PZ-PA-011-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 30, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO: **PZ-PA-011-24 FRONTIER EAST SOLAR**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

Executive Summary:

Request Overview:
This document outlines a proposal for a 2019 Pinal County Comprehensive Plan Major Amendment request by Sawtooth DevCo LLC and Kimley-Horn/Keith Nichter, applicant/agent to re-designate **±159.68** acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a **photovoltaic Solar Power Plant.**

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 159.68± acres.

Recommendations:
The Citizens Advisory Committee (CAC) and the **Planning and Zoning Commission** have both recommended **approval** of the amendment, with votes of **13-2** and **7-0**, respectively. Their support exhibits the potential benefits of the solar facility, whilst recognizing concerns with safety, community benefits, and environmental impacts.

Public Participation:
Per Arizona Revised Statutes, the proposal has undergone a 60-day agency review and public participation period. Thus far, staff has received comments from the City of Maricopa wherein the city expressed opposition to the proposed. Additionally, one item of support was received.

Items for Consideration for the Board:
1. The City of Maricopa expressed opposition to the proposed, as it does not conform to their current MPC and Commercial land use designations. The proposed also does not align with the goals outlined in the Pinal County Comprehensive Plan.
2. The proposed did gain support from the CAC and Planning and Zoning Commission.
3. The proposed would use very little water, whilst aiding with the growing energy needs of the county.

Conclusion:
The proposed amendment supports sustainable energy goals and enjoys support from the CAC and Planning and Zoning Commission; however, the proposed neither aligns with the City of Maricopa's land use designations, nor those of the Pinal County Comprehensive Plan.

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, 85132, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

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

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

DATED THIS 20th DAY OF **AUGUST 2024**, by Pinal County 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
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

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

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

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

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

INDEX:

CALL TO ORDER & ROLL CALL: p. 1

PLANNING MANAGER REPORT: pp. 2-4

ELECTION OF OFFICERS: pp. 5-6

CONTINUED TENTATIVE PLAT:

- **S-015-23** – PP. 10-12

CONTINUED CASES:

- **PZ-PA-021-21, PZ-036-21 & PZ-PD-036-21** – pp. 10-23
- **PZ-034-23 & PZ-PD-008-23** – pp. 23-99

2024 MAJOR COMPREHENSIVE PLAN AMENDMENTS:

- **PZ-PA-005-24** – pp. 101-152
- **PZ-PA-006-24** – pp. 153-160
- **PZ-PA-007-24** – pp. 160-168
- **PZ-PA-008-24** – pp. 168-213
- **PZ-PA-009-24** – pp. 214-225
- **PZ-PA-010-24** – p. 225 (Withdrawn)
- **PZ-PA-011-24** – pp. 225-231
- **PZ-PA-012-24** – pp. 232-241
-

NEW CASES:

- **SUP-012-24** – Continued to October 3, 2024
- **SUP-008-24** – Continued to October 3, 2024
- **PZ-013-24** - Continued to October 3, 2024
- **PZ-PD-007-24** - Continued to October 3, 2024

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

MENNENGA: Let's call to order the September 25, 2024 Pinal County Planning and Zoning Committee meeting. I am Morris Mennenga, I'm the Vice Chairman. And so anyway, I believe we need to have roll call.

OLGIN: Yes sir. Gilbert Olgin, the Planning Manager. Vice Chair Mennenga.

MENNENGA: Here.

OLGIN: Member Del Cotto.

DEL COTTO: Here.

OLGIN: Member Hartman.

HARTMAN: Here.

OLGIN: Member Keller. Member Klob.

KLOB: Here.

OLGIN: Member Schnepf.

SCHNEPF: Here.

OLGIN: Member Davila. Member Mooney.

MOONEY: Here.

OLGIN: Member Pranzo.

PRANZO: Here.

OLGIN: We have a quorum.

BILLINGSLEY: Gilbert, I think you forgot Mr. Lizarraga.

OLGIN: I'm sorry.

BILLINGSLEY: Who is present.

OLGIN: Member Lizarraga. We have a quorum.

MENNENGA: Okay, so unfortunately we lost our Chairman and I'd make a couple comments on that, but I'll keep those for now. So we need to have elections for a new Chairman.

OLGIN: Chair, Vice Chair, if I may.

MENNENGA: Yes sir.

OLGIN: Brent, did you have anything to add for the report?

BILLINGSLEY: I think that we have a couple of things for the Planning Manager's Report today. First, we wanted to welcome our newest member to the Planning and Zoning Commission, Mr. Gary Pranzo. Gary is from here in Florence and was a long time member of the Planning and Zoning Commission for the Town of Florence. So if you get a chance today, please say hello and welcome Mr. Pranzo. Secondarily, is Mr. Riggins here?

MENNENGA: No, I don't see him.

BILLINGSLEY: Mr. Chairman, if at some point during the meetings Mr. Riggins arrives, I would love for you to re-call the Planning Manager's Report because we have something for Mr. Riggins here, but it doesn't look like he's here at this time. Todd, I believe you had an item with respect to prospective meeting dates for anybody in the audience, if you don't know, the County is updating its zoning code, specifically Title 3 of the County Development Services Code

to dedicate what the County designates as a roadway there.

DEL COTTO: Thank you.

MENNENGA: Anyone else? Motion?

KLOB: Close it?

MENNENGA: I did.

KLOB: Did you? Okay. Are we at the Commission level here?

MENNENGA: Yes.

KLOB: I'd like to make a motion that the Planning and Zoning Commission forward PZ-PA-012-24 to the Board of Supervisors with a favorable recommendation.

MENNENGA: Second?

LIZARRAGA: I second, Lizarraga.

MENNENGA: Second. Roll call vote.

BILLINGSLEY: Yes sir. Commissioner Pranzo.

PRANZO: Positive.

BILLINGSLEY: Commissioner Mooney.

MOONEY: No.

BILLINGSLEY: Commissioner Schnepf.

SCHNEPF: Yes.

BILLINGSLEY: Commissioner Lizarraga.

LIZARRAGA: Aye.

BILLINGSLEY: Commissioner Klob.

KLOB: Yes. On the fence.

BILLINGSLEY: Commissioner Del Cotto.

DEL COTTO: Aye.

BILLINGSLEY: Chairman Mennenga.

MENNENGA: Yep.

BILLINGSLEY: 6 to 1, ayes have it.

RILEY: Thank you.

MENNENGA: Okay, we're going to – all right, we're gonna - do we have anyone here – let me ask it, on the next case is the Superstition Springs (inaudible) Solar. Anyone in the audience here to speak in the public portion on that at all?

??: Which one?

MENNENGA: No? Okay. Case PZ-PA-010-24. Okay, let's move forward. Case PZ-PA-010-24.

BAK: Good afternoon, Mr. Chair, Commissioners. So this one's pretty easy. It's been withdrawn by the applicant. We had to say that because it was advertised partially before it had been formally withdrawn.

MENNENGA: So it has been withdrawn.

BAK: It's been withdrawn.

MENNENGA: Okay. All right. Let's go to PZ-PA-001-24.

BAK: So once again, Mr. Chair, Commissioners, PZ-PA-011-24, Frontier East Solar. This is a request for a Major Comp Plan Amendment to redesignate approximately 160 acres of land from 70 acres of Employment and 90 or so acres of High

Intensity Activity Center to Green Energy for utility scale photovoltaic. This is located just north of the Nissan Technical Center, Langley Stanmar 160 LLC is your owner, and Kimley-Horn and Rose Law Group are your applicants. This shows you the general location of the proposed facility, and it's just south of Ak-Chin Community, and then you have the Nissan track you could see in the southern portion of that red area. So the site is currently zoned General Rural (GR), surrounding is Ak-Chin Community, and then also a General Rural, and you have some light industrial warehouse zone to the south. Topography in that site there, and in that general area, is flat. This proposed would be generating approximately 50 megawatts and include a 300 megawatt BESS. There's a nearby 500 kV substation, the existing Santa Rosa substation. Items to consider. City of Maricopa does object to the proposed as it does not conform to their current plan. The proposal does not align with the targeted goals of the High Intensity Activity Center. Primarily, the identified site lies partially within areas which would accommodate the highest intensity uses such as service, employment, commercial hospitality, entertainment and high density residential. And also it lies within areas of environmental concern.

OLGIN: Just give us a second, Glenn.

MENNENGA: We good? All right.

BAK: Okay. The proposal lies in an area of

environmental concern. Environmental report identified multiple species that would be impacted by the proposed project. And also consider the project expected to interconnect with the transmission grid at the existing Santa Rosa Substation, which is operated by APS.

MENNENGA: Evidently we lost somebody online, but we still got seven.

OLGIN: Okay, Chair, Vice Chair, we have another way of doing the minutes, so we can finish.

??: Okay, do you think we're good?

OLGIN: So yeah, I think it's Libert Recording, they call it, so it's fine. Sorry Glenn, try it for the third time.

BAK: Okay, so I am done with that slide, so whenever you're ready, Cody, if you want to advance it to the next. Which is if you have any questions.

MENNENGA: That's the one we were looking for. Questions Commission, anybody with questions? All right. Applicant, please.

ROSE: Well Glenn, you've handled that electronic crazy thing really well. So okay. I guess even Siri is sick of being at the Planning Commission tonight, I suppose, right Brent? Thank you for letting me speak again. Jordan Rose with Rose Law Group on behalf of Copia. And perhaps, Cody, you can just pull up maybe like one of the last slides, you

can just start running through it. I'm not going to give you a full presentation, but I just wanted to show you, we have a lot of – keep going there - a lot of support in the area, and I'm just going to show you the map. So the next slide. Yeah, this is perfect. Thank you, Cody. So you can see that the top is surrounded by the Ak-Chin Indian Community, and then to the south, that's the Nissan Proving Grounds. We have verbal support from the Nissan Proving Grounds, which is very important. They see this as a buffer. There's very little opportunity for transportation into that area for a high employment generating use, and it's certainly not a good residential use up against Nissan proving, that's really negatively impactful to their business operation. So the solar is such a passive use without traffic that we really think this fits in well in the area. And I would answer any questions, and I can certainly do a full presentation if you want. Thank you.

MENNENGA: Questions? Any questions? Back to the Comm – wait, we gotta do public hearing. All right, let's open up the public hearing portion for PZ-PA-011-24. Make it brief.

??: I will. I know the area, and this really is a good place for it. There's not many times that I'm going to agree with Ms. Rose, and this is a really good place for it, and I think the only reason why the City of Maricopa doesn't

want this there is they can't build more homes there. And more homes next to a – and it's not just a proving ground, it's not just a technical center, it's a racetrack. So, you know, it has its own set of noise and everything like that. So I got to say that, you know, with solar plants we're going to be – Pinal County will be targeted. This is an okay location. So as a resident of this area, I would not be opposed to this. One thing, one quick story. It was several years ago I was listening to one of the Arizona Corporation Commissioners speak, and he said within five years that Arizona would not be able to meet the demands of the residents coming in for electricity. So more homes - which Maricopa seems to be leading the way in - more homes need more electricity. So we've got to have something to take care of this. This electricity won't exactly go to Maricopa, but it does go into the grid, it goes downwind, and everybody buys and sells it back and forth. So I think this is a good place for a solar plant.

MENNENGA: Thank you.

??: Thank you.

MENNENGA: Anyone else to speak? Okay, with that we're going to close the public hearing portion for case PZ-PA-011-24 and bring it back to the Commission.

SCHNEPF: Commissioner Mennenga, I have a question. Over here.

MENNENGA: Sure.

SCHNEPF: Member Schnepf, to the applicant. Who currently serves the fire emergencies? Is it Maricopa or is it a - someone else?

ROSE: Chair and Commissioner, I believe this is Thunderbird. Is that accurate? Thunderbird Fire District.

SCHNEPF: Okay. They also serve the Nissan Proving Grounds?

MENNENGA: They would, yes.

SCHNEPF: If that's their district, yeah.

DEL COTTO: (Inaudible) be the one from San Tan that took over the area behind Thunderbird?

ROSE: Oh, South Maricopa - SFMA.

BILLINGSLEY: Yeah, there's two districts in that area. I'm not completely aware of what their service areas are.

??: (Inaudible).

BILLINGSLEY: Yeah, and Stanfield's further south.

SCHNEPF: But it would be served is what –

ROSE: Correct, yes, it will definitely be served.

MENNENGA: Nissan would have to be served now anyways, it's active. Okay, any other questions?

MOONEY: Chair, if I may, for staff.

MENNENGA: Commissioner Mooney.

MOONEY: Was this – staff, did this go before the

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 25, 2024

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO: **PZ-PA-011-24 FRONTIER EAST SOLAR**

CASE COORDINATOR: Glenn Bak, Senior Planner

Executive Summary: *2019 Pinal County Comprehensive Plan Major Amendment request by Sawtooth DevCo LLC and Kimley-Horn/Keith Nichter, applicant/agent to re-designate* ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to *Green Energy Production for a photovoltaic Solar Power Plant.*

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 159.68± acres.*

Staff Recommendation:
Staff offers a recommendation of denial at this time.

LEGAL DESCRIPTION: Situated on a portions of sections 28 and 29, T5S, R3E of the Gila and Salt River Base and Meridian (legal on file)

TAX PARCELS: 502-18-0030

APPLICANT/AGENT: Sawtooth DevCo LLC and Kimley-Horn/Keith Nichter, Rose Law Group

REQUESTED ACTION & PURPOSE: **PZ-PA-011-24**: **PUBLIC HEARING/ACTION**: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

LOCATION: Located just north of Nissan Technical Center within an unincorporated area of Pinal County.

SIZE: 159.68 acres

STAFF FINDINGS:

PUBLIC COMMENT:

To date no comments in writing have been received from surrounding property owners.

PUBLIC PARTICIPATION:

60 day review period:	6/10/2024 to 8/10/2024
Newspaper Publication:	8/10/2024 and 8/15/2024
Site Posting:	8/13/2024
Property mail outs:	8/19/2024
Web posting:	8/15/2024
Citizen Advisory Committee:	9/5/2024

OTHER REVIEW AGENCY COMMENTS:

As of the writing of this report AZ Game and Fish agency and the City of Maricopa comment have been received. These have been included in the discussion and recommendations.

PLAN AMENDMENT DISCUSSION:

Request to Change Land-use:

This proposal is to change the land designation of a parcel classified as Employment (±70 acres) and High Intensity Activity Center (±89.68 acres). 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: Undesignated/Ak Chin Community - Agricultural
South: CI-1 – Nissan Test Facility
East: General Rural (GR) - Agricultural
West: General Rural (GR) - Agricultural

Project Proposal:

Sawtooth DevCo, is proposing a ±50 MW solar photovoltaic facility with up to a ±300 MW battery energy storage system (BESS). 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 Santa Rosa Substation, operated by Arizona Public Service (APS), which is conveniently located between both the west and east sites. The project spans a parcel of privately-owned land in unincorporated Pinal County. It was indicated that a decommissioning plan will be provided at a later time.

Location and Accessibility

The proposed project is situated approximately eight miles southeast of Maricopa. This falls in the extended planning areas for the City of Maricopa. Access to the site from the north appears to be available via Cow Town Road. Fuqua Road to the west may provide additional access. Arizona SR347 is located about 2 miles to the west.

Site Data:

Currently the site is vacant land. Surrounding uses are agricultural and the site is located in flood zone X. Site is currently zoned GR. This site is potentially under a training flight path by the Department of Defense (DOD), we have sent out a notification packet and requested comments. The DOD responded, requesting more information from the applicant. Road infrastructure surrounding the site is minimal and comprised of dirt roads. A potential I-11 Highway may be built to the south of the project area. 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. The most recent aerial photos show this to be vacant land.

Flood Zone
The project site is situated within Flood Zone X, indicating a 0.2% annual chance of flood hazard.

Environmental Study:

The comments provided by the Open Space, Trails & Regional Parks Department and Arizona Game and Fish Department emphasize the critical environmental considerations that must be integrated into the development plan for the Frontier West Solar project. This habitat, recognized for its ecological importance, requires protective measures so as to be congruent with policies and objectives within Pinal County's Comprehensive Plan, thus underscoring the county's commitment to maintaining natural ecosystems amidst development. The growing issue of invasive species is also addressed, with the department advocating for the inclusion of invasive species management plans in the project's development strategy. These recommendations are designed to mitigate the environmental impact of the development and preserve the integrity of the Sonoran Desert landscape. Furthermore, the department encourages coordination with neighboring municipalities to ensure the alignment of open space planning efforts, reflecting a comprehensive and collaborative approach to regional development. These comments collectively underscore the importance of balancing development with environmental stewardship, ensuring that growth in Pinal County is sustainable and harmonious with its natural surroundings.

ERT document uploaded identified impacted species. 48 species fell under the "Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models". 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:
The subject project targets land with specific environmental constraints. The amendment seeks to offer an alternative to introduce growth elements in this location. Many aspects of the proposal have been reviewed and considered in order to establish staff support and approval from the Citizens Advisory Committee. The site currently retains a land use designation of High Intensity Activity Center and Employment. The Pinal County Comprehensive Plan identifies High Intensity Activity Centers as a form of mixed use activity center that identifies 1,000 acre regions of targeted land use components to contribute to an overall land use mix. High intensity employment is encouraged in areas adjacent to collector and arterial roadways. The subject site lies just north of Val Vista Road, which is shown to be a regionally significant Principal Arterial, hence the high intensity and employment land use classifications. These land use mixes are further sub-categorized by Core Periphery and Transition Zones. These core zones radiate from a center point at increments of one quarter mile, one half mile, and three-quarters of a mile respectively. The land use mix is specifically identified at levels of most to least intensity. A land use mix matrix is provided to help verify if a proposal meets or contributes to the required land use mix to contribute to the overall land use mix targeted. This matrix has been provided below. The proposal does not align with the targeted goals of the High Intensity Activity Center. Primarily, the identified site lies partially within areas which would accommodate the highest intensity uses such as service employment, commercial, hospitality and entertainment, high density residential, and professional offices. Staff notes however, that the subject site is in a currently remote area surrounded by farms and accessed by primarily dirt roads. Given this, it appears that the emergence of uses contemplated by the current Comprehensive Plan will not likely materialize for some time, especially when lack of water becomes an increasing concern and challenge for the region.

3-15: High Intensity Activity Center Characteristics
(Approximately 1,000 Acres Illustrated)

Activity Center Development Zone Suggested Land Use Mix	Approximate Area of Activity Center	Suggested Land Use Mix	Primary Means of Mobility	General Activity Center Characteristics
Core Zone • 50% Basic Employment • 20% Service Employment • 30% Residential	• 15-20% • 150-200 acres • 1,300' radius from center core	• Corporate Offices • Medical, Educational, Governmental Campus • High Density Hospitality and Entertainment • High Density Residential	• Transit Circulator • Neighborhood Electric Vehicles • Walking • Bicycling	• Most Height Ranging to High-rise • Most Vertical Mixed Use • Structured Parking
Core Periphery Zone • 40% Basic Employment • 35% Service Employment • 25% Residential	• 40-50% • 400-500 acres • 2,400' radius from center core	• Mid Density Professional Office • Regional Retail • Hospitality and Entertainment • Office/Research Park • Mix of High and Mid Density Housing	• Transit Circulator • Neighborhood Electric Vehicles • "Car Share" Program • Bicycling	• Mid-rise to High-rise Character • Vertical and Horizontal Mixed Use • Mix of Structured and Surface Parking
Transition Zone • 50% Basic Employment • 15% Service Employment • 35% Residential	• 35-40% • 350-400 acres • 3,800' radius from center core	• Garden Office • Business and Light Industrial Parks in Campus Setting • Lifestyle Retail • Mid Density Residential	• Transit Circulator • Neighborhood Electric Vehicles • Bicycling • Fixed Route Bus • Private Automobile	• Mid-rise to Garden Scale Character • Mostly Horizontal Mixed Use • Mostly Surface Parking

Source: Pinal County Comprehensive Plan, 2009

The City of Maricopa "objects" to the proposal because it does not conform to their current MPC and Commercial land use designations. Although there is no development in the immediate area, the proposal is located within the City of Maricopa's planning area. The City's General Plan however, is silent on the specific locational criteria for solar power plants other than a Goal/Objective to *consider* allowing solar as a permitted use in agricultural settings.

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" which is a federal species of concern. 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 and it not supported by the City of Maricopa. That being said, staff cannot support the request.

CITIZENS ADVISORY COMMITTEE ACTION:

After a detailed discussion and decision, at the public hearing, the Citizen's Advisory Committee voted 13-2 to recommend forwarding approval of case **PZ-PA-011-24** to the Planning and Zoning Commission.
Reasons for support were: close proximity to substation, citizen support, low water use, and proposed would provide a buffer from the Nissan facility. Opposition expressed concerns with BESS.

Date Prepared: 09/12/24 GB

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 5, 2024

TO: PINAL COUNTY CITIZEN ADVISORY COMMITTEE

CASE NO: **PZ-PA-011-24 FRONTIER EAST SOLAR**

CASE COORDINATOR: Glenn Bak, Senior Planner

Executive Summary: *2019 Pinal County Comprehensive Plan Major Amendment request by Sawtooth DevCo LLC and Kimley-Horn/Keith Nichter, applicant/agent to re-designate* ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to *Green Energy Production for a photovoltaic Solar Power Plant.*

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 159.68± acres.*

Staff Recommendation:
Staff offers no recommendation at this time.

LEGAL DESCRIPTION: Situated on a portions of sections 28 and 29, T5S, R3E of the Gila and Salt River Base and Meridian (legal on file)

TAX PARCELS: 502-18-0030

APPLICANT/AGENT: Sawtooth DevCo LLC and Kimley-Horn/Keith Nichter, Rose Law Group

REQUESTED ACTION & PURPOSE: **PZ-PA-011-24**: **PUBLIC HEARING/ACTION**: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

LOCATION: Located just north of Nissan Technical Center within an unincorporated area of Pinal County.

SIZE: 159.68 acres

STAFF FINDINGS:

PUBLIC COMMENT:

To date no comments in writing have been received from surrounding property owners.

PUBLIC PARTICIPATION:

60 day review period:	6/10/2024 to 8/10/2024
Newspaper Publication:	8/10/2024 and 8/15/2024
Site Posting:	8/13/2024
Property mail outs:	8/19/2024
Web posting:	8/15/2024
Citizen Advisory Committee:	9/5/2024

OTHER REVIEW AGENCY COMMENTS:

As of the writing of this report AZ Game and Fish agency and the City of Maricopa comment have been received. These have been included in the discussion and recommendations.

PLAN AMENDMENT DISCUSSION:

Request to Change Land-use:

This proposal is to change the land designation of a parcel classified as Employment (±70 acres) and High Intensity Activity Center (±89.68 acres). 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: Undesignated/Ak Chin Community - Agricultural
South: CI-1 – Nissan Test Facility
East: General Rural (GR) - Agricultural
West: General Rural (GR) - Agricultural

Project Proposal:

Sawtooth DevCo, is proposing a ±50 MW solar photovoltaic facility with up to a ±300 MW battery energy storage system (BESS). 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 Santa Rosa Substation, operated by Arizona Public Service (APS), which is conveniently located between both the west and east sites. The project spans a parcel of privately-owned land in unincorporated Pinal County. It was indicated that a decommissioning plan will be provided at a later time.

Location and Accessibility

The proposed project is situated approximately eight miles southeast of Maricopa. This falls in the extended planning areas for the City of Maricopa. Access to the site from the north appears to be available via Cow Town Road. Fuqua Road to the west may provide additional access. Arizona SR347 is located about 2 miles to the west.

Site Data:

Currently the site is vacant land. Surrounding uses are agricultural and the site is located in flood zone X. Site is currently zoned GR. This site is potentially under a training flight path by the Department of Defense (DOD), we have sent out a notification packet and requested comments. The DOD responded, requesting more information from the applicant. Road infrastructure surrounding the site is minimal and comprised of dirt roads. A potential I-11 Highway may be built to the south of the project area. 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. The most recent aerial photos show this to be vacant land.

Flood Zone
The project site is situated within Flood Zone X, indicating a 0.2% annual chance of flood hazard.

Environmental Study:

The comments provided by the Open Space, Trails & Regional Parks Department and Arizona Game and Fish Department emphasize the critical environmental considerations that must be integrated into the development plan for the Frontier West Solar project. This habitat, recognized for its ecological importance, requires protective measures so as to be congruent with policies and objectives within Pinal County's Comprehensive Plan, thus underscoring the county's commitment to maintaining natural ecosystems amidst development. The growing issue of invasive species is also addressed, with the department advocating for the inclusion of invasive species management plans in the project's development strategy. These recommendations are designed to mitigate the environmental impact of the development and preserve the integrity of the Sonoran Desert landscape. Furthermore, the department encourages coordination with neighboring municipalities to ensure the alignment of open space planning efforts, reflecting a comprehensive and collaborative approach to regional development. These comments collectively underscore the importance of balancing development with environmental stewardship, ensuring that growth in Pinal County is sustainable and harmonious with its natural surroundings.

ERT document uploaded identified impacted species. 48 species fell under the "Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models". 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:
The subject project targets land with specific environmental constraints. The amendment seeks to offer an alternative to introduce growth elements in this location. Many aspects of the proposal have been reviewed and considered in order to establish staff support and approval from the Citizens Advisory Committee. The site currently retains a land use designation of High Intensity Activity Center and Employment. The Pinal County Comprehensive Plan identifies High Intensity Activity Centers as a form of mixed use activity center that identifies 1,000 acre regions of targeted land use components to contribute to an overall land use mix. These land use mixes are further sub-categorized by Core Periphery and Transition Zones. These core zones radiate from a center point at increments of one quarter mile, one half mile, and three-quarters of a mile respectively. The land use mix is specifically identified at levels of most to least intensity. A land use mix matrix is provided to help verify if a proposal meets or contributes to the required land use mix to contribute to the overall land use mix targeted. This matrix has been provided below. The proposal does not align with the targeted goals of the High Intensity Activity Center. Primarily, the identified site lies partially within areas which would accommodate the highest intensity uses such as service employment, commercial, hospitality and entertainment, high density residential, and professional offices.

3-15: High Intensity Activity Center Characteristics
(Approximately 1,000 Acres Illustrated)

Activity Center Development Zone Suggested Land Use Mix	Approximate Area of Activity Center	Suggested Land Use Mix	Primary Means of Mobility	General Activity Center Characteristics
Core Zone • 50% Basic Employment • 20% Service Employment • 30% Residential	• 15-20% • 150-200 acres • 1,300' radius from center core	• Corporate Offices • Medical, Educational, Governmental Campus • High Density Hospitality and Entertainment • High Density Residential	• Transit Circulator • Neighborhood Electric Vehicles • Walking • Bicycling	• Most Height Ranging to High-rise • Most Vertical Mixed Use • Structured Parking
Core Periphery Zone • 40% Basic Employment • 35% Service Employment • 25% Residential	• 40-50% • 400-500 acres • 2,400' radius from center core	• Mid Density Professional Office • Regional Retail • Hospitality and Entertainment • Office/Research Park • Mix of High and Mid Density Housing	• Transit Circulator • Neighborhood Electric Vehicles • "Car Share" Program • Bicycling	• Mid-rise to High-rise Character • Vertical and Horizontal Mixed Use • Mix of Structured and Surface Parking
Transition Zone • 50% Basic Employment • 15% Service Employment • 35% Residential	• 35-40% • 350-400 acres • 3,800' radius from center core	• Garden Office • Business and Light Industrial Parks in Campus Setting • Lifestyle Retail • Mid Density Residential	• Transit Circulator • Neighborhood Electric Vehicles • Bicycling • Fixed Route Bus • Private Automobile	• Mid-rise to Garden Scale Character • Mostly Horizontal Mixed Use • Mostly Surface Parking

Source: Pinal County Comprehensive Plan, 2009

The City of Maricopa "objects" to the proposal because it does not conform to their current MPC and Commercial land use designations.

Although there is no development in the immediate area, the proposal is located within the City of Maricopa's planning area. The City's General Plan however, is silent on the specific locational criteria for solar power plants other than a Goal/Objective to *consider* allowing solar as a permitted use in agricultural settings.

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" which is a federal species of concern. 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 and it not supported by the City of Maricopa.

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

SUPRAK: Rusty Riggs.

RIGGS: Here.

SUPRAK: Les Holtz Jr. Not in attendance. Toby Metzger.

METZGER: Here.

SUPRAK: Joy Ide.

IDE: Here.

SUPRAK: Pat Moore.

MOORE: Here.

SUPRAK: Alicia Bristow.

BRISTOW: Here.

SUPRAK: Terrilyn Klucar.

KLUCAR: Here.

SUPRAK: Christopher Maddux.

MADDUX: Here.

SUPRAK: Is it Jeanne, or Jeanne?

STOCKTON: Jeanne Stockton. Here.

SUPRAK: Jeanne Stockton, thank you. And Briana Frenzel.

FRENZEL: Here.

SUPRAK: And we have a quorum.

RIGGS: All right, thank you. Next presentation.

BAK: Okay, so our next case here, PZ-PA-010-24 was withdrawn by the applicant. This materialized just earlier this afternoon. So skipping through.

OLGIN: Was anybody here that's present to speak on this case? Any hands? Okay, perfect. Then we – if it's been withdrawn, I think you can –

??: If it's been withdrawn (inaudible).

OLGIN: Correct.

BAK: So that then brings us up to our next case, which is PZ-PA-011-24, Frontier East Solar. This is requesting a Major Comprehensive Plan Amendment to the Comprehensive Plan to designate 160 acres of land from Employment, 70 acres of Employment, and 90 or so acres of High Intensity Activity Center to Green Energy for a utility scale photovoltaic. This is located just north of the Nissan Technical Center. Owner is Langley Stanmar 160 and Rose Law Group is the applicant. Okay, so this gives you the general location here, which is west of Casa Grande. And this here map shows you here, the red is the High Intensity Activity Center, and the purple there is your Employment, the land use designation within the current Comprehensive Plan. This is seeking to go to Green Energy. Cody, if you can - I think this battery's dead. So the site here is surrounded - well, it abuts, I believe on two sides, the Ak-Chin Community and the proposed would generate approximately 50 megawatts of photovoltaic, and include a 300 megawatt battery storage system, and a tie-in, if approved, to the existing Santa Rosa substation. So the opposition concerns here is the City of

Maricopa objects to the proposed as it doesn't conform to their current planning designation for their planning area, and it does not align with the targeted goals of the High Intensity Activity Center. Primarily, the identified site lies within areas that would accommodate the highest intensity uses, such as service, employment, commercial, hospitality and entertainment, high density residential and professional offices. So this would be a substantial deviation from that. This also lies within areas of environmental concern, environmental report identified in multiple species that would be impacted by the project. Supporting theme would be that the project is expected to interconnect with the existing transmission grid with the Santa Rosa substation. And that concludes staff's presentation.

RIGGS: We'd like to open up to the public.

DAVIS: Okay, I'm back.

RIGGS: Don't forget to sign in.

DAVIS: I already did. Okay, my name is Robin Davis. I live out on Warren Road, on the west end of Pinal County. Just about two years ago, an Arizona Corporation commissioner stated that within five years there would be a very serious concern that Arizona could face an energy shortage with all the development coming into the State, and that they needed a very diverse supply of energy, and solar was just one of the many of those options, including

geothermal and nuclear, which that's a whole 'nother thing. This area here is perfect for a solar farm. There's nothing around it, and it - I think any of the wildlife or the effect on the wildlife in that area, those concerns can be met. The Copia has more than eased my mind that this could be a really viable area. As far as the City of Maricopa concerns - sorry Bill - they want to build as many houses as they can in as little space as possible. We're fighting development after development where they want to take - and I'm on two and a half acres, one home, two and a half acres - where they want to take three homes per acre and put on 8 to 24 homes per acre. If the development is out of control, the water, the electricity, everything else is affected as it rolls downhill. I think we do need to – Arizona's perfect for solar plants, this area is a perfect place for it, right near the Nissan track. Not a lot of homes out there, there's no concern to any of the neighbors at all, so I think that you should approve this for solar energy. I think that some of the unincorporated areas of Hidden Valley - not the City of Maricopa, Hidden Valley and the County of Pinal - would be a perfect area for these solar projects. Thank you.

OLGIN: Thank you. Anybody else wish to speak?

??: Yeah, I'm already signed in. Mr. Chairman, Members, once again, I'm basically going to be echoing what Robin just said. If you were to question the majority of the

homeowners in our area, I think you'd find them vastly in support of electric solar panels over homes. One of the things I love – Gilbert, can you bring up the slide again on the – that describe the reasons Maricopa, City of Maricopa objects?

OLGIN: Yes, I can (inaudible) for you.

??: The last one, environmental report unified multiple species will be impacted by the project. So will buildings, commercial, industrial development and anything else you build in that area. That's almost a moot argument. You're going to disrupt the wildlife no matter what you do, unless you leave it in its present state. Again, I would urge the Committee to support these solar projects as much as possible, especially in an area like this one where as Robin pointed out, there's nothing around it but farmland, and the owners of those farmland happen to be property developers or property owners that want to develop. So you're not going to be hearing any objections from them. And this is an excellent place for another solar project. Please support it.

RIGGS: Thank you, anyone else? Okay, I think we'll close the public hearing portion.

RICH: Good evening again, Mr. Chairman, Members of the Committee. Court Rich from the Rose Law Group, again on behalf of Copia Power with this project. And again, very grateful to the members of the community that showed up

tonight to talk in favor of this. My goal is to get those of you that were against both the gas and the solar that have come before you now, to be in favor of this project and to try to get the rest of you to stay on board. But I think when you compare this even to the last one, this really is the perfect location for a project like this. It's right up against the Ak-Chin Indian Community, there's no access in and out to the north across the community lands. This is a very tremendously big challenge to develop for really for anything else. As it's been talked about over and over again, there's no water. This is not in Global Water service territory, and without being in that service territory in that area, the Department of Water Resources has made it impossible for a member of - a developer in that area to get the water resources needed in order to develop a project. And so solar doesn't use water. When and if that problem gets solved, you know, at the end of life, it can come out and something else can go there. But given the, you know, it's an industrial nature, there's a racetrack, a test track to the south, you're just not going to see a sort of traditional development. So the solar project comes in, it's going to pay a lot of taxes. It's not going to burden the County at all, but it's going to put money into the special districts, the school districts, the County coffers, without putting people on the road, without putting people in classrooms, without using the libraries and the parks. Great

location. Happy to answer any questions that you all have, and thank you for all your time tonight and hope you'll vote in favor of this.

RIGGS: All right, questions? Steve?

KALANDROS: Mr. Chair. Question, have you – Steve Kalandros speaking, District 2. I was just wondering if you've heard any input, again, from the military regarding whether or not this is gonna - this land use would affect the flight paths. And also, do you have any input from the Ak-Chin government?

RICH: Very good questions. Again, with the military, the same answer I gave you last time, I know we'll go through that process and that there are other solar facilities located in much closer to where they primarily fly. So while we'll go through that process, we're not concerned that that's a dealbreaker or a risk for the project. With regard to the Ak-Chin, we certainly will be going through discussions with them. We understand that we need to talk with them as this project progresses, and so we'll be doing that. But I know in the past they've largely been more concerned about residential development abutting up against the community, and so the hope is that something that's inert and not causing traffic and noise and things like that will be acceptable.

KALANDROS: And one of the things that I've had a

lot of concerns with, among the three – 9, 10 and 11, I think all were from you, your group, and involving Maricopa is, there seems to be like a dueling land use designation between what the City of Maricopa wants and what the County wants. So do I understand this correctly that Maricopa wants to zone this low density residential, whereas the County wants to designate this as partly Employment and partly High Intensity Activity Center? Is that –

RICH: Yeah, I think - and I will mention one thing that hasn't come up yet, is that we've been - we reached out to the City of Maricopa and we are talking to them about pre-annexation development agreement concepts and what they'd like to see there, so we'll be continuing that conversation and working with them. But no matter what you want on that property, you can't do residential there probably for a very, very long time until this water situation is solved. So we think it's actually sort of the best of both worlds. You can do this project while we solve the water issues, and come back and do something there.

KALANDROS: And did you – last question for me – did you have any feedback from property owners on either side? It seems like you're wedged between the Ak-Chin to the north and the Nissan test track in the south, but then there's a couple small little wedges of private property on either side, have they weighed in on this at all?

RICH: Yeah, good question. So you probably saw in the report, or maybe not, the Nissan track has told us verbally that they're supportive of the project. I don't believe that the property owners on either side have weighed in yet. We've provided notice and posted it and held meetings and all that, though.

HARTMAN: Shirley Ann – oh, excuse me, excuse me, Shirley Ann Hartman to Court. You did not mention Ak-Chin Community, what have you heard from them?

RICH: Yeah Shirley, and thank you. I was just saying, yeah, I think we'll certainly be going through that discussion with them as this pro – as we progress to zoning, when there's more details.

HARTMAN: You haven't heard from the yet?

RICH: I don't think we've heard from them yet.

HARTMAN: Okay.

RICH: And they've got notice of it. You know, as part of this process, you sent – we sent them and all the different jurisdictions, we sent them all letters.

HARTMAN: Okay, thank you.

RIGGS: Any other questions?

MOORE: Pat Moore. I noted here, too, that there have been archeological or cultural surveys done on this, which since it's so close to the community, that may be a problem. Have we looked at that at all, or even begun that

process?

RICH: No, that's a good question. And when we go through the process, we understand that there are, you know, agreements that you enter into with the community about, you know, burial agreements, or if you find anything out there. Obviously, if for some reason it became an issue on the cultural side, we have to deal with that or we can't develop a project. So we're aware of that issue and we'll deal with it as we move forward.

RIGGS: Any other questions? All right, thank you for the presentation.

RICH: Thank you.

KALANDROS: Mr. Chairman, may I ask a question of staff real quick? I just wanted to get staff's answer to that same issue of the dueling land use between Maricopa and Pinal County. Is there a conflict here? How does that get resolved?

OLGIN: I wouldn't call it a conflict. Planning Manager, Gilbert Olgin. They are required to provide a planning area above and beyond their corporate limits. If they ever decide to annex property, which has to be done by owners, but yes, it's quite common to have two different land uses. The County sees the area for potential type of growth and they don't. They have more, with Maricopa specifically, they see a lot of the area out in this area as possible

residential development. I'm not saying I agree with that or disagree with that, I'm just saying that it's very common to have two dueling land uses, and that's common not just here, in all the jurisdictions. So I wouldn't say that ours has any more weight than theirs, I mean currently it's in our area, so we have to provide support to that area. If it ever gets annexed, well then Maricopa City has to provide the support to that area. So great question, but I don't think there's a solid answer to that in regards to which is stronger.

KALANDROS: Well, perhaps I can ask then, why High Intensity Activity Center for this location? That seems to me a designation that's like to plant the seed of a city center, like a downtown area, and this seems to be out in the middle of nowhere in farmland. Why does the County want that to be High Intensity Activity Center?

OLGIN: So keep in mind that when the County, in regards to a Comprehensive Plan versus a general plan, general plans are used for towns and cities, right, because they're much smaller. So (inaudible), it's like a 10th of what we have. So our scope is much broader, we're not as specific in regards to, a lot of these Activity Centers, there was a lot of things going on back then when they came up with this idea. I'd argue that in some cases they're not, no longer relevant. But because we're 5,600 square miles, I'd argue that some of these areas, not this one specifically, but I wouldn't say

that an Activity Center would be appropriate here anymore, because corridors have moved. Potential freeway, they've changed. So once again, this is a policy, this is a vision plan, if you will. And I think when it was first established in '09, it's different than it is today, in 2024.

KALANDROS: So does staff have a recommendation on this?

OLGIN: No. And as I said, we need to wait till this meeting's over. We will have a recommendation at the P&Z. But typically we don't recommend at this level, it's just, it's kind of early for us.

KALANDROS: Thank you.

RIGGS: Any other questions?

??: I have one. This is for staff. So does that – this is just kind of dovetailing on Steve's question. Does that mean, in essence, the Town of Maricopa is trying to protect their planning area?

OLGIN: That's a fair statement. That's a fair statement. They have plans for the area and I'd argue that they're letters of opposition, or support, typically is because they have future plans in this area.

??: And a planning area is not protected until it becomes annexed or incorporated.

OLGIN: It's a concept.

??: Okay, thank you.

RIGGS: Any other questions? Any motions?

KALANDROS: If no one else will make a motion, I'd like to make motion, Mr. Chair. I move to recommend approval of PZ-PA- 011-24. Steve Kalandros speaking.

METZGER: Toby Metzger with District 2, and I second.

RIGGS: Okay, any discuss - further discussion from the Committee? We have, right now we have a motion to approve.

KALANDROS: Steve Kalandros again, just explaining my motion. Again, this was one I was really on the fence on, and it seemed like a lot of my concerns are addressed here. And it is literally just down the street from the substation to connect to. It seems like it's got local support, it seems like it's a better fit right now, so it seems like it makes sense to me, and so that's why I recommended approval. Thank you.

??: I agree. I like that we're not losing any farmland and it also creates a nice buffer for the Tesla track, or the Nissan Testing Ground.

TODD: I have a - this Phil Todd again. I have the same concern that we've expressed on the previous ones. We've got 300 megawatts of battery storage. I haven't heard anybody make any comments about the potential issues associated with that. And once again, if it doesn't align with the Pinal

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-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

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

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

DATED THIS **5**th DAY OF **AUGUST 2024**, by Pinal County 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
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

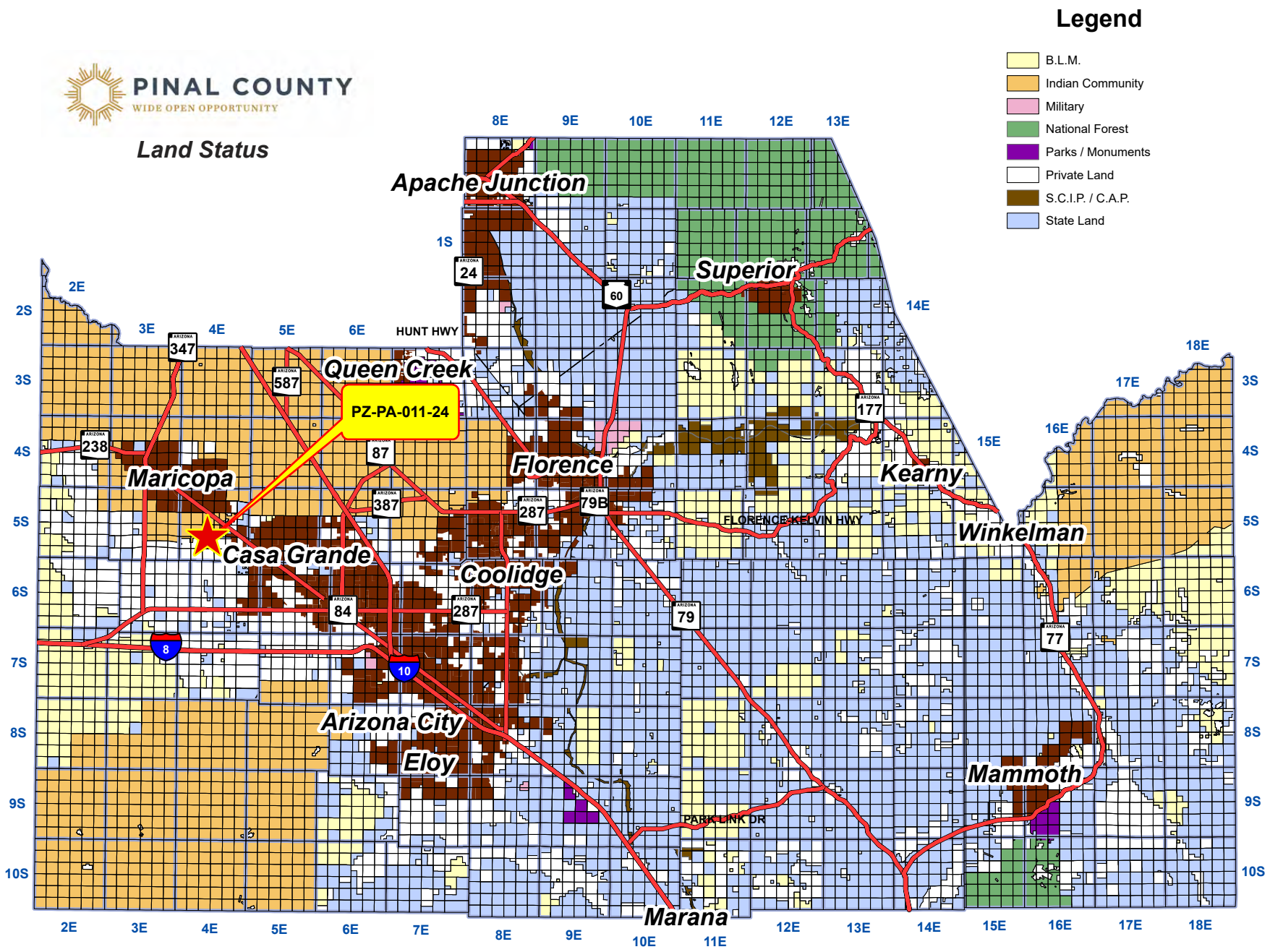
Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444

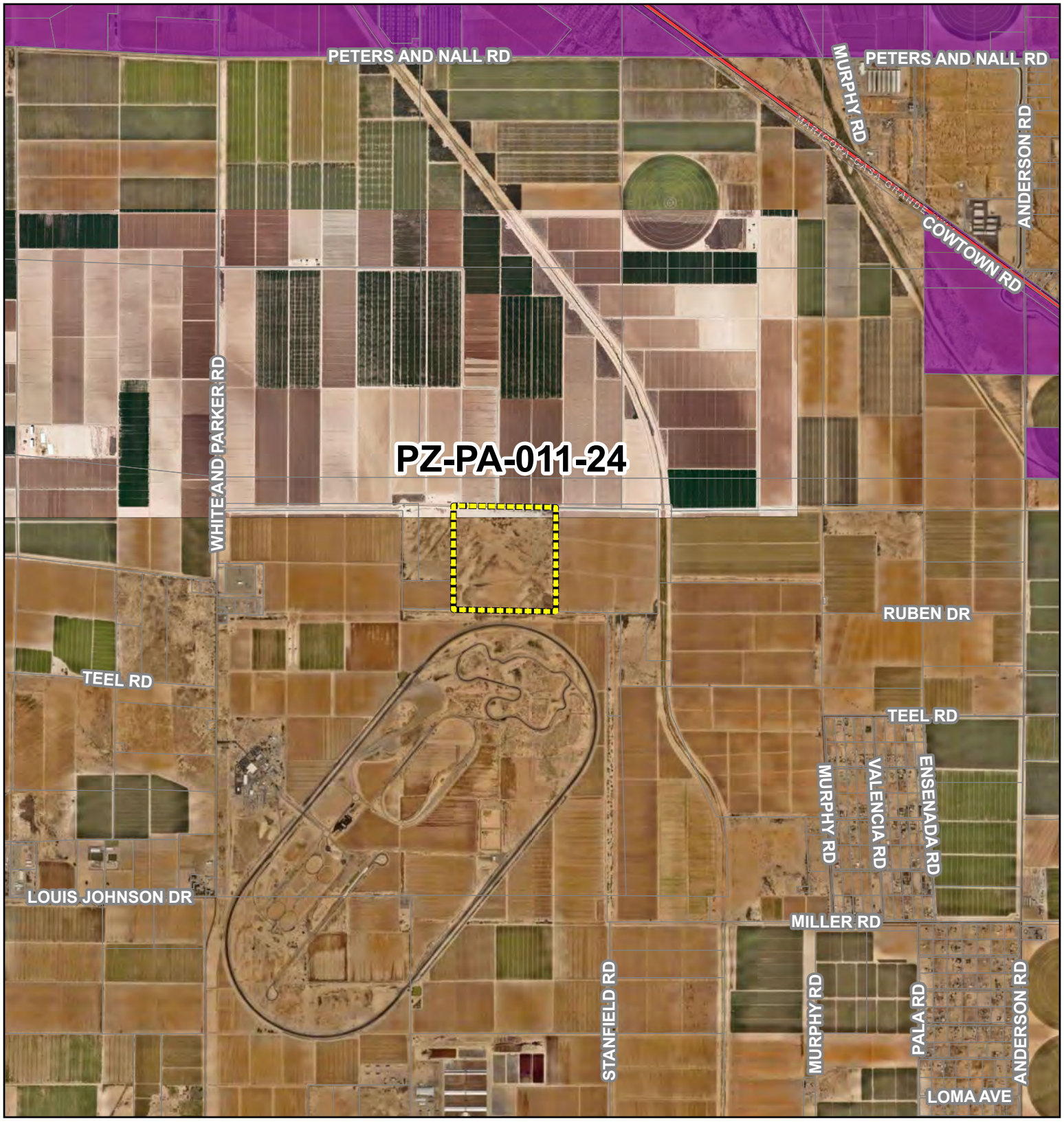
[*Anything below this line is not for publication*.]

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

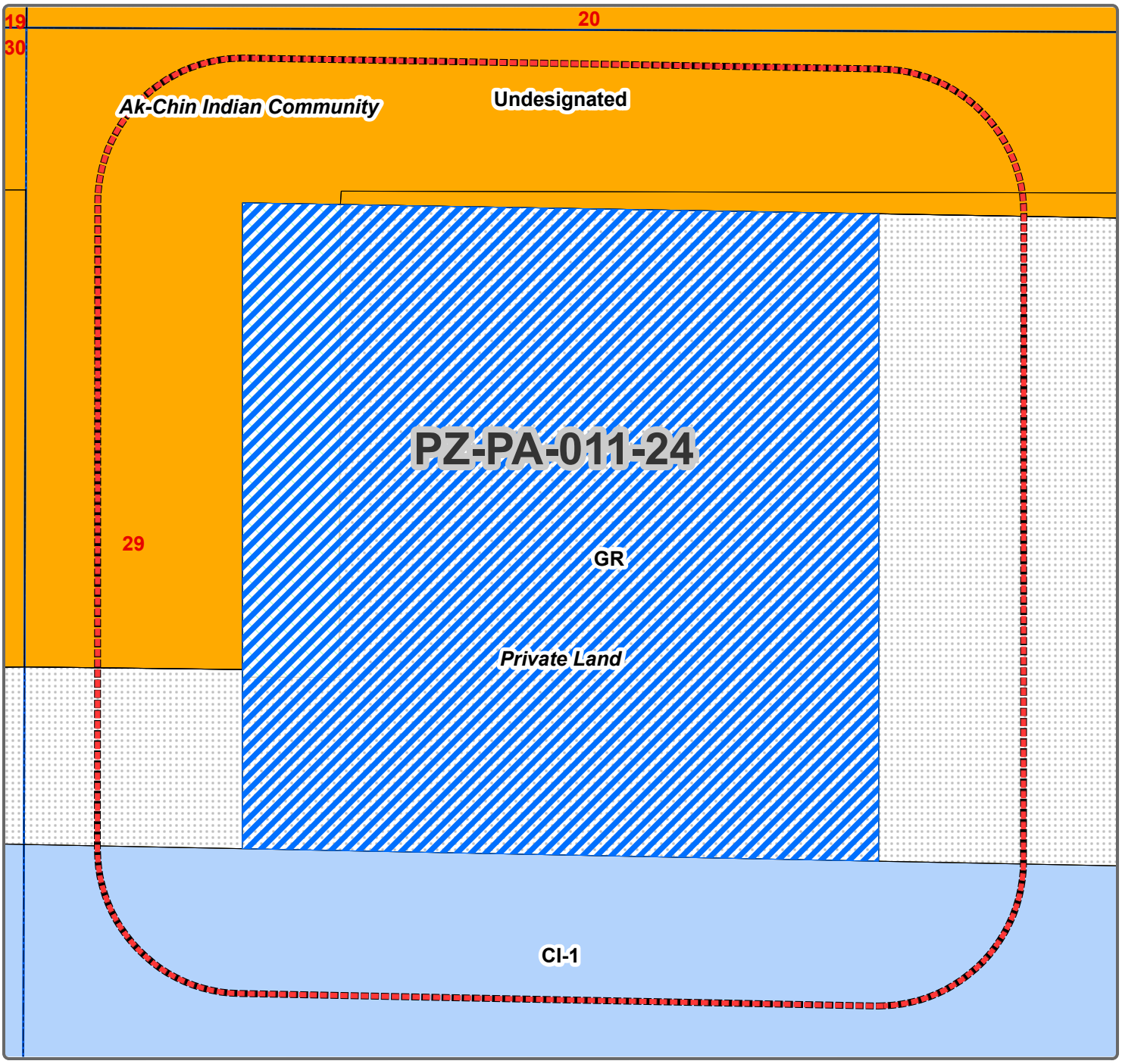




Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-011-24



Community Development

PZ-PA-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/ Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

Current Zoning: GR

Current Land Use: Employment, High Intensity Activity Ctr

PINAL COUNTY
WIDE OPEN OPPORTUNITY

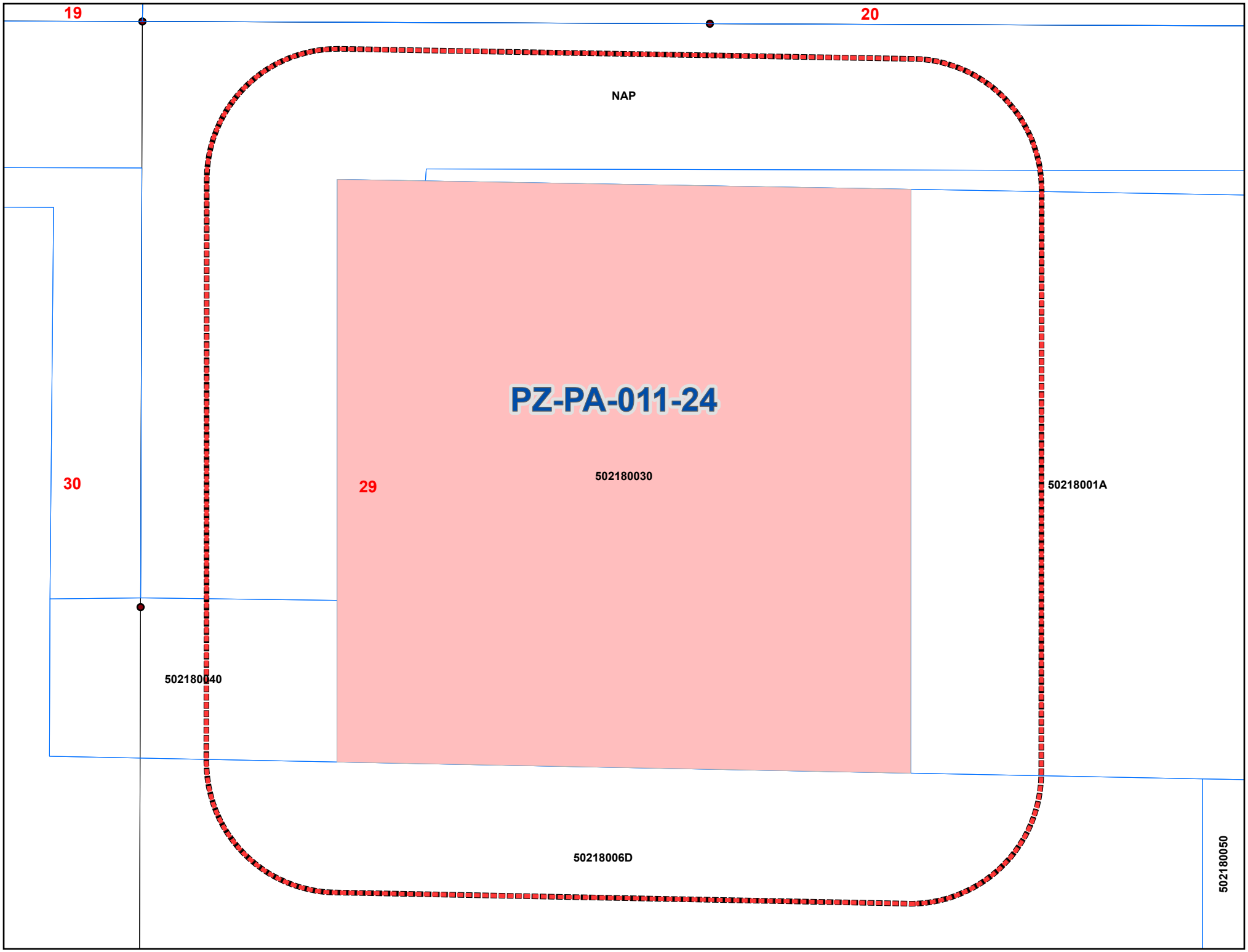
Legal Description:

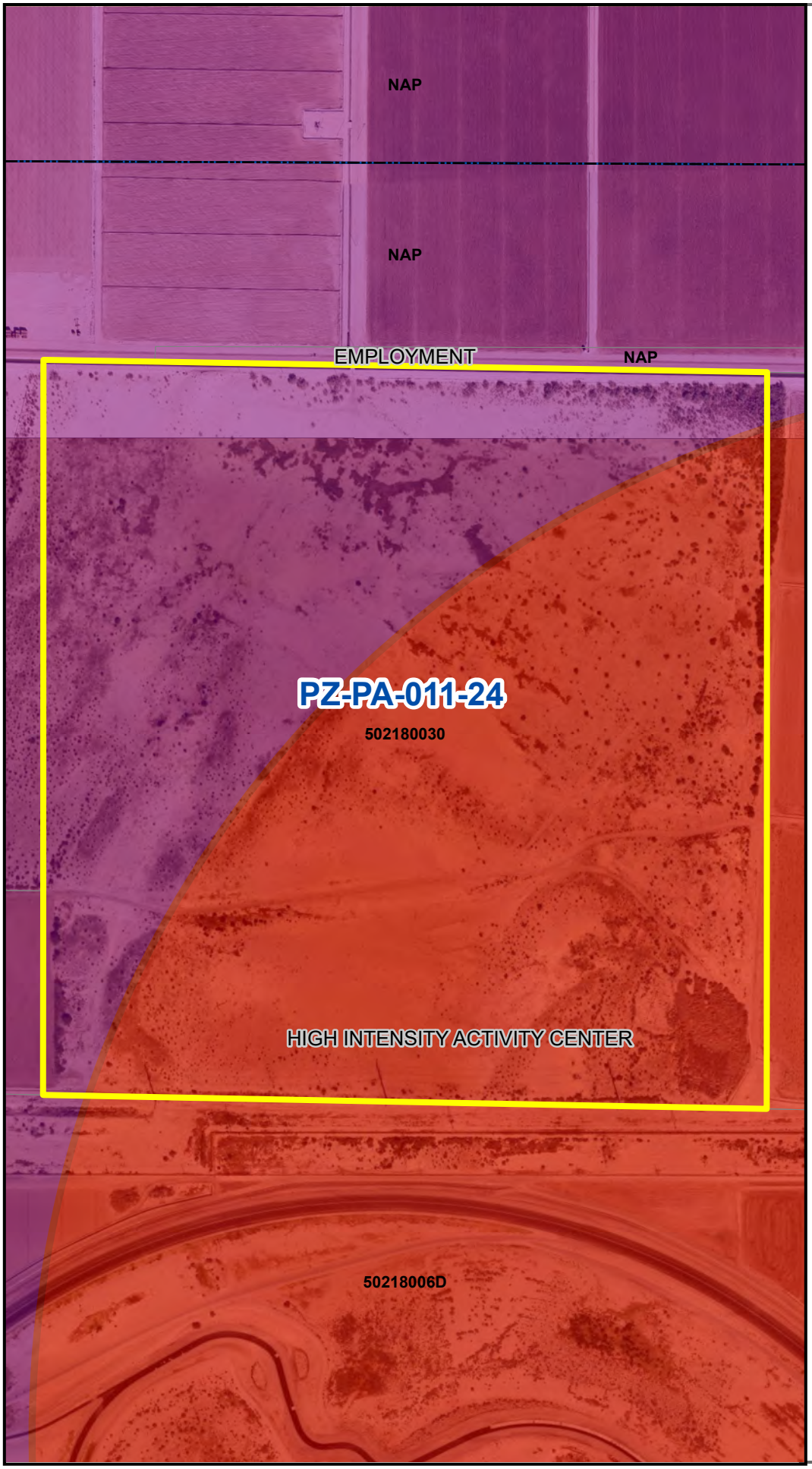
Situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

SEC 28, 29, TWN 05S, RNG 04E

Sheet No. 1 of 1

Owner/Applicant:	LANGLEY STANMAR 160 SAWTOOTH DEVCO, KIMLEY-HORN/KEITH NICHTER, ROSE LAW GRP		
Drawn By:	GIS / IT /LJT		Date: 07/11/2024
Section: 28, 29	Township: 05S	Range: 04E	
Case Number:	PZ-PA-011-24		


19
20
NAP
PZ-PA-011-24
30
29
502180030
50218001A
502180040
50218006D
502180050



PINAL COUNTY
WIDE OPEN OPPORTUNITY

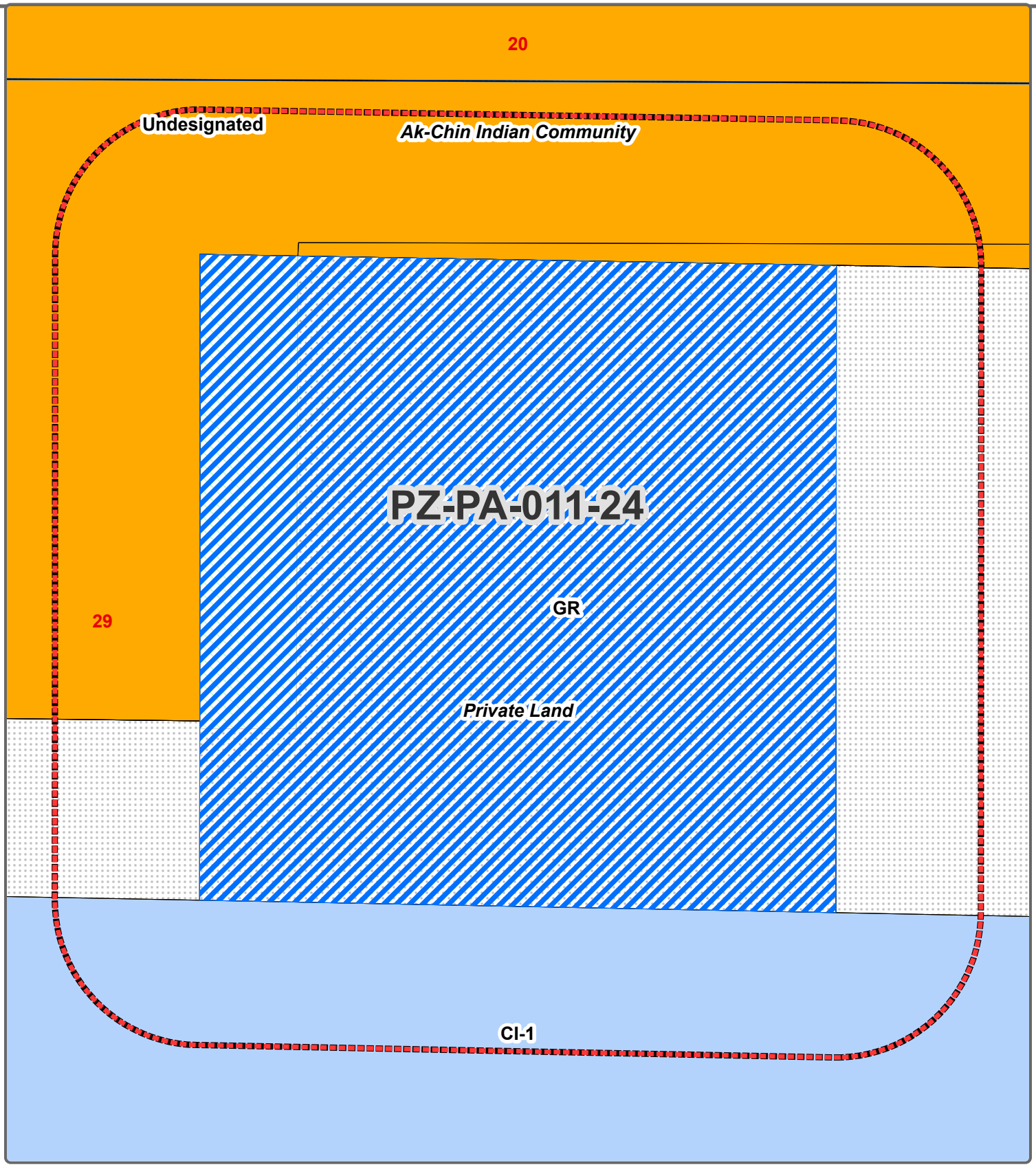
PZ-PA-011-24

FROM:

EMPLOYMENT,
HIGH INTENSITY
ACTIVITY CENTER

TO:

GREEN ENERGY
PRODUCTION



Community Development

Owner/Applicant:	Langley Stanmar 160 Sawtooth DevCo Kimley-Horn/Keith Nichter, Rose Law Grp		
Drawn By: GIS/IT - LJT	**Date:** 07/11/2024		
Section 28, 29	**Township** 05S	**Range** 04E	
Case Number: PZ-PA-011-24			

Legal Description:

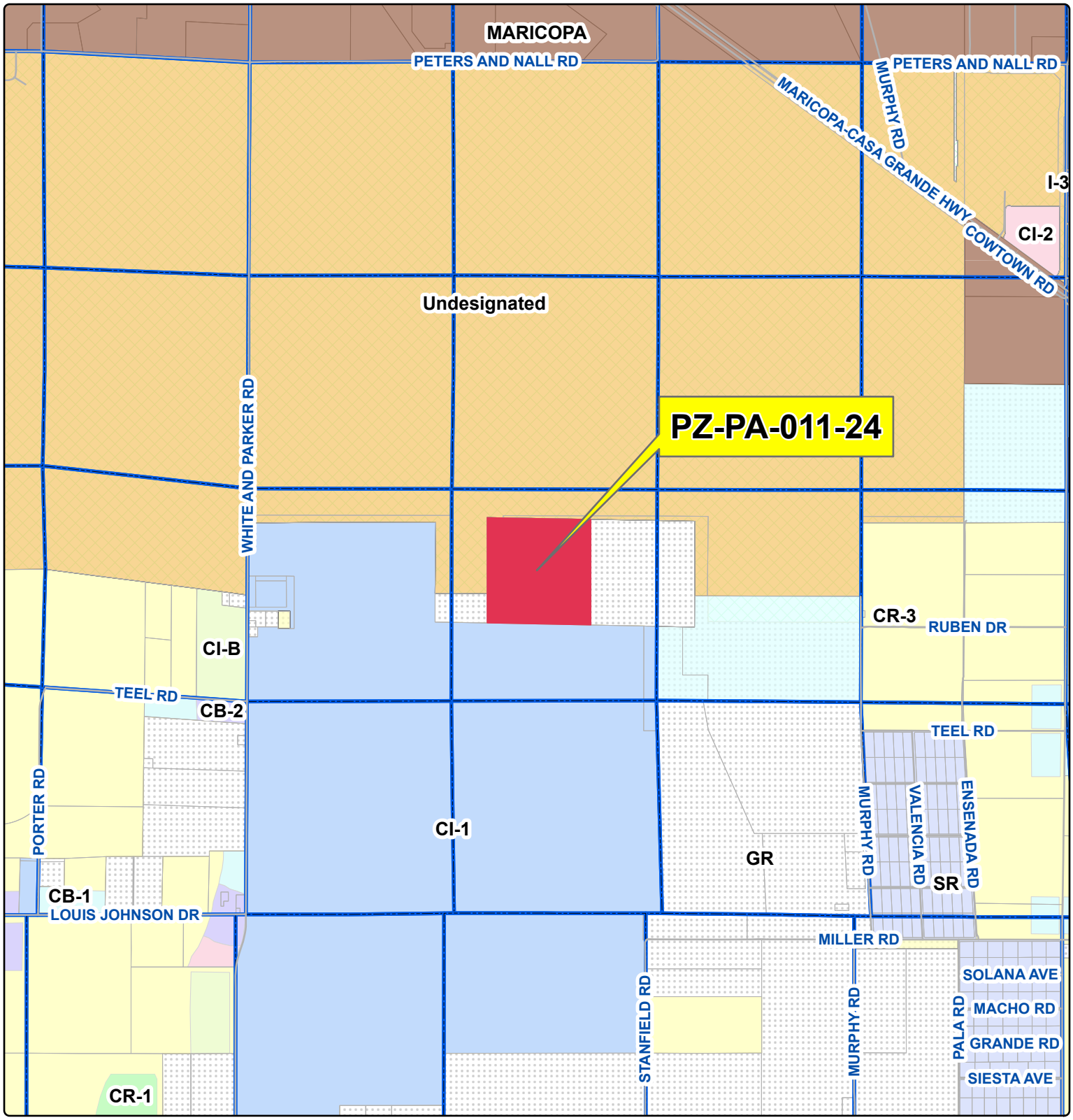
Situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

SEC 28, 29, TWN 05S, RNG 04E

Sheet No. 1 of 1

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Current Zoning: CR-3
Request Zoning: Rezone
Current Land Use: MLDR



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

SEC 28, 29, TWN 05S, RNG 04E

Sheet No. 1 of 1	Owner/Applicant:	LANGLEY STANMAR 160 SAWTOOTH DEVCO KIMLEY-HORN/KEITH NICHTER, ROSE LAW GRP	
	Drawn By: GIS / IT / LJT		Date: 07/11/2024
	Section 28, 29	Township 05S	Range 04E
	Case Number:	PZ-PA-011-24	

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

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): 502180030 Total Acreage: +/-159.68

3. Current Land Use Designation: Employment (+/-70 acres) and High Intensity Activity Center (HIAC) (+/-89.68 acres)

4. Requested Land Use Designation: Green Energy Production

5. Date of Concept Review: 05.28.2024 Concept Review Number: Z-PA-057-24

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 large scale photovoltaic solar energy generation and storage project situated in the western Pinal County growth area near the intersection of the Arizona State Route 347 and W. Louis Johnson Road.

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

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

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

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

- ☐ A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal 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.

Owner: Langley Stanmar 160 LLC, Agents: Sawtooth DevCo, LLC, Kimley-Horn, Rose Law Group

Name of Landowner (Applicant)	Address	Phone Number

See Attached/Below

Signature of Landowner (Applicant)		E-Mail Address
Kimley-Horn - Keith Nichter	1001 W. Southern Ave., Suite 131, Mesa AZ 85210	602.313.7206
Name of Agent	Address	Phone Number
Signature of Agent		keith.nichter@kimley-horn.com E-Mail Address

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

AGENCY AUTHORIZATION

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

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

Langley Stanmar 160, LLC an Arizona Limited Liability Company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of _____ 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]***

2738 E Guadalupe Rd, Gilbert, AZ 85234
[Address] ***[Address]***

Dated: 05/30/24 Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricoopa)

KENNETH W. ELLSWORTH
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 617782
MY COMMISSION EXPIRES
NOVEMBER 09, 2025

The foregoing instrument was acknowledged before me this 30th day of May 2024 by STEVE REES.
[Insert Name of Signor(s)]

My commission expires 11/09/2025

KENNETH W. ELLSWORTH
Printed Name of Notary

_____
Signature of Notary Public

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROPERTY OWNER/AGENT AUTHORIZATION FORM

I (property owner) Langley Stanmar 160 LLC, hereby

authorize (owner's agent) Agents: Sawtooth DevCo, LLC, Kimley-Horn

Acting as, ***(check one required for application processing)***

Contractor: ___ ROC#_____	Permitting Service: X	Registered Professional: X	Owner Builder: X	Relative: ___ Relation_____

To make application to Pinal County for the following (description of work) _____
Pre-Application, Major Comprehensive Plan Amendment, PAD, Zone Change/Associated Applications.

Assessor Parcel Number: 502180030

Name of RV/PM/MH Park (if applicable): N/A

Lot or Space # (if applicable): N/A

Physical Address: W1/2 of Tract 53 in Section 29-5S-4E 159.68 AC

City/Town: Unincorporated Pinal County State: AZ Zip: 85138

By signing this Form, I acknowledge and agree that I am not released from responsibility for: (1) the payment of any and all fees associated with the issuance of any permits, orders, notices or other approvals ("Approvals") by Pinal County pursuant to my agent's application; (2) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable county, state and federal laws, codes, rules, regulations and requirements; (3) correcting any violations of the terms and conditions of such Approvals issued by Pinal County pursuant to my agent's application. In the event this authorization is canceled, or the relationship between the owner and their agent or contractor is terminated, all rights to the permit, plans and fees will remain the property of the property owner.

Property Owner: Langley Stanmar 160 LLC

Owner Phone Number: 480-580-6838

By (signature): [signature]

Email: JBRIMHALL@LANGLEYLAND.COM

Name: STACY BRIMHALL

Date: 5/16/24

Title: MANAGER

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT
PRE-APPLICATION MEETING

A Pre-Application Meeting is required prior to applying for a Special Use Permit, Zoning Regulations Amendment, Rezoning, Comprehensive Plan Amendment, PAD Overlay District, Wireless Communication Facility and Industrial Use Permit. A formal application for these processes will not be accepted until a project has been through this meeting.

To schedule a pre-application meeting you must:

Applications must be submitted digitally in multi-page PDF format via the online submittal portal at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx

A. Please contact the Planning Division for more information

B. Submit the applicable fees made payable to Pinal County in accordance with the adopted fee schedule:

a. Pre-application meeting for a wireless communication facility =**$140.00**
b. Pre-application meeting for all other requests =**$490**

** Pre-Application Meetings are held on the second and fourth Tuesday of each month. Complete applications must be received 14 working days prior to the desired meeting date to be scheduled for that day.

*** If Substantial changes are proposed to the project between the "Pre-application meeting" and formal application submittal, staff may require an additional "Pre- application meeting(s)" subject to the fees outlined in Section B.

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

FOR A **COMPREHENSIVE PLAN AMENDMENT** PRE-APPLICATION MEETING IN UNINCORPORATED PINAL COUNTY
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment & 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)

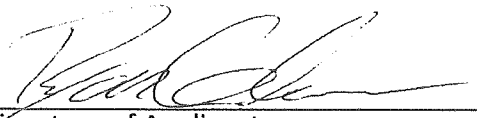
1. Parcel Number(s): 502180030
2. Total Acreage: 159.68 Acres
3. Current Land Use Designation: High Intensity Activity Center (+/-89.68 Acres) & Employment (+/-70 Acres)
4. Requested Land Use Designation: Green Energy Production
5. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):
   See attached narrative.
6. Discuss any recent changes in the area that would support your application. See attached narrative.
7. Explain why the proposed amendment is needed and necessary at this time. See attached narrative.

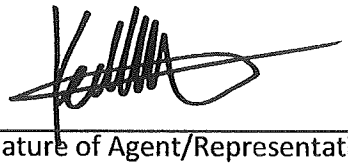
INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

COMMUNITY DEVELOPMENT
Planning Division

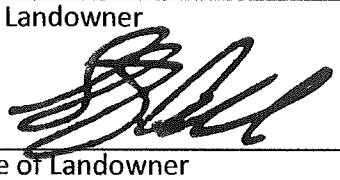
85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

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 beprocessed.

Sawtooth DevCo, LLC	24853 Del Prado, Dana Point, CA 92629	602.313.7206
Name of Applicant	Address	Phone Number
	ryan.galeria@copiapower.com	
Signature of Applicant	E-Mail Address	

Kimley-Horn - Keith Nichter	1001 W. Southern Ave. Unit 131, Mesa, AZ 85210	602.313.7206
Name of Agent/Representative	Address	Phone Number
	keith.nichter@kimley-horn.com	
Signature of Agent/Representative	E-Mail Address	

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

Langley Stanmar 160 LLC	2738 E Guadalupe Rd. Gilbert, AZ 85234	480-580-6838
Name of Landowner	Address	Phone Number
	JBRIMHALL@LANGLEYLAND.COM	
Signature of Landowner	E-Mail Address	

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

APPLICATION CHECKLIST

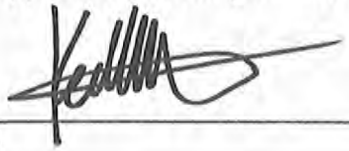
FOR A PROPOSED COMPREHENSIVE PLAN AMENDMENT IN UNINCORPORATED PINAL COUNTY

- ☐ **A.** **Submit** a completed "Comprehensive Plan Compliance Checklist"
- ☐ **B.** **Submit** the Non-Refundable fees outlined on page one of the Application.
- ☐ **C.** Submit all documentation outlined in this packet in multi-page PDF format*.
- ☐ **D.** Submit a project narrative that sufficiently describes the proposal through the use of graphic and text; the narrative may contain the "Comprehensive Plan Compliance Checklist"
- ☐ **E.** Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

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 that I have submitted all the required information listed above, and I understand that this application for a pre-application meeting cannot be processed until all required information is submitted.



5/14/2024

Signature Date

Kimley-Horn and Associates

FRONTIER SOLAR EAST PROJECT

MAJOR COMPREHENSIVE PLAN AMENDMENT
PROJECT NARRATIVE
CASE #: Z-PA-057-24

May 30th, 2024

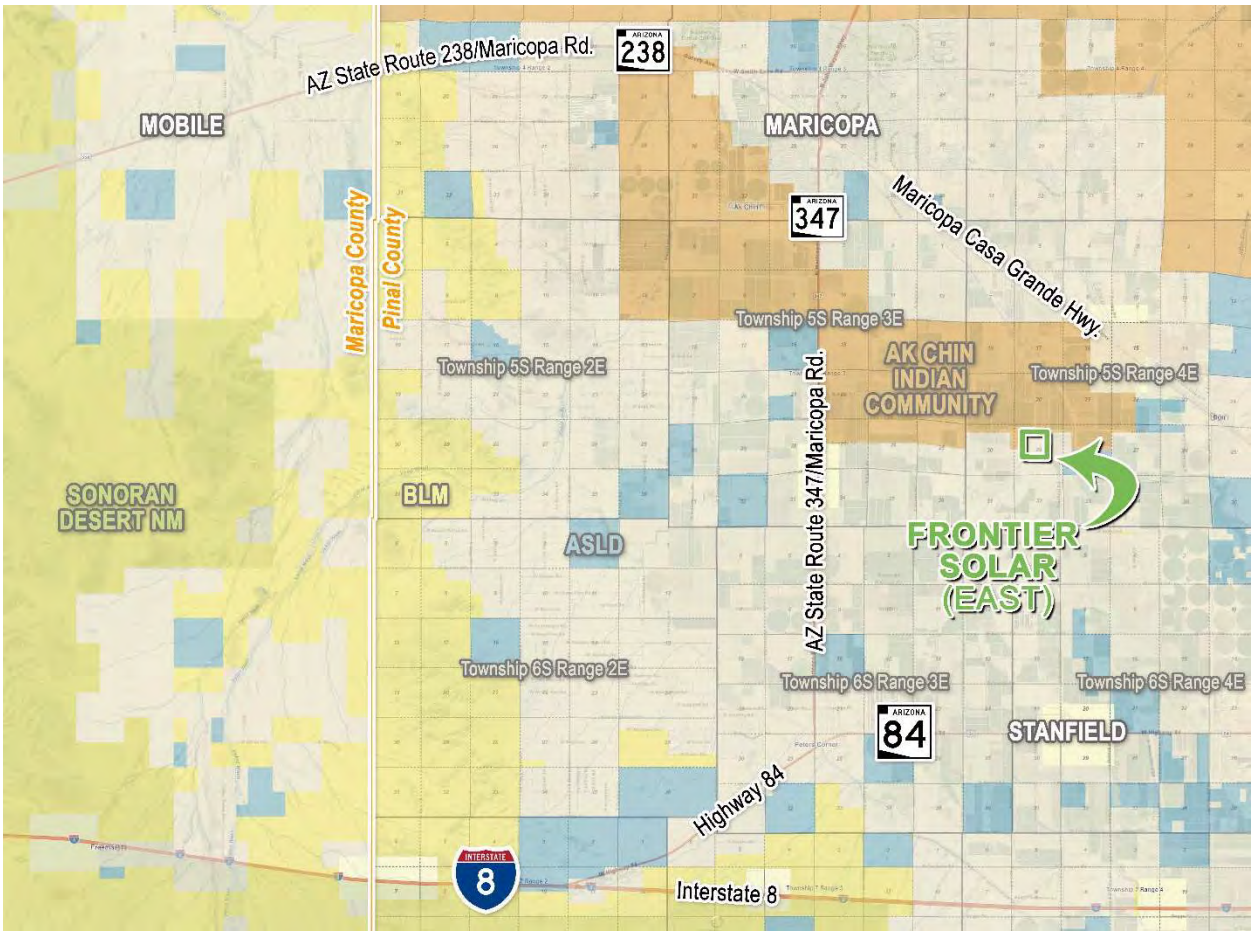


Exhibit A – Regional Context

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

Table of Contents

A. PURPOSE OF THE REQUEST 2

B. DESCRIPTION OF THE PROPOSAL 2

C. RELATIONSHIP TO SURROUNDING PROPERTIES 3

I. SITE ACCESS 4

D. COMPREHENSIVE PLAN AMENDMENT CRITERIA 4

E. COMPREHENSIVE PLAN COMPLIANCE 6

I. CONSISTENCY WITH PINAL COUNTYS VISION COMPONENTS. 6

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

F. CONCLUSION 11

A. PURPOSE OF THE REQUEST

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owners (Langley Stanmar 160 LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±159.68-acre Frontier Solar East Project (Project) from Employment and High Intensity Activity Center (HIAC) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area near the intersection of N. White & Parker Road and Cow Town 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 the General Rural (GR) 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, is made up of one (1) parcel, within Section 29 in Township 5 South, Range 4 East, located approximately eight (8) miles south and east of the City of Maricopa and just south of the Ak Chin Indian Community.

Table 1 - Frontier Solar East Parcel/Land Use List

APN (1)	Ownership	S/T/R	Existing Comp. Plan Land Use Designation	Major CPA Parcel Area (Acres)
502180030	Langley Stanmar 160 LLC	29/05S/04E	Employment	70.00
			High Intensity Activity Center	89.68
			Frontier Solar East Total	**159.68**

The Developer proposes to construct, operate, and maintain up to approximately ±50 MW hybrid solar photovoltaic (PV) facility, up to approximately ±300 MW battery energy storage system (BESS) along with associated infrastructure for the Frontier Solar East Project.

The Project, which may be phased, will include approximately ±80,000 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 Santa Rosa Substation, operated by Arizona Public Service (APS), which is conveniently located +/-1-mile west of the site, delivering enough energy to power roughly 20,000 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 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 site is located immediately north of Nissan's Arizona Testing Center in the area generally bound by the Ak Chin Indian Community on the north, the Santa Rosa Wash on the east, Teel Road on the south and N. White & Parker on the west. This surrounding area, mostly within the General Rural (GR), PAD with Single Residence (CR-3/PAD) and Light Industry and Warehouse Zoning District (CI-1) Zoning Districts, is characterized by native desert lands, active and passive agricultural with a few scattered residences. The Project site, due to the surrounding agricultural history, is relatively flat with only a +/-5-foot elevation change from south to north. Additionally, the existing Santa Rosa electrical substation is located nearby, less than a mile from the site, along with the Pinal West Substation further to the west, 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 portions of the site perimeter. Other land uses in the larger surrounding area 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	GR	Employment & HIAC	Vacant Desert
North	Private & Ak Chin Indian Res.	Undesignated	Employment	Agricultural
East	Private	CR-3 PAD, CB-1 PAD & GR	Employment & HIAC	Agricultural
South	Private	CI-1	Employment & HIAC	Agricultural/Vacant & Nissan
West	Private	GR/Undesignated	Employment	Agricultural & Vacant Desert

I. SITE ACCESS

The Project area is generally bound by the Cow Town Road alignment on the north, east of the Fuqua Road alignment on the west and west of the Stanfield Road alignment on the east. The site can be accessed regionally from Arizona State Route 347 via W. Louis Johnson Road and N. White & Parker 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.

As seen in ***Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map,*** this proposal will change the sites ±70 acres of Employment along with the remaining ±90 acres of High Intensity Activity Center to Green Energy production. According to the Pinal County Comprehensive Plan amendment

criteria, the change in the Employment land use classifications of 20 or more contiguous acres to another land use classification constitutes a Major Amendment.

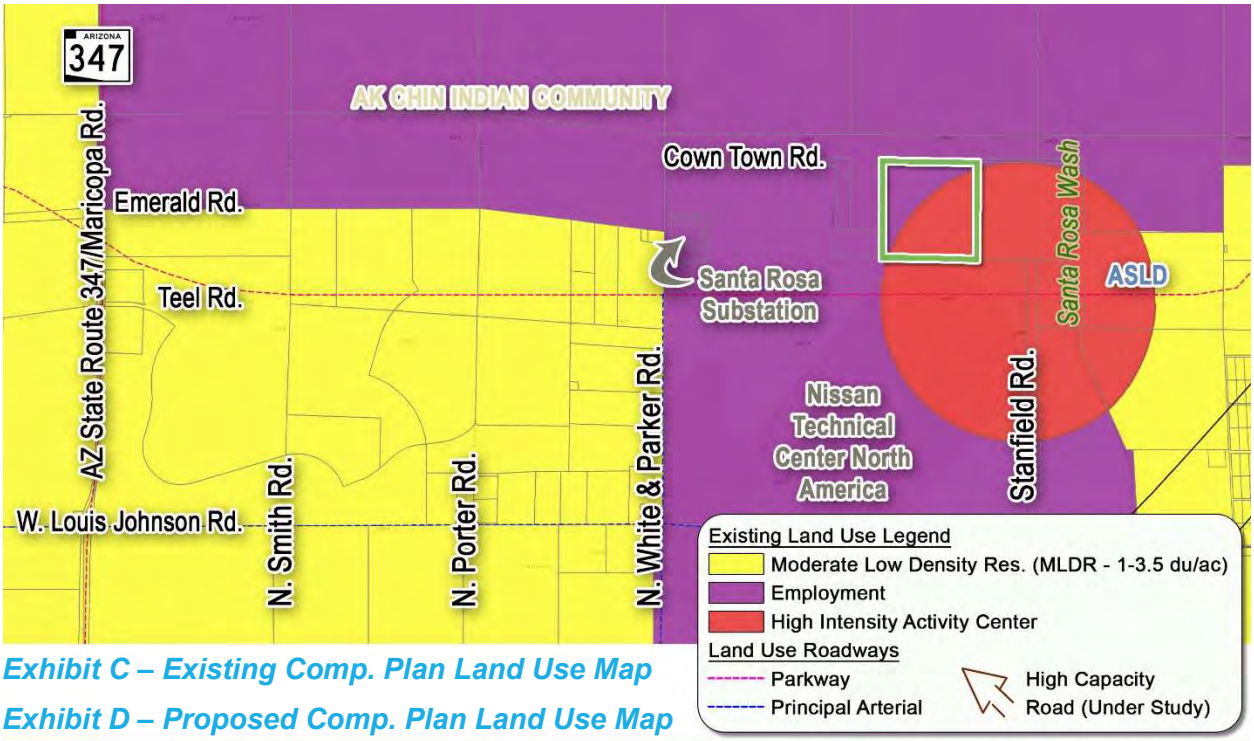
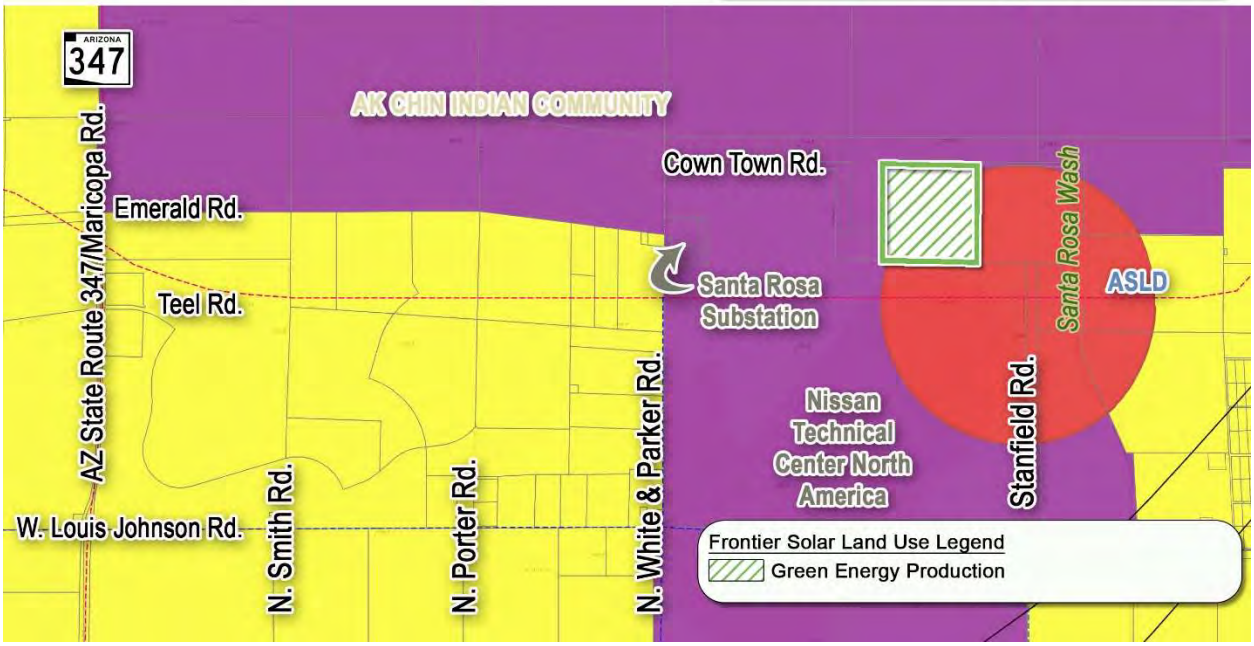


Exhibit C – Existing Comp. Plan Land Use Map

Exhibit D – Proposed Comp. Plan Land Use Map



Additionally, this area has experienced some recent changes that support this application. The nearby Santa Rosa Substation has experienced a significant expansion. Additionally, the Pinal West Substation located further to the west did not exist. 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 at the time of these approvals 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 Frontier Solar East 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 Employment and High Intensity Activity Center. The proposal will amend the Pinal County Comprehensive Plan land use 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 Frontier Solar East 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 Frontier Solar East.

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 Frontier Solar East 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, Frontier Solar East 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 fits with the existing surrounding rural context. Additionally, no future trail alignments have been identified on or around the Project area and the proposed future land use will not require a need for pedestrian connectivity. As seen on ***Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map***, the Project has also contemplated the Land Use Roadways, which show a Parkway and High-Capacity Road (Under Study) designations further south of the site which do not appear to impact the Project area. Regardless, the applicant will work with County staff to provide necessary right-of-way dedications or preservations to preserve necessary connectivity.

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 adjacency to necessary electric transmission infrastructure to provide a reliable and competitive energy development.

4. Open Spaces and Places

The Frontier Solar East 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). 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. Frontier Solar East 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 Employment and High Intensity Activity Center. The proposal will amend the Pinal County Comprehensive Plan for the entire ±159.68-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 Frontier Solar East 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 energy producing use, the proposed amendment would be consistent with surrounding Moderate Low Density Residential uses and would also provide opportunities to spur growth within the surrounding Employment and Activity Centers.

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

While portion of this proposal is within a High Intensity Activity Center the proposed change of land use area does not qualify for a Major CPA alone. The minimal change away from the HIAC land use, which allows for a multitude of uses including the future proposed Industrial zoning, will allow for the majority of the HIAC node to remain in place. While the primary agricultural uses within the area, the existing surrounding site constraints (irrigation, power lines, substation, Santa Rosa Wash, limited site access)

and surrounding ownership patterns (Arizona State Land, Ak-Chin Indian Reservation, Nissan test track) don't make for the ideal location of a future Mixed-Use Activity Center, the flexible approach of these activity centers in the Comprehensive Plan will still allow for significant opportunities within the area. Additionally, the proposed 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. 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 Frontier Solar East 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 within the surrounding areas, 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, Frontier Solar East 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 avoid large scale visual impacts. 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 Frontier Solar East.

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 or Trails within or around the Project area.

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 Frontier Solar East Project area has been previously disturbed with a history of agricultural usage, the areas outside of the development area will be conserved in their 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 business and residential uses, Frontier Solar East 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 Frontier Solar East 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

FRONTIER EAST SOLAR PROJECT
MAJOR COMPREHENSIVE PLAN AMENDMENT
CASE #: Z-PA-057-24

May 30th, 2024

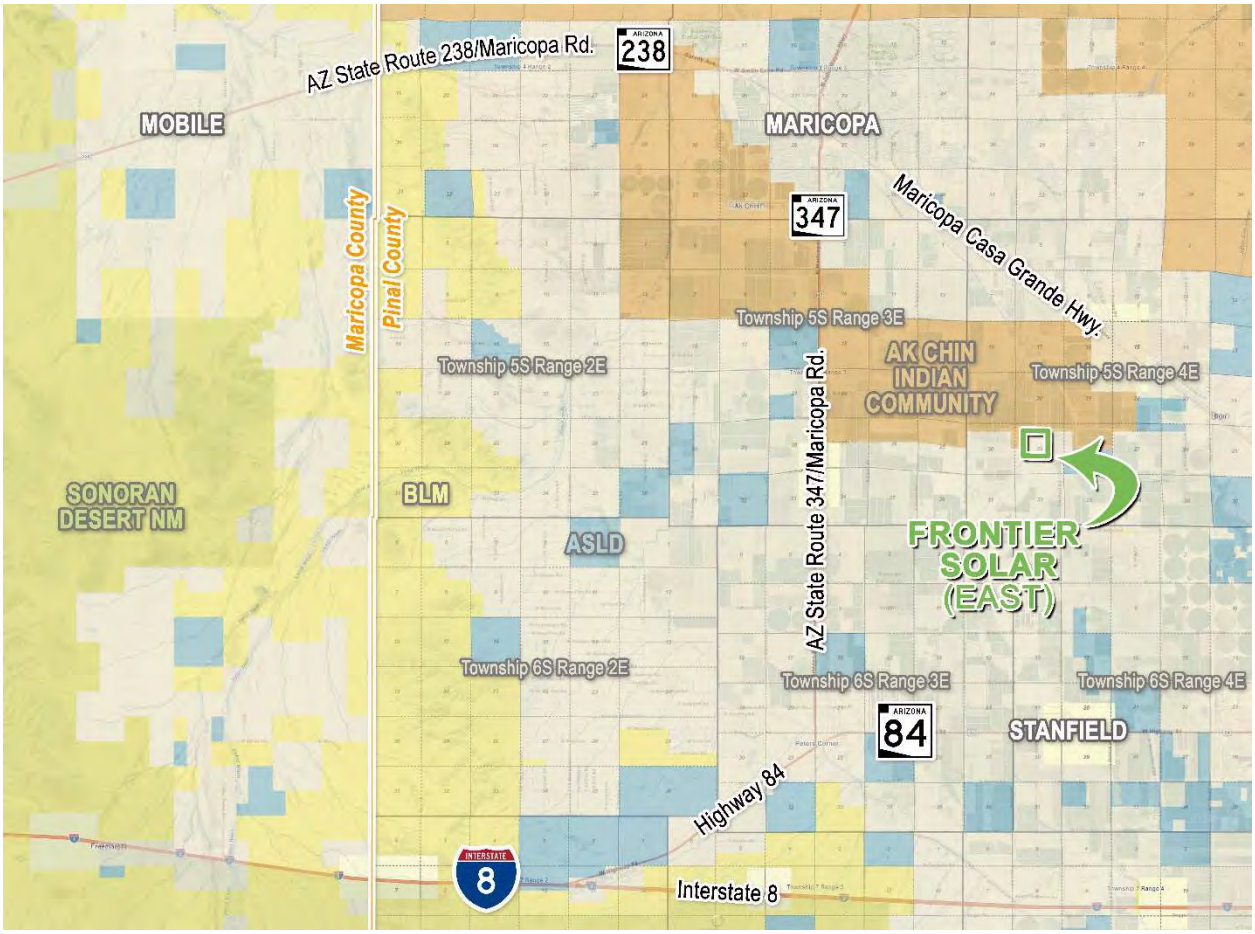


Exhibit A – Regional Context

A. INTRODUCTION

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owners (Langley Stanmar 160 LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±159.68-acre Frontier Solar East Project (Project) from Employment and High Intensity Activity Center (HIAC) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area near the intersection of N. White & Parker Road and Cow Town Road.

As seen in ***Exhibit A - Regional Context***, the Project, is made up of one (1) parcel, within Section 29 in Township 5 South, Range 4 East, located approximately eight (8) miles south and east of the City of Maricopa and just south of the Ak Chin Indian Community.

Table 1 - Frontier Solar Parcel/Land Use List

APN (1)	Ownership	S/T/R	Existing Comp. Plan Land Use Designation	Major CPA Parcel Area (Acres)
502180030	Langley Stanmar 160 LLC	29/05S/04E	Employment	70.00
			High Intensity Activity Center	89.68
			Frontier Solar East Total	**159.68**

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

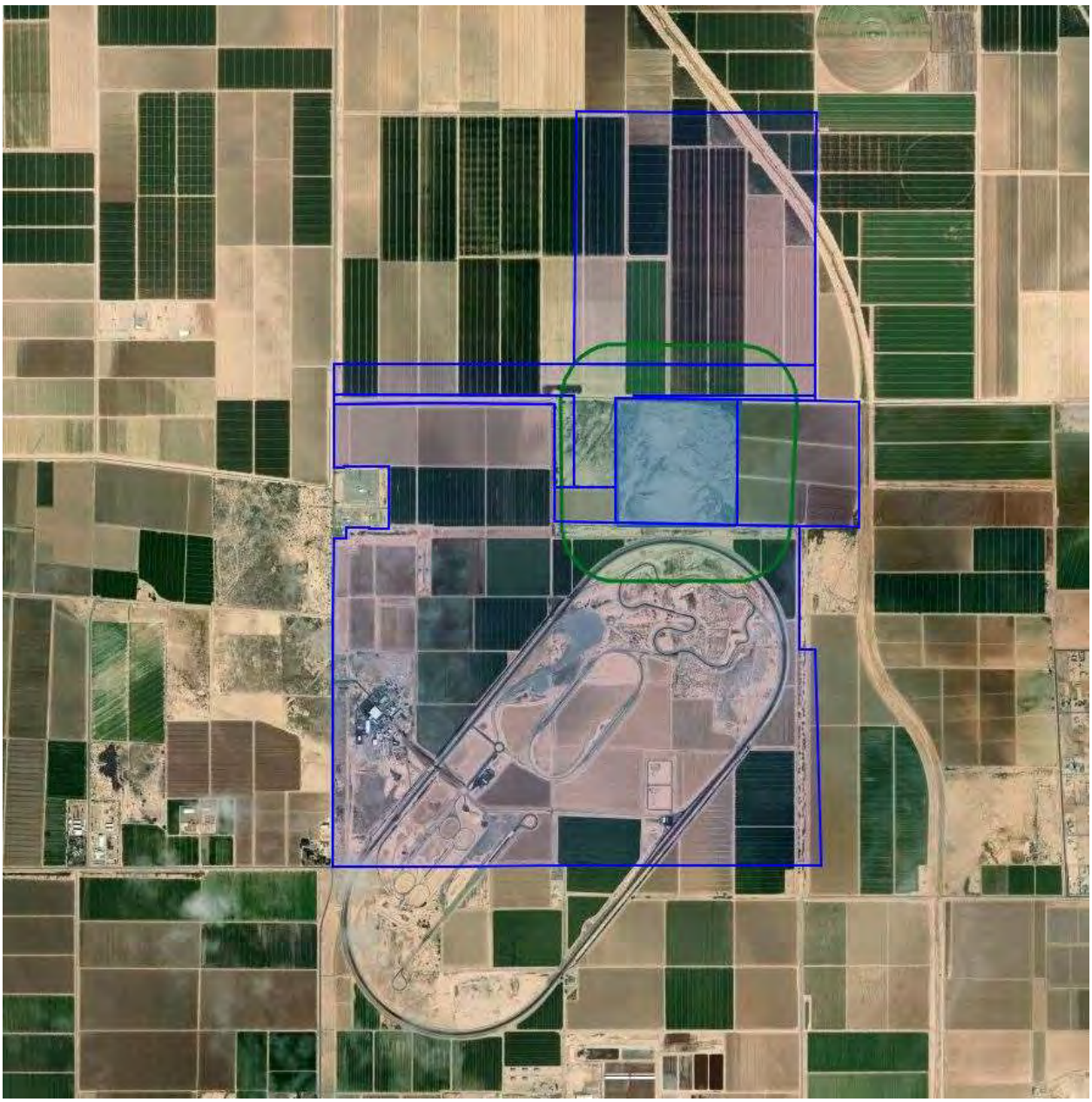
This Public Participation Plan will be submitted within thirty (30) days of the application submittal. A final Neighborhood Meeting Report will be provided prior to scheduling the CPA for any required public hearing.

ATTACHMENTS

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

(The remainder of this page is left intentionally blank)

ATTACHMENT A – 1,200' NOTIFICATION MAP



(The remainder of this page is left intentionally blank)

ATTACHMENT B – 1,200' NOTIFICATION LIST

Parcel #	Owner Name	Address	City	State	Zip
502180030	LANGLEY STANMAR 160	2738 E GUADALUPE RD	GILBERT	AZ	85234
NAP					
502180040	ROBINSON FAMILY FARMS	PO BOX 11138	CASA GRANDE	AZ	85130
50218001A	ROBINSON FAMILY FARMS	PO BOX 11138	CASA GRANDE	AZ	85130
NAP					
50218006 D	NISSAN NORTH AMERICA INC	7815 N WHITE AND PARKER RD	STANFIELD	AZ	85172
NAP					

(The remainder of this page is left intentionally blank)

ATTACHMENT C – DRAFT NOTIFICATION LETTER

(The remainder of this page is left intentionally blank)

Kimley»Horn

TBD 2024

FRONTIER SOLAR EAST DRAFT NOTIFICATION LETTER

REQUEST: *The Tap Solar Project (Z-PA-057-24) is proposing a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±159.68-acre from Employment and High Intensity Activity Center (HIAC) to Green Energy Production.*

PURPOSE: *To allow the future zone change, from General Rural (GR) 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 Section 29 in Township 5 South, Range 4 East of unincorporated Pinal County about one mile east of the N. White & Parker Road and Cow Town Road intersection.*

APN's (1): *502-18-0030*

SIZE: *+/- 159.68 Acres*

OWNER:
Langley Stanmar 160 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

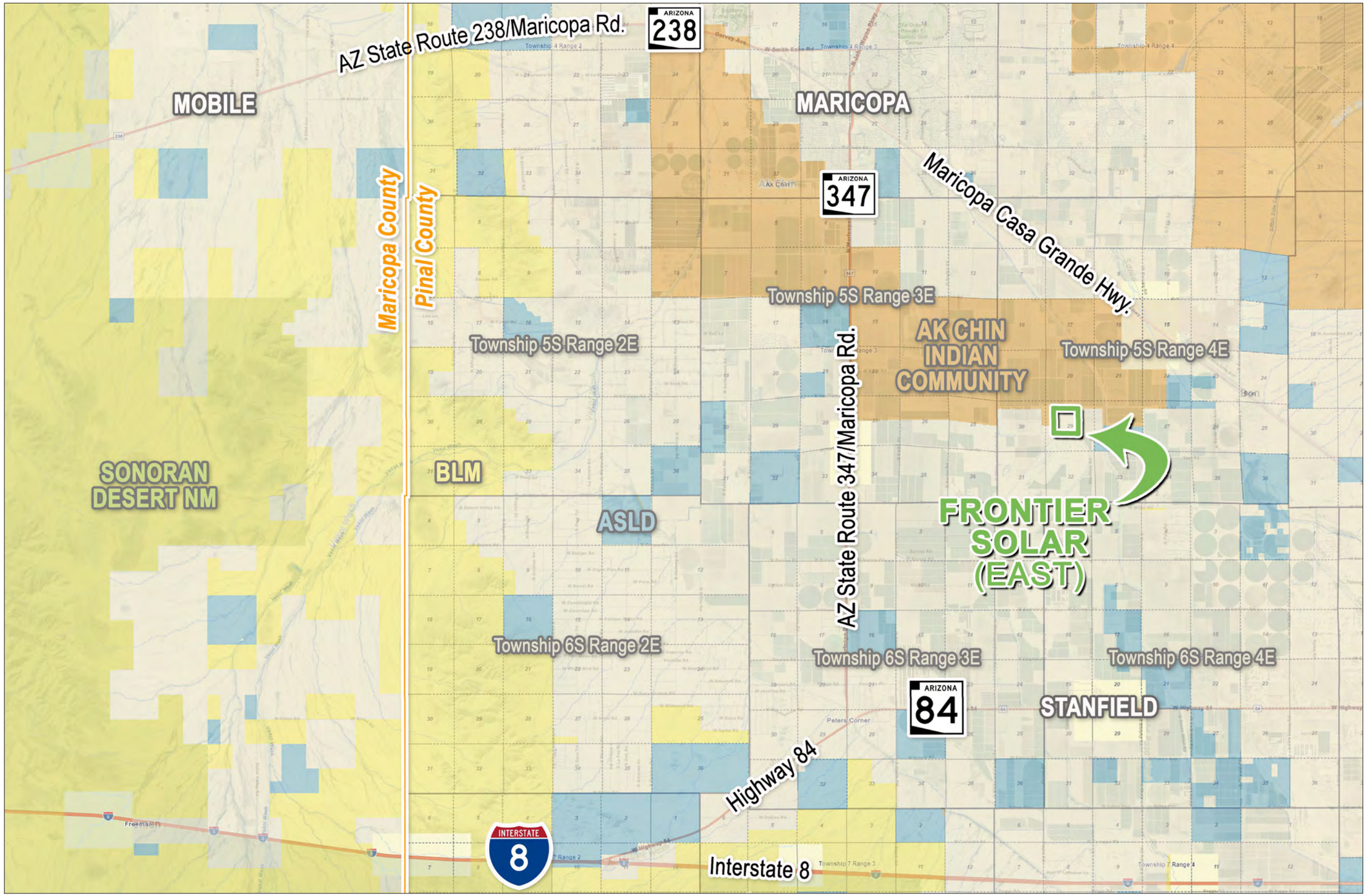
Vicinity Map (Not to scale)



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

FRONTIER SOLAR EAST PROJECT

LOCATION MAP - 2024.05.30

AK CHIN INDIAN COMMUNITY

379'

380'

Cow Town Rd.

Santa Rosa Substation

BLM

N. White & Parker Rd.

382'

Nissan Technical Center North America

Stanfield Rd.

Santa Rosa Wash

ARIZONA STATE LAND DEPT. (ASLD)

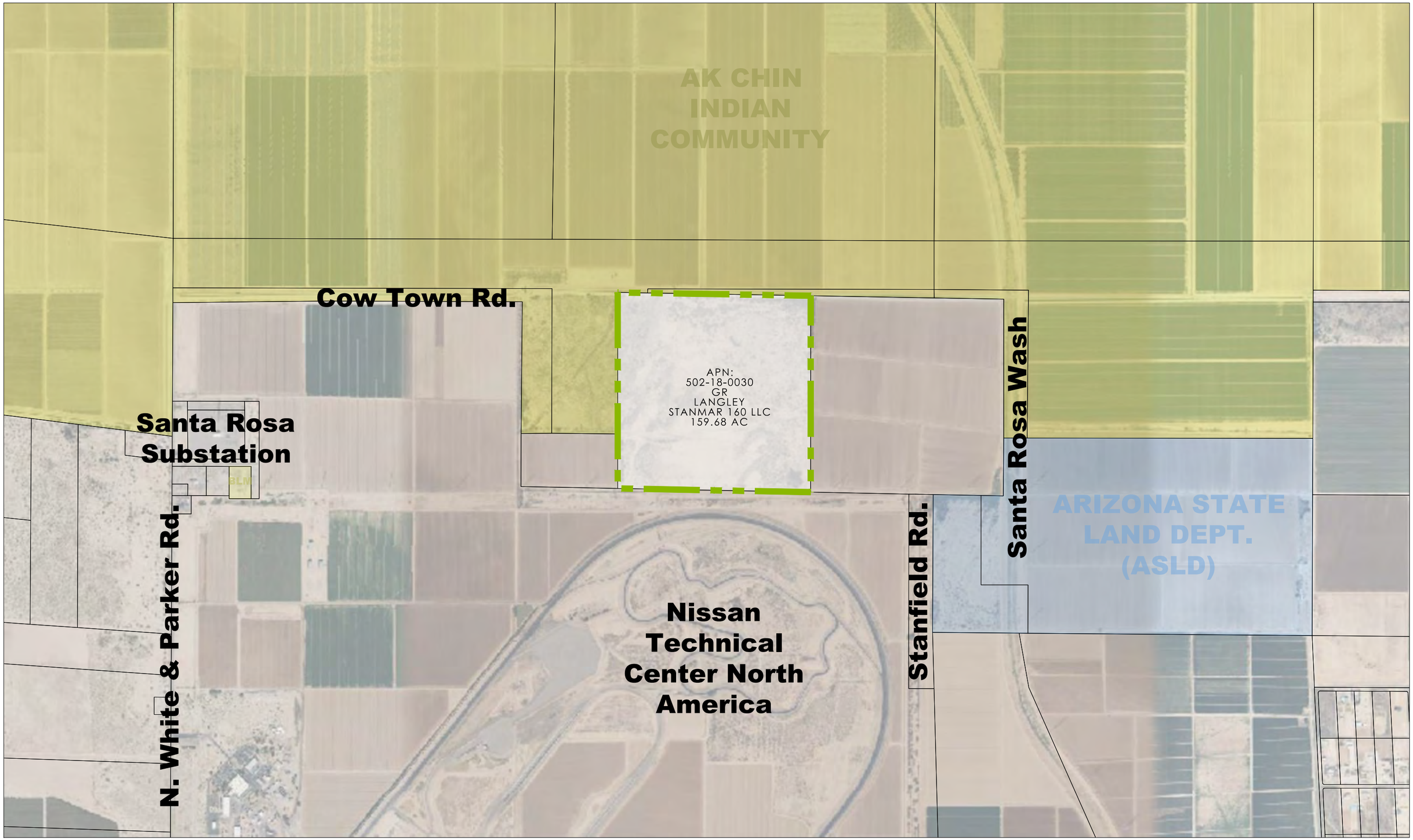
Kimley»Horn

FRONTIER SOLAR EAST PROJECT

TOPOGRAPHIC MAP - 2024.05.30

0 600' 1,200' 2,400'

NORTH



Kimley»Horn

FRONTIER SOLAR EAST PROJECT

SITE MAP W/ OWNERSHIP - 2024.05.30

0 600' 1,200' 2,400'

NORTH

Frontier Solar East

Traffic Impact Statement

CASE NUMBER: Z-PA-057-24

JULY 2024

Prepared By:



Kimley»Horn

Table of Contents

1 Existing Conditions 1

1.1 Site Location 1

1.2 Surrounding Land Use 1

1.3 Existing Roadways 1

2 Proposed Conditions 2

2.1 Site Access, Driveway Spacing, and Sight Distance 2

2.2 Trip Generation 3

3 Impacts to Adjacent Existing Infrastructure 3

3.1 Auxiliary Lanes 3

3.2 Potential Traffic Impacts 5

4 Conclusions 6

Figures

Figure 1: Regional Vicinity Map 1

Figure 2: Pinal County Right Turn Lane Warrant 4

Figure 3: Pinal County Left Turn Lane Warrant 4

Tables

Table 1: Existing Average Daily Traffic Volumes 2

Table 2 : Trip Generation Summary 3

Table 3 : Summary of Potential Daily Traffic 5

Appendices

APPENDIX A – Preliminary Site Plan 7

APPENDIX B – MCDOT Roadway Planning Level Traffic Volumes Table 8

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 Frontier Solar East Development (project).

1.1 SITE LOCATION

The project location consists of approximately 160 acres of undeveloped vacant land in Pinal County near Maricopa, AZ. The project is located north of Arizona State Route (SR) - 84 and east of SR-347. **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. The City of Maricopa is located directly north of the project. The Nissan Technical Center North America is located directly south of the project site. Northwest of the site is Maricopa Casa Grande Highway and further northwest is the Ak-Chin Regional Airport.

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.

Cow Town Road is an unpaved road that extends eat-west along the north side of the site. The roadway is not classified on the Pinal County's Transportation Planning Viewer.

White and Parker Road is a paved road that is north-south aligned of the vicinity. The road is located approximately 1 mile west of the project site. Within the Pinal County's Transportation Planning Viewer, White and Parker Road is classified as a rural major collector.

Maricopa Casa Grande Highway is a two-lane paved road in the vicinity of the project site which runs in the northwest-southeast direction. The road is approximately 5 miles from the project stie. Maricopa Casa Grande Highway is classified by Pinal County's Transportation Planning Viewer as a rural minor arterial roadway.

Arizona State Route 84 is located approximately 5 miles south of the project site with a general east-west alignment in this vicinity. SR-84 a paved two-way highway with paved shoulders. SR-84 is classified by Pinal County's Transportation Planning Viewer as a rural minor arterial.

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
White and Parker Road, north of SR-84 (2023)	32597	873	973	1,845
SR-84, west of White and Parker Road (2022)	100900	1,815	1,843	3,657
Maricopa Casa Grande Highway, southeast of White and Parker Road (2023)	32560	4,854	3,868	8,723

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 accesses are yet to be confirmed; however, site accesses are anticipated to be provided along Cow Town Road. All project traffic is expected to utilize 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 White and Parker Road from the north and south and travel east and west along Cow Town 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**).

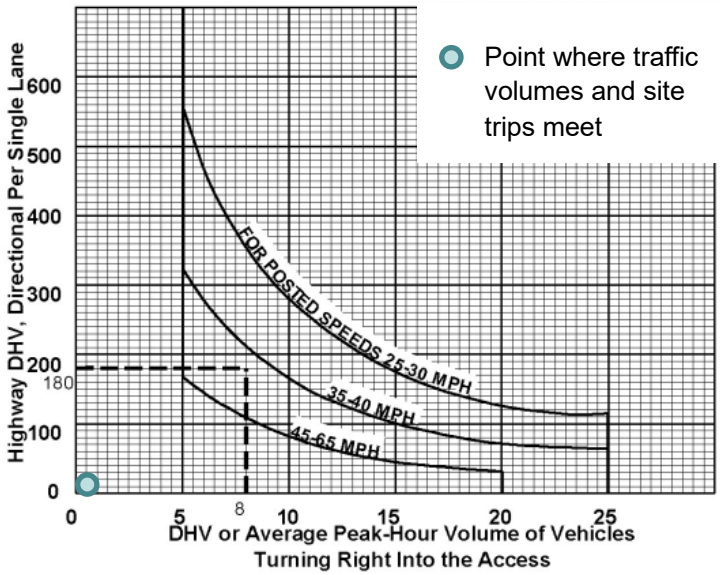


Figure 2: Pinal County Right Turn Lane Warrant

Given the location of the site, Cow Town Road existing volume is presumed to be low. Additionally, the proposed site does not generate more than 4 total daily trips (2 inbound/2 outbound). Therefore, it is not expected that the eastbound right along the Cow Town Road at the site driveway will warrant a dedicated right turn lane based on Pinal County's Right turn Lane Warrant shown in **Figure 3**.

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.

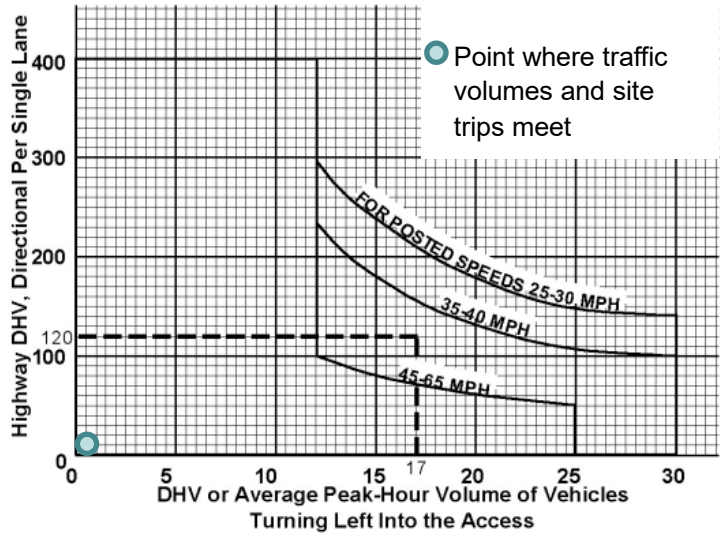


Figure 3: Pinal County Left Turn Lane Warrant

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

left turn lanes are not warranted at the site access driveway because the traffic volumes 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, the 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. This 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
White and Parker Road, (north of SR-84)	Rural Major Collector	2	Undivided	5,600	1,845
SR-84 (west of White and Parker Road)	Rural Minor Arterial	2	Undivided	6,000	3,657
Maricopa Casa Grande Highway (southeast of White and Parker Road)	Rural Minor Arterial	2	Undivided	9,500	8,723
Cow Town Road (east of White and Parker Road)	Rural Local	2	Undivided	1,900	-

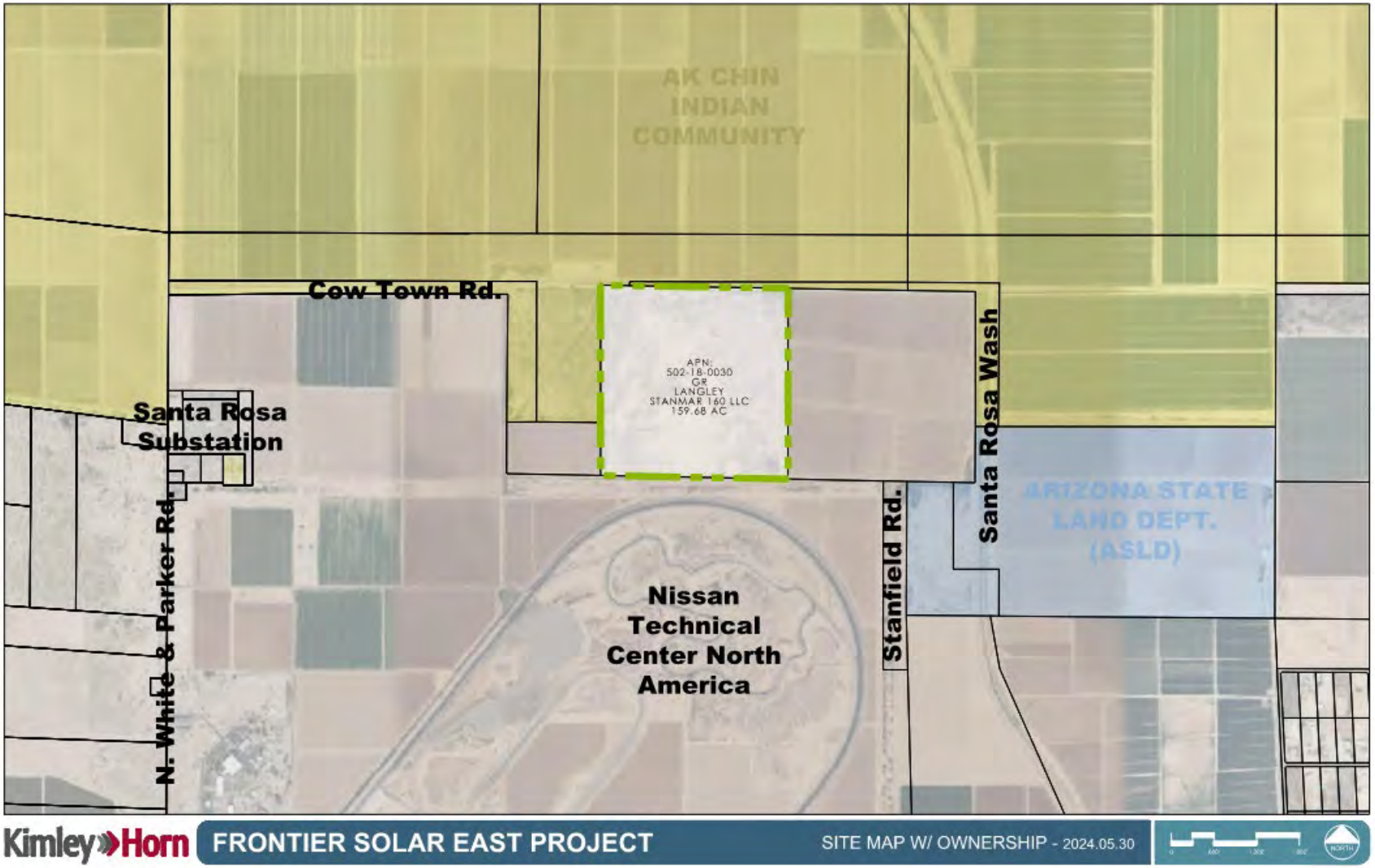
The existing daily volume of 1,845 on White and Parker Road is located just north of SR-84. The nearest station to the project site along SR-84 is west of White and Parker Road with an existing daily volume of 3,657. Additionally, the existing daily volume of 8,723 on Maricopa Casa Grande Highway is located near the White and Parker Road intersection. Based on the volumes shown in **Table 3**, White and Parker Road, SR-84, and Maricopa Casa Grande Highway are anticipated to operate at LOS C or better with the existing daily traffic volumes plus the worst-case typical site traffic volumes.

Although the existing volume on Cow Town Road is unknown, because it currently unpaved, 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 Cow Town Road will be low enough to operate at LOS D or better.

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 roadways. 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 driveway 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

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:
Frontier Solar East Site

Project Description:
Frontier Solar East 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-22109

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.

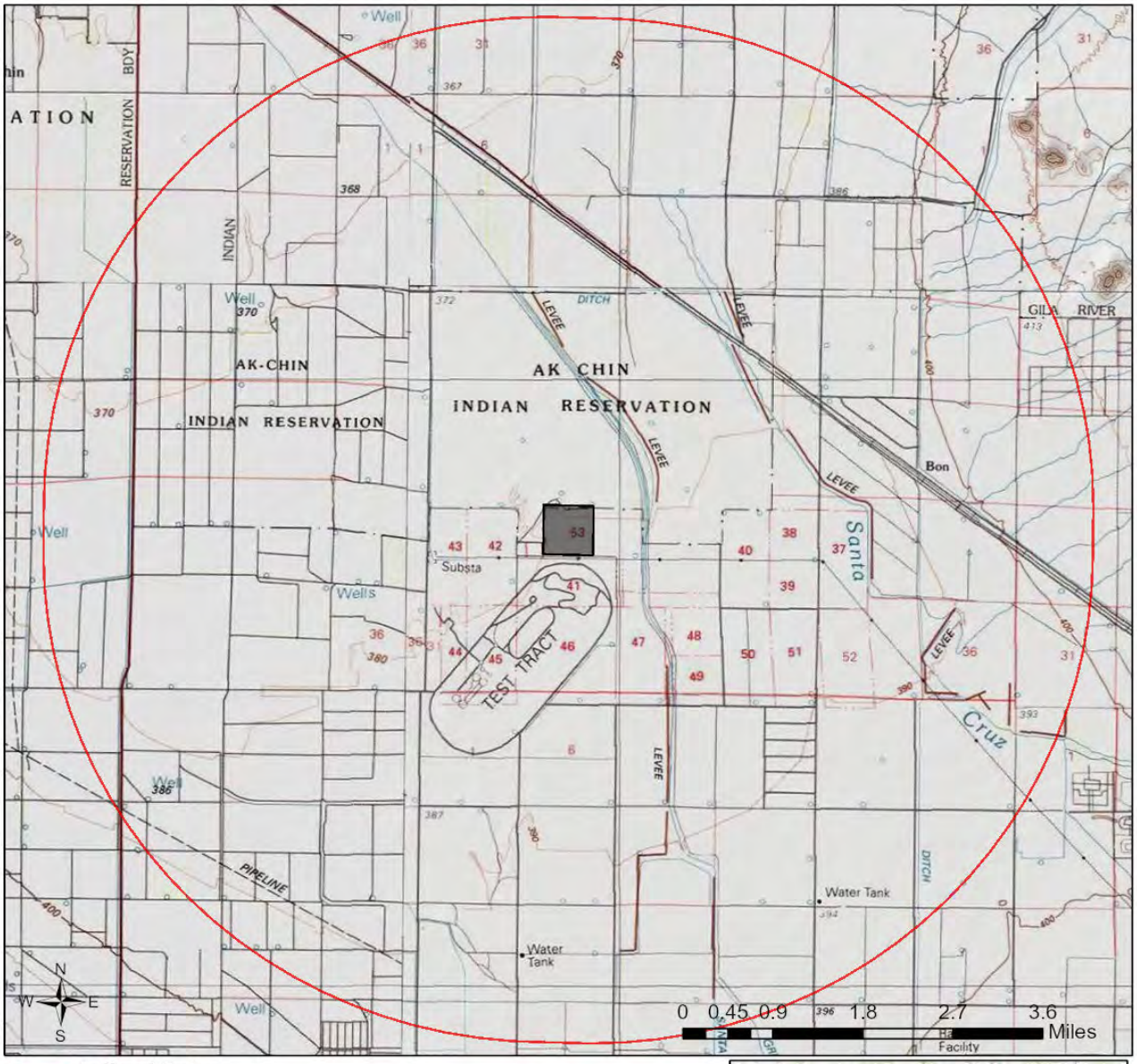
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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.

Frontier Solar East Site

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 161.85

Lat/Long (DD): 32.9638 / -111.9726

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T5S, R4E

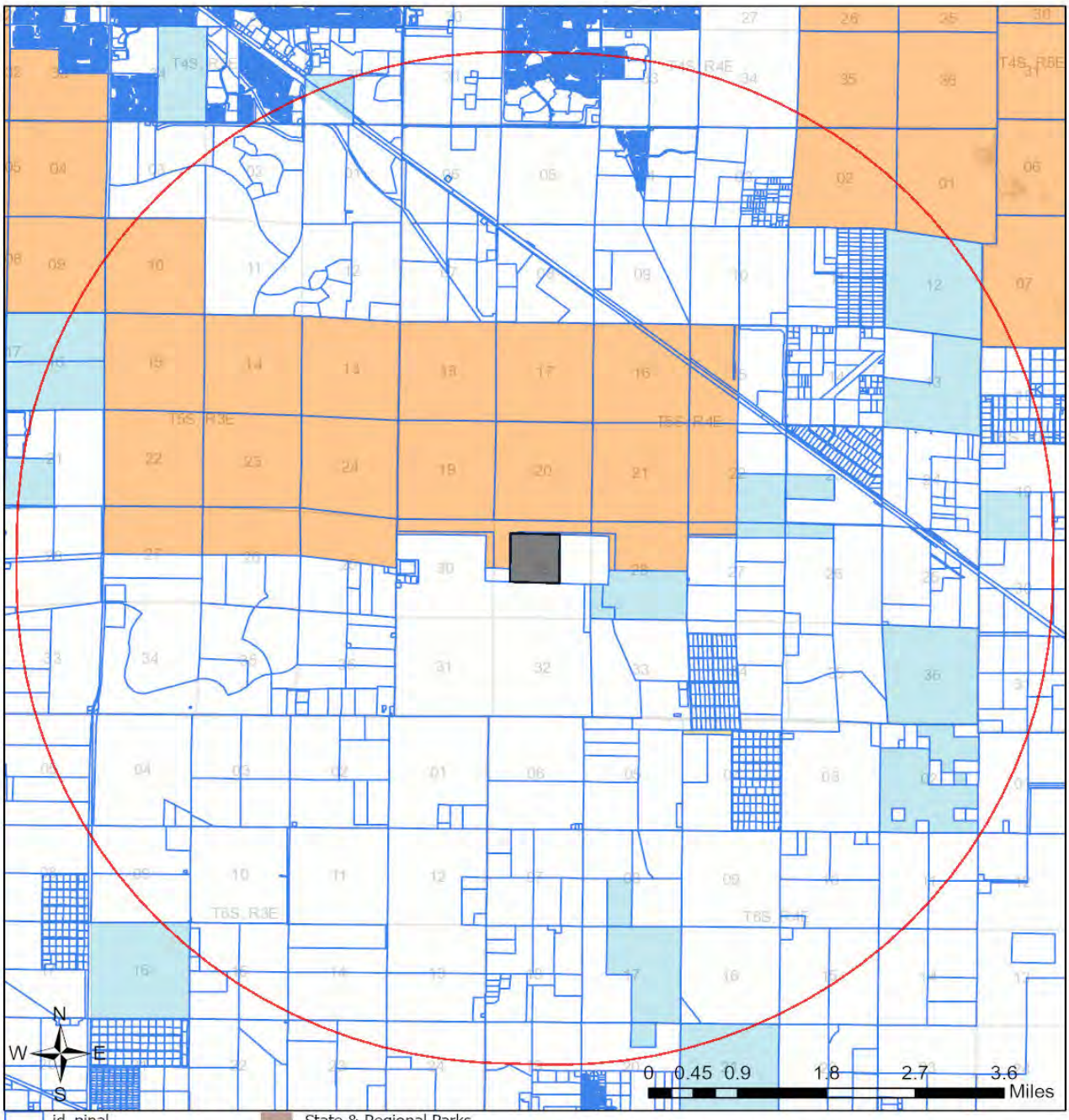
USGS Quad(s): STANFIELD



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

Frontier Solar East Site

Web Map As Submitted By User



- id_pinal
- 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
- Sections
- Townships
- Buffered Project Boundary
- Project Boundary

Project Size (acres): 161.85

Lat/Long (DD): 32.9638 / -111.9726

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T5S, R4E

USGS Quad(s): STANFIELD

Esri, NASA, NGA, USGS

Frontier Solar East Site

Important Areas



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

Project Size (acres): 161.85

Lat/Long (DD): 32.9638 / -111.9726

County(s): Pinal

AGFD Region(s): Mesa

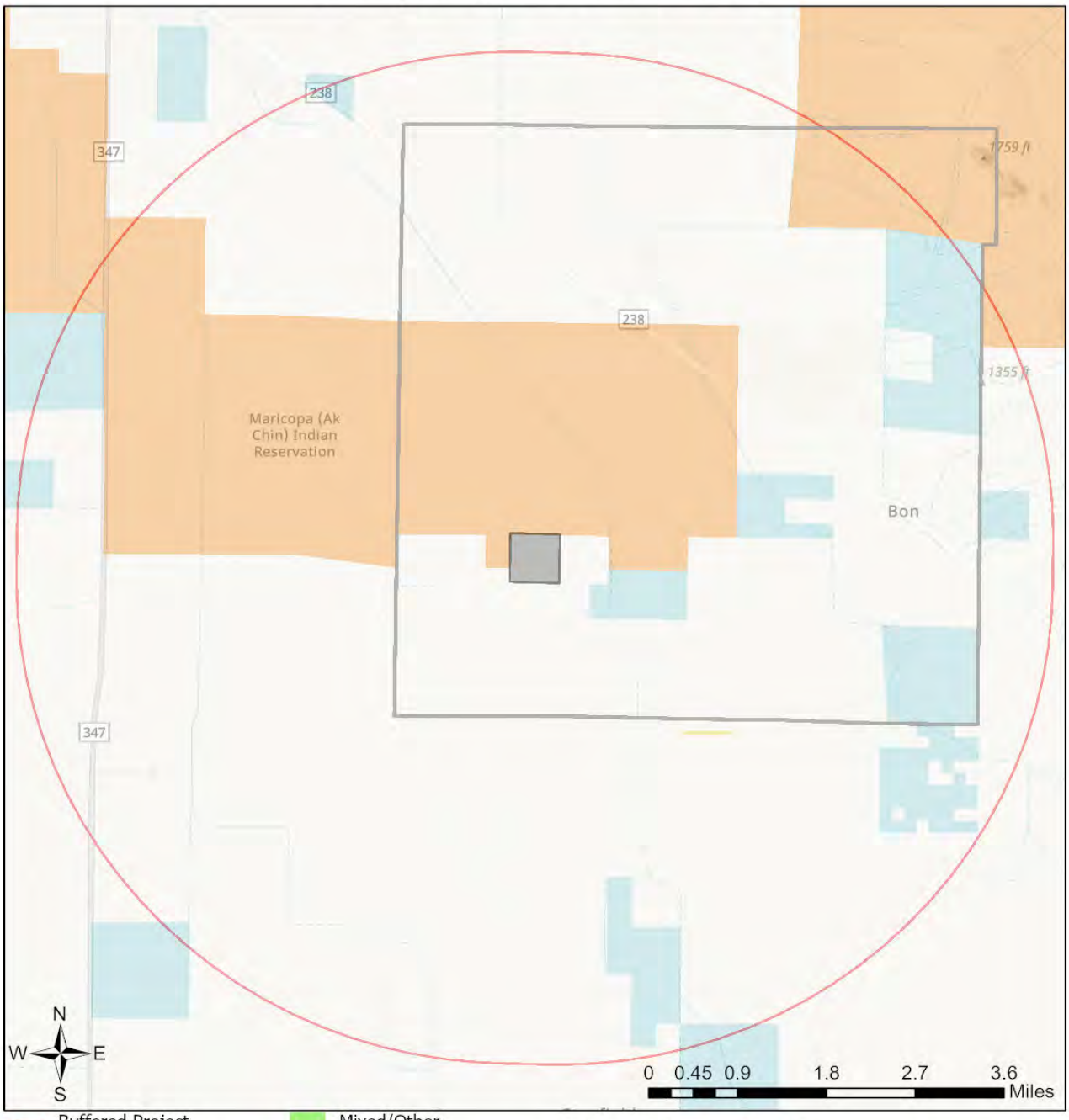
Township/Range(s): T5S, R4E

USGS Quad(s): STANFIELD

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

Frontier Solar East 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): 161.85

Lat/Long (DD): 32.9638 / -111.9726

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T5S, R4E

USGS Quad(s): STANFIELD

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
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Falco sparverius	American Kestrel					2
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
Ak-Chin Indian Reservation	Ak-Chin Indian Reservation					
Gila River to Lake St. Claire	Pinal 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
Anthus spragueii	Sprague's Pipit	SC				2
Aquila chrysaetos	Golden Eagle			S		2
Artemisiospiza nevadensis	Sagebrush Sparrow					
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Charadrius montanus	Mountain Plover	SC				2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
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

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
Icterus bullockii	Bullock's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Lepus alleni	Antelope Jackrabbit					2
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Micrathene whitneyi	Elf Owl					
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
Passerculus sandwichensis	Savannah Sparrow					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

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					
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.

Tribal Lands are within the vicinity of your project area and may require further coordination. Please contact:
Ak-Chin Indian Community Council
42507 W Peters & Nail Rd
Maricopa, AZ 85239
(520) 568-2618
(520) 568-4566 (fax)

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

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

AZGFD Comments - Pinal County Comprehensive Plan:

Section	Page	Recommendation	Commenter Initials
	10	The proposed project has the potential to impact the identified trail, open space and riparian habitat within the project area. There is not enough information made available to determine the impacts at this time by the Department. Once further information is made available, recommendations specifics would be available.	kw
Montogomery	General	The project contains documented occurrences of desert tortoise, Greene Wash and Reservoir, identified riparian movement area, identified open space corridor, trail corridor and identified riparian habitat.	kw
Sunhill	NA	The information provided does not include information on potential to impact natural resources and therefore, the Department will not be able to provide substantive comments at this time. The project area includes the landscape movement area for wildlife known as the CAP canal. The project area includes documented occurrence for the western burrowing owl.	kw

Bella Natural Gas (PZ-PA-008-24)
Sunhill mixed residential.
Montgomery Road land use change (PZ-PA-006-24)
Ore Town Solar and Storage (PZ-PA-005-24)
Cactus Flower Solar (PA-PA-007-24)
Tap Solar (PZ-PA-009-24)
Frontier East and West Solar (PZ-PA-010-24/PZ-PA-011-24)

Section	**Recommendation**	Commenter Initials
Decommissioning	The decommissioning plan should include management of invasive species, revegetation with a weed free native seed mix that is commensurate with the surrounding area. Inclusion of fencing removal into the plan with other recycling components.	kw
General	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. These areas should be avoided. If it is not possible to avoid these areas at a minumum 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.	kw

General	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 [https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0232034]). 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 within the comment letter 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 implement 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 (https://pubs.usgs.gov/of/2016/1087/ofr20161087.pdf). Any avian injuries or fatalities should be reported both to the Department and by using the U.S. Fish and Wildlife Service's Injury and Mortality Reporting website (https://ecos.fws.gov/imr/welcome). 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.	jp

Section	Recommendation	Commenter Initials
General	The project information provided did not include biological information or measures to reduce impacts; therefore, the Department will need further information to provide substative comments. The following general information is provided: the project contains identified landscape and riparian movement areas for wildlife as well as identified areas of openspace and trail corridors as per the Pinal Open Space and Trails Master Plan 2012. Riparian areas are also identified in the project area as Vekol wash. The Department would like to work with the County and project proponent on further design of the project and to identify any potential set backs or buffers needed to provide wildlife connectivity throughout the project. A decommissing plan should also be identified for the project.	kw
General	Additional surveys for Bendire's and LeConte's thrashers, two bird species of conservation concern, are recommended for this project; protocols are outlined by The Desert Thrasher Working Group (2018, [https://borderlandsbirds.org/wp-content/uploads/2017/08/Thrasher-Survey-Protocol-2018_DTWG.pdf]).	jp

Section	Recommendation	Commenter Initials
General	Information provided for both projects did not include biological information or measures to reduce impacts; therefore, the Department will need further information to provide substative comments. In addition, information on a decommission plan was not included with either project.	kw
General	Additional surveys for Bendire's thrashers, a bird species of conservation concern, are recommended for these projects within suitable habitat; protocols are outlined by The Desert Thrasher Working Group (2018, [https://borderlandsbirds.org/wp-content/uploads/2017/08/Thrasher-Survey-Protocol-2018_DTWG.pdf]).	jp

Kimley-Horn and Associates

CITIZEN PARTICIPATION REPORT

FRONTIER EAST SOLAR PROJECT
MAJOR COMPREHENSIVE PLAN AMENDMENT
CASE #: PZ-PA-011-24

August 22nd, 2024

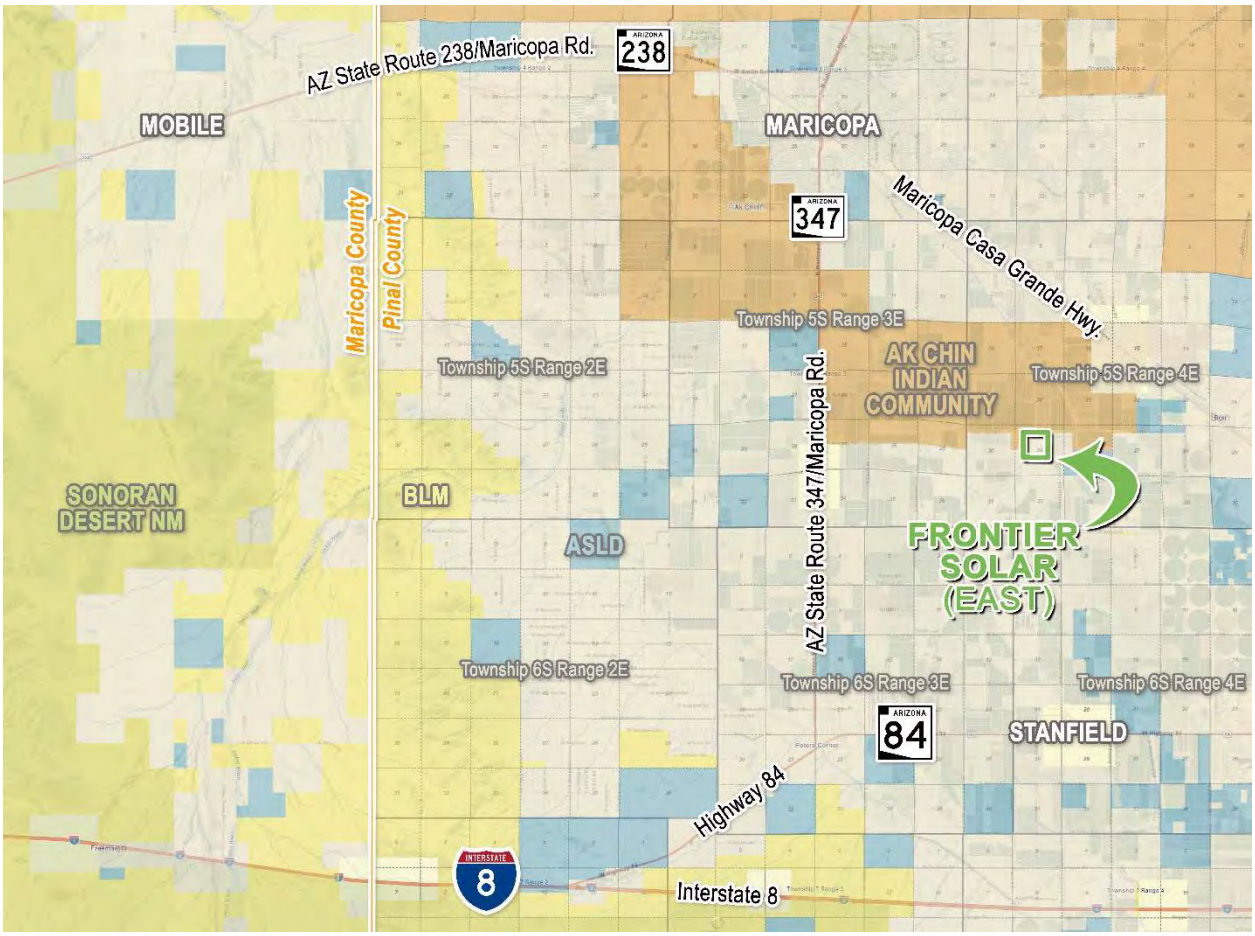


Exhibit A – Regional Context

A. INTRODUCTION

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owners (Langley Stanmar 160 LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±159.68-acre Frontier Solar East Project (Project) from Employment and High Intensity Activity Center (HIAC) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area near the intersection of N. White & Parker Road and Cow Town Road.

As seen in ***Exhibit A - Regional Context***, the Project, is made up of one (1) parcel, within Section 29 in Township 5 South, Range 4 East, located approximately eight (8) miles south and east of the City of Maricopa and just south of the Ak Chin Indian Community.

Table 1 - Frontier Solar Parcel/Land Use List

APN (1)	Ownership	S/T/R	Existing Comp. Plan Land Use Designation	Major CPA Parcel Area (Acres)
502180030	Langley Stanmar 160 LLC	29/05S/04E	Employment	70.00
			High Intensity Activity Center	89.68
			Frontier Solar East Total	**159.68**

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 Tuesday, July 30th, 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.

At this meeting, 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 (contract construction positions), public health (zero-emission solar technologies), public safety (fire suppression/remote technology, fire dept. coordination and education) and access. It was discussed that these uses are highly regulated. Overall, the meeting lasted about an hour and allowed for a good discussion regarding the proposal. In addition to the in-person meeting, the applicant has been able to respond to two (2) phone calls from the public and has also been able to discuss the project with the nearby Thunderbird Farms neighborhood committee.

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

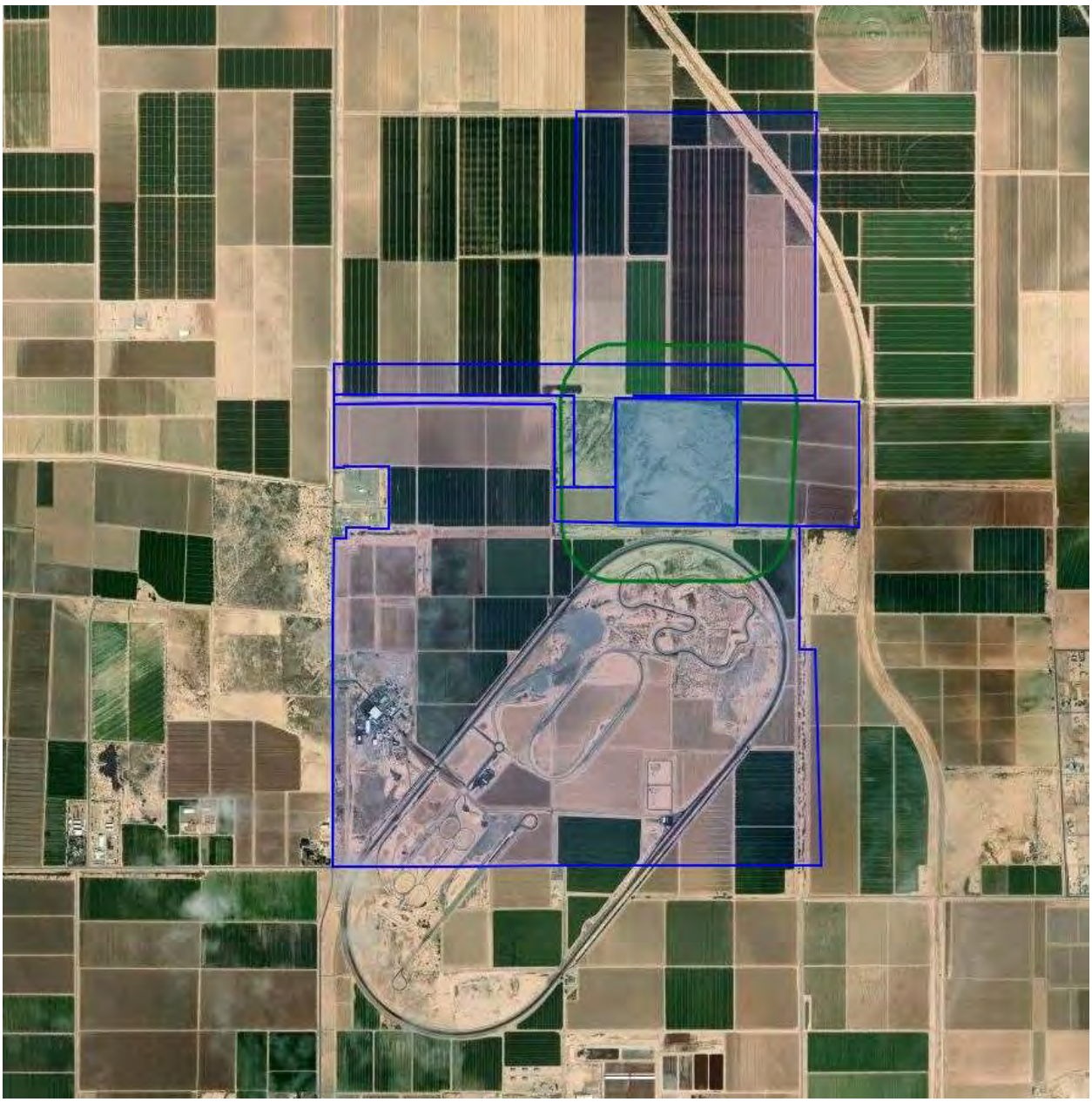
The public participation plan was submitted within thirty (30) days of the application submittal. A final report will be provided prior to any required public hearing.

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

(The remainder of this page is left intentionally blank)

ATTACHMENT A – 1,200' NOTIFICATION MAP



ATTACHMENT B – 1,200' NOTIFICATION LIST

Parcel #	Owner Name	Address	City	State	Zip
502180030	LANGLEY STANMAR 160	2738 E GUADALUPE RD	GILBERT	AZ	85234
NAP					
502180040	ROBINSON FAMILY FARMS	PO BOX 11138	CASA GRANDE	AZ	85130
50218001A	ROBINSON FAMILY FARMS	PO BOX 11138	CASA GRANDE	AZ	85130
NAP					
50218006D	NISSAN NORTH	7815 N WHITE AND PARKER RD	STANFIELD	AZ	85172
NAP					

(The remainder of this page is left intentionally blank)

ATTACHMENT C – NEIGHBORHOOD MEETING LETTER

Kimley»Horn

July 12th, 2024

FRONTIER SOLAR EAST NOTIFICATION LETTER

REQUEST: *The Frontier Solar East Project (Z-PA-057-24) is proposing a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±159.68-acre from Employment and High Intensity Activity Center (HIAC) to Green Energy Production.*

PURPOSE: *To allow the future zone change, from General Rural (GR) 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 Section 29 in Township 5 South, Range 4 East of unincorporated Pinal County about one mile east of the N. White & Parker Road and Cow Town Road intersection.*

APN's (1): *502-18-0030*

SIZE: *+/- 159.68 Acres*

NEIGHBORHOOD MEETING/OPEN HOUSE INFORMATION:

DATE: *TUESDAY, JULY 30TH, 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:
Langley Stanmar 160 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)



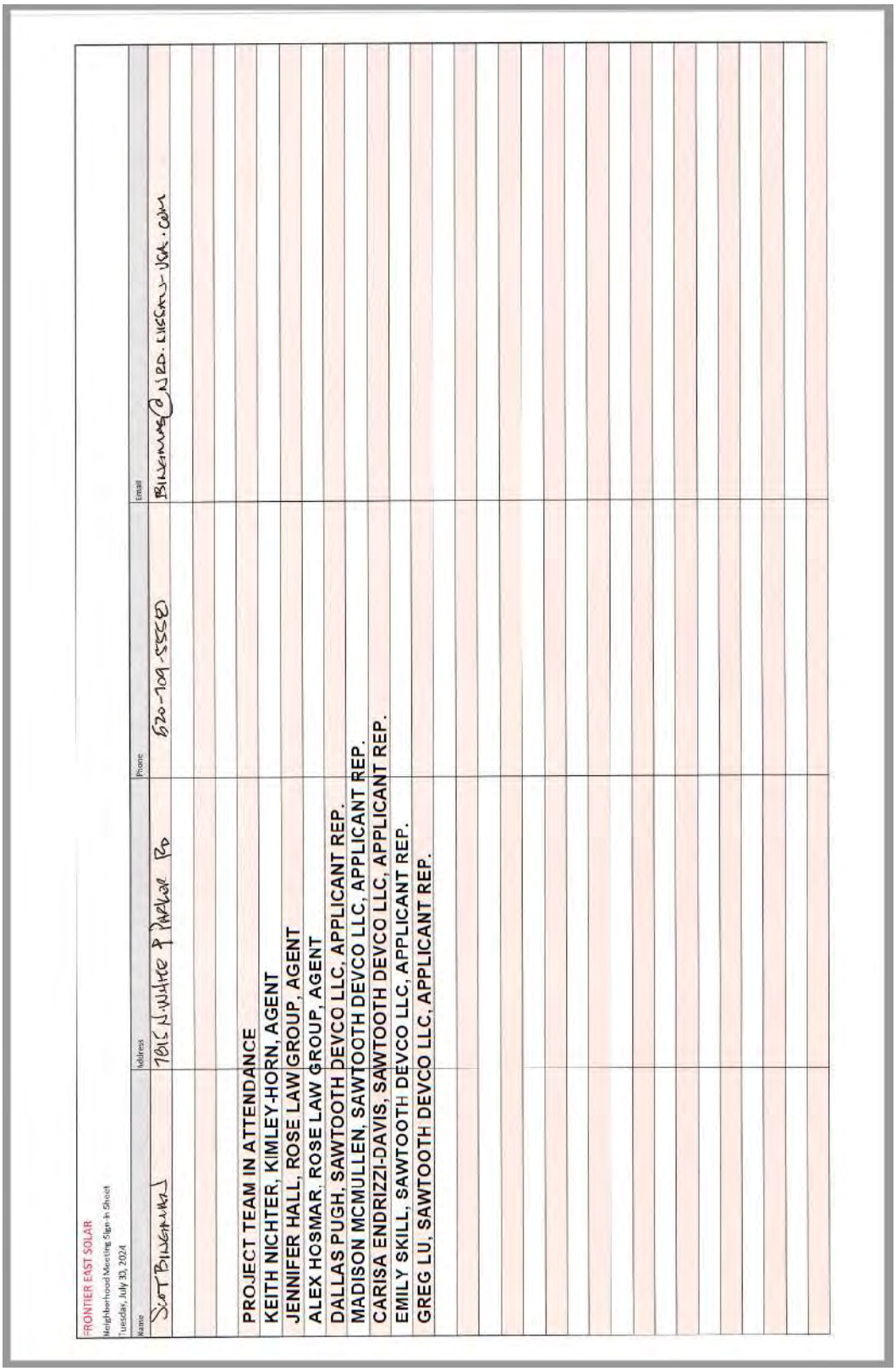
This notice is being sent to you because property listed in your name is located within 1,200 feet of the site noted above. An application has been filed with the Pinal County Department of Planning and Development regarding the request above and we are reaching out to invite you to a neighborhood meeting/open 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.

kimley-horn.com | 1001 West Southern Avenue Suite 131, Mesa, AZ 85210 | 480 207 2666

ATTACHMENT D – NEIGHBORHOOD MEETING SIGN-IN SHEET



FRONTIER EAST SOLAR
Neighborhood Meeting Sign-In Sheet
Tuesday, July 30, 2024

Name	Address	Phone	Email
Scott Bilsenland	1815 N. White & Parker Rd	620-109-5550	BilsenlandS@ALLEN-USA.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.			

ATTACHMENT E – NOTICE OF PUBLIC HEARING POSTCARD

PINAL COUNTY
WIDE OPEN OPPORTUNITY

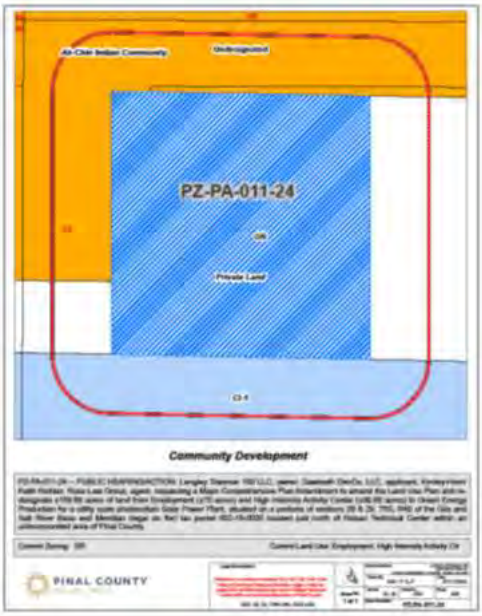
PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85123

«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.

PZ-PA-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.



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

DATED THIS 12th DAY OF **AUGUST 2024**, by Pinal County Community Development Department.

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

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

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

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

PINAL COUNTY

ATTACHMENT F – AFFIDAVIT OF MAILING OF NOTICE OF HEARING

AFFIDAVIT OF Mailing of Notice of Hearing

I, Keith Nichter, Applicant for case PZ-PA-011-24, personally caused mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-011-24 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 #657643
My Comm. Expires October 7, 2027

Notary Public

My Commission Expires: October 7, 2027

ATTACHMENT G – AFFIDAVIT OF PUBLICATION (NEWSPAPERS)

AFFIDAVIT OF Publication

I, Keith Nichter, Applicant for case PZ-PA-011-24, personally caused advertisement(s) to be published by the Pinal Central Dispatch and Arizona Republic regarding the public hearing associated with case PZ-PA-011-24, 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:

KAREN HANAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 592728
Expires November 20, 2024

Public Notice Posted – Arizona Republic
PZ-PA-011-24 – Frontier East
Public Notices (azcentral.com)

azcentral.

Public Notices

Originally published at azcentral.com on 08/22/2024

PZ-PA-011-24

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-011-24*PUBLIC HEARING/ACTION: Langley Stammar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

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

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

DATED THIS 5th DAY OF AUGUST 2024, by Pinal County Development Services Department.

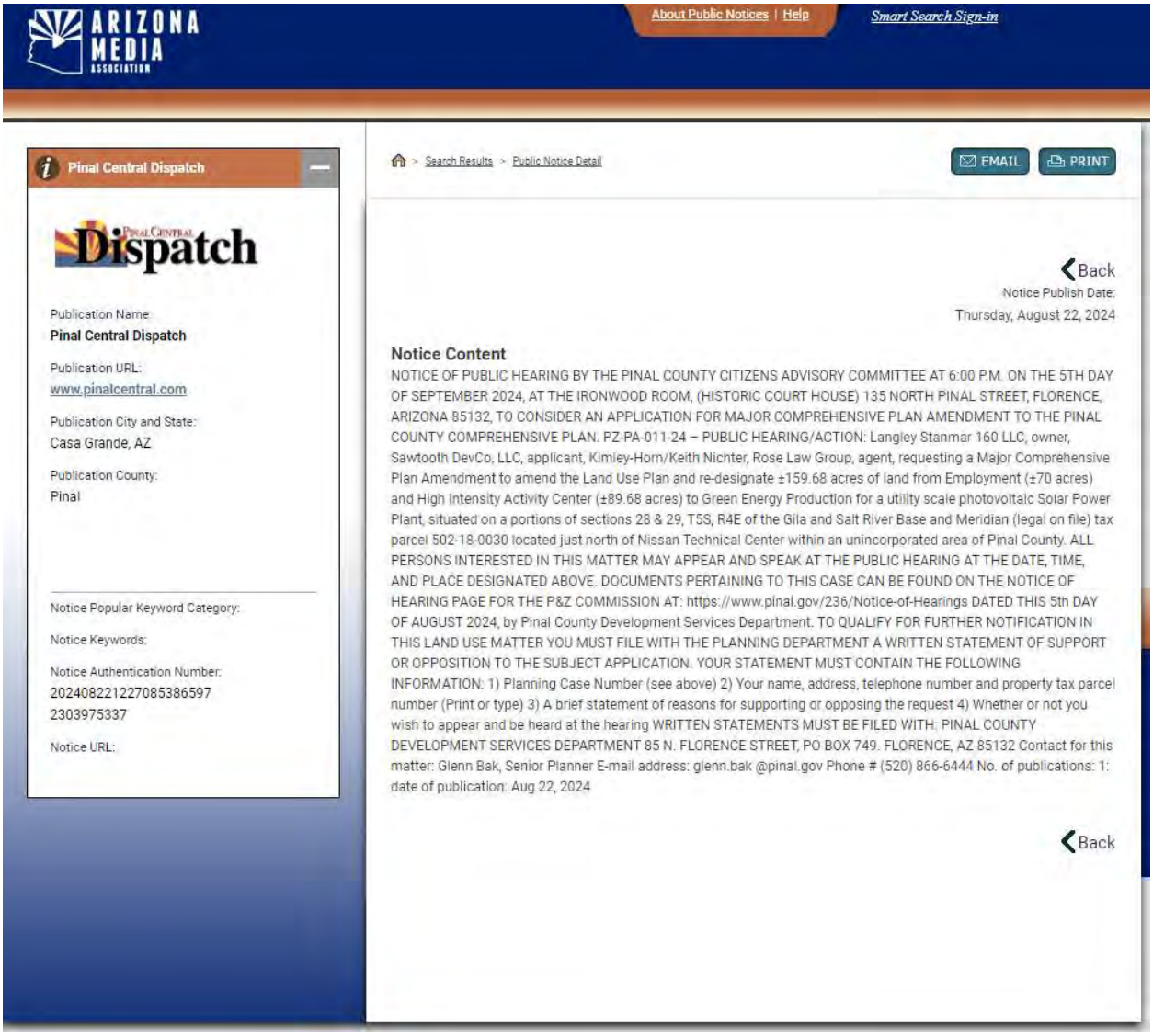
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
Publication Dates
L00000000

Public Notice Posted – Pinal County Dispatch
PZ-PA-011-24 – Frontier East
Public Notices Arizona | Arizona Media Association (arizonapublicnotices.com)



ARIZONA MEDIA ASSOCIATION

About Public Notices | Help Smart Search Sign-in

Pinal Central Dispatch

Pinal Central Dispatch

Publication Name:
Pinal Central Dispatch

Publication URL:
www.pinalcentral.com

Publication City and State:
Casa Grande, AZ

Publication County:
Pinal

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:
202408221227085386597
2303975337

Notice URL:

Search Results > Public Notice Detail

EMAIL PRINT

Back

Notice Publish Date:
Thursday, August 22, 2024

Notice Content

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-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings DATED THIS 5th DAY OF AUGUST 2024, by Pinal County 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 85 N. FLORENCE STREET, PO BOX 749. FLORENCE, AZ 85132 Contact for this matter: Glenn Bak, Senior Planner E-mail address: glenn.bak @pinal.gov Phone # (520) 866-6444 No. of publications: 1: date of publication: Aug 22, 2024

Back

ATTACHMENT H – AFFIDAVIT OF POSTING BROADCAST SIGNS

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-011-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Frontier Solar East, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Sign Company Representative

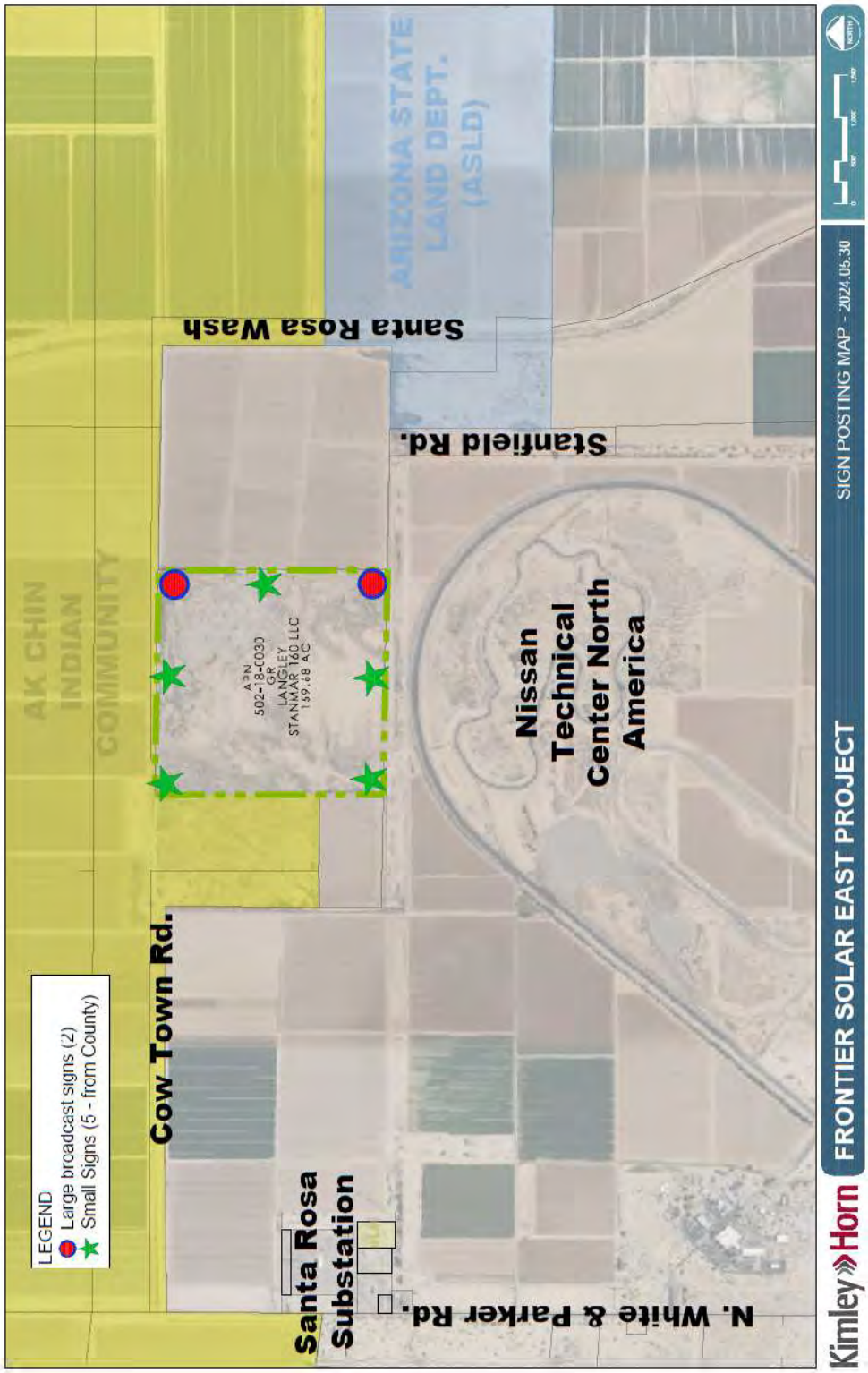
Subscribed and sworn to be on 08/13/24 by Meghan Liggett.

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

Notary Public

My Commission expires: 10-25-27

ATTACHMENT I – SIGN POSTING LOCATIONS



ATTACHMENT J – SIGN POSTING PHOTOS (7)




PINAL COUNTY
Public Hearings
Case Number: PZ-PA-011-24
Existing Comprehensive Plan Designation:
Employment (±70 acres) and High Intensity Activity Center (±89.68 acres)
Proposed Comprehensive Plan Designation: Green Energy Production
Acreage: ±159.68 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 13, 2024 at 8:17 AM
+32.967335,-111.968063
Stanfield AZ 85172
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:03 AM
+32.963238,-111.968411
Stanfield AZ 85172
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:33 AM
+32.960136,-111.974704
7815 N White And Parker Rd
Stanfield AZ 85172
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: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:31 AM
+32.960162,-111.972185
Stanfield AZ 85172
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: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:23 AM
+32.967461,-111.976086
Stanfield AZ 85172
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: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:21 AM
+32.967342,-111.971705
Stanfield AZ 85172
United States
Maps

Kimley-Horn and Associates

CITIZEN PARTICIPATION REPORT

FRONTIER EAST SOLAR PROJECT
MAJOR COMPREHENSIVE PLAN AMENDMENT
CASE #: PZ-PA-011-24

August 22nd, 2024 / Revised September 10th, 2024

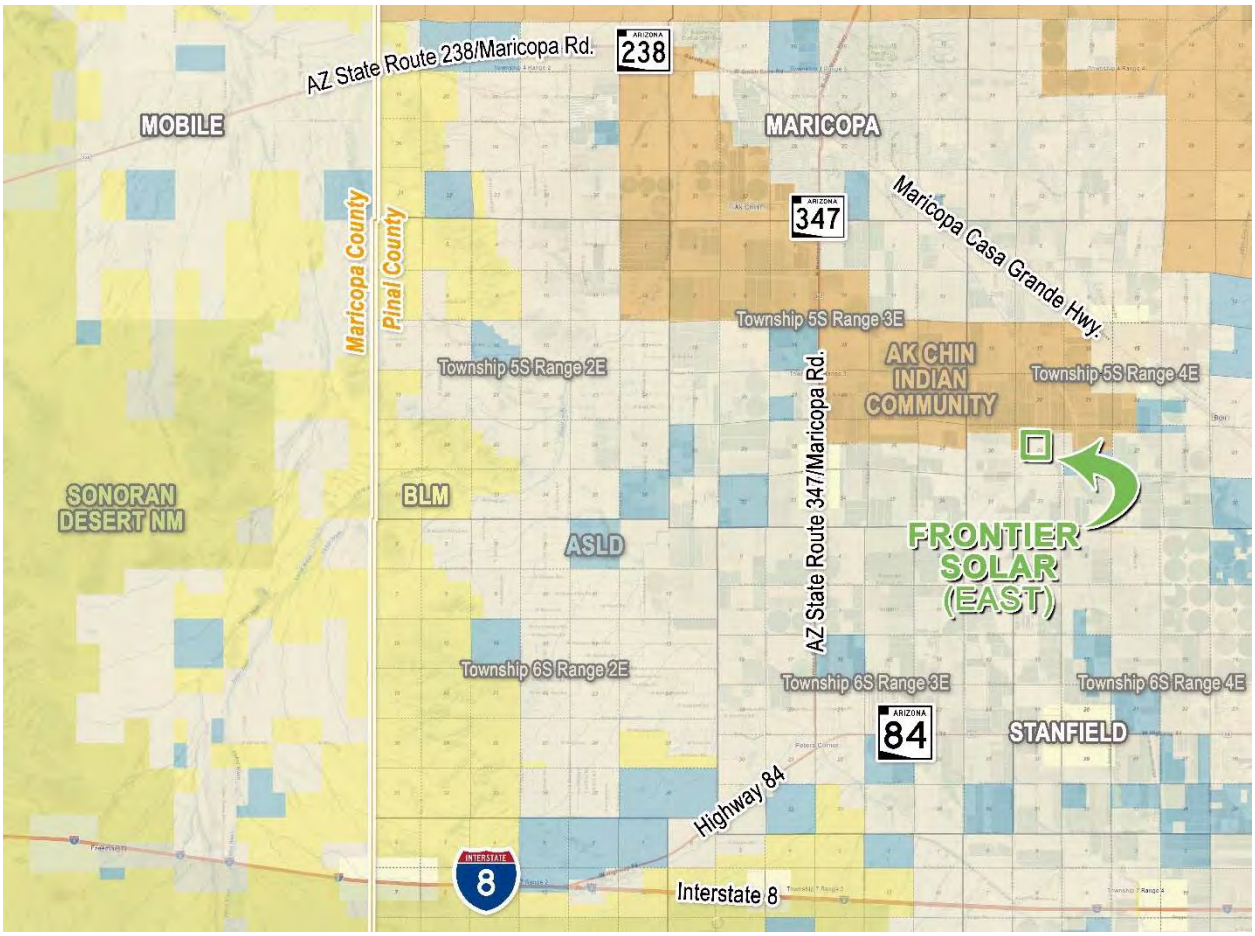


Exhibit A – Regional Context

A. INTRODUCTION

Sawtooth DevCo, LLC, (hereafter, "Developer") on behalf of the subject property owners (Langley Stanmar 160 LLC) is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±159.68-acre Frontier Solar East Project (Project) from Employment and High Intensity Activity Center (HIAC) to Green Energy Production to allow for a large scale power generation facility situated in the western Pinal County growth area near the intersection of N. White & Parker Road and Cow Town Road.

As seen in ***Exhibit A - Regional Context***, the Project, is made up of one (1) parcel, within Section 29 in Township 5 South, Range 4 East, located approximately eight (8) miles south and east of the City of Maricopa and just south of the Ak Chin Indian Community.

Table 1 - Frontier Solar Parcel/Land Use List

APN (1)	Ownership	S/T/R	Existing Comp. Plan Land Use Designation	Major CPA Parcel Area (Acres)
502180030	Langley Stanmar 160 LLC	29/05S/04E	Employment	70.00
			High Intensity Activity Center	89.68
			Frontier Solar East Total	**159.68**

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 Tuesday, July 30th, 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.

At this meeting, 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 (contract construction positions), public health (zero-emission solar technologies), public safety (fire suppression/remote technology, fire dept. coordination and education) and access. It was discussed that these uses are highly regulated. Overall, the meeting lasted about an hour and allowed for a good discussion regarding the proposal. In addition to the in-person meeting, the applicant has been able to respond to two (2) phone calls from the public and has also been able to discuss the project with the nearby Thunderbird Farms neighborhood committee.

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. Additionally, the signs were updated for the Planning and Zoning Commission Hearing. 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 have been 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

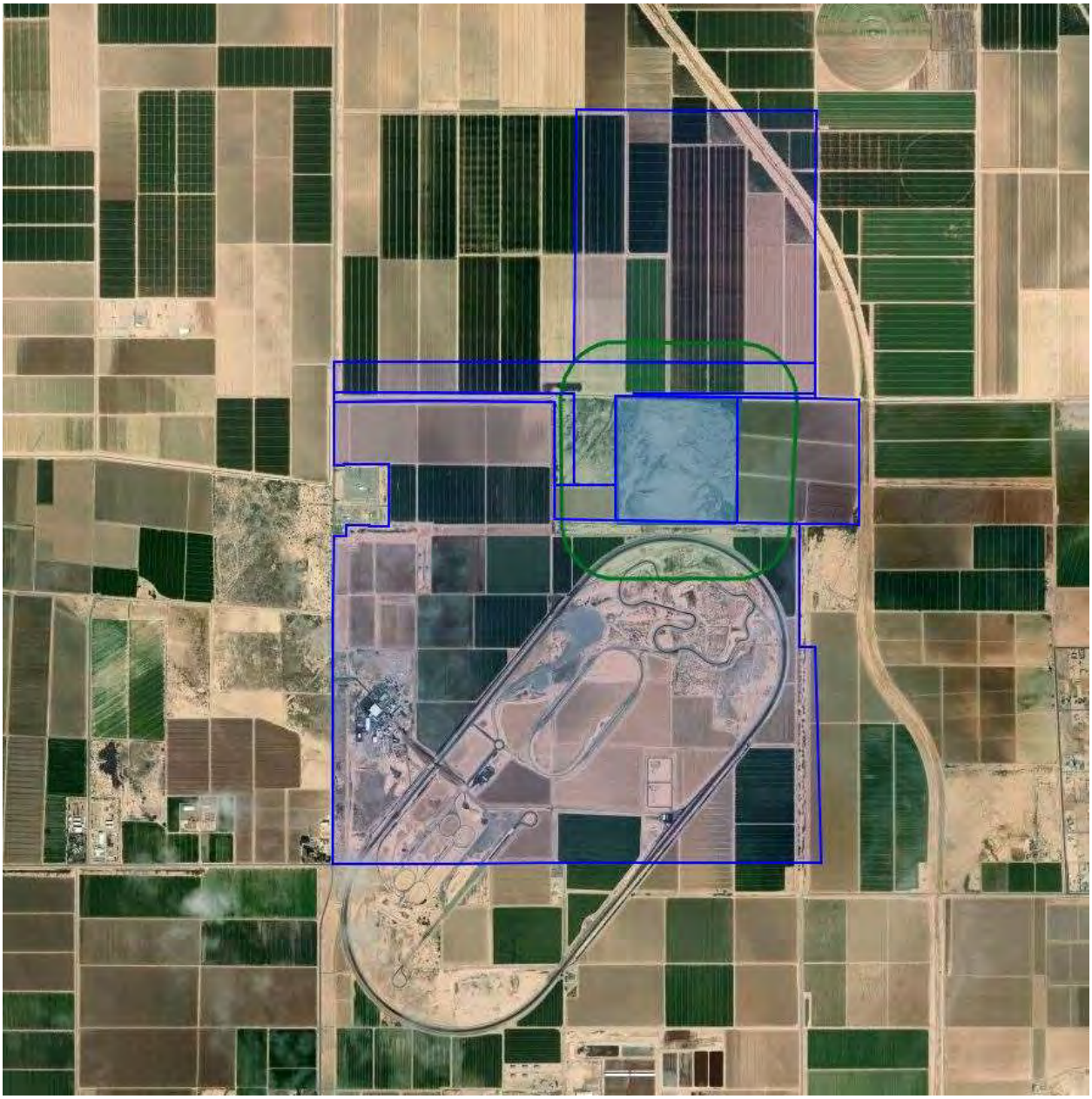
The citizen participation plan was submitted within thirty (30) days of the application submittal. An updated citizen participation report will be provided prior to any required public hearing.

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 - Citizens Advisory Committee Meeting
Attachment F – Affidavit of Mailing of Notice of Hearing - Citizens Advisory Committee Meeting
Attachment G – Affidavit of Publication (Newspapers) - Citizens Advisory Committee Meeting
Attachment H – Affidavit of Posting Broadcast Signs - Citizens Advisory Committee Meeting
Attachment I – Broadcast Signs Posting Locations
Attachment J – Broadcast Signs Posting Photos - Citizens Advisory Committee Meeting
Attachment K – Notice of Public Hearing Postcard - Planning and Zoning Commission Hearing
Attachment L – Affidavit of Mailing of Notice of Hearing - Planning and Zoning Commission Hearing
Attachment M – Affidavit of Publication (Newspapers) - Planning and Zoning Commission Hearing
Attachment N – Affidavit of Posting Broadcast Signs - Planning and Zoning Commission Hearing
Attachment O – Broadcast Signs Posting Photos - Planning and Zoning Commission Hearing

(The remainder of this page is left intentionally blank)

ATTACHMENT A – 1,200' NOTIFICATION MAP



(The remainder of this page is left intentionally blank)

ATTACHMENT B – 1,200' NOTIFICATION LIST

Parcel #	Owner Name	Address	City	State	Zip
502180030	LANGLEY STANMAR 160	2738 E GUADALUPE RD	GILBERT	AZ	85234
NAP					
502180040	ROBINSON FAMILY FARMS	PO BOX 11138	CASA GRANDE	AZ	85130
50218001A	ROBINSON FAMILY FARMS	PO BOX 11138	CASA GRANDE	AZ	85130
NAP					
50218006D	NISSAN NORTH AMERICA INC	7815 N WHITE AND PARKER RD	STANFIELD	AZ	85172
NAP					
	AK-CHIN INDIAN COMMUNITY PLANNING & DEVLOPMENT	42507 W. PETERS AND NALL RD	MARICOPA	AZ	85138

(The remainder of this page is left intentionally blank)

ATTACHMENT C – NEIGHBORHOOD MEETING LETTER

Kimley»Horn

July 12th, 2024

FRONTIER SOLAR EAST NOTIFICATION LETTER

REQUEST: *The Frontier Solar East Project (Z-PA-057-24) is proposing a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±159.68-acre from Employment and High Intensity Activity Center (HIAC) to Green Energy Production.*

PURPOSE: *To allow the future zone change, from General Rural (GR) 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 Section 29 in Township 5 South, Range 4 East of unincorporated Pinal County about one mile east of the N. White & Parker Road and Cow Town Road intersection.*

APN's (1): *502-18-0030*

SIZE: *+/- 159.68 Acres*

NEIGHBORHOOD MEETING/OPEN HOUSE INFORMATION:

DATE: *TUESDAY, JULY 30TH, 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:
Langley Stanmar 160 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)



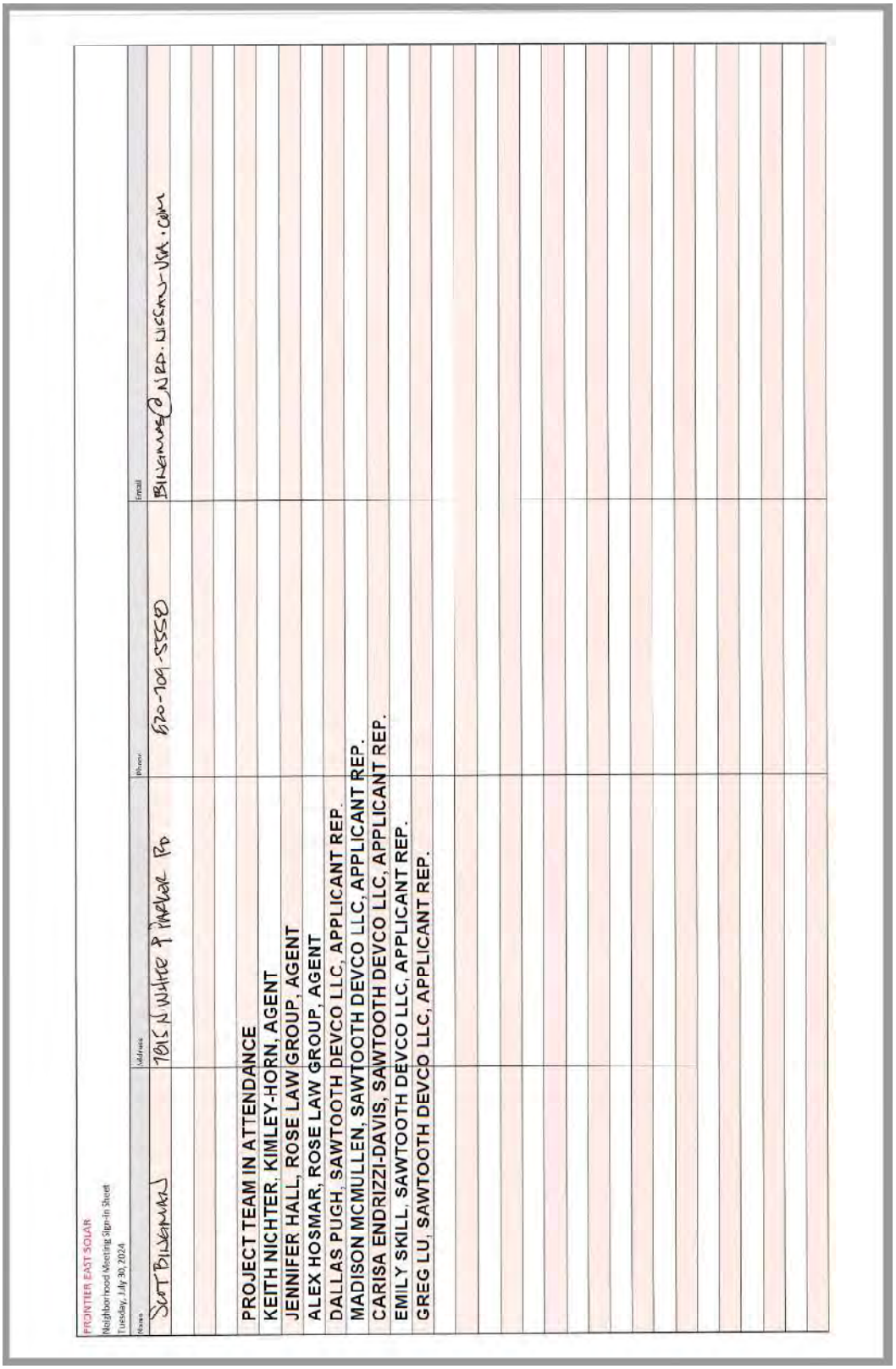
This notice is being sent to you because property listed in your name is located within 1,200 feet of the site noted above. An application has been filed with the Pinal County Department of Planning and Development regarding the request above and we are reaching out to invite you to a neighborhood meeting/open 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.

kimley-horn.com | 1001 West Southern Avenue Suite 131, Mesa, AZ 85210 | 480 207 2666

ATTACHMENT D – NEIGHBORHOOD MEETING SIGN-IN SHEET



FRONTIER EAST SOLAR
Neighborhood Meeting Sign-in Sheet
Tuesday, July 30, 2024

Name	Address	Phone	Email
Scott Bilkenroad	7815 N Wilkie P Parkway Rd	520-709-5558	BILKENROAD@NED.NISSAN-USA.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.			

ATTACHMENT E – NOTICE OF PUBLIC HEARING POSTCARD
CITIZENS ADVISORY COMMITTEE MEETING

PINAL COUNTY
WIDE OPEN OPPORTUNITY

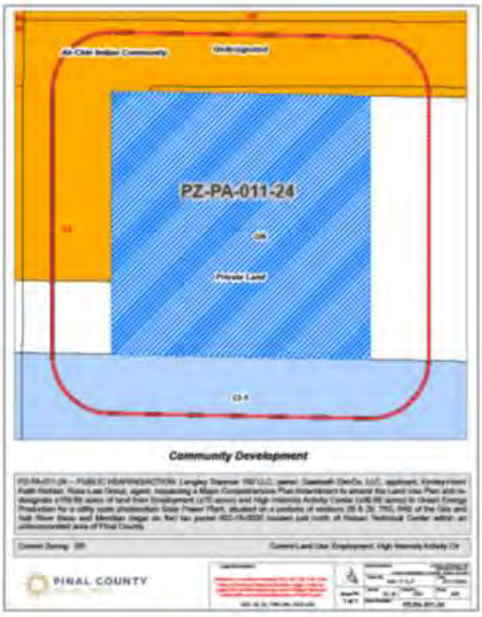
PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85123

«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.

PZ-PA-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.



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

DATED THIS 12th DAY OF **AUGUST 2024**, by Pinal County Community Development Department.

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

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

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

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

PINAL COUNTY

ATTACHMENT F – AFFIDAVIT OF MAILING OF NOTICE OF HEARING CITIZENS ADVISORY COMMITTEE MEETING

AFFIDAVIT OF Mailing of Notice of Hearing

I, Keith Nichter, Applicant for case PZ-PA-011-24, personally caused mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-011-24 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 #657643
My Comm. Expires October 7, 2027

Notary Public

My Commission Expires: October 7, 2027

ATTACHMENT G – AFFIDAVIT OF PUBLICATION (NEWSPAPERS)
CITIZENS ADVISORY COMMITTEE MEETING

AFFIDAVIT OF Publication

I, Keith Nichter, Applicant for case PZ-PA-011-24, personally caused advertisement(s) to be published by the Pinal Central Dispatch and Arizona Republic regarding the public hearing associated with case PZ-PA-011-24, 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 [illegible] this 21st day of August, 2024.

Notary Public

My Commission Expires:

KAREN HANAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 592729
Expires November 20, 2024

Public Notice Posted – Arizona Republic
PZ-PA-011-24 – Frontier East

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:

08/22/2024

and that the fees charged are legal.
Sworn to and subscribed before on 08/22/2024

Legal Clerk

Notary, State of WI, County of Brown

9.19.25

My commission expires

Publication Cost:	$1769.00	
Tax Amount:	$0.00	
Payment Cost:	$1769.00	
Order No:	10486346	# of Copies:
Customer No:	1478110	0
PO #:	LAZS0145602	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Public Notice Posted – Pinal County Dispatch
PZ-PA-011-24 – Frontier East
Public Notices Arizona | Arizona Media Association (arizonapublicnotices.com)

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Casey Allen, 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. 22, 2024

NOTICE ID: 6Vnu8wbxXYk9waEtCoPn
NOTICE NAME: PZ-PA-011-24

Casey Allen
(signed)

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: 08/23/2024

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-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.

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

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

DATED THIS 5th DAY OF AUGUST 2024, by Pinal County 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
85 N. FLORENCE STREET, PO BOX 749
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
No. of publications: 1 date of

ATTACHMENT H – AFFIDAVIT OF POSTING BROADCAST SIGNS CITIZENS ADVISORY COMMITTEE MEETING

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-011-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Frontier Solar East, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Sign Company Representative

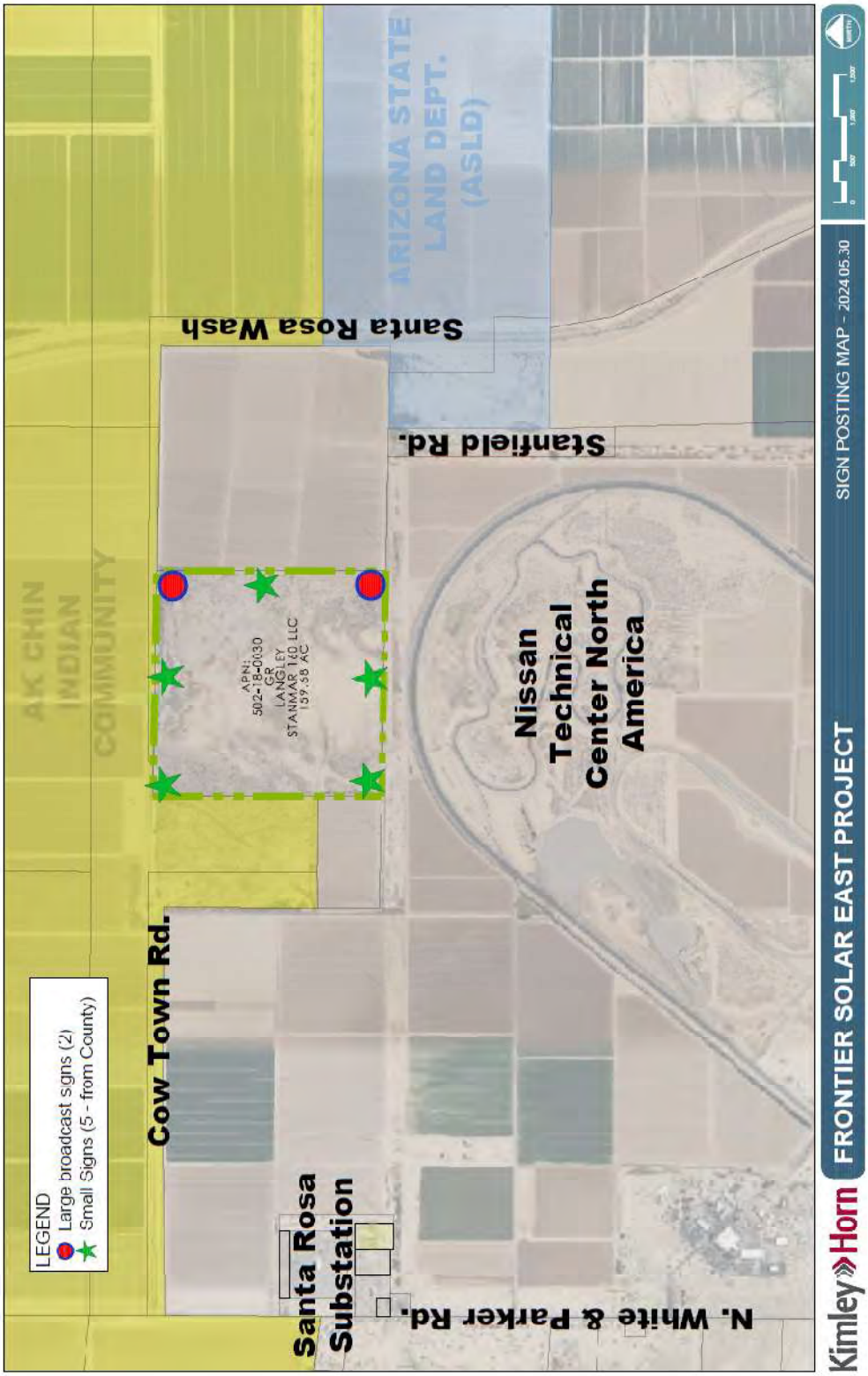
Subscribed and sworn to be on 08/13/24 by Meghan Liggett.

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

Notary Public

My Commission expires: 10-25-27

ATTACHMENT I – BROADCAST SIGNS POSTING LOCATIONS



ATTACHMENT J – BROADCAST SIGN POSTING PHOTOS (7)
CITIZENS ADVISORY COMMITTEE MEETING






NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:33 AM
+32.960136,-111.974704
7815 N White And Parker Rd
Stanfield AZ 85172
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: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:31 AM
+32.960162,-111.972185
Stanfield AZ 85172
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: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:23 AM
+32.967461, -111.976086
Stanfield AZ 85172
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
August 13, 2024 at 8:03 AM
+32.963238, -111.968411
Stanfield AZ 85172
United States



(The remainder of this page is left intentionally blank)

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

PINAL COUNTY

PINAL COUNTY
DEVELOPMENT SERVICES DEPARTMENT
P O BOX 749 (85 N FLORENCE ST.,)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 25TH DAY OF SEPTEMBER 2024, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, 85132, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nissan Technical Center within an unincorporated area of Pinal County.



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

DATED THIS 5th DAY OF **SEPTEMBER 2024**, by Pinal County Community Development Department.

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

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

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

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

PINAL COUNTY

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-011-24, personally caused mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PA-011-24 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

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

Public Notice Posted – Arizona Republic
PZ-PA-011-24 – Frontier East

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

9.19.25

My commission expires

Publication Cost:	$1643.00	
Tax Amount:	$0.00	
Payment Cost:	$1643.00	
Order No:	10529872	# of Copies:
Customer No:	1478110	0
PO #:	LAZS0153041	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Public Notice Posted – Dispatch
PZ-PA-011-24 – Frontier East

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: h64Y0PB3Qthp2BgdITSK
NOTICE NAME: PZ-PA-011-24

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, 85132, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-011-24 – PUBLIC HEARING/ACTION: Langley Stanmar 160 LLC, owner, Sawtooth DevCo, LLC, applicant, Kimley-Horn/Keith Nichter, Rose Law Group, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±159.68 acres of land from Employment (±70 acres) and High Intensity Activity Center (±89.68 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant, situated on a portions of sections 28 & 29, T5S, R4E of the Gila and Salt River Base and Meridian (legal on file) tax parcel 502-18-0030 located just north of Nasan Technical Center within an unincorporated area of Pinal County.

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

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

DATED THIS 20th DAY OF AUGUST 2024, by Pinal County 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 85 N. FLORENCE STREET, PO BOX 749,
FLORENCE, AZ 85132
Contact for this matter: Glenn Bak, Senior Planner E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
Published 9/05/24

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-011-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Frontier Solar East, 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 CONARD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

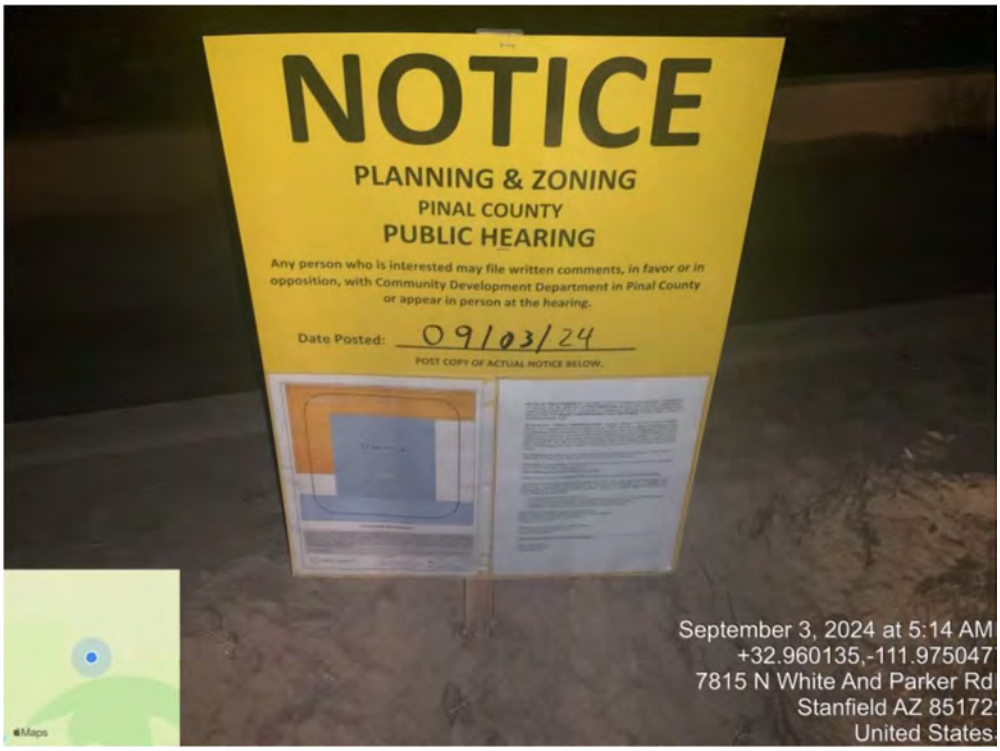
Notary Public

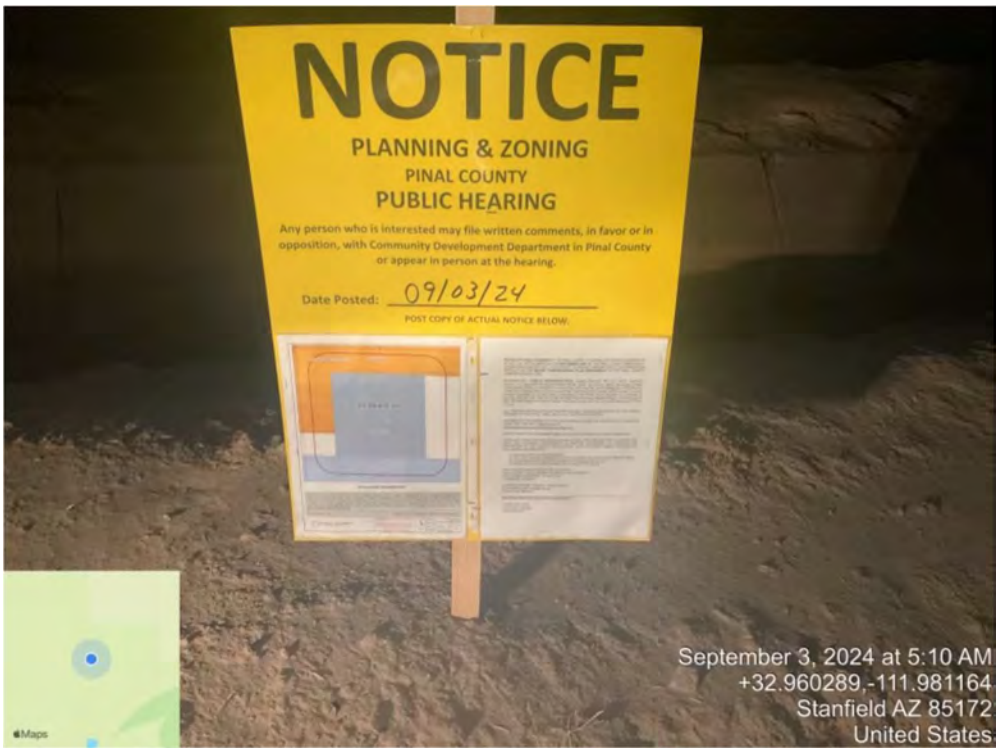
My Commission expires: 10-25-24

ATTACHMENT O – BROADCAST SIGNS POSTING PHOTOS (7)
PLANNING AND ZONING COMMISSION HEARING



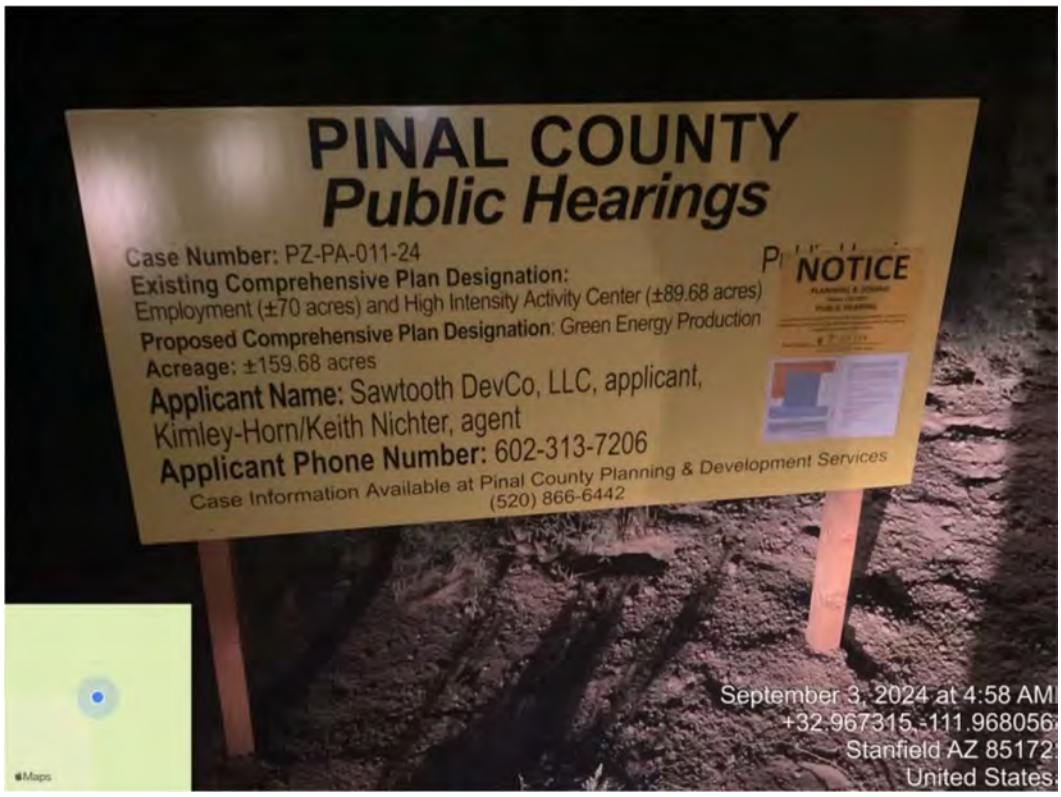



NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/03/24
POST COPY OF ACTUAL NOTICE BELOW.
September 3, 2024 at 5:14 AM
+32.960135,-111.975047
7815 N White And Parker Rd
Stanfield AZ 85172
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 5:10 AM
+32.960289,-111.981164
Stanfield AZ 85172
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 5:04 AM
+32.967448,-111.981305
Stanfield AZ 85172
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 5:01 AM
+32.967449,-111.974793
Stanfield AZ 85172
United States
Maps



(The remainder of this page is left intentionally blank)

CITY OF MARICOPA
PROUD HISTORY · PROSPEROUS FUTURE

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
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

CITY OF MARICOPA
PROUD HISTORY · PROSPEROUS FUTURE

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

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

CITY OF MARICOPA
PROUD HISTORY · PROSPEROUS FUTURE

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

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.

CITY OF MARICOPA
PROUD HISTORY · PROSPEROUS FUTURE

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
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

---------- Forwarded message ---------
From: **Maryeileen Flanagan** <rainfirestables@yahoo.com>
Date: Sun, Sep 22, 2024 at 4:44 PM
Subject: Solar Arrays at Hidden Valley and Val Vista: PD
To: sangeeta.deokar@pinal.gov <sangeeta.deokar@pinal.gov>

Dear Ms. Deokar,

I am writing in support of the solar arrays asking for permission to be installed at Hidden Valley Rd. and Val Vista Roads southwest of the town of Maricopa and the array at the NE corner of Louis Johnson and Highway 347 with the following stipulations:

I would ask a 100 foot set-back from the property line. Several of the articles I read indicated that there is a heat-island effect which dissipates at 100 feet. Additionally, there is noise from the generation of electricity which also diminishes somewhat at 100 feet.

I would also ask for a sound-barrier of a sound absorbing wall around the array. As mentioned above, there is a distinct high pitched whirring or whining sound associated with solar arrays. As a friend of a family that has a solar array less than 100 feet from their home in Coolidge, I am well acquainted with this annoying and disturbing sound. To prevent others from the inconvenience and annoyance this family endures daily, I would like to see true sound-dampening barriers (like a fence of sound-absorbing material) surrounding the array. (For example Sound Fighter Systems walls.)

Solar is an excellent neighbor with these two conditions. I hope the staff and the P&Z Commission will recommend approval to the change to the Comprehensive Plan.

Sincerely,

--Maryeileen Flanagan
602-820-7293
Post Office Box 640
Stanfield, Arizona 85172
Rainfire Stables
"Our Appaloosas Have Spots!"(tm)