically energy generation and consumption demands within the local economy.

4. Quality Employment Opportunities County-wide.

The Project is anticipated to generate new jobs in the construction, contracting, administrative, and project management fields during the construction and implementation of the Project over the proposed construction timeline. Additional jobs will be created for routine maintenance activities and equipment repair and replacement. In addition to providing in state construction jobs and long-term technical careers, local projects like Tap Solar will help contribute to the regional economy by providing tax revenue and by using local engineering and development contractors.

The amendment would be compatible with the Economic Sustainability Vision outlined in Chapter 5 of the Comprehensive Plan. The adopted and revised 2021 Pinal County Comprehensive Plan's Economic Development Plan does not identify any areas for Green Energy Production, indicating that any land designated as such must be done so via a Comprehensive Plan amendment, major or minor.

5. Viable Agriculture, Equestrian and Rural Lifestyle.

As discussed above, Tap Solar will complement the existing rural character of the surrounding area by providing a low impact use, which will avoid adding traffic and noise to a quiet area. Additionally, the low-profile solar panels will preserve views and allow for continued drainage and wildlife movement. Similarly, the preservation of Vekol Wash will preserve the existing wash corridor in its natural state, which will double as a large buffer to the existing residential development to the east. Given these surrounding land uses and the existing agriculture uses on and around the Project area, this proposal is consistent with the outlined Agriculture Planning Guidelines, which determine that Solar and other renewable energy production are compatible with the farming heritage. In order to achieve these goals, the Pinal County Comprehensive Plan implemented the additional land use designation of Green Energy production, which is intended for areas that are strategically located for the development of large scale photovoltaic solar panel power generation facilities such as Tap Solar.

6. System of Connected Trails and Preservation of Open Space.

As discussed above, the amendment area is consistent with the Trails and Open Space Master Plan and Chapter 6: Open Spaces and Places of the Comprehensive Plan. There are no existing or otherwise dedicated Open Space areas within the Project Area. Additionally, no planned trails traverse the Project area. Although, this Project will preserve the Vekol Wash, along with its Proposed Regional Park land use designation, in its natural state.

7. Natural and Cultural Resource Conservation.

Detailed environmental studies, including pedestrian biological and cultural/archaeological surveys will be completed and documented, as needed or as recommended by local, state, or federal agencies. While the majority of the Tap Solar Project area has been previously disturbed with a history of agricultural usage, the area outside of the amendment area will be conserved in its natural state.

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

Increasing the County's investment (in terms of land use planning) in local solar powered generation facilities and infrastructure has a long-term tangible impact of lowering costs of energy production, delivery, and consumption. This goal is achieved in part by increasing local/regional energy production/generation. The increased supply has a proportionate impact on the accessibility of the resource and encourages integration of applied uses and transitions away from reliance on outdated and inefficient modes of energy generation and transmission creating efficiencies in these areas. Increased supply and efficiencies will promote increased integration into the market for various sectors of the economy (housing, manufacturing, transportation, etc.).

Compared to the existing agricultural uses on-site or the approved PAD allowance of 34.2 acres of Commercial/Office and 3,620 residential lots, Tap Solar will require significantly less infrastructure and will have less overall impacts on the surrounding area. Utility service(s) to the site will be provided by the following providers. No water or wastewater service is planned to the site. Water for construction purposes will be transported to the site. Drinking water for employees will be individually provided. No permanent restrooms are anticipated. Temporary facilities will be provided for maintenance activities as needed.

Utility/Service	Agency/Provider
Water	(N/A) Hauled/well
Sewer	(N/A) Sanitary sewer provided via accessible portable restroom facility as needed for maintenance activities. In the event that a future O&M building is built and/or permanent employees are present on the site sewer to be septic.
Electric Service	Electrical District 3
Fire Protection	Thunderbird Fire District
Police Protection	Pinal County Sheriff Office
Refuse (Waste Management)	Republic Services
Telephone	Cox Communications
Cable	Cox Communications

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

F. CONCLUSION

The Tap Solar Major Comprehensive Plan Amendment supports the Pinal County Comprehensive Plan goals by providing additional renewable energy resources and battery storage for local energy reliability and resiliency. The proposed Green Energy Production land use minimizes impacts to the surrounding neighbors and lessens the impact to the environment based on proximity to the Pinal West Substation by minimizing very long electrical interconnects. The electricity generated through these facilities would be distributed to the regional electrical grid, supplying Pinal County and wider west/southwest regions while directly benefitting Arizona corporations seeking competitively priced renewable energy and looking to add new clean energy resources to power the record number of people and companies moving to the state. The need for this Project is established by growing demand for renewable energy as evidenced by Arizona's Renewable Portfolio Standard (RPS). RPS are policies designed to increase the use of renewable energy sources for electricity generation. These policies require or encourage electricity suppliers to provide their customers with a stated minimum share of electricity from eligible renewable resources. Most states, including Arizona, have enacted their own RPS programs to diversify their energy resources, promote domestic energy production and encourage economic development. Arizona has set their standards for investor-owned utilities at 45% by 2030 and 100% by 2050. Approval of the Project strengthens the overall energy production output within Pinal County.

Kimley-Horn and Associates

PUBLIC PARTICIPATION PLAN

TAP SOLAR PROJECT

MAJOR COMPREHENSIVE PLAN AMENDMENT

CASE #: Z-PA-056-24

May 30th, 2024

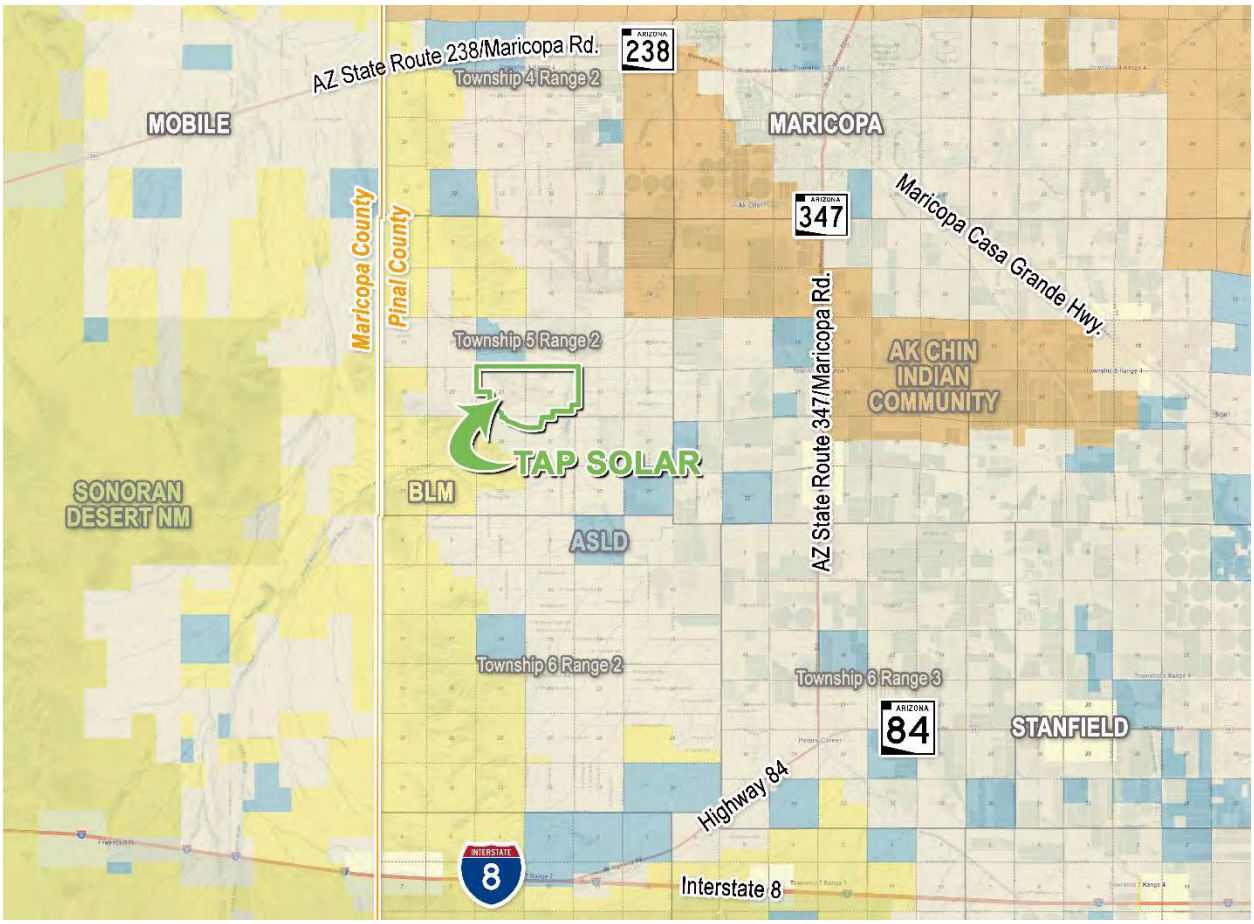


Exhibit A – Regional Context

A. INTRODUCTION

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owner (Hidden Valley Ranch Partners LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of ±1,092 acres of the overall ±1,169-acre Tap Solar Project (Project) from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area at the southwest corner of Papago Road and Warren Road.

As seen in ***Exhibit A - Regional Context***, the Project, made up of (8) underlying parcels, is located approximately 8 miles southwest of the City of Maricopa within Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East. The CPA will affect the land use designation of seven (7) of the following parcels with the land use for parcel 51045001B, which is made up of the Vekol Wash corridor, remaining as Proposed Regional Park. Leaving the Vekol Wash, in its natural state, acts as a natural buffer and represents a commitment made to neighbors during previous approvals.

Table 1 - Tap Solar Parcel/Land Use List

APN	Owner	S/T/R	Existing Comp. Plan Land Use Designation	Area (Acres)
51045001A	Hidden Valley Ranch Partners LLC	22/05S/02E	MLDR 1-3.5 du/ac	491.93
51044001D	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	7.99
51044001E	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	2.01
51044001F	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	232.52
51044001G	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	285.92
510470010	Hidden Valley Ranch Partners LLC	28/05S/02E	MLDR 1-3.5 du/ac	38.70
510460040	Hidden Valley Ranch Partners LLC	27/05S/02E	MLDR 1-3.5 du/ac	33.80
51045001B *(NOT A PART OF CPA)*	Hidden Valley Ranch Partners LLC	22/05S/02E	Proposed Regional Park	76.87

B. PARTIES POTENTIALLY AFFECTED BY APPLICATION AND STAKEHOLDERS

The project team realizes the importance that public participation plays in the development process. We are committed to encouraging and allowing the public to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way. Interested parties and stakeholders who could be engaged in the public participation process may include: Adjoining property owners within 1,200' of the project boundaries, Pinal County Planning and Development Department, City of Maricopa, Maricopa County, Arizona Department of Transportation (ADOT), Ak-Chin Indian Reservation, Arizona Game and Fish Department (AZGFD), Bureau of Land Management (BLM), Arizona State Land Department (ASLD). Additional stakeholders identified throughout the review of the Major Comprehensive Plan Amendment application will be included in the public participation process and documented in the public participation report. It is not anticipated that any neighbors or stakeholders and/or their interests will be negatively affected by this proposed CPA.

C. NOTIFICATION AND INFORMATION PROCEDURES

The applicant will provide notification via first-class US mail to property owners within 1,200 feet of the project site. The Initial notice will include project information, as well as an opportunity to attend a

neighborhood meeting/open house and learn about the proposal and/or contact or meet the applicant as needed to discuss the project. The neighborhood meeting/open house will be scheduled for at a convenient time and location near the project site.

Future signs will also be posted so that the notices are visible from the nearest public right-of-way. All posting activities will conform to the applicable procedural requirements.

On both the notification and the sign postings the applicants contact information will be provided for use by the public to request information and provide comments, as follows.

Contact:
Kimley-Horn,
Keith Nichter,
1001 W. Southern Ave.,
Suite 131,
Mesa, Arizona 85210
602.313.7206
Keith.Nichter@kimley-horn.com

This contact information provides the public direct contact with the applicant team members who have and will be able to respond directly for requests for information and to address comments or concerns identified by stakeholders and other interested parties. Public communication comments, and concerns will be forwarded to County Staff monthly/bi-monthly.

D. RESPONSE PROCEDURES

The applicant will be available to discuss the application with any interested party initiating a request or who participates in any public outreach program format (neighborhood open house). The applicant will remain open to all stakeholder and/or public feedback and discourse through the duration of the CPA process.

The applicant will provide the Planning and Zoning Division periodic written summaries of public/stakeholder correspondence to include: interested party/persons (including contact information), requests for information or actions, identified issues/comments, summaries of responses, and disposition of discussion and/or follow up actions/activities. Details of the correspondence will be documented for inclusion in the final Neighborhood Meeting Report.

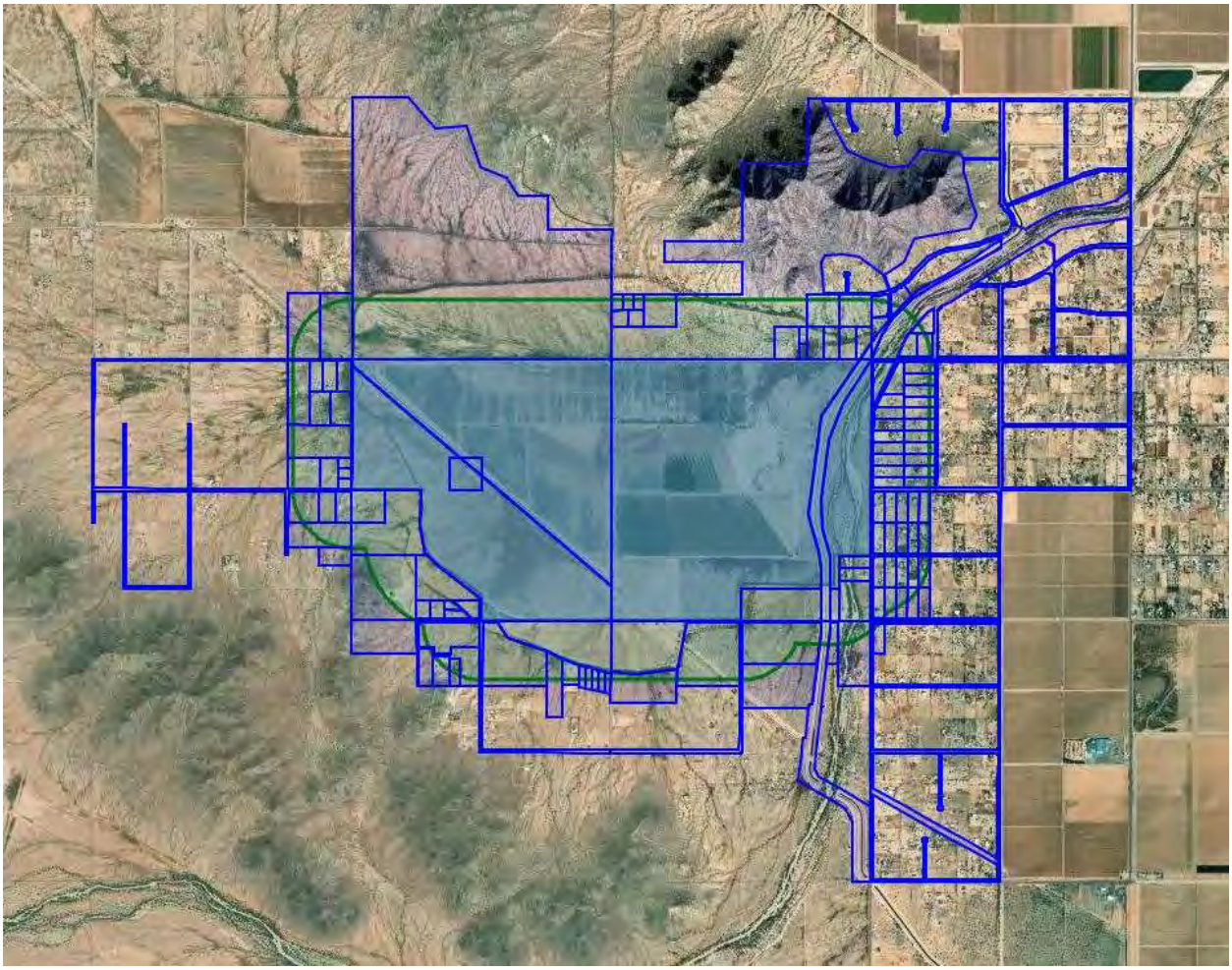
E. SCHEDULE FOR COMPLETION

This Public Participation Plan will be submitted within thirty (30) days of the application submittal. A final Neighborhood Meeting Report will be provided prior to scheduling the CPA for any required public hearing.

ATTACHMENTS

Attachment A – 300’ Notification Map
Attachment B – 300’ Notification List
Attachment C – Notification Letter

ATTACHMENT A – 1,200’ NOTIFICATION MAP



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ATTACHMENT B – 1,200' NOTIFICATION LIST

Parcel #	Owner Name	Address	City	State	Zip
51045001A	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001F	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001G	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001E	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001D	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
510460040	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
510470010	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51070015J	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
510440090	ENKE FRED W	MAIL RETURN			
51070015H	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
51070015C	CARPENTER JAMES KEELEY REV LIV TR	2914 W ORANGEWOOD AVE	PHOENIX	AZ	85051
51044005A	WILKES DAVID J	PO BOX 11421	TEMPE	AZ	85284
51047007N	WHITECALFE JACKIE & WHITECALFE FRANK	1132 57TH AVE NW	GARRISON	ND	58540
51070015E	JAROSZ SUSAN KRISTI	PO BOX 10927	CASA GRANDE	AZ	85130
51070015F	OROZCO TIMOTHY ALAN	43759 W COLBY DR	MARICOPA	AZ	85138
51044006B	PASTORE JOSEPH & SHARON	6320 RUNNEL DR	NEW PORT RICHEY	FL	34653
51070015G	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
51047007M	MURAD GEORGE P	7135 E BERNEIL DR	PARADISE VALLEY	AZ	85253
51047007L	YACOUB ROMEO	7135 E BERNEIL DR	PARADISE VALLEY	AZ	85253
51047007K	YACOUB ROMEO	7135 E BERNEIL DR	PARADISE VALLEY	AZ	85253
510460030	DWAIK FATHI & HANA	4301 ADRIEL LN	PLANO	TX	75074
510470020	SITU PETER & KATY	1252 S PORTER CT	GILBERT	AZ	85296
51044006E	EKO VENTURES LLC	PO BOX 26686	PHOENIX	AZ	85068
51044006F	CD & K DESIGNER WORKROOM LLC	1236 E AUDREY LN	PHOENIX	AZ	85022
51046005B	MORRENZIN MICHAEL E	1542 S MARGATE ST	CHANDLER	AZ	85286
51047007E	HIOUAS AUSTIN	20391 E ESTRELLA RD	QUEEN CREEK	AZ	85142
51045002A	SCAVETTI FRANK	PO BOX 74734	NEW RIVER	AZ	85087
51044006D	SMITH ALFONSO MORENO	PO BOX 1344	MARICOPA	AZ	85139
51047003E	BOLTON'S LANDING LLC	4829 EAGLEWOOD CT	RENO	NV	89502
51044006C	SMITH ALFONSO MORENO	PO BOX 1344	MARICOPA	AZ	85139

51044003A	REARDON MARION M TRUSTEE	PO BOX 6056	OLYMPIA	WA	98507
51070020E	KUJAWSKI JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
510450040	USA	MAIL RETURN			
51046002A	MOTTAHEDIAN IRAJ	MAIL RETURN			
51047003A	ASHLEY HILLS LLC	55411 W ASHLEY CT	MARICOPA	AZ	85139
51045001B	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51070020D	KUJAWSKI GREGORY & JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
51047003B	BOLTON CLARK A	55301 W ASHLEY CT	MARICOPA	AZ	85139
510440020	REDMAN LEONARD H SR & GINGER L	PO BOX 21583	PHOENIX	AZ	85036
51070020F	KUJAWSKI GREGORY & JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
51047003C	BOLTON WAYNE R	55411 W ASHLEY CT	MARICOPA	AZ	85139
510440040	JHD LAST RESORT II LLC	5208 W CREEDANCE BLVD	GLENDALE	AZ	85310
510700210	HARDWICK RICHARD A SR & LOIS TRS	PO BOX 914	TONTO BASIN	AZ	85553
51045002B	SCAVETTI FRANK	PO BOX 74734	NEW RIVER	AZ	85087
51045003C	SULTANA MARIUM SHAHRIN	840 BEACH RD	CHEEKTOWAGA	NY	14225
51045003B	VELASQUEZ GELACIO G	10342 N WARREN RD	MARICOPA	AZ	85139
51046007A	THUNDERBIRD FARMS IMPROVEMENT	10675 N BREWER RD	MARICOPA	AZ	85139
510700220	MISTLER EDWARD A JR & SUSAN G	6195 N LA BURMA RD	MARICOPA	AZ	85139
51045003A	LECUORE PROPERTIES LLC	51556 W DEER RUN RD	MARICOPA	AZ	85139
51043013F	KIRK ROBYN LYNN	MAIL RETURN			
51043013E	KIRK ROBYN LYNN	MAIL RETURN			
51062119B	STEWART PATRICIA	6001 SIERRA DRIVE	KELOWNA	BC	
51046002B	MOTTAHEDIAN IRAJ	MAIL RETURN			
510430250	ROSENFELDT RANDY	55965 W MAYER BLVD	MARICOPA	AZ	85139
51043013D	KIRK ROBYN LYNN	MAIL RETURN			
510621180	RAMOS VICENTE & MARTINEZ MARIA L LIV	13120 N BREEZE WAY	MARICOPA	AZ	85139
510700180	RJP GUARDIAN FAM LTD PSHIP	7301 E FOREST TRAIL CIR	MESA	AZ	85207
510621300	TOM PETER	52620 W MAYER BLVD	MARICOPA	AZ	85139
51070019C	FIGUEROA RICHARD L & ERLINDA T	41947 W ALMIRA DR	MARICOPA	AZ	85138
510621310	ZAPPIA DOMINICK & WENDY JO TRS	10981 N WARREN RD	MARICOPA	AZ	85139
510621320	MCCALL SCOT A & LORI A	11053 N WARREN RD	MARICOPA	AZ	85139
51062120B	BONTEMPT DONALD & HILL JAYMIE	52615 W MAYER BLVD	MARICOPA	AZ	85139
510620970	FERNETS RANDY & WENDY	147 SUMMERFELDT DR	THODE	SK	

510621330	NAVA ARCELIA	MAIL RETURN			
510621340	ALEMAN VICENTE G TR	11193 N WARREN RD	MARICOPA	AZ	85139
510621170	FOSTER WILLILAM	BOX 7208	PEACE RIVER	AB	
51043001F	RODRIGUEZ ROSA E GOMEZ	35854 W SMITH ENKE RD	MARICOPA	AZ	85138
51043013C	KIRK ROBYN LYNN	MAIL RETURN			
510621350	ANGUIANO STEVEN B SR & BETTY ANN	613 E MANOR DR	CASA GRANDE	AZ	85122
510430240	WONG KENNETH & PHUONG MINH	1628 E IRIS DR	CHANDLER	AZ	85286
510621360	RURAL ENTITY LLC	10645 N TATUM BLVD STE 200-408	PHOENIX	AZ	85028
51070019F	USA CAP	PO BOX 43020	PHOENIX	AZ	85080
510620960	FRENTZ FAMILY TRUST	52688 W VAL VISTA RD	MARICOPA	AZ	85139
510317000					
51043001H	GUIMONT SALES MA	MAIL RETURN			
510620980	CROTEAU ALBERT	BOX 171	SETTLER	AB	
510621210	RIVERA HUGO & ALICIA ROBLES	52547 W MAYER BLVD	MARICOPA	AZ	85139
51070019E	LIZARRAGA CARMEN K & SECUNDINO SR	52835 W PAPAGO RD	MARICOPA	AZ	85139
510621370	KRAMER GARRETT D & JANE	11401 N WARREN RD	MARICOPA	AZ	85139
51046001B	LECUORE PROPERTIES LLC	51556 W DEER RUN RD	MARICOPA	AZ	85139
510621160	REICH MICHAEL BRUCE & BONITA TRS	52546 W ESCH TRL	MARICOPA	AZ	85139
51043026A	LABADIE MONICA D REV TRUST	1712 N MILLER RD	SCOTTSDALE	AZ	85257
510430120	TEETS AARON D & LEE MINA LIV TRUST	438 W BALSAM DR	CHANDLER	AZ	85248
510620950	DICKERSON PATRICK C & AMANDA L	52614 W VAL VISTA RD	MARICOPA	AZ	85139
510620990	MILLER RONALD C & PATRICIA T	52557 W ESCH TRL	MARICOPA	AZ	85139
51070019B	PRICE K ETTA & KING KENNETH W JR	128 RUE MARTINE	MIRAMAR BEACH	FL	32550
510621220	PASSERBY MICHAEL & SARAH	50150 W MAYER BLVD	MARICOPA	AZ	85139
510621380	ARMSTRONG MARTY	BOX 133	EASTEND	SK	
51043001E	EDWARDS DEBRA A	22071 N LAKESIDE DR	MARICOPA	AZ	85138
51043001K	LEACH JIMMY ROLAND JR	56129 W PAPAGO RD	MARICOPA	AZ	85139
51062114B	LEPPER KENNETH G & PATRICIA A	52476 W ESCH TRL	MARICOPA	AZ	85139
510621490	BAKER DAVID D	52440 W MAYER BLVD	MARICOPA	AZ	85139
510621480	COMFORT JEFFREY & JILL TRS	10980 N JOHNSON RD	MARICOPA	AZ	85139
510430230	ROSENFELDT RANDY JAY	55965 W MAYER BLVD	MARICOPA	AZ	85139
51043013A	COLEMAN GENE	56180 W MAYER BLVD	MARICOPA	AZ	85139

510621470	KARGMAN WENDY RUTH	11052 N JOHNSON RD	MARICOPA	AZ	85139
510621460	SOTO JOSE RAMIREZ	11122 N JOHNSON RD	MARICOPA	AZ	85139
510620940	VANGORDAN SUSAN	52546 W VAL VISTA RD	MARICOPA	AZ	85139
510621450	DELCOTTO ROBERT R & SOPHIA E	50010 W JULIE LN	MARICOPA	AZ	85139
510621000	BOYD MICHAEL & JODI	52477 W ESCH TRL	MARICOPA	AZ	85139
51038211A	CARPENTER DEBRA TRS	11910 N WATERHOLE RD	MARICOPA	AZ	85139
510621230	CHACON LAURO & PAULA	2714 E MEAD PL	CHANDLER	AZ	85249
510621440	ARRIOLA ROGELIO & LILIA	1392 W TULIP PL	CASA GRANDE	AZ	85122
51043001J	NEILL KEVIN & NICOLE	56163 W PAPAGO RD	MARICOPA	AZ	85139
51062114C	GREEN DONALD VICTOR	52402 W ESCH TRL	MARICOPA	AZ	85139
510621430	STONEY ROBIN D & MERRY ANN	PO BOX 1072	CLARESHOLM	AB	
51040021B	MILLER CREIGHTON D FAMILY TRUST ETAL	333 CIRCLE P DR	PRESCOTT	AZ	86303
510621420	LOOPER JEFFREY & CALL JANINE	11398 N JOHNSON RD	MARICOPA	AZ	85139
510620930	LYNCH BETH BYERS & MELLAGE GENE JR	52486 W VAL VISTA RD	MARICOPA	AZ	85139
510621410	EDGMON JASON R & TAWNA	11470 N JOHNSON RD	MARICOPA	AZ	85139
510621010	NAFARRATE CARLOS	52403 W ESCH TRL	MARICOPA	AZ	85139
51070026A	RUMPLE ERIC MARTIN	1484 E SHANE CIR	SANDY	UT	84092
510382100	BARNES STEVE R & SUZANNE M	10612 VINCA LN APT 101	VENTURA	CA	93004
51062140C	HAWKINS THEODORE D & BARBARA	11542 N JOHNSON RD	MARICOPA	AZ	85139
51043001B	PEREZ CARLOS V	1172 N CALIFORNIA ST	CHANDLER	AZ	85225
510382180	BROWN GRAIN & CATTLE LLC	6060 66TH AVE NW	BERTHOLD	ND	58718
51062140B	HAWKINS THEODORE D & BARBARA	11542 N JOHNSON RD	MARICOPA	AZ	85139
510460130	USA	MAIL RETURN			
51038212A	GONZALEZ XAVIER G	11961 N WATERHOLE RD	MARICOPA	AZ	85139
510382190	TELLEZ MARCO A & SUSANA S	11800 N JOHNSON RD	MARICOPA	AZ	85139
51040021A	BOYER LAND INVESTMENTS LP	4101 W GREEN OAKS BLVD # W	ARLINGTON	TX	76016
510382200	ESTRADA HERIBERTO	402 W 12TH ST	ELOY	AZ	85131
51038211B	USA CAP	PO BOX 43020	PHOENIX	AZ	85080

ATTACHMENT C – DRAFT NOTIFICATION LETTER

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Kimley»Horn

TBD 2024

TAP SOLAR DRAFT NOTIFICATION LETTER

REQUEST: *The Tap Solar Project (Z-PA-056-24) is proposing a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±1,092-acre from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production.*

PURPOSE: *To allow the future zone change, from PAD with Single Residence Zone (CR-3/PAD) and Local Business Zone (CB-1/PAD) to PAD with Industrial Zoning District (I-3/PAD), to support the future construction and operation of a proposed large scale solar photovoltaic energy production and battery storage facility.*

LOCATION: *Located in Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East of unincorporated Pinal County at the southwest corner of Papago Road and Warren Road.*

APN's (7): *510-45-001A, -44-001D, E, F & G, -47-0010, -46-0040*

SIZE: *+/- 1,092 Acres*

OWNER:
Hidden Valley Ranch Partners, LLC

APPLICANT:
Sawtooth DevCo, LLC

APPLICANT CONTACT:
Kimley-Horn - Keith Nichter
1001 W. Southern Avenue, Suite 131
Mesa, Arizona 85210
Phone: 602.313.7206
Email: Keith.Nichter@kimley-horn.com

NEIGHBORHOOD MEETING/OPEN HOUSE INFORMATION:

DATE: ***TBD, 2024***

TIME: ***TBD p.m. to TBD p.m.***

LOCATION: ***PLACE TBD***
ROOM TBD
ADDRESS TBD
CITY STATE ZIP TBD

Vicinity Map (Not to scale)



This notice is being sent to you because property listed in your name is located within 1,200 feet of the site noted above. An application has been filed with the Pinal County Department of Planning and Development regarding the request above and we are reaching out to invite you to a neighborhood meeting/open house. This will give us an opportunity to discuss the proposal, discuss any questions and collect your insights and feedback. If you are unable to attend the meeting, please do not worry. We will make ourselves available as necessary to discuss the project. You can contact me (Keith Nichter) by phone (602.313.7206) or email (keith.nichter@kimley-horn.com).

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR COUNTY BOARD OF SUPERVISORS.

HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

Kimley-Horn and Associates

CITIZEN PARTICIPATION REPORT

TAP SOLAR PROJECT

MAJOR COMPREHENSIVE PLAN AMENDMENT

CASE #: Z-PA-056-24

August 22nd, 2024

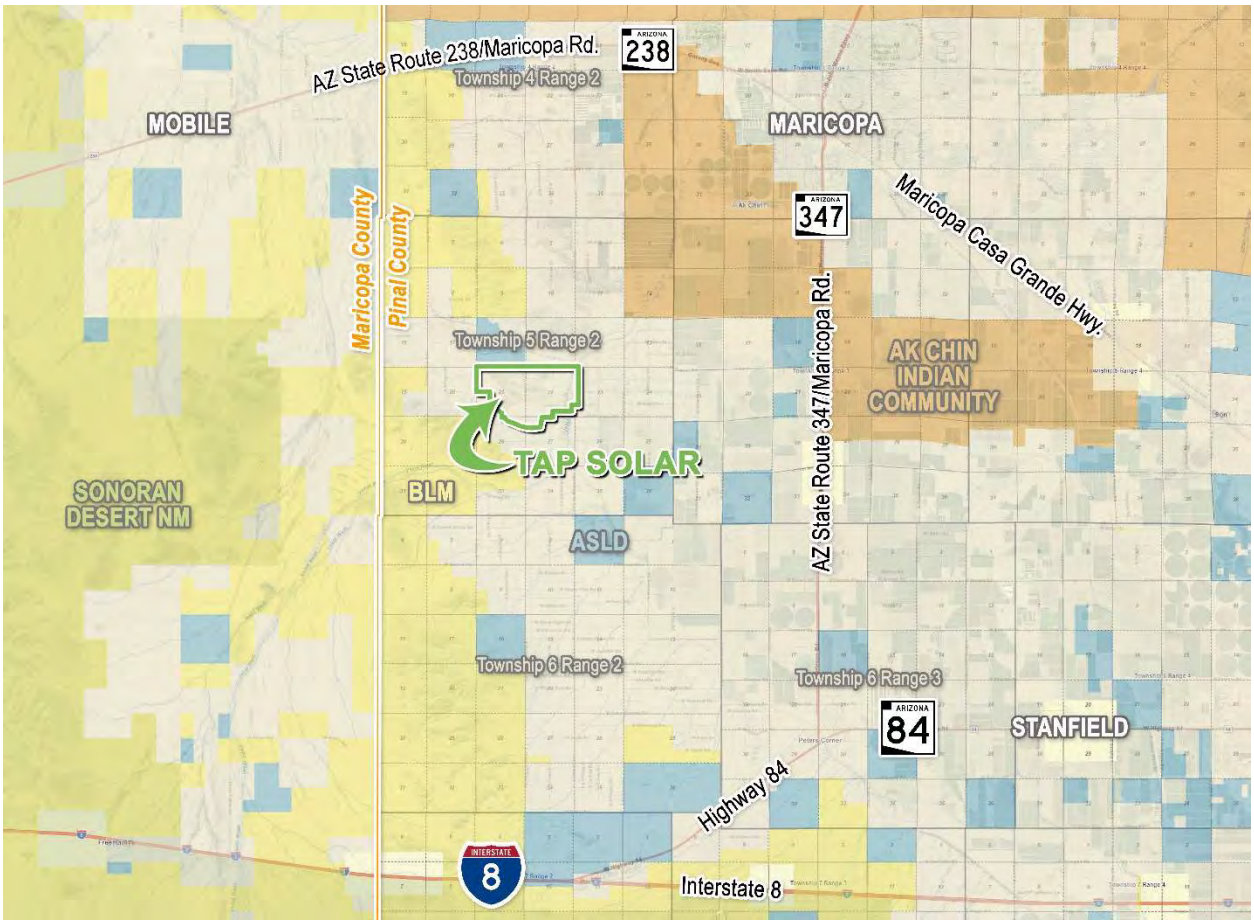


Exhibit A – Regional Context

A. INTRODUCTION

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owner (Hidden Valley Ranch Partners LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of ±1,092 acres of the overall ±1,169-acre Tap Solar Project (Project) from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area at the southwest corner of Papago Road and Warren Road.

As seen in ***Exhibit A - Regional Context***, the Project, made up of (8) underlying parcels, is located approximately 8 miles southwest of the City of Maricopa within Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East. The CPA will affect the land use designation of seven (7) of the following parcels with the land use for parcel 51045001B, which is made up of the Vekol Wash corridor, remaining as Proposed Regional Park. Leaving the Vekol Wash, in its natural state, acts as a natural buffer and represents a commitment made to neighbors during previous approvals.

Table 1 - Tap Solar Parcel/Land Use List

APN	Owner	S/T/R	Existing Comp. Plan Land Use Designation	Area (Acres)
51045001A	Hidden Valley Ranch Partners LLC	22/05S/02E	MLDR 1-3.5 du/ac	491.93
51044001D	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	7.99
51044001E	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	2.01
51044001F	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	232.52
51044001G	Hidden Valley Ranch Partners LLC	21/05S/02E	MLDR 1-3.5 du/ac	285.92
510470010	Hidden Valley Ranch Partners LLC	28/05S/02E	MLDR 1-3.5 du/ac	38.70
510460040	Hidden Valley Ranch Partners LLC	27/05S/02E	MLDR 1-3.5 du/ac	33.80
51045001B *(NOT A PART OF CPA)*	Hidden Valley Ranch Partners LLC	22/05S/02E	Proposed Regional Park	76.87

B. PARTIES POTENTIALLY AFFECTED BY APPLICATION AND STAKEHOLDERS

The project team realizes the importance that public participation plays in the development process. We are committed to encouraging and allowing the public to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way. Interested parties and stakeholders who could be engaged in the public participation process may include: Adjoining property owners within 1,200' of the project boundaries, Pinal County Planning and Development Department, City of Maricopa, Maricopa County, Arizona Department of Transportation (ADOT), Ak-Chin Indian Reservation, Arizona Game and Fish Department (AZGFD), Bureau of Land Management (BLM), Arizona State Land Department (ASLD). Additional stakeholders identified throughout the review of the Major Comprehensive Plan Amendment application will be included in the citizen participation process and documented in the citizen participation report. It is not anticipated that any neighbors or stakeholders and/or their interests will be negatively affected by this proposed CPA.

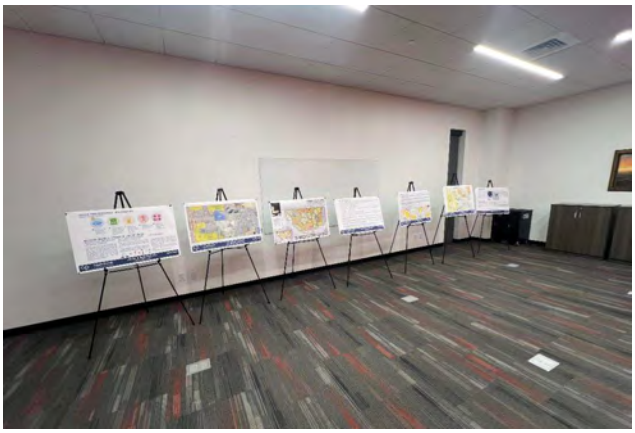
C. NOTIFICATION AND INFORMATION PROCEDURES

The applicant has provided notification via first-class US mail to property owners within 1,200 feet of the project site. The Initial notice included project information, as well as an opportunity to attend a

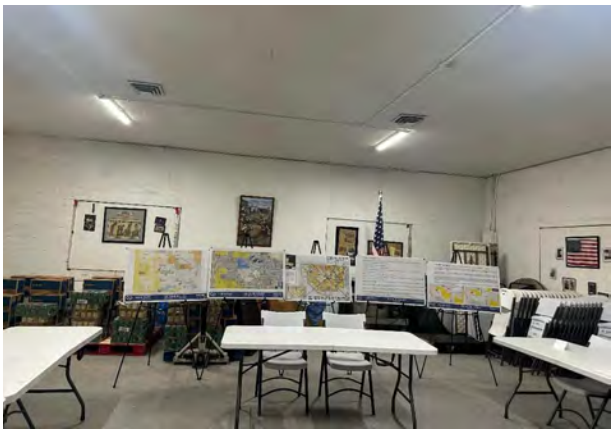
neighborhood meeting/open house and learn about the proposal and/or contact or meet the applicant as needed to discuss the project. The neighborhood meeting/open house was held on Wednesday, July 31st, 2024, from 6:00 p.m. to 7:00 p.m. at the Maricopa Library and Cultural Center in the Maple Room at 18160 N. Maya Angelou Drive, Maricopa, AZ 85138.

An additional meeting occurred, at the request of the Thunderbird Farms Committee, on Tuesday, August 20th, 2024, from 7:00 p.m. to 8:00 p.m. at the Thunderbird Farms Community Building at 12356 N. Ralston Road, Maricopa, AZ 85139.

At both of these meetings, the applicant and project team were able to discuss the project and answer questions from the residents that were in attendance. Project data and exhibits were printed on 24”x36” boards and placed around the room and were used to answer general questions from the residents related to the project request, data, location, size, timing and project benefits. Additionally, the project team discussed questions related to the CPA process and next steps (hearings, future zone change approvals, site plan approvals, permit approvals), the developers background (nearby sites and community involvement), existing compatible surrounding uses (adjacent electrical facilities), job opportunities (~450 contract construction positions), public health (zero-emission solar technologies), public safety (fire suppression/remote technology, fire dept. coordination and education), access and preservation of the existing Vekol Wash. It was discussed that these uses are highly regulated. Overall, the meetings lasted about an hour and allowed for a good discussion regarding the proposal. The project team received input from the community that this land use proposal was much more desirable and a better fit within the rural character of the surrounding area than the allowed 3,620 residential units previously approved in the Hidden Valley Master Planned Community (Case #:PZ-PD-038-2006). In addition to the in-person meetings, the applicant has been able to respond to eight (8) phone calls from the public and has also held a virtual meeting with an adjacent landowner who lives out-of-town.



7/31/2024 – Neighborhood Meeting



8/20/2024 – Thunderbird Farms Committee Meeting

Broadcast signs were also posted 21 days before the first Citizen’s Advisory Committee meeting so that the hearing notices are visible from the nearest public right-of-way. All posting activities conform to the applicable procedural requirements.

On both the notification and the sign postings the applicants contact information will be provided for use by the public to request information and provide comments, as follows.

Contact:
Kimley-Horn,
Keith Nichter,
1001 W. Southern Ave.,
Suite 131,
Mesa, Arizona 85210
602.313.7206 / Keith.Nichter@kimley-horn.com

This contact information provides the public direct contact with the applicant team members who have and will be able to respond directly for requests for information and to address comments or concerns identified by stakeholders and other interested parties. Public communication comments, and concerns will be forwarded to County Staff monthly/bi-monthly.

In addition, postcard notices of public hearing were sent via first-class US mail to property owners within 1,200 feet of the project site. These postcards included project details, hearing dates, links to submittal materials and County contact information.

D. RESPONSE PROCEDURES

The applicant has been and will be available to discuss the application with any interested party initiating a request or who participates in any public outreach program format (neighborhood open house). The applicant will remain open to all stakeholder and/or public feedback and discourse through the duration of the CPA process.

The applicant will provide the Planning and Zoning Division periodic written summaries of public/stakeholder correspondence to include: interested party/persons (including contact information), requests for information or actions, identified issues/comments, summaries of responses, and disposition of discussion and/or follow up actions/activities. Details of the correspondence will be documented for inclusion in the final citizen participation report.

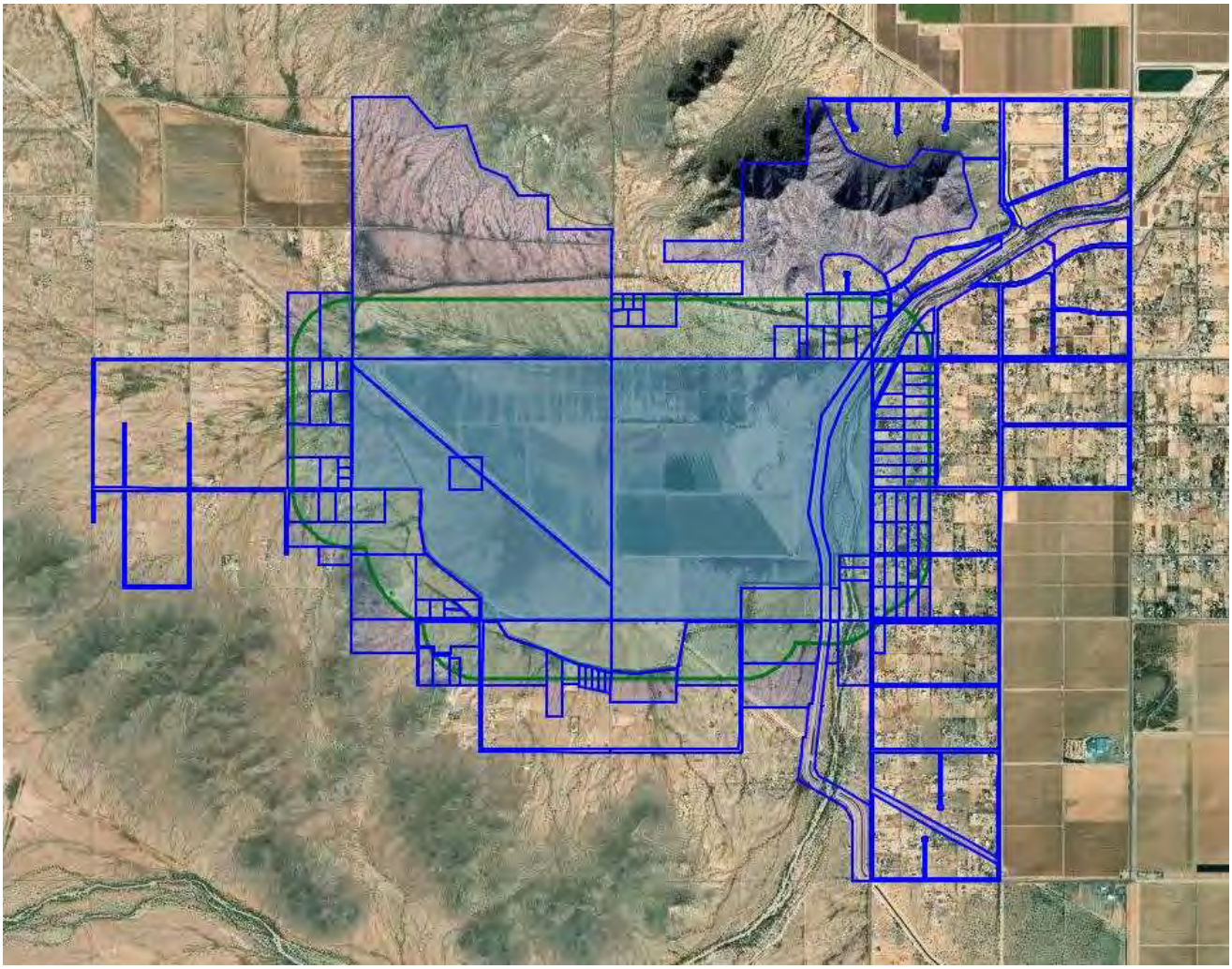
E. SCHEDULE FOR COMPLETION

The public participation plan was submitted within thirty (30) days of the application submittal. A final report will be provided prior to any required public hearing.

ATTACHMENTS

Attachment A – 1,200' Notification Map
Attachment B – 1,200' Notification List
Attachment C – Neighborhood Meeting Letter
Attachment D – Neighborhood Meeting Sign-in Sheet(s)
Attachment E – Notice of Public Hearing Postcard
Attachment F – Affidavit of Mailing of Notice of Hearing
Attachment G – Affidavit of Publication (Newspapers)
Attachment H – Affidavit of Posting Broadcast Signs
Attachment I – Broadcast Signs Posting Locations
Attachment J – Broadcast Signs Posting Photos

ATTACHMENT A – 1,200’ NOTIFICATION MAP



ATTACHMENT B – 1,200' NOTIFICATION LIST

Parcel #	Owner Name	Address	City	State	Zip
51045001A	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001F	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001G	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001E	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51044001D	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
510460040	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
510470010	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51070015J	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
510440090	ENKE FRED W	MAIL RETURN			
51070015H	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
51070015C	CARPENTER JAMES KEELEY REV LIV TR	2914 W ORANGEWOOD AVE	PHOENIX	AZ	85051
51044005A	WILKES DAVID J	PO BOX 11421	TEMPE	AZ	85284
51047007N	WHITECALFE JACKIE & WHITECALFE FRANK	1132 57TH AVE NW	GARRISON	ND	58540
51070015E	JAROSZ SUSAN KRISTI	PO BOX 10927	CASA GRANDE	AZ	85130
51070015F	OROZCO TIMOTHY ALAN	43759 W COLBY DR	MARICOPA	AZ	85138
51044006B	PASTORE JOSEPH & SHARON	6320 RUNNEL DR	NEW PORT RICHEY	FL	34653
51070015G	JONES RICHARD & SHELLY C	41292 W JAMES LN	MARICOPA	AZ	85138
51047007M	MURAD GEORGE P	7135 E BERNEIL DR	PARADISE VALLEY	AZ	85253
51047007L	YACOUB ROMEO	7135 E BERNEIL DR	PARADISE VALLEY	AZ	85253
51047007K	YACOUB ROMEO	7135 E BERNEIL DR	PARADISE VALLEY	AZ	85253
510460030	DWAIK FATHI & HANA	4301 ADRIEL LN	PLANO	TX	75074
510470020	SITU PETER & KATY	1252 S PORTER CT	GILBERT	AZ	85296
51044006E	EKO VENTURES LLC	PO BOX 26686	PHOENIX	AZ	85068
51044006F	CD & K DESIGNER WORKROOM LLC	1236 E AUDREY LN	PHOENIX	AZ	85022
51046005B	MORRENZIN MICHAEL E	1542 S MARGATE ST	CHANDLER	AZ	85286
51047007E	HIOUAS AUSTIN	20391 E ESTRELLA RD	QUEEN CREEK	AZ	85142
51045002A	SCAVETTI FRANK	PO BOX 74734	NEW RIVER	AZ	85087
51044006D	SMITH ALFONSO MORENO	PO BOX 1344	MARICOPA	AZ	85139
51047003E	BOLTON'S LANDING LLC	4829 EAGLEWOOD CT	RENO	NV	89502
51044006C	SMITH ALFONSO MORENO	PO BOX 1344	MARICOPA	AZ	85139

51044003A	REARDON MARION M TRUSTEE	PO BOX 6056	OLYMPIA	WA	98507
51070020E	KUJAWSKI JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
510450040	USA	MAIL RETURN			
51046002A	MOTTAHEDIAN IRAJ	MAIL RETURN			
51047003A	ASHLEY HILLS LLC	55411 W ASHLEY CT	MARICOPA	AZ	85139
51045001B	HIDDEN VALLEY RANCH PARTNERS LLC	7373 N SCOTTSDALE RD STE B210	PARADISE VALLEY	AZ	85253
51070020D	KUJAWSKI GREGORY & JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
51047003B	BOLTON CLARK A	55301 W ASHLEY CT	MARICOPA	AZ	85139
510440020	REDMAN LEONARD H SR & GINGER L	PO BOX 21583	PHOENIX	AZ	85036
51070020F	KUJAWSKI GREGORY & JUSTINE	53326 W PAPAGO RD	MARICOPA	AZ	85139
51047003C	BOLTON WAYNE R	55411 W ASHLEY CT	MARICOPA	AZ	85139
510440040	JHD LAST RESORT II LLC	5208 W CREEDANCE BLVD	GLENDALE	AZ	85310
510700210	HARDWICK RICHARD A SR & LOIS TRS	PO BOX 914	TONTO BASIN	AZ	85553
51045002B	SCAVETTI FRANK	PO BOX 74734	NEW RIVER	AZ	85087
51045003C	SULTANA MARIUM SHAHRIN	840 BEACH RD	CHEEKTOWAGA	NY	14225
51045003B	VELASQUEZ GELACIO G	10342 N WARREN RD	MARICOPA	AZ	85139
51046007A	THUNDERBIRD FARMS IMPROVEMENT	10675 N BREWER RD	MARICOPA	AZ	85139
510700220	MISTLER EDWARD A JR & SUSAN G	6195 N LA BURMA RD	MARICOPA	AZ	85139
51045003A	LECUORE PROPERTIES LLC	51556 W DEER RUN RD	MARICOPA	AZ	85139
51043013F	KIRK ROBYN LYNN	MAIL RETURN			
51043013E	KIRK ROBYN LYNN	MAIL RETURN			
51062119B	STEWART PATRICIA	6001 SIERRA DRIVE	KELOWNA	BC	
51046002B	MOTTAHEDIAN IRAJ	MAIL RETURN			
510430250	ROSENFELDT RANDY	55965 W MAYER BLVD	MARICOPA	AZ	85139
51043013D	KIRK ROBYN LYNN	MAIL RETURN			
510621180	RAMOS VICENTE & MARTINEZ MARIA L LIV	13120 N BREEZE WAY	MARICOPA	AZ	85139
510700180	RJP GUARDIAN FAM LTD PSHIP	7301 E FOREST TRAIL CIR	MESA	AZ	85207
510621300	TOM PETER	52620 W MAYER BLVD	MARICOPA	AZ	85139
51070019C	FIGUEROA RICHARD L & ERLINDA T	41947 W ALMIRA DR	MARICOPA	AZ	85138
510621310	ZAPPIA DOMINICK & WENDY JO TRS	10981 N WARREN RD	MARICOPA	AZ	85139
510621320	MCCALL SCOT A & LORI A	11053 N WARREN RD	MARICOPA	AZ	85139
51062120B	BONTEMPT DONALD & HILL JAYMIE	52615 W MAYER BLVD	MARICOPA	AZ	85139
510620970	FERNETS RANDY & WENDY	147 SUMMERFELDT DR	THODE	SK	

510621330	NAVA ARCELIA	MAIL RETURN			
510621340	ALEMAN VICENTE G TR	11193 N WARREN RD	MARICOPA	AZ	85139
510621170	FOSTER WILLILAM	BOX 7208	PEACE RIVER	AB	
51043001F	RODRIGUEZ ROSA E GOMEZ	35854 W SMITH ENKE RD	MARICOPA	AZ	85138
51043013C	KIRK ROBYN LYNN	MAIL RETURN			
510621350	ANGUIANO STEVEN B SR & BETTY ANN	613 E MANOR DR	CASA GRANDE	AZ	85122
510430240	WONG KENNETH & PHUONG MINH	1628 E IRIS DR	CHANDLER	AZ	85286
510621360	RURAL ENTITY LLC	10645 N TATUM BLVD STE 200-408	PHOENIX	AZ	85028
51070019F	USA CAP	PO BOX 43020	PHOENIX	AZ	85080
510620960	FRENTZ FAMILY TRUST	52688 W VAL VISTA RD	MARICOPA	AZ	85139
510317000					
51043001H	GUIMONT SALES MA	MAIL RETURN			
510620980	CROTEAU ALBERT	BOX 171	SETTLER	AB	
510621210	RIVERA HUGO & ALICIA ROBLES	52547 W MAYER BLVD	MARICOPA	AZ	85139
51070019E	LIZARRAGA CARMEN K & SECUNDINO SR	52835 W PAPAGO RD	MARICOPA	AZ	85139
510621370	KRAMER GARRETT D & JANE	11401 N WARREN RD	MARICOPA	AZ	85139
51046001B	LECUORE PROPERTIES LLC	51556 W DEER RUN RD	MARICOPA	AZ	85139
510621160	REICH MICHAEL BRUCE & BONITA TRS	52546 W ESCH TRL	MARICOPA	AZ	85139
51043026A	LABADIE MONICA D REV TRUST	1712 N MILLER RD	SCOTTSDALE	AZ	85257
510430120	TEETS AARON D & LEE MINA LIV TRUST	438 W BALSAM DR	CHANDLER	AZ	85248
510620950	DICKERSON PATRICK C & AMANDA L	52614 W VAL VISTA RD	MARICOPA	AZ	85139
510620990	MILLER RONALD C & PATRICIA T	52557 W ESCH TRL	MARICOPA	AZ	85139
51070019B	PRICE K ETTA & KING KENNETH W JR	128 RUE MARTINE	MIRAMAR BEACH	FL	32550
510621220	PASSERBY MICHAEL & SARAH	50150 W MAYER BLVD	MARICOPA	AZ	85139
510621380	ARMSTRONG MARTY	BOX 133	EASTEND	SK	
51043001E	EDWARDS DEBRA A	22071 N LAKESIDE DR	MARICOPA	AZ	85138
51043001K	LEACH JIMMY ROLAND JR	56129 W PAPAGO RD	MARICOPA	AZ	85139
51062114B	LEPPER KENNETH G & PATRICIA A	52476 W ESCH TRL	MARICOPA	AZ	85139
510621490	BAKER DAVID D	52440 W MAYER BLVD	MARICOPA	AZ	85139
510621480	COMFORT JEFFREY & JILL TRS	10980 N JOHNSON RD	MARICOPA	AZ	85139
510430230	ROSENFELDT RANDY JAY	55965 W MAYER BLVD	MARICOPA	AZ	85139
51043013A	COLEMAN GENE	56180 W MAYER BLVD	MARICOPA	AZ	85139

510621470	KARGMAN WENDY RUTH	11052 N JOHNSON RD	MARICOPA	AZ	85139
510621460	SOTO JOSE RAMIREZ	11122 N JOHNSON RD	MARICOPA	AZ	85139
510620940	VANGORDAN SUSAN	52546 W VAL VISTA RD	MARICOPA	AZ	85139
510621450	DELCOTTO ROBERT R & SOPHIA E	50010 W JULIE LN	MARICOPA	AZ	85139
510621000	BOYD MICHAEL & JODI	52477 W ESCH TRL	MARICOPA	AZ	85139
51038211A	CARPENTER DEBRA TRS	11910 N WATERHOLE RD	MARICOPA	AZ	85139
510621230	CHACON LAURO & PAULA	2714 E MEAD PL	CHANDLER	AZ	85249
510621440	ARRIOLA ROGELIO & LILIA	1392 W TULIP PL	CASA GRANDE	AZ	85122
51043001J	NEILL KEVIN & NICOLE	56163 W PAPAGO RD	MARICOPA	AZ	85139
51062114C	GREEN DONALD VICTOR	52402 W ESCH TRL	MARICOPA	AZ	85139
510621430	STONEY ROBIN D & MERRY ANN	PO BOX 1072	CLARESHOLM	AB	
51040021B	MILLER CREIGHTON D FAMILY TRUST ETAL	333 CIRCLE P DR	PRESCOTT	AZ	86303
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510621410	EDGMON JASON R & TAWNA	11470 N JOHNSON RD	MARICOPA	AZ	85139
510621010	NAFARRATE CARLOS	52403 W ESCH TRL	MARICOPA	AZ	85139
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51038212A	GONZALEZ XAVIER G	11961 N WATERHOLE RD	MARICOPA	AZ	85139
510382190	TELLEZ MARCO A & SUSANA S	11800 N JOHNSON RD	MARICOPA	AZ	85139
51040021A	BOYER LAND INVESTMENTS LP	4101 W GREEN OAKS BLVD # W	ARLINGTON	TX	76016
510382200	ESTRADA HERIBERTO	402 W 12TH ST	ELOY	AZ	85131
51038211B	USA CAP	PO BOX 43020	PHOENIX	AZ	85080

ATTACHMENT C – NEIGHBORHOOD MEETING LETTER

Kimley»Horn

July 12th, 2024

TAP SOLAR NOTIFICATION LETTER

REQUEST: *The Tap Solar Project (Z-PA-056-24) is proposing a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±1,092-acre from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Green Energy Production.*

PURPOSE: *To allow the future zone change, from PAD with Single Residence Zone (CR-3/PAD) and Local Business Zone (CB-1/PAD) to PAD with Industrial Zoning District (I-3/PAD), to support the future construction and operation of a proposed large scale solar photovoltaic energy production and battery storage facility.*

LOCATION: *Located in Sections 21, 22, 27 and 28 of Township 5 South, Range 2 East of unincorporated Pinal County at the southwest corner of Papago Road and Warren Road.*

APN's (7): *510-45-001A, -44-001D, E, F & G, -47-0010, -46-0040*

SIZE: *+/- 1,092 Acres*

NEIGHBORHOOD MEETING/OPEN HOUSE INFORMATION:

DATE: ***WEDNESDAY, JULY 31ST, 2024***

TIME: ***6:00 p.m. to 7:00 p.m.***

LOCATION: ***MARICOPA LIBRARY AND CULTURAL CENTER IN THE MAPLE ROOM 18160 N. MAYA ANGELOU DRIVE MARICOPA, AZ 85138***

OWNER:
Hidden Valley Ranch Partners, LLC

APPLICANT:
Sawtooth DevCo, LLC

APPLICANT CONTACT:
Kimley-Horn - Keith Nichter
1001 W. Southern Avenue, Suite 131
Mesa, Arizona 85210
Phone: 602.313.7206
Email: Keith.Nichter@kimley-horn.com

Vicinity Map (Not to scale)



This notice is being sent to you because property listed in your name is located within 1,200 feet of the site noted above. An application has been filed with the Pinal County Department of Planning and Development regarding the request above and we are reaching out to invite you to a neighborhood meeting/open house. This will give us an opportunity to discuss the proposal, discuss any questions and collect your insights and feedback. If you are unable to attend the meeting, please do not worry. We will make ourselves available as necessary to discuss the project. You can contact me (Keith Nichter) by phone (602.313.7206) or email (keith.nichter@kimley-horn.com).

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR COUNTY BOARD OF SUPERVISORS.

HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

ATTACHMENT D – NEIGHBORHOOD MEETING SIGN-IN SHEET(S)

TAP SOLAR PROJECT
Neighborhood Meeting Sign-In Sheet
Wednesday, July 31, 2024

Name	Address	Phone	Email
NICHOLAS ZAPPIA	10961 N. WARREN RD MARICOPA	0 ZAPPIA@GMAIL.COM	
Jyt McGee	11053. N. Wagner RD 85139		wilcoharvest76@outlook
Ken Leppert	52476 W. Esch Trl 85139		nav.build@gmail.com
Patrick Dickerson	52614 W Val Vista Rd 85139	575-654-6499	gwen.g.20@yahoo.com
Ed + Sue Mistler	61952 La Buena Pal 85139		Smistler@gmail.com
PROJECT TEAM IN ATTENDANCE			
KEITH NICHTER, KIMLEY-HORN, AGENT			
JENNIFER HALL, ROSE LAW GROUP, AGENT			
ALEX HOSMAR, ROSE LAW GROUP, AGENT			
DALLAS PUGH, SAWTOOTH DEVCO LLC, APPLICANT REP.			
MADISON MCMULLEN, SAWTOOTH DEVCO LLC, APPLICANT REP.			
CARISA ENDRIZZI-DAVIS, SAWTOOTH DEVCO LLC, APPLICANT REP.			
EMILY SKILL, SAWTOOTH DEVCO LLC, APPLICANT REP.			
GREG LU, SAWTOOTH DEVCO LLC, APPLICANT REP.			

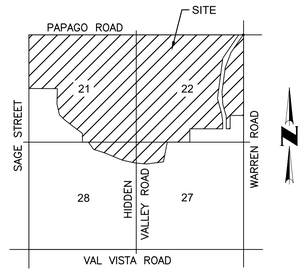
THUNDERBIRD FARMS COMMITTEE MEETING PRESENTATION SIGN-IN SHEET

TAP SOLAR PROJECT
Thunderbird Farms Meeting Sign-in Sheet
Tuesday, August 29 2024

Name	Address	Phone	Email
Sonya Loveland			Sonya.Loveland@gmail.com
Laurie Fuller			Laur.fuller@gmail.com
Maryeileen Flanagan	P.O. Box 1440, Stanfield, 85172		RainfireStables@yahoo.com
Barbara Brady	PO Box 810 Maricopa 85139		Babarad.brady@gmail.com
~~Barbara Brady~~			~~Owner of the property~~
GARY A. METIVIER			GARYAMETIVIER@MSN.COM
Robin Davis	41424 N Warren Rd Maricopa AZ 85139	14-864-8807	robindavis1367@outlook.com
Rick Mifflo	44559 W. second trail maricopa	480-358-8051	rick4Supervisor@gmail.com
PROJECT TEAM IN ATTENDANCE			
KEITH NICHTER, KIMLEY-HORN, AGENT			
JENNIFER HALL, ROSE LAW GROUP, AGENT			
MADISON MCMULLEN, SAWTOOTH DEVCO LLC, APPLICANT REP.			
CARISA ENDRIZZI-DAVIS, SAWTOOTH DEVCO LLC, APPLICANT REP.			

HIDDEN VALLEY
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN WITHIN PORTIONS OF SECTIONS 17, 21, 22, 27 & 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)

NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.
FILE NO. 06191292-026-NM2 AMENDMENT NO. 1 DATED 02/18/2021

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2021
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT: MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

3. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT: CENTRAL ARIZONA WATER CONSERVATION DISTRICT
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

4. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT: PINAL COUNTY FLOOD CONTROL DISTRICT
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

5. OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

6. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

7. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

8. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

9. THE INTEREST OF THE UNITED STATES OF AMERICA AND OF THE SALT RIVER PROJECT (COLLECTIVELY SALT RIVER VALLEY WATER USERS ASSOCIATION AND SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT), IF ANY, IN AND TO THAT PORTION OF THE PROPERTY LYING WITHIN 50.00 FEET OF THE HIGH WATER MARK OF THE SANTA ROSA CANAL.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

10. MATTERS SHOWN ON SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 226.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

11. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. BOOK 78 OF DEEDS, PAGE 104 FOR NATURAL GAS PIPELINE AND APPURTENANCES; THEREAFTER, AMENDMENT RECORDED IN DOCKET 6, PAGE 26; THEREAFTER, AMENDMENT RECORDED IN DOCKET 21, PAGE 45; THEREAFTER, AMENDMENT RECORDED IN DOCKET 521, PAGE 296; THEREAFTER, AMENDMENT RECORDED IN DOCKET 521, PAGE 299; THEREAFTER, AMENDMENT RECORDED IN DOCKET 788, PAGE 611; THEREAFTER, AMENDMENT RECORDED IN DOCKET 799, PAGE 678; THEREAFTER, AMENDMENT RECORDED IN DOCKET 803, PAGE 398.
(AFFECTS ALL PARCELS - MAPPED HEREON)

12. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. BOOK 78 OF DEEDS, PAGE 567 FOR UTILITIES.
(AFFECTS ALL PARCELS - MAPPED HEREON)

13. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. BOOK 79 OF DEEDS, PAGE 353 FOR UTILITIES.
(AFFECTS ALL PARCELS - MAPPED HEREON)

14. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 51, PAGE 97 FOR NATURAL GAS PIPELINE.
(AFFECTS PARCEL NOS. 3 AND 4 - DOCUMENT PROVIDED ILLEGIBLE - EFFECT UNKNOWN)

15. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 105, PAGE 578 FOR METER STATION AND/OR PIPE LINE RIGHT OF WAY.
(AFFECTS PARCEL NOS. 1 AND 2 - MAPPED HEREON)

16. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 257, PAGE 109 FOR PIPE LINE RIGHT OF WAY.
(AFFECTS PARCEL NOS. 1 AND 2 - MAPPED HEREON)

17. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 303, PAGE 573 FOR PUBLIC HIGHWAY.
(AFFECTS PARCEL NOS. 1 AND 2 - MAPPED HEREON)

18. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 639, PAGE 874 FOR NATURAL GAS PIPELINE.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - BLANKET EFFECT - NOT MAPPABLE)

NOTES (CONTINUED)

19. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 693, PAGE 788 FOR NATURAL GAS PIPELINE.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - MAPPED HEREON)

20. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 771, PAGE 802 FOR NATURAL GAS FACILITIES.
(AFFECTS PARCEL NOS. 3 AND 4 - BLANKET EFFECT - NOT MAPPABLE)

21. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1202, PAGE 398 FOR ELECTRIC LINES AND APPURTENANCE FACILITIES.
(AFFECTS PARCEL NOS. 3 AND 4 - MAPPED HEREON)

22. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN PURPOSE MEMORANDUM OF UNDERSTANDING AND AGREEMENT RECORDED MARCH 30, 1984 AS DOCUMENT NO. DOCKET 1215, PAGE 858
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

23. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1282, PAGE 221 FOR UTILITIES AND PIPELINES.
(AFFECTS PARCEL NO. 2 - BLANKET EFFECT - NOT MAPPABLE)

24. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1282, PAGE 224 FOR UTILITIES AND PIPELINES.
(AFFECTS PARCEL NO. 2 - BLANKET EFFECT - NOT MAPPABLE)

25. THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1534, PAGE 413 ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY.
(AFFECTS PARCEL NOS. 3 AND 4 - MAPPED HEREON)

26. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED AGREEMENT PURPOSE MARICOPA-STANFIELD IRRIGATION AND DRAINAGE DISTRICT RECORDED MAY 17, 1989 AS DOCUMENT NO. DOCKET 1605, PAGE 245; THEREAFTER, FIRST MODIFICATION RECORDED IN DOCKET 2010, PAGE 626.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

27. THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN DOCUMENT NO. DOCKET 1609, PAGE 685 ENTITLED NOTICE REGARDING LANDS INCLUDED WITHIN MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

28. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY RECORDED NOVEMBER 08, 1989 AS DOCUMENT NO. DOCKET 1639, PAGE 862.
(AFFECTS ALL PARCELS - MAPPED HEREON)

29. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY RECORDED NOVEMBER 08, 1989 AS DOCUMENT NO. DOCKET 1639, PAGE 881.
(AFFECTS PARCEL NOS. 3 AND 4 - MAPPED HEREON)

30. THE EFFECT OF RESOLUTION 89-3 BY THE BOARD OF DIRECTORS OF MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT RECORDED IN DOCUMENT NO. DOCKET 1642, PAGE 486 CONCERNING EXCLUSION AND INCLUSION OF LANDS.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - BLANKET EFFECT - NOT MAPPABLE)

31. THE EFFECT OF RESOLUTION NO. PZ-PA-007-04 BY THE PINAL COUNTY BOARD OF SUPERVISORS RECORDED IN DOCUMENT NO. 2004-099442 CONCERNING ADOPTING AN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN FOR ALL PLANNING AREAS IN THE UNINCORPORATED AREA.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

32. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN ENTITLED INFRASTRUCTURE COORDINATION AND FINANCE AGREEMENT RECORDED MAY 24, 2005 AS DOCUMENT NO. 2005-060419.
(AFFECTS ALL PARCELS - BLANKET EFFECT - NOT MAPPABLE)

33. INTENTIONALLY OMITTED.

34. THE FOLLOWING MATTERS DISCLOSED BY ORDER OF IMMEDIATE POSSESSION AND PUBLIC USE AND NECESSITY FOR PUBLIC OVERHEAD ELECTRIC POWER LINE EASEMENT RECORDED IN DOCUMENT NO. 2007-070935.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - MAPPED HEREON)

35. THE FOLLOWING MATTERS DISCLOSED BY FINAL ORDER OF CONDEMNATION FOR PUBLIC OVERHEAD ELECTRIC POWER LINE EASEMENT RECORDED IN DOCUMENT NO. 2008-023016.
(AFFECTS PARCEL NOS. 2, 3 AND 4 - MAPPED HEREON)

36. THE FOLLOWING MATTERS DISCLOSED BY FINAL ORDER OF CONDEMNATION FOR NATURAL GAS PIPELINE EASEMENT RECORDED IN DOCUMENT NO. 2009-016069.
(AFFECTS ALL PARCELS - MAPPED HEREON)

37. UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR DESERT LEASING, LLC, A MICHIGAN LIMITED LIABILITY COMPANY LESSEE TEMPE FARMING CO., AN ARIZONA GENERAL PARTNERSHIP DATED JANUARY 01, 2019 TERM COMMENCE JANUARY 01, 2019, SHALL TERMINATE DECEMBER 31, 2021 AS DISCLOSED BY AGRICULTURAL LEASE WITHIN PURCHASE AND SALE AGREEMENT DATED DECEMBER 29, 2020.
(DOCUMENT NOT PROVIDED - EFFECT UNKNOWN)

38. RIGHTS OF PARTIES IN POSSESSION.
(AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

NOTES (CONTINUED)

39. INTENTIONALLY OMITTED.

40. THE FOLLOWING MATTERS SHOWN ON THAT SURVEY MADE BY COE & VAN LOO CONSULTANTS, INC., DATED JANUARY 22, 2021, PROJECT NO. 01-01120-06:
A. OVERHEAD ELECTRIC LINES AND POWER POLES RUNNING THROUGH THE PARCELS, NOT WITHIN RECORDED EASEMENTS.
B. CONCRETE DITCHES RUNNING THROUGH THE PARCELS, NOT WITHIN RECORDED EASEMENTS.
C. WELL PUMPS AND CAPPED WELLS, NOT WITHIN RECORDED EASEMENTS.
D. DIRT TRAILS, DIRT ROADS AND PAVED ROADS RUNNING THROUGH THE PARCELS, AND THE RIGHTS OF OTHERS TO USE SAID DIRT TRAILS, DIRT ROADS AND PAVED ROADS.
E. IRRIGATION PUMPING FACILITIES AND APPURTENANCES NOT WITHIN RECORDED EASEMENTS.
F. BARBED WIRE FENCES ALONG THE PERIMETERS OF THE PARCELS, PORTIONS OF WHICH ENCROACH INTO NEIGHBORING PARCELS.
(AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

41. EASEMENT FOR PIPELINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1269, PAGE 3.
(AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE ORDER.

PURSUANT TO TABLE "A", ITEM 2, A PART OF PARCEL NO. 4 HAS THE FOLLOWING STREET ADDRESS PER THE PINAL COUNTY ASSESSOR'S WEB SITE. THERE IS NO PROPERTY ADDRESS FOR THE REMAINING PARCELS.

PART OF PARCEL NO. 4
11450 N. HARVEST HILLS TRAIL
MARICOPA, ARIZONA 85139

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 11, NO PHYSICAL LOCATION OF UNDERGROUND UTILITIES WAS PERFORMED IN THE FIELD IN CONJUNCTION WITH THIS SURVEY. UTILITIES SHOWN ARE A COMPILATION OF FIELD LOCATED SURFACE EVIDENCE AND UNDERGROUND UTILITY LINE LOCATIONS FROM THE BEST AVAILABLE SOURCES, INCLUDING BLUESTAKE MARKINGS AS LOCATED IN THE FIELD AND MAPS AS SUPPLIED BY UTILITY PROVIDERS. NOT ALL MAPS WERE AVAILABLE AS OF THE DATE OF THIS SURVEY.

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE PINAL COUNTY ASSESSOR UNLESS NOTED OTHERWISE.

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
GENERAL LAND OFFICE PLAT NO 1613 (GLO)
BOOK 1 OF SURVEYS, PAGES 169 & 172 (R1)
DOCKET 203, PAGE 392 (R2)
FEE NO. 1999-050392 (R3)
BOOK 5 OF SURVEYS, PAGE 204 (R4)
FEE NO. 2001-043612 (R5)
BOOK 7 OF SURVEYS, PAGE 45 (R6)
BOOK 13 OF SURVEYS, PAGE 20 (R7)
DOCKET 1508, PG. 297 (R8)
FEE NO. 1996-021733 (R9)
BOOK 16 OF SURVEYS, PAGE 248 (R10)
BOOK 21 OF SURVEYS, PAGE 226 (R11)

SHEET INDEX

1 NOTES, VICINITY MAP & CERTIFICATION
2 LEGAL DESCRIPTION, BASIS OF BEARING, FLOOD ZONE CERTIFICATION & ADJOINING OWNERSHIP TABLE
3-6 SITE MAPPING
7 MAPPING AND EASEMENT DETAILS

CERTIFICATION

TO:
HIDDEN VALLEY RANCH PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
DESERT LEASING LLC, A MICHIGAN LIMITED LIABILITY COMPANY;
MIEDEMA PRODUCE, INC., A MICHIGAN CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY;
LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 8, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/21/2021.

DATE OF PLAT OR MAP: 02/23/2021

RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlci.com

NO.	REVISION	DATE
1	UPDATED TITLE COMMITMENT	02/23/21

Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY
MARICOPA, ARIZONA

SHEET 01 OF 07

CVL Contact: M. RUSSO
CVL Project # 01-01120-06

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Printed By: TomD Print Date: February 23, 2021 Filename: N:\01\01120\1\cadd\VS ALTA.dwg

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ALUMINUM CAP STAMPED "LS36562" MARKING THE NORTHEAST CORNER OF SAID SECTION 22, FROM WHICH THE 1/2 INCH REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 22 BEARS SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 2640.30 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2640.30 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1320.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 659.97 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 57 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 182.34 FEET TO A POINT ON THE EASTERLY LINE OF THE SANTA ROSA CANAL - DIVISION B, DESCRIBED IN DOCKET 1364, PAGE 160, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES;

NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 605.84 FEET;
NORTH 15 DEGREES 39 MINUTES 02 SECONDS WEST, A DISTANCE OF 620.83 FEET;
NORTH 04 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 611.82 FEET;
NORTH 07 DEGREES 35 MINUTES 13 SECONDS EAST, A DISTANCE OF 1203.44 FEET;
NORTH 20 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 792.48 FEET;

NORTH 34 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1057.16 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 26.63 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 2:

THAT PART OF SECTION 22; AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2 INCH REBAR WITH CAP STAMPED "LS33851" MARKING THE NORTHWEST CORNER OF SAID SECTION 22, FROM WHICH THE ALUMINUM CAP STAMPED "LS36562" MARKING THE NORTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89 DEGREES 52 MINUTES 22 SECONDS EAST, A DISTANCE OF 2637.84 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2637.84 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2393.16 FEET TO A POINT ON THE WESTERLY LINE OF THE SANTA ROSA CANAL- DIVISION B, DESCRIBED IN DOCKET 1364, PAGE 160, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES;

SOUTH 34 DEGREES 14 MINUTES 45 SECONDS WEST, A DISTANCE OF 1383.89 FEET;
SOUTH 07 DEGREES 35 MINUTES 13 SECONDS WEST, A DISTANCE OF 2002.42 FEET;
SOUTH 15 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 772.29 FEET;
SOUTH 08 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF 344.78 FEET;

SOUTH 00 DEGREES 22 MINUTES 59 SECONDS EAST, A DISTANCE OF 406.79 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 57 MINUTES 19 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1617.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 06 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 659.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 56 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1106.12 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 4 AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGE 226, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 10 DEGREES 56 MINUTES 33 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL NO. 4, A DISTANCE OF 982.30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 4;

THENCE SOUTH 83 DEGREES 06 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 4, A DISTANCE OF 844.10 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 85 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 512.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL NO. 4 AND WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1020.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NO. 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 22;

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2639.19 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22;

THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2635.29 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 3:

THAT PART OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2 INCH REBAR WITH A PLASTIC CAP STAMPED "LS33851" MARKING THE NORTHWEST CORNER OF SAID SECTION 21, FROM WHICH THE ALUMINUM CAP STAMPED "LS36562" MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST, A DISTANCE OF 2642.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2642.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 52 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2638.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 07 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2635.29 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 1974.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NATURAL GAS PIPELINE EASEMENT DESCRIBED IN DOCKET 6, PAGE 26, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 49 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 6916.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 137.64 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 4:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21; AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2 INCH REBAR WITH A PLASTIC CAP STAMPED “LS33851” MARKING THE NORTHWEST CORNER OF SAID SECTION 21, FROM WHICH THE ALUMINUM CAP STAMPED “LS36562” MARKING THE WEST QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 2639.17 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 137.64 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NATURAL GAS PIPELINE EASEMENT DESCRIBED IN DOCKET 6, PAGE 26, RECORDS OF PINAL COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49 DEGREES 38 MINUTES 27 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 6916.75 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 664.21 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 21 AND THE NORTHEAST CORNER OF PARCEL NO. 3 AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGE 226, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL NO. 3, A DISTANCE OF 1020.40 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 3;

THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 3, THE FOLLOWING FIVE (5) COURSES;

NORTH 85 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 56.27 FEET;
NORTH 77 DEGREES 37 MINUTES 57 SECONDS WEST, A DISTANCE OF 613.24 FEET;
NORTH 67 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 960.90 FEET;
NORTH 71 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 568.52 FEET;

NORTH 35 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 430.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NO. 3, ALSO BEING A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 1 OF SAID RECORD OF SURVEY AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 297.40 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND THE SOUTHWEST CORNER OF SAID PARCEL NO. 1;

THENCE NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 431.85 FEET;

THENCE NORTH 52 DEGREES 42 MINUTES 00 SECONDS WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 1074.77 FEET;

THENCE NORTH 46 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 383.18 FEET;
THENCE NORTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 555.77 FEET;

NORTH 01 DEGREES 47 MINUTES 03 SECONDS EAST, A DISTANCE OF 750.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

LEGAL DESCRIPTION (CONTINUED)

NORTH 89 DEGREES 58 MINUTES 18 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1402.89 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21;

NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2501.54 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 1 CONTAINS: 3.282.416 SQ. FT. OR 75.354 ACRES, MORE OR LESS
PARCEL NO. 2 CONTAINS: 22,916,985 SQ. FT. OR 526.102 ACRES, MORE OR LESS
PARCEL NO. 3 CONTAINS: 12,542,150 SQ. FT. OR 287.928 ACRES, MORE OR LESS
PARCEL NO. 4 CONTAINS: 12,012,056 SQ. FT. OR 275.759 ACRES, MORE OR LESS
TOTAL AREA= 50,753,607 SQ. FT. OR 1,165,143 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONES "X" & "A" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-1100E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "A" AS DEFINED BY FEMA IS:
NO BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°55'00" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO GENERAL LAND OFFICE PLAT NO. 1613.

ADJOINING OWNERSHIP TABLE

APN	OWNER	FEE NO.
510-31-7000	NOT AVAILABLE	NOT AVAILABLE
510-70-026A	IRVINE H. RUMPLE	2019-053706
510-70-020E	GREGORY & JUSTINE KUJAWSKI	2015-069675
510-70-020D	GREGORY & JUSTINE KUJAWSKI	2004-031656
510-70-0210	RICHARD A & LOIS HARDWICK TRUST	2003-032542
510-70-0220	JAMES P & HOLLY D GLEESON TRUST	2006-079763
510-70-019C	RICHARD L & ERLINDA T FIGUEROA	2006-153500
510-70-019E	SECUNDINO & CARMEN K LIZARRAGA	1986-032730
510-45-0040	USA SANTA ROSA CANAL	NOT AVAILABLE
510-45-003C	MOHAMMAD HASAN	2013-055304
510-45-003B	GELACIO G VELASQUEZ	2010-062692
510-45-003A	LECUORE PROPERTIES, L.L.C.	2013-085916
510-45-002B	FRANK SCAVETTI	2006-005168
510-45-002A	FRANK SCAVETTI	2009-024669
510-46-0030	FATHI & HANA DWAIK	2020-018792
510-46-005B	MICHAEL E MORRENZIN	2010-051408
510-47-007H	GEORGE P MURAD ET AL	2013-054326
510-47-007J	ROMEO YACOUB LIVING TRUST	2014-003119
510-47-007K	ROMEO YACOUB	2012-023143
510-47-007L	ROMEO YACOUB	2014-001370
510-47-007M	GEORGE P MURAD ET AL	2011-023005
510-47-007N	JACKIE & FRANK WHITECALFE	2018-069804
510-47-007E	AUSTIN HIOUAS	2002-025302
510-47-0020	PETER & KATY SITU	2016-041018
510-44-006B	JOSEPH & SHARON PASTORE	2010-042444
510-44-0050	MICHAEL D & PATRICIA M GAULT TRUST	2011-092180
510-44-0030	MARION M REARDON LIVING TRUST	2011-067272
510-44-0020	LEONARD H SR & GINGER L REDMAN	2003-012147
510-43-013B	JOSE C JARA	2013-038725
510-43-0120	AARON D & LEE MINA TEETS LIVING TRUST	2012-014775
510-43-001F	SANDRA ANN REDDING	2001-008950
510-43-001H	MARMIE GUIMONT-SALES	2002-002083
510-40-021B	CREIGHTON D MILLER FAMILY TRUST ETAL	2007-051768

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Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

NO.	REVISION	DATE
1	UPDATED TITLE COMMITMENT	02/23/21

Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY
MARICOPA, ARIZONA

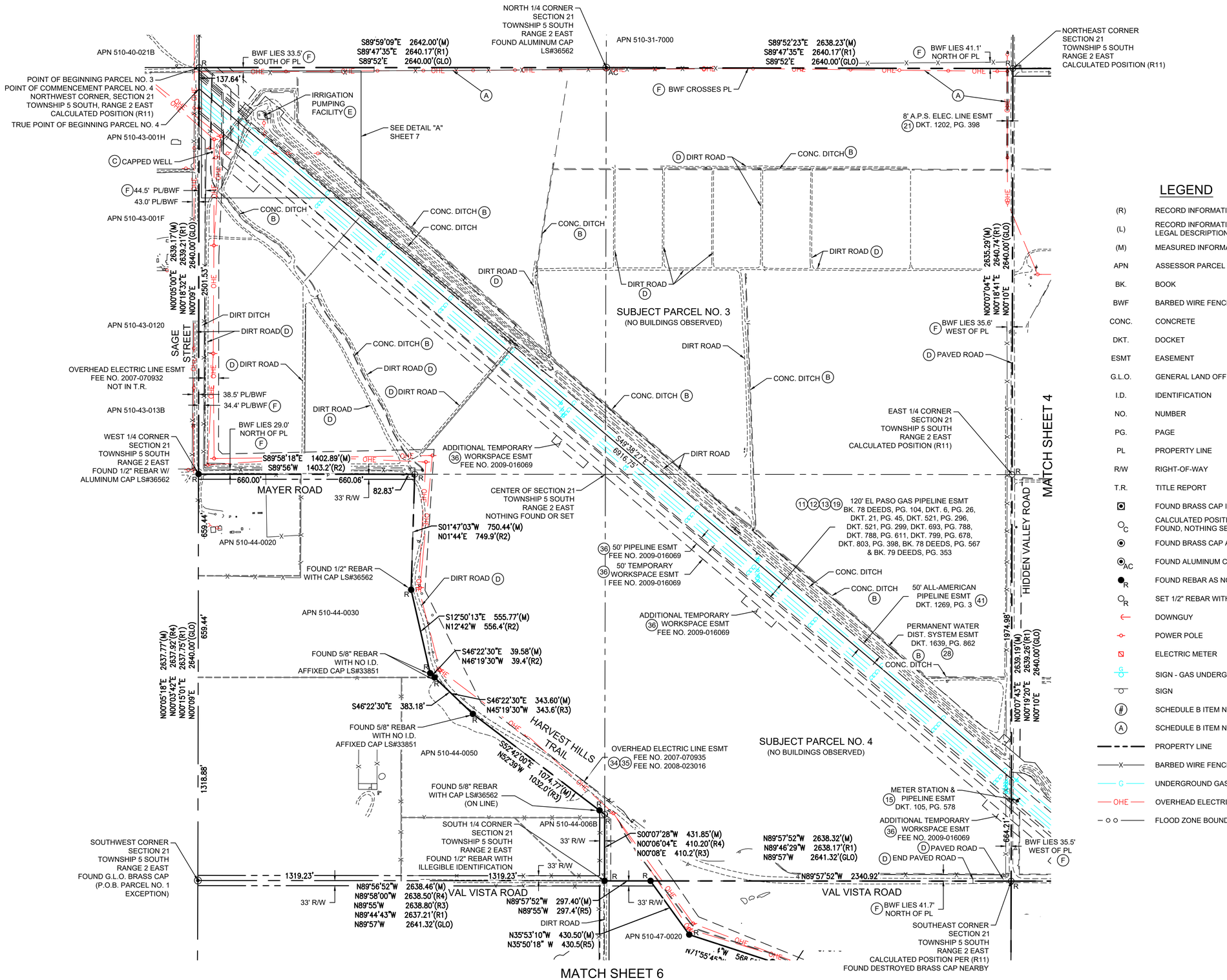
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

SHEET 02 OF 07

CVL Contact: M. RUSSO
CVL Project #: 01-01120-06

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LEGEND

(R)	RECORD INFORMATION
(L)	RECORD INFORMATION PER LEGAL DESCRIPTION
(M)	MEASURED INFORMATION
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
BWF	BARBED WIRE FENCE
CONC.	CONCRETE
DKT.	DOCKET
ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
⊡	FOUND BRASS CAP IN HAND HOLE
$\circ_C$	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
⊙	FOUND BRASS CAP AS NOTED
$\odot_{AC}$	FOUND ALUMINUM CAP AS NOTED
$\bullet_R$	FOUND REBAR AS NOTED
$\circ_R$	SET 1/2" REBAR WITH CAP LS#33851
←	DOWNGUY
⊸	POWER POLE
⊠	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
⊸	SIGN
(#)	SCHEDULE B ITEM NUMBER
(A)	SCHEDULE B ITEM NUMBER
———	PROPERTY LINE
——X——	BARBED WIRE FENCE
—— G ——	UNDERGROUND GAS LINE
—— OHE ——	OVERHEAD ELECTRIC LINE
– o o –	FLOOD ZONE BOUNDARY

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Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY

MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

SHEET 03 OF 07

CVL Contact: M. RUSSO

CVL Project #: 01-01120-06

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LEGEND

(R)	RECORD INFORMATION
(L)	RECORD INFORMATION PER LEGAL DESCRIPTION
(M)	MEASURED INFORMATION
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
BWF	BARBED WIRE FENCE
CONC.	CONCRETE
DKT.	DOCKET
ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
	FOUND BRASS CAP IN HAND HOLE
C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
	FOUND BRASS CAP AS NOTED
AC	FOUND ALUMINUM CAP AS NOTED
R	FOUND REBAR AS NOTED
R	SET 1/2" REBAR WITH CAP LS#33851
	DOWNGUY
	POWER POLE
	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
	SIGN
#	SCHEDULE B ITEM NUMBER
A	SCHEDULE B ITEM NUMBER
	PROPERTY LINE
X	BARBED WIRE FENCE
G	UNDERGROUND GAS LINE
OHE	OVERHEAD ELECTRIC LINE
	FLOOD ZONE BOUNDARY

POINT OF BEGINNING PARCEL NO. 2
NORTHWEST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)

APN 510-70-026A

NORTH 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR W/
ALUMINUM CAP LS#36562

N89°52'22"E 2637.84'(M)
S89°52'15"E 2638.15'(R1)
S89°59'E 2639.34'(GLO)

APN 510-70-020E
APN 510-70-020D
APN 510-70-0210
APN 510-70-0220
APN 510-70-019C
APN 510-70-019E

N89°53'53"E 2637.65'(M)
S89°52'15"E 2638.15'(R1)
S89°59'E 2639.34'(GLO)

FOUND ALUMINUM CAP STAMPED"1647"

POINT OF BEGINNING PARCEL NO. 1
NORTHEAST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR WITH
ALUMINUM CAP LS#36562

PAPAGO ROAD
DIRT ROAD
2393.16'
217.86'
26.63'
50' COUNTY HIGHWAY ESM'T
DKT. 303, PG. 573 (17)
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
D DIRT TRAIL
D DIRT TRAIL
D DIRT TRAIL
N34°14'45"E 1383.89'
S34°14'37"W 1057.16'
FOUND ALUMINUM CAP STAMPED"1647"
20' X 20' CONC. TANK
DIRT ROADS
FLOOD ZONE A
PAVED ROAD (D)
CONC. DITCH (B)
WELL PUMP (C)
DIRT ROAD (D)
A
CAPPED WELL (C)
4' X 8' SUMP
12" STAND PIPE
N00°07'04"E 2635.29'(M)
N00°18'41"E 2640.74'(R1)
N00°10'E 2640.00'(GLO)
N00°06'41"E 2638.38'
D DIRT ROAD
FOUND ALUMINUM CAP STAMPED"1647"
MISC. CONC. PADS
FOUND ALUMINUM CAP STAMPED"1647"
LAND PURCHASE CONTRACT DKT. 1364, PG. 160
S20°54'51"W 792.48'
S00°04'37"W 2640.30'(M)
S00°16'43"W 2640.62'(R1)
S00°11'W 2640.00'(GLO)
MATCH SHEET 3
HIDDEN VALLEY ROAD
FLOOD ZONE X
SUBJECT PARCEL NO. 2
(NO BUILDINGS OBSERVED)
WARREN ROAD
N07°35'13"E 2002.42'
APN 510-45-004C
S07°35'13"W 1203.44'
FLOOD ZONE X
SUBJECT PARCEL NO. 1
(NO BUILDINGS OBSERVED)
WEST 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
N89°56'24"E 2638.13'
CONC. DITCH (B)
N89°56'24"E 1319.62'
2639.24'
1319.62'
CONC. DITCH
EAST 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR W/
NO I.D.
BWF LIES 31.9' (F) WEST OF PL
DIRT ROAD
CENTER OF SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
NOTHING FOUND OR SET
FOUND ALUMINUM CAP STAMPED"1647" (ACCEPTED)
FOUND 1/2" REBAR W/NO I.D.
1.42' NORTH, 0.99' EAST
(NOT ACCEPTED)
FOUND ALUMINUM CAP STAMPED"1647"
D PAVED ROAD
50' R/W
12" STAND PIPE
D DIRT TRAIL
CONC. DITCH (B)
PAVED ROAD (D)
1974.98'
N00°07'43"E 2639.19'(M)
N00°19'20"E 2639.26'(R1)
N00°10'E 2640.00'(GLO)
N00°06'41"E 1979.42'
1319.61'
S07°01'58"W 772.29'
S04°01'24"E 611.82'
1319.85'
N00°05'52"E
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
FLOOD ZONE A
FLOOD ZONE X
1320.09'
DIRT ROAD
FOUND ALUMINUM CAP STAMPED"1647" (ACCEPTED)
FOUND 1/2" REBAR W/NO I.D.
0.80' NORTH, 0.45' EAST
(NOT ACCEPTED)
FOUND ALUMINUM CAP (I.D. ILLEGIBLE) AFFIXED TAG LS#33851
FOUND 1/2" REBAR WITH CAP LS#36562
S15°09'03"E 659.03'
DIRT ROAD
B CONC. DITCH
N89°57'01"E 1319.94'
N08°00'13"W 344.78'
659.97'
S89°57'01"W 659.97'
APN 510-45-003C
10' GAS LINE ESMT DKT. 257, PG. 109 (16)
B CONC. DITCH
FLOOD ZONE X
CONC. DITCH (B)
METER STATION & PIPELINE ESMT DKT. 105, PG. 578 (15)
CONC. DITCH
659.81'
FOUND 1/2" REBAR WITH NO I.D. 1.67' NORTH, 0.39' EAST (NOT ACCEPTED) SET 1/2" REBAR WITH CAP LS#33851
659.92'
1319.85'
S00°22'59"E 405.79'
1066.75'
1265.80'
S00°23'00"E 605.84'
659.98'
APN 510-45-003B
S00°05'27"W 660.04'
S00°05'03"W
S00°16'43"W
S00°11'W
PERMANENT WATER DIST. SYSTEM ESMT DKT. 1639, PG. 862 (28)
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
1320.09'
S89°57'19"W 1617.81'
297.71'
180.00'
N89°57'19"E 660.05'
S89°57'19"W 182.34'
(36) 50' PIPELINE ESMT FEE NO. 2009-016069
50' ALL-AMERICAN PIPELINE ESMT DKT. 1269, PG. 3 (41)
(F) BWF LIES 35.4' WEST OF PL
664.21'
DIRT ROAD
FOUND 1/2" REBAR WITH NO I.D. AFFIXED CAP LS#33851
APN 510-45-002A
APN 510-45-002B
N00°05'52"E 659.92'
S00°22'59"E
N00°23'00"W
N00°05'27"E 659.98'
APN 510-45-003A
FLOOD ZONE X
660.04'
50' TEMPORARY WORKSPACE ESMT (36) FEE NO. 2009-016069
S89°56'26"W 2638.92'(M)
N89°54'41"E 2638.87'(R10)
N89°50'35"W 2639.96'(R1)
N89°57'W 2640.00'(GLO)
PAVED ROAD (D)
BROKEN CONCRETE SILO
D PAVED ROAD
D END PAVED ROAD
S00°06'41"W 659.81'
1320.25'
180.00'
176.87'
303.25'
660.13'
ADDITIONAL TEMPORARY WORKSPACE ESMT (36) FEE NO. 2009-016069
S89°56'26"W 1532.80'
S89°56'26"W 1106.12'(M)
S89°58'W 1106.1'(R8)
33' R/W
VAL VISTA ROAD
S89°57'38"W 2640.50'(M)
N89°52'17"W 2639.85'(R1)
N89°57'W 2640.00'(GLO)
SOUTHEAST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND PINAL COUNTY
BRASS CAP FLUSH
SOUTHWEST CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION PER (R11)
FOUND DESTROYED BRASS CAP NEARBY
120' EL PASO GAS PIPELINE ESMT
BK. 78 DEEDS, PG. 104, DKT. 6, PG. 26, DKT. 21, PG. 45, DKT. 521, PG. 296, DKT. 521, PG. 299,DKT. 788, PG. 611, DKT. 799, PG. 678, DKT. 803, PG. 398, BK. 78 DEEDS, PG. 567 & BK. 79 DEEDS, PG. 353
(11)(12)(13)
SOUTH 1/4 CORNER
SECTION 22
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR
NO IDENTIFICATION
AFFIXED CAP LS#33851
MATCH SHEET 5

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1	UPDATED TITLE COMMITMENT	02/23/21

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HIDDEN VALLEY

MARICOPA, ARIZONA

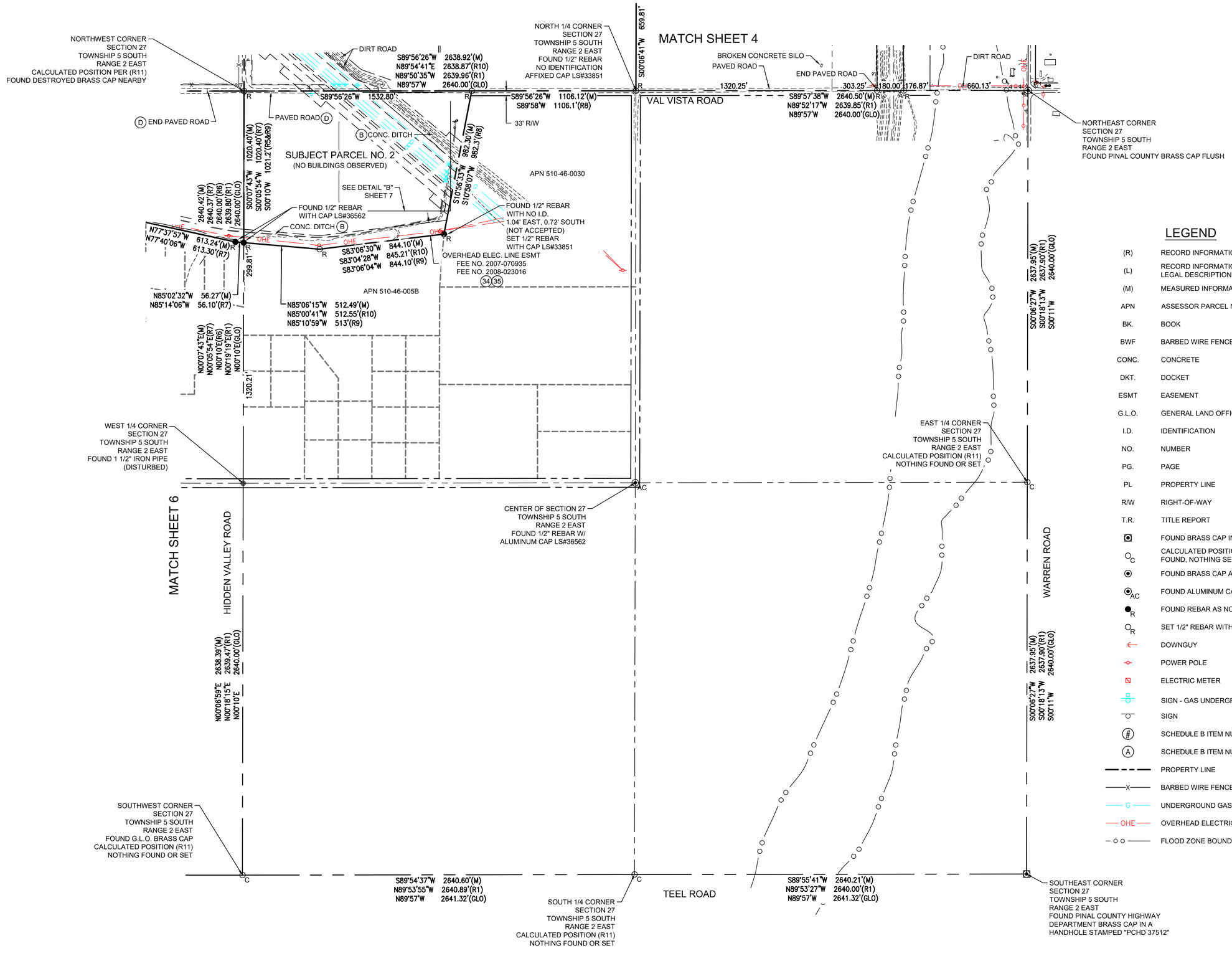
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-21
ARIZONA U.S.A.

SHEET 04 OF 07

CVL Contact: M. RUSSO
CVL Project #: 01-01120-06

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LEGEND

(R)	RECORD INFORMATION
(L)	RECORD INFORMATION PER LEGAL DESCRIPTION
(M)	MEASURED INFORMATION
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
BWF	BARBED WIRE FENCE
CONC.	CONCRETE
DKT.	DOCKET
ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
	FOUND BRASS CAP IN HAND HOLE
C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
	FOUND BRASS CAP AS NOTED
AC	FOUND ALUMINUM CAP AS NOTED
R	FOUND REBAR AS NOTED
R	SET 1/2" REBAR WITH CAP LS#33851
	DOWNGUY
	POWER POLE
	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
	SIGN
#	SCHEDULE B ITEM NUMBER
A	SCHEDULE B ITEM NUMBER
	PROPERTY LINE
X	BARBED WIRE FENCE
G	UNDERGROUND GAS LINE
OHE	OVERHEAD ELECTRIC LINE
	FLOOD ZONE BOUNDARY

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A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY

MARICOPA, ARIZONA

Registered Land Surveyor
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SHEET 05 OF 07

CVL Contact: M. RUSSO

CVL Project # 01-01120-06

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LEGEND

(R)	RECORD INFORMATION
(L)	RECORD INFORMATION PER LEGAL DESCRIPTION
(M)	MEASURED INFORMATION
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
BWF	BARBED WIRE FENCE
CONC.	CONCRETE
DKT.	DOCKET
ESMT	EASEMENT
G.L.O.	GENERAL LAND OFFICE
I.D.	IDENTIFICATION
NO.	NUMBER
PG.	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
T.R.	TITLE REPORT
⊙	FOUND BRASS CAP IN HAND HOLE
O_C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
⊙	FOUND BRASS CAP AS NOTED
$\odot_{AC}$	FOUND ALUMINUM CAP AS NOTED
$\bullet_R$	FOUND REBAR AS NOTED
O_R	SET 1/2" REBAR WITH CAP LS#33851
←	DOWNGUY
⊸	POWER POLE
⊠	ELECTRIC METER
G	SIGN - GAS UNDERGROUND
⊸	SIGN
(#)	SCHEDULE B ITEM NUMBER
(A)	SCHEDULE B ITEM NUMBER
— — —	PROPERTY LINE
——X——	BARBED WIRE FENCE
—— G ——	UNDERGROUND GAS LINE
—— OHE ——	OVERHEAD ELECTRIC LINE
— o o —	FLOOD ZONE BOUNDARY

NORTHWEST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND G.L.O. BRASS CAP

33' R/W

33' R/W

1319.23'

N89°56'52"W 2638.46'(M)
N89°58'00"W 2638.50'(R4)
N89°55'W 2638.80'(R3)
N89°44'43"W 2637.21'(R1)
N89°57'W 2641.32'(GLO)

1319.23'

NORTH 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR WITH
ILLEGIBLE IDENTIFICATION

33' R/W

VAL VISTA ROAD

N89°57'52"W 297.40'(M)
N89°55'W 297.4'(R5)

N35°53'10"W 430.50'(M)
N35°50'18" W 430.5(R5)

MATCH SHEET 3

S00°07'28"W 431.85'(M)
N00°06'04"E 410.20'(R4)
N00°08'E 410.2'(R3)

FOUND 1/2" REBAR WITH NO I.D.
AFFIXED CAP LS#33851

N89°57'52"W 2638.32'(M)
N89°46'29"W 2638.17'(R1)
N89°57'W 2641.32'(GLO)

N89°57'52"W 2340.92'

(D) PAVED ROAD

664

NORTHEAST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION PER (R11)
FOUND DESTROYED BRASS CAP NEARBY

ROCK OUTCROPPINGS

(D) DIRT ROAD

FOUND 1/2" REBAR
WITH CAP LS#36562

SUBJECT PARCEL NO. 4
(NO BUILDINGS OBSERVED)

CONC. DITCH

(B)

OHE

N67°58'49"W 245.60'(M)
67°51'32"W 245.60'(R5)

N67°58'49"W
4.48'(M)
N67°54'10"W
4.57'(R7)

N71°54'14"W
N71°55'45"W 568.52'(M)
568.8'(R5)

FOUND 1/2" REBAR
WITH CAP LS#36562
OVERHEAD ELEC. LINE ESMT
FEE NO. 2007-070935
FEE NO. 2008-023016

(34) (35)

APN 510-47-0020

30' R/W

30' R/W

N67°58'49"W
N67°51'32"W 710.89'(M)
711.52'(R6)
N67°58'49"W 960.90'

APN
510-47-007E

SEE DETAIL "C" BELOW

APN
510-47-007N

APN 510-47-007M
APN 510-47-007L
APN 510-47-007K
APN 510-47-007J
APN 510-47-007H

N77°37'57"W
N77°40'06"W 613.24'(M)
613.30'(R7)

N85°02'32"W 56.27'(M)
N85°14'06"W 56.10'(R7)

2640.42'(M)
2640.37'(R7)
2640.00'(R6)
2639.80'(R1)
2640.00'(GLO)

1020.40'(M)
1020.40'(R7)
1021.2'(R5&R9)
S00°07'43"W
S00°05'54"W
S00°10'W

299.81'

APN 510-46-005B

N85°06'15"W 512.49'(M)
N85°00'41"W 512.55'(R10)
N85°10'59"W 513'(R9)

N00°07'43"E(M)
N00°05'54"E(R7)
N00°10'E(R6)
N00°19'19"E(R1)
N00°10'E(GLO)

1320.21'

N00°16'48"E 2637.57'(M)
N00°09'E 2640.00'(GLO)

WEST 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

CENTER OF SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1/2" REBAR W/
ALUMINUM CAP LS#36562

EAST 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
FOUND 1 1/2" IRON PIPE
(DISTURBED)

MATCH SHEET 5

SAGE STREET

N00°06'09"E 2643.11'(M)
N00°09'E 2640.00'(GLO)

HIDDEN VALLEY ROAD

N00°06'59"E 2638.39'(M)
N00°18'15"E 2639.47'(R1)
N00°10'E 2640.00'(GLO)

FOUND ALUMINUM CAP
STAMPED "37512"
(DISTURBED)

FOUND 1/2" REBAR
WITH CAP STAMPED "BT15933"
(DISTURBED) (NOT ACCEPTED)

FOUND 1 1/2" IRON PIPE
(DISTURBED) (NOT ACCEPTED)

DETAIL "C"
NOT TO SCALE

SOUTHWEST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

S89°59'36"W 2645.42'(M)
N89°54'W 2642.64'(GLO)

SOUTH 1/4 CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

TEEL ROAD

N89°56'44"W 2637.69'(M)
N89°54'W 2642.64'(GLO)

SOUTHEAST CORNER
SECTION 28
TOWNSHIP 5 SOUTH
RANGE 2 EAST
CALCULATED POSITION (R11)
NOTHING FOUND OR SET

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NO.	REVISION	DATE
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HIDDEN VALLEY

MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 2-25-21
ARIZONA U.S.A.

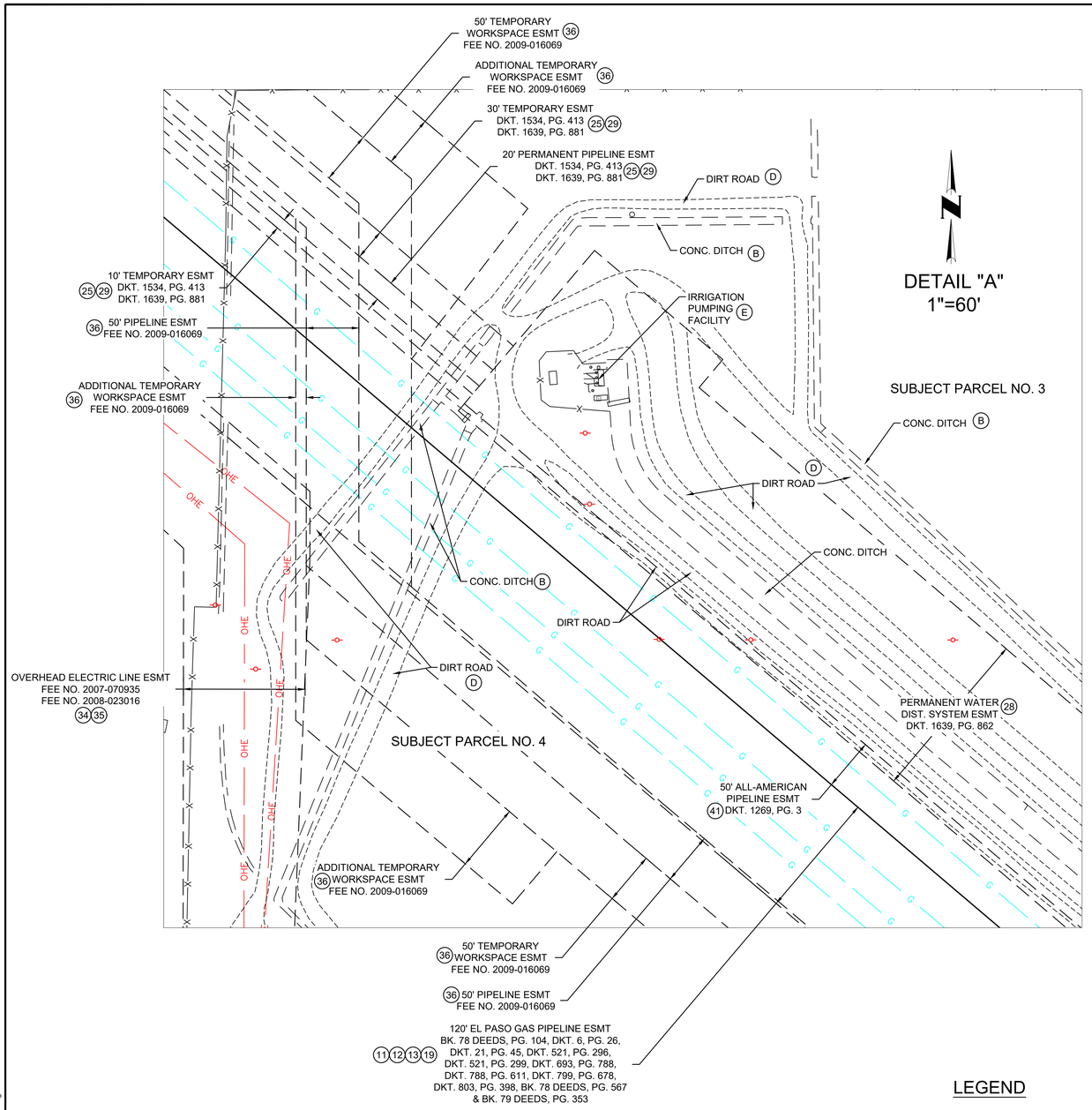
SHEET 06 OF 07

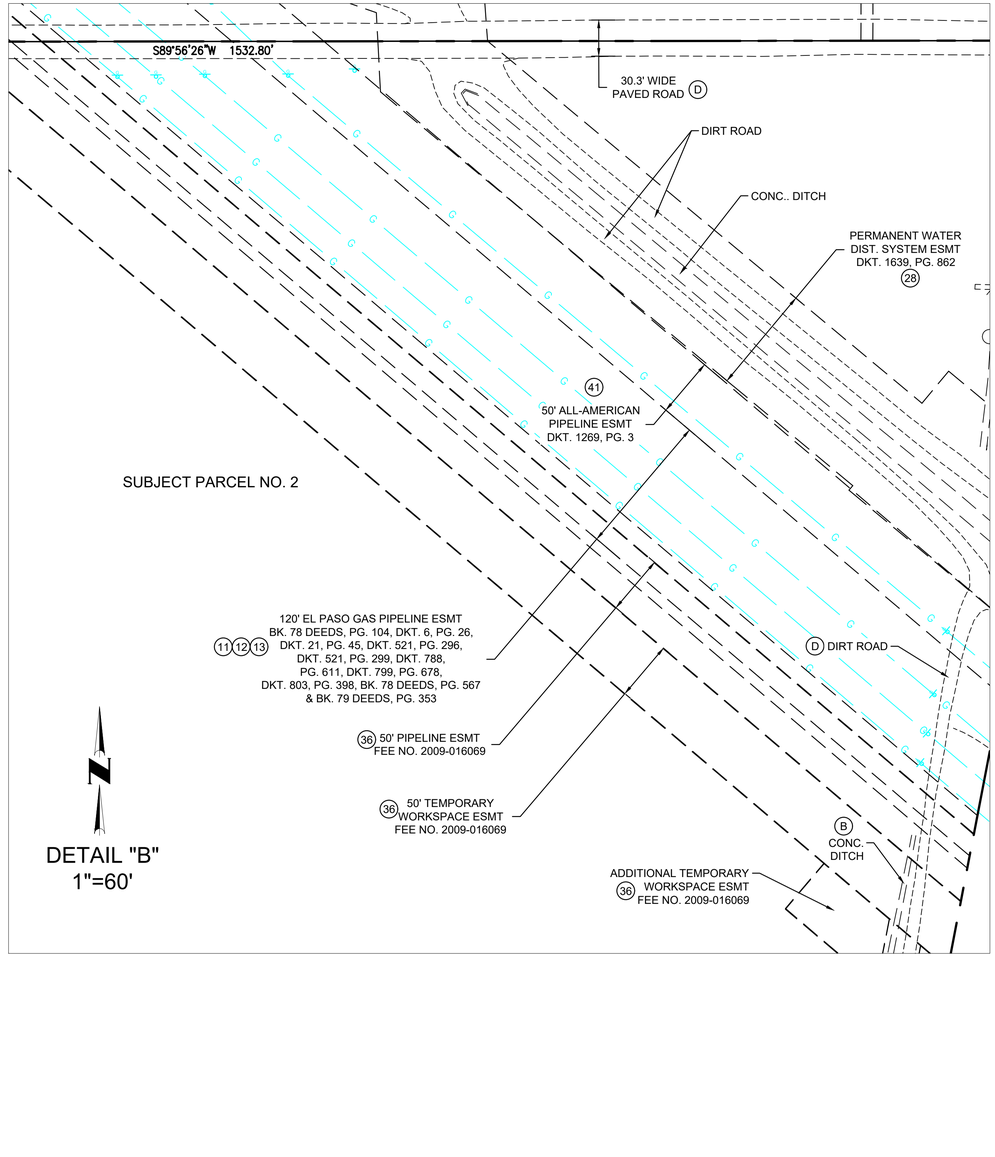
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LEGEND

(R)	RECORD INFORMATION	NO.	NUMBER
(L)	RECORD INFORMATION PER LEGAL DESCRIPTION	PG.	PAGE
(M)	MEASURED INFORMATION	PL	PROPERTY LINE
APN	ASSESSOR PARCEL NUMBER	R/W	RIGHT-OF-WAY
BWF	BARBED WIRE FENCE	T.R.	TITLE REPORT
BK.	BOOK	⊡	FOUND BRASS CAP IN HAND HOLE
CONC.	CONCRETE	○C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
DKT.	DOCKET	⊙	FOUND BRASS CAP AS NOTED
ESMT	EASEMENT	⊙AC	FOUND ALUMINUM CAP AS NOTED
G.L.O.	GENERAL LAND OFFICE	●R	FOUND REBAR AS NOTED
I.D.	IDENTIFICATION	○R	SET 1/2" REBAR WITH CAP LS#33851

←	DOWNGUY
-o-	POWER POLE
⊠	ELECTRIC METER
G / O	SIGN - GAS UNDERGROUND
O	SIGN
(#)	SCHEDULE B ITEM NUMBER
(A)	SCHEDULE B ITEM 40 EXCEPTION
— — —	PROPERTY LINE
——X——	BARBED WIRE FENCE
——G——	UNDERGROUND GAS LINE
——OHE——	OVERHEAD ELECTRIC LINE
– o o –	FLOOD ZONE BOUNDARY

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Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

HIDDEN VALLEY
MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
2-25-21
Date Signed
ARIZONA U.S.A.

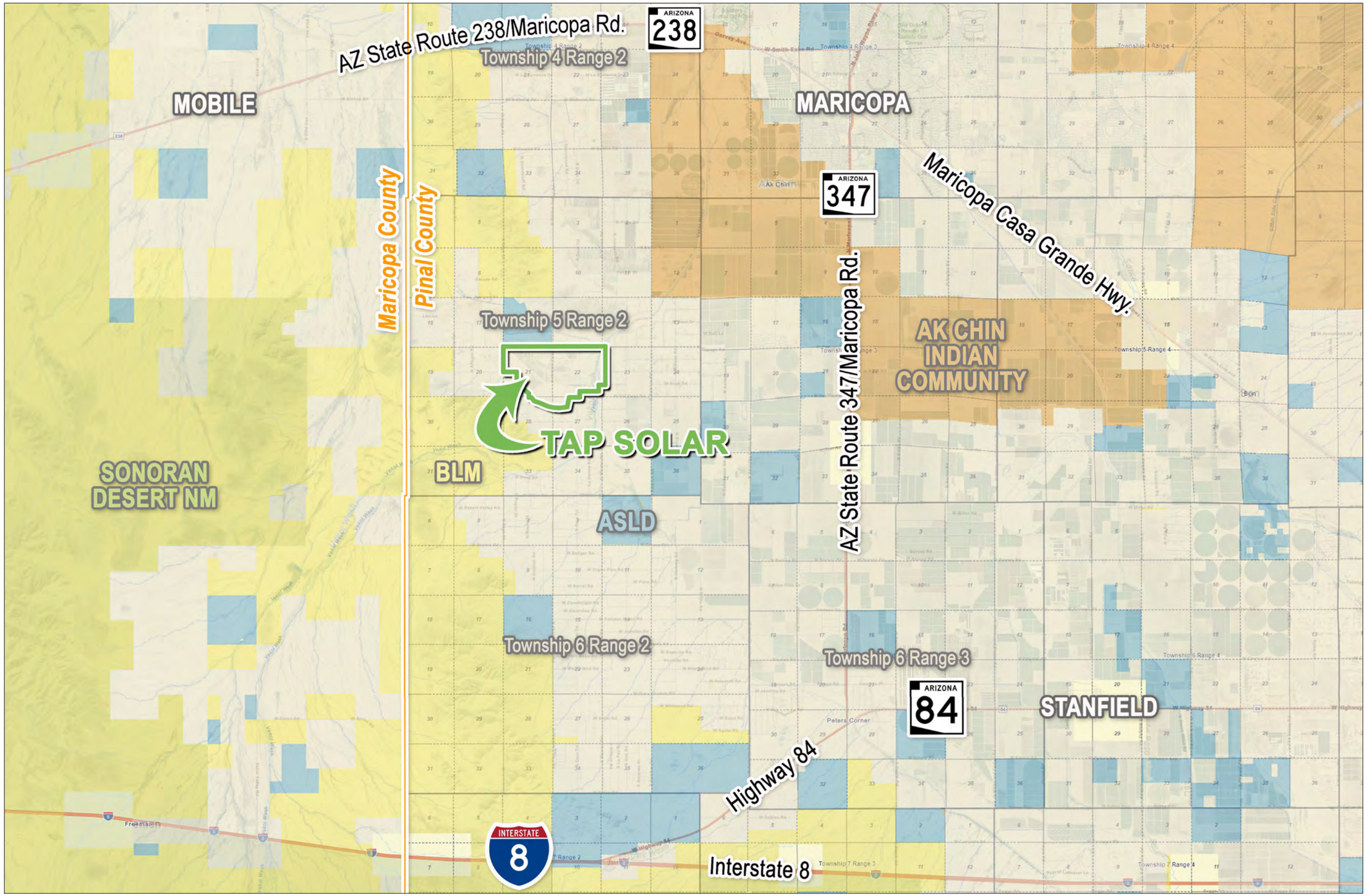
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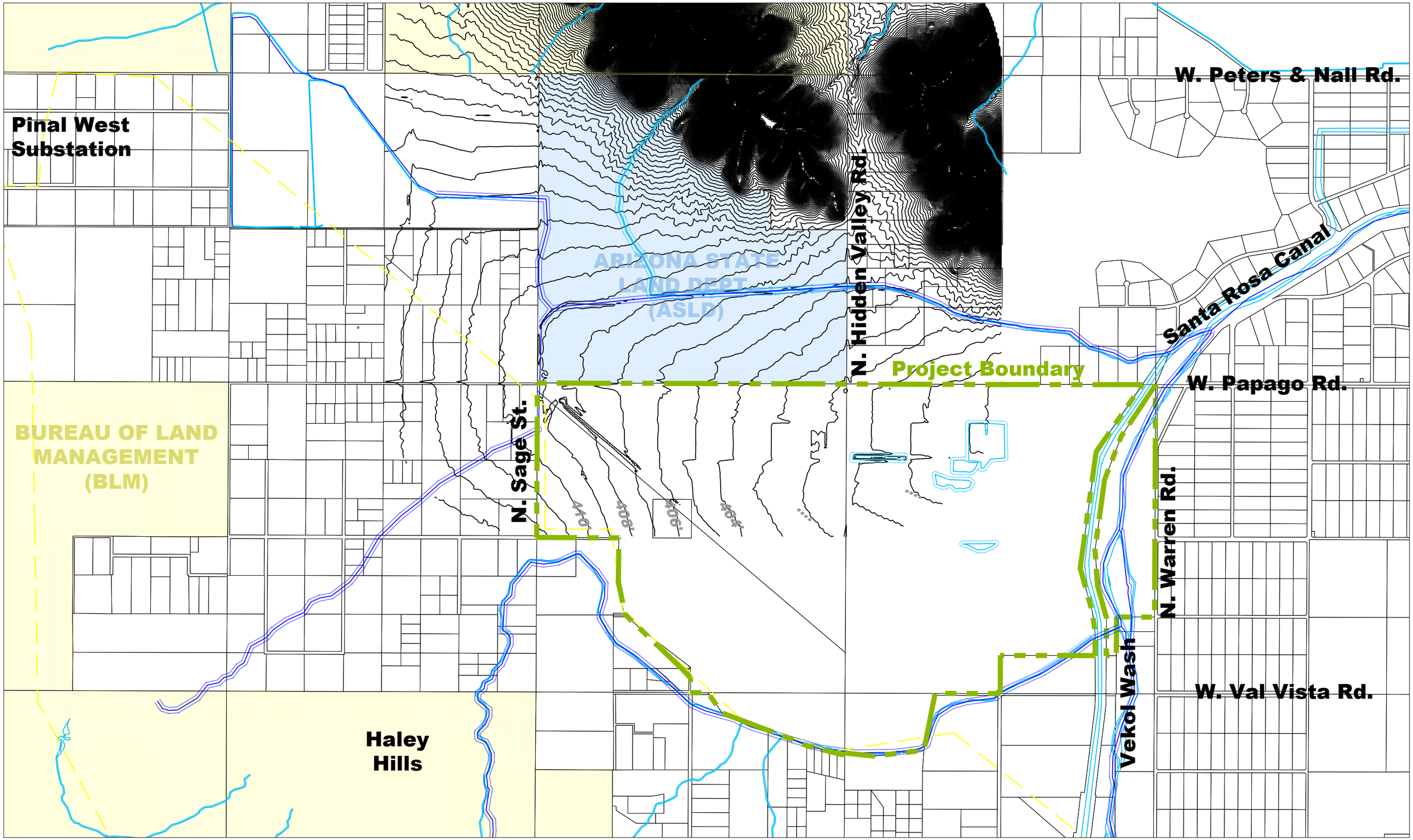


Kimley»Horn

TAP SOLAR PROJECT

LOCATION MAP - 2024.05.30

0 5,000' 10,000' 20,000' NORTH



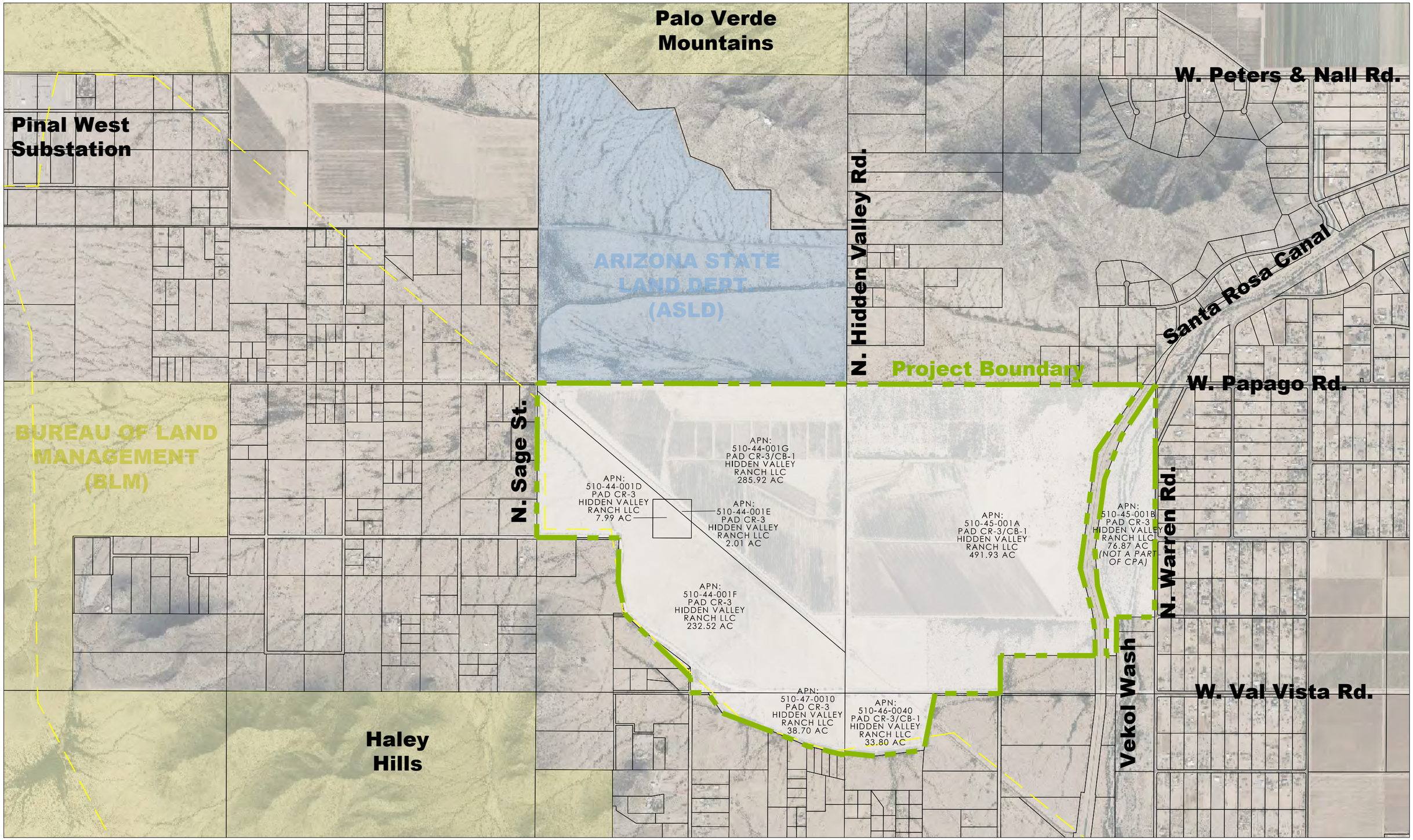
Kimley»Horn

TAP SOLAR PROJECT

TOPOGRAPHIC MAP - 2024.05.30

0 750' 1,500' 2,250'

NORTH



Kimley»Horn

TAP SOLAR PROJECT

SITE MAP W/ OWNERSHIP - 2024.05.30

0 750' 1,500' 2,250'

NORTH

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:
TAP Solar Site

Project Description:
TAP Solar Site

Project Type:
Energy Production/Storage/Transfer, Energy Production (generation), photovoltaic solar facility (new/expansion)

Contact Person:
Justin Kinkade

Organization:
Kimley-Horn

On Behalf Of:
CONSULTING

Project ID:
HGIS-22111

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.

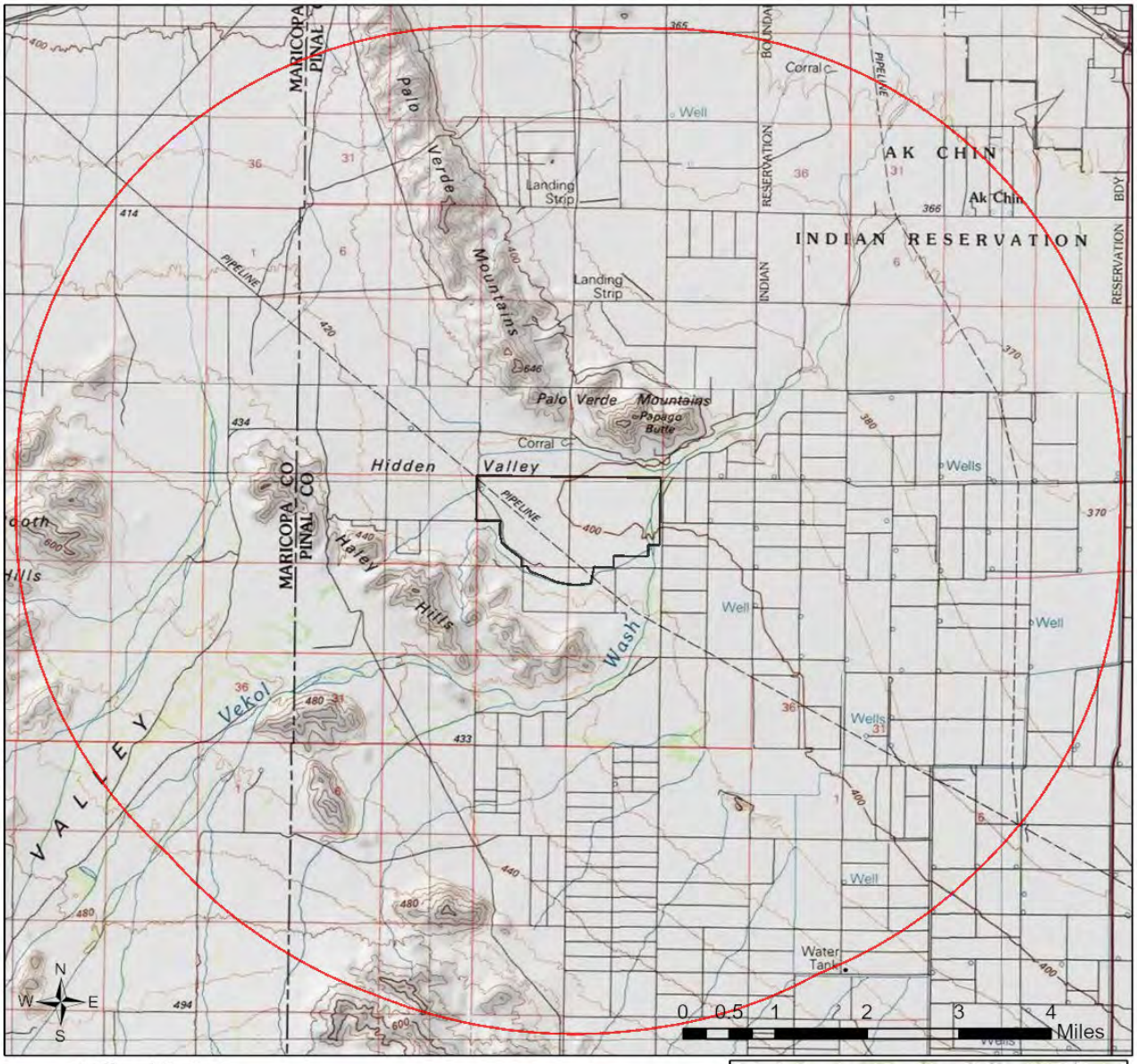
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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.

TAP Solar Site

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 1,190.40

Lat/Long (DD): 32.9784 / -112.1510

County(s): Pinal

AGFD Region(s): Yuma

Township/Range(s): T5S, R2E

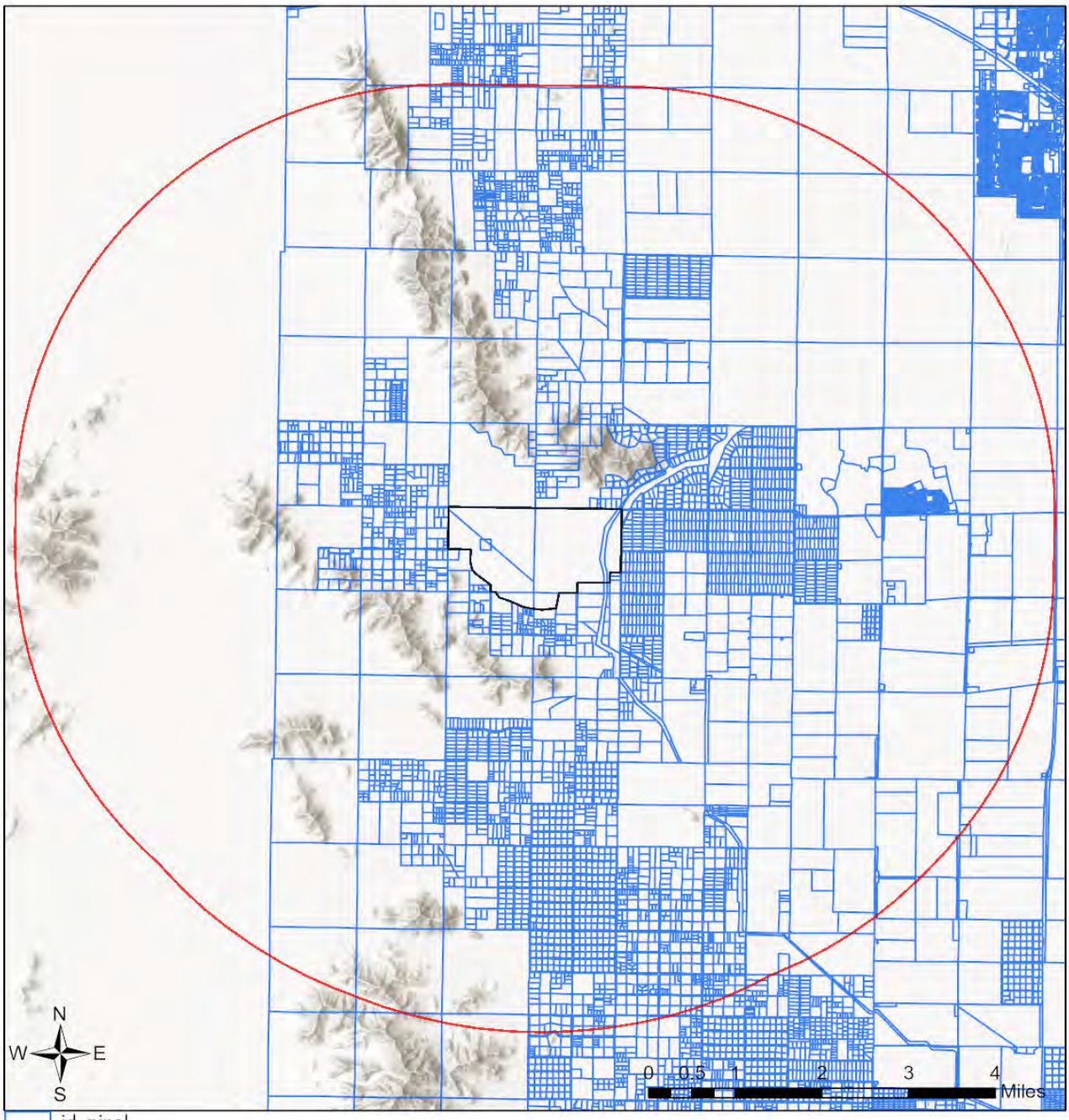
USGS Quad(s): HALEY HILLS



County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
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Esri, USGS

TAP Solar Site

Web Map As Submitted By User



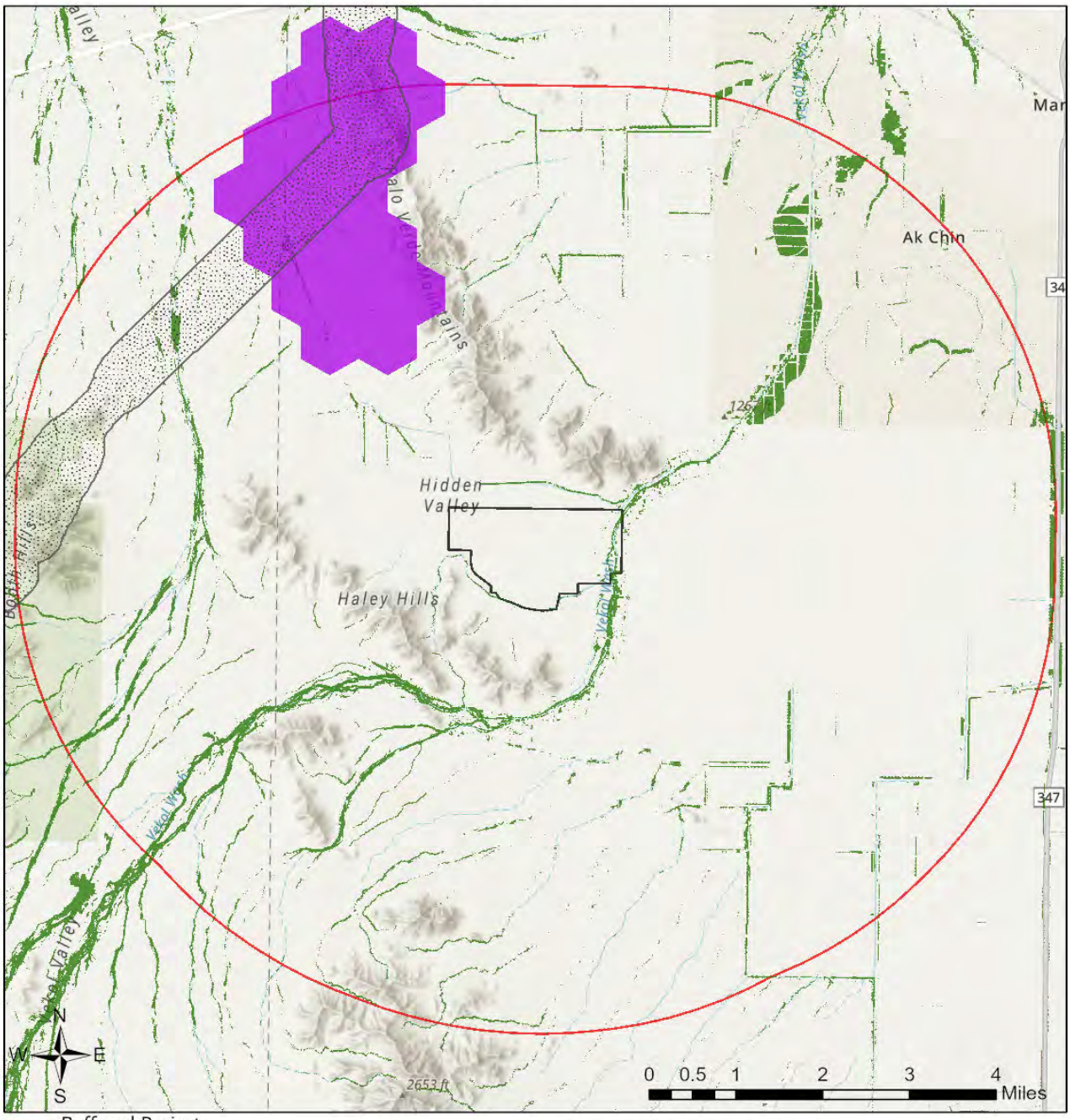
id_pinal
Buffered Project Boundary
Project Boundary

Project Size (acres): 1,190.40
Lat/Long (DD): 32.9784 / -112.1510
County(s): Pinal
AGFD Region(s): Yuma
Township/Range(s): T5S, R2E
USGS Quad(s): HALEY HILLS

Esri, NASA, NGA, USGS

TAP Solar Site

Important Areas



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

Project Size (acres): 1,190.40

Lat/Long (DD): 32.9784 / -112.1510

County(s): Pinal

AGFD Region(s): Yuma

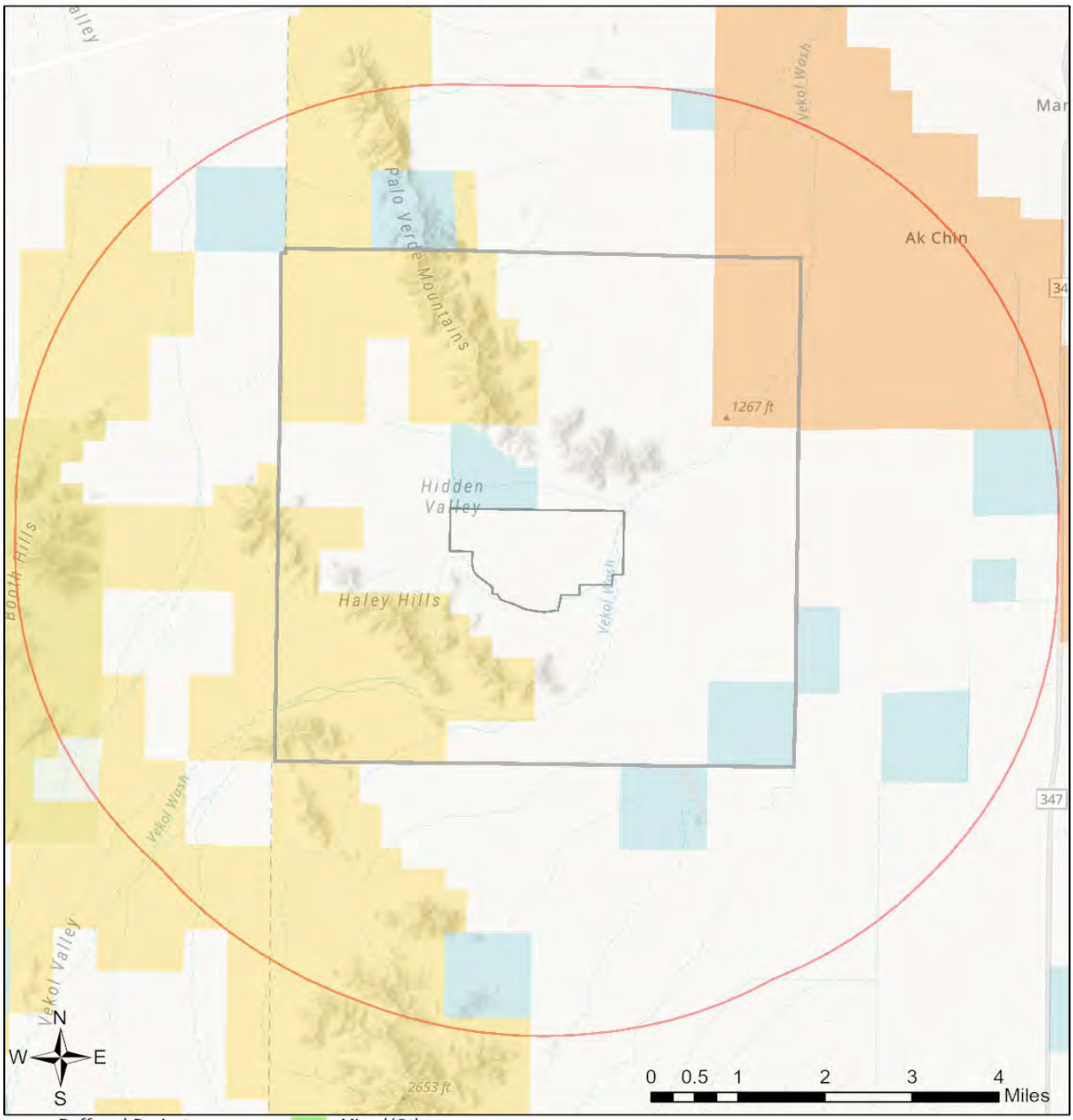
Township/Range(s): T5S, R2E

USGS Quad(s): HALEY HILLS

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

TAP Solar Site

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): 1,190.40
Lat/Long (DD): 32.9784 / -112.1510
County(s): Pinal
AGFD Region(s): Yuma
Township/Range(s): T5S, R2E
USGS Quad(s): HALEY HILLS

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

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Crotalus pyrrhus	Speckled Rattlesnake					2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Incilius alvarius	Sonoran Desert Toad					2
Lepus alleni	Antelope Jackrabbit					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
Estrella Mountains - Vekol Valley	Pinal County Wildlife Movement Area - Landscape					
Riparian Area	Riparian Area					
Sonoran Desert Nat Mon - Palo Verde Hills	Maricopa County Wildlife Movement Area - Landscape					
Vekol Valley - Vekol Wash	Maricopa County Wildlife Movement Area - Riparian/Wash					

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
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
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Chaetodipus baileyi	Bailey's Pocket Mouse					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

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
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Crotalus tigris	Tiger Rattlesnake					2
Crotaphytus nebrius	Sonoran Collared Lizard					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
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1
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
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
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Phrynosoma solare	Regal Horned Lizard					2
Pooecetes gramineus	Vesper Sparrow					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					

Odocoileus hemionus	Mule Deer
Pecari tajacu	Javelina
Puma concolor	Mountain Lion
Zenaida asiatica	White-winged Dove
Zenaida macroura	Mourning Dove

Project Type: Energy Production/Storage/Transfer, Energy Production (generation), photovoltaic solar facility (new/expansion)

Project Type Recommendations:
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.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

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/).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (https://www.fws.gov/office/arizona-ecological-services).

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

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:
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.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MARICOPA, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

That part of the East half of Section 22, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the aluminum cap stamped "LS36562" marking the Northeast corner of said Section 22, from which the 1/2 inch rebar marking the East quarter corner of said Section 22 bears South 00 degrees 04 minutes 37 seconds West, a distance of 2640.30 feet;

Thence South 00 degrees 04 minutes 37 seconds West, along the East line of the Northeast quarter of said Section 22, a distance of 2640.30 feet to the East quarter corner of said Section 22;

Thence South 00 degrees 05 minutes 03 seconds West, along the East line of the Southeast quarter of said Section 22, a distance of 1320.09 feet to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 01 seconds West, along said North line, a distance of 659.97 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 00 degrees 05 minutes 27 seconds West, along the West line of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 659.98 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along the South line of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 182.34 feet to a point on the Easterly line of the Santa Rosa Canal - Division B, described in Docket 1364, Page 160, records of Pinal County, Arizona;

Thence along said Westerly line the following six (6) courses;
North 00 degrees 23 minutes 00 seconds West, a distance of 605.84 feet;

North 15 degrees 39 minutes 02 seconds West, a distance of 620.83 feet;

North 04 degrees 01 minutes 24 seconds West, a distance of 611.82 feet;

North 07 degrees 35 minutes 13 seconds East, a distance of 1203.44 feet;

North 20 degrees 54 minutes 51 seconds East, a distance of 792.48 feet;

North 34 degrees 14 minutes 37 seconds East, a distance of 1057.16 feet to a point on the North line of the Northeast quarter of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along said North line, a distance of 26.63 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22).

PARCEL NO. 2:

That part of Section 22; and the Northwest quarter of Section 27, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the 1/2 inch rebar with cap stamped "LS33851" marking the Northwest corner of said Section 22, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 22 bears North 89 degrees 52 minutes 22 seconds East, a distance of 2637.84 feet;

Thence North 89 degrees 52 minutes 22 seconds East, along the North line of the Northwest quarter of said Section 22, a distance of 2637.84 feet to the North quarter corner of said Section 22;

Thence North 89 degrees 53 minutes 53 seconds East, along the North line of the Northeast quarter of said Section 22, a distance of 2393.16 feet to a point on the Westerly line of the Santa Rosa Canal-Division B, described in Docket 1364, Page 160, records of Pinal County, Arizona;

Thence along said Westerly line the following five (5) courses;

South 34 degrees 14 minutes 45 seconds West, a distance of 1383.89 feet;

South 07 degrees 35 minutes 13 seconds West, a distance of 2002.42 feet;

South 15 degrees 37 minutes 56 seconds East, a distance of 772.29 feet;

South 08 degrees 00 minutes 13 seconds East, a distance of 344.78 feet;

South 00 degrees 22 minutes 59 seconds East, a distance of 406.79 feet to a point on the North line of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 89 degrees 57 minutes 19 seconds West, along said North line, a distance of 1617.81 feet to the Northwest corner of the South half of the South half of the Southeast quarter of said Section 22;

Thence South 00 degrees 06 minutes 41 seconds West, along the West line of the Southeast quarter of said Section 22, a distance of 659.81 feet to the South quarter corner of said Section 22;

Thence South 89 degrees 56 minutes 26 seconds West, along the South line of the Southwest quarter of said Section 22, a distance of 1106.12 feet to the Northeast corner of Parcel No. 4 as shown on the record of survey recorded in Book 21 of Surveys, Page 226, records of Pinal County, Arizona;

Thence South 10 degrees 56 minutes 33 seconds West, departing said South line and along the Easterly line of said Parcel No. 4, a distance of 982.30 feet to the Southeast corner of said Parcel No. 4;

Thence South 83 degrees 06 minutes 30 seconds West, along the Southerly line of said Parcel No. 4, a distance of 844.10 feet;

Thence continuing along said Southerly line, North 85 degrees 06 minutes 15 seconds West, a distance of 512.49 feet to a point on the Westerly line of said Parcel No. 4 and West line of the Northwest quarter of said Section 27;

Thence North 00 degrees 07 minutes 43 seconds East, along said West line, a distance of 1020.40 feet to the Northwest corner of said Parcel No. 4, said point also being the Southwest corner of said Section 22;

Thence North 00 degrees 07 minutes 43 seconds East, along the West line of the Southwest quarter of said Section 22, a distance of 2639.19 feet to the West quarter corner of said Section 22;

Thence North 00 degrees 07 minutes 04 seconds East, along the West line of the Northwest quarter of said Section 22, a distance of 2635.29 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion in the North half of the North half of said Section 22) and in Book 40 of Deeds at page 342 (as to that portion in Section 27).

PARCEL NO. 3:

That part of Section 21, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the 1/2 inch rebar with a plastic cap stamped "LS33851" marking the Northwest corner of said Section 21, from which the aluminum cap stamped "LS36562" marking the North quarter corner of said Section 21 bears South 89 degrees 59 minutes 09 seconds East, a distance of 2642.00 feet;

Thence South 89 degrees 59 minutes 09 seconds East, along the North line of the Northwest quarter of said Section 21, a distance of 2642.00 feet to the North quarter corner of said Section 21;

Thence South 89 degrees 52 minutes 23 seconds East, along the North line of the Northeast quarter of said Section 21, a distance of 2638.23 feet to the Northeast corner of said Section 21;

Section 21, a distance of 2635.29 feet to the East quarter corner of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Southeast quarter of said Section 21, a distance of 1974.98 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona;

Thence North 49 degrees 38 minutes 27 seconds West, along said Northerly line, a distance of 6916.75 feet to a point on the West line of the Northwest quarter of said Section 21;

Thence North 00 degrees 05 minutes 00 seconds East, along said West line, a distance of 137.64 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion within the North half of the North half of said Section 21) and in Book 40 of Deeds at page 134 (as to that portion within the North half of the North half and the North half of the South half of Section 21).

PARCEL NO. 4:

That part of the Northwest quarter of Section 21; and the Northeast quarter of Section 28, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the 1/2 inch rebar with a plastic cap stamped "LS33851" marking the Northwest corner of said Section 21, from which the aluminum cap stamped "LS36562" marking the West quarter corner of said Section 21 bears South 00 degrees 05 minutes 00 seconds West, a distance of 2639.17 feet;

Thence South 00 degrees 05 minutes 00 seconds West, along the West line of the Northwest quarter of said Section 21, a distance of 137.64 feet to a point on the Northerly right-of-way line of the Natural Gas Pipeline Easement described in Docket 6, Page 26, records of Pinal County, Arizona and the TRUE POINT OF BEGINNING;

Thence South 49 degrees 38 minutes 27 seconds East, along said Northerly line, a distance of 6916.75 feet to a point on the East line of the Southeast quarter of said Section 21;

Thence South 00 degrees 07 minutes 43 seconds West, along said East line, a distance of 664.21 feet to the Southeast corner of said Section 21 and the Northeast corner of Parcel No. 3 as shown on the record of survey recorded in Book 21 of Surveys, Page 226, records of Pinal County, Arizona;

Thence South 00 degrees 07 minutes 43 seconds West, along the East line of the Northeast quarter of said Section 28, said line also being the Easterly line of said Parcel No. 3, a distance of 1020.40 feet to the Southeast corner of said Parcel No. 3;

Thence departing said East line and along the Southerly line of said Parcel No. 3, the following five (5) courses;

North 85 degrees 02 minutes 32 seconds West, a distance of 56.27 feet;

North 77 degrees 37 minutes 57 seconds West, a distance of 613.24 feet;

North 67 degrees 58 minutes 49 seconds West, a distance of 960.90 feet;

North 71 degrees 54 minutes 14 seconds West, a distance of 568.52 feet;

North 35 degrees 53 minutes 10 seconds West, a distance of 430.50 feet to the Northwest corner of said Parcel No. 3, also being a point on the Southerly line of Parcel No. 1 of said record of survey and the South line of the Southeast quarter of said Section 21;

Thence North 89 degrees 57 minutes 52 seconds West, along said South line, a distance of 297.40 feet to the South quarter corner of said Section 21 and the Southwest corner of said Parcel No. 1;

Thence North 00 degrees 07 minutes 28 seconds East, along the West line of the Southeast quarter of said Section 21, a distance of 431.85 feet;

Thence North 52 degrees 42 minutes 00 seconds West, departing said West line, a distance of 1074.77 feet;

Thence North 46 degrees 22 minutes 30 seconds West, a distance of 383.18 feet;

Thence North 12 degrees 50 minutes 13 seconds West, a distance of 555.77 feet;

North 01 degrees 47 minutes 03 seconds East, a distance of 750.44 feet to a point on the South line of the Northwest quarter of said Section 21;

North 89 degrees 58 minutes 18 seconds West, along said South line, a distance of 1402.89 feet to the West quarter corner of said Section 21;

North 00 degrees 05 minutes 00 seconds East, along the West line of the Northwest quarter of said Section 21, a distance of 2501.54 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal and other minerals as reserved in Patent from the United States of America recorded in Book 45 of Deeds at page 174 (as to that portion within the North half of the North half of said Section 21) and in Book 40 of Deeds at page 134 (as to that portion within the South half of the North half and the North half of the South half of Section 21).

July 17, 2024

DRAINAGE STATEMENT: TAP SOLAR

Tap Solar (the Project) is an approximate 1,170-acre acre proposed development consisting of 1,000 MW hybrid solar photovoltaic (PV) facility and battery energy storage system (BESS). The site is located approximately eight (8) miles southwest of the City of Maricopa.

The Project area is generally bound by the W Papago Road on the north, N Warren Road on the east, and N Sage Street on the west. The site is undeveloped land and is surrounded by areas that can be characterized by native desert lands, active and passive agriculture, mountainous and hillslope terrain, and residential properties. The Project is made up of eight (8) underlying parcels within Sections 21, 22, 27, and 28, in Township 5 South, Range 2 East of the Gila and Salt River Meridian in Pinal County, Arizona. See the **Vicinity Map** below for an overview of the Project location.

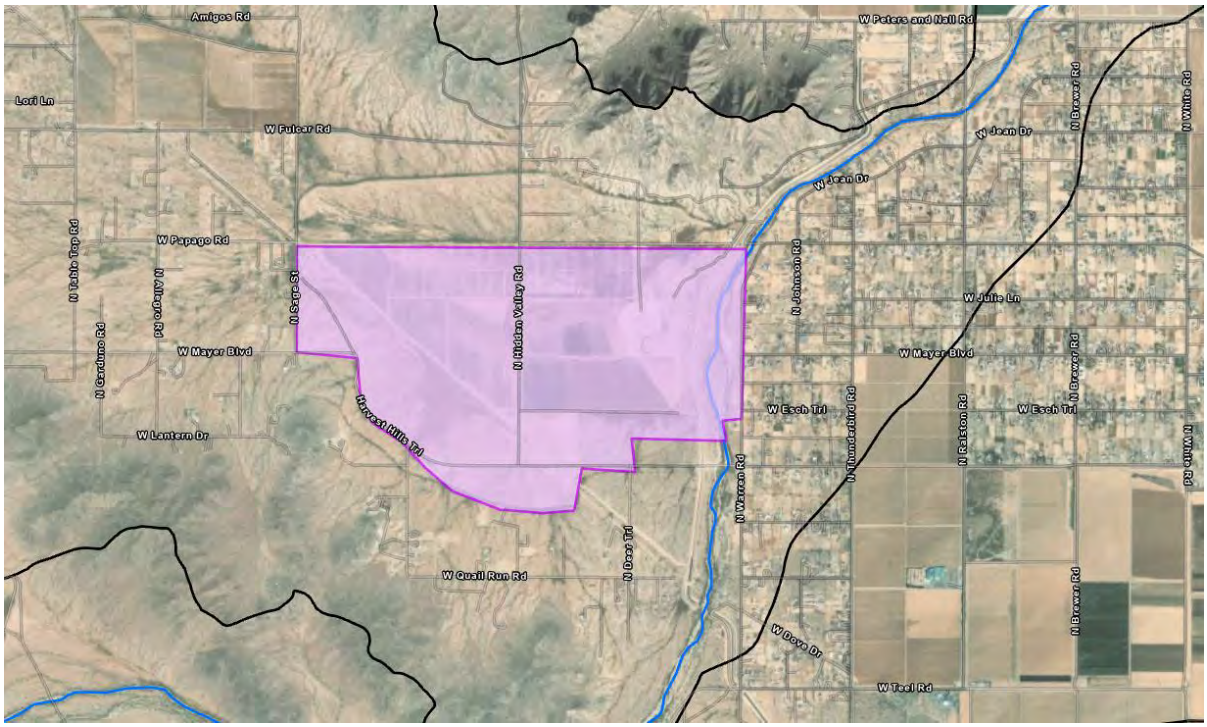


Figure 1: Vicinity Map

Currently, the Project is comprised of active agricultural and vacant land. The Project and surrounding area is relatively flat with a +/- 30-feet elevation change from west to east.

Federal Emergency Management Agency (FEMA) Flood Insurance Map (FIRM) coverage for the Project is provided on FIRM panel 04021C1100E effective December 4, 2007. According to this FIRM

panel, the majority of the Project resides within an Unshaded Zone X FEMA Special Flood Hazard Area (SFHA). Unshaded Zone X are areas of minimal flood hazard. Vekol Wash flows from south to north in the eastern portion of the Project and is designated as a FEMA Zone A. Zone A refers to the 1% annual chance (100-year) floodplain determined using approximate methods with no Base Flood Elevations (BFE) determined.

The dominant regional drainage feature is Vekol Wash. The watershed for Vekol Wash enters the site from the south and flows north towards Santa Cruz Wash. The drainage area that contributes flow towards Vekol Wash at the Site is approximately 261 square miles and will exit at the northeast corner of the Project. The Santa Rosa irrigation canal, located west of Vekol Wash, bisects the site and will be left undisturbed. In sheet flow conditions, off-site flows will comingle with on-site flows to maintain the historical outflow condition. Offsite flows may be captured in engineered channels onsite to convey localized flows around and/or through the Project to historical outflow locations. Drainage design and plans will be prepared in support of the future Project development.

Onsite drainage flows will be managed by implementing retention facilities to store stormwater generated onsite to accommodate the 100-year, 2-hour storm runoff volume and limit the post-development peak discharges in accordance with Pinal County drainage design standards. Retention basins will include maximum basin side slopes of 4:1 for grassed areas and maximum side slopes of 3:1 where other protection measures are intended, such as shrub planting, rock riprap, or other structural measures. The geometry and location of the retention basins will be refined with construction documents. 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 by bleeding off to adjacent watercourses or by percolation/infiltration into the ground. Drywells will be constructed as necessary based on soil percolation tests. All necessary drywells will be registered with the Arizona Department of Environmental Quality (ADEQ). 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,

Matthew Updegraff, P.E.

Kimley-Horn and Associates, Inc

Tap Solar

Traffic Impact Statement

CASE NUMBER: Z-PA-056-24



JULY 2024

Prepared By:

Kimley»Horn

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1 EXISTING CONDITIONS

The following Traffic Impact Statement (TIS) has been prepared to identify the potential traffic impacts associated with the operations of the proposed Tap Solar development (project).

1.1 SITE LOCATION

The project location consists of approximately 1,170 acres of undeveloped vacant land in Pinal County near Maricopa, AZ. The project is located approximately five miles west of Arizona State Route (SR)-347 near the Papago Road alignment. **Figure 1** depicts the project location with a regional context.



Figure 1: Regional Vicinity Map

1.2 SURROUNDING LAND USE

The land immediately surrounding the proposed site area is a mixture of agricultural and vacant land uses. To the northeast is the Ak-Chin Indian Community and further northeast is the City of Maricopa, AZ.

1.3 EXISTING ROADWAYS

Because the project site is within agricultural and vacant land, many of the roadways adjacent to the project site are unpaved. The remainder of this section describes the roadways in the area that are expected to be used to access the project site once the site is built out.

Hidden Valley Road is a paved road that runs through the project site. Hidden Valley Road is classified by the Pinal County's Transportation Planning Viewer as a rural local roadway.

Val Vista Road is paved east of Hidden Valley Road and unpaved west of Hidden Valley Road. The road runs through the south end of the project site. Val Vista Road is classified by Pinal County's Transportation Planning Viewer as a rural local roadway**.**

Warren Road Is a paved two-lane road. Warren Road is classified by the Pinal County's Transportation Planning Viewer as a rural major collector roadway.

Papago Road is unpaved between Hidden Valley Road and the Santa Rosa Canal and then paved east of the Santa Rosa Canal to SR-347. The roadway is not continuous over the Santa Rosa Canal. The unpaved section of Papago Road is classified as a rural local road and the paved section of Papago Road is classified as rural major collector roadway per Pinal County's Transportation Planning Viewer.

Arizona State Route 347 is located approximately five miles east of the project site with a general north-south alignment in this vicinity. SR-347 a paved four-lane highway with two lanes in each direction that are separated by a dirt median. SR-347 is classified by Pinal County's Transportation Planning Viewer as a rural principal arterial roadway.

Daily traffic volumes for roadways in the vicinity of the site were obtained using the ADOT Transportation Data Management System (TDMS) database. The most recent average annual daily traffic (AADT) traffic volumes where counts were available are summarized in **Table 1**.

Table 1: Existing Average Daily Traffic Volumes

Roadway and Segment Location	Location ID	NB/EB AADT	SB/WB AADT	AADT
Warren Road, north of Val Vista Road (2023)	32596	803	618	1,420
Papago Road, west of Ralston Road (2023)	CAG-0064	1,670	1,552	3,222
SR-347, north of Papago Road (2022)	101616	3,378	3,660	7,526

2 PROPOSED CONDITIONS

The proposed site is expected to include energy storage and an alternating current (MWac) generating facility. **Appendix A** contains the preliminary site plan.

2.1 SITE ACCESS, DRIVEWAY SPACING, AND SIGHT DISTANCE

The location of primary site access is undetermined; however, it is anticipated to be along Hidden Valley Road. . All project traffic is expected to use these primary access drives to access the project site.

Section 5.4.1 of the Pinal County Access Management Manual requires that driveways be spaced a minimum of 250 feet and 75 feet from adjacent intersections on collector and local roadways, respectively. The area surrounding the proposed site is relatively flat with little to no vegetation to interfere with sight distance at intersections. As the site is designed and constructed, proper sight triangles shall be provided to allow for adequate sight visibility at intersections and driveways.

2.2 TRIP GENERATION

Based on the existing roadway network and surrounding area, it is assumed that the project traffic will primarily use SR-347 to Papago Road to Warren Road to Val Vista Road to Hidden Valley Road to access the site.

It is anticipated that workers will access the site periodically for regular maintenance and related activities during normal operations after buildout of the site. For purposes of this TIS, it is anticipated that the site could generate up to two visits to and from the site during a typical day during normal operations after buildout of the site. It is assumed that one of these visits would occur in the AM peak hour and the other in the PM peak hour. This represents a worst-case trip generation for the project site after buildout. The trip generation is shown in **Table 2**.

Table 2 : Trip Generation Summary

Trip Destination	Daily Trips	AM Trips		PM Trips	
		Inbound	Outbound	Inbound	Outbound
Site Access	4	1	1	1	1

3 IMPACTS TO ADJACENT EXISTING INFRASTRUCTURE

3.1 AUXILIARY LANES

The Pinal County Traffic Impact Assessment Guidelines and Procedures provides criteria for when left and right turn auxiliary lanes are to be provided at site access driveways.

Pinal County requires the installation of a right turn lane at a project access drive when the following is met:

- A right-turn lane is warranted when the single-lane portion of the design hourly volume (DHV) of the highway and the DHV of right turns intersect at a point on or above the curve for the posted speed (see **Figure 2**).

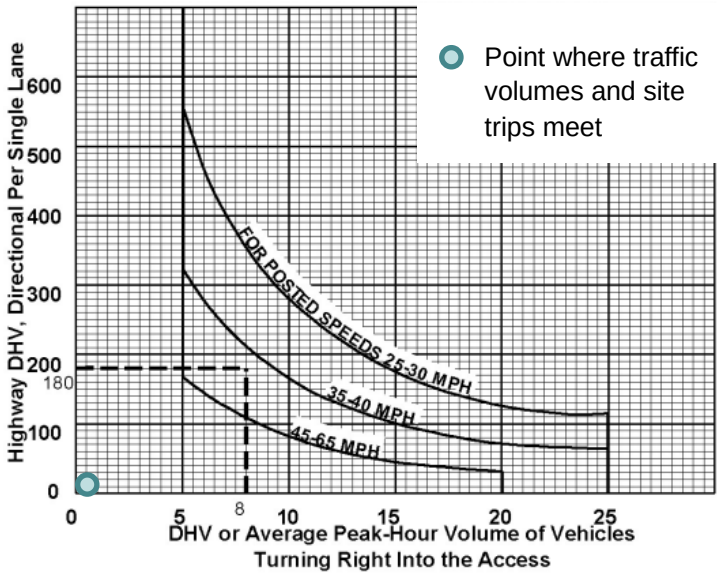


Figure 2: Pinal County Right Turn Lane Warrant

It is not anticipated that the site driveway will have more than 4 total daily trips (2 inbound / 2 outbound). The daily northbound traffic volume on Hidden Valley Road, is anticipated to be well below the speed curves shown in **Figure 3**. Due to the low traffic volumes, a right turn lane is not warranted at the site access driveway.

Pinal County requires the installation of a left turn lane at a project access drive when the following is met:

- A left-turn lane is warranted when the single-lane portion of the DHV of the highway and the DHV of left turns intersect at a point on or above the curve for the posted speed (see **Figure 3**). In most cases, left-turn lanes should be provided where there are more than 12 left turns per peak hour.

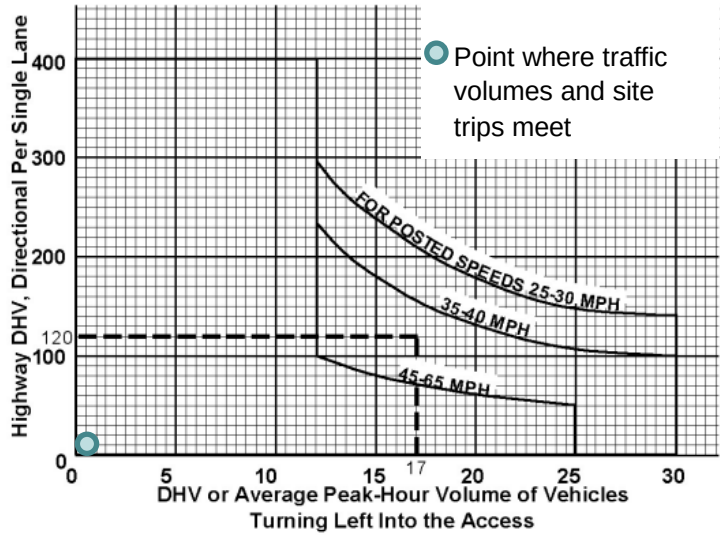


Figure 3: Pinal County Left Turn Lane Warrant

It is not anticipated that any site driveway will have more than 4 total daily trips (2 inbound / 2 outbound). The southbound peak hour volume is expected to be similar to the northbound volume. As such, northbound

or southbound left turn lanes are not warranted at the site access driveway because the traffic volumes are anticipated meet at a point below the speed curves shown in **Figure 4**.

3.2 POTENTIAL TRAFFIC IMPACTS

Pinal County currently does not have established daily thresholds for achieving desired levels of service (LOS). Therefore, Maricopa County Department of Transportation (MCDOT) daily volume thresholds will be used for this site. As part of their Roadway Design Manual, MCDOT has developed daily volume thresholds to achieve the desired LOS for various types of urban and rural roadways. The MCDOT table is provided in **Appendix B**. Using this MCDOT table, **Table 3** summarizes the existing traffic volume on roadways in the vicinity of the project that are expected to be used by project traffic to access the site during normal operations after buildout of the site.

Table 3 : Summary of Potential Daily Traffic

Roadway	Road Classification (per MCDOT table)	No. of Lanes	Median	Max Daily Volume to Achieve Desired LOS	Existing Daily Volume
Hidden Valley Road (west of warren road)	Rural Local	2	Undivided	1,100	-
Warren Road (north of Val Vista Road)	Rural Major Collector	2	Undivided	5,600	1,420
Papago Road (west of Ralston Road)	Rural Major Collector	2	Undivided	5,600	3,222
SR-347 (north of Papago Road)	Rural Principal Arterial	4	Divided	14,800	7,526

Although the existing volume on Hidden Valley Road is unknown, because it is a local road, and the existing volume is presumed to be low. With the addition of the worst-case site traffic previously described, it is expected that the volume on Hidden Valley Road will be low enough to operate at LOS D or better.

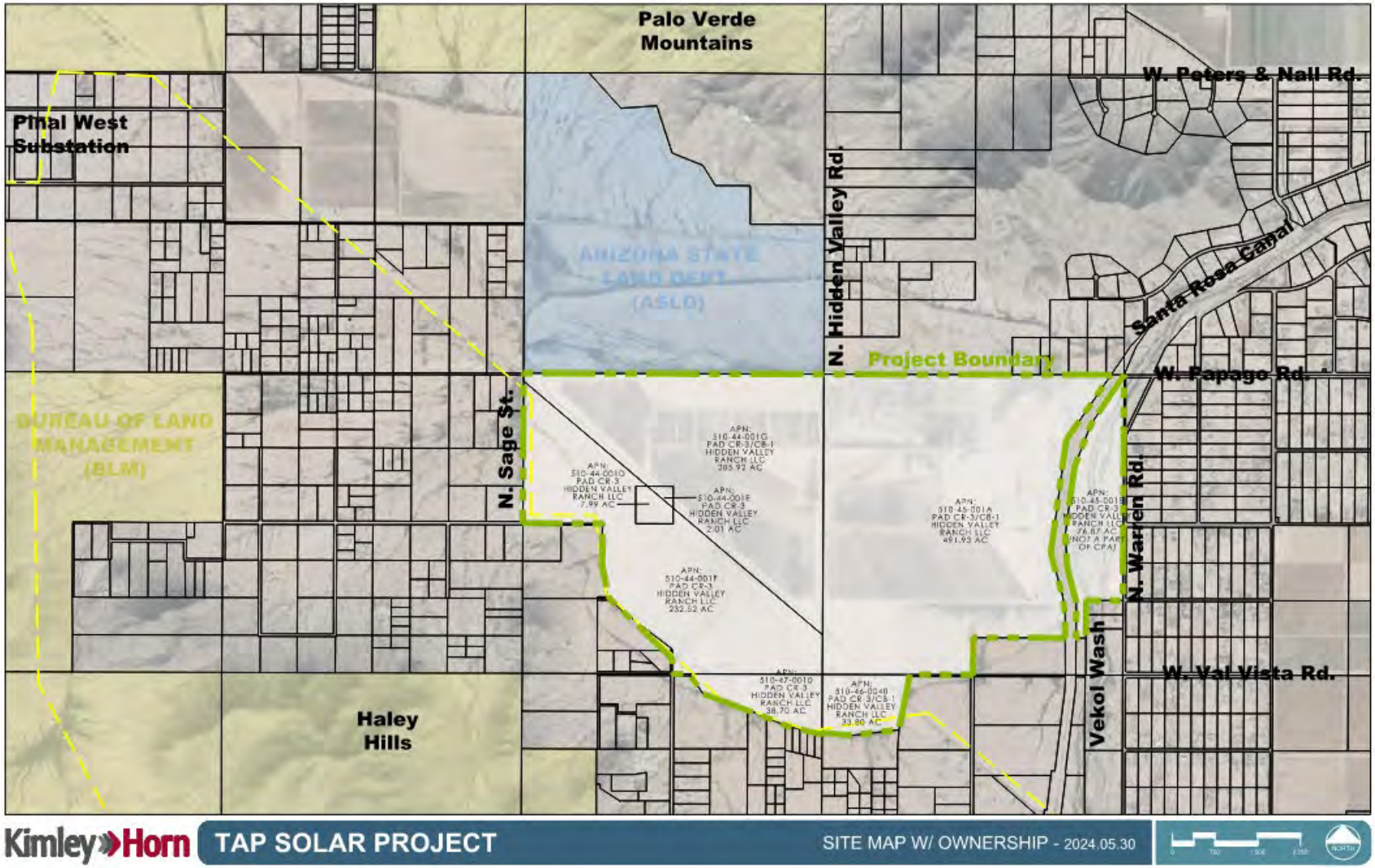
The existing daily volume of 1,420 on Warren Road is located north of Val Vista Road near the roadway transition between Papago Road to Warren Road. Additionally, the existing daily volume of 3,222 on Papago Road is located just west of Ralston Road. The existing daily volume of 7,526 on SR-347 is located just north of Papago Road. Based on the volumes shown in **Table 3**, Warren Road, Papago Road, and SR-347 are anticipated to operate at LOS B or better with the existing daily traffic volumes plus the worst-case typical site traffic volumes.

4 CONCLUSIONS

Based on the current roadway network conditions, existing traffic volumes, and anticipated project traffic during normal operation after buildout of the site, all study roadways within the study area that are expected to be used to access the project site once the site is built out are anticipated to provide access to the site

without creating/worsening traffic operations on those roads. Additionally, based on Pinal County standards, auxiliary turning lanes are not anticipated to be required at the project access driveway during normal operation after buildout of the site. However, appropriate sight triangles should be maintained at the future driveway accesses and other intersections within the project site.

APPENDIX A – PRELIMINARY SITE PLAN



APPENDIX B – MCDOT ROADWAY PLANNING LEVEL TRAFFIC VOLUMES TABLE

Rural Roadway Planning Level Traffic							
Functional Classification	**Lanes**	**Median**	**LOS B**	**LOS C**	**LOS D**	**LOS E**	**Peak Hour / ADT% (K)**
Parkway	4	Divided	23600	36900	47600	54400	8
	6	Divided	35400	55500	71300	81500	
Principal Arterial	2	Undivided	6,700	10,600	11,500	12,000	8
	2	Divided	7,100	11,200	12,200	12,700	
	3	Undivided	10,300	16,800	17,900	18,600	
	3	Divided	11,000	17,800	19,000	19,700	
	4	Undivided	13,900	22,900	24,200	25,100	
	4	Divided	14,800	24,400	25,700	26,700	
	5	Undivided	17,600	28,800	30,400	31,800	
	5	Divided	18,800	30,700	32,300	33,800	
	6	Undivided	21,300	34,700	36,500	38,400	
	6	Divided	22,700	36,900	38,800	40,800	
Minor Arterial	2	Undivided	6,000	9,500	10,400	10,800	8
	2	Divided	6,400	10,100	11,000	11,400	
	3	Undivided	9,300	15,100	16,100	16,700	
	3	Divided	9,900	16,100	17,100	17,700	
	4	Undivided	12,600	20,700	21,700	22,600	
	4	Divided	13,400	22,000	23,100	24,000	
	5	Undivided	15,900	26,000	27,300	28,600	
	5	Divided	16,900	27,600	29,000	30,400	
	6	Undivided	19,200	31,200	32,800	34,500	
	6	Divided	20,400	33,210	34,920	36,720	
Major Collector	2	Undivided	5,600	8,800	9,300	10,000	10
	2	Divided	5,900	9,300	9,900	10,600	
	3	Undivided	8,600	13,800	14,500	15,400	
	3	Divided	9,100	14,600	15,400	16,300	
	4	Undivided	11,500	18,700	19,600	20,700	
	4	Divided	12,200	19,900	20,800	22,000	
	5	Undivided	14,200	23,000	24,100	25,500	
	5	Divided	15,000	24,500	25,600	27,100	
	6	Undivided	16,800	27,300	28,600	30,300	
	6	Divided	17,889	29,000	30,400	32,200	
Minor Collector	2	Undivided	5,000	7,900	8,400	9,000	12
	2	Divided	5,300	8,400	8,900	9,500	
	3	Undivided	5,500	9,000	9,400	9,900	
	3	Divided	8,200	13,200	13,800	14,700	
	4	Undivided	10,300	16,800	17,600	18,600	
	4	Divided	11,000	17,900	18,700	19,800	
Local	2	Undivided	1,100	1,800	1,900	2,000	15

Project Name: Tap Solar
Case Number: PZ-PA-009-24
Reviewed By: Arizona Game and Fish Department
Major Comprehensive Plan Amendment 60 day agency review

	Comments
General	The Department would like to work closely with Pinal County and project proponents throughout the preliminary area evaluation, site characterization and design, construction, operation, and decommissioning of the facility. Project proponents should refer to the Solar Communications Framework for a guide on how to maintain effective communication with the Department throughout the life of a solar project.
General	Although each of these projects individually may have a minimal impact on the broader landscape, these projects cumulatively could result in loss of habitat, impact wildlife movements, and affect wildlife-related recreation. Additionally, long-term effects to wildlife can extend several kilometers beyond the footprint of a solar project area (Sawyer et al. 20221).
Genera;	Department also 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.
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
Open Spaces	The ERT report (HGIS-22111) indicated the project contains identified landscape and riparian movement areas, specifically Vekol Wash, for wildlife as well as identified areas of open space and trail corridors as per the Pinal Open Space and Trails Master Plan 2012. The Department would like to work with the County and project the proponent on further design of the project and to identify any potential setbacks or buffers needed to provide wildlife connectivity throughout the project. In addition, the Department recommends developing a decommissioning plan.
	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 Tap Solar. 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 (rgardner@azgfd.gov) as 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 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	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.
Wildlife	Burrowing mammals could occur within the project area and could be influenced by construction activities and by loss of habitat. Surveys for these species are recommended to determine their presence and to inform pre-construction activities. Department staff are available to assist in identifying suitable conservation measures, such as one-way exclosures on burrows that allow wildlife to exit the burrows and disperse to adjacent lands in advance of construction.
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	For all projects, the Department recommends conducting minimal grading in the project area. For solar projects, it is recommended that to the extent possible habitat features are retained underneath solar panels, including vegetation and soils. The topography in the majority of the project sites is flat and would require minimal trimming of shrubs and existing vegetation to install the panels. Keeping the existing soil and root structures intact would serve to minimize erosional run-off and help reduce biodiversity loss within the site (Grodsky and Hernandez 2020).
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.
Riparian	The Tap Solar 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.
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.
	The Department recommends designing power lines and substations to be bird safe by following standards established by the Avian Power Line Interaction Committee (APLIC) for new power lines, which can be found in *Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006* and *Reduced Avian Collisions with Power Lines: The State of the Art in 2012*. Birds of prey, such as raptors, owls, vultures, and eagles, are vulnerable to powerline strikes and electrocution during construction and operation of transmission lines and substations; power poles can also serve as perches for birds of prey. Tuk Jacobson, the Department's Raptor Coordinator, can provide further information on specific design features and best management practices; he can becontacted at raptors@azgfd.gov or 623-236-7575.
Conservation	The Department recommends conducting avian surveys during the planning stage of proposed solar projects in order to better understand species presence and to inform potential conservation measures. Point counts are the preferred method for breeding bird surveys. These surveys are conducted twice a year during the peak breeding season, which is mid-January through June in this area; McLaren et al. (2019) outline protocols. Additional surveys for Bendire's and LeConte's thrashers, two bird species of conservation concern, are recommended for Tap Solar project. A draft protocol from the Desert Thrashers Working Group is available online.
Decommission	The Department recommends developing a decommissioning plan.The decommissioning plan should include management of invasive species, revegetation with a weed free native seed mix that is commensurate with the surrounding area. The plan should also include fencing removal with other recycling components.
	Guidelines for Solar development within Arizona provided by Arizona Game and Fish Department can be found at in Guidelines for Solar Development in Arizona

August 19, 2024

Mr. Gilbert Olgin
Planning Manager, Community Development
Pinal County Community Development Department Services
85 North Florence Street
Florence, AZ 85132

Electronically submitted to Gilbert.Olgin@pinalcountyaz.gov

RE: Pinal County Major Comprehensive Plan Proposed Amendments

Dear Mr. Olgin:

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the proposed major amendment cases to the Pinal County Comprehensive Plan (Plan). The Department understands the proposed cases include: Ore Town Solar and Storage (PZ-PA-005-24); Montgomery Road land use change (PZ-PA-006-24); Cactus Flower Solar (PA-PA-007-24); Bella Natural Gas (PZ-PA-008-24); Tap Solar (PZ-PA-009-24); Frontier East and West Solar (PZ-PA-010-24/PZ-PA-011-24); and Sunhill mixed residential.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission, has jurisdictional authority and public trust responsibilities to conserve and protect the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's Section 10(a)(1)(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The Department understands the Plan provides the overarching vision to manage growth, preserve the quality of life, and promote sustainability into the future. The Plan promotes effective economic vitality while ensuring environmental stewardship with outlining strategic actions and to coordinate efforts with the cities. The Department recommends providing encouragement within the Environmental Stewardship section for co-locating, retrofitting, and modifying existing facilities and infrastructure, while maintaining wildlife habitat and connectivity. The landscapes in which many of these projects are proposed currently provide wildlife habitat and movement corridors, including those projects in agricultural fields and

GOVERNOR: KATIE HOBBS COMMISSIONERS: CHAIRMAN CLAY HERNANDEZ, TUCSON | MARSHA PETRIE SUE, SCOTTSDALE | JEFF BUCHANAN, PATAGONIA
JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT DIRECTOR: TY E. GRAY DEPUTY DIRECTOR: TOM P. FINLEY

natural desert areas. The Department would like to encourage opportunities to incorporate wildlife connectivity and design features to retain habitat values across the landscape. The Department also recognizes the importance of planning efforts to develop renewable energy locations that contribute to regional and state economic growth needs and would like to work closely with Pinal County and project proponents throughout the preliminary area evaluation, site characterization and design, construction, operation, and decommissioning of the facility. Project proponents should refer to the Solar Communications Framework for a guide on how to maintain effective communication with the Department throughout the life of a solar project.

Arizona has recently seen an increase in the number of proposed and in-development renewable energy generation projects, storage facilities, and associated infrastructure. A number of solar energy and other renewable energy projects have been built or being proposed within Pinal County. Although each of these projects individually may have a minimal impact on the broader landscape, these projects cumulatively could result in loss of habitat, impact wildlife movements, and affect wildlife-related recreation. Additionally, long-term effects to wildlife can extend several kilometers beyond the footprint of a solar project area (Sawyer et al. 2022[1]). The Department recommends that the County consider all potential cumulative effects and to evaluate each proposed project in association with other projects in the area. Department staff are available to assist in identifying potential cumulative impacts to wildlife and associated voluntary conservation measures that can be implemented. The Department also 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.

The Department has previously commented on the proposed zoning case for Bella (M24-05283244) and has attached the letter. In addition, the Department's Arizona Online Environmental Review Tool (ERT) reports for Montgomery Road (HGIS-22317) and Sunhill Mixed Residential (HGIS-22319) are attached since they were not included within the provided documentation. A new ERT report has also been generated and attached for Cactus Flower Solar since the original report was generated in 2022. The additional projects (Ore Town Solar and Storage, Tap Solar, Frontier East Solar, Frontier West Solar, and Bella Natural Gas) included ERT reports as part of their proposal packets. These reports provide a list of special status species, including Species of Greatest Conservation Need (SGCN), as identified in the Arizona Wildlife Conservation Strategy[2] (AWCS), and Species of Economic and Recreational Importance that have been documented or predicted within the buffered project footprint.

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

[1] https://esajournals.onlinelibrary.wiley.com/doi/10.1002/fee.2498
[2] https://awcs.azgfd.com

impacts. Based on the information provided, the Department offers the following recommendations to reduce potential impacts to wildlife and habitat for all proposed projects:

- The Sonoran pronghorn, listed as endangered under the Endangered Species Act, could occur in the project area and adjacent lands for Montgomery Road, Cactus Flower Solar, Tap Solar, Frontier West Solar and Frontier East Solar. 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[3] (USFWS) and the Department's Sonoran Pronghorn Program Lead (rgardner@azgfd.gov) as soon as possible.
- 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 within the project area for Montgomery Road, Ore Town Solar and Storage, and Tap Solar. The Department recommends conducting surveys, in accordance with the *Desert Tortoise Survey Guidelines for Environmental Consultants*[4], 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*[5] and *Guidelines for Handling Sonoran Desert Tortoises Encountered on Development Projects*[6].
- 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 Montgomery Road, Sunhill mixed residential, Cactus Flower Solar, Tap Solar, Frontier East Solar, and Frontier West Solar. 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*[7]. 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.
- The Department also 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

[3] https://www.fws.gov/office/arizona-ecological-services/contact-us
[4] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2010SurveyguidelinesForConsultants.pdf
[5] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/MitigationMeasures.pdf
[6] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf
[7] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/nongame/eagles/BurrowingOwlClearanceProtocol_2009.pdf

anticipated the project will not be in compliance with MBTA, the Department recommends contacting the USFWS for technical assistance.

- Burrowing mammals could occur within the project area and could be influenced by construction activities and by loss of habitat. Surveys for these species are recommended to determine their presence and to inform pre-construction activities. Department staff are available to assist in identifying suitable conservation measures, such as one-way exclosures on burrows that allow wildlife to exit the burrows and disperse to adjacent lands in advance of construction.

Maintaining habitat connectivity is a priority for the Department, and wildlife movement corridors are important for wildlife to respond to changing environmental conditions. The landscape in which all of the projects within the provided documentation are proposed provides important movement pathways for wildlife. The Department would like to meet with the county and project proponents to discuss opportunities to incorporate wildlife connectivity into the project designs, including the following:

- 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.
- For all projects, the Department recommends conducting minimal grading in the project area. For solar projects, it is recommended that to the extent possible habitat features are retained underneath solar panels, including vegetation and soils. The topography in the majority of the project sites is flat and would require minimal trimming of shrubs and existing vegetation to install the panels. Keeping the existing soil and root structures intact would serve to minimize erosional run-off and help reduce biodiversity loss within the site (Grodsky and Hernandez 2020[8]).
- The Department's *Wildlife Compatible Fencing Guidelines*[9] 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.
- The Montgomery Road land-use change, Ore Solar and Storage, and Tap Solar 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

[8] https://www.nature.com/articles/s41893-020-0574-x
[9] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf

determining appropriate setbacks and other measures to protect these areas. Please refer to the Riparian Area Guidelines[10] for Pinal County.

The Department offers the following general recommendations to reduce potential impacts to wildlife and habitat during construction and operation for all projects:

- A variety of other Arizona Species of Greatest Conservation Need (SGCN) have the potential to occur within the project area. If wildlife are encountered during project activities, the Department recommends moving them out of harm's way, no more than 0.25 mile outside the project boundary within similar habitat. Please note that the Arizona State Wildlife Action Plan was recently updated, and the Department has an interactive website, Arizona Wildlife Conservation Strategy[11], that includes the most recent list of SGCN to help navigate and identify conservation opportunities.
- If trenching or digging of large holes will occur, the Department recommends that trenching/digging and backfilling crews work together to minimize the number of open holes/trenches at any given time. Where trenches/holes cannot be backfilled immediately, the Department recommends escape ramps be constructed in each hole and at least every 90 meters in trenches. Escape ramps can be short lateral trenches or wooden planks sloping to the surface, ramp slopes should be less than 45 degrees (1:1). Trenches or holes that have been left open should be inspected for animals and animals removed prior to backfilling.
- The Department recommends designing power lines and substations to be bird safe by following standards established by the Avian Power Line Interaction Committee (APLIC) for new power lines, which can be found in *Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006*[12] and *Reduced Avian Collisions with Power Lines: The State of the Art in 2012*[13]. Birds of prey, such as raptors, owls, vultures, and eagles, are vulnerable to powerline strikes and electrocution during construction and operation of transmission lines and substations; power poles can also serve as perches for birds of prey. Tuk Jacobson, the Department's Raptor Coordinator, can provide further information on specific design features and best management practices; he can be contacted at raptors@azgfd.gov or 623-236-7575.
- 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[14]). 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,

[10] https://azgfd-portal-wordpress-pantheon.s3.us-west-2.amazonaws.com/wp-content/uploads/archive/Riparian-Guidelines_Wildlife.pdf
[11] https://awcs.azgfd.com
[12] https://www.aplic.org/uploads/files/2643/SuggestedPractices2006(LR-2).pdf
[13] https://www.aplic.org/uploads/files/15518/Reducing_Avian_Collisions_2012watermarkLR.pdf
[14] https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3657119

where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.

- Please ensure the Project complies with Arizona Native Plant Law regulations[15]. 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.
- 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[16] for a list of prohibited and restricted noxious weeds and the Arizona Native Plant Society[17] 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[18], which is a national cloud-based application for tracking and managing invasive species.Those comments are included as attachments for reference.
- 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.

The following recommendation to reduce potential impacts to wildlife and habitat is specifically for the proposed solar projects; additional information can be found in *Guidelines for Solar Development in Arizona*[19]:

- The Department recommends conducting avian surveys during the planning stage of proposed solar projects in order to better understand species presence and to inform potential conservation measures. Point counts are the preferred method for breeding bird surveys. These surveys are conducted twice a year during the peak breeding season, which is mid-January through June in this area; McLaren et al. (2019)[20] outline protocols. Additional surveys for Bendire's and/or LeConte's thrashers, two bird species of conservation concern, are recommended for Ore Solar and Storage (Bendire's thrasher), Tap Solar (Bendire and LeConte's thrashers), and Frontier East and West Solar (Bendire's thrasher) ; a draft protocol[21] from the Desert Thrashers Working Group is available online.

For all the projects, the Department would like to work with the County to develop more site specific recommendations when further information is available. The Department provides the

[15] https://agriculture.az.gov/plantsproduce/native-plants
[16] https://agriculture.az.gov/pestspest-control/agriculture-pests/noxious-weeds
[17] https://aznps.com/invas
[18] https://imap.natureserve.org/imap/services/page/map.html
[19] https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FinalSolarGuidelines03122010.pdf
[20] https://www.birdconservancy.org/wp-content/uploads/2021/03/2020-Field-Protocol-for-Spatially-Balanced-Sampling.pdf
[21] https://drive.google.com/drive/folders/1d9L8Su0HPbBzo2oGSH4H2xqrwOqHpT1o?usp=sharing

following project-specific recommendations based on the information available in addition to the recommendations above:

Sunhill Mixed Residential Project
The ERT report (HGIS-22319) indicated there was a landscape movement area (CAP canal) for wildlife in the project. The Department would like to meet with the county and project proponents to discuss opportunities to incorporate wildlife connectivity into the project designs.

Ore Solar and Storage
Large-scale solar PV facilities can result in a high rate of bird mortality due to habitat loss, collision with panels, attraction due to an optical illusion of water, and unknown causes (Kosciuch et al. 2020[22]) These effects could be amplified at this facility due to its proximity to the Lower San Pedro River Important Bird Area (IBA) approximately 1.5 miles east of the proposed project. The Department encourages the use of non-reflective coatings on the solar panels, which can reduce the appearance of the array as a body of water and reduce the attraction of birds to the site. Additionally, maximizing the spacing between solar panels can reduce the appearance of the array as a body of water. The Department would like to emphasize the recommendation that a qualified biologist survey for bird species within the project area to better understand potential impacts from this project. It is also encouraged that the developer implements post-construction monitoring for avian injuries and fatalities. Recommendations for monitoring design and frequency can be found in the U.S. Geological Survey's 2016 Mortality Monitoring Design for Utility-Scale Solar Power Facilities. Any avian injuries or fatalities should be reported both to the Department and by using the USFWS Injury and Mortality Reporting[23] website. Department staff are available to assist in developing the monitoring protocol and to further refine the monitoring and reporting recommendations in order to develop feasible and repeatable protocols to be implemented during operations. The Department is also available to help determine adaptive management measures based on results of the post-construction monitoring. For example, the U.S. Geological Survey has been conducting research that indicates birds are most attracted to solar arrays around midday, and tilting of panels during key times of strikes could reduce bird attraction.

The decommissioning plan should include management of invasive species, revegetation with a weed free native seed mix that is commensurate with the surrounding area. The plan should also include fencing removal with other recycling components. Additionally, the documents do not seem to include any measures to avoid riparian areas within the project area. There are three identified riparian corridors within the project area that should be avoided. If it is not possible to avoid these areas, at a minimum a buffer should be placed along the length of these areas and set back. The Pinal Riparian Guidelines recommend 250 feet set back on each side of the corridor if mesoriparian species are present and a minimum of 150 feet set back on each side of the corridor if xeroriparian species are present. According to the biological report included in the application, xeroriparian is present within the project.

[22] https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0232034
[23] https://ecos.fws.gov/imr/welcome

Tap Solar
The ERT report (HGIS-22111) indicated the project contains identified landscape and riparian movement areas, specifically Vekol Wash, for wildlife as well as identified areas of open space and trail corridors as per the Pinal Open Space and Trails Master Plan 2012. The Department would like to work with the County and project the proponent on further design of the project and to identify any potential setbacks or buffers needed to provide wildlife connectivity throughout the project. In addition, the Department recommends developing a decommissioning plan.

Frontier East Solar and Frontier West Solar
In addition to the recommendations above, the Department recommends developing a decommissioning plan.

Thank you for the opportunity to provide review and input on the Pinal County Major Comprehensive Plan Amendments. For further coordination, please contact Kelly Wolff at kwolff@azgfd.gov or 480-324-3550.

Sincerely,
Joshua W. Hurst

Joshua Hurst
Regional Supervisor, Region 6

Attachments

cc: Ginger Ritter – Project Evaluation Program Supervisor
Jessica Potter – Project Evaluation Program Specialist

AZGFD #M24-06134836

CITY OF MARICOPA
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August 7, 2024

Mr. Gilbert Olgin
Planning Manager, Community Development
Pinal County Development Services
85 North Florence Street, PO Box 749
Florence, AZ 85132
Gilbert.Olgin@pinalcountyaz.gov

Re: **2024 Pinal County Major General Plan Amendments PZ-PA-009-24, PZ-PA-010-24, and PZ-PA 011-24**

Mr. Olgin,

This letter shall serve as the City's response to the requested review of the proposed 2024 Major Amendments to the Pinal County Comprehensive Plan. Our comments are as follows:

TAP Solar – PZ-PA-009-24
The applicant is proposing to amend the comprehensive plan by changing approximately 1,169 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production to allow for the future development of a large-scale solar energy generation plant and storage project located at the southwest corner of Papago Road and Warren Road.

The City of Maricopa **objects** to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies the majority of the subject site as Master Planned Community (MPC), Low Density Residential (LDR), and Parks/Open Space (OS). The MPC land use designation provides for large-scale master planned developments that include a true variety of residential products, including larger and smaller lots, attached and detached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. The LDR designation accommodates semi-rural large lot development with generous distances to streets and between residential units and a viable semi-rural character setting. The Parks/Open Space land use designation identifies open space sites and corridors intended for public recreation and resource conservation. Please note that the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's Comprehensive Plan.

The Hidden Valley Planned Area Development (PAD) was approved by the Pinal County Supervisors in 2008. The approved PAD proposed a total of 3,874 single-family homes on 821-acres, two elementary school sites (24-acres), a total of 209.9-acres of open space, 34.2-acres of Commercial/office space, and 75.5-acres of dedicated and improved roadways. Additionally, a large portion of the open space was dedicated to the preservation of the 35-acre Discovery Trail bisecting the subject site south by southwest and the 65-acre Vekol Wash and Santa Rosa Canal located at the eastern perimeter of the site. When approved in

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2008, the subject site was in strict conformance with the Pinal County's Comprehensive Plan and the City of Maricopa's General Plan.

As submitted, the proposed Comprehensive Plan change from Moderate Low Density Residential to Green Energy Production, for the construction and operation of a large-scale solar energy plant, is not in conformance with the City of Maricopa's current MPC and Commercial land use designations. Additionally, the change in land use would not result in an increase in housing stock in the Maricopa planning area and would not advance any significant infrastructure needs in the immediate or surrounding area. Furthermore, the proposed land use change will not bring an abundance of long-term jobs to the area. Finally, the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's Comprehensive Plan.

Frontier Solar West – PZ-PA-010-24
The applicant is proposing to amend the comprehensive plan by changing approximately 1,047 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production to allow for the future development of a large-scale solar energy generation plant and storage project located west of the Nissan Test Site near the intersection of SR347 and W. Louis Johnson Drive.

The City of Maricopa **objects** to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies the majority of the subject site as Master Planned Community (MPC), Employment (E), and a small portion as Commercial (C). The MPC land use designation provides for large-scale master planned developments that include a true variety of residential products, including larger and smaller lots, attached and detached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. The Employment (E) land use designation is intended to accommodate different types of development including office, industrial, and commercial, allowing for a varying scale and intensity of land uses. Preferred uses include lighter industrial uses such as light manufacturing, business park, and professional offices. The Commercial (C) land use designation provides for commercial nodes on individual parcels and is intended to provide neighborhood and community scale shopping, offices, medical facilities, which incorporate pedestrian and neighborhood needs through site planning.

As submitted, the proposed Comprehensive Plan change from Moderate Low Density Residential to Green Energy Production, for the construction and operation of a large-scale solar energy plant, is not in conformance with the City of Maricopa's current MPC and Commercial land use designations. Additionally, the change in land use would not result in an increase in housing stock in the Maricopa planning area and would not advance any significant infrastructure needs in the immediate or surrounding area. Although somewhat proximate to the Nissan testing track to the east, the proposed land use change is not consistent with the proposed future residential development that surrounds the proposed site. The proposed land use change will not bring an abundance of jobs to the area and does not propose any community amenities or active open space/trails improvements. The proposed

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development would cannibalize what minimal commercial and employment land use opportunities are proposed in the area. Lastly, the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's Comprehensive Plan.

Frontier Solar East – PZ-PA-011-24

The applicant is proposing to amend the comprehensive plan by changing approximately 159.68 acres of land from Employment and High Intensity Activity Center (HIAC) to Green Energy Production to allow for the future development of a large-scale solar energy generation plant and storage project located near the intersection of N. White & Parker Road and Cow Town Road.

The City of Maricopa **objects** to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies the subject site as Low Density Residential (LDR) and Employment (E). The LDR designation accommodates simi-rural large lot development with generous distances to streets and between residential units and a viable semi-rural character setting. Limited livestock privileges may be a part of this character for areas where lot sizes are a minimum of one acre. The Employment (E) land use designation is intended to accommodate different types of development including office, industrial, and commercial, allowing for a varying scale and intensity of land uses. Preferred uses include lighter industrial uses such as light manufacturing, business park, and professional offices.

As submitted, the proposed Comprehensive Plan change from Employment and High Intensity Activity Center (HIAC) to Green Energy Production, for the construction and operation of a large-scale solar energy plant, is not in conformance with the City's current Low Density Residential and Employment land use designations. Additionally, the change in land use would not result in an increase in housing stock in the Maricopa planning area and would not advance any basic infrastructure needs in the immediate or surrounding area. Although somewhat proximate to the Nissan testing track to the south, the proposed land use change is not consistent with the large-lot residential that borders the proposed site to the east and west. There is marginal local community benefit to the construction/operation of the solar plant. The proposed land use change, to accommodate the solar plant, will not bring an abundance of jobs to the area and does not propose any community amenities or open space/trail improvements in the immediate area. It is not the highest and best land use for the area. Lastly, the City of Maricopa General Plan does not have a comparable land use designation to the proposed Green Energy Production category of the County's General Plan.

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Please feel free to reach out to me if you have any questions or concerns. I've included my contact information below.

Sincerely,



Rick Williams, Planning Manager
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138
520-316-6921
Richard.williams@maricopa-az.gov

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-009-24 – PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

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

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS 1st DAY OF **AUGUST 2024**, by DEVELOPMENT SERVICES 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
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

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

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

PUBLISHED ONCE:
Pinal Central Dispatch
Arizona Republic

ATTACHMENT E – NOTICE OF PUBLC HEARING POSTCARD

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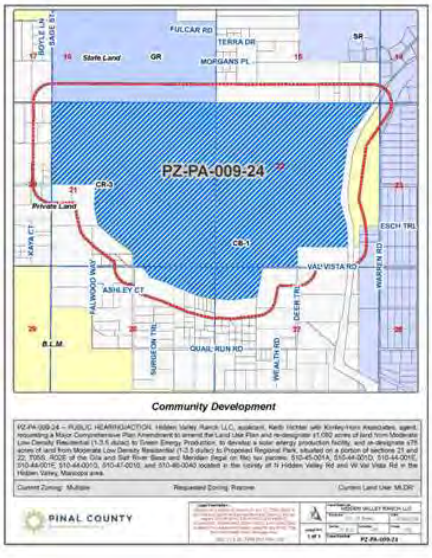
PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
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FLORENCE, AZ 85123

«AddressBlock»

NOTICE OF PUBLIC HEARING

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

DATED THIS 1st DAY OF AUGUST 2024, by DEVELOPMENT SERVICES 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:

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

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

PINAL COUNTY
WIDE OPEN OPPORTUNITY

ATTACHMENT F – AFFIDAVIT OF MAILING OF NOTICE OF HEARING

AFFIDAVIT OF Mailing of Notice of Hearing

I, Keith Nichter, Applicant for case PZ-PA-009-24, personally caused mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-009-24 on August 14th, 2024, on a form prescribed by the planning division before the scheduled Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Keith Nichter this 14th day of August, 2024.

TAMIE SCHOFIELD
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission #657843
My Comm. Expires October 7, 2027

Notary Public

My Commission Expires: Oct 7, 2027

ATTACHMENT G – AFFIDAVIT OF PUBLICATION (NEWSPAPERS)

AFFIDAVIT OF Publication

I, Keith Nichter, Applicant for case PZ-PA-009-24, personally caused advertisement(s) to be published by the Pinal Central Dispatch and Arizona Republic regarding the public hearing associated with case PZ-PA-009-24, as prescribed by the planning division before the scheduled Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

The publications(s) were provided as attached.

Applicant

STATE OF ARIZONA)

) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by this day of , 20

Notary Public

My Commission Expires:

Public Notice Posted – Pinal Central Dispatch
PZ-PA-009-24 – Tap Solar

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: sLp15yBSm1OQAuQGp0mg
NOTICE NAME: PZ-PA-009-24 Hidden Valley Ranch

(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-009-24 — PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant; Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040, located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

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

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS 1st DAY OF AUGUST 2024, by DEVELOPMENT SERVICES 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:

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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
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov
Phone # (520) 866-6514
No. of publications: 1; date of

Public Notice Posted – Arizona Republic
PZ-PA-009-24 – Tap Solar
Public Notices (azcentral.com)

azcentral.

Public Notices

Originally published at azcentral.com on 08/22/2024

PZ-PA-009-24
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-009-24*PUBLIC HEARING/ACTION: Hidden Valley Ranch LLC, applicant, Keith Nichter with Kimley-Horn Associates, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±1,092 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production, to develop a solar energy production facility, situated on a portion of sections 21 and 22, T05S, R02E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 located in the vicinity of N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

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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 1st DAY OF AUGUST 2024, by DEVELOPMENT SERVICES 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
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail address: Kendall.riley@pinal.gov
Phone # (520) 866-6514
Publication Dates
L00000000

ATTACHMENT H – AFFIDAVIT OF POSTING BROADCAST SIGNS

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-009-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at TAP SOLAR, 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 08/14/24 by Meghan Liggett.

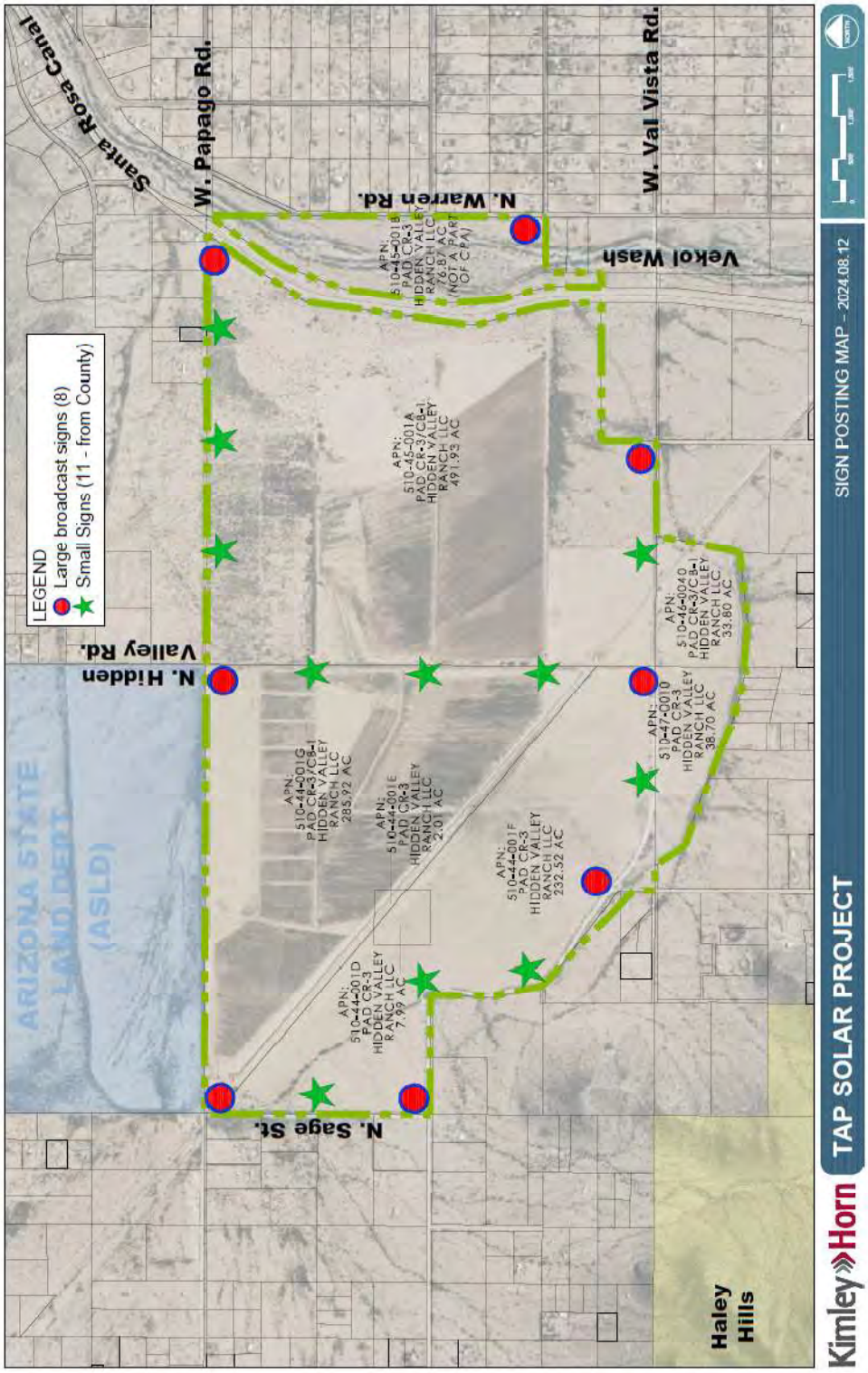
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591441
My Comm. Expires Oct 23, 2024

My Commission expires: 10-23-24

ATTACHMENT I – BROADCAST SIGNS POSTING LOCATIONS



ATTACHMENT J – BROADCAST SIGNS POSTING PHOTOS (19)






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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW:
August 14, 2024 at 10:54 AM
+32.971182, -112.146929
52835 W Papago Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PUBLIC HEARING
August 14, 2024 at 10:46 AM
+32.985536, -112.135884
52835 W Papago Rd
Maricopa AZ 85139
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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:26 AM
+32.985460,-112.139497
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:25 AM
+32.985449,-112.143667
52835 W Papago Rd
Maricopa AZ 85139
United States
Maps


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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:22 AM
+32.985490,-112.147183
52835 W Papago Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
August 14, 2024 at 10:18 AM
+32.985396,-112.151783
N Hidden Valley Rd
Maricopa AZ 85139
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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 10:00 AM
+32.981851, -112.151810
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 9:57 AM
+32.978167, -112.151801
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW.
August 14, 2024 at 9:54 AM
+32.974665 -112.151799
N Hidden Valley Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
August 14, 2024 at 9:50 AM
+32.971156, -112.151874
N Hidden Valley Rd
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
August 14, 2024 at 9:30 AM
+32.972408,-112.160239
W Val Vista Rd
Maricopa AZ 85139
United States
Maps


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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW:
August 14, 2024 at 9:07 AM
+32.974676,-112.163770
Harvest Hills Trail
Maricopa AZ 85139
United States
Maps


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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW
August 14, 2024 at 9:04 AM
+32.978328,-112.164421
Harvest Hills Trail
Maricopa AZ 85139
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
August 14, 2024 at 9:00 AM
+32.978470,-112.168674
11200–11312 N Sage St
Maricopa AZ 85139
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
August 14, 2024 at 9:57 AM
+32.978167, -112.151801
N Hidden Valley Rd
Maricopa AZ 85139
United States
Maps


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: 08/14/24
POST COPY OF ACTUAL NOTICE BELOW
August 14, 2024 at 8:41 AM
+32.981883, -112.168955
11314–11352 N Sage St
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-009-24
Existing Comprehensive Plan Designation:
Moderate Low Density Residential (1-3.5 du/ac)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±1,092 acres
Applicant Name: Sawtooth DevCo, LLC, applicant,
Kimley-Horn/Keith Nichter, agent
Applicant Phone Number: 602-313-7206
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
August 14, 2024 at 8:36 AM
+32.985340, -112.168944
11458–11498 N Sage St
Maricopa AZ 85139
United States
Maps

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

PZ-PA-009-24 Public Hearing

Eric Rumple <ericrumple@gmail.com> Wed, Aug 21, 2024 at 3:55 PM
To: Kendall.riley@pinal.gov

Dear Kendall Riley:

As I'm understanding the notice I received for the public planning hearing, to qualify for further notifications in this land use matter, I have to send the required notice via US Mail (rather than, say, sending it you via email). Please let me know if an electronic option is available. Meanwhile, I'm planning to send the notice via US Mail.

I live in Utah, and will probably not attend the September 5th hearing in Florence. Is there a way to stream or otherwise access the video and/or audio of the meeting remotely? It is 100% okay if I can't speak to the hearing and I am only able to listen.

Please let me know if you have any questions or need anything further. Thanks for your assistance.

Best Regards,
Eric Rumple

1484 E Shane Circle
Sandy, UT 84092

801-550-2160

Tax parcel no. for my adjacent property: 510-70-026A9

10436 N Reggae Rd
Maricopa, AZ 85139

Pinal County Community Development Department
PO Box 749
85 N Florence St
Florence, AZ 85132
August 17, 2024

Dear Development Department:

Greetings from the desert wilderness of Maricopa! We, meaning my husband and myself, have seen your yellow posted signs down Val Vista regarding the rezoning of 1092 acres from moderate-low density housing to a 'solar farm'. If I understand this correctly I would like to throw my 2 cents in while your ponder the rezoning...
For the record, we live right around the corner, down the dusty dirt road headed toward the mountain, so I am 14+ years familiar with the area.

I would be so much more in favor of a solar farm as opposed to housing for the following reasons:

1.At this point the Val Vista portion of the property is not even paved and posted as 'not maintained by the county'. The OTHER road leading to this property is Hidden Valley , barely a 2 lane country road that could not hold the traffic for hundreds of more autos that go along with new housing units. So between these 2 infrastructure issues I envision a quagmire of traffic patterns.

2. There is no water well maintained as far as I know on said property. A new 'housing development' of 7000 duplexes or SFH would drain our water table for the area.

3. The city of Maricopa, as far as my knowledge, would not be able to sustain on the low end, another 7000 students *infrastructure again* ...figuring each household would average 1 student *again on the low end* in the public education pipeline. This would take years to remedy...and I didn't mention bus transport and teaching positions.

4. I might advise a road trip to the local Fry's grocery store on any given Sunday afternoon. Just for fun. It's a madhouse. Granted there are 4 grocery stores total in town, if Walmart is in the mix...but again...that infrastructure is not in place for 7000 or even 3000 more residents/families.

5. I would also advise checking with ADOT on the input from local residents on the viability of RT 347 between Maricopa and the I 10 intersection at Wild Horse Pass. The peasants are not happy with the hours spent on this particular highway while commuting to Phoenix. Consider adding another 3000 *only half of the housing total* automobiles on this commute and the nightmare turns into a reality show. With a not-very-good ending. There is no other way out of town unless you travel south to Stanfield, and this would be absolutely counter productive.

So there you have it. You are now $.02 richer as I have submitted said amount in hopes that the rezoning is successful.

I thank you for your time.

Georgi L Otis
Queen of her own domain
10436 N Reggae RD
Maricopa, AZ
85139

