Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 30, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO(S): **PZ-PA-006-24 (I-8 AND MONTGOMERY)**

CASE COORDINATOR(s): PATRICK ZAIA-ROBERTS, SENIOR PLANNER

Executive Summary *Pinal County Comprehensive Plan Amendment request by Withey Morris Baugh PLC, to re-designate 121± acres from High Intensity Activity Center to Employment to develop an RV and Boat Storage business and other compatible employment uses, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.*

If this request is approved by the Board of Supervisors:
If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to pursue rezoning of the property to accommodate employment compatible land-uses associated with the site. This proposal includes the 15± acres proposed for RV and Boat Storage, and other compatible uses on the remaining 105± acre site.

Items for Board Consideration:

1. The project holds direct access onto Interstate 8 highway via Montgomery Rd. This project area has ideal connectivity for Employment type uses.
2. The current land-use designation of High Intensity Activity Center restricts development of current uses.
3. The property is significantly impacted by FEMA flood zones.

Citizens Advisory Committee Recommendation:
Citizen's Advisory Committee voted 15-0 to recommend forwarding **approval** of case **PZ-PA-006-24** to the Planning and Zoning Commission.

Planning and Zoning Commission Recommendation:
Citizen's Advisory Committee voted 7-0 to recommend forwarding **approval** of case **PZ-PA-006-24** to the Board of Supervisors.

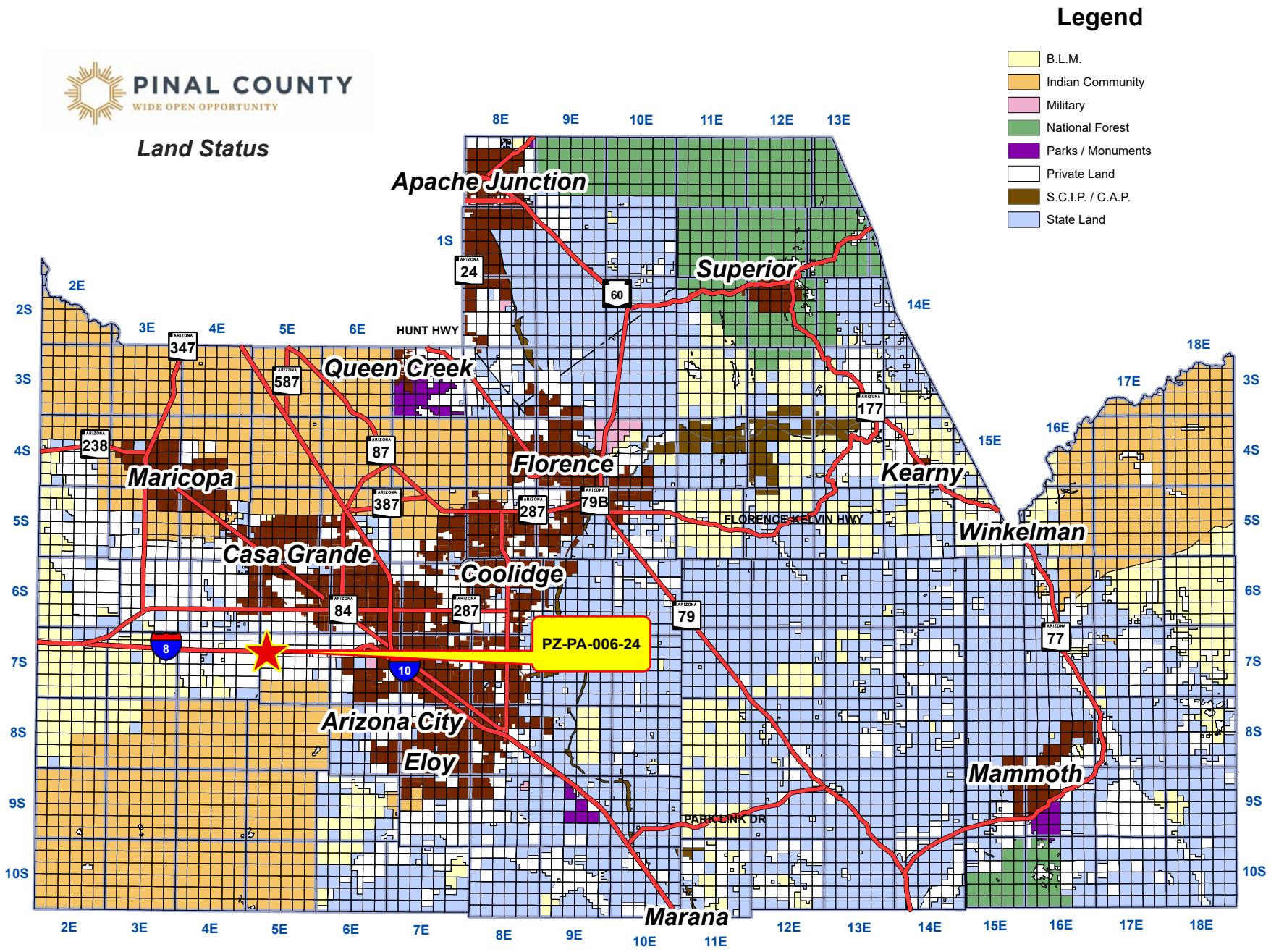
REQUESTED ACTION & PURPOSE: **PZ-PA-006-24 – PUBLIC HEARING/ACTION:** A Major Comprehensive Plan Amendment request by Montgomery I8 LLC, owner, Withey Morris Baugh PLC, applicant/agent, to re-designate 121± acres from High Intensity Activity Center to Employment for an RV and Boat Storage Business and other compatible employment uses, located 8 miles southwest of Casa Grande, immediately southwest of the I-8 and Montgomery Rd interchange, in unincorporated Pinal County.

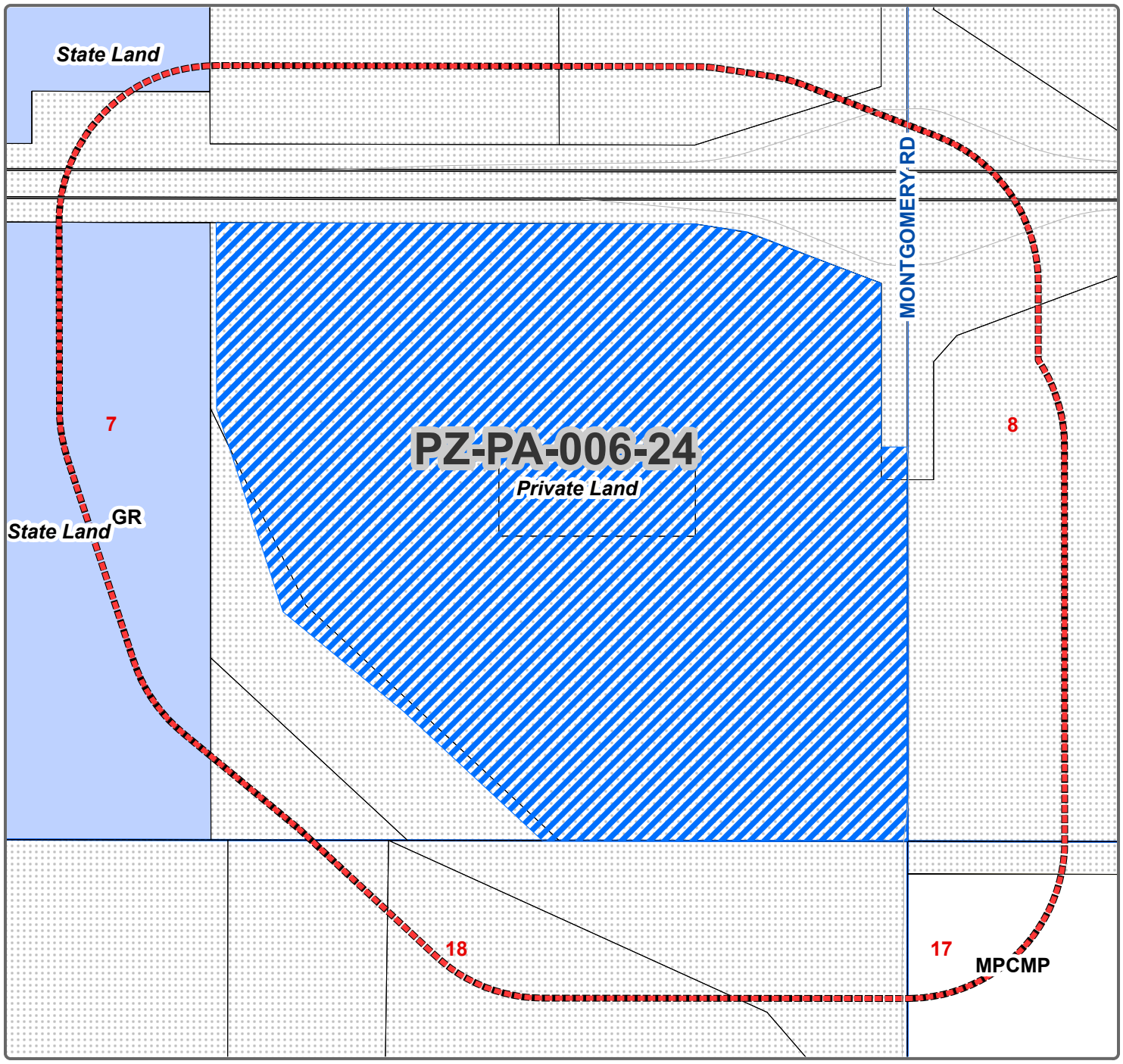
STAFF FINDINGS
PUBLIC COMMENT:
To date, no comments from members of the public have been received by county staff.

PUBLIC PARTICIPATION:

60-Day Review Period:	6/10/2024 to 8/10/2024
Citizens Advisory Committee:	9/5/2024
P&Z Commission Meeting:	9/25/2024
Newspaper Publication:	8/14 & 15/2024(CAC), 9/5/2024(P&Z), 10/10/2024(BOS)
Site Posting:	8/29/2024(P&Z), 10/2/2024(BOS)
Property Mail-out:	8/20/2024(CAC), 8/29/2024(P&Z)
Web Posting:	8/15/2024(CAC), 9/11/2024(P&Z), 10/8/2024(BOS)

Date Prepared: 10/15/24 – PZR
Revised:


PINAL COUNTY
WIDE OPEN OPPORTUNITY
Land Status
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
PZ-PA-006-24
1S
2S
3S
4S
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13E
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18E



Community Development

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery I8 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

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

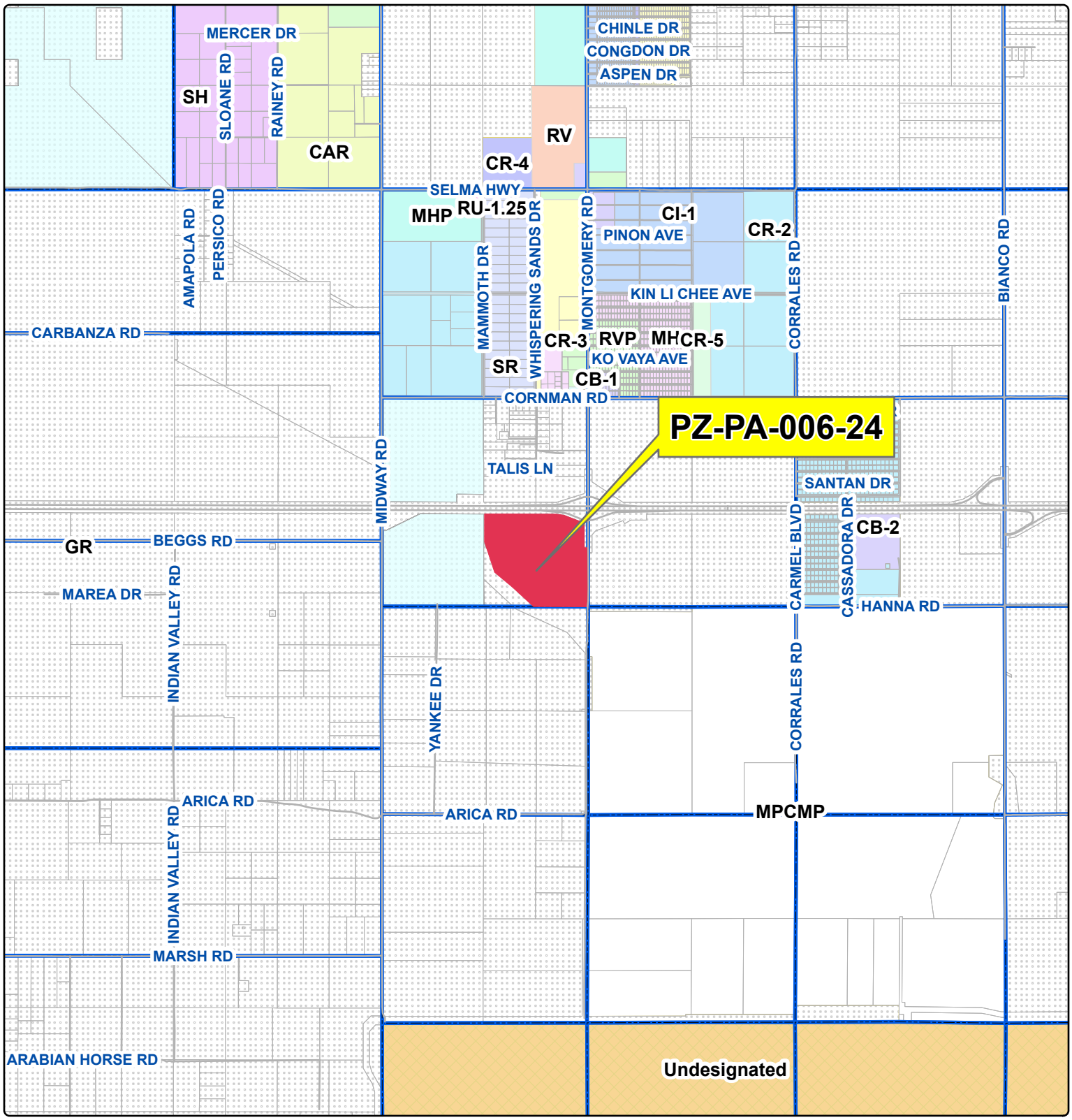
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SEC 07, TWN 07S, RNG 05E

Sheet No. 1 of 1

Owner/Applicant: BRUCE GALLOWAY – MONTGOMERY I8 LLC			
Drawn By: GIS / IT /RWH			Date: 08/14/2024
Section 07	Township 07S	Range 05E	
Case Number: PZ-PA-006-24			



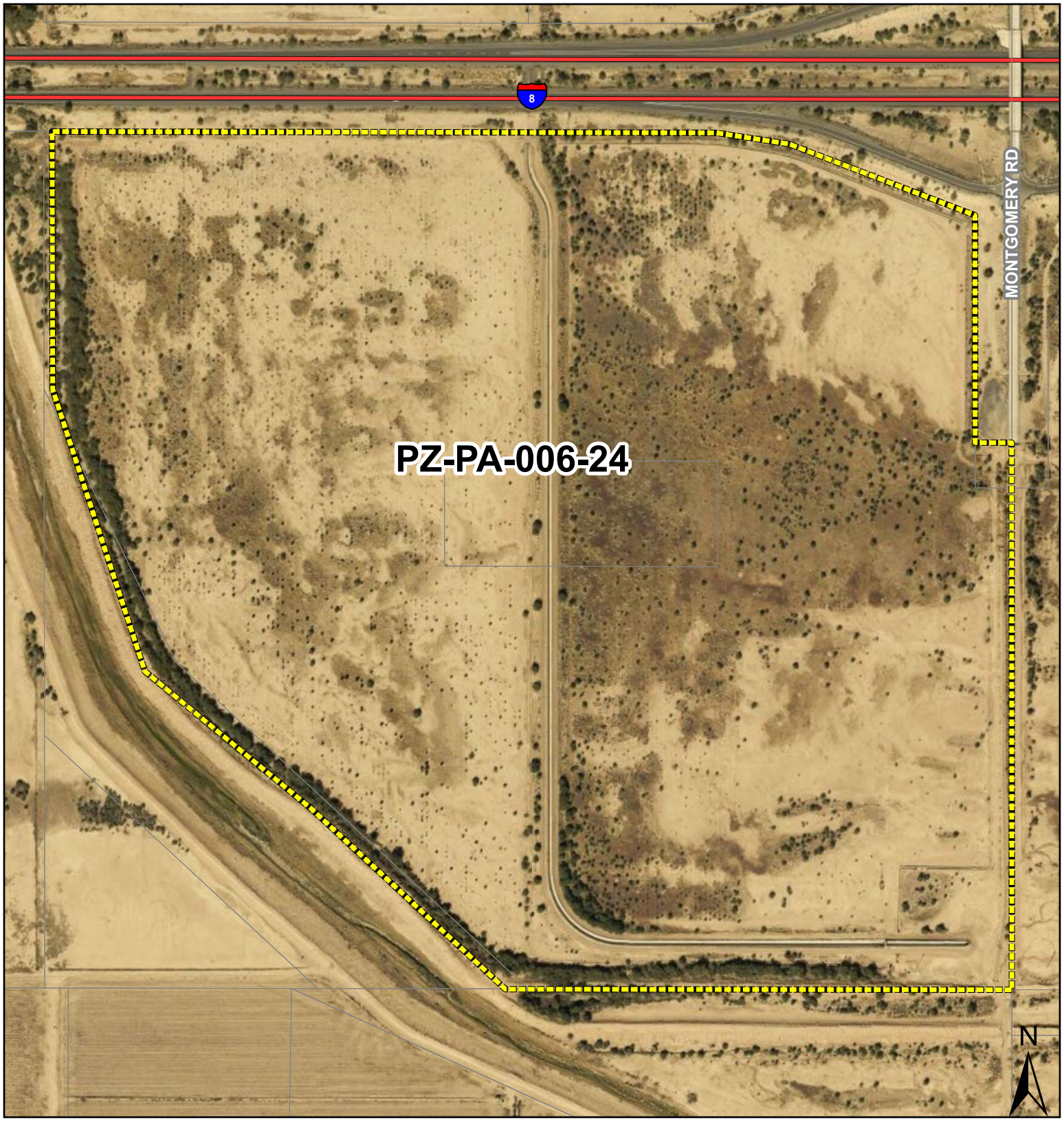
Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SEC 07, TWN 07S, RNG 05E

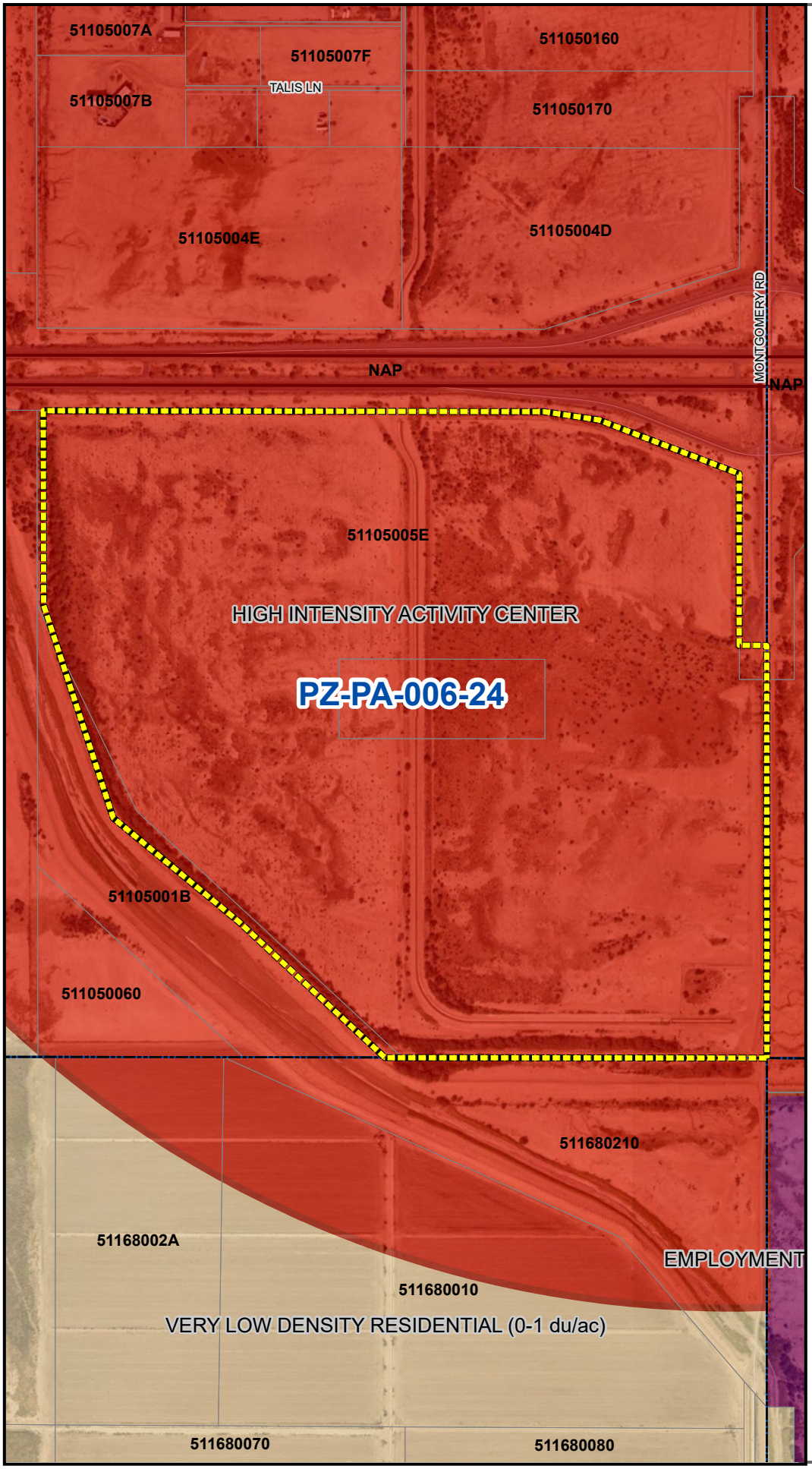
Sheet No. 1 of 1	Owner/Applicant: BRUCE GALLOWAY – MONTGOMERY I8 LLC		
	Drawn By: GIS / IT / RWH		Date: 08/14/2024
	Section 07	Township 07S	Range 05E
	Case Number: PZ-PA-006-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-006-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

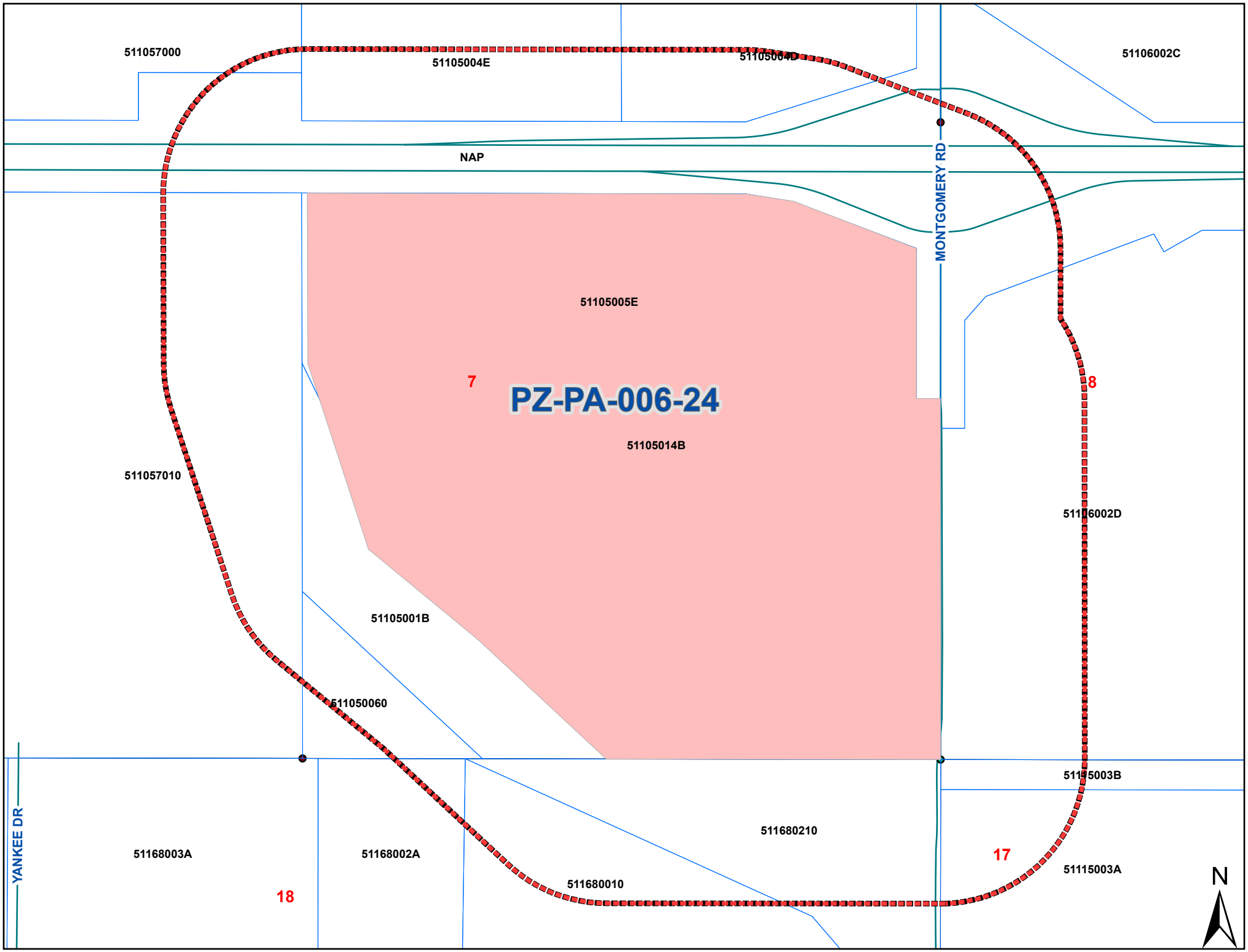
PZ-PA-006-24

FROM:

HIGH INTENSITY ACTIVITY CENTER

TO:

EMPLOYMENT


511057000
51105004E
51105004D
51106002C
NAP
MONTGOMERY RD
51105005E
7
PZ-PA-006-24
51105014B
8
511057010
51106002D
51105001B
511050060
51115003B
YANKEE DR
511680210
51168003A
51168002A
17
51115003A
511680010
18
N

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-006-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at SWC Interstate 8 and Montgomery Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

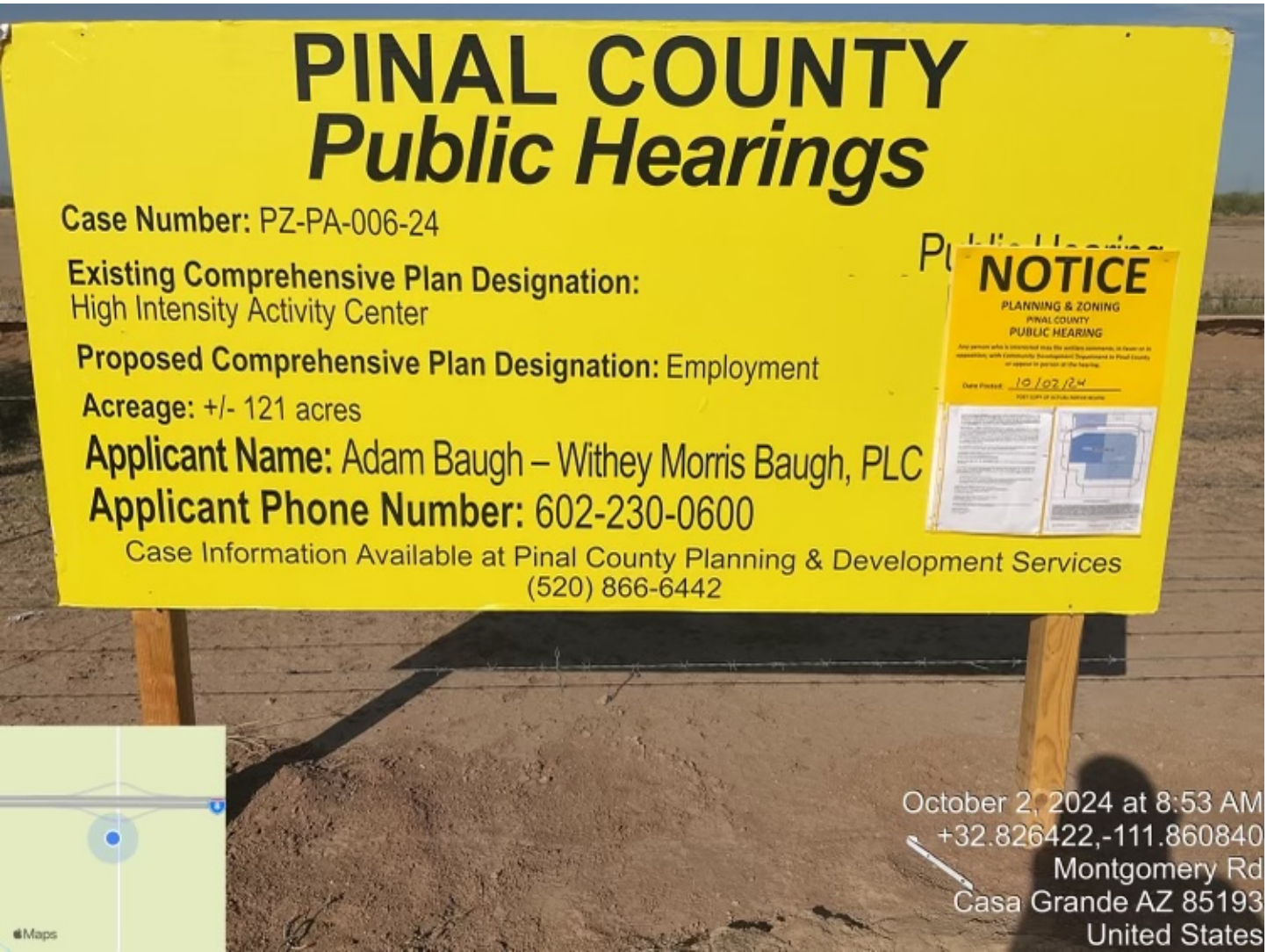
Subscribed and sworn to be on 10/02/24 by Meghan Liggett.

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

MaryBeth Conrad
Notary Public

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

My Commission expires: 10-25-24


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-006-24
Existing Comprehensive Plan Designation:
High Intensity Activity Center
Proposed Comprehensive Plan Designation: Employment
Acreage: +/- 121 acres
Applicant Name: Adam Baugh – Withey Morris Baugh, PLC
Applicant Phone Number: 602-230-0600
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 10/02/24
October 2, 2024 at 8:53 AM
+32.826422,-111.860840
Montgomery Rd
Casa Grande AZ 85193
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: 10/02/24
POST COPY OF ACTUAL NOTICE BELOW.
October 2, 2024 at 8:50 AM
+32.825142,-111.860551
Montgomery Rd
Casa Grande AZ 85193
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-006-24
Existing Comprehensive Plan Designation:
High Intensity Activity Center
Proposed Comprehensive Plan Designation: Employment
Acreage: +/- 121 acres
Applicant Name: Adam Baugh – Withey Morris Baugh, PLC
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(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 10/02/24
Maps
October 2, 2024 at 8:48 AM
+32.827679,-111.863311
I-8 E
Casa Grande AZ 85193
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/02/24
POST COPY OF ACTUAL NOTICE BELOW.
October 2, 2024 at 8:45 AM
+32.827682, -111.867203
I-8 E
Casa Grande AZ 85193
United States

azcentral.

Public Notices

Originally published at azcentral.com on 10/08/2024

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

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery I8 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated 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 30th 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:

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

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409
Pub: Oct 8, 2024

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

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

PUBLICATION DATES:
Oct. 10, 2024

NOTICE ID: jHE3PDbzicCOxCGTLdfd
NOTICE NAME: PZ-PA-006-24

(Signed) Laquansay Nickson Watkins

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 10/11/2024

Notary Public
Notarized remotely online using communication technology via Proof.

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

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PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

No. of publications: 1: date of publication: Oct 10, 2024

OLGIN: Okay, so it's going to stay.

MENNENGA: Go for it.

ROBERTS: Good morning Chair, Vice Chair, Members of the Commission. Patrick Zaia-Roberts, senior planner, here to present case PZ-PA-006-24. We'll get started in just a second here, I think our slides are delayed. Wonderful, thank you. Okay, Patrick Zaia-Roberts, senior planner, here to present case PZ-PA-006-24. This is a request for a Major Comprehensive Plan Amendment to amend 121 acres of land from High Intensity Activity Center to Employment in order to develop an RV and boat storage business, alongside other compatible uses at a later date. The location of the property is at the corner of Interstate 8 and West Montgomery Road. These properties are near – or yeah, these properties are nearby Casa Grande and Eloy. The owner of the property is Bruce Galloway, representing Montgomery I8 LLC, and the applicant/agent for this project is Adam Baugh from Withey Morris Baugh.

MENNENGA: Actually this property's Casa Grande-Stanfield. South of Stanfield.

ROBERTS: True. It's about eight miles from both Casa Grande, Eloy and Stanfield, as well. All right, this is a map showing the approximate location in the County. Right off the I-8 corridor. This is a map showing the existing land use designation of 121 acres. And the proposal is to change

this designated area to 121 acres of Employment. Next slide. So this is a graphic that we pulled from our Comprehensive Plan, this just kind of explains the intention of the High Intensity Activity Center. The goal of this area is to be able to provide a mix of land uses that are acceptable to a number of mixed use concepts - residential, commercial, etc., industrial parks. And these uses have intended land use mix percentages. So as you're developing, you incorporate a certain amount of this development in a larger plan. You can see the central portion of this circle indicates a core zone which would be alongside the I-8 corridor. In the case of this project, the area encompasses all three zones in some capacity. Regardless, the intended use of the property for an RV and boat storage is not compatible with the existing High Intensity Activity Center designation. Next. This is a map showing a current flood zone that traverses the property and many surrounding properties nearby. You can see the corner of I-8 and Montgomery there on the top third of the flood zone area. This is the Flood Zone that flows alongside the Greene Wash, and then includes the incorporated riparian area.

MENNENGA: Much better.

ROBERTS: Next. And this is a map showing the infrastructure available to the project. The property has direct access to both I-8 and Montgomery Road, arterial roadways. There's surrounding residential to the north of the

property, and surrounding agriculture to the south. And nearby the Attesa motorsports complex is to the southeast. To date on this project, the staff has received no letters of opposition or support. The property offers direct access onto I-8 via Montgomery Road, and has proximity to an existing Employment land use designation and associated zoning. The entire project is impacted by a Flood Zone A designation, and the proposal of the project is to develop the property into 121 acres of Employment, with intention to develop RV and boat storage uses. Other Employment capable uses may develop later on at a zoning phase. At the Citizens Advisory Committee, no comments were received in opposition or support of this project, and the CAC voted to recommend approval 15 to 0. At this point, does the Commission have any questions of staff?

MENNENGA: Questions or comments from the Commission? And the applicant. Signed in?

BAUGH: Good afternoon, Adam Baugh, 2525 East Arizona Biltmore Circle. I never want to be a Commissioner in Pinal County. You guys are spending so much time here today and I appreciate your service, but I am going to do you a favor, and I think I can be done in 90 seconds or less.

MENNENGA: Oh, cool.

BAUGH: You have a busy agenda. Let me just cut through some stuff real quick. Is there a way that I can control the advancement of slides? Okay, I might hop through

some just to make it more abbreviated. Let's go to next slide real quick. This property, that I-8 and Montgomery Road, and as my kids like to call it, BFE, which just means really far away, and there's literally nothing around in this area. And one of the reasons why we're here today, even though the request is for 121 acres, if we go to the next slide, you'll see that we have this high activity intensity zone which allows things like very, very tall apartment buildings and a bunch of other type of intense uses. But I think that is a later phase, decades down the road. And it doesn't mean that it can't be built out sometime down the road later, but it's really not reflective of where we're at today, and it wasn't until we start to understand – go to the next slide - the impacts of the wash in this area and more particularly the floodplain. That floodplain, you can see it on the left side, but when you look at the box on the right side, that's our property. Even though we have 121 acres, we only have about 15 or 20 of which that are actually outside of the floodplain, so there's really not a lot of land really for us to work with and develop. And so the ability to work with that small little bit of piece left over is what we're here to do today. It's by changing this designation on the map, it gives us an opportunity to work with the very small remnant of our land left over. We jump to next slide. By this change of Employment, you can see it kind of changes that little purple

area. And this isn't unusual. If you look at the bottom right corner of that page, you can also see where an Employment designation also changed over there at some time as well. And so in some ways, I think people have started to recognize that in this part of that little pie, there's just really not a way to create the type of high activity intensity zone that the Comprehensive Plan allows. Next slide. And so what this does, essentially this Employment designation, gives us a chance to make meaningful use of about 15 or 20 acres or so, and the good thing about our use is it's not very intensive a structure, so in the future when there is a lot of activity along I-8, an opportunity to hear it actually build real buildings, you can easily convert what is essentially just asphalt and some canopies into future buildings. And so we look at this more as a short-term interim use until real development comes down this road in the future. And I think I'll jump ahead, maybe just towards the end. We'll skip a couple of these slides where I just talk about some of the benefits. Right there. And so as a result, what this does is it creates a meaningful use out of what is a very difficult designation to work with. It also recognizes that given the floodplain in this area, there's only a small amount of area that can actually be developed, and with this type of plan, it creates a little bit more consistency with the designation in the area. There's no impacts, there's no neighbors, there's

nothing around here, and it doesn't preclude intensity from happening down the road, it just allows us to make meaningful use in the interim, and hopefully I'll be back in the future when - maybe not me, but my grandkids, can do this case when there's actually real development happening up and down this part of the corridor. So with that, I'll end my presentation. But I appreciate two things, one, staff's recommendation; two, the recommendation from the CAC, and three, I'm not aware of any opposition that's been on our case so far. So, thankfully the other cases have had their attention today and I'm trying to give you back yours.

MENNENGA: Questions? Mr. Klob.

KLOB: Through the Chair. Adam, thanks for your presentation and I honestly can't think of a better site and location for a project like this, being right off, you know, the interchange off I-8. RV storage, boat storage, people coming and going through I-8, I think this is a great location. It's limited on what it can – what can go there, so I just want to say I'm supporting.

BAUGH: Thank you.

MENNENGA: Anyone else? Thank you.

BAUGH: Thank you.

MENNENGA: Back to the Commission. Motion? Discussion? I'm sorry.

BILLINGSLEY: Public hearing.

MENNENGA: Doggonit. End of the day. Okay, let's see. Let's - 2024 Major Comprehensive Plan Amendments, case PZ-PA-006-24, public comments. Anyone got a public comment? And we still have the three minute rule, come on up.

??: Thank you for taking the time, I'll try to be brief and quick. I did want to go back, it's kind of our purview on this, but grew up in Washington State and they've got dams up there. They dam up the rivers. All the communities right around those rivers, they dramatically benefit from the kilowatt usage. So I pay $0.03 a kilowatt compared to like down here where we pay 20. Excuse me, I apologize. Something that the County might look into in the future for other developments on solar. On this particular project, I own the property just to the north of it. Pretty good sized community, as well as a few lots. I think it's a great use. I think what they're suggesting is a great use here. I fully support it. I think it's going to be beneficial to us and the area. I kind of disagree with the gentleman's take on it's in the middle of nowhere, yes, it's in the middle of nowhere, that's how we like it out there. We've got a lot of community members, we probably have over 200 community members in our community, retired, they love it. But it will be a benefit to them as well because they have covered storage, which would be beneficial to our customers, and I think really to the whole area. I hope that they

entertain maybe some type of service station as well in the future. That's all I'd like to say, thanks.

MENNENGA: Thank you. Anyone else? Anyone else? Woo hoo. Okay, with that, we're going to close the public portion of case PZ-PA-006-24. Now back to the Commission.

SCHNEPF: Commissioner Mennenga.

MENNENGA: Yes sir.

SCHNEPF: I'd like to make a motion that the Planning and Zoning Commission forward PZ-PA-006-24 to the Board of Supervisors with a favorable recommendation.

KLOB: Second.

MENNENGA: We got a motion and a second, everybody in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? Wow, nice.

BAUGH: Thank you.

MENNENGA: Okay, we are on to PZ-PA-007-24. Oh, another solar case, how special. I have no idea.

DEOKAR: Good afternoon, Sangeeta Deokar, senior planner, presenting the next case, Cactus Flower Solar, PZ-PA-007-24. This is a request to redesignate 2,148 acres from Very Low Density Residential and Moderate Low Density Residential to Green Energy Production for a photovoltaic solar plant. The land use change is for, as mentioned, 2,148 acres located eight miles south of Eloy, approximately seven

PINAL COUNTY

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

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

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

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

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

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

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

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

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by I8 Montgomery LLC ("Owner").

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

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

Owner has submitted an application to Pinal County ("County") requesting the County approve a Major Comprehensive Plan Amendment for development of the following described property ("Property"):

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

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the Major Comprehensive Plan Amendment, Case No. PZ-PA-006-24, which are attached hereto as

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

By signing below, Owner acknowledges that the approval of the Major Comprehensive Plan Amendment, Case No. PZ-PA-006-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Major Comprehensive Plan Amendment, Case No. PZ-PA-006-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of Major Comprehensive Plan Amendment in Case No. PZ-PA-006-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

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

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

OWNER: Montgomery 18 LLC
[Print Entity Name]

Signature

Its: CEO of Manager
[Title, if applicable]

Dated: 10/15/2024

OWNER: _____
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

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

STATE OF Washington)
) ss.
COUNTY OF Kitsap)

The foregoing instrument was acknowledged before me this 15 day of October, _____, by Bruce Galloway.
[Insert Name of Signor(s)]

Elizabeth A Robie
Notary Public
State of Washington
My Appointment Expires 10/8/2025
Commission Number 21034077

_____
Notary Public

My commission expires: 10/18/25

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
Notary Public

My commission expires: _____

ALTERNATE ACKNOWLEDGMENT: ***Use only when a second company is signing on behalf of owner***:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____as _____
[Insert Signor's Name] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Second Company] ***[Insert State of Incorporation]***
as _____ *for* _____
[*i.e. member, manager, etc.*] **[*Owner's Name*]**
who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

EXHIBIT A

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTTON 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7;

THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1391.68 FEET TO A POINT,·

THENCE NORTH 47 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 728.82 FEET TO A POINT;

THENCE NORTH 50 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 592.55 FEET TO A POINT;

THENCE NORTH 18 DEGREES 06 MINUTES 30 SECONDS WEST, A DISTANCE OF 814.89 FEET TO A POINT;

THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS WEST, A DISTANCE OF 709.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8;

THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8, A DISTANCE OF 1825.50 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 202.24 FEET TO A POINT;

THENCE SOUTH 68 DEGREES 58 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 547.16 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTTON 7;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTTON 7, A DISTANCE OF 1503.70 FEET TO THE POINT OF BEGINNING.

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2024-PZ-PA-006-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM HIGH INTENSITY ACTIVITY CENTER TO EMPLOYMENT; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-006-24.

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to Arizona Revised Statutes § 11-805 and Pinal County Development Services Code § 2.170.110 to approve Major Comprehensive Plan Amendments; and,

WHEREAS, on June 3, 2024, the Pinal County Community Development Department (the "**Department**") received an application for a Major Comprehensive Plan Amendment from an applicant representing the owner of certain property comprising approximately 121± acres located south of Interstate 8 and west of Montgomery Road (Tax Parcel Nos. 511-05-005E and 511-05-014B, situated on a portion of Section 7, Township 7 South, Range 5 East of the Gila & Salt River Base & Meridian, as legally described in the attached **Exhibit "A"** (the "**Property**")) to re-designate the Property from High Intensity Activity Center to Employment (the "**Major Comprehensive Plan Amendment Application**"); and,

WHEREAS, the Department designated the Major Comprehensive Plan Amendment Application as Case No. PZ-PA-006-24; and,

WHEREAS, as part of Pinal County's public participation program for major comprehensive plan amendments, on September 5, 2024, the Pinal County Citizen Advisory Committee held a public meeting on Case No. PZ-PA-006-24, after providing notice pursuant to statutory requirements, and following the public meeting voted 15 to 0 in favor of forwarding a recommendation of approval to the Pinal County Planning and Zoning Commission (the "**Commission**"); and,

/ / /

RESOLUTION NO. 2024-PZ-PA-006-24

WHEREAS, on September 25, 2024, the Commission held a public hearing on Case No. PZ-PA-006-24, after providing notice pursuant to statutory requirements, and following the public hearing voted 7 to 0 in favor of forwarding a recommendation of approval as per the staff report, to the Board; and,

WHEREAS, on October 30, 2024, the Board held a public hearing on Case No. PZ-PA-006-24, after providing notice pursuant to statutory requirements, and considered the application for the Major Comprehensive Plan Amendment; and,

WHEREAS, the Board believes that approving the Major Comprehensive Plan Amendment Application is consistent with the current and anticipated needs of Pinal County, and meets the land use policies and goals of Pinal County regarding future development.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Major Comprehensive Plan Amendment Application, Department Case No. PZ-PA-006-24, is hereby approved and the Comprehensive Plan Land Use Map for the Property legally described in the attached **Exhibit "A"** is hereby amended by changing the Land Use designation from High Intensity Activity Center to Employment Land Use designation.

PASSED AND ADOPTED this 30th day of October, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTTON 7, *TOWNSHIP* 7 *SOUTH, RANGE* 5 *EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:*

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7;

THENCE NORTH 89 DEGREES 55 *MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION* 7, *A DISTANCE OF 1391.68 FEET TO A POINT,·*

THENCE NORTH 47 DEGREES 05 MINUTES 36 SECONDS WEST, A *DISTANCE OF 728.82 FEET TO* A *POINT;*

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THENCE NORTH 18 DEGREES 06 MINUTES 30 SECONDS WEST, A *DISTANCE OF 814.89 FEET TO* A *POINT;*

THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS WEST, A *DISTANCE OF 709.33 FEET TO* A *POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8;*

THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8, A *DISTANCE OF 1825.50 FEET TO* A *POINT;*

THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 202.24 FEET TO A *POINT;*

THENCE SOUTH 68 DEGREES 58 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A *DISTANCE OF 547.16 FEET TO* A *POINT;*

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.00 FEET TO A *POINT;*

THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A *DISTANCE OF 100.00 FEET TO* A *POINT ON THE EAST LINE OF SAID SECTTON* 7;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTTON 7, A *DISTANCE OF 1503.70 FEET TO THE POINT OF BEGINNING.*

RIGGS: Additional discussion. Okay, we will put it to a vote. Currently the motion is that we are recommending this this project. All in favor, please signify by an uplifted hand. All right, unanimous. Thank you. Next.

ROBERTS: Good evening again, Chair, Vice Chair, Members of the Committee. Patrick Roberts, Senior Planner, presenting case PZ-PA-006-24 for the I-8 and Montgomery Project. This is a Major Comprehensive Plan Amendment request to amend and redesignate 121 acres of land from High Intensity Activity Center to Employment, with intention to develop an RV and boat storage business and other compatible industrial uses. The property is located off of the I-8 Highway and Montgomery Road intersection. It’s the proximity to Casa Grande and Eloy. Property owner is Bruce Galloway, representing Montgomery I8 LLC, and the applicant is Adam Baugh from Withey Morris & Baugh, PLC. This is a map of the County showing the approximate location of the project. And this is a map showing the proposed land to be redesignated from High Intensity Activity Center to Employment. This is a map indicating some particular natural features on the property. This site is impacted by a Flood Zone A restrictions across the entire site, along with the Greene Wash designation to the south of the property, which includes certain riparian areas for consideration. This is a map showing some surrounding infrastructure items. The property

is directly fronted by Highway I-8, and it has direct access via Montgomery Road. To the north, the property is some residential, and nearby agricultural to the south and west. So to date, no letters of opposition or support have been received from any members of the public or government agencies. There is direct access onto Interstate 8 via Montgomery Road. There's proximity to existing employment land use destinations and associated zonings. The entire property's impacted by Flood Zone A designations. The proposal of the development is to bring in employment land use designations on all 121 acres. There's intention to develop an RV and boat storage use on the property as well, and bring in other compatible like uses with those employment designations.

RIGGS: At this point we'll go ahead and open up for the public for any public comments. Final call to the public. Seeing none, we will close.

HAYES: Okay, the home stretch. Alex Hayes on behalf of the applicant. I really don't have - the good news, I don't have much to add. I think Patrick did a good job summarizing this, it's a pretty straightforward request and it's just about granting a designation for this property that's going to allow it to be put to economic use. This is one of those High Intensity Activity Center designations that is maybe a little outdated, and it certainly - the uses that

are anticipated within one of those Activity Centers are really not conducive with the flood plain that comes through the site. So this redesignation will allow for a feasible development to occur in the near term. So with that, I'm happy to answer any questions you have.

RIGGS: Any questions from the Committee? Steve?

KALANDROS: I guess I was a little confused comparing the County documents to, I think, your narrative. You know, this is High Activity – or High Intensity Activity Center is basically a big circle, concentric rings and center core. Does this application change like this entire southwest quadrant, or is it just doing an island within that southwest quadrant?

HAYES: This request is just for 121 acres within that kind of Activity Center circle. And, you know, staff made the comment that ideally we would include the entire area. I think that would probably make sense, however, many of the property owners in the surrounding area are various State entities, flood control district, and we're just not able to accommodate those because we don't own that property.

OLGIN: Committee Members, if I may. This, in staff's opinion, is a little bit like - and not the same thing, so don't take it the wrong way - but it is impacted in a negative way because of the floodplain. So the applicant is in a predicament where you can't put houses in a floodplain

unless you do the mitigation required. So it does limit a lot of the uses that would go there. So what's being suggested in zoning – hate to say that out loud, but it does make sense because of the entire piece that, the whole pie, the whole circle, I believe most of it, right, is in the floodplain. So, and this is why if you go through the area, you have the (inaudible) freeway that goes through there. So, and this one was tough for staff because in a perfect world, we would take the whole thing and make it purple, and – but it is a difficult piece, just to be transparent.

KALANDROS: So I guess maybe to elaborate on that, if we redesignate, you know, if we approve this, we recommend approval and it eventually gets approved, and you create this island of Employment in the middle of this High Intensity Activity Center, how do you handle that when the people in those surrounding areas then - I mean do they want it still do High Intensity Activity Center? Do they want to change it? How does that impact the overall plan? Does that just throw a wrench into the whole works?

OLGIN: That's a great question. Did you want to try out that, Alex? You want me to (inaudible) responsible.

HAYES: I was going to say, we do have support from property owners on the north side of the freeway who are within the Activity Center for this designation change. And we're also adjacent, other employment uses to southwest of the

site.

OLGIN: What staff was going to mention real quick is even though the entire area is designated as what we'd like to see as a community center, which would bring you more of what you see in like parts of Chandler and also in Mesa, because of the impact of the floodplain, I don't think a lot of that's going to be possible anytime soon. So even though the County has a vision of something, I believe the applicant is being more realistic in this approach, to say look, the cost to bring this out of the floodplain, it's going to be pretty great to do. How (inaudible) SR, to do the kind of development that we'd like to see. So this is one of the pieces where we're not sure - I know why they made it the activity, but I don't think uses around it will ever get to that level because of constraints on the property. If that makes any sense.

RIGGS: Okay, additional questions. Yes.

IDE: Okay, so this one's for the staff concerning the floodplain. Would you require the development, the developers for this property, to submit like any flood mitigation plan? How they're going to do the drainage, the grading?

OLGIN: At this level they've already started that process, but when they get the zoning, yes. Obviously we need to know the impacts of the flood. To be honest with you, to

be completely transparent, they can entitle property in the floodplain. It doesn't mean (inaudible) get a permit to build anything there until they mitigate the issue, but yes, they can definitely continue the zoning process, even if this floodplain exists.

RIGGS: Okay, additional questions?

??: I think the floodplain is a great place to start (inaudible).

OLGIN: That's is a fair question, that's a fair statement.

??: That's a good one.

??: Yeah.

TODD: Yeah, Phil Todd. Can you give us some idea how much it would have to be raised so it wouldn't be in the floodplain? Are you talking about, you know, is it 2 feet or 10 feet?

HAYES: I don't have that answer today. We would have to do that engineering to determine what - how much it needs to be lifted out of the floodplain.

TODD: And that's what they'd have to do to change it, to get it out of the floodplain. You gotta raise it.

HAYES: That's correct.

RIGGS: Additional questions?

KLUCAR: Terrilyn Klucar. Yeah, I'm just curious why you chose Employment as the new designation for this area,

and does it include RV and boat storage? And what type of an employment would you be thinking about? I'm just curious.

HAYES: That's correct, yeah. That's the type of designation that permits the zoning that would allow the proposed use. And it also does – it is compatible with kind of the surrounding zoning and uses in the area to create a more cohesive land plan.

KLUCAR: Okay, buy what types of employment? Would this be like commercial office? I mean what else would be going on there?

HAYES: It would just - the only thing we're proposing at this time in Phase 1, would be RV and boat storage. And then the Employment designation for additional phases could have other types of zoning within the Employment designation.

KLUCAR: Okay.

RIGGS: All right, additional questions?

MADDUX: All right, I move to recommend approval. Chris Maddux.

KALANDROS: Steve Kalandros, I second.

RIGGS: All right, we have a motion that we are recommending to approve this project. All in favor, please sig – any discussion? All right. All right.

KALANDROS: I just want to say I - it does appear that employment is a more appropriate land use for this than

High Intensity Activity Center. My concern was creating this island and that impact, you know, how that would impact the people around it, would it to mess up their plans. It really doesn't sound like this High Intensity Activity Center is going to happen either way, so that's why I went ahead and said recommend to approve. Thank you.

RIGGS: Thank you, Steve. Any other discussion? All right, we'll move forward to a vote. All in favor of following the motion to – we are recommending to approve this project, please signify. Any opposed? All right, thank you. It passes. Next.

DEOKAR: Once again, Sangeeta Deokar presenting the last case for this year's Major Comprehensive Plan Amendment. It is PZ-PA-007-24. The name is Cactus Flower Solar. This is a solar project requesting redesignation of 2,148 acres from Very Low Density Residential and Moderate Low Density Residential to Green Energy Production. Again, proposal is for approximately 2,148 acres. Located eight miles south of Eloy, approximately seven miles south of I-10. Owners are Curtis 1035, LLC, Gordita, LLLP, Stambaugh Farms, LLC, Toone Farm LP # 3. Applicant/agent, Cactus Flower Solar LLC and Heather Wise is the agent representing the owner. This is the County map showing the location. One can see that it is southern central portion, south of Eloy, marked by the red star. Land use map currently has two designations: Very Low

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

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery I8 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated 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 **30th** 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:

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

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

Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

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

PUBLISHED ONCE:
Pinal Central Dispatch
Arizona Republic

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

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

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

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

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

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

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

C. Public meeting with the Citizens Advisory Committee.

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

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

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

COMMUNITY DEVELOPMENT
Planning Division

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

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

1. The legal description of the property: See attached

2. Parcel Number(s): All or portions of: 51105005E; 51105014B; 511680210; 51128007A; 51128007C; 51168002A; 51168003A; 51057010; 51105001B; 511050060 Total Acreage: 350 +/- 250 acres

3. Current Land Use Designation: Moderate Intensity Mixed Use; Industrial; Residential High Intensity Activity Center

4. Requested Land Use Designation: Public Facilities/Services Employment

5. Date of Concept Review: February 27, 2024 July 24, 2023 Concept Review Number: Z-PA-008-24 Z-PA-106-23

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

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

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

Bruce C Galloway c/o	271 Winslow Way East Unit 10727 Bainbridge, WA 98110	206-790-9986
Name of Landowner (Applicant)	Address	Phone Number

[signature]	bruce@evergreeninvestco.com
Signature of Landowner (Applicant)	E-Mail Address

Withey Morris Baugh, PLC	2525 E. Arizona Circle PHX, AZ A-212 85016	602-230-0600
Name of Agent	Address	Phone Number

[signature]	Hannah@withmorrislaw.com
Signature of Agent	E-Mail Address

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

AGENCY AUTHORIZATION

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

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

MONTGOMERY I8 LLC
_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 121 acres located at Southwest corner of I-8 and Montgomery Rd, and further identified

[Insert Address of Property]

as assessor parcel number 51105014B; 51105005E and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

Owner hereby appoints Withey Morris Baugh, PLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

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

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

Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

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

My commission expires_____

_____ _____
Printed Name of Notary Signature of Notary Public

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

Montgomery I-8 LLC
[Insert Company or Trustee's Name]

Elizabeth A Robie
Notary Public
State of Washington
My Appointment Expires 10/8/2025
Commission Number 21034077

By: _____
[Signature of Authorized Officer or Trustee]

Its: Member
[Insert Title]

Dated: May 3, 2024

STATE OF Washington)
) ss.
COUNTY OF Kitsap)

The foregoing instrument was acknowledged before me, this 3rd day of May, 2024, by Bruce C Gallion *[Insert Signor's Name]* Member *[Insert Title]* of Montgomery I-8 LLC *[Insert Name of Company or Trust]*, an Arizona *[Insert State of Incorporation, if applicable]*

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

_____
Notary Public

My commission expires: 10/8/2025

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

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

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

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

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

I-8 & Montgomery Rd

Major Comprehensive Plan Amendment Narrative

Case No. _____

1st Submittal: May 30, 2024

WITHEY
MORRIS
BAUGH

Development Team

Developer:
Evergreen Investment Company, LLC
Bruce Galloway
271 Winslow Way E., Unit 10727
Bainbridge Island, WA 98110

Legal Representative:
Withey Morris Baugh PLC
Attorney: Adam Baugh
Land Use Planner: Hannah Bleam, AICP
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

TABLE OF CONTENTS

A. INTRODUCTION 4
B. LOCATION AND SITE CONDITIONS 4
C. COMPREHENSIVE PLAN AND ZONING 4
D. REQUEST 4
E. PROJECT OVERVIEW 5
F. COMPREHENSIVE PLAN AMENDMENT CRITERIA 7
G. SUMMARY 11

LIST OF EXHIBITS

AERIAL CONTEXT MAP ..... A
EXISTING COMPREHENSIVE PLAN MAP ..... B
EXISTING ZONING MAP C
PROPOSED COMPREHENSIVE PLAN MAP ..... D
COMPREHENSIVE PLAN COMPLIANCE CHECKLIST ..... E

A. Introduction

On behalf of Evergreen Investment Company, LLC (the "Applicant"), this application is a request for a major comprehensive plan amendment for approximately +/- 250 acres located at the southwest corner of Interstate 8 and Montgomery Road, and otherwise commonly known as all or portions of the following Pinal County Assessor's Parcel Numbers (APNs) 51105005E; 51105014B; 511680210; 511680010; 51168002A; 51168003A; 511057010; 51105001B; and 511050060 (the "Property"). See **Exhibit A, Aerial Map**.

The request will modify the existing comprehensive plan designation from High Intensity Activity Center to Employment. In addition, this proposal will run concurrently with a rezoning request from GR (General Rural) to I-2 (Light Industrial and Warehouse) to allow a recreational vehicle and boat storage facility on 15 acres of the Property.

B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is approximately 11 miles southwest of Casa Grande. The Property is approximately 250 acres and is currently undeveloped. In addition, almost all the Property is within a major Zone A floodplain area, also known as Greene Wash watershed. The proposed land use designation is appropriate adjacent to this floodplain area, as other uses such as residential and commercial may not be viable.

The Property is bordered to the north by the Interstate 8. To the west, south, and east includes undeveloped and/or agricultural land that is zoned General Rural (GR).

C. Comprehensive Plan and Zoning

The Property has a Comprehensive Plan land use designation of High Intensity Activity Center. **See Exhibit B, Comprehensive Plan Map.** The Property is zoned GR. **See Exhibit C, Zoning Map.**

D. Request

Evergreen requests to amend the existing comprehensive plan designation from High Intensity Activity Center to Employment. See **Exhibit D, Proposed Comprehensive Plan Map**. This amendment will allow uses that are more viable on the Property given the significant floodplain on much of the site. The High Intensity Activity Center encourages a mix of uses, with an emphasis on commercial and residential uses. However, the floodplain would impede these uses from occurring due to the real risk of flooding. Therefore, Employment uses would be more appropriate where it can be mitigated adjacent to the floodplain area. In addition, located at the

southeast of the Property there is an existing land use designation of Employment. This would be a continuation of that existing land use designation.

The Employment designation as noted in the Pinal County Comprehensive Plan "as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution."

E. Project Overview

Per staff's direction, the comprehensive plan amendment will encompass approximately 250 acres. However, Evergreen will run a concurrent rezoning application that will develop a recreational vehicle and boat storage facility on 15 acres of the Property. The nature of this use allows a viable use of the land without worrying about the negative impacts of a floodplain that would otherwise exist if building structures were built.

I. Relationship to Immediate Surroundings

The proposed development will have a positive impact on the surrounding area. This development activates an underutilized parcel with an appropriate use adjacent to a major freeway, Interstate 8, that connects to and from several outdoor recreational opportunities. RV/boat storage makes sense next to a freeway and significant floodplain area. In addition, there is no development surrounding the Property and it will be appropriately screened for any future development that occurs around the site. The Property has long been vacant, and this development will promote growth in this area.

II. Site Circulation and Traffic Impact

The project will be accessed via Montgomery Road, from Interstate 8. The applicant will improve the Montgomery Road for the site. In addition, the RV/boat storage will have very little traffic as this is not a use that is regularly visited.

III. Utility and Public Services

The Project does not anticipate the need for any improvements of services that would be paid for by the public. The list below identifies the utilities and services applicable to the Property:

Type of Utility / Service	Provider	Contact
Water Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351

		602.240.6860 mail@AZwater.com
Wastewater Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Electrical Services	SPR	SRP Customer Correspondence Customer Communications Services, PAB277 P.O. Box 52025 Phoenix, AZ 85072-2025 bizcenter@srpnet.com (602) 236-0777
Gas Services	Southwest Gas Corporation	Southwest Gas Corporation 1600 E. Northern Avenue Phoenix, AZ 85020-3982
Telecommunications	Cox, Century Link, and Media Com	PO Box 53249 Phoenix, AZ 85072-3249 1-866-272-5777
Police	Pinal County Sheriff's Office	971 N Jason Lopez Circle Building C PO Box 867 Florence, AZ 85132 520-866-5111
Fire	Rural Metro	8465 N. Pima Road Scottsdale, AZ 85258 RuralMetroFire@gmr.net 800.624.5835

Schools	Casa Grande Elementary School District #4 Casa Grande Union High School District #82	Casa Grande Elementary School District #4 220 W. Kortsen Road Casa Grande, Arizona 85122 (520) 836-2111 Casa Grande Union High School District #82 1362 N. Casa Grande Avenue Casa Grande, Arizona 85122

F. Comprehensive Plan Amendment Criteria

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

PART ONE: Consistency with Pinal County's Vision Components

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

The proposal is consistent with the Sense of Community vision component of the Comprehensive Plan. The proposal creates opportunities for employment to help balance the surrounding uses in a meaningful way. The Employment Designation encourages uses while also being cognizant of the significant development challenges adjacent to the Zone A floodplain area. This designation will not take away gathering places but will make the remaining High Activity Center areas more desirable.

In addition, the following are the goals and objectives that are met within this vision element:

> **3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.**
>
> The Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8, a major transportation corridor, further supports this goal.

3.1.1 Objective: Promote diverse employment opportunities near population base.

The Property is located 11 miles from Casa Grande and will promote a range of employment opportunities.

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

The proposal is consistent with the Mobility and Connectivity vision component. The development will improve Montgomery Road which can encourage future development to the south and west of the rezoning site. In addition, the site is currently underutilized, and the Employment designation is a prime use adjacent to the Interstate 8.

In addition, the following are the goal is met within this vision element:

4.1 Goal: Improve County and regional mobility.

The Property is located off the Interstate 8 which is a major transportation corridor in Arizona. The new designation will enhance the roadways adjacent to the Interstate, such as Montgomery Road, to further improve the mobility within Pinal County.

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

The proposal is consistent with the Economic Sustainability vision component. The amendment to the Employment designation will provide land adjacent to the Interstate 8 that is prime for industrial, and employment uses. This will continue to grow Pinal County and encourage development in this area.

In addition, the following are the goals and objectives that are met within this vision element:

5.1 Goal: Create more employment opportunities in Pinal County.

5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

As noted, the Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8 and near Casa Grande further supports these goals and objectives.

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

The proposal is consistent with the Open Spaces and Places vision. The proposal is within a significant floodplain area and will be sensitive to development within and adjacent to the floodplain.

In addition, the following are the goals and objectives that are met within this vision element:

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

6.1.2 Objective: Preserve, protect, or conserve the existing natural drainage system.

The Property is located adjacent to the Greene Wash Watershed, which is a significant natural drainage system. The proposal is for development to occur on areas that are not impacted impact the drainage systems. This sensitive development also protects natural spaces and resources.

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

The proposal is consistent with the Environmental Stewardship vision component as the proposed development is very low energy uses and will have little impact to the surrounding natural area.

In addition, the following are the goals and objectives that are met within this vision element:

7.1 Goal: Environmental stewardship is part of all decisions made and Pinal County has become a model for sustainability, with environmentally sensitive County codes, policies, and ordinances.

As noted, the Proposal will develop a very low energy and water use that will incorporate appropriate environmentally sensitive elements in its development.

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

The proposal is consistent with the Healthy, Happy Residents vision components. While the project is not proposing residential uses, the Project does not adversely impact residents' access to homes and makes nearby residentially zoned land more appealing with employment opportunities near potential homes.

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

The proposal will have little impact on access to educational opportunities at any level, but can provide employment and other workforce learning opportunities with the Employment designation.

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

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

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from High Intensity Activity Center to Employment.

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

The proposal is currently within the High Intensity Activity Center, which are the most intense development centers within the Comprehensive Plan and encourage large commercial, employment, and high density residential. The Property is a quarter section of the high intensity activity area which we are requesting to amend to Employment. This quarter is within the floodplain area, which is why it is more appropriate for Employment. Intense residential, commercial/entertainment development is not viable within a major floodplain, which is the key reason for our request. The area north of the I-8 and east of Montgomery Road will remain within the High Intensity Activity Center designation, as seen in Exhibit D.

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

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from High Intensity Activity Center to Employment.

4. **Quality Employment Opportunities County-Wide**

The proposed amendment will create a desirable place for employment in a prime location off the Interstate 8.

5. **Viable Agriculture, Equestrian and Rural Lifestyle**

The proposed Project will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. In addition, there is land surrounding the Property that will remain as rural land.

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

The proposed Project will be consistent with the Trails and Open Space concept. The proposed Project will not impact any existing trails or open space areas, and is sensitive to the Greene Wash.

7. **Natural and Cultural Resource Conservation**

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

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

The proposed Project would be consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. The Project would not require any new public facilities or infrastructure. The Project would not require any new public facilities, services, or infrastructure.

G. Summary

The location of employment off Interstate 8 and near Casa Grande is critical for continued growth in this area. The current Comprehensive Plan designation is not possible with the significant floodplain area on the Property. However, an Employment designation is appropriate and viable on this site, and may encourage other development within the area.

Exhibit A

Aerial Map

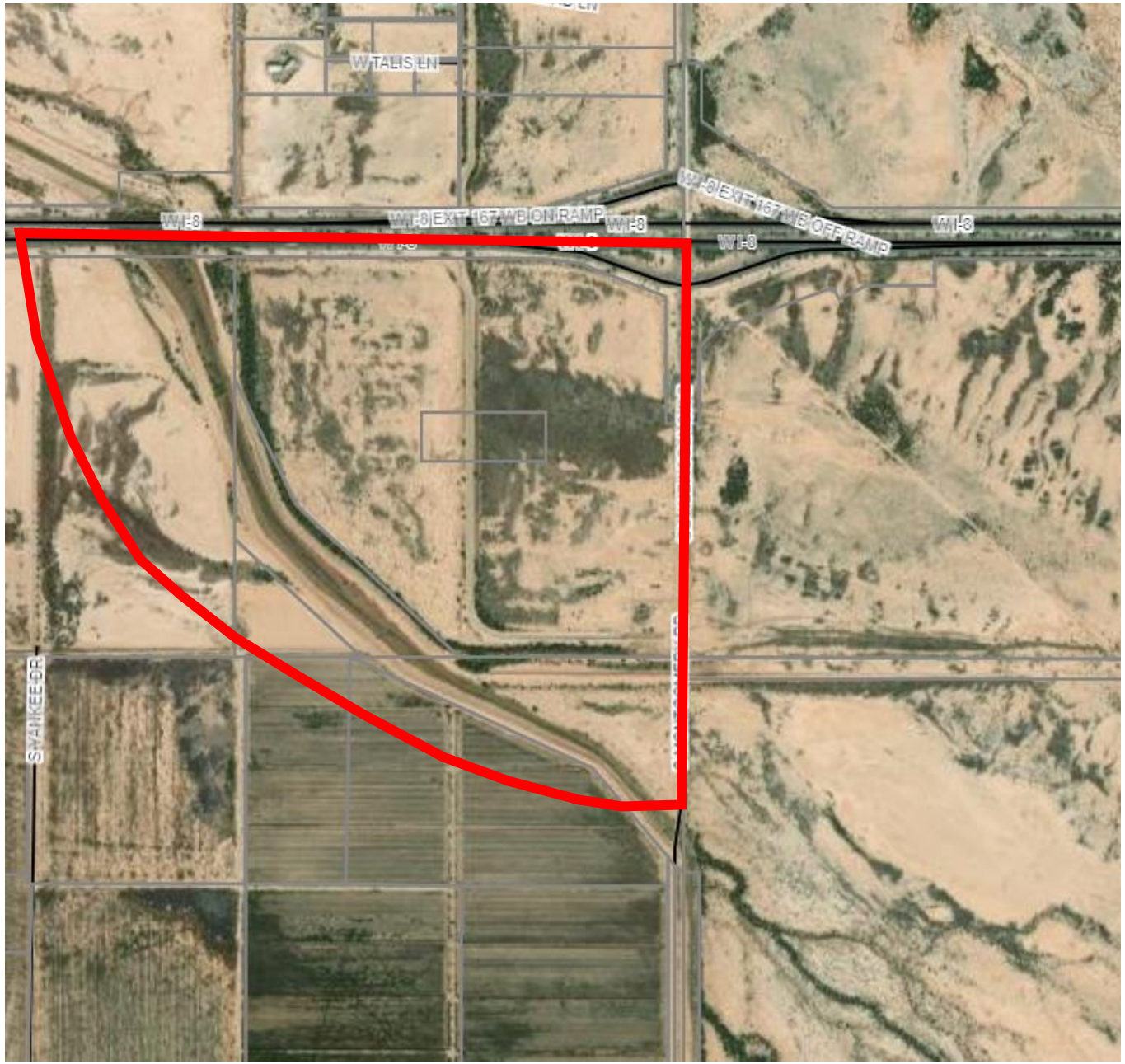

W TALIS LN
WI-8
WI-8 EXIT 167 WB ON RAMP
WI-8
WI-8 EXIT 167 WB OFF RAMP
WI-8
SYAHKEE DR

Exhibit B

EXISTING COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT

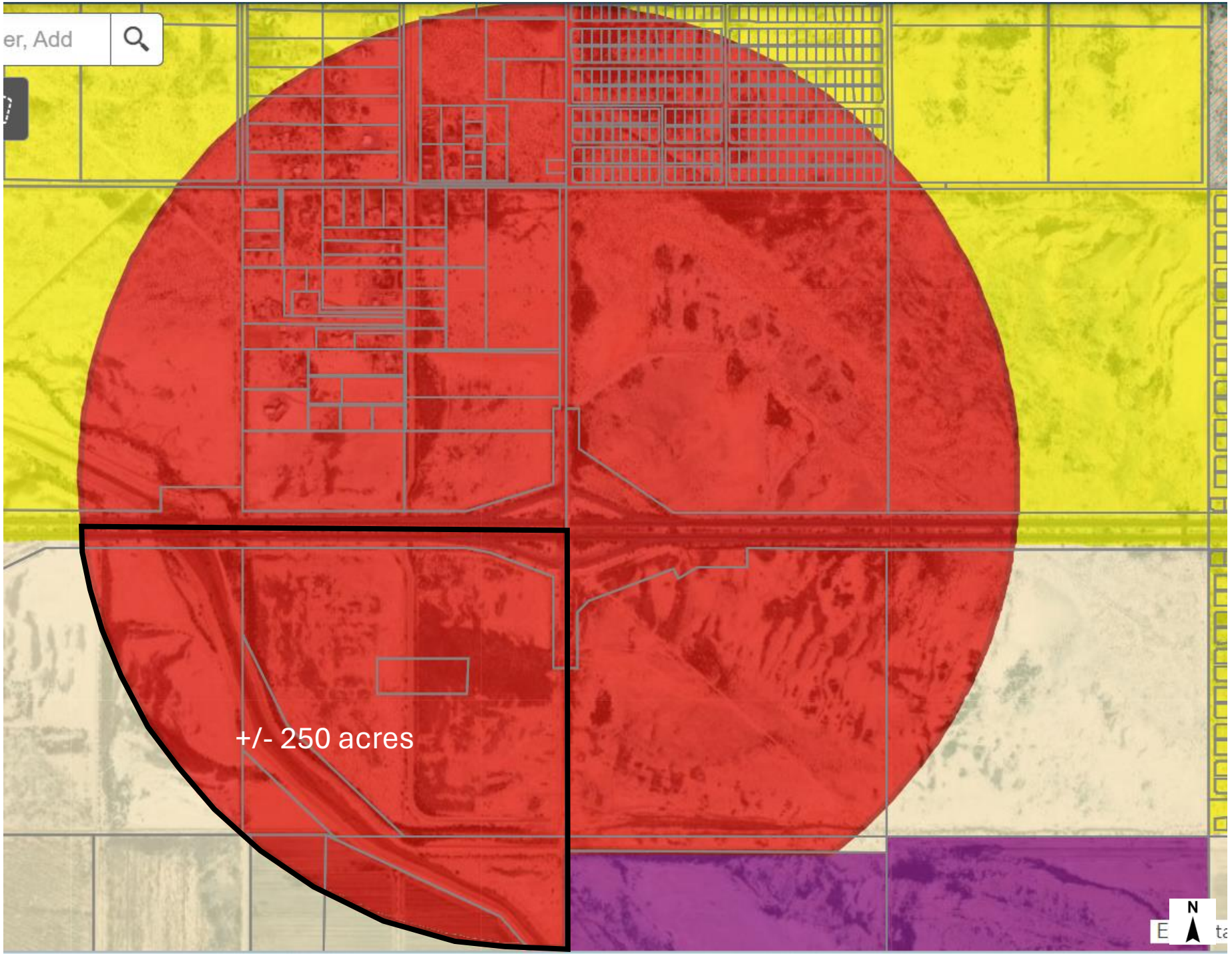


Exhibit C

Zoning Map

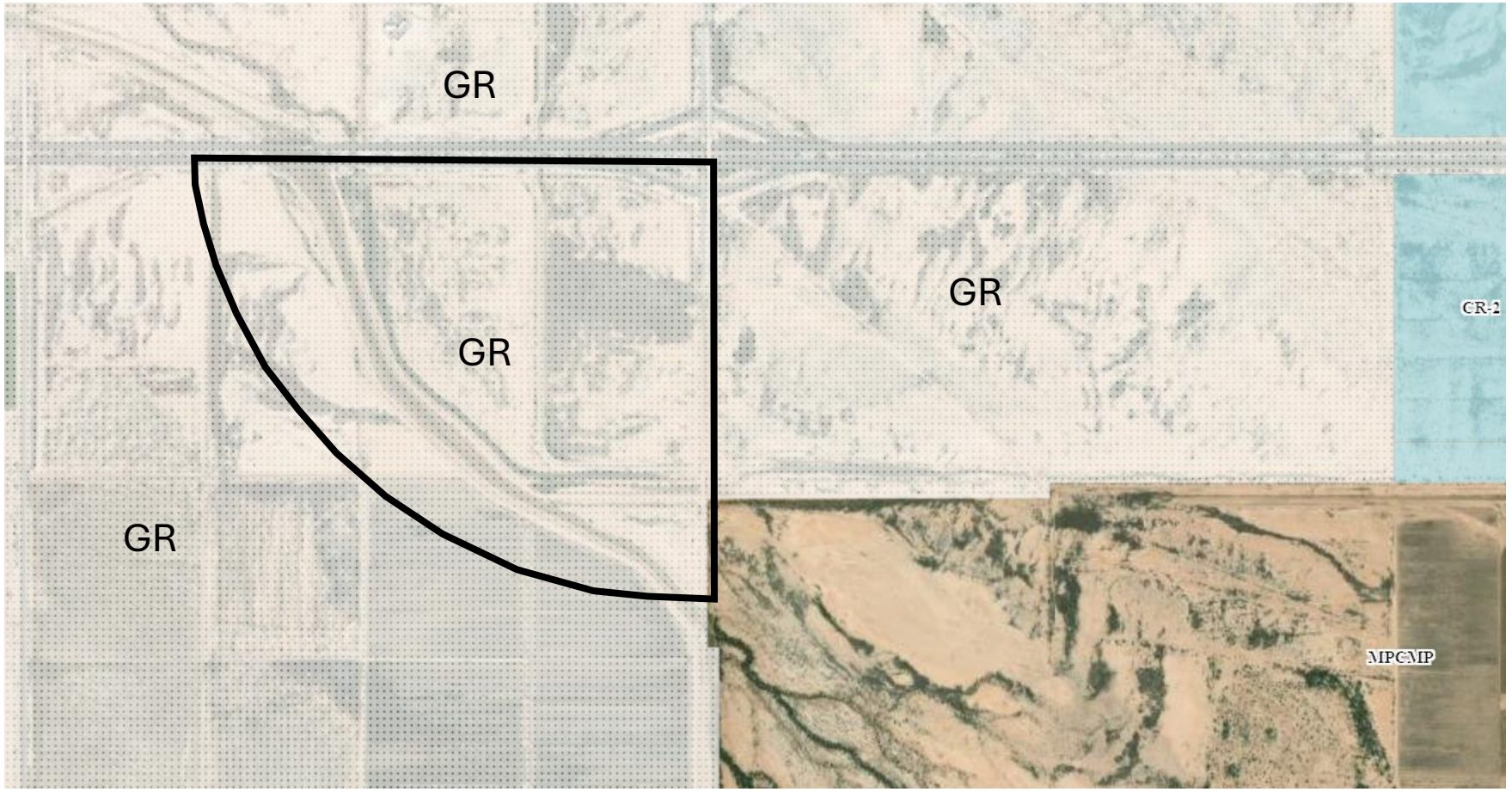


Exhibit D

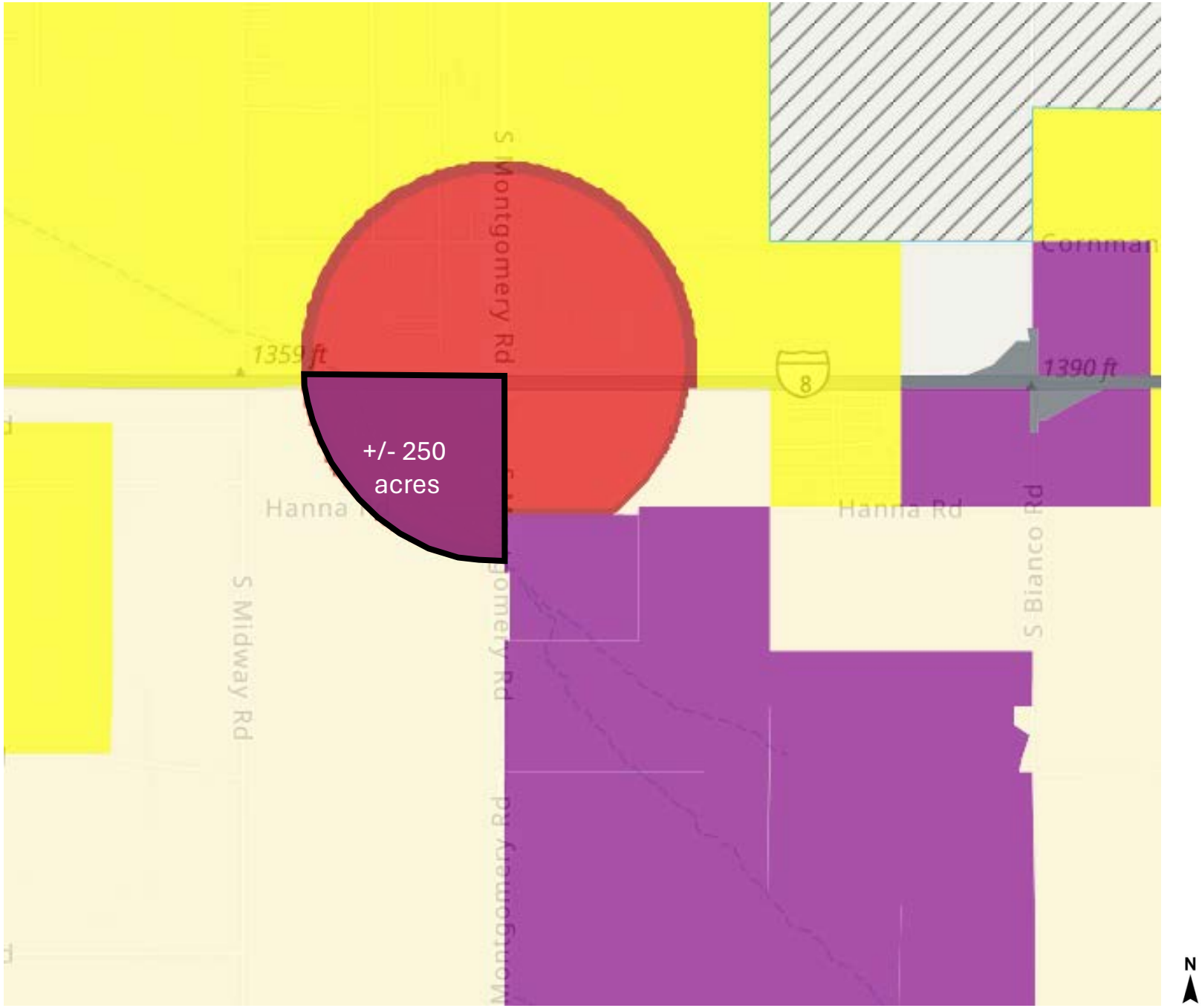
PROPOSED COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



PROPOSED COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT

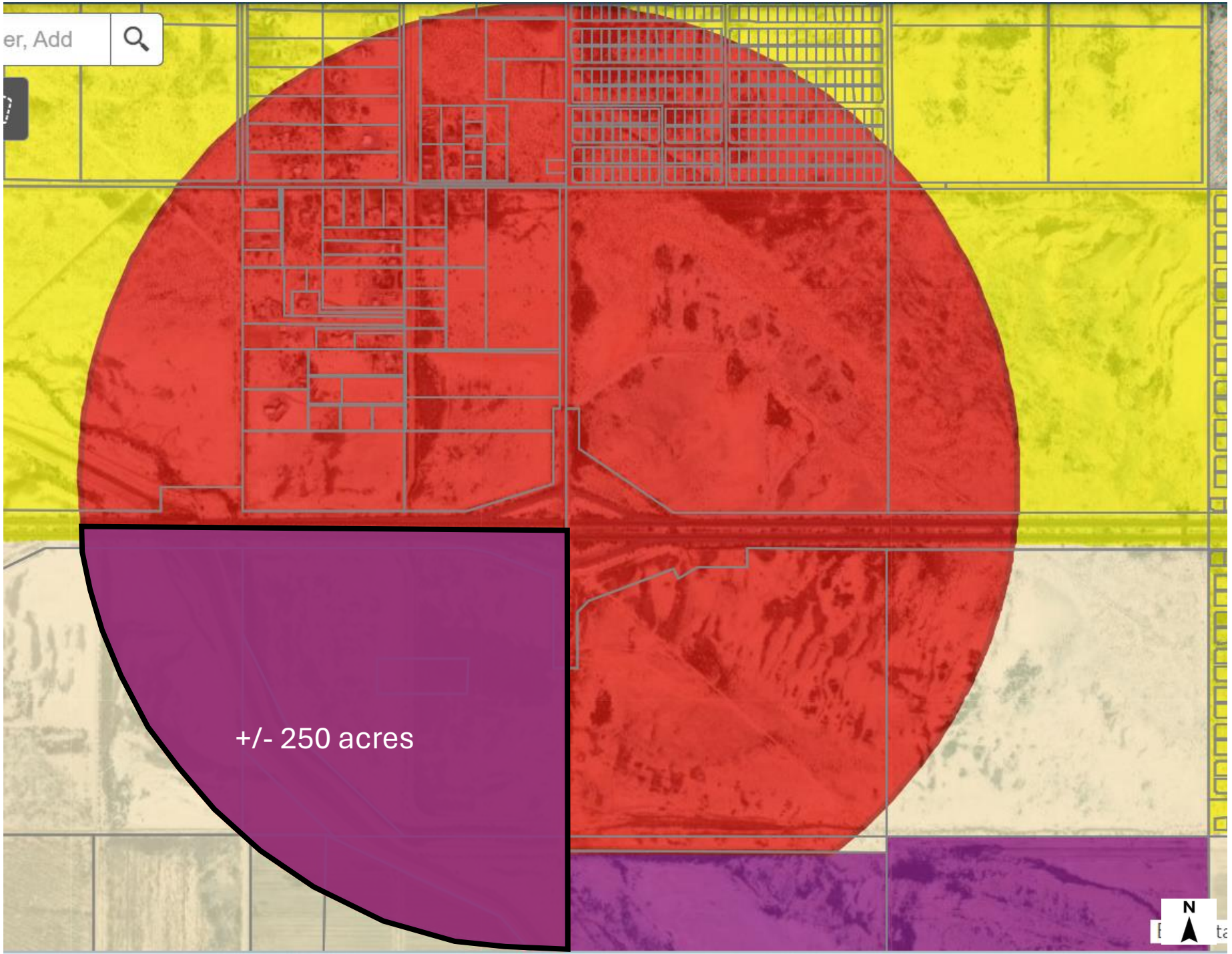


Exhibit E

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

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

Intent:

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

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

Determination:

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

Organization:

The Compliance Checklist focuses on two major components:

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

How Is the Checklist Used?

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

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

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

Who Should Use the Checklist?

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

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

PART ONE

Consistency with Pinal County's Vision Components

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

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

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

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____
_____
_____
_____

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

The proposal:

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

Please explain:

_____
_____
_____
_____

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____

_____

_____

_____

PART TWO

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

Consistency with the Land Use Designation shown on the graphics

The project land uses:

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

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

See narrative.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☑ Are not shown within a Mixed Use Activity Center

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

See narrative.

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

See narrative.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

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

Quality Employment Opportunities County-wide

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

The proposal:

☑ Is consistent with the Economic Development element

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

Please explain:

Viable Agriculture, Equestrian and Rural Lifestyle

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

The proposal:

☑ Clusters development to protect open space and agriculture

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

Please explain:

_____

_____

_____

_____

System of Connected Trails and Preservation of Open Space

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

The proposal:

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

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

Please explain:

_____

_____

_____

_____

Natural and Cultural Resource Conservation

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

The proposal:

☑ Address environmentally sensitive areas it may impact.

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

Please explain:

_____

_____

_____

_____

Water Resources, Public Facilities/Services, and Infrastructure Support

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

The proposal:

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

Please explain:

_____

_____

_____

_____

Mailed Notice

WITHEY MORRIS BAUGH

March 20, 2024

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents Evergreen Investment Company LLC ("Evergreen") regarding +/-15 acres of land located at the southwest corner of Interstate 8 and Montgomery Road, in unincorporated Pinal County, in a portion of the larger APN 511-05-005E (the "Property"), as shown on the enclosed map. The site is currently zoned GR (General Rural) and is undeveloped. The purpose of this letter is to introduce ourselves and let you know about our intended development proposal.

Due to the location along the Interstate 8, Evergreen proposes to develop a recreational vehicle and boat storage facility at this location. The 15-acre property will offer spaces for recreational vehicles and boat storage opportunities. The Interstate 8 serves as a significant route to and from California and other recreation locations that will support this project. The development will also activate an underutilized parcel with a quality use that is needed in Pinal County, near Casa Grande.

To this end, we intend to file a rezoning application with Pinal County to allow this use. Our application will include a request to rezone the site to I-2 (Light Industrial). The development will meet all standards outlined in that zoning district.

In addition, we are hosting a neighborhood meeting to discuss the proposal and share plans. The meeting will be held as follows:

Date:	Thursday, April 4, 2024
Time:	6:00 pm
Location:	MainStay Suites Extended Stay Hotel 851 N Verbena Henness Road, Casa Grande, AZ 85122

When hearing dates are scheduled, we will send out another letter notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@wmbattorneys.com.

Thank you for your courtesy and consideration.

Sincerely,

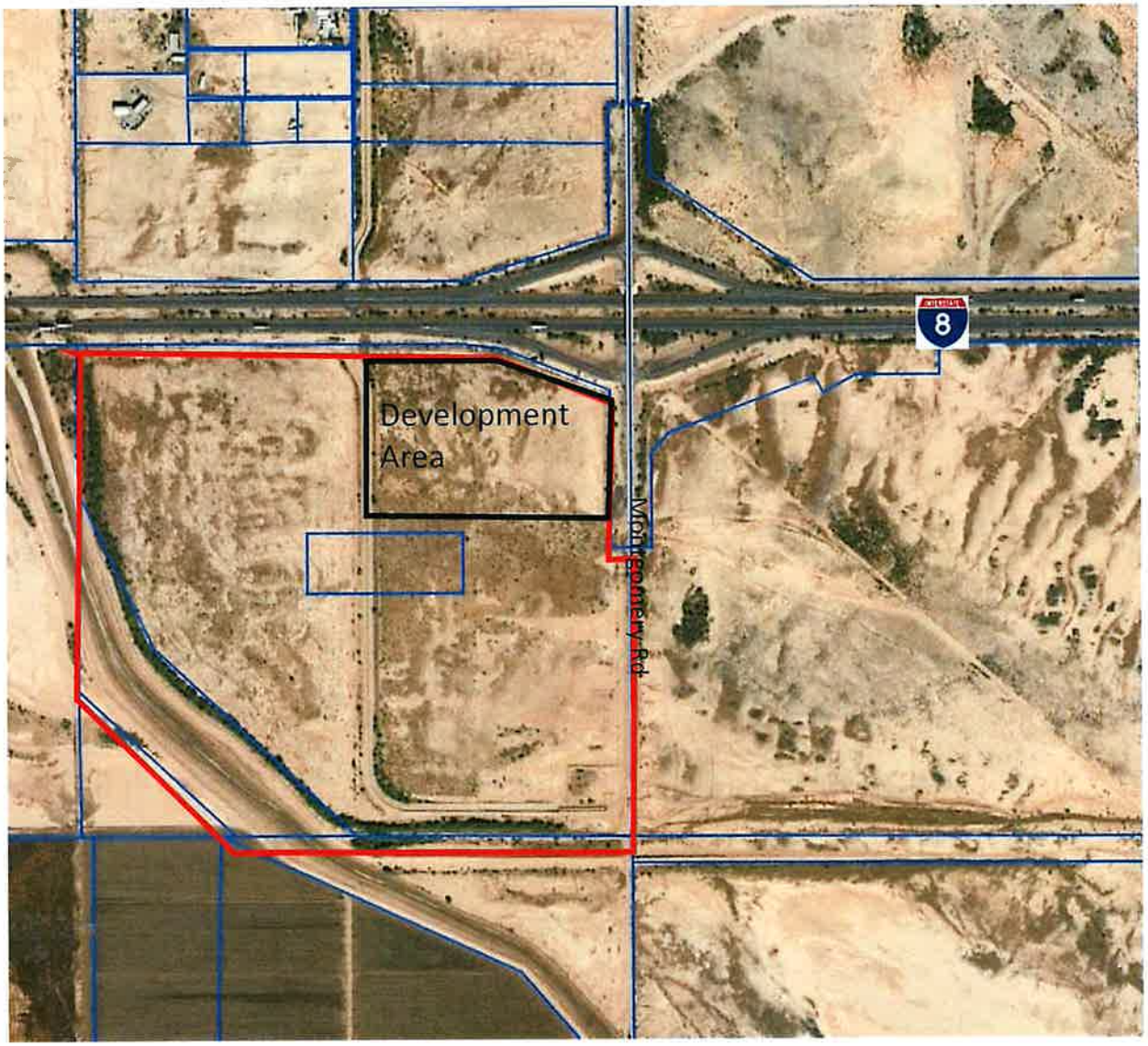
WITHEY MORRIS BAUGH P.L.C.

By
G. Adam Baugh

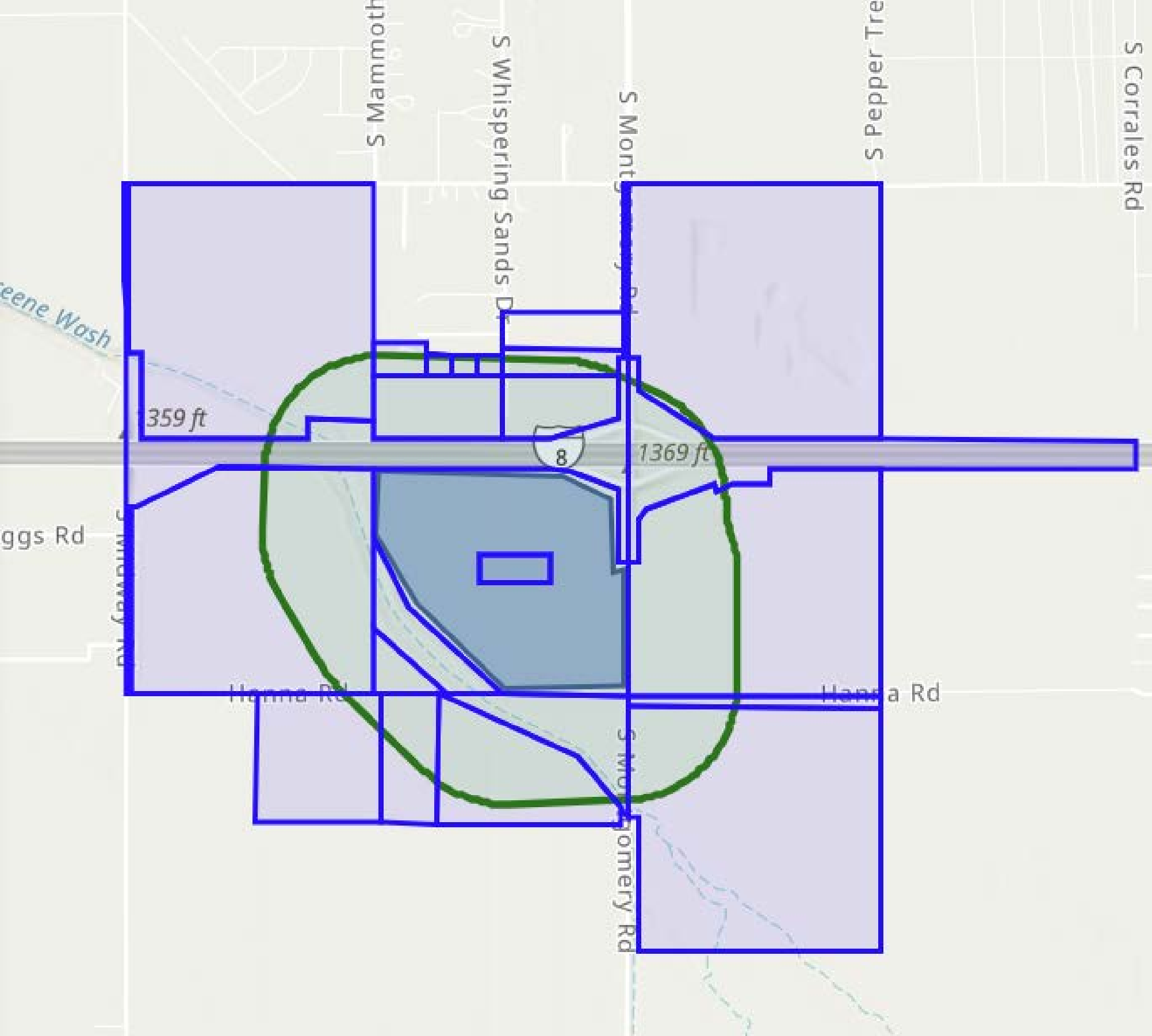
Enclosure

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Aerial Map



1,200 foot Mailing Radius


S Mammoth
S Whispering Sands Dr
S Pepper Tree
S Corrales Rd
eene Wash
359 ft
8
1369 ft
ggs Rd
Hanna Rd
Hanna Rd
S Montgomery Rd

Mailing List - Property Owners and Stakeholders

DRE FARMS LLC
4492 W KITTY HAWK
CHANDLER, AZ 85226

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

MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA, AZ 85138

MIDWAY FLOOD CONTROL DIS...
MAIL RETURN
,

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

MARQUEZ RAYMUNDO
3012 PRAIRIE BLF
SEGUIN, TX 78155

MONTGOMERY ACRES LLC
2683 E MEAD PL
CHANDLER, AZ 85249

MARSHALL FAM REAL ESTATE ...
96 LADY BELLE WAY
EDWARDS, CO 81632

BOHANON GRISELDA
27693 W TALIS LN
CASA GRANDE, AZ 85193

STATE OF ARIZONA
PO BOX 827
FLORENCE, AZ 85132

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

BOHANON GRISELDA
2350 S AVENUE B APT 304
YUMA, AZ 85364

FOOT CREEK CORPORATION O...
8711 E PINNACLE PEAK RD ST...
SCOTTSDALE, AZ 85255

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER, AZ 85248

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

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

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

STATE OF ARIZONA
PO BOX 1348
FLORENCE, AZ 85132

List of Attendees In-Person Open House, April 4, 2024 6:00-7:00PM

SIGN-IN

EVERGREEN INVESTMENT COMPANY, LLC

SOUTHWEST CORNER OF INTERSTATE 8 AND MONTGOMERY ROAD, UNINCORPORATED PINAL COUNTY, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 4TH, 2024 – MAINSTAY SUITES EXTENDED STAY HOTEL – 851 VERBENA HENNESS ROAD, CASA GRANDE, AZ 85122.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
KEVIN MITCHELL	1260 N ARIZONA AVE #B CHANDLER	602.781.3025	kevin.mitchell@kaiderea.com

Meeting Minutes

Neighborhood Meeting Minutes

We hosted a neighborhood meeting on April 4, 2024 at the conference room in the Mainstay Suites (851Verbana Henness Road, Casa Grande, AZ). The meeting began at 6:00pm. We had exhibits up including an aerial map of the site, the site plan, and a map of the floodplain area.

There were two attendees, one was a property owner north of the Interstate 8 and the other was his land broker. They were both very supportive of the requests and are excited to see development occur in the area to spur growth.

Location Map



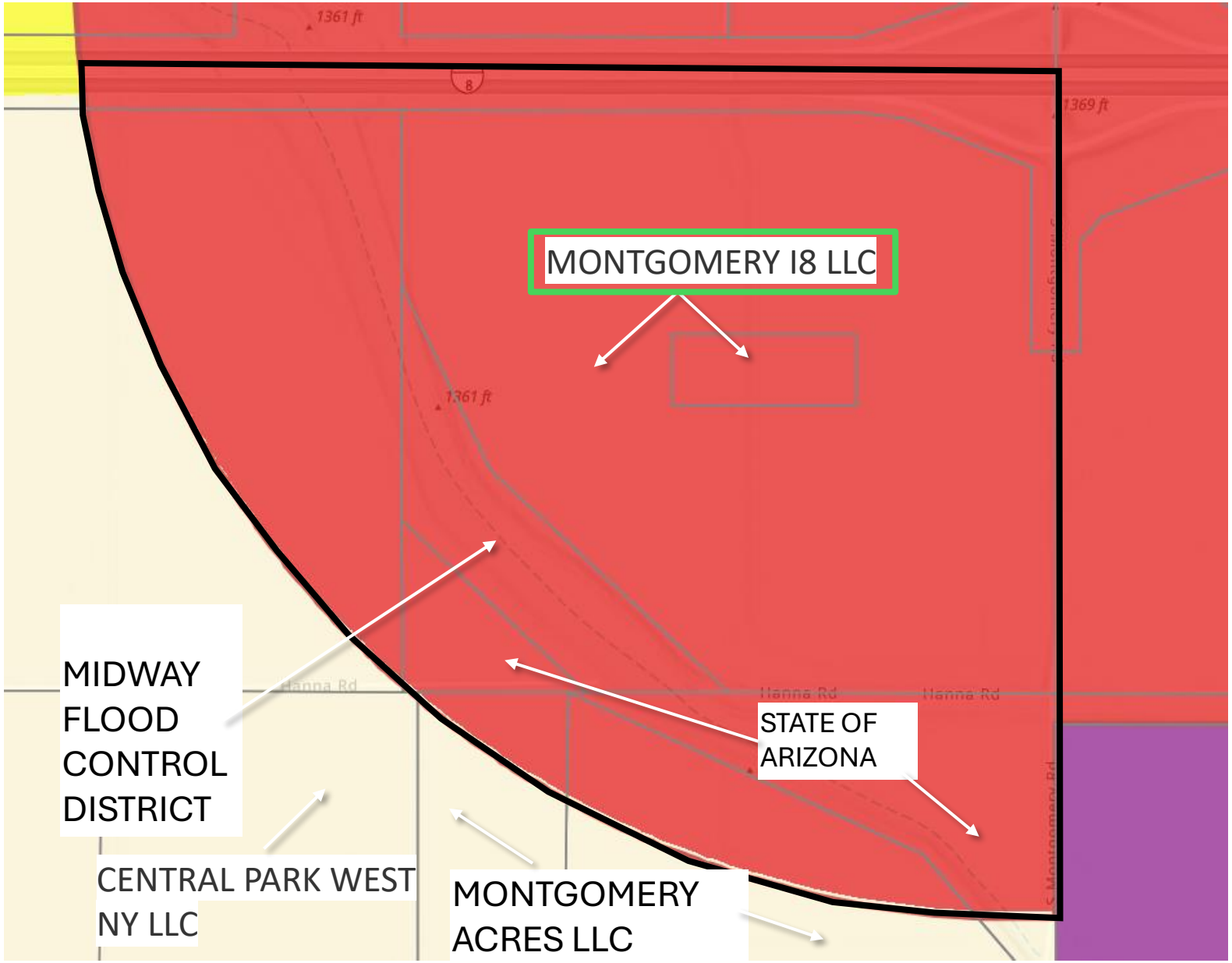
EXISTING PROPERTY OWNERS MAP

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



ALTA / NSPS
LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

1) The Survey is oriented to NAD83 Arizona Central Zone per Pinal County Control Network, Point Numbers: 705135 & 705151, obtained from the Pinal County Control Network Document, dated March 8, 2007, also being the East line of the Southeast quarter of Section 7, using a bearing of South 00 degrees 00 minutes 20 seconds East.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment Number 24AZ2067, dated April 2, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) There are no striped parking spaces on the subject property.

4) There are no buildings on the subject property.

5) According to FEMA Flood Insurance Rate Map, Map Number 04021C1530E, dated December 4, 2007, the subject property is located in Zone A. Zone A is defined as "Without Base Flood Elevation."

6) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).

7) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

8) The aerial shown on this survey is based on an aerial provided by Bugzeye Drone Mapping & Photography, LLC.

9) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.

10) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.

11) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

12) The subject property has direct physical access to Montgomery Road, being an improved and open public right-of-way.

13) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

14) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

LAND TITLE SURVEY RECORDED IN BOOK 11 OF MAPS, PAGE 140, PINAL COUNTY RECORDS

MINOR LAND DIVISION SURVEY RECORDED IN FEE 2021-096906, PINAL COUNTY RECORDS

MINOR LAND DIVISION RECORDED IN FEE 2022-110490, PINAL COUNTY RECORDS

WARRANTY DEED IN 2001-033238, PINAL COUNTY RECORDS

WARRANTY DEED IN 2003-089652, PINAL COUNTY RECORDS

WARRANTY DEED IN 2022-119049, PINAL COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2004-088955, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 13 OF MAPS, PAGE 35, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 17 OF MAPS, PAGE 238, PINAL COUNTY RECORDS

RECORD OF SURVEY IN FEE 2022-032566, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1 OF MAPS, PAGE 74, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1 OF MAPS, PAGE 170, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 22 OF MAPS, PAGE 61, PINAL COUNTY RECORDS

SCHEDULE "B" ITEMS

11 Easement for pipeline, telephone line and power transmission line and rights incident thereto, as set forth in instrument recorded as Book 78 of Deeds, Page 371, recorded as Book 78 of Deeds, Page 385, recorded as Book of 78 Deeds, Page 566, recorded as Book 78 of Deeds, Page 568 and recorded as Book 79 of Deeds, Page 295.
(PERTAINS TO 60' RIGHT-OF-WAY TO CONSTRUCT, MAINTAIN AND OPERATE A PIPE LINE - ALSO PERTAINS TRANSMISSION AND TELEPHONE LINE AND 30' PUBLIC ROAD ALL LYING WITHIN THE SOUTHEAST CORNER OF SECTION 7 - NO EXACT LOCATION DEFINED - NOT PLOTTABLE)

12 Easement for meter station and/or pipeline right of way and rights incident thereto, as set forth in instrument recorded as Book 83 of Deeds, Page 39, and Assignment of Meter Stations and/or Pipe Line Right-of-Way recorded as Docket 110, Page 509.
(PERTAINS TO RIGHT-OF-WAY TO CONSTRUCT AND INSTALL METER AND METER STATION AND SUCH NECESSARY PIPE FITTINGS AND EQUIPMENT WITHIN THE EAST HALF OF SECTION 7 - NO EXACT LOCATION DEFINED - NOT PLOTTABLE)

13 Easement for pipeline right of way and rights incident thereto, as set forth in instrument recorded as Docket 219, Page 375.
(PERTAINS TO RIGHT-OF-WAY GAS PIPELINE TRAVELING ALONG THE SOUTH LINE OF THE SE. 1/4, SE. 1/4, SECTION 7 - NO EXACT WIDTH DEFINED - LOCATION AND TERMINUS PLOTTED HEREON)

14 Right of way for roads 33 feet wide on each side of all sections declared to be public highways by Board of Supervisors in Resolution recorded February 21, 1964 as Docket 375, Page 572.
(PLOTTED HEREON)

15 The right of the State of Arizona to prohibit, limit or control access to Interstate 8, as set forth in document recorded November 08, 1965 as Docket 432, Page 200.
(PLOTTED HEREON)

16 Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right-of-Way to Private Interest or Corporation for Open Canal, recorded May 28, 1987 as Docket 1446, Page 151, and Agreement Relating to Exercise of Reserved Right-of-Way recorded July 23, 1987 as Docket 1459, Page 526.
(PLOTTED HEREON)

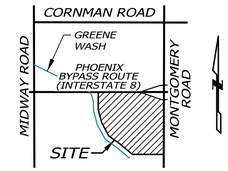
17 Terms and conditions as contained in instrument entitled Order No. 030689-RRID, recorded March 14, 1989 as Docket 1590, Page 738.
(PERTAINS TO ROAD IMPROVEMENT DISTRICT BOUNDARY OVER SECTIONS 1, 2, 3, 4 AND 5 - NOT PLOTTABLE

18 Notice Regarding Land included within Maricopa-Stanfield Irrigation & Drainage District recorded June 06, 1989 as Docket 1609, Page 685.
(PLOTTED HEREON)

19 Terms and conditions as contained in instrument entitled Agreement, recorded June 29, 1989 as Docket 1615, Page 630 and recorded May 21, 1990 as Docket 1677, Page 456.
(PERTAINS TO AGREEMENT FOR DRIANAGE AND IRRIGATION OVER SURVEYED PROPERTY - NOT PLOTTABLE)

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY



VICINITY MAP

NOT TO SCALE

DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7;

THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1391.68 FEET TO A POINT;

THENCE NORTH 47 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 728.82 FEET TO A POINT;

THENCE NORTH 50 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 592.55 FEET TO A POINT;

THENCE NORTH 18 DEGREES 06 MINUTES 30 SECONDS WEST, A DISTANCE OF 814.89 FEET TO A POINT;

THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS WEST, A DISTANCE OF 709.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8;

THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8, A DISTANCE OF 1825.50 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 202.24 FEET TO A POINT;

THENCE SOUTH 68 DEGREES 58 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 547.16 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1503.70 FEET TO THE POINT OF BEGINNING.

AREA = 121.436 ACRES

5,289,738 SQ. FT.

CERTIFICATION

To: MONTGOMERY 18 LLC, an Arizona limited liability company; THOMAS TITLE & ESCROW, LLC D/B/A THOMAS TITLE AND ESCROW AGENCY; and STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 15, 16 and 17 of Table A thereof. The field work was completed on April 19, 2024.

Date of Plat or Map: April 23, 2024
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
4/23/24
Date Signed
ARIZONA, U.S.A.

REVISIONS

DESCRIPTION	DATE

ALTA / NSPS LAND TITLE SURVEY
SWC I-8 & MONTGOMERY ROAD
CASA GRANDE, AZ 85193

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: AC CHK: MD
SHEET 1 OF 2
DATE: 4/23/2024
JOB: 202404006

(PUBLIC HIGHWAY)
PHOENIX BYPASS ROUTE
(INTERSTATE 8)

R/W VARIES

CENTER OF SECTION 7, T-7S, R-5E, FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (1.4' UP)

S 89°52'22" E

2661.38'

CENTER OF SECTION SECTION 8, T-7S, R-5E, CALCULATED POSITION - NO MONUMENT FOUND OR SET - AS SHOWN AS A.L.T.A. / A.C.S.M. LAND TITLE SURVEY IN 2004-072731, P.C.R.

CENTER OF SECTION SECTION 8, T-7S, R-5E, CALCULATED POSITION - NO MONUMENT FOUND OR SET - AS SHOWN AS A.L.T.A. / A.C.S.M. LAND TITLE SURVEY IN 2004-072731, P.C.R.

EAST 1/4 CORNER SECTION 7, T-7S, R-5E AS SHOWN ON 2007-135957, 2021-096906, & 2022-032566, P.C.R.

N 89°59'26" E
2644.21'

SEE DETAIL "B"

1.5' WIDE GUARD RAIL (TYP.)

ASPHALT

EDGE OF ASPHALT (TYP.)

SIGN

3.4"ø UNDERGROUND CORRUGATED METAL PIPE (TYP.)

PAVEMENT

FENCE IS 1.35' N. OF BOUNDARY LINE

S 89°52'59" E (R)
S 89°51'10" E (M)

1825.50' (R)
1824.56' (M)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966"

FENCE IS 1.28' N. OF BOUNDARY LINE

2654.58'

2655.82'

4' BARBED WIRE FENCE (TYP.)

HEADWALL (TYP.)

15 CONTROLLED LIMITED ACCESS TO INTERSTATE 8

300' R/W (R)
R/W WIDTH VARIES (M)
300' R/W PER ADOT
PROJECT NO.: I-8-2(35)167
ESTABLISHED PER FOUND MONUMENTS

FENCE IS 1.19' N. OF BOUNDARY LINE

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.5' UP)

SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 8 PER FOUND MONUMENTS

FENCE IS 1.19' N. OF BOUNDARY LINE

FENCE IS 0.49' W. OF BOUNDARY LINE

1149.44'

MONTGOMERY ROAD
(PUBLIC ROADWAY)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.4' UP)

BK. 1, PG. 170, P.C.R.
A.P.N. 511-05-7010
1986-032728 P.C.R.

N 00°07'54" W (R)
N 00°04'16" W (M)

709.33' (R)
709.29' (M)

100' R/W (R)
99.79' R/W (M)
100' R/W PER ADOT
PROJECT NO.: I-8-2(35)167
ESTABLISHED PER FOUND MONUMENTS

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.35' UP)

EASEMENT FOR DRAINAGE AND IRRIGATION

16

200' R/W PER ADOT
PROJECT NO.: I-8-2(35)167

FENCE IS ON BOUNDARY LINE

SEE DETAIL "A"

A.P.N. 511-05-005E

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.6' UP)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.9' UP)

100.00' (R)
99.79' (M)

100.21'

CATTLE GUARD (TYP.)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH STAMPED "1966" (15.44' WEST)

37.97'

A.P.N. 511-05-014B

33' DECLARED COUNTY ROAD 14

18 IRRIGATION AND DRAINAGE DISTRICT

APPROXIMATE LOCATION OF PARCEL LINES PER DKT. 1609 OF MAPS, PG. 685, P.C.R.

N 18°06'30" W (R)
N 18°02'25" W (M)

1738.20'

814.89' (R)
814.84' (M)

APPROXIMATE LOCATION OF WASH (TYP.)

N 50°26'51" W (R)
N 50°24'47" W (M)

N 00°05'38" W

917.63'

A.P.N. 511-06-0010
MIDWAY FLOOD CONTROL DISTRICT
2007-033239 P.C.R.

592.55' (R)
592.82' (M)

N 47°07'03" W

N 47°05'36" W (R)
N 47°05'12" W (M)

CENTER OF DIRT BERM

SOUTHERLY PROJECTION OF WEST LINE OF SOUTHEAST 1/4 OF SECTION 7 PER FOUND MONUMENTS

1021.90'

728.82' (R)
728.29' (M)

828.99'

436.42'

SOUTH 1/4 CORNER SECTION 7, T-7S, R-5E CALCULATED POSITION PER PROJECTIONS OF SOUTHERLY & WESTERLY LINES OF SE. 1/4 OF SECTION 7 PER FOUND MONUMENTS

WESTERLY PROJECTION OF SOUTH LINE OF SOUTHEAST 1/4 OF SECTION 7 PER FOUND MONUMENTS

POINT OF TERMINUS OF GASLINE EASEMENT 13

CENTERLINE OF GASLINE EASEMENT - NO EXACT WIDTH DEFINED 13

1391.68' (R)
1391.88' (M)

N 89°55'44" W (R)
N 89°53'58" W (M)

33' DECLARED COUNTY ROAD 14

SOUTHWEST CORNER OF SURVEYED PROPERTY - ESTABLISHED PER PROPORTIONED DISTANCE USING WARRANTY DEED IN FEE NO.: 2003-089652, P.C.R.

A.P.N. 511-68-0210
STATE OF ARIZONA
NO DEED AVAILABLE

2657.28'

SOUTHEAST CORNER SECTION 7, T-7S, R-5E POINT OF BEGINNING

CONCRETE LINED DITCH (TYP.)

A.P.N. 511-06-002D
MARSHALL FAM REAL ESTATE HOLDINGS LTD
2021-155476 P.C.R.

S 00°01'49" E (R)
S 00°00'20" E (M)

1503.70' (R)
1503.95' (M)

EDGE OF DIRT ROAD (TYP.)

4' BARBED WIRE FENCE (TYP.)

HEADWALL (TYP.)

FOUND 3" BRASS CAP FLUSH STAMPED "CORP OF ENG ARMY 1967"

35.67'

EAST 1/4 CORNER SECTION 7, T-7S, R-5E AS SHOWN ON 2007-135957, 2021-096906, & 2022-032566, P.C.R.

0.36'

0.83'

FOUND CENTER OF EMPTY HANDHOLE (2.2' DOWN)

RIM OF HANDHOLE (TYP.)

DETAIL "B"
NOT TO SCALE

EDGE OF ASPHALT (TYP.)

FENCE IS ON BOUNDARY LINE

CATTLE GUARD (TYP.)

FENCE IS 2.35' N. OF BOUNDARY LINE

84.35'
15.44'

100.21'

DETAIL "A"
NOT TO SCALE

150 75 0 150 300 450

SCALE IN FEET
SCALE : 1" = 150'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°21'08" E (R) S 80°44'32" E (M)	202.24' (R) 202.54' (M)
L2	S 68°58'34" E (R) S 69°10'29" E (M)	547.16' (R) 547.44' (M)
L3	S 00°01'49" W (R) S 00°00'20" E (M)	625.00' (R) 625.11' (M)
L4	N 89°58'11" E (R) N 89°54'39" E (M)	199.94'
L5	N 37°39'19" E	172.70'
L6	N 20°03'47" W	238.13'
L7	S 00°00'20" E	449.72'
L8	N 41°24'14" E	133.19'
L9	S 33°00'31" W	1.34'
L10	S 00°01'00" W	1.06'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- ACCESS — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X — FENCE
- O.H.E. — OVERHEAD ELECTRIC LINE
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
- SET NAIL IN WASHER STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH CAP STAMPED "17278 LS"
- FOUND 1/2" REBAR WITH CAP STAMPED "LS 5713"
- FOUND 3" GENERAL LAND OFFICE BRASS CAP FLUSH
- FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH (FOUND AS NOTED)
- FOUND 1/2" REBAR ON HANDHOLE RIM (0.8' DOWN)
- FOUND 3" ALUMINUM CAP FLUSH STAMPED "RLS 37512 HANSEN ENG"
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- DOWN GUY
- GAS MARKER
- GUARD POST OR GATE POST
- METAL GRATE (RECTANGULAR)
- MANHOLE
- POWER POLE
- STREET SIGN
- STUB OUT
- WATER VALVE

A.P.N.	ASSESSORS PARCEL NUMBER
P.C.R.	PINAL COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
DKT.	DOCKET
PG.	PAGE
(TYP.)	TYPICAL
(R)	RECORD PER DESCRIPTION
(M)	MEASURED

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S. KLEIN
4/23/24
Date Signed
ARIZONA U.S.A.

REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY

SWC I-8 & MONTGOMERY ROAD
CASA GRANDE, AZ 85193

SUPERIOR
SURVEYING SERVICES, INC.
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DWN: AC CHK: MD
SHEET 2 OF 2
DATE: 4/23/2024
JOB: 202404006

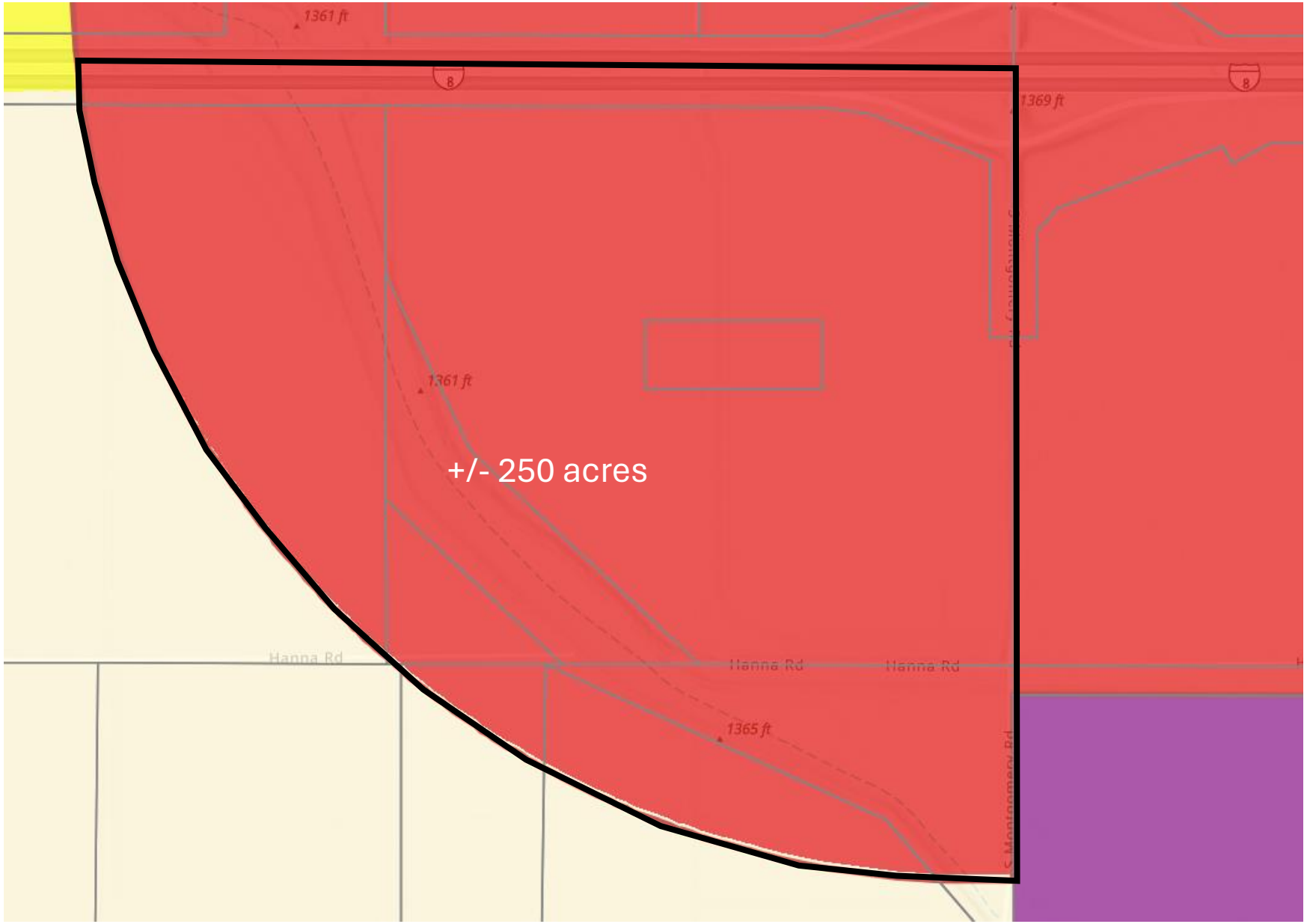
EXISTING TOPOGRAPHIC MAP

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



August 19, 2024

Stefan Skalbania
P. (206) 999-0395
Email: stefan@evergreeninvestco.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
42636
CHRISTOPHER B. WILLIAMS
Date Signed 8-19-24
ARIZONA, U.S.A.

Subject: Traffic Impact Statement
Pinal County RV & Boat Storage – Pinal County, Arizona

Dear Mr. Skalbania,

Y2K Engineering, LLC. (Y2K) has been retained to prepare a Traffic Impact Statement for the proposed recreational vehicle (RV) and boat storage development, located on the southeast corner of Interstate 8 and Montgomery Road in Casa Grande, Arizona. The project site includes 627,453 square feet of covered storage area for RVs and boats. Access will be provided by a full-access driveway on Montgomery Road on the southeast corner of the site. The project is planned to be constructed in two phases, with 558 storage units for RVs and boats in Phase 1, and 754 units in Phase 2 for a total of 1,312 units at full construction.

Pinal County requires a Traffic Impact Analysis (TIA) for new developments that are anticipated to generate 100 or more new peak hour trips. For smaller developments, generating fewer than 100 new peak hour trips, a Traffic Impact Statement (TIS) may be prepared. The proposed development is anticipated to generate less than 100 trips during the peak hour; therefore, a TIS has been prepared. The AM and PM peak hours were estimated based on the type and size of land use proposed for this project. A vicinity map is shown in **Figure 1**.

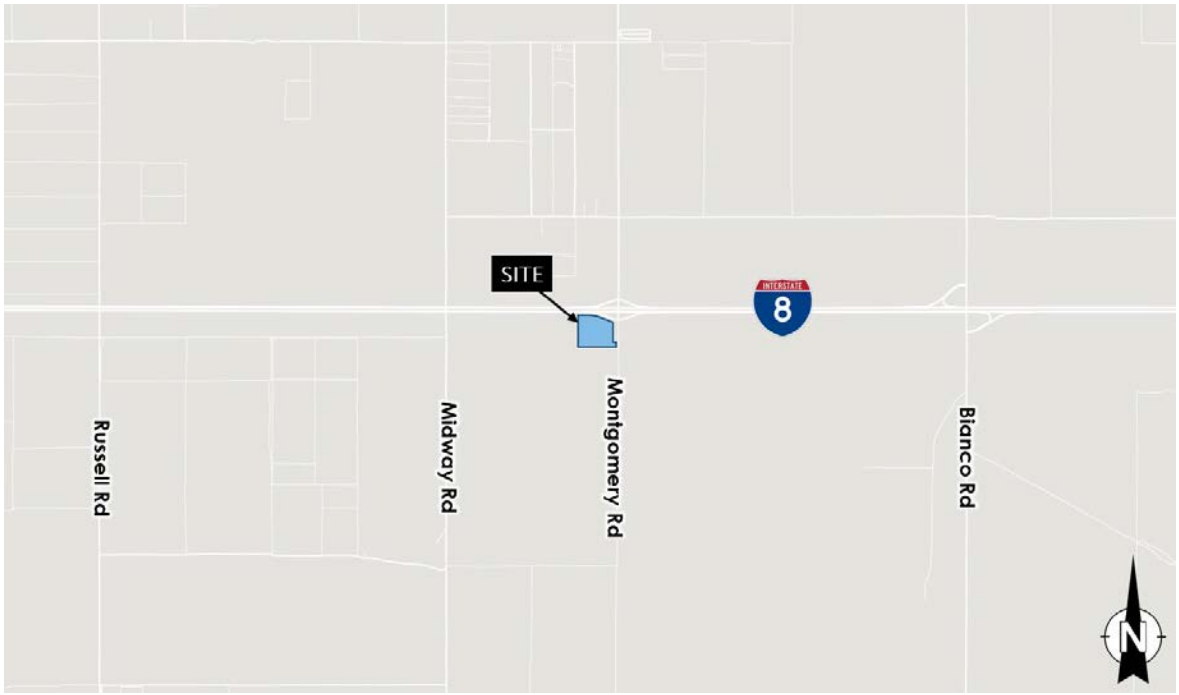


Figure 1: Project Vicinity Map

EXISTING CONDITIONS

EXISTING ROADWAY NETWORK

Montgomery Road is a north-south aligned roadway with a major collector classification per the Pinal County Functionally Classified Roads map. Montgomery Road offers a two-lane cross-section along the project frontage. South of the proposed project, the roadway shifts into an unpaved dirt roadway. Roadway facilities such as curb, gutter, streetlights, and bike lanes are not available. Guardrails are located on both sides of Montgomery Road for approximately 500 feet south of the Interstate 8 eastbound on/off ramps. Montgomery Road has a posted speed limit of 50 miles per hour (mph).

Interstate 8 (I-8) is an interstate highway that is oriented east-west and is located north of the proposed project site. It features two lanes in each direction separated by a large median with natural landscaping. Striped shoulders are available on both sides of the roadway, and on/off ramps connect to Montgomery Road. The speed limit on I-8 is 75 mph.

An aerial of the surrounding roadway network and existing traffic control is shown in **Figure 2.**



Figure 2: Existing Roadway Network and Surrounding Area

PROPOSED DEVELOPMENT

SITE LOCATION, LAND USE, AND ACCESS

The proposed Pinal County RV and Boat Storage facility will be situated on undeveloped land south of Interstate 8 and west of Montgomery Road in Casa Grande, Arizona. At full buildout, the proposed site will consist of 1,312 storage units for RVs and boats, along with an office area. The site will be served by a proposed driveway, Driveway A, on the west side of Montgomery Road. The driveway is proposed as full access and will allow traffic to enter and exit the site.

The site plan is depicted in **Figure 3** and provided in **Attachment A**.

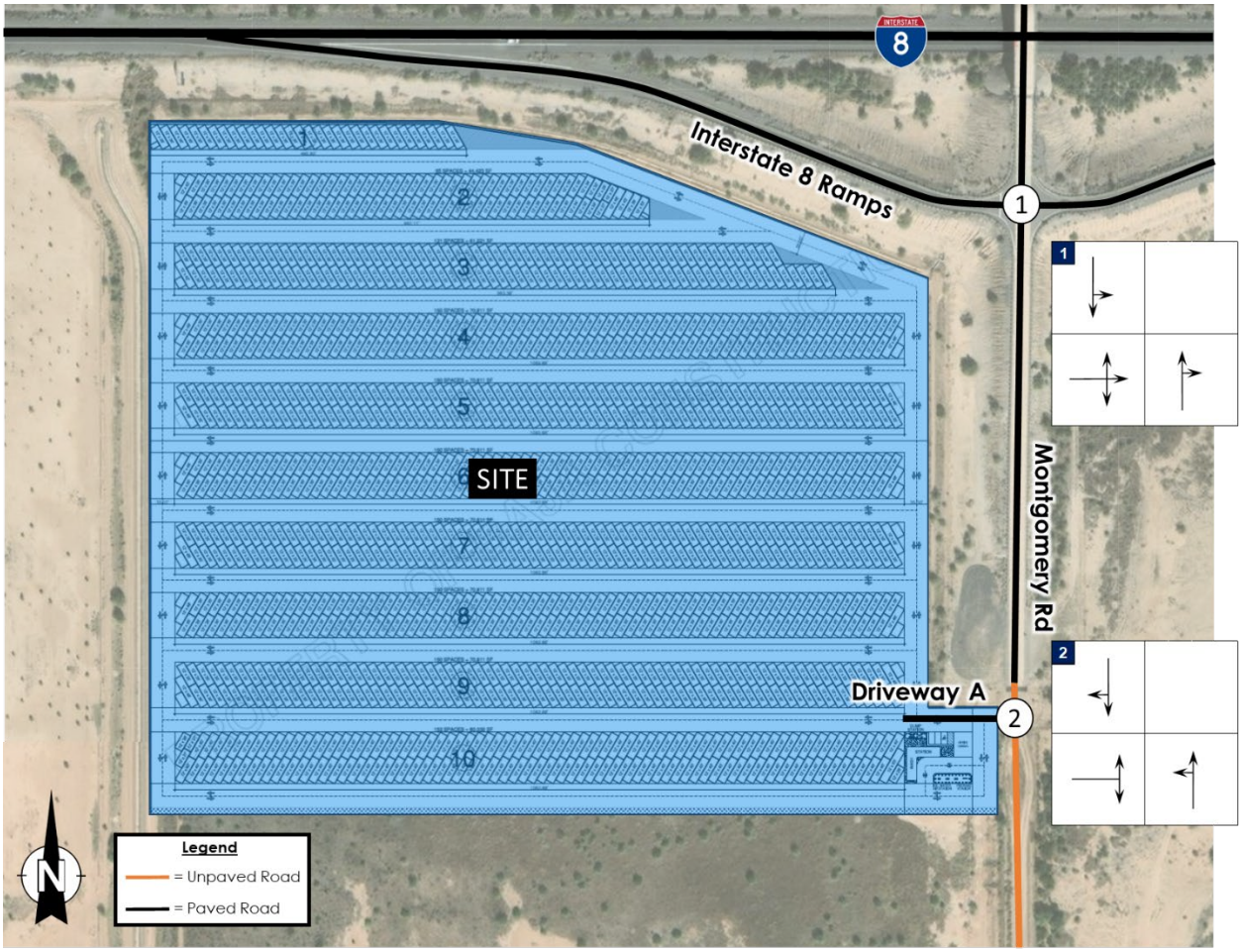


Figure 3: Site Plan

TRIP GENERATION

The trip generation for the project during the weekday daily, AM and PM hours was estimated based on the types and sizes of land uses proposed for this project and using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. The development consists of RV and boat parking. Land Use Category (LUC) 151, mini-warehouse, best fits the proposed development. Per the manual, a mini-warehouse is a building in which several storage units or vaults are rented for storage goods, which are referred to as self-storage facilities. Specific information is not provided in the manual for RV/boat storage, although trips for RV/boat storage can be expected to be less than typical self-storage facilities. Typical self-storage units generate more trips than RV/boat storage as the units are frequented more often due to business and supply uses. Table 1 displays the anticipated trip generation for the site, and the ITE data is provided in Attachment B.

Table 1: Trip Generation

DESCRIPTION OF LAND USE					VEHICLE GENERATED TRIPS						
					Daily	AM Peak Hour			PM Peak Hour		
ID	Land Use	ITE LUC	Size		Total	Enter	Exit	Total	Enter	Exit	Total
1	Mini-Warehouse	151	551	Units	236	8	8	16	11	11	22
				Total	**236**	**8**	**8**	**16**	**11**	**11**	**22**

As summarized in Table 1, the Pinal County RV and Boat Storage facility is anticipated to generate a total of 236 daily trips (entering and exiting), with 16 AM peak hour trips and 22 PM peak hour trips.

TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution percentages used in this analysis were distributed and assigned to the surrounding street system based on projected traffic patterns, access control, connections to the nearby freeway network, and proximity to nearby lakes and camping grounds. The project site is located directly south of Interstate 8. This study assumes a trip distribution of 50% of traffic to/from the west and 50% to/from the east by way of Interstate 8. Trip distribution percentages are depicted in Figure 4.



Figure 4: Trip Distribution

Peak hour turning volumes at the site driveways were estimated based on the trip generation and trip distribution percentages. Estimated site traffic is shown in **Figure 5**.



Figure 5: Estimated Peak Hour Site Traffic Assignment

DRIVEWAY SPACING ANALYSIS

The site will be accessed by one driveway on Montgomery Road, Driveway A, which will be full access and allow for traffic to enter and exit the project site. Driveway A is proposed approximately 760 feet south of the Interstate 8 eastbound ramps. The proposed driveway spacing is depicted in **Figure 6**.

The Pinal County Access Management Manual (February 2017) states the minimum required distance between a driveway and an arterial roadway is 360 feet. The distance between Driveway A and the Interstate 8 eastbound ramps meets the minimum requirement.



Figure 6: Driveway Spacing

TURN LANE WARRANT ANALYSIS

The primary factors that determine the need for an exclusive left turn or right-turn deceleration lanes include the combination of through and turning traffic volumes and the posted roadway speed. Left turn and right-turn lane warrant criteria for the site access points are provided by Pinal County in the Traffic Impact Assessment Guidelines & Procedures. The left and right turn lane warrant analyses are shown in Figure 7.

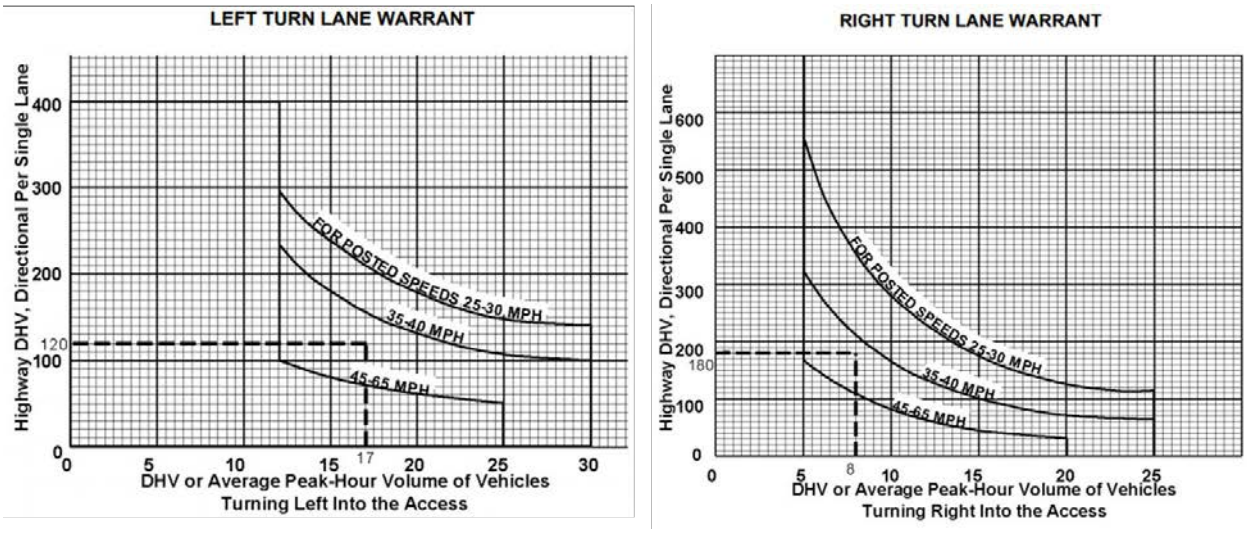


Figure 7: Pinal County Left-Turn and Right-Turn Lane Warrant Criteria

11 vehicles are anticipated to make a southbound right-turn onto Driveway A to enter the site in the PM peak hour, and the posted speed limit on Montgomery Road is 50 mph. Based on these parameters, a southbound right-turn lane at Driveway A is not warranted nor recommended. Minimal to no traffic is expected to enter/exit south of the project site, so a northbound left-turn lane is not applicable. Overall, no turn lanes are warranted or recommended at the site access driveway.

PRINCIPAL FINDINGS AND RECOMMENDATIONS

- The proposed Pinal County RV and Boat Storage development consists of 1,312 parking stalls and an office area.
- Site access will be provided by one driveway on Montgomery Road. Driveway A is proposed as full access and will allow traffic to enter and exit the site.
- Driveway A is proposed approximately 760 feet south of the Interstate 8 eastbound ramps on Montgomery Road. The spacing meets the minimum requirements set by Pinal County standards.
- The facility is anticipated to generate 236 daily trips (entering and exiting), with 16 AM peak hour trips and 22 PM peak hour trips.
- Turn lanes at the project site access are not warranted nor recommended.
- A STOP sign is recommended to be installed on the eastbound approach of the site access.

- Due to the land use and density of the proposed development and associated trip generation, the project site is anticipated to have minimal traffic impacts to the surrounding roadway network.

We appreciate the opportunity to prepare this study. Should you have any questions, please feel free to contact me by email at CWilliams@y2keng.com.

Sincerely,

Y2K Engineering, LLC.



Chris Williams, PE, PTOE

Senior Traffic Engineer

Attachments

ATTACHMENT A:
SITE PLAN

(PUBLIC HIGHWAY)

PHOENIX BYPASS ROUTE (INTERSTATE 8)

SEE DETAIL "B"

15 CONTROLLED/LIMITED ACCESS TO INTERSTATE 8

BK. 1, PG. 170, P.C.R.
A.P.N. 511-05-7010
1986-032728 P.C.R.

MONTGOMERY ROAD (PUBLIC ROADWAY)

SEE DETAIL "A"

PHASE 1
PHASE 2

EASEMENT FOR DRAINAGE AND IRRIGATION 16

18 IRRIGATION AND DRAINAGE DISTRICT

33' DECLARED COUNTY ROAD 14

A.P.N. 511-06-002D
MARSHALL FAM REAL ESTATE HOLDINGS LTD
2021-155476 P.C.R.

A.P.N. 511-05-001B
MIDWAY FLOOD CONTROL DISTRICT
2001-033238 P.C.R.

POINT OF TERMINUS OF GASLINE EASEMENT 13

CENTERLINE OF GASLINE EASEMENT – NO EXACT WIDTH DEFINED 13

33' DECLARED COUNTY ROAD 14

A.P.N. 511-68-0210
STATE OF ARIZONA
NO DEED AVAILABLE

PROPERTY OF BAJA CONSTRUCTION, INC.

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

KEY PLAN

N

PRELIMINARY

LAYOUT

RV & BOAT STORAGE
Casa Grande RV & Boat Storage
I8 & Montgomery Road, Casa Grande, AZ 85193
for: Stefan Skalbania

BAJA
CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

REV. NO.	DATE:	BY:	DESCRIPTION:

PROJ. NO.:	DATE:
B8844	7-16-2024
DRAWN:	CHECKED:
RO	JC

SHEET: S-1
1 OF 2

PRELIMINARY DRAWING, NOT FOR CONSTRUCTION. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAW UNDER 17 U.S.C. § 102(A)(5) AND MAY NOT BE REPRODUCED, MODIFIED, OR DISTRIBUTED IN ANY FORM BY ANY MEANS WITHOUT THE PRIOR WRITTEN PERMISSION OF BAJA CONSTRUCTION CO., INC.

ATTACHMENT B:
TRIP GENERATION

Mini-Warehouse
(151)

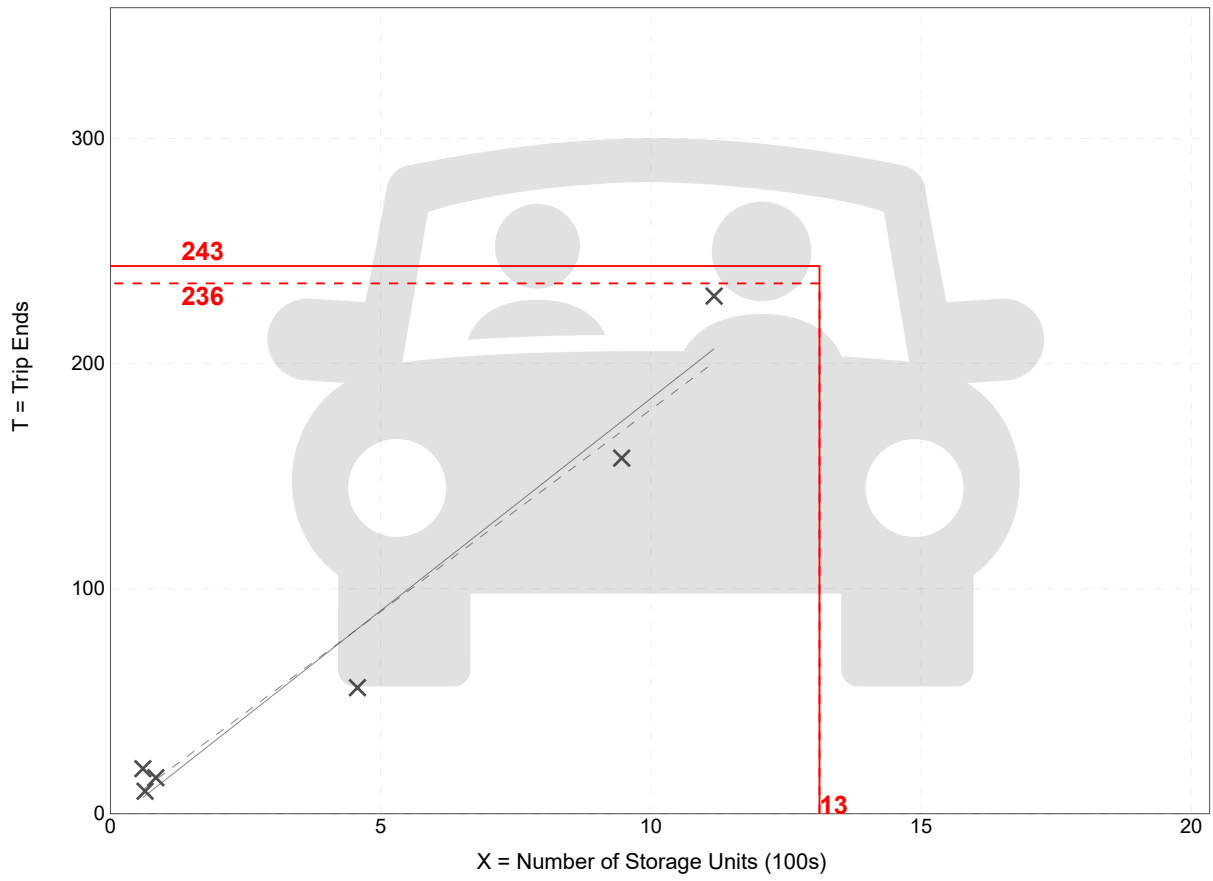
Vehicle Trip Ends vs: **Storage Units (100s)**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Fitted Curve Equation: T = 18.86(X) - 4.09

R^2= 0.96

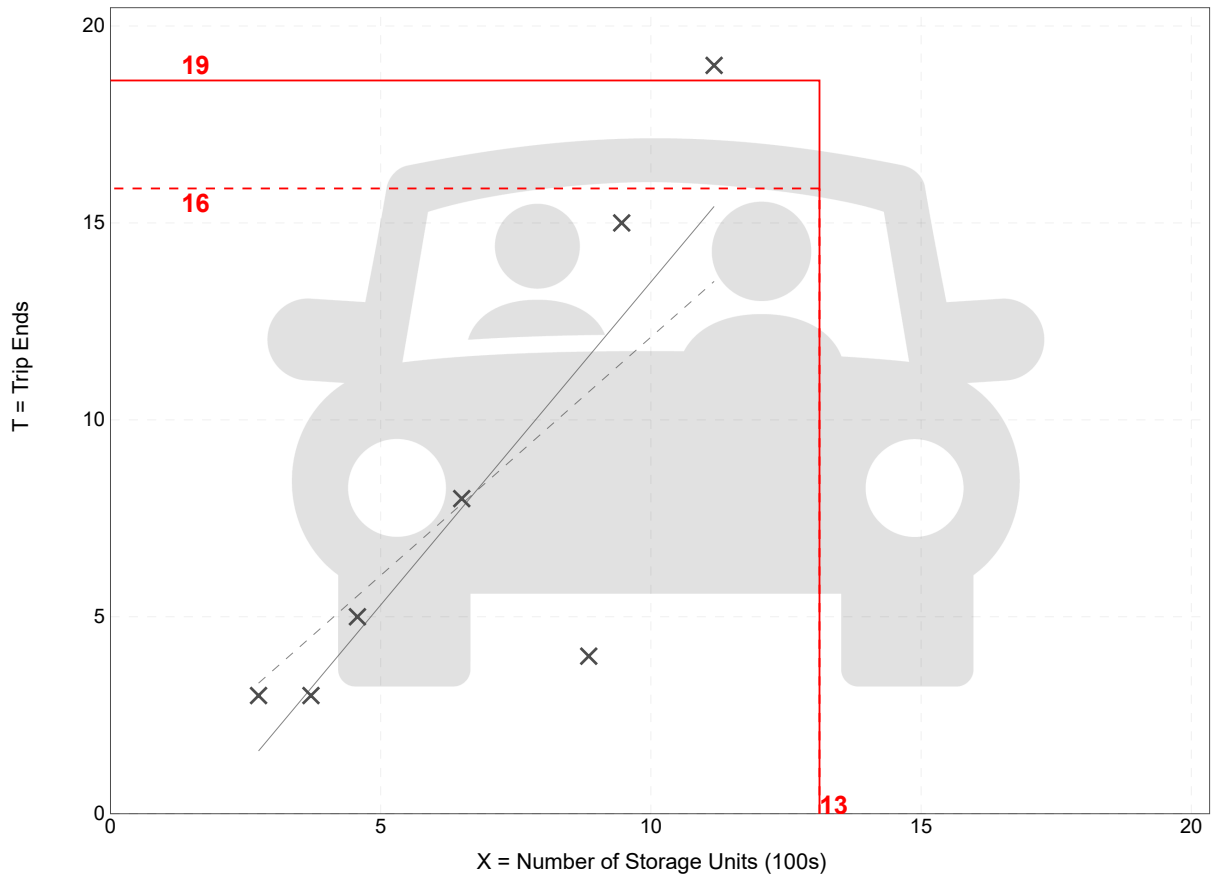
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Storage Units (100s):	7
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



Fitted Curve Equation: T = 1.64(X) - 2.90

R^2= 0.68

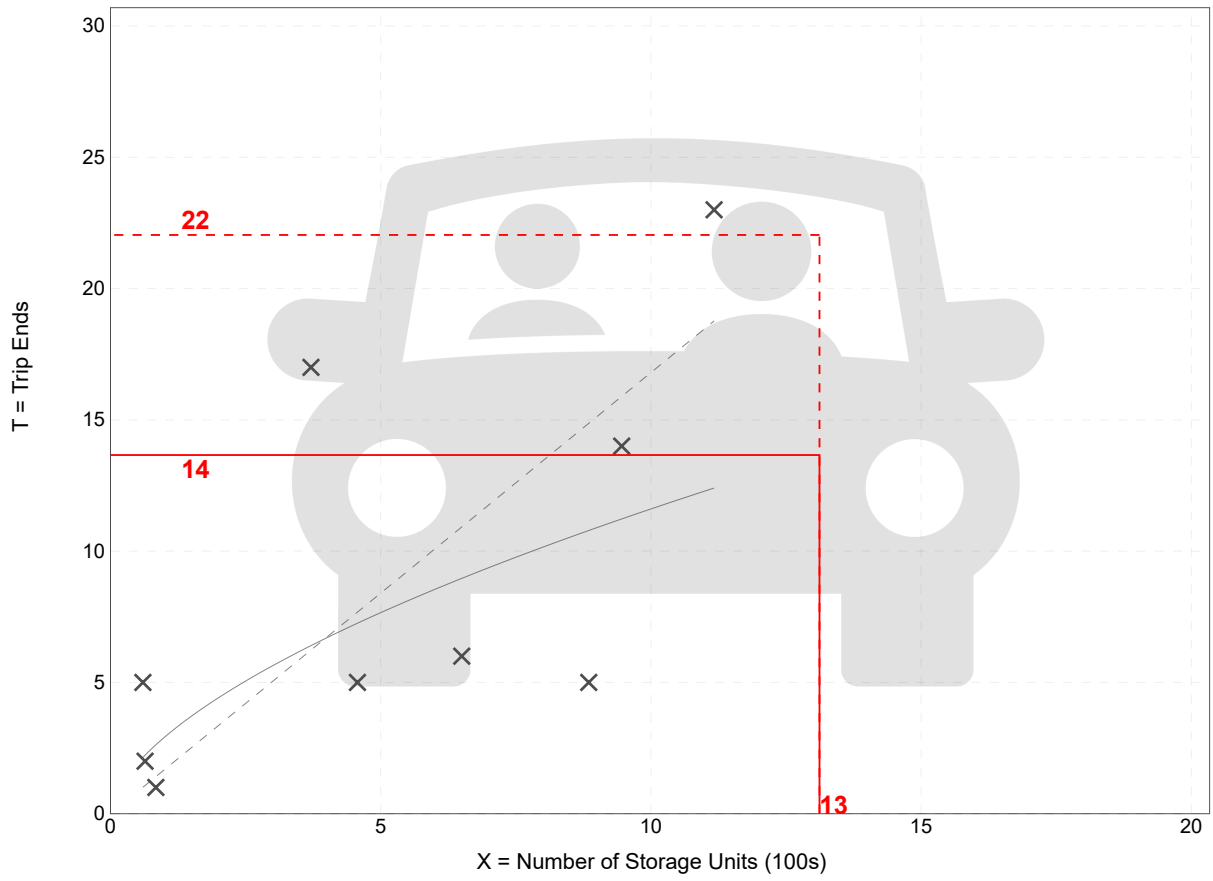
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Storage Units (100s):	5
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.60 Ln(X) + 1.07

R^2= 0.52

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 25, 2024

TO: PLANNING AND ZONING COMMISSION

CASE NO(S): **PZ-PA-006-24 (I-8 AND MONTGOMERY)**

CASE COORDINATOR(s): PATRICK ZAIA-ROBERTS, SENIOR PLANNER

Executive Summary *Pinal County Comprehensive Plan Amendment request by Withey Morris Baugh PLC, to re-designate 121± acres from High Intensity Activity Center to Employment to develop an RV and Boat Storage business and other compatible employment uses, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.*

If this request is approved by the Board of Supervisors:
If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to pursue rezoning of the property to accommodate employment compatible land-uses associated with the site. This proposal includes the 15± acres proposed for RV and Boat Storage, and other compatible uses on the remaining 105± acre site.

Citizens Advisory Committee:
Citizen's Advisory Committee voted 15-0 to recommend forwarding **approval** of case **PZ-PA-006-24** to the Planning and Zoning Commission.

Staff Recommendation:
Staff offers a recommendation of **approval**.

LEGAL DESCRIPTION: Situated in section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file)

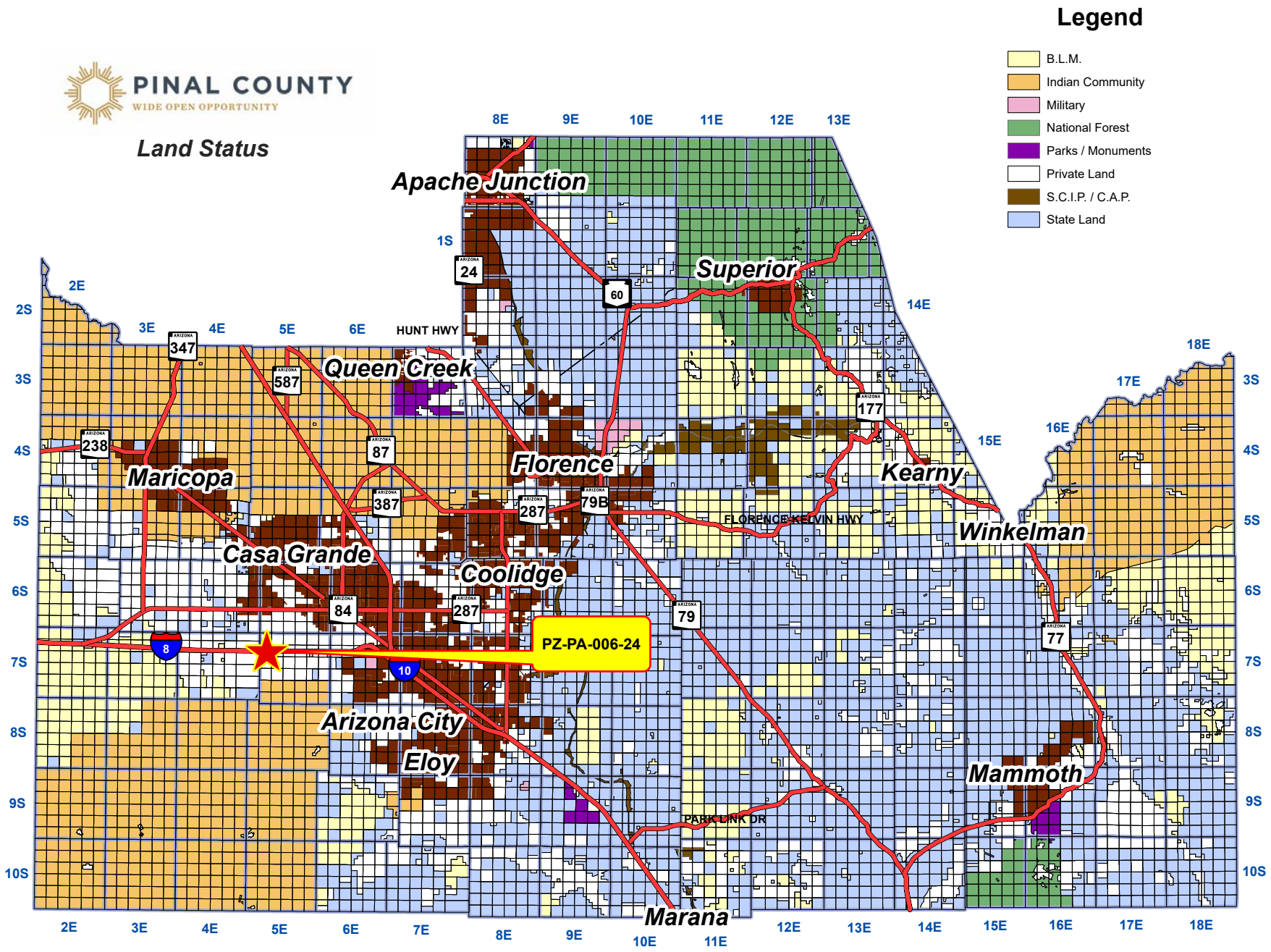
TAX PARCELS: 511-05-005E & 511-05-014B

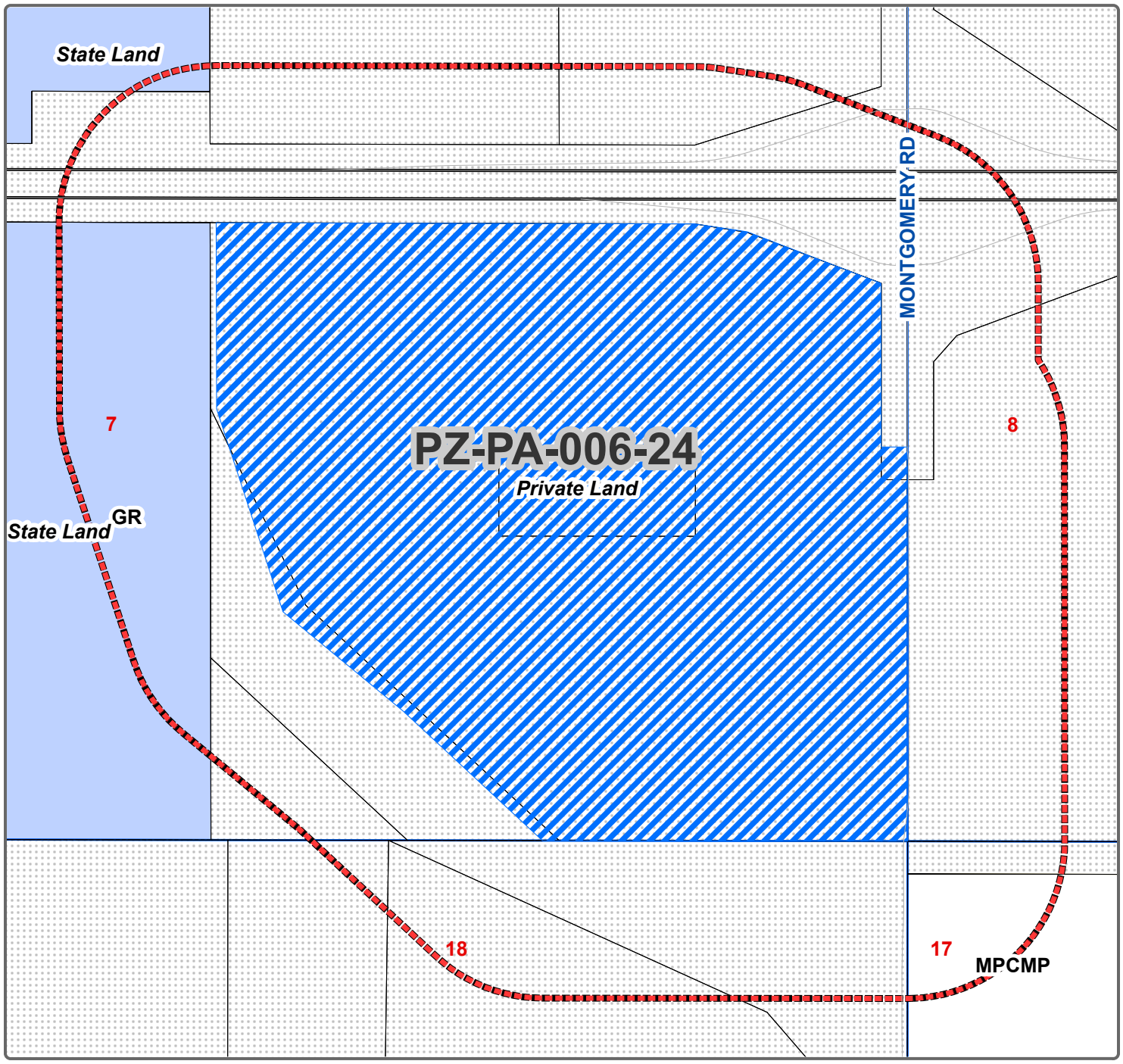
APPLICANT/AGENT: Adam Baugh, Withey Morris Baugh, PLC

REQUESTED ACTION & PURPOSE: **PZ-PA-006-24 – PUBLIC HEARING/ACTION:** A Major Comprehensive Plan Amendment request by Montgomery I8 LLC, owner, Withey Morris Baugh PLC, applicant/agent, to re-designate 121± acres from High Intensity Activity Center to Employment for an RV and Boat Storage Business and other compatible employment uses, located 8 miles southwest of Casa Grande, immediately southwest of the I-8 and Montgomery Rd interchange, in unincorporated Pinal County.

LOCATION: located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SIZE: 121.4± acres


PINAL COUNTY
WIDE OPEN OPPORTUNITY
Land Status
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
PZ-PA-006-24
1S
2S
3S
4S
5S
6S
7S
8S
9S
10S
2E
3E
4E
5E
6E
7E
8E
9E
10E
11E
12E
13E
14E
15E
16E
17E
18E



Community Development

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery I8 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

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

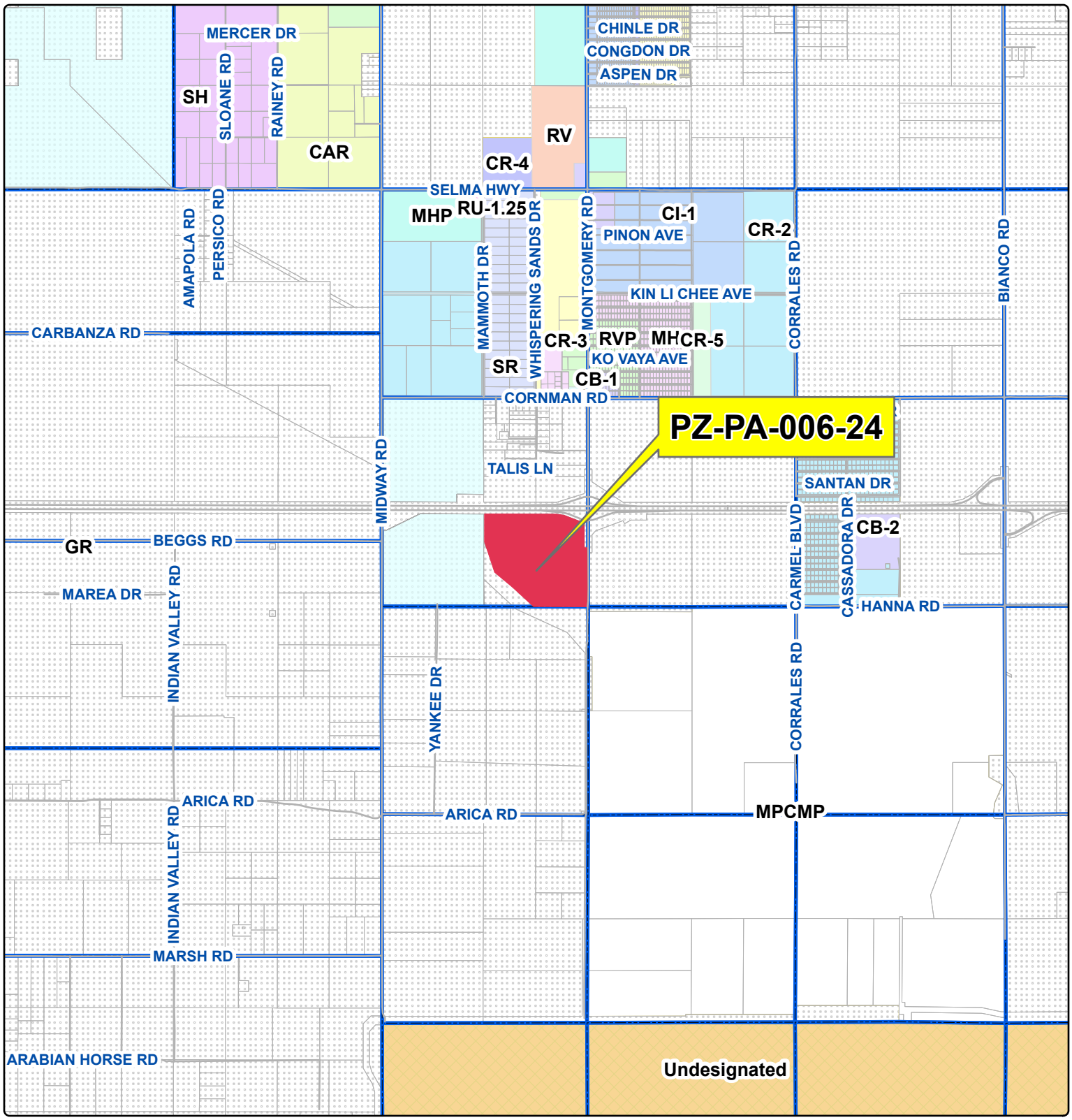
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SEC 07, TWN 07S, RNG 05E

Sheet No. 1 of 1

Owner/Applicant: BRUCE GALLOWAY – MONTGOMERY I8 LLC			
Drawn By: GIS / IT /RWH			Date: 08/14/2024
Section 07	Township 07S	Range 05E	
Case Number: PZ-PA-006-24			



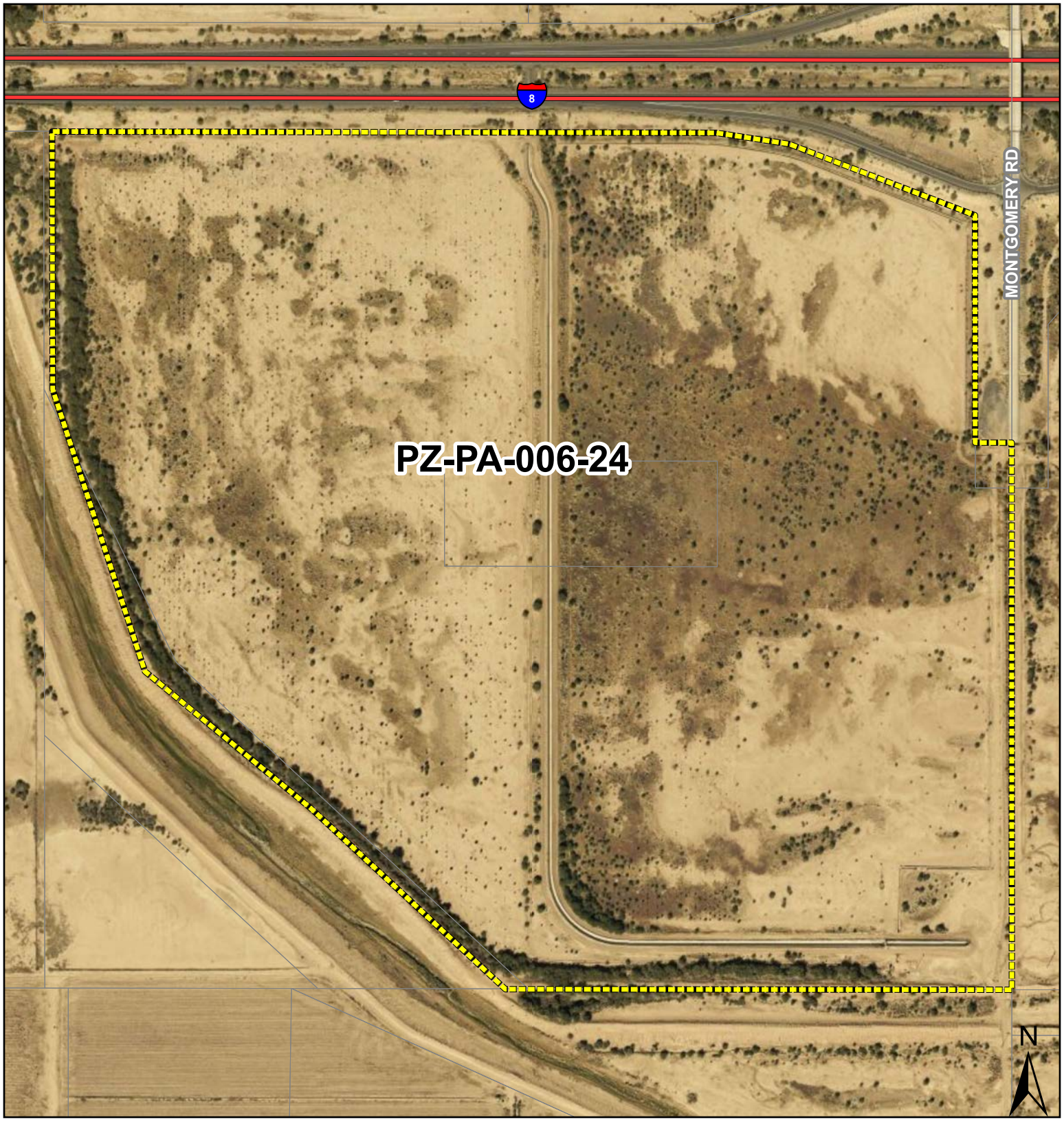
Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SEC 07, TWN 07S, RNG 05E

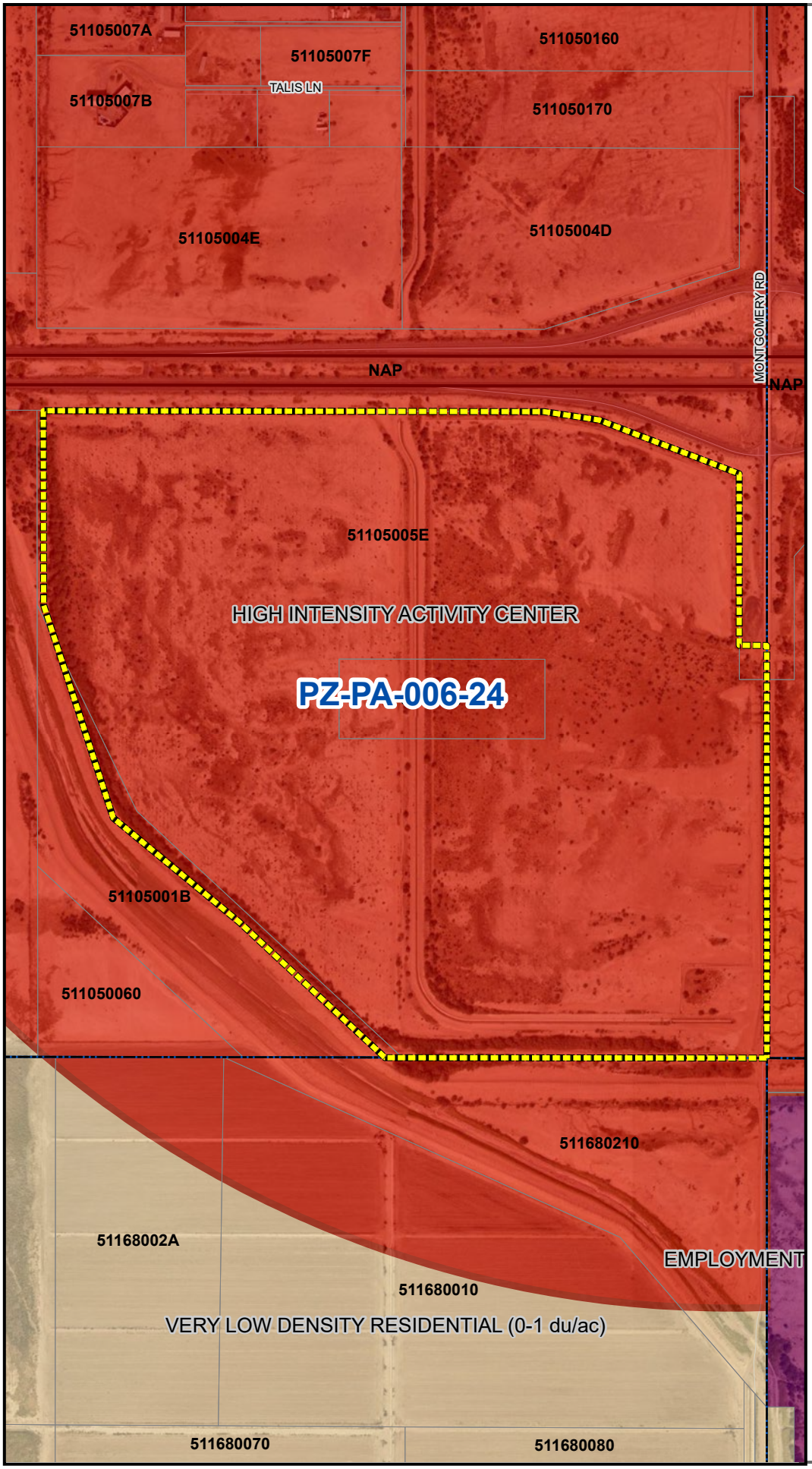
Sheet No. 1 of 1	Owner/Applicant: BRUCE GALLOWAY – MONTGOMERY I8 LLC		
	Drawn By: GIS / IT / RWH		Date: 08/14/2024
	Section 07	Township 07S	Range 05E
	Case Number: PZ-PA-006-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-006-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

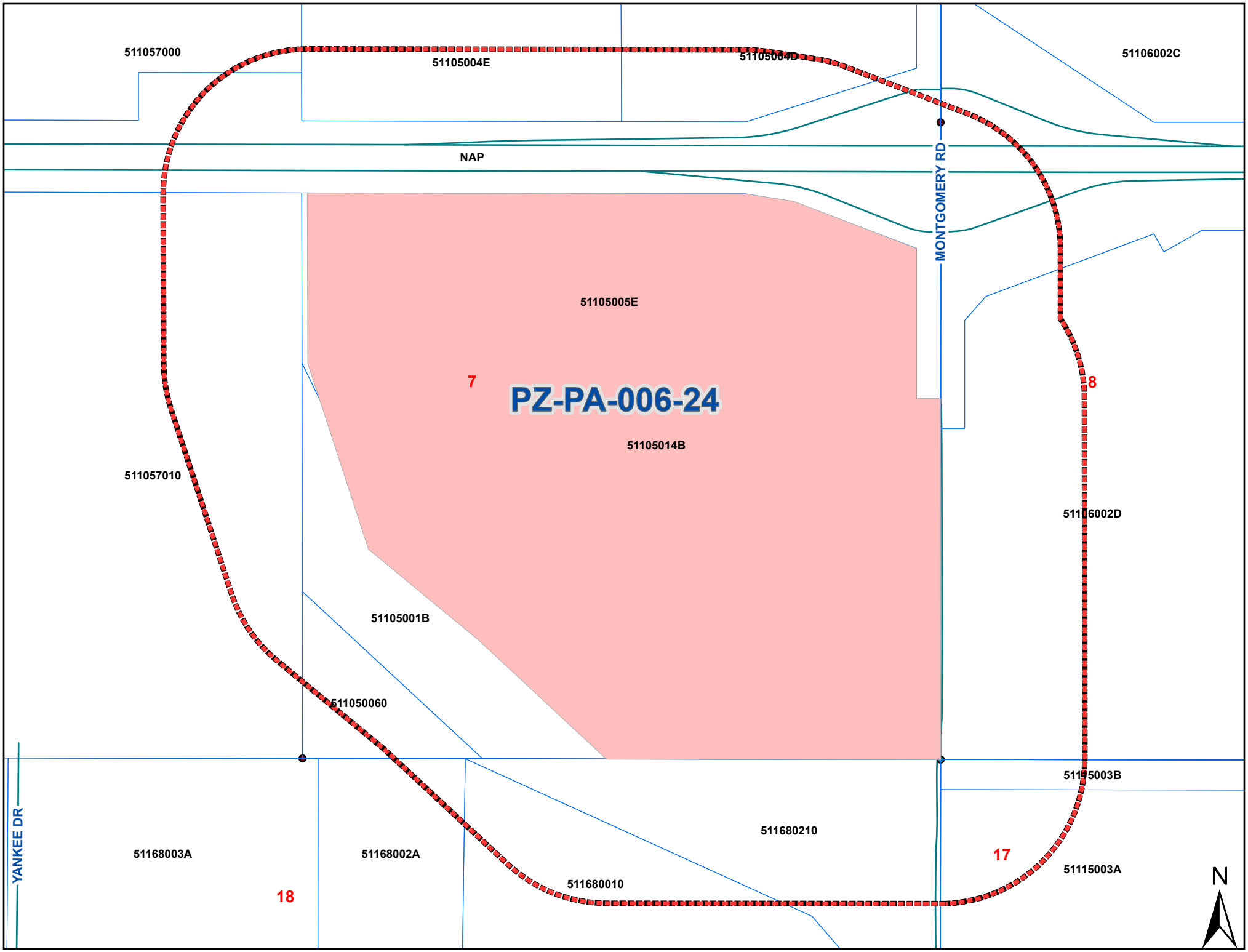
PZ-PA-006-24

FROM:

HIGH INTENSITY ACTIVITY CENTER

TO:

EMPLOYMENT


511057000
51105004E
51105004D
51106002C
NAP
MONTGOMERY RD
51105005E
7
PZ-PA-006-24
51105014B
8
511057010
51106002D
51105001B
511050060
51115003B
YANKEE DR
511680210
51168003A
51168002A
17
51115003A
511680010
18
N

STAFF FINDINGS

PUBLIC COMMENT:

To date, no comments from members of the public have been received by county staff.

PUBLIC PARTICIPATION:

60-Day Review Period:	6/10/2024 to 8/10/2024
Newspaper Publication:	9/5/2024
Site Posting:	8/29/2024
Property Mail-out:	8/29/2024
Web Posting:	9/11/2024

AGENCY REVIEW COMMENTS:

As of time of publication, comments have been received from Arizona Game and Fish Department and Pinal County Open Space and Trails Department. These comments have been included in the packet, and discussed within the case analysis. No additional public agencies have provided comments at this time.

CITIZENS ADVISORY COMMITTEE SUMMARY:

On the evening of September 5th, the Citizen's Advisory Committee convened to discuss this case, provide a public hearing for neighbors to express opposition or support for this project and to vote to recommend the project to the Planning and Zoning Commission with either a recommendation of approval or denial.

During the meeting, members of the committee presented the question of whether redesignating a portion of the activity center would create an Employment island within the designation rendering the peripheral parcels unusable due to requirements of High Intensity Activity Centers. Staff had previously recommended incorporating the surrounding properties into this amendment, but the owners of these properties elected to not enter into the amendment. Staff further expressed that the physical features of the site, specifically the presence of flood zones over many properties in this area present unique challenges to development for many uses described in the Activity Center Designation. Staff acknowledged that an employment designation will provide more options for development than the current designation of High Intensity Activity Center.

At this public meeting, no members of the public offered comments of support or opposition for this project. After a detailed discussion of the project, the Citizen's Advisory Committee **voted 15-0 to recommend approval of case PZ-PA-006-24.**

PLAN AMENDMENT DISCUSSION:

Background

The Pinal County Comprehensive Plan serves as a foundational blueprint guiding the growth and development of our diverse and rapidly expanding community. In light of recent growth, economic, and environmental trends, land use changes for employment purposes have become essential. This proposed amendment aims to address the evolving needs of our workforce, enhance infrastructure to support businesses, and promote sustainable economic development practices. This amendment addresses the evolving needs of our workforce by re-designating a property, approximately 121± acres

in size, from a high intensity activity center to an employment designation. Within this property, 15± acres are specifically intended for RV and boat storage uses.

The proposed amendment specifically targets the transformation of this particular property to optimize it for employment uses while accommodating specialized storage needs. By reassessing and realigning our land use strategies for this site, we aim to improve connectivity and mobility, ensure that there is a suitable location for diverse types of employment, and stimulate economic growth. This focus on converting a high intensity activity center to an employment-focused area, with provisions for RV and boat storage, will not only address immediate challenges but also position Pinal County as a model of forward-thinking economic planning.

Project Proposal

This application is requesting a major amendment to the Pinal County Comprehensive Plan to amend the Land Use Plan for 121.4± acres from **High Intensity Activity Center** to **Employment**. The property is currently zoned General Rural and has retained this designation throughout county history. The applicant is pursuing this amendment to develop a 15± acres RV and Boat Storage facility, and re-designate the remainder of their property toward other employment compatible uses. The property is located immediately south of Highway I-8 and west of Montgomery Rd. The property is located within vicinity to Casa Grande and Eloy in unincorporated Pinal County.

Location and Accessibility

The property is located at the southwest corner of highway I-8 and Montgomery Road in unincorporated Pinal County. The site shares proximity to Casa Grande, lying 8 miles to the city's southeast. Access to the site is proposed from Montgomery Rd to the east of the site, which offers direct access to the highway I-8, Phoenix Bypass Route to the north.

Site Data

This site is currently vacant, with General Rural-GR zoned properties lying to the south, southwest and west for about 2.5 miles, at which point the boundary of the Tohono O'odham Nation begins. The immediate south of the subject site abuts the Greene Wash. To the north of the property lies a diverse land-use mix of residential, commercial, RV parks and manufactured home zonings. To date, these parcels are largely vacant, with the exception of developed Suburban Ranch, Mobile Home and RV Park zoned properties.

Flood Zone

The project is located on vacant land. The site may have been utilized for agricultural uses prior to 1985, given the existence of irrigation trenches around the property perimeter, although no aerial imagery or documents exist for this purpose. The property possesses generally flat topography. Due to immediate proximity to the Greene Wash, the site is impacted by FEMA Flood Zone "A" designations on the entirety of the property and approximately 1,100 feet to the north of the site. The site and a majority of the High Intensity Activity Center land is impacted by this flood zone.

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 I-8 and Montgomery Road project. Notably, the presence of substantial

riparian habitat within the project area is identified as a significant concern. This habitat, recognized for its ecological importance, requires stringent protection measures. The emphasis on preserving these riparian zones aligns with multiple policies within Pinal County's Comprehensive Plan, underscoring the county's commitment to maintaining natural ecosystems amidst development.

Additionally, the department highlights the ecological value of canal and irrigation systems, recommending similar protective measures to those suggested for riparian habitats. 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.

Infrastructure

To the immediate southeast of the property lies the Attesa Motor Sports Complex. This property currently houses the Podium Club Race Track, and is a region identified for future motor-sport focused employment and commercial opportunities as identified under the Attesa Multi-Purpose Community Master Plan (MP-CMP). This master plan was approved under case PZ-007-17 and identifies standards for development of automotive targeted uses with compatible and supporting commercial, industrial and tourism uses. The Attesa Motor Sports complex possesses a land use designation of employment per the Pinal County Comprehensive Plan.

Another factor for consideration is the proximity to Highway I-8. Direct access onto this highway through Montgomery Rd offers ideal access for employment type land uses. This particular highway offers local connectivity to Arizona City, Casa Grande, Eloy and Coolidge. The access to I-8 may also aid in facilitating interstate commerce associated with potential future employment uses on this site.

Land Suitability and Constraints

The property has remained vacant throughout recent history, and is located in a relatively remote portion of the county. The Arizona Game and Fish Environmental Review Tool was utilized to note environmentally sensitive areas on the property. No areas identified as critical habitats were indicated on the property, however, a notable area of the property possesses riparian areas and open space corridor delineations in conjunction with proximity to the Greene Wash. While further analysis will be required, additional mitigation efforts from the applicant may be requested to minimize impact to these riparian areas.

STAFF ANALYSIS AND RECCOMENDATION:

The subject project, I-8 and Montgomery major comprehensive plan amendment, targets land with specific environmental constraints. The amendment seeks to offer an alternative to introduce growth elements in this location. The site currently retains a land use designation of High Intensity Activity Center. 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, 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 to incorporate the RV and Boat Storage use does not align with the targeted goals of the High Intensity Activity Center. Primarily, the identified site lies partially within the Core and Core-Periphery zones, 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 re-designation of the property from a High Intensity Activity Center to Employment offers a more pragmatic and sustainable approach to land use, considering the site's unique environmental constraints. While High Intensity Activity Centers demand extensive infrastructure and are better suited to locations free from significant flood hazards, the Employment designation aligns with the site's existing conditions. This category allows for the development of land uses that are less sensitive to the site's floodplain limitations and better suited to the existing infrastructure. By focusing on employment-driven uses such as RV and boat storage, the proposed amendment not only addresses the immediate needs of the community but also enhances the long-term viability of the area by fostering economic growth without the undue risks associated with high-density developments. This strategic pivot ensures that the property contributes meaningfully to the local economy while respecting the environmental realities of the region.

Furthermore, the site's proximity to key transportation routes, such as Interstate 8, enhances its suitability for employment uses. The direct access to the highway facilitates the movement of goods and services, making the site attractive to businesses that rely on efficient logistics. This connectivity also supports the broader economic goals of the county by promoting regional commerce and attracting investment from industries that value easy access to major transportation corridors.

From a contrasting perspective, it is important to consider the potential challenges posed by the site's floodplain designation. While the Employment land use category mitigates some risks associated with high-density development, the site's vulnerability to flooding remains a concern. The floodplain could limit the viability of certain employment uses that are more sensitive to water damage, potentially restricting the full range of economic activities envisioned under this designation. Moreover, any development on this site would need to incorporate robust flood mitigation measures, which could increase project costs and complicate the development process.

The transition from a High Intensity Activity Center to an Employment designation reflects a more appropriate and timely development strategy for this site. High Intensity Activity Centers are typically associated with long-term development horizons, requiring substantial infrastructure investments and population growth to support dense, mixed-use environments. Given the site's current conditions and environmental constraints, such as its location within a FEMA Flood Zone "A," the realization of high-intensity uses would be significantly delayed, if achievable at all. In contrast, the Employment category enables more immediate and feasible development opportunities that align with the existing infrastructure and market demands. This designation allows for a phased approach to development, beginning with uses like RV and boat storage, which can be established in the near term, while still preserving the potential for further employment-related growth as the area continues to evolve. This approach ensures that the site can contribute to the local economy sooner, without the prolonged uncertainty associated with high-intensity development.

An additional point of concern lies in the proposed application of the employment designation area. As part of the amendment, the applicant proposes revision to only two of the parcels within the High Intensity Activity Center. While the portion comprises most of the quarter of this designated area, surrounding properties retain the activity center designation through omission from the amendment area. A concern with re-designating only a portion of the property to Employment is the potential for creating fragmented land uses that could disrupt the overall coherence of the area. By only partially allocating the site for employment purposes, there may be challenges in achieving a seamless integration with the remaining residential or mixed-use areas. The piecemeal approach might hinder the long-term development potential of the area, as future land use adjustments could become more complicated if the surrounding areas were to develop under different designations. A more comprehensive, unified land use strategy might better support the overall growth objectives for the region and ensure that the development serves both the community and economic goals effectively.

In conclusion, the re-designation of this property from a High Intensity Activity Center to Employment is a well-considered adjustment that addresses the site's environmental challenges while unlocking its economic potential. The focus on employment uses that are less vulnerable to flood risks, combined with the site's strategic location, positions it as a valuable asset for Pinal County's future growth. However, careful attention must be given to flood mitigation and the potential impacts of retaining non-

contiguous high-density areas to ensure that the amendment fulfills its intended purpose without introducing new challenges.

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff has recommends approval at this point. However, in addition to staff comments, should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Planning and Zoning Commission forward **PZ-PA-006-24**, to the Board of Supervisors with a favorable recommendation. If the Planning and Zoning Commission cannot find for all of the factors listed above, then staff recommends that the Planning and Zoning Commission forward this case to the Board of Supervisors with recommendation of denial.

Date Prepared: 09/16/24 PZR

Revised: 9/19/24 PZR

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **25th** DAY OF **SEPTEMBER 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EMERGENCY OPERATIONS CENTER (EOC), 301 E 11TH ST, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery I8 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated 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 **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:

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

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

Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

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

PUBLISHED ONCE:
Pinal Central Dispatch
Arizona Republic

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

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

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

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

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

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

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

C. Public meeting with the Citizens Advisory Committee.

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

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

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

COMMUNITY DEVELOPMENT
Planning Division

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

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

1. The legal description of the property: See attached

2. Parcel Number(s): All or portions of: 51105005E; 51105014B; 511680210; 51128007A; 51128007C; 51168002A; 51168003A; 51057010; 51105001B; 511050060 Total Acreage: 350 +/- 250 acres

3. Current Land Use Designation: Moderate Intensity Mixed Use; Industrial; Residential High Intensity Activity Center

4. Requested Land Use Designation: Public Facilities/Services Employment

5. Date of Concept Review: February 27, 2024 July 24, 2023 Concept Review Number: Z-PA-008-24 Z-PA-106-23

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

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

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

Bruce C Galloway c/o	271 Winslow Way East Unit 10727 Bainbridge, WA 98110	206-790-9986
Name of Landowner (Applicant)	Address	Phone Number

[signature]	bruce@evergreeninvestco.com
Signature of Landowner (Applicant)	E-Mail Address

Withey Morris Baugh, PLC	2525 E. Arizona Circle PHX, AZ A-212 85016	602-230-0600
Name of Agent	Address	Phone Number

[signature]	Hannah@withmorrislaw.com
Signature of Agent	E-Mail Address

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

AGENCY AUTHORIZATION

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

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

MONTGOMERY I8 LLC
_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 121 acres located at Southwest corner of I-8 and Montgomery Rd, and further identified

[Insert Address of Property]

as assessor parcel number 51105014B; 51105005E and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

Owner hereby appoints Withey Morris Baugh, PLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

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

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

Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

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

My commission expires_____

_____ _____
Printed Name of Notary Signature of Notary Public

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

Montgomery I-8 LLC
[Insert Company or Trustee's Name]

Elizabeth A Robie
Notary Public
State of Washington
My Appointment Expires 10/8/2025
Commission Number 21034077

By: _____
[Signature of Authorized Officer or Trustee]

Its: Member
[Insert Title]

Dated: May 3, 2024

STATE OF Washington)
) ss.
COUNTY OF Kitsap)

The foregoing instrument was acknowledged before me, this 3rd day of May, 2024, by Bruce C Gallion *[Insert Signor's Name]* Member *[Insert Title]* of Montgomery I-8 LLC *[Insert Name of Company or Trust]*, an Arizona *[Insert State of Incorporation, if applicable]*

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

_____
Notary Public

My commission expires: 10/8/2025

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

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

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

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

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

I-8 & Montgomery Rd

Major Comprehensive Plan Amendment Narrative

Case No. _____

1st Submittal: May 30, 2024

WITHEY
MORRIS
BAUGH

Development Team

Developer:
Evergreen Investment Company, LLC
Bruce Galloway
271 Winslow Way E., Unit 10727
Bainbridge Island, WA 98110

Legal Representative:
Withey Morris Baugh PLC
Attorney: Adam Baugh
Land Use Planner: Hannah Bleam, AICP
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

TABLE OF CONTENTS

A. INTRODUCTION 4
B. LOCATION AND SITE CONDITIONS 4
C. COMPREHENSIVE PLAN AND ZONING 4
D. REQUEST 4
E. PROJECT OVERVIEW 5
F. COMPREHENSIVE PLAN AMENDMENT CRITERIA 7
G. SUMMARY 11

LIST OF EXHIBITS

AERIAL CONTEXT MAP ..... A
EXISTING COMPREHENSIVE PLAN MAP ..... B
EXISTING ZONING MAP C
PROPOSED COMPREHENSIVE PLAN MAP ..... D
COMPREHENSIVE PLAN COMPLIANCE CHECKLIST ..... E

A. Introduction

On behalf of Evergreen Investment Company, LLC (the "Applicant"), this application is a request for a major comprehensive plan amendment for approximately +/- 250 acres located at the southwest corner of Interstate 8 and Montgomery Road, and otherwise commonly known as all or portions of the following Pinal County Assessor's Parcel Numbers (APNs) 51105005E; 51105014B; 511680210; 511680010; 51168002A; 51168003A; 511057010; 51105001B; and 511050060 (the "Property"). See **Exhibit A, Aerial Map**.

The request will modify the existing comprehensive plan designation from High Intensity Activity Center to Employment. In addition, this proposal will run concurrently with a rezoning request from GR (General Rural) to I-2 (Light Industrial and Warehouse) to allow a recreational vehicle and boat storage facility on 15 acres of the Property.

B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is approximately 11 miles southwest of Casa Grande. The Property is approximately 250 acres and is currently undeveloped. In addition, almost all the Property is within a major Zone A floodplain area, also known as Greene Wash watershed. The proposed land use designation is appropriate adjacent to this floodplain area, as other uses such as residential and commercial may not be viable.

The Property is bordered to the north by the Interstate 8. To the west, south, and east includes undeveloped and/or agricultural land that is zoned General Rural (GR).

C. Comprehensive Plan and Zoning

The Property has a Comprehensive Plan land use designation of High Intensity Activity Center. **See Exhibit B, Comprehensive Plan Map.** The Property is zoned GR. **See Exhibit C, Zoning Map.**

D. Request

Evergreen requests to amend the existing comprehensive plan designation from High Intensity Activity Center to Employment. See **Exhibit D, Proposed Comprehensive Plan Map**. This amendment will allow uses that are more viable on the Property given the significant floodplain on much of the site. The High Intensity Activity Center encourages a mix of uses, with an emphasis on commercial and residential uses. However, the floodplain would impede these uses from occurring due to the real risk of flooding. Therefore, Employment uses would be more appropriate where it can be mitigated adjacent to the floodplain area. In addition, located at the

southeast of the Property there is an existing land use designation of Employment. This would be a continuation of that existing land use designation.

The Employment designation as noted in the Pinal County Comprehensive Plan "as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution."

E. Project Overview

Per staff's direction, the comprehensive plan amendment will encompass approximately 250 acres. However, Evergreen will run a concurrent rezoning application that will develop a recreational vehicle and boat storage facility on 15 acres of the Property. The nature of this use allows a viable use of the land without worrying about the negative impacts of a floodplain that would otherwise exist if building structures were built.

I. Relationship to Immediate Surroundings

The proposed development will have a positive impact on the surrounding area. This development activates an underutilized parcel with an appropriate use adjacent to a major freeway, Interstate 8, that connects to and from several outdoor recreational opportunities. RV/boat storage makes sense next to a freeway and significant floodplain area. In addition, there is no development surrounding the Property and it will be appropriately screened for any future development that occurs around the site. The Property has long been vacant, and this development will promote growth in this area.

II. Site Circulation and Traffic Impact

The project will be accessed via Montgomery Road, from Interstate 8. The applicant will improve the Montgomery Road for the site. In addition, the RV/boat storage will have very little traffic as this is not a use that is regularly visited.

III. Utility and Public Services

The Project does not anticipate the need for any improvements of services that would be paid for by the public. The list below identifies the utilities and services applicable to the Property:

Type of Utility / Service	Provider	Contact
Water Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351

		602.240.6860 mail@AZwater.com
Wastewater Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Electrical Services	SPR	SRP Customer Correspondence Customer Communications Services, PAB277 P.O. Box 52025 Phoenix, AZ 85072-2025 bizcenter@srpnet.com (602) 236-0777
Gas Services	Southwest Gas Corporation	Southwest Gas Corporation 1600 E. Northern Avenue Phoenix, AZ 85020-3982
Telecommunications	Cox, Century Link, and Media Com	PO Box 53249 Phoenix, AZ 85072-3249 1-866-272-5777
Police	Pinal County Sheriff's Office	971 N Jason Lopez Circle Building C PO Box 867 Florence, AZ 85132 520-866-5111
Fire	Rural Metro	8465 N. Pima Road Scottsdale, AZ 85258 RuralMetroFire@gmr.net 800.624.5835

Schools	Casa Grande Elementary School District #4 Casa Grande Union High School District #82	Casa Grande Elementary School District #4 220 W. Kortsen Road Casa Grande, Arizona 85122 (520) 836-2111 Casa Grande Union High School District #82 1362 N. Casa Grande Avenue Casa Grande, Arizona 85122

F. Comprehensive Plan Amendment Criteria

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

PART ONE: Consistency with Pinal County's Vision Components

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

The proposal is consistent with the Sense of Community vision component of the Comprehensive Plan. The proposal creates opportunities for employment to help balance the surrounding uses in a meaningful way. The Employment Designation encourages uses while also being cognizant of the significant development challenges adjacent to the Zone A floodplain area. This designation will not take away gathering places but will make the remaining High Activity Center areas more desirable.

In addition, the following are the goals and objectives that are met within this vision element:

> **3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.**
>
> The Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8, a major transportation corridor, further supports this goal.

3.1.1 Objective: Promote diverse employment opportunities near population base.

The Property is located 11 miles from Casa Grande and will promote a range of employment opportunities.

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

The proposal is consistent with the Mobility and Connectivity vision component. The development will improve Montgomery Road which can encourage future development to the south and west of the rezoning site. In addition, the site is currently underutilized, and the Employment designation is a prime use adjacent to the Interstate 8.

In addition, the following are the goal is met within this vision element:

4.1 Goal: Improve County and regional mobility.

The Property is located off the Interstate 8 which is a major transportation corridor in Arizona. The new designation will enhance the roadways adjacent to the Interstate, such as Montgomery Road, to further improve the mobility within Pinal County.

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

The proposal is consistent with the Economic Sustainability vision component. The amendment to the Employment designation will provide land adjacent to the Interstate 8 that is prime for industrial, and employment uses. This will continue to grow Pinal County and encourage development in this area.

In addition, the following are the goals and objectives that are met within this vision element:

5.1 Goal: Create more employment opportunities in Pinal County.

5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

As noted, the Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8 and near Casa Grande further supports these goals and objectives.

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

The proposal is consistent with the Open Spaces and Places vision. The proposal is within a significant floodplain area and will be sensitive to development within and adjacent to the floodplain.

In addition, the following are the goals and objectives that are met within this vision element:

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

6.1.2 Objective: Preserve, protect, or conserve the existing natural drainage system.

The Property is located adjacent to the Greene Wash Watershed, which is a significant natural drainage system. The proposal is for development to occur on areas that are not impacted impact the drainage systems. This sensitive development also protects natural spaces and resources.

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

The proposal is consistent with the Environmental Stewardship vision component as the proposed development is very low energy uses and will have little impact to the surrounding natural area.

In addition, the following are the goals and objectives that are met within this vision element:

7.1 Goal: Environmental stewardship is part of all decisions made and Pinal County has become a model for sustainability, with environmentally sensitive County codes, policies, and ordinances.

As noted, the Proposal will develop a very low energy and water use that will incorporate appropriate environmentally sensitive elements in its development.

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

The proposal is consistent with the Healthy, Happy Residents vision components. While the project is not proposing residential uses, the Project does not adversely impact residents' access to homes and makes nearby residentially zoned land more appealing with employment opportunities near potential homes.

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

The proposal will have little impact on access to educational opportunities at any level, but can provide employment and other workforce learning opportunities with the Employment designation.

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

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

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from High Intensity Activity Center to Employment.

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

The proposal is currently within the High Intensity Activity Center, which are the most intense development centers within the Comprehensive Plan and encourage large commercial, employment, and high density residential. The Property is a quarter section of the high intensity activity area which we are requesting to amend to Employment. This quarter is within the floodplain area, which is why it is more appropriate for Employment. Intense residential, commercial/entertainment development is not viable within a major floodplain, which is the key reason for our request. The area north of the I-8 and east of Montgomery Road will remain within the High Intensity Activity Center designation, as seen in Exhibit D.

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

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from High Intensity Activity Center to Employment.

4. **Quality Employment Opportunities County-Wide**

The proposed amendment will create a desirable place for employment in a prime location off the Interstate 8.

5. **Viable Agriculture, Equestrian and Rural Lifestyle**

The proposed Project will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. In addition, there is land surrounding the Property that will remain as rural land.

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

The proposed Project will be consistent with the Trails and Open Space concept. The proposed Project will not impact any existing trails or open space areas, and is sensitive to the Greene Wash.

7. **Natural and Cultural Resource Conservation**

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

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

The proposed Project would be consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. The Project would not require any new public facilities or infrastructure. The Project would not require any new public facilities, services, or infrastructure.

G. Summary

The location of employment off Interstate 8 and near Casa Grande is critical for continued growth in this area. The current Comprehensive Plan designation is not possible with the significant floodplain area on the Property. However, an Employment designation is appropriate and viable on this site, and may encourage other development within the area.

Exhibit A

Aerial Map

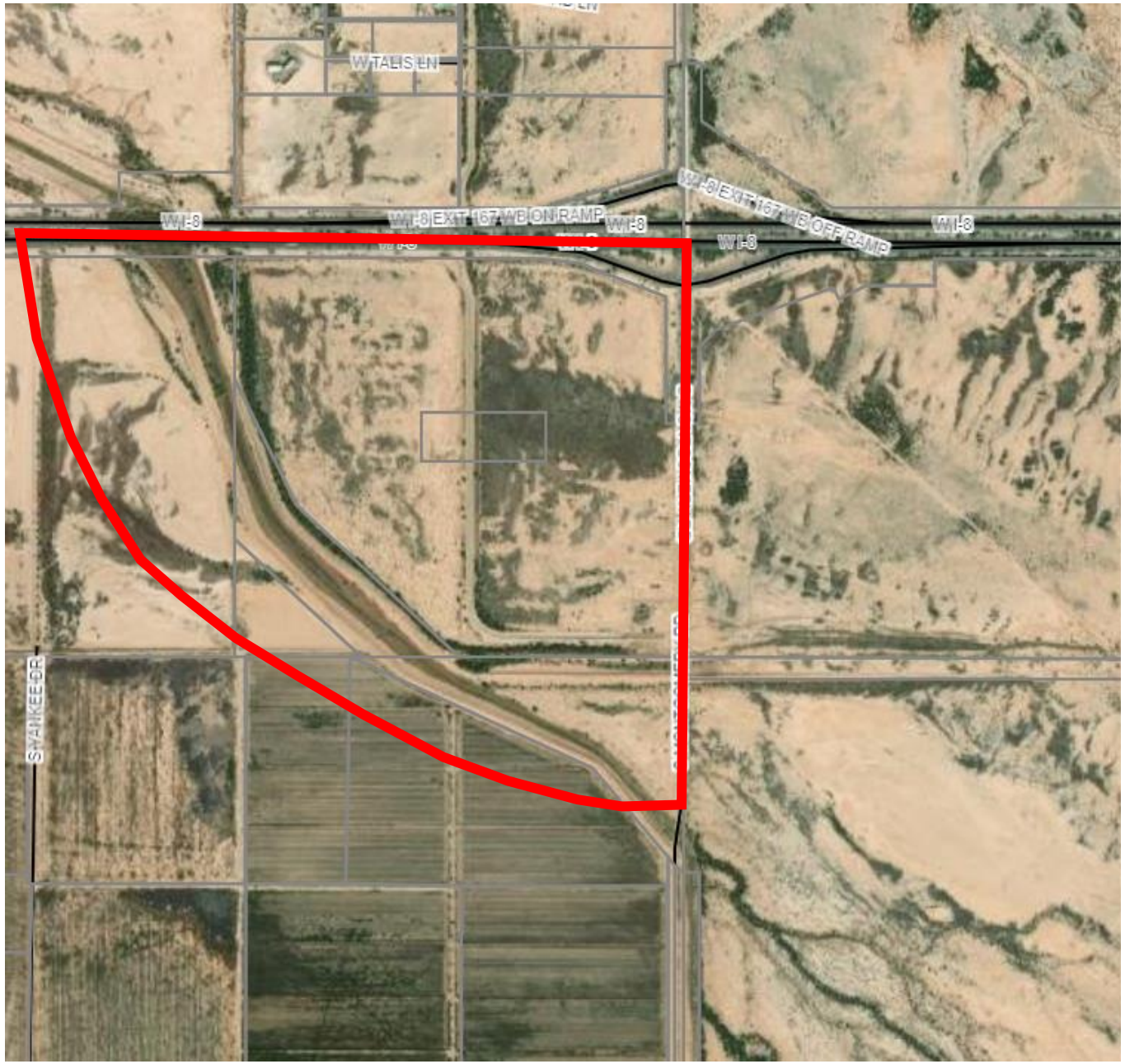

W TALIS LN
WI-8
WI-8 EXIT 167 WB ON RAMP
WI-8
WI-8 EXIT 167 WB OFF RAMP
WI-8
SYAHKEE DR

Exhibit B

EXISTING COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT

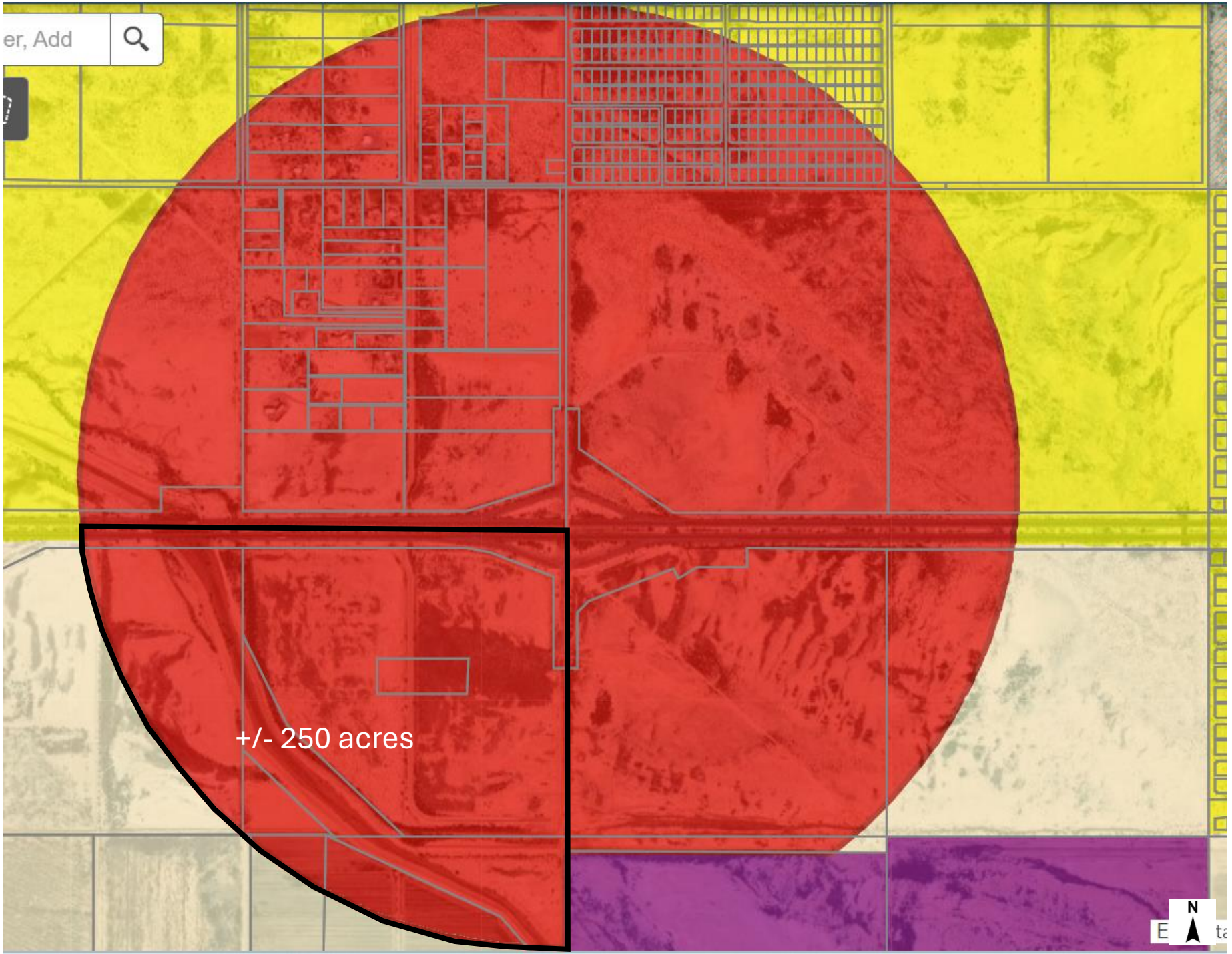


Exhibit C

Zoning Map

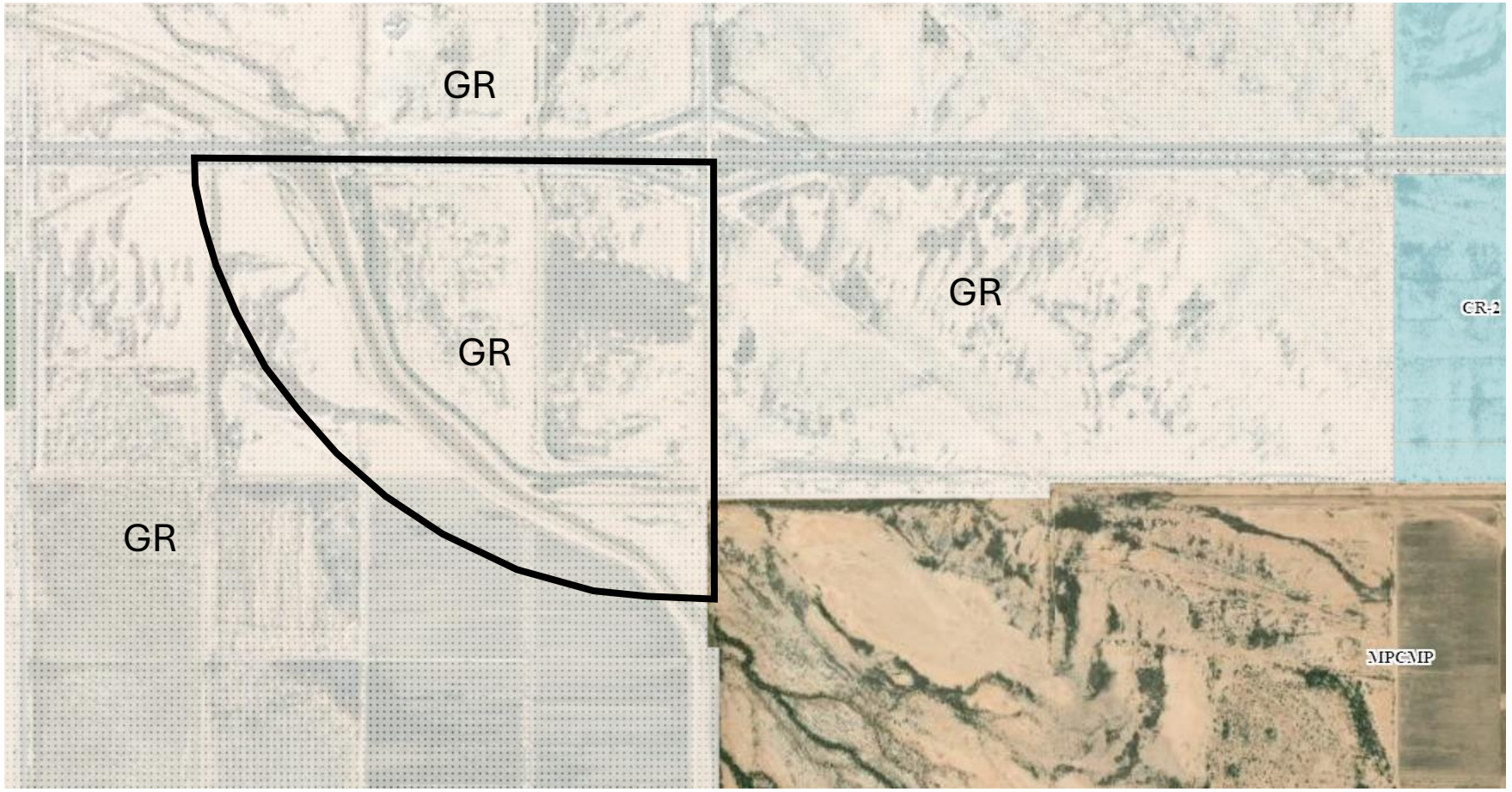


Exhibit D

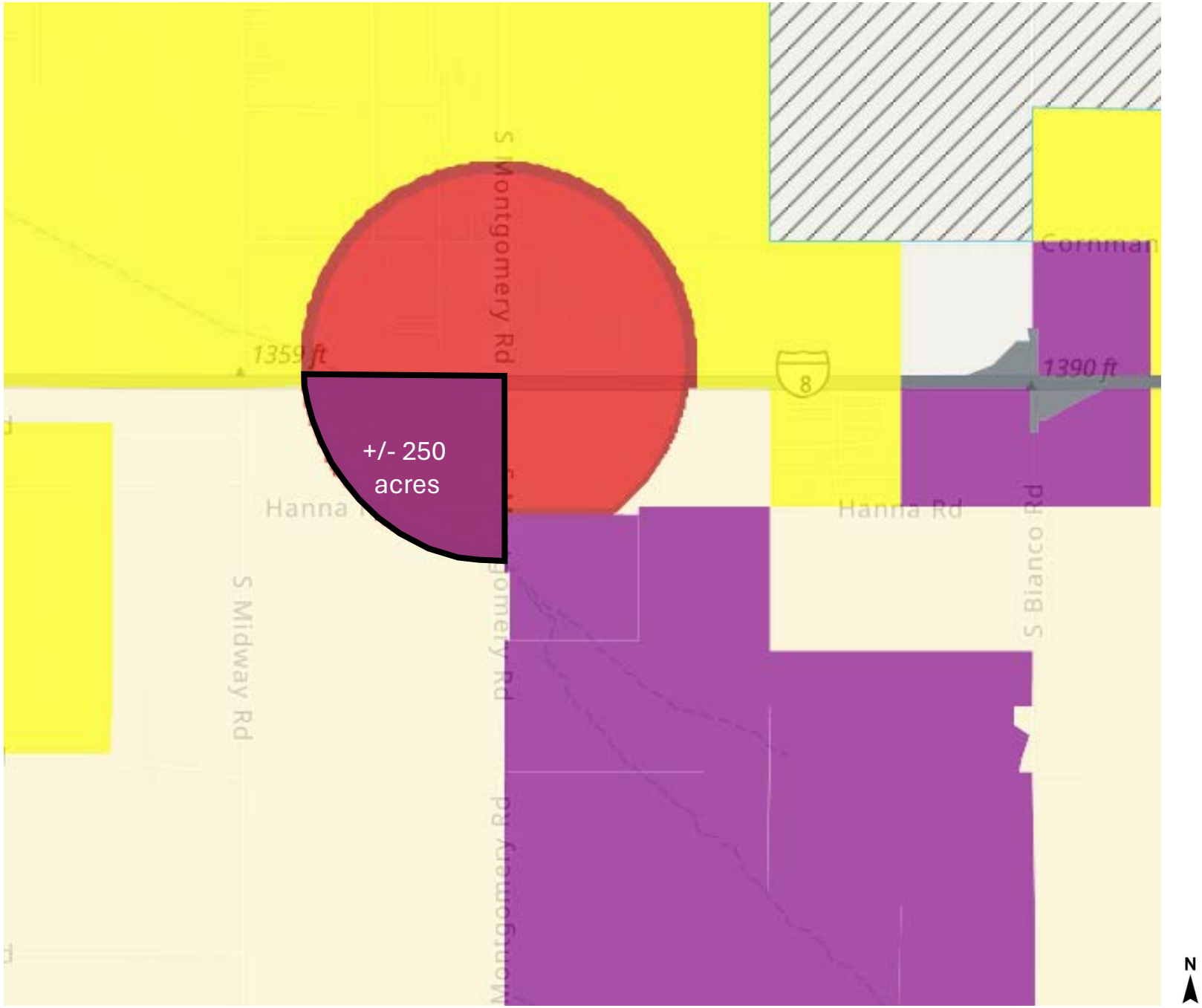
PROPOSED COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



PROPOSED COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT

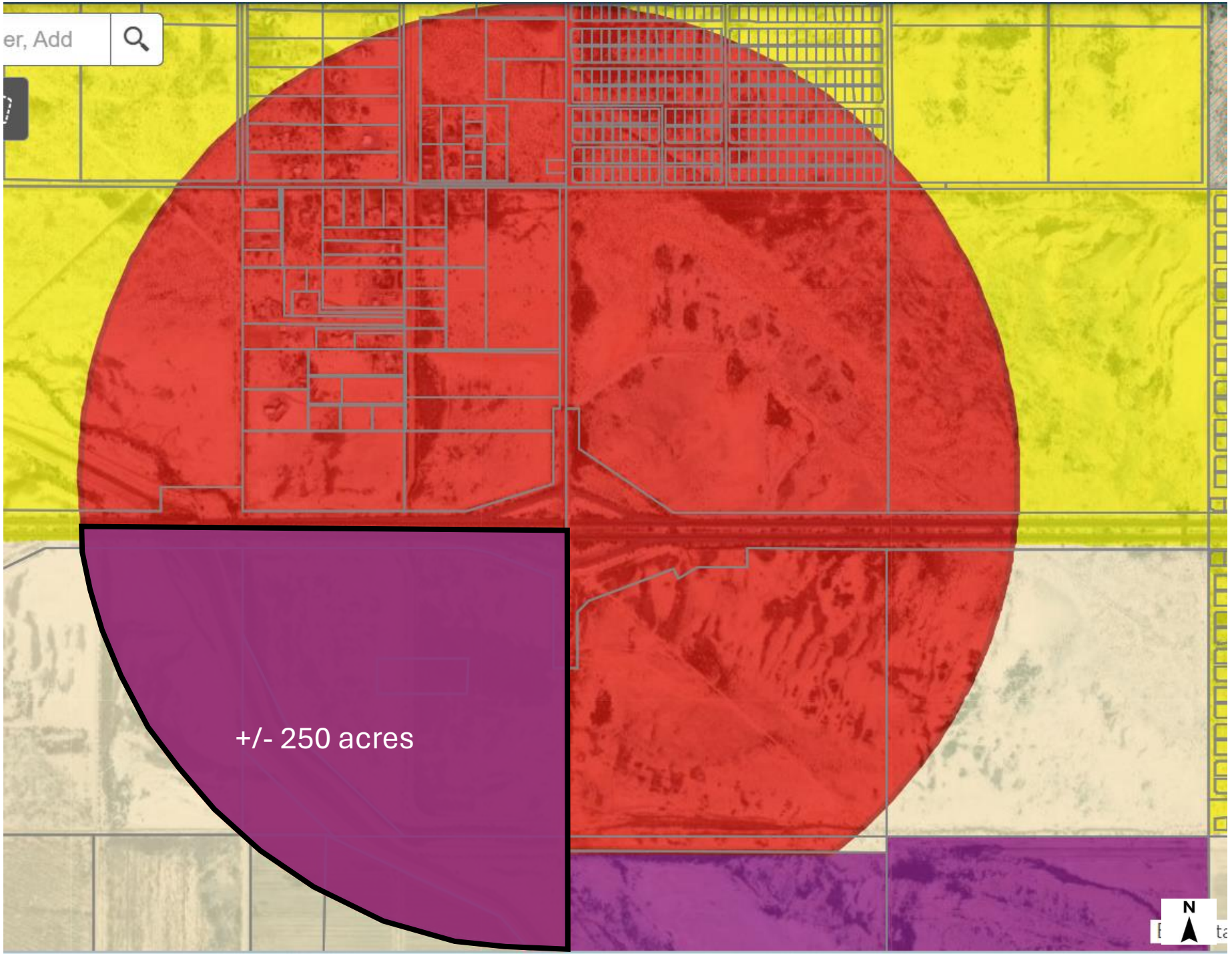


Exhibit E

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

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

Intent:

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

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

Determination:

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

Organization:

The Compliance Checklist focuses on two major components:

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

How Is the Checklist Used?

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

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

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

Who Should Use the Checklist?

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

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

PART ONE

Consistency with Pinal County's Vision Components

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

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

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

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____

_____

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_____

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

The proposal:

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

Please explain:

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_____

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_____

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

The proposal:

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

Please explain:

_____
_____
_____
_____

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

The proposal:

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

Please explain:

_____
_____
_____
_____

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

The proposal:

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

Please explain:

_____

_____

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_____

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

The proposal:

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

Please explain:

_____

_____

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_____

PART TWO

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

Consistency with the Land Use Designation shown on the graphics

The project land uses:

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

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

See narrative.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☑ Are not shown within a Mixed Use Activity Center

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

See narrative.

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

See narrative.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

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

Quality Employment Opportunities County-wide

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

The proposal:

☑ Is consistent with the Economic Development element

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

Please explain:

Viable Agriculture, Equestrian and Rural Lifestyle

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

The proposal:

☑ Clusters development to protect open space and agriculture

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

Please explain:

_____

_____

_____

_____

System of Connected Trails and Preservation of Open Space

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

The proposal:

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

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

Please explain:

_____

_____

_____

_____

Natural and Cultural Resource Conservation

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

The proposal:

☑ Address environmentally sensitive areas it may impact.

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

Please explain:

_____

_____

_____

_____

Water Resources, Public Facilities/Services, and Infrastructure Support

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

The proposal:

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

Please explain:

_____

_____

_____

_____

Mailed Notice

WITHEY MORRIS BAUGH

March 20, 2024

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents Evergreen Investment Company LLC ("Evergreen") regarding +/-15 acres of land located at the southwest corner of Interstate 8 and Montgomery Road, in unincorporated Pinal County, in a portion of the larger APN 511-05-005E (the "Property"), as shown on the enclosed map. The site is currently zoned GR (General Rural) and is undeveloped. The purpose of this letter is to introduce ourselves and let you know about our intended development proposal.

Due to the location along the Interstate 8, Evergreen proposes to develop a recreational vehicle and boat storage facility at this location. The 15-acre property will offer spaces for recreational vehicles and boat storage opportunities. The Interstate 8 serves as a significant route to and from California and other recreation locations that will support this project. The development will also activate an underutilized parcel with a quality use that is needed in Pinal County, near Casa Grande.

To this end, we intend to file a rezoning application with Pinal County to allow this use. Our application will include a request to rezone the site to I-2 (Light Industrial). The development will meet all standards outlined in that zoning district.

In addition, we are hosting a neighborhood meeting to discuss the proposal and share plans. The meeting will be held as follows:

Date:	Thursday, April 4, 2024
Time:	6:00 pm
Location:	MainStay Suites Extended Stay Hotel 851 N Verbena Henness Road, Casa Grande, AZ 85122

When hearing dates are scheduled, we will send out another letter notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@wmbattorneys.com.

Thank you for your courtesy and consideration.

Sincerely,

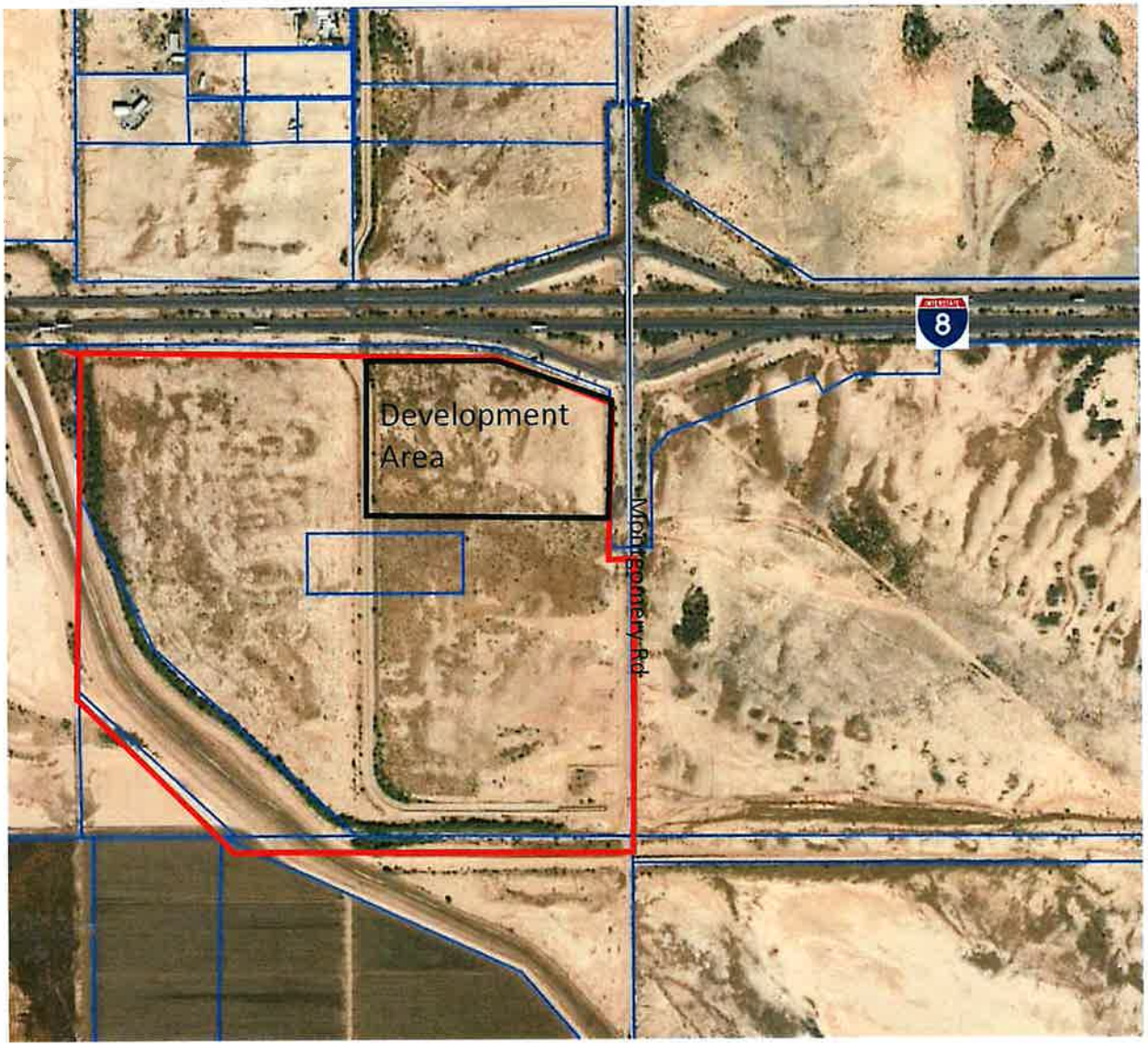
WITHEY MORRIS BAUGH P.L.C.

By
G. Adam Baugh

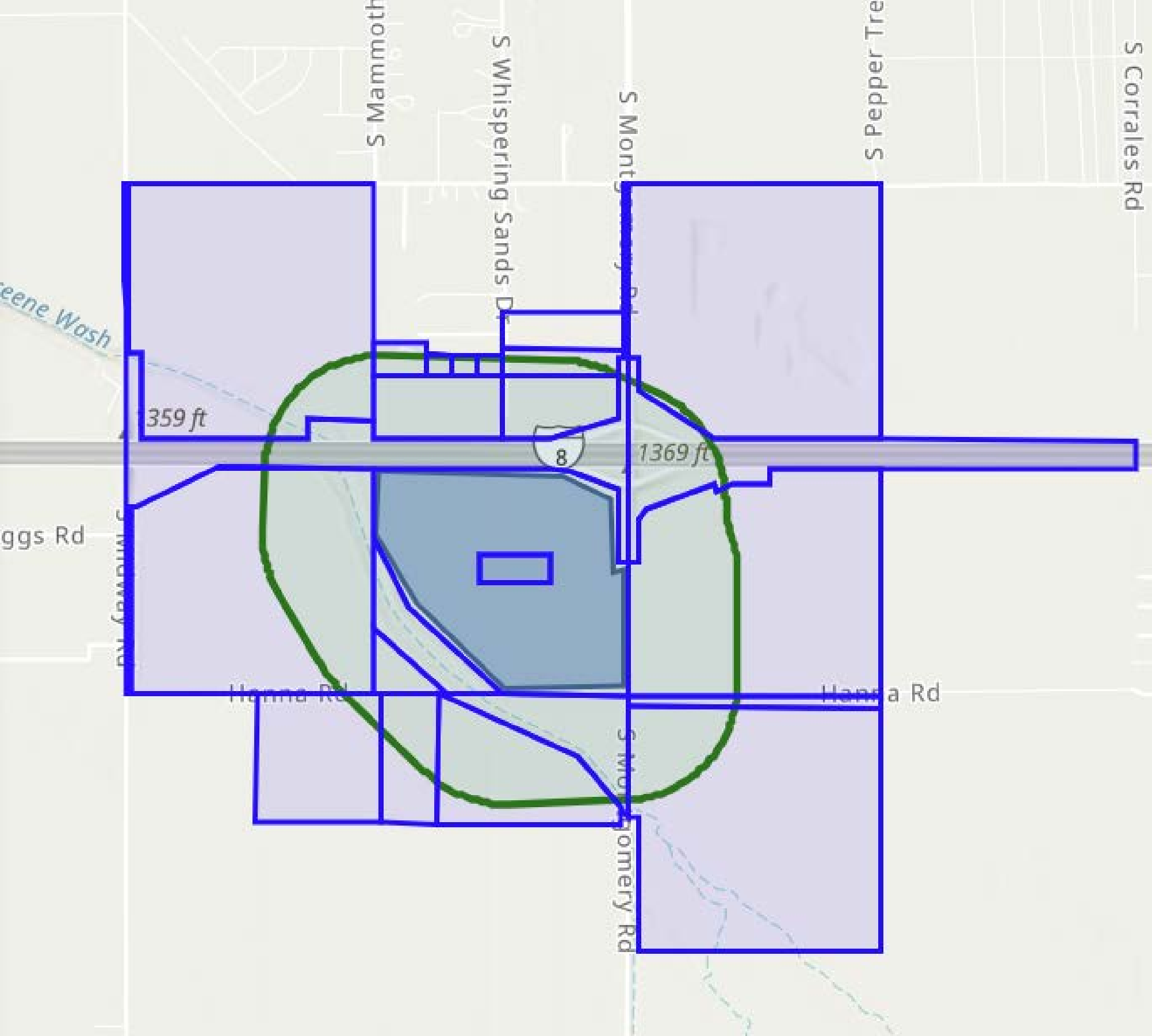
Enclosure

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Aerial Map



1,200 foot Mailing Radius


S Mammoth
S Whispering Sands Dr
S Pepper Tree
S Corrales Rd
eene Wash
359 ft
8
1369 ft
ggs Rd
Hanna Rd
Hanna Rd
S Montgomery Rd

Mailing List - Property Owners and Stakeholders

DRE FARMS LLC
4492 W KITTY HAWK
CHANDLER, AZ 85226

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

MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA, AZ 85138

MIDWAY FLOOD CONTROL DIS...
MAIL RETURN
,

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

MARQUEZ RAYMUNDO
3012 PRAIRIE BLF
SEGUIN, TX 78155

MONTGOMERY ACRES LLC
2683 E MEAD PL
CHANDLER, AZ 85249

MARSHALL FAM REAL ESTATE ...
96 LADY BELLE WAY
EDWARDS, CO 81632

BOHANON GRISELDA
27693 W TALIS LN
CASA GRANDE, AZ 85193

STATE OF ARIZONA
PO BOX 827
FLORENCE, AZ 85132

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

BOHANON GRISELDA
2350 S AVENUE B APT 304
YUMA, AZ 85364

FOOT CREEK CORPORATION O...
8711 E PINNACLE PEAK RD ST...
SCOTTSDALE, AZ 85255

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER, AZ 85248

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

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

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

STATE OF ARIZONA
PO BOX 1348
FLORENCE, AZ 85132

List of Attendees In-Person Open House, April 4, 2024 6:00-7:00PM

SIGN-IN

EVERGREEN INVESTMENT COMPANY, LLC

SOUTHWEST CORNER OF INTERSTATE 8 AND MONTGOMERY ROAD, UNINCORPORATED PINAL COUNTY, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 4TH, 2024 – MAINSTAY SUITES EXTENDED STAY HOTEL – 851 VERBENA HENNESS ROAD, CASA GRANDE, AZ 85122.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
KEVIN MITCHELL	1260 N ARIZONA AVE #B CHANDLER	602.781.3025	kevin.mitchell@kaiderea.com

Meeting Minutes

Neighborhood Meeting Minutes

We hosted a neighborhood meeting on April 4, 2024 at the conference room in the Mainstay Suites (851Verbana Henness Road, Casa Grande, AZ). The meeting began at 6:00pm. We had exhibits up including an aerial map of the site, the site plan, and a map of the floodplain area.

There were two attendees, one was a property owner north of the Interstate 8 and the other was his land broker. They were both very supportive of the requests and are excited to see development occur in the area to spur growth.

Location Map



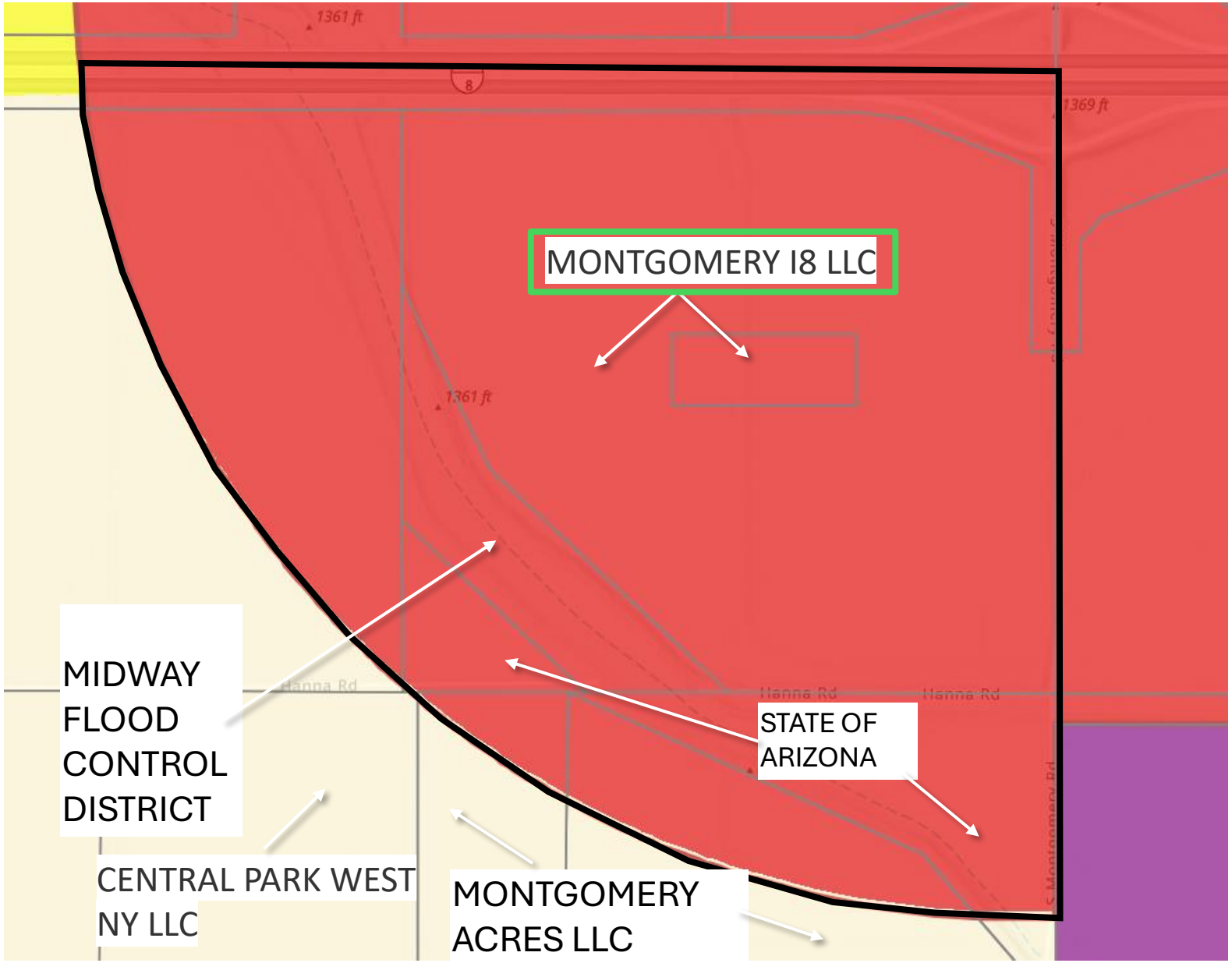
EXISTING PROPERTY OWNERS MAP

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



ALTA / NSPS
LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

1) The Survey is oriented to NAD83 Arizona Central Zone per Pinal County Control Network, Point Numbers: 705135 & 705151, obtained from the Pinal County Control Network Document, dated March 8, 2007, also being the East line of the Southeast quarter of Section 7, using a bearing of South 00 degrees 00 minutes 20 seconds East.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment Number 24AZ2067, dated April 2, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) There are no striped parking spaces on the subject property.

4) There are no buildings on the subject property.

5) According to FEMA Flood Insurance Rate Map, Map Number 04021C1530E, dated December 4, 2007, the subject property is located in Zone A. Zone A is defined as "Without Base Flood Elevation."

6) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).

7) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

8) The aerial shown on this survey is based on an aerial provided by Bugzeye Drone Mapping & Photography, LLC.

9) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.

10) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.

11) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

12) The subject property has direct physical access to Montgomery Road, being an improved and open public right-of-way.

13) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

14) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

LAND TITLE SURVEY RECORDED IN BOOK 11 OF MAPS, PAGE 140, PINAL COUNTY RECORDS

MINOR LAND DIVISION SURVEY RECORDED IN FEE 2021-096906, PINAL COUNTY RECORDS

MINOR LAND DIVISION RECORDED IN FEE 2022-110490, PINAL COUNTY RECORDS

WARRANTY DEED IN 2001-033238, PINAL COUNTY RECORDS

WARRANTY DEED IN 2003-089652, PINAL COUNTY RECORDS

WARRANTY DEED IN 2022-119049, PINAL COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2004-088955, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 13 OF MAPS, PAGE 35, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 17 OF MAPS, PAGE 238, PINAL COUNTY RECORDS

RECORD OF SURVEY IN FEE 2022-032566, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1 OF MAPS, PAGE 74, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1 OF MAPS, PAGE 170, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 22 OF MAPS, PAGE 61, PINAL COUNTY RECORDS

SCHEDULE "B" ITEMS

11 Easement for pipeline, telephone line and power transmission line and rights incident thereto, as set forth in instrument recorded as Book 78 of Deeds, Page 371, recorded as Book 78 of Deeds, Page 385, recorded as Book of 78 Deeds, Page 566, recorded as Book 78 of Deeds, Page 568 and recorded as Book 79 of Deeds, Page 295.
(PERTAINS TO 60' RIGHT-OF-WAY TO CONSTRUCT, MAINTAIN AND OPERATE A PIPE LINE - ALSO PERTAINS TRANSMISSION AND TELEPHONE LINE AND 30' PUBLIC ROAD ALL LYING WITHIN THE SOUTHEAST CORNER OF SECTION 7 - NO EXACT LOCATION DEFINED - NOT PLOTTABLE)

12 Easement for meter station and/or pipeline right of way and rights incident thereto, as set forth in instrument recorded as Book 83 of Deeds, Page 39, and Assignment of Meter Stations and/or Pipe Line Right-of-Way recorded as Docket 110, Page 509.
(PERTAINS TO RIGHT-OF-WAY TO CONSTRUCT AND INSTALL METER AND METER STATION AND SUCH NECESSARY PIPE FITTINGS AND EQUIPMENT WITHIN THE EAST HALF OF SECTION 7 - NO EXACT LOCATION DEFINED - NOT PLOTTABLE)

13 Easement for pipeline right of way and rights incident thereto, as set forth in instrument recorded as Docket 219, Page 375.
(PERTAINS TO RIGHT-OF-WAY GAS PIPELINE TRAVELING ALONG THE SOUTH LINE OF THE SE. 1/4, SE. 1/4, SECTION 7 - NO EXACT WIDTH DEFINED - LOCATION AND TERMINUS PLOTTED HEREON)

14 Right of way for roads 33 feet wide on each side of all sections declared to be public highways by Board of Supervisors in Resolution recorded February 21, 1964 as Docket 375, Page 572.
(PLOTTED HEREON)

15 The right of the State of Arizona to prohibit, limit or control access to Interstate 8, as set forth in document recorded November 08, 1965 as Docket 432, Page 200.
(PLOTTED HEREON)

16 Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right-of-Way to Private Interest or Corporation for Open Canal, recorded May 28, 1987 as Docket 1446, Page 151, and Agreement Relating to Exercise of Reserved Right-of-Way recorded July 23, 1987 as Docket 1459, Page 526.
(PLOTTED HEREON)

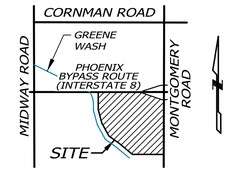
17 Terms and conditions as contained in instrument entitled Order No. 030689-RRID, recorded March 14, 1989 as Docket 1590, Page 738.
(PERTAINS TO ROAD IMPROVEMENT DISTRICT BOUNDARY OVER SECTIONS 1, 2, 3, 4 AND 5 - NOT PLOTTABLE

18 Notice Regarding Land included within Maricopa-Stanfield Irrigation & Drainage District recorded June 06, 1989 as Docket 1609, Page 685.
(PLOTTED HEREON)

19 Terms and conditions as contained in instrument entitled Agreement, recorded June 29, 1989 as Docket 1615, Page 630 and recorded May 21, 1990 as Docket 1677, Page 456.
(PERTAINS TO AGREEMENT FOR DRIANAGE AND IRRIGATION OVER SURVEYED PROPERTY - NOT PLOTTABLE)

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY



VICINITY MAP

NOT TO SCALE

DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7;

THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1391.68 FEET TO A POINT;

THENCE NORTH 47 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 728.82 FEET TO A POINT;

THENCE NORTH 50 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 592.55 FEET TO A POINT;

THENCE NORTH 18 DEGREES 06 MINUTES 30 SECONDS WEST, A DISTANCE OF 814.89 FEET TO A POINT;

THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS WEST, A DISTANCE OF 709.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8;

THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8, A DISTANCE OF 1825.50 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 202.24 FEET TO A POINT;

THENCE SOUTH 68 DEGREES 58 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 547.16 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1503.70 FEET TO THE POINT OF BEGINNING.

AREA = 121.436 ACRES

5,289,738 SQ. FT.

CERTIFICATION

To: MONTGOMERY 18 LLC, an Arizona limited liability company; THOMAS TITLE & ESCROW, LLC D/B/A THOMAS TITLE AND ESCROW AGENCY; and STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 15, 16 and 17 of Table A thereof. The field work was completed on April 19, 2024.

Date of Plat or Map: April 23, 2024
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
4/23/24
Date Signed
ARIZONA, U.S.A.

REVISIONS

DESCRIPTION	DATE

ALTA / NSPS LAND TITLE SURVEY
SWC I-8 & MONTGOMERY ROAD
CASA GRANDE, AZ 85193

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: AC CHK: MD
SHEET 1 OF 2
DATE: 4/23/2024
JOB: 202404006

(PUBLIC HIGHWAY)
PHOENIX BYPASS ROUTE
(INTERSTATE 8)

R/W VARIES

CENTER OF SECTION 7, T-7S, R-5E, FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (1.4' UP)

S 89°52'22" E

2661.38'

CENTER OF SECTION SECTION 8, T-7S, R-5E, CALCULATED POSITION - NO MONUMENT FOUND OR SET - AS SHOWN AS A.L.T.A. / A.C.S.M. LAND TITLE SURVEY IN 2004-072731, P.C.R.

CENTER OF SECTION SECTION 8, T-7S, R-5E, CALCULATED POSITION - NO MONUMENT FOUND OR SET - AS SHOWN AS A.L.T.A. / A.C.S.M. LAND TITLE SURVEY IN 2004-072731, P.C.R.

EAST 1/4 CORNER SECTION 7, T-7S, R-5E AS SHOWN ON 2007-135957, 2021-096906, & 2022-032566, P.C.R.

N 89°59'26" E
2644.21'

SEE DETAIL "B"

1.5' WIDE GUARD RAIL (TYP.)

ASPHALT

EDGE OF ASPHALT (TYP.)

SIGN

3.4"ø UNDERGROUND CORRUGATED METAL PIPE (TYP.)

PAVEMENT

FENCE IS 1.35' N. OF BOUNDARY LINE

S 89°52'59" E (R)
S 89°51'10" E (M)

1825.50' (R)
1824.56' (M)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966"

FENCE IS 1.28' N. OF BOUNDARY LINE

2654.58'

2655.82'

4' BARBED WIRE FENCE (TYP.)

HEADWALL (TYP.)

15 CONTROLLED LIMITED ACCESS TO INTERSTATE 8

300' R/W (R)
R/W WIDTH VARIES (M)
300' R/W PER ADOT
PROJECT NO.: I-8-2(35)167
ESTABLISHED PER FOUND MONUMENTS

FENCE IS 1.19' N. OF BOUNDARY LINE

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.5' UP)

SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 8 PER FOUND MONUMENTS

FENCE IS 1.19' N. OF BOUNDARY LINE

FENCE IS 0.49' W. OF BOUNDARY LINE

1149.44'

MONTGOMERY ROAD
(PUBLIC ROADWAY)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.4' UP)

BK. 1, PG. 170, P.C.R.
A.P.N. 511-05-7010
1986-032728 P.C.R.

N 00°07'54" W (R)
N 00°04'16" W (M)

709.33' (R)
709.29' (M)

100' R/W (R)
99.79' R/W (M)
100' R/W PER ADOT
PROJECT NO.: I-8-2(35)167
ESTABLISHED PER FOUND MONUMENTS

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.35' UP)

EASEMENT FOR DRAINAGE AND IRRIGATION

16

200' R/W PER ADOT
PROJECT NO.: I-8-2(35)167

FENCE IS ON BOUNDARY LINE

SEE DETAIL "A"

A.P.N. 511-05-005E

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.6' UP)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.9' UP)

100.00' (R)
99.79' (M)

100.21'

CATTLE GUARD (TYP.)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH STAMPED "1966" (15.44' WEST)

37.97'

A.P.N. 511-05-014B

33' DECLARED COUNTY ROAD 14

18 IRRIGATION AND DRAINAGE DISTRICT

APPROXIMATE LOCATION OF PARCEL LINES PER DKT. 1609 OF MAPS, PG. 685, P.C.R.

N 18°06'30" W (R)
N 18°02'25" W (M)

1738.20'

814.89' (R)
814.84' (M)

APPROXIMATE LOCATION OF WASH (TYP.)

N 50°26'51" W (R)
N 50°24'47" W (M)

N 00°05'38" W

917.63'

A.P.N. 511-06-0010
MIDWAY FLOOD CONTROL DISTRICT
2007-033239 P.C.R.

592.55' (R)
592.82' (M)

N 47°07'03" W

N 47°05'36" W (R)
N 47°05'12" W (M)

CENTER OF DIRT BERM

SOUTHERLY PROJECTION OF WEST LINE OF SOUTHEAST 1/4 OF SECTION 7 PER FOUND MONUMENTS

1021.90'

728.82' (R)
728.29' (M)

828.99'

436.42'

SOUTH 1/4 CORNER SECTION 7, T-7S, R-5E CALCULATED POSITION PER PROJECTIONS OF SOUTHERLY & WESTERLY LINES OF SE. 1/4 OF SECTION 7 PER FOUND MONUMENTS

WESTERLY PROJECTION OF SOUTH LINE OF SOUTHEAST 1/4 OF SECTION 7 PER FOUND MONUMENTS

POINT OF TERMINUS OF GASLINE EASEMENT 13

CENTERLINE OF GASLINE EASEMENT - NO EXACT WIDTH DEFINED 13

1391.68' (R)
1391.88' (M)

N 89°55'44" W (R)
N 89°53'58" W (M)

33' DECLARED COUNTY ROAD 14

SOUTHWEST CORNER OF SURVEYED PROPERTY - ESTABLISHED PER PROPORTIONED DISTANCE USING WARRANTY DEED IN FEE NO.: 2003-089652, P.C.R.

A.P.N. 511-68-0210
STATE OF ARIZONA
NO DEED AVAILABLE

2657.28'

SOUTHEAST CORNER SECTION 7, T-7S, R-5E POINT OF BEGINNING

CONCRETE LINED DITCH (TYP.)

A.P.N. 511-06-002D
MARSHALL FAM REAL ESTATE HOLDINGS LTD
2021-155476 P.C.R.

S 00°01'49" E (R)
S 00°00'20" E (M)

1503.70' (R)
1503.95' (M)

EDGE OF DIRT ROAD (TYP.)

4' BARBED WIRE FENCE (TYP.)

HEADWALL (TYP.)

FOUND 3" BRASS CAP FLUSH STAMPED "CORP OF ENG ARMY 1967"

35.67'

EAST 1/4 CORNER SECTION 7, T-7S, R-5E AS SHOWN ON 2007-135957, 2021-096906, & 2022-032566, P.C.R.

0.36'

0.83'

FOUND CENTER OF EMPTY HANDHOLE (2.2' DOWN)

RIM OF HANDHOLE (TYP.)

DETAIL "B"
NOT TO SCALE

EDGE OF ASPHALT (TYP.)

FENCE IS ON BOUNDARY LINE

CATTLE GUARD (TYP.)

FENCE IS 2.35' N. OF BOUNDARY LINE

84.35'
15.44'

100.21'

DETAIL "A"
NOT TO SCALE

150 75 0 150 300 450

SCALE IN FEET
SCALE : 1" = 150'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°21'08" E (R) S 80°44'32" E (M)	202.24' (R) 202.54' (M)
L2	S 68°58'34" E (R) S 69°10'29" E (M)	547.16' (R) 547.44' (M)
L3	S 00°01'49" W (R) S 00°00'20" E (M)	625.00' (R) 625.11' (M)
L4	N 89°58'11" E (R) N 89°54'39" E (M)	199.94'
L5	N 37°39'19" E	172.70'
L6	N 20°03'47" W	238.13'
L7	S 00°00'20" E	449.72'
L8	N 41°24'14" E	133.19'
L9	S 33°00'31" W	1.34'
L10	S 00°01'00" W	1.06'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- ACCESS — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X — FENCE
- O.H.E. — OVERHEAD ELECTRIC LINE
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
- SET NAIL IN WASHER STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH CAP STAMPED "17278 LS"
- FOUND 1/2" REBAR WITH CAP STAMPED "LS 5713"
- FOUND 3" GENERAL LAND OFFICE BRASS CAP FLUSH
- FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH (FOUND AS NOTED)
- FOUND 1/2" REBAR ON HANDHOLE RIM (0.8' DOWN)
- FOUND 3" ALUMINUM CAP FLUSH STAMPED "RLS 37512 HANSEN ENG"
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- DOWN GUY
- GAS MARKER
- GUARD POST OR GATE POST
- METAL GRATE (RECTANGULAR)
- MANHOLE
- POWER POLE
- STREET SIGN
- STUB OUT
- WATER VALVE

A.P.N.	ASSESSORS PARCEL NUMBER
P.C.R.	PINAL COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
DKT.	DOCKET
PG.	PAGE
(TYP.)	TYPICAL
(R)	RECORD PER DESCRIPTION
(M)	MEASURED

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S. KLEIN
4/23/24
Date Signed
ARIZONA U.S.A.

REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY

SWC I-8 & MONTGOMERY ROAD
CASA GRANDE, AZ 85193

SUPERIOR
SURVEYING SERVICES, INC.
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DWN: AC CHK: MD
SHEET 2 OF 2
DATE: 4/23/2024
JOB: 202404006

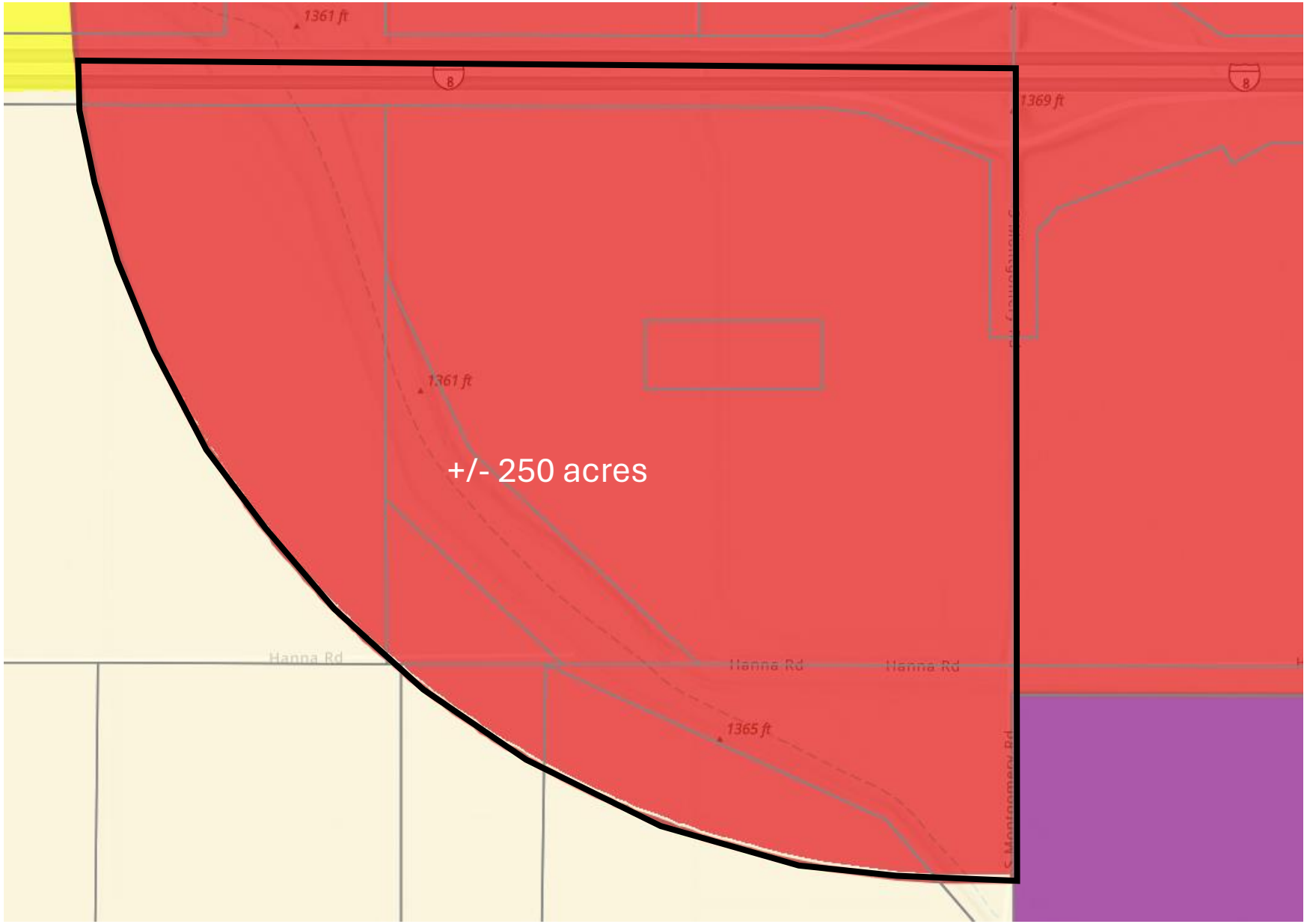
EXISTING TOPOGRAPHIC MAP

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



August 19, 2024

Stefan Skalbania
P. (206) 999-0395
Email: stefan@evergreeninvestco.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
42636
CHRISTOPHER B. WILLIAMS
Date Signed 8-19-24
ARIZONA, U.S.A.

Subject: Traffic Impact Statement
Pinal County RV & Boat Storage – Pinal County, Arizona

Dear Mr. Skalbania,

Y2K Engineering, LLC. (Y2K) has been retained to prepare a Traffic Impact Statement for the proposed recreational vehicle (RV) and boat storage development, located on the southeast corner of Interstate 8 and Montgomery Road in Casa Grande, Arizona. The project site includes 627,453 square feet of covered storage area for RVs and boats. Access will be provided by a full-access driveway on Montgomery Road on the southeast corner of the site. The project is planned to be constructed in two phases, with 558 storage units for RVs and boats in Phase 1, and 754 units in Phase 2 for a total of 1,312 units at full construction.

Pinal County requires a Traffic Impact Analysis (TIA) for new developments that are anticipated to generate 100 or more new peak hour trips. For smaller developments, generating fewer than 100 new peak hour trips, a Traffic Impact Statement (TIS) may be prepared. The proposed development is anticipated to generate less than 100 trips during the peak hour; therefore, a TIS has been prepared. The AM and PM peak hours were estimated based on the type and size of land use proposed for this project. A vicinity map is shown in **Figure 1**.

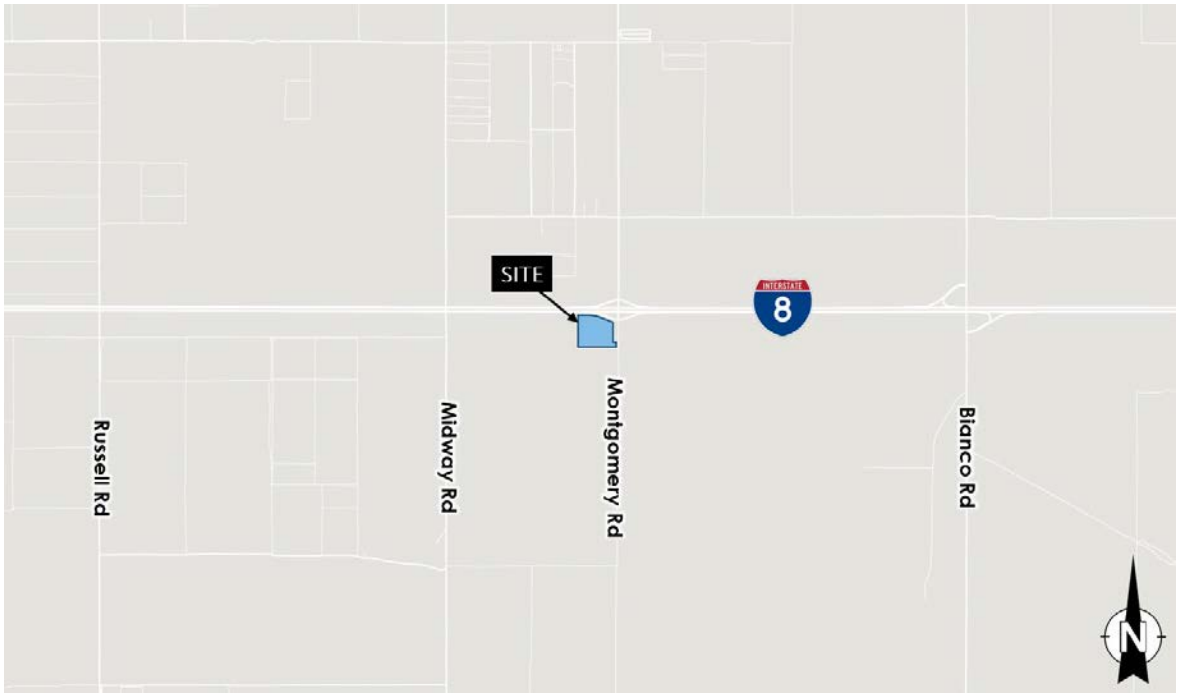


Figure 1: Project Vicinity Map

EXISTING CONDITIONS

EXISTING ROADWAY NETWORK

Montgomery Road is a north-south aligned roadway with a major collector classification per the Pinal County Functionally Classified Roads map. Montgomery Road offers a two-lane cross-section along the project frontage. South of the proposed project, the roadway shifts into an unpaved dirt roadway. Roadway facilities such as curb, gutter, streetlights, and bike lanes are not available. Guardrails are located on both sides of Montgomery Road for approximately 500 feet south of the Interstate 8 eastbound on/off ramps. Montgomery Road has a posted speed limit of 50 miles per hour (mph).

Interstate 8 (I-8) is an interstate highway that is oriented east-west and is located north of the proposed project site. It features two lanes in each direction separated by a large median with natural landscaping. Striped shoulders are available on both sides of the roadway, and on/off ramps connect to Montgomery Road. The speed limit on I-8 is 75 mph.

An aerial of the surrounding roadway network and existing traffic control is shown in **Figure 2.**



Figure 2: Existing Roadway Network and Surrounding Area

PROPOSED DEVELOPMENT

SITE LOCATION, LAND USE, AND ACCESS

The proposed Pinal County RV and Boat Storage facility will be situated on undeveloped land south of Interstate 8 and west of Montgomery Road in Casa Grande, Arizona. At full buildout, the proposed site will consist of 1,312 storage units for RVs and boats, along with an office area. The site will be served by a proposed driveway, Driveway A, on the west side of Montgomery Road. The driveway is proposed as full access and will allow traffic to enter and exit the site.

The site plan is depicted in **Figure 3** and provided in **Attachment A**.

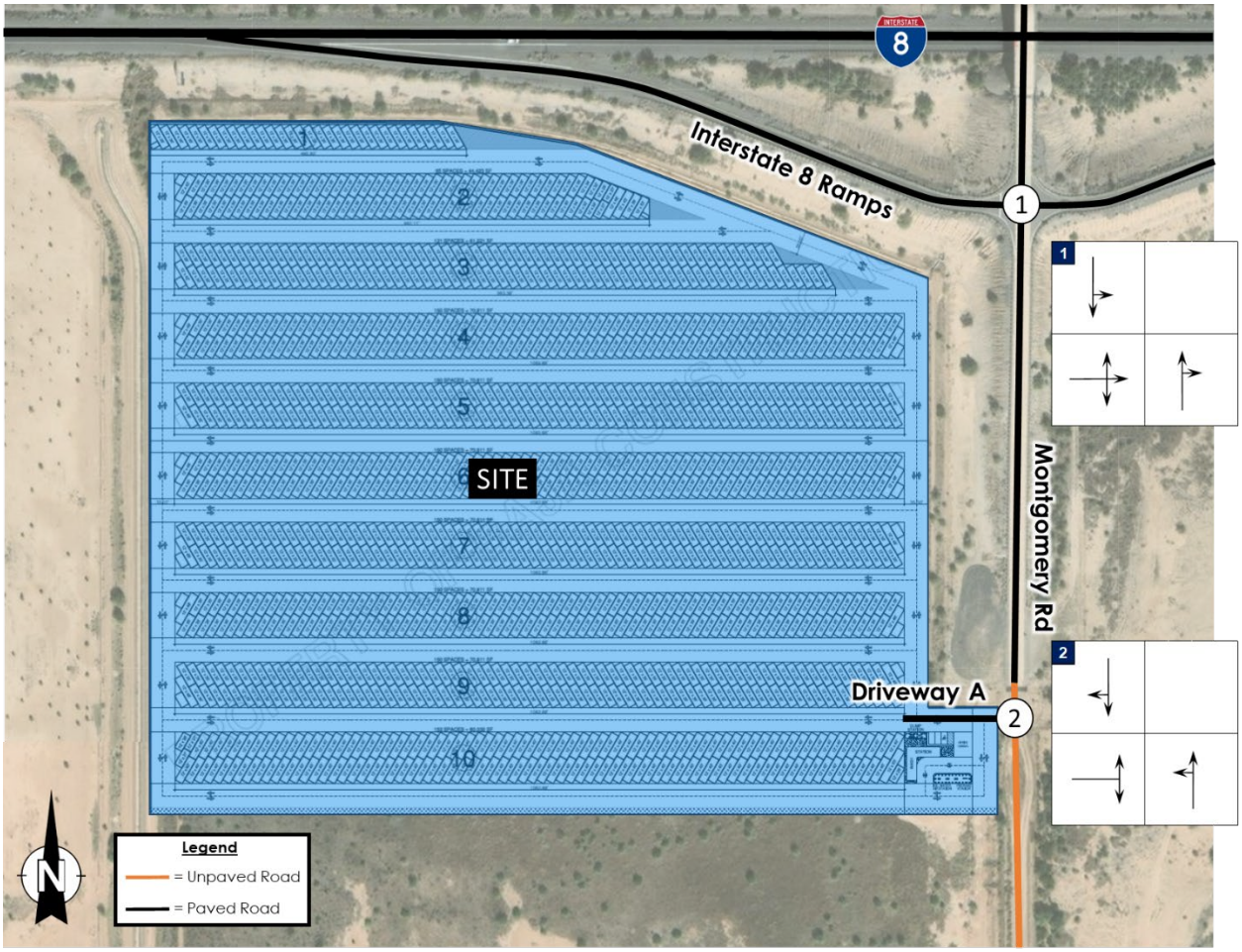


Figure 3: Site Plan

TRIP GENERATION

The trip generation for the project during the weekday daily, AM and PM hours was estimated based on the types and sizes of land uses proposed for this project and using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. The development consists of RV and boat parking. Land Use Category (LUC) 151, mini-warehouse, best fits the proposed development. Per the manual, a mini-warehouse is a building in which several storage units or vaults are rented for storage goods, which are referred to as self-storage facilities. Specific information is not provided in the manual for RV/boat storage, although trips for RV/boat storage can be expected to be less than typical self-storage facilities. Typical self-storage units generate more trips than RV/boat storage as the units are frequented more often due to business and supply uses. Table 1 displays the anticipated trip generation for the site, and the ITE data is provided in Attachment B.

Table 1: Trip Generation

DESCRIPTION OF LAND USE					VEHICLE GENERATED TRIPS						
					Daily	AM Peak Hour			PM Peak Hour		
ID	Land Use	ITE LUC	Size		Total	Enter	Exit	Total	Enter	Exit	Total
1	Mini-Warehouse	151	551	Units	236	8	8	16	11	11	22
				Total	**236**	**8**	**8**	**16**	**11**	**11**	**22**

As summarized in Table 1, the Pinal County RV and Boat Storage facility is anticipated to generate a total of 236 daily trips (entering and exiting), with 16 AM peak hour trips and 22 PM peak hour trips.

TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution percentages used in this analysis were distributed and assigned to the surrounding street system based on projected traffic patterns, access control, connections to the nearby freeway network, and proximity to nearby lakes and camping grounds. The project site is located directly south of Interstate 8. This study assumes a trip distribution of 50% of traffic to/from the west and 50% to/from the east by way of Interstate 8. Trip distribution percentages are depicted in Figure 4.



Figure 4: Trip Distribution

Peak hour turning volumes at the site driveways were estimated based on the trip generation and trip distribution percentages. Estimated site traffic is shown in **Figure 5**.



Figure 5: Estimated Peak Hour Site Traffic Assignment

DRIVEWAY SPACING ANALYSIS

The site will be accessed by one driveway on Montgomery Road, Driveway A, which will be full access and allow for traffic to enter and exit the project site. Driveway A is proposed approximately 760 feet south of the Interstate 8 eastbound ramps. The proposed driveway spacing is depicted in **Figure 6**.

The Pinal County Access Management Manual (February 2017) states the minimum required distance between a driveway and an arterial roadway is 360 feet. The distance between Driveway A and the Interstate 8 eastbound ramps meets the minimum requirement.



Figure 6: Driveway Spacing

TURN LANE WARRANT ANALYSIS

The primary factors that determine the need for an exclusive left turn or right-turn deceleration lanes include the combination of through and turning traffic volumes and the posted roadway speed. Left turn and right-turn lane warrant criteria for the site access points are provided by Pinal County in the Traffic Impact Assessment Guidelines & Procedures. The left and right turn lane warrant analyses are shown in Figure 7.

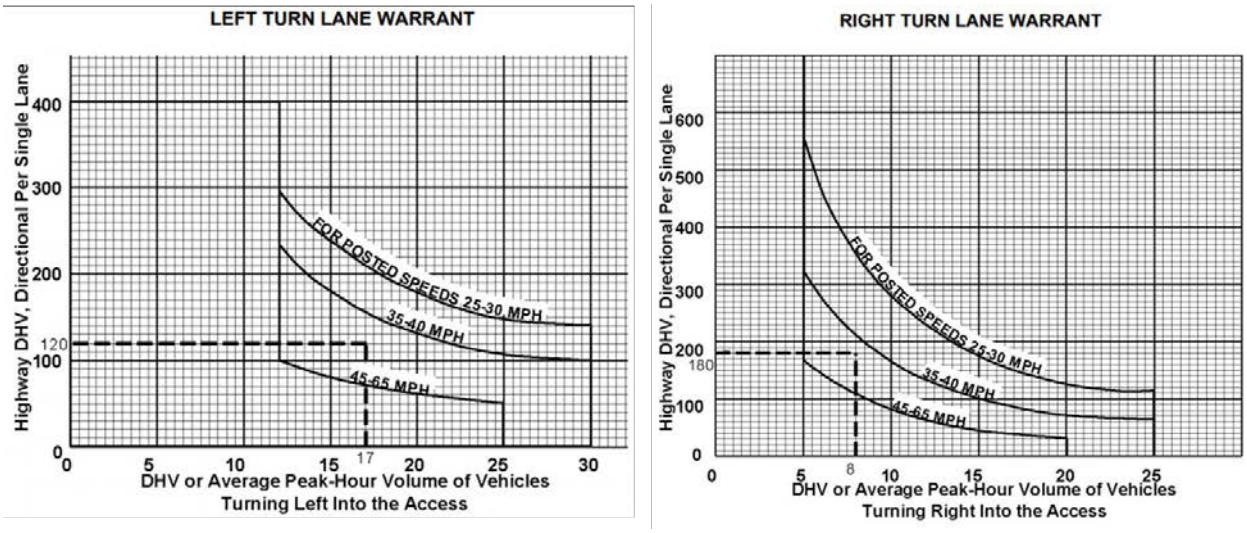


Figure 7: Pinal County Left-Turn and Right-Turn Lane Warrant Criteria

11 vehicles are anticipated to make a southbound right-turn onto Driveway A to enter the site in the PM peak hour, and the posted speed limit on Montgomery Road is 50 mph. Based on these parameters, a southbound right-turn lane at Driveway A is not warranted nor recommended. Minimal to no traffic is expected to enter/exit south of the project site, so a northbound left-turn lane is not applicable. Overall, no turn lanes are warranted or recommended at the site access driveway.

PRINCIPAL FINDINGS AND RECOMMENDATIONS

- The proposed Pinal County RV and Boat Storage development consists of 1,312 parking stalls and an office area.
- Site access will be provided by one driveway on Montgomery Road. Driveway A is proposed as full access and will allow traffic to enter and exit the site.
- Driveway A is proposed approximately 760 feet south of the Interstate 8 eastbound ramps on Montgomery Road. The spacing meets the minimum requirements set by Pinal County standards.
- The facility is anticipated to generate 236 daily trips (entering and exiting), with 16 AM peak hour trips and 22 PM peak hour trips.
- Turn lanes at the project site access are not warranted nor recommended.
- A STOP sign is recommended to be installed on the eastbound approach of the site access.

- Due to the land use and density of the proposed development and associated trip generation, the project site is anticipated to have minimal traffic impacts to the surrounding roadway network.

We appreciate the opportunity to prepare this study. Should you have any questions, please feel free to contact me by email at CWilliams@y2keng.com.

Sincerely,

Y2K Engineering, LLC.



Chris Williams, PE, PTOE

Senior Traffic Engineer

Attachments

ATTACHMENT A:
SITE PLAN

(PUBLIC HIGHWAY)

PHOENIX BYPASS ROUTE (INTERSTATE 8)

SEE DETAIL "B"

15 CONTROLLED/LIMITED ACCESS TO INTERSTATE 8

BK. 1, PG. 170, P.C.R.
A.P.N. 511-05-7010
1986-032728 P.C.R.

MONTGOMERY ROAD (PUBLIC ROADWAY)

SEE DETAIL "A"

PHASE 1
PHASE 2

EASEMENT FOR DRAINAGE AND IRRIGATION 16

18 IRRIGATION AND DRAINAGE DISTRICT

33' DECLARED COUNTY ROAD 14

A.P.N. 511-06-002D
MARSHALL FAM REAL ESTATE HOLDINGS LTD
2021-155476 P.C.R.

A.P.N. 511-05-001B
MIDWAY FLOOD CONTROL DISTRICT
2001-033238 P.C.R.

POINT OF TERMINUS OF GASLINE EASEMENT 13

CENTERLINE OF GASLINE EASEMENT – NO EXACT WIDTH DEFINED 13

33' DECLARED COUNTY ROAD 14

A.P.N. 511-68-0210
STATE OF ARIZONA
NO DEED AVAILABLE

PROPERTY OF BAJA CONSTRUCTION, INC.

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

KEY PLAN

N

PRELIMINARY

LAYOUT

RV & BOAT STORAGE
Casa Grande RV & Boat Storage
I8 & Montgomery Road, Casa Grande, AZ 85193
for: Stefan Skalbania

BAJA
CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

REV. NO.	DATE:	BY:	DESCRIPTION:

PROJ. NO.:	DATE:
B8844	7-16-2024
DRAWN:	CHECKED:
RO	JC

SHEET: S-1
1 OF 2

PRELIMINARY DRAWING, NOT FOR CONSTRUCTION. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAW UNDER 17 U.S.C. § 102(A)(5) AND MAY NOT BE REPRODUCED, MODIFIED, OR DISTRIBUTED IN ANY FORM BY ANY MEANS WITHOUT THE PRIOR WRITTEN PERMISSION OF BAJA CONSTRUCTION CO., INC.

ATTACHMENT B:
TRIP GENERATION

Mini-Warehouse
(151)

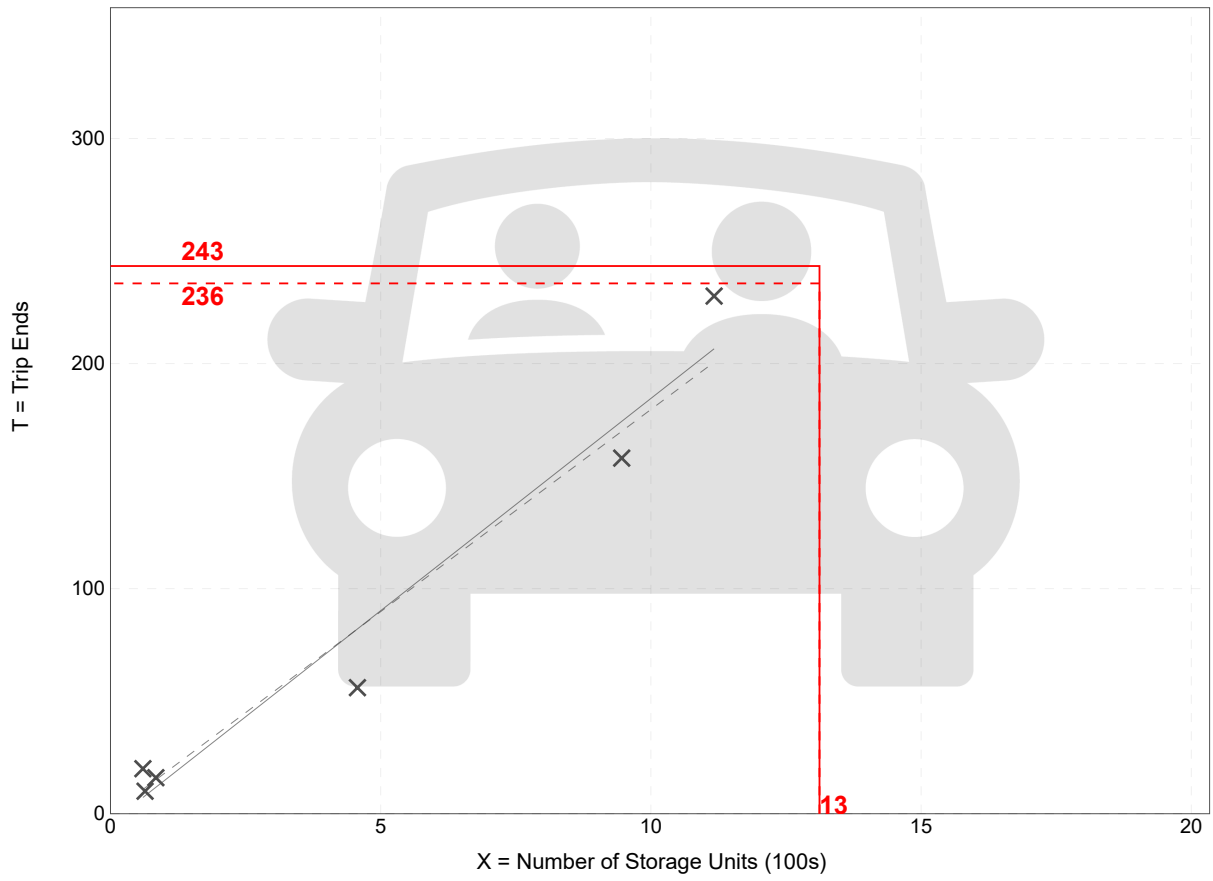
Vehicle Trip Ends vs: **Storage Units (100s)**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Fitted Curve Equation: T = 18.86(X) - 4.09

R^2= 0.96

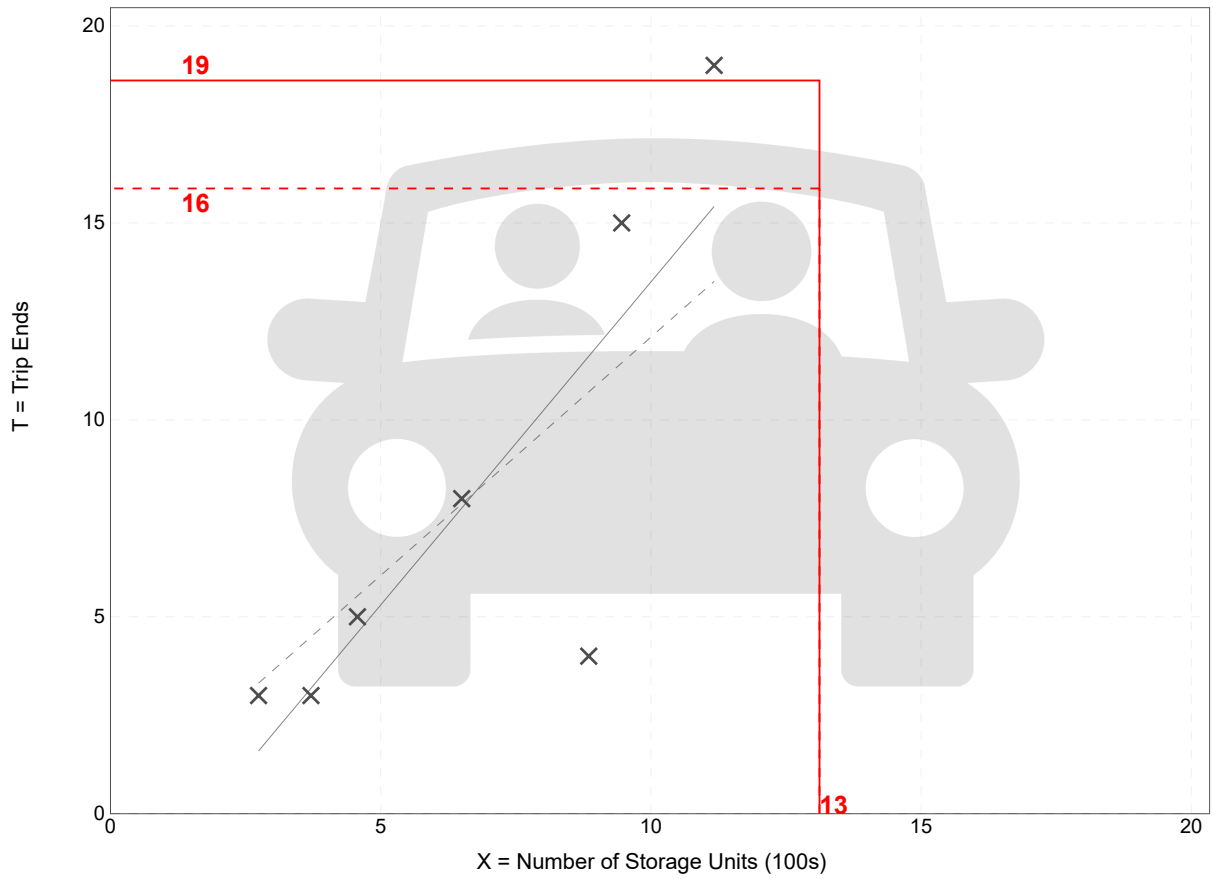
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Storage Units (100s):	7
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



Fitted Curve Equation: T = 1.64(X) - 2.90

R^2= 0.68

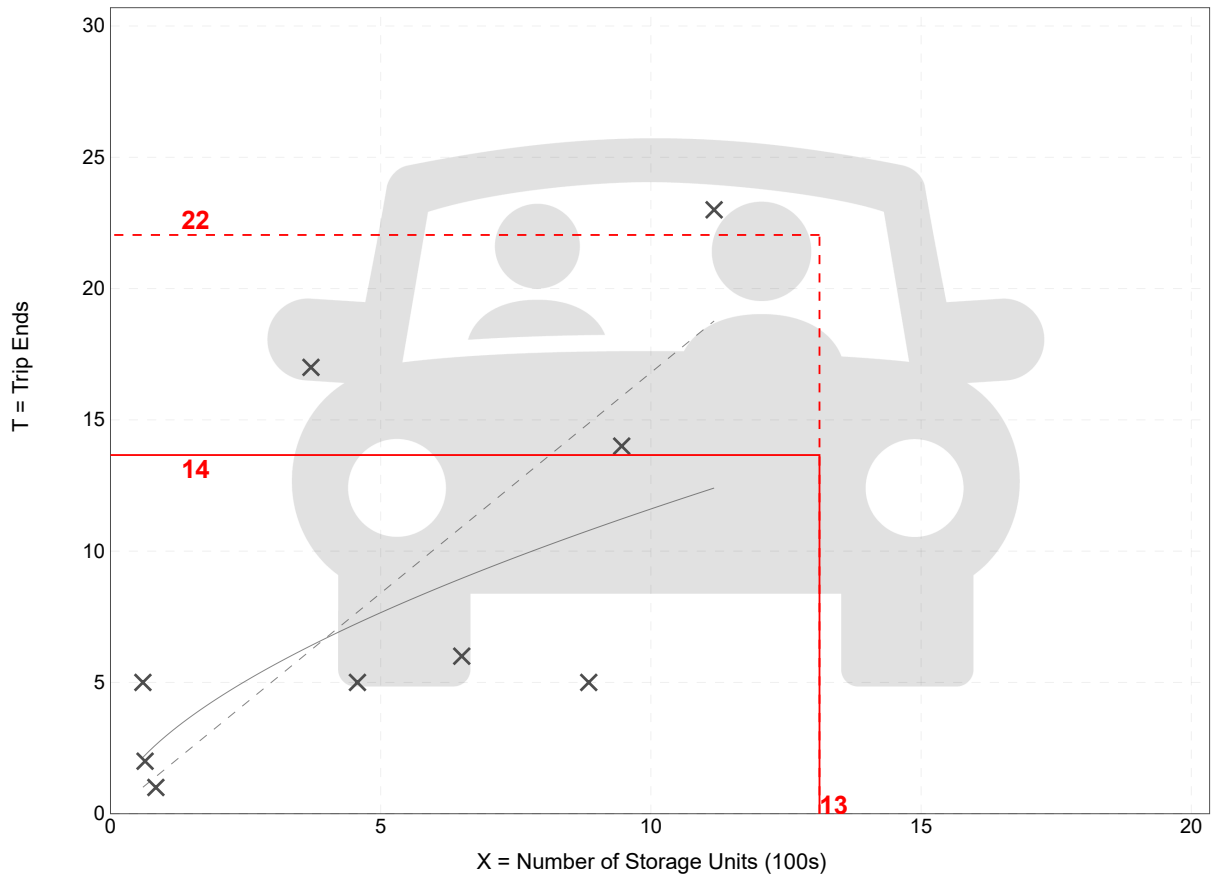
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Storage Units (100s):	5
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.60 Ln(X) + 1.07

R^2= 0.52

Drainage Report

Casa Grande RV & Boat Storage

I8 & Montgomery Road

Casa Grande
Pinal County, Arizona

TSC Project No. 1741
511-05-005E and 511-05-014B

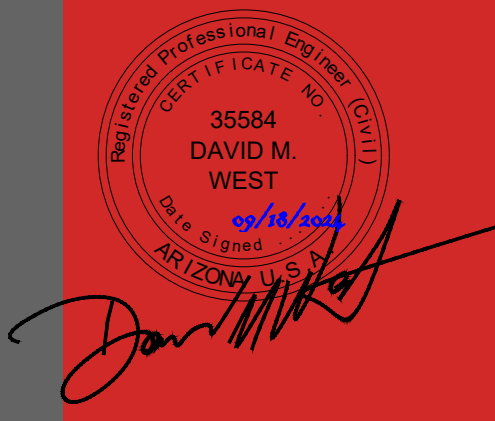
September 18, 2024

Prepared for:

Evergreen Investment Company
271 Winslow Way E., Unit 10727
Bainbridge Island, WA 98110

Prepared by:

David West, PE
645 E. Missouri Avenue, Suite 420
Phoenix, AZ 85012
602-753-5517
dwest@terrascape.us



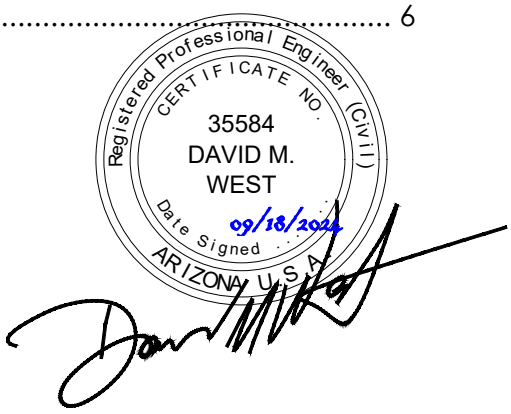
consulting Terrascape
civil engineering • surveying • urban planning

Table of Contents

1.0 Introduction 1
1.1 Project Description 1
1.2 Report Purpose 1
1.3 Topographic Conditions 1
1.4 FEMA Flood Insurance Map 1
2.0 Offsite Drainage Analysis 2
2.1 Offsite Hydrology – Predeveloped Condition (if applicable) 2
2.2 Offsite Hydrology – Developed Condition (if applicable) 2
3.0 Onsite Drainage Analysis 2
3.1 Jurisdictional Design Standards 2
3.2 Rational Method Design 3
3.3 Retention Basin Design 3
3.4 Finished Floor Elevation Check 4
3.5 Storm Drain Maintenance 4
4.0 Report Conclusions 5
5.0 References 6

Appendices

Appendix A: FEMA Firm Map
Appendix B: Drainage Map(s)
Appendix C: Drainage Calculations
Appendix D: Supplemental Information
Appendix E: Drainage Model(s)



1.0 Introduction

1.1 Project Description

The proposed Casa Grande RV & Boat Storage (hereinafter referred to as the Project) development consists of an RV storage site including a ± 1,225 sf office building with project zoning CB-2, General Business zone, covering approximately 25 acres. The Project is located generally within a portion of the southeast quarter of Section 7, Township 7 south, Range 5 east of the Gila and Salt River Meridian, Maricopa County, Arizona. More specifically, the project is located at the southwest corner of Interstate 8 and South Montgomery Road in Casa Grande. The project will be constructed in 2 phases. Site access to the public street system will be provided along Montgomery Road.

1.2 Report Purpose

The purpose of this preliminary drainage report is to provide hydrologic and hydraulic documentation for the proposed Evergreen Montgomery Storage 25-acre commercial site. More specifically, this report addresses the off-site hydrology, on-site hydrology, and retention requirements for the Project. The project will be designed and developed in accordance with the City of Casa Grande City Code (2024) and the Pinal County Drainage Manual Volume I & II, August 2004. The FCDMC Drainage Design Manual, Hydraulics (2018) was also used for reference where necessary. The area has also been the subject of many studies regarding the Lower Santa Cruz River watershed. The most recent and relevant study is the City of Casa Grande Drainage Master Study and Plan, prepared by Entellus, Inc. in January 2020. The study documented flooding issues within the City of Casa Grande planning area. This Project is within the Santa Cruz Model portion of the report.

1.3 Topographic Conditions

The existing ground slopes from east to west at a 0.24% average slope. The site is currently undeveloped desert land with shrubs scattered throughout and GR, Rural Residential zoning. The Project is bounded by Interstate 8 to the north, Montgomery Road to the east, and undeveloped desert to the west and south. Greene Wash is located to the east. There is a concrete lined irrigation ditch to the east and an irrigation well south of the site for drainage and irrigation. Pinal County requires that this site retain its own 100-year, 2- hour or 2.35 inches of stormwater runoff rather than direct runoff to the offsite roads.

1.4 FEMA Flood Insurance Map

The project is entirely located within Zone "A" according to Flood Insurance

Rate Map (FIRM) Panel 04021C1530E which is effective December 4, 2007 (REF 1). Zone A is defined as: "No base flood elevations determined." (Please refer to Flood Insurance Rate Map in **Appendix A**).

2.0 Offsite Drainage Analysis

The Project is in the southwestern area of the Casa Grande Planning Area of the City of Casa Grande Drainage Master Study and Plan. Excerpts from the study can be found in **Appendix D**.

The Project site outfall will still be the northwest Project corner as it is historically directed. Onsite retention for the Project will alleviate stormwater runoff impact downstream crossing Interstate 8.

2.1 Offsite Hydrology – Predeveloped Condition (if applicable)

The Entellus study shows the overall flow of the Santa Cruz drainage area to drain to the northwest direction. The Project in the predeveloped condition receives off-site runoff along the east and south boundaries and travels west across the Project. The offsite flows will be routed around the site and released at the historic location. The site is in the overbank areas for Greene Wash. This will help mitigate the amount of flooding at Interstate 8 to the northwest of the site at cross section 09 of the City of Casa Grand Drainage Study and Plan.

2.2 Offsite Hydrology – Developed Condition (if applicable)

The offsite hydrology post development will maintain flows in their historical direction. The offsite flows will be directed around the site. The finish floor elevation for the office on the site will be above the 100-year flood elevation.

3.0 Onsite Drainage Analysis

Stormwater runoff will be conveyed via surface drainage to retention basins at the west border of the site. Scuppers or curb openings will be considered for the final report. The locations of the onsite retention basins, drainage areas, storm structures and flow patterns are shown on the Drainage Area Map in **Appendix C**. Retention basins have been sized to store the required 100-year 2-hour or 2.35 inch precipitation volume. The ultimate outfall is located at the Project's northwest corner to preserve its historical flow.

3.1 Jurisdictional Design Standards

Onsite drainage will be designed and constructed to conform to the Pinal County Drainage Manual Volume I & II and the Flood Control District of

Maricopa County's *Drainage Design Manual for Maricopa County, Arizona, Volume 1, Hydrology and Volume II, Hydraulics*.

In accordance with the Pinal County Design Standards, this development must provide onsite retention for the runoff generated by the 100-year, 2-hour storm event or 2.35 inches of precipitation depth. Retention basins have been sized and located to retain the stormwater runoff for the entire site. Onsite basin retention depths will be no more than 3.0 feet deep per jurisdictional requirements.

3.2 Rational Method Design

The Rational Method was used to generate flow rates for peak storms which can be used when a site is less than 160 acres. Drainage sub-basins were delineated based on layout and the existing drainage conditions. Based on the Pinal County Engineering standards, the weighted runoff coefficients were calculated using:

C=0.95 for Asphalt
C=0.70 for Desert Landscaping

For the Project, C=0.95 was used based on the following Project weighted coefficient:

- Roof and Concrete Area = x.x SF at C=0.95 (C*A=x.x)
- Asphalt area = 24.72 AC at C=0.90 (C*A=22.25)
- Open Space area = AC at C=0.70 (C*A=0.22)
- Sum of C*A=22.47;
- Sum of C*A / (Sum of Area) = 22.47/25.03 = C = 0.90.

The 10-year, 25-year and 100-year return frequency rainfall intensities were based on the NOAA Atlas 14 rainfall-intensity-duration-frequency (IDF) for the localized area which is provided in **Appendix B**. Based on this data, a runoff value has been determined for each of the drainage areas during each of the design storm events. **Appendix C** also contains the proposed overall drainage concept for the site, including the contributing drainage areas, flow patterns, storm drain infrastructure, and retention basins and volumes provided.

3.3 Retention Basin Design

This section considers retention, retention bleed off and runoff for the 100-year storm. The retention basins have been designed using a maximum depth of 3.0 feet with 12 inches of freeboard. Retention basin side slopes are typically 4:1 or flatter.

Retention is provided onsite for the 100-year, 2-hour storm event. The following

equation from the Pinal County Drainage Design Manual Volume 2 was used to determine the volume of retention required for each drainage area:

$V = C*(P/12)*A$

where:
V = Storage Volume (cubic feet)
P = 100-yr, 2-hr precipitation (x inches = 0.25 feet)
A = drainage area (acres)
C = watershed runoff coefficient (determined in Section 3.2)

Pinal County requires that all retention be drained within 36 hours. Ultimate disposal of the retention areas will occur within 36 hours via surface percolation or positive bleed-off methods (drywells). Drywells will be provided to ensure drainage within 36 hours. Each drywell shall be registered with the Arizona Department of Environmental Quality as required in the State of Arizona.

Appendix E contains the summaries of the retention basins and retention volumes provided versus retention volume required and drywell quantity.

Project stormwater runoff is directed to retention areas to the west Project boundary. Any storm runoff more than a 100-year event like a back to back storm will overtop basins and adjacent curbs and be directed northwest as has historically happened.

3.4 Finished Floor Elevation Check

All finished floors elevations have been set at least 14 inches above the outfall elevation. The ultimate outfall is located at the northwest corner of the Project at an elevation of 1365.24. The finish floor elevation for the site is set at 1369.8, which is well above the minimum of 14" above the ultimate outfall.

3.5 Storm Drain Maintenance

Ongoing maintenance of the designed drainage systems is required to preserve their design integrity. Poor maintenance can prevent the system from performing to its intended design purpose and can result in reduced performance. Maintenance is the responsibility of the property owner for facilities on private property. A regular maintenance program is required to have drainage systems perform to the level of protection or service as presented in this report and the project's plans and specifications.

4.0 Report Conclusions

The following conclusions have been reached because of this drainage investigation, in support of the proposed Montgomery RV & Boat Storage Project:

- This drainage report was prepared in accordance with the recommendations and design parameters from the Pinal County *Drainage Manual Volume I and II*, and *the FCDMC Hydraulics Manual.*
- The required retention volume are held within retention basins based on 3-inches of run-off, per Pinal County requirements and designed to drain within 36 hours via drywells and surface percolation.
- The design of hydraulic structures and systems has been based on generally accepted engineering practices and in accordance with the Pinal County drainage requirements.
- The project is entirely located within Zone "A" according to FIRM Panel 04021C1530E. Zone A is defined as: "No base flood elevations determined."

5.0 References

1. Flood Insurance Rate Map, Maricopa County, Arizona, Map Number 04021C1530E, Federal Emergency Management Agency, Washington DC, December 4, 2007.
2. Pinal County Drainage Guidelines Volume I – Design Criteria and II – Design Methodology and Procedures, Pinal County, AZ, August 2004.
3. MAG Uniform Standard Details for Public Works Construction, Maricopa Association of Governments, Phoenix, AZ, 2015 Revision.
4. Drainage Design Manual for Maricopa County, Arizona – Hydraulics, 3rd Edition, Flood Control District of Maricopa County, Phoenix, AZ, December 14, 2018.
5. City of Casa Grande Drainage Master Study and Plan, Data Collection and Existing Conditions Analysis, Entellus, 3033 N. 44th Street, Suite 250, January 2020.

Appendix A

FEMA Firm Map
FIRMette

NOTES TO USERS

ap is for use in administering the National Flood Insurance Program. It ot necessarily identify all areas subject to flooding, particularly from local ge sources of small size. The **community map repository** should be ted for possible updated or additional flood hazard information.

ain more detailed information in areas where **Base Flood Elevations** s and/or **floodways** have been determined, users are encouraged to t the Flood Profiles and Floodway Data and/or Summary of Stillwater ons tables contained within the Flood Insurance Study (FIS) report that panies this FIRM. Users should be aware that BFEs shown on the FIRM ent rounded whole-foot elevations. These BFEs are intended for flood ce rating purposes only and should not be used as the sole source of flood on information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIRM for purposes of construction floodplain management.

al Base Flood Elevations shown on this map apply only landward of 0.0' 88. Users of this FIRM should be aware that coastal flood elevations are rovided in the Summary of Stillwater Elevations table shown in the Flood ce Study report for this jurisdiction. Elevations shown in the Summary of ter Elevations table should be used for construction and/or floodplain ement purposes when they are higher than the elevations shown on this

aries of the **floodways** were computed at cross sections and interpolated en cross sections. The floodways were based on hydraulic considerations gard to requirements of the National Flood Insurance Program. Floodway and other pertinent floodway data are provided in the Flood Insurance eport for this jurisdiction.

areas not in Special Flood Hazard Areas may be protected by **flood d structures**. Refer to Section 2.4 "Flood Protection Measures" of the Insurance Study report for information on flood control structures for this dition.

rojection used in the preparation of this map was Universal Transverse or (UTM) zone 12. The **horizontal datum** was NAD 83, GRS1980 id. Differences in datum, spheroid, projection or UTM zones used in the ction of FIRMs for adjacent jurisdictions may result in slight positional nces in map features across jurisdiction boundaries. These differences do ct the accuracy of this FIRM.

levations on this map are referenced to the North American Vertical Datum 8. These flood elevations must be compared to structure and ground ons referenced to the same **vertical datum**. For information regarding sion between the National Geodetic Vertical Datum of 1929 and the North an Vertical Datum of 1988, visit the National Geodetic Survey website at ww.ngs.noaa.gov/ or contact the National Geodetic Survey at the following s.

Reference System Division
al Geodetic Survey, NOAA
Spring Metro Center
Last-West Highway
Spring, Maryland 20910
713-3191

ain current elevation, description, and/or location information for **bench** shown on this map, please contact the Information Services Branch of the al Geodetic Survey at **(301) 713-3242**, or visit its website at ww.ngs.noaa.gov/.

map information shown on this FIRM was derived from U.S. Geological Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from raphy dated 1992 or later.

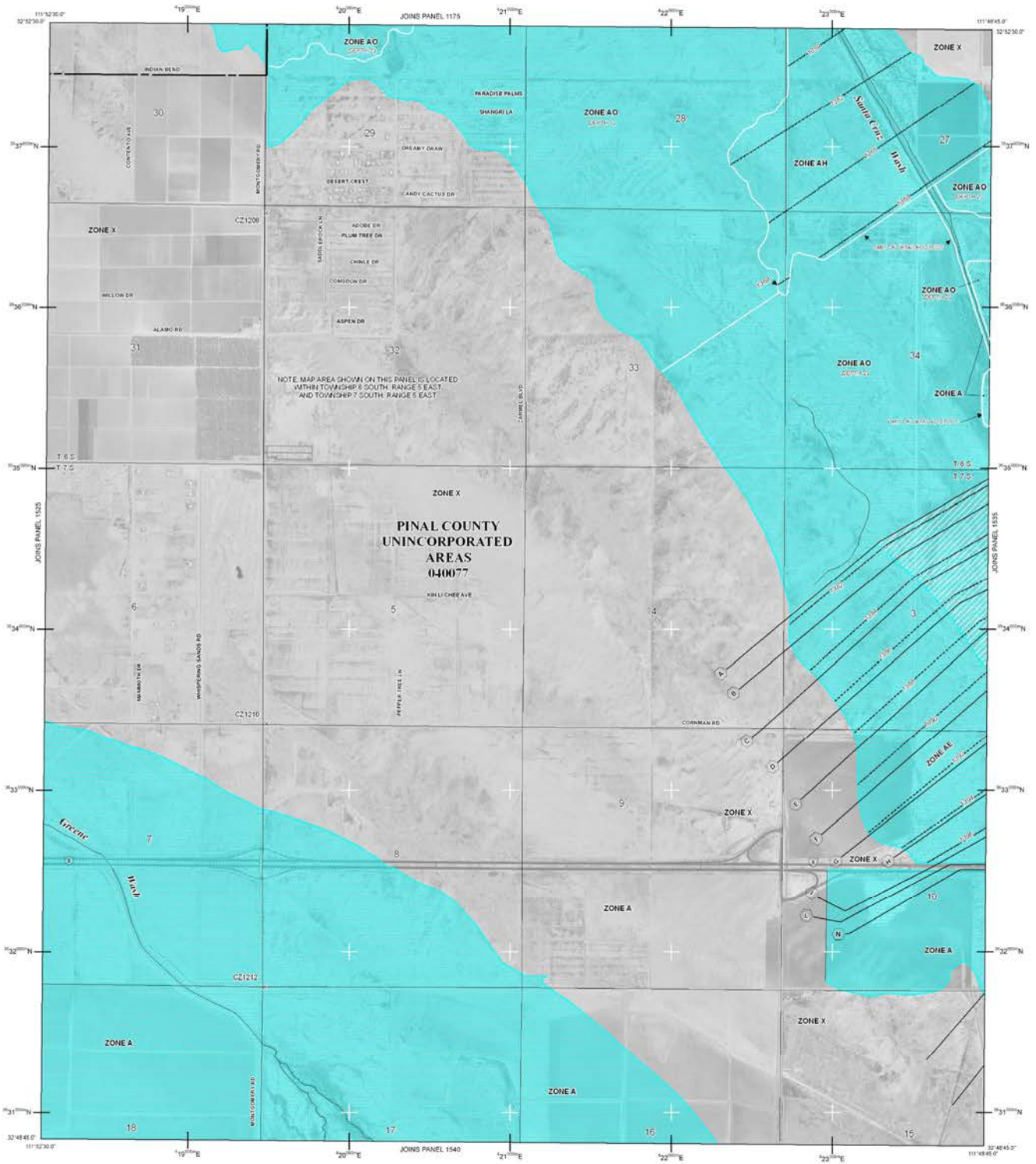
ap reflects more detailed and up-to-date **stream channel configurations** ose shown on the previous FIRM for this jurisdiction. The floodplains and ays that were transferred from the previous FIRM may have been adjusted form to these new stream channel configurations. As a result, the Flood s and Floodway Data tables in the Flood Insurance Study report (which s authoritative hydraulic data) may reflect stream channel distances that om what is shown on this map.

rate limits shown on this map are based on the best data available at the publication. Because changes due to annexations or de-annexations may occurred after this map was published, map users should contact riate community officials to verify current corporate limit locations.

refer to the separately printed **Map Index** for an overview map of the showing the layout of map panels; community map repository addresses; Listing of Communities table containing National Flood Insurance Program for each community as well as a listing of the panels on which each unity is located.

t the **FEMA Map Service Center** at 1-800-358-9616 for information on e products associated with this FIRM. Available products may include ly issued Letters of Map Change, an accompanying Flood Insurance Report, and/or digital versions of this map. The FEMA Map Service Center also be reached by Fax at 1-800-358-9620 and its website at ww.msc.fema.gov/.

have **questions about this map** or questions concerning the National Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336- or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INU BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood th chance of being equaled or exceeded in any given year. The Special Flood Hazard Area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include A AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the chance flood.

- **ZONE A** — No base flood elevations determined.
- **ZONE AE** — Base flood elevations determined.
- **ZONE AH** — Flood depths of 1 to 3 feet (usually areas of ponding); base floo determined.
- **ZONE AO** — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); ave determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** — Special Flood Hazard Area formerly protected from the 1% annual chanc flood control system that was subsequently decertified. Zone AR indica former flood control system is being restored to provide protection from the chance or greater flood.
- **ZONE A99** — Area to be protected from 1% annual chance flood by a Federal flood system under construction; no base flood elevations determined.
- **ZONE V** — Coastal flood zone with velocity hazard (wave action); no base floo determined.
- **ZONE VE** — Coastal flood zone with velocity hazard (wave action); base floo determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be encroachment so that the 1% annual chance flood can be carried without substantial incre heights.

OTHER FLOOD AREAS

- **ZONE X** — Areas of 0.2% annual chance flood; areas of 1% annual chance flood depths of less than 1 foot or with drainage areas less than 1 square mile protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** — Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000 — 1000-meter Universal Transverse Mercator grid values, zo
- 500000 FT — 5000-foot grid ticks: Arizona State Plane coordinate syste central zone (FIPSZONE 0202), Transverse Mercator
- DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community H table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METER

NFIP

PANEL 1530E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE

PINAL COUNTY, ARIZONA AND INCORPORATED AR

PANEL 1530 OF 2575

(SEE MAP INDEX FOR FIRM PANEL

CONTAINS:

COMMUNITY	NUMBER	PANE
PINAL COUNTY, UNINCORPORATED AREAS	040077	1530
CASA GRANDE, CITY OF	040080	1530

Notice to User: The **Map Number** shown below sho when placing map orders; the **Community Number** s should be used on insurance applications for the subject

MAP NU
04021C

EFFECTIVE
DECEMBER 4,

Federal Emergency Management Ag

National Flood Hazard Layer FIRMette

FEMA

111°52'8"W 32°49'48"N



111°51'30"W 32°49'18"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/1/2024 at 2:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix B

NOAA Depth
NOAA Intensity

NOAA Atlas 14, Volume 1, Version 5
Location name: Casa Grande, Arizona, USA*
Latitude: 32.8269°, Longitude: -111.8613°
Elevation: 1369 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.203** (0.171-0.244)	**0.264** (0.225-0.319)	**0.360** (0.304-0.432)	**0.431** (0.362-0.515)	**0.527** (0.436-0.626)	**0.600** (0.490-0.710)	**0.673** (0.540-0.796)	**0.747** (0.591-0.883)	**0.844** (0.651-1.00)	**0.919** (0.694-1.10)
10-min	**0.308** (0.260-0.371)	**0.402** (0.343-0.485)	**0.547** (0.463-0.657)	**0.656** (0.551-0.783)	**0.802** (0.664-0.953)	**0.913** (0.746-1.08)	**1.02** (0.822-1.21)	**1.14** (0.899-1.34)	**1.28** (0.991-1.52)	**1.40** (1.06-1.67)
15-min	**0.382** (0.323-0.460)	**0.499** (0.425-0.602)	**0.679** (0.574-0.815)	**0.814** (0.683-0.971)	**0.994** (0.823-1.18)	**1.13** (0.925-1.34)	**1.27** (1.02-1.50)	**1.41** (1.11-1.67)	**1.59** (1.23-1.89)	**1.73** (1.31-2.07)
30-min	**0.515** (0.435-0.619)	**0.671** (0.572-0.810)	**0.914** (0.772-1.10)	**1.10** (0.920-1.31)	**1.34** (1.11-1.59)	**1.52** (1.25-1.80)	**1.71** (1.37-2.02)	**1.90** (1.50-2.24)	**2.14** (1.65-2.54)	**2.34** (1.76-2.78)
60-min	**0.637** (0.538-0.766)	**0.831** (0.708-1.00)	**1.13** (0.956-1.36)	**1.36** (1.14-1.62)	**1.66** (1.37-1.97)	**1.88** (1.54-2.23)	**2.11** (1.70-2.50)	**2.35** (1.86-2.78)	**2.66** (2.05-3.15)	**2.89** (2.18-3.45)
2-hr	**0.727** (0.623-0.859)	**0.943** (0.811-1.12)	**1.26** (1.08-1.49)	**1.51** (1.28-1.78)	**1.84** (1.54-2.15)	**2.09** (1.72-2.45)	**2.35** (1.91-2.75)	**2.61** (2.08-3.06)	**2.96** (2.30-3.48)	**3.24** (2.46-3.83)
3-hr	**0.781** (0.670-0.926)	**1.00** (0.863-1.19)	**1.32** (1.13-1.57)	**1.57** (1.34-1.86)	**1.92** (1.61-2.26)	**2.20** (1.81-2.58)	**2.49** (2.02-2.92)	**2.80** (2.22-3.28)	**3.22** (2.47-3.79)	**3.56** (2.66-4.21)
6-hr	**0.929** (0.811-1.08)	**1.18** (1.03-1.37)	**1.51** (1.32-1.76)	**1.78** (1.54-2.06)	**2.15** (1.84-2.47)	**2.44** (2.05-2.80)	**2.74** (2.26-3.14)	**3.05** (2.47-3.50)	**3.47** (2.74-4.00)	**3.80** (2.92-4.40)
12-hr	**1.05** (0.927-1.19)	**1.32** (1.17-1.51)	**1.68** (1.49-1.92)	**1.97** (1.72-2.23)	**2.36** (2.04-2.66)	**2.65** (2.27-2.99)	**2.96** (2.49-3.35)	**3.27** (2.71-3.71)	**3.70** (2.98-4.22)	**4.02** (3.18-4.63)
24-hr	**1.20** (1.09-1.33)	**1.53** (1.38-1.68)	**1.98** (1.79-2.18)	**2.34** (2.11-2.57)	**2.83** (2.54-3.10)	**3.22** (2.87-3.53)	**3.63** (3.21-3.97)	**4.05** (3.56-4.44)	**4.63** (4.02-5.09)	**5.09** (4.38-5.60)
2-day	**1.28** (1.16-1.41)	**1.63** (1.48-1.80)	**2.14** (1.94-2.36)	**2.55** (2.30-2.81)	**3.11** (2.80-3.43)	**3.56** (3.18-3.92)	**4.04** (3.58-4.45)	**4.53** (3.99-5.00)	**5.22** (4.55-5.78)	**5.77** (4.98-6.42)
3-day	**1.36** (1.23-1.50)	**1.73** (1.58-1.92)	**2.28** (2.07-2.52)	**2.72** (2.46-3.00)	**3.33** (3.00-3.67)	**3.82** (3.42-4.21)	**4.35** (3.86-4.79)	**4.90** (4.31-5.40)	**5.67** (4.94-6.27)	**6.30** (5.42-6.98)
4-day	**1.44** (1.31-1.59)	**1.83** (1.67-2.03)	**2.42** (2.20-2.67)	**2.89** (2.62-3.18)	**3.55** (3.20-3.91)	**4.09** (3.66-4.50)	**4.66** (4.14-5.13)	**5.26** (4.64-5.80)	**6.12** (5.32-6.76)	**6.82** (5.86-7.55)
7-day	**1.59** (1.45-1.76)	**2.03** (1.85-2.24)	**2.68** (2.44-2.96)	**3.20** (2.90-3.53)	**3.94** (3.54-4.33)	**4.53** (4.06-4.98)	**5.16** (4.59-5.68)	**5.83** (5.14-6.41)	**6.77** (5.89-7.46)	**7.53** (6.48-8.32)
10-day	**1.74** (1.58-1.92)	**2.23** (2.03-2.46)	**2.93** (2.66-3.24)	**3.50** (3.17-3.86)	**4.30** (3.87-4.73)	**4.93** (4.42-5.43)	**5.61** (4.99-6.17)	**6.32** (5.57-6.96)	**7.31** (6.37-8.08)	**8.10** (7.00-8.97)
20-day	**2.13** (1.93-2.34)	**2.74** (2.49-3.01)	**3.61** (3.28-3.96)	**4.26** (3.86-4.68)	**5.15** (4.65-5.64)	**5.83** (5.24-6.39)	**6.52** (5.84-7.16)	**7.22** (6.42-7.93)	**8.16** (7.19-8.99)	**8.88** (7.77-9.80)
30-day	**2.49** (2.27-2.72)	**3.20** (2.92-3.49)	**4.20** (3.84-4.59)	**4.97** (4.54-5.42)	**6.00** (5.45-6.54)	**6.79** (6.14-7.40)	**7.60** (6.83-8.28)	**8.41** (7.52-9.19)	**9.51** (8.42-10.4)	**10.3** (9.10-11.4)
45-day	**2.91** (2.65-3.18)	**3.74** (3.42-4.10)	**4.92** (4.49-5.38)	**5.80** (5.28-6.32)	**6.94** (6.30-7.56)	**7.81** (7.05-8.50)	**8.67** (7.80-9.45)	**9.54** (8.53-10.4)	**10.7** (9.48-11.7)	**11.5** (10.2-12.6)
60-day	**3.22** (2.94-3.52)	**4.16** (3.79-4.54)	**5.46** (4.98-5.96)	**6.41** (5.83-6.98)	**7.63** (6.92-8.30)	**8.54** (7.72-9.29)	**9.44** (8.50-10.3)	**10.3** (9.25-11.3)	**11.5** (10.2-12.5)	**12.3** (10.9-13.5)

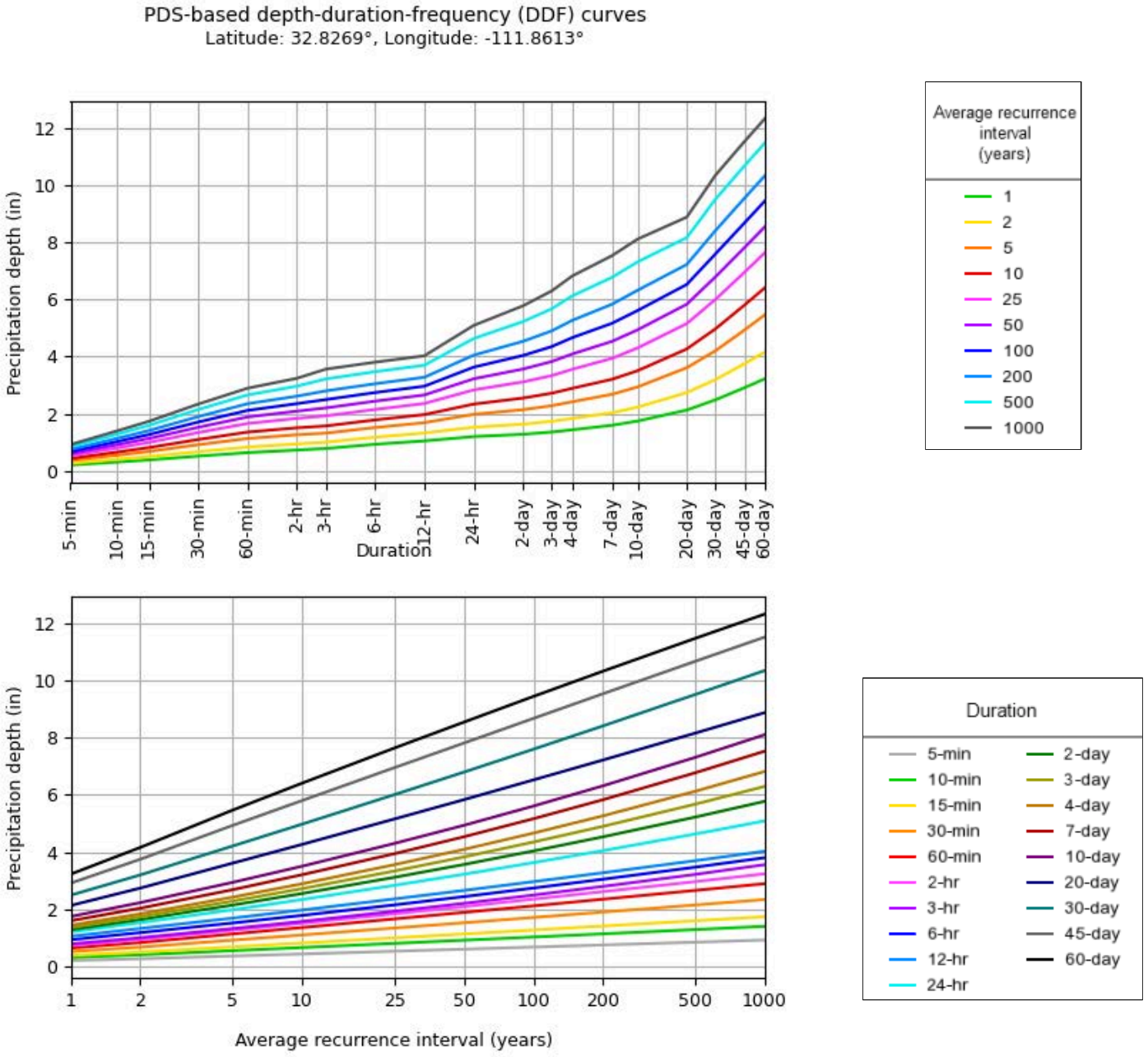
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

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Back to Top

PF graphical



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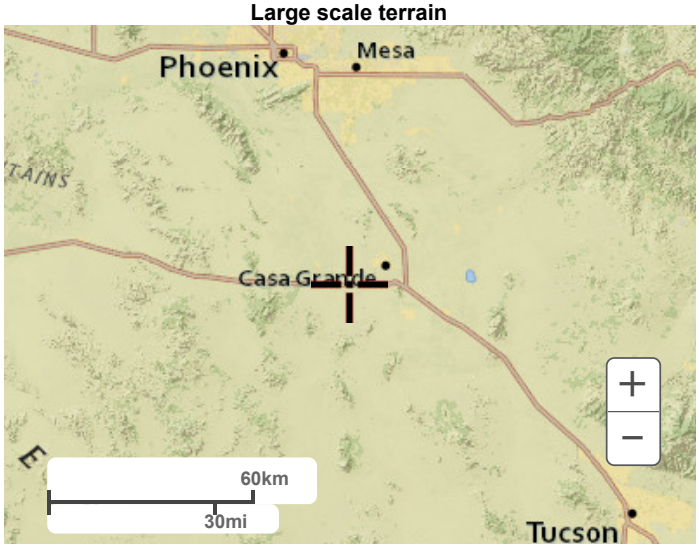
Back to Top

Maps & aerials

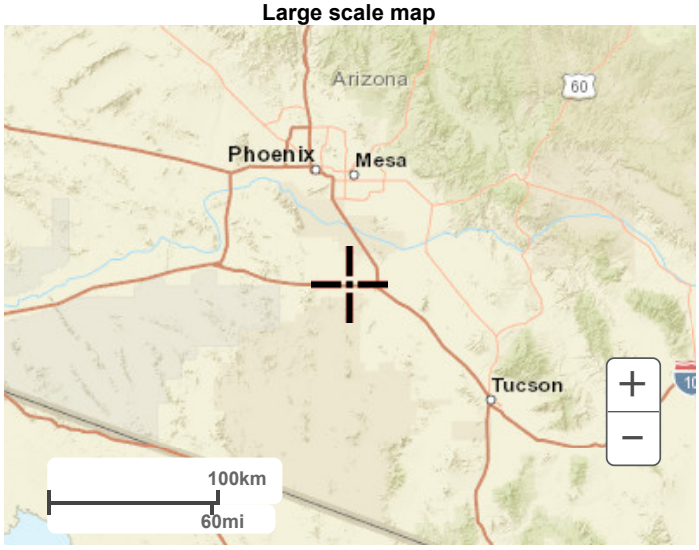
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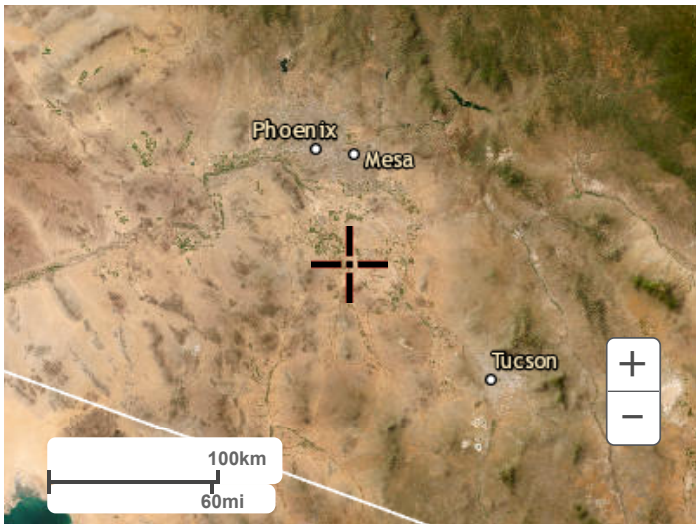
Large scale terrain



Large scale map



Large scale aerial



Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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NOAA Atlas 14, Volume 1, Version 5
Location name: Casa Grande, Arizona, USA*
Latitude: 32.8269°, Longitude: -111.8613°
Elevation: 1369 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**2.44** (2.05-2.93)	**3.17** (2.70-3.83)	**4.32** (3.65-5.18)	**5.17** (4.34-6.18)	**6.32** (5.23-7.51)	**7.20** (5.88-8.52)	**8.08** (6.48-9.55)	**8.96** (7.09-10.6)	**10.1** (7.81-12.0)	**11.0** (8.33-13.2)
10-min	**1.85** (1.56-2.23)	**2.41** (2.06-2.91)	**3.28** (2.78-3.94)	**3.94** (3.31-4.70)	**4.81** (3.98-5.72)	**5.48** (4.48-6.49)	**6.14** (4.93-7.27)	**6.82** (5.39-8.07)	**7.71** (5.95-9.15)	**8.39** (6.34-10.0)
15-min	**1.53** (1.29-1.84)	**2.00** (1.70-2.41)	**2.72** (2.30-3.26)	**3.26** (2.73-3.88)	**3.98** (3.29-4.72)	**4.52** (3.70-5.36)	**5.08** (4.08-6.00)	**5.64** (4.46-6.67)	**6.37** (4.91-7.56)	**6.94** (5.24-8.27)
30-min	**1.03** (0.870-1.24)	**1.34** (1.14-1.62)	**1.83** (1.54-2.19)	**2.19** (1.84-2.61)	**2.68** (2.22-3.18)	**3.05** (2.49-3.61)	**3.42** (2.75-4.04)	**3.79** (3.00-4.49)	**4.29** (3.31-5.09)	**4.67** (3.53-5.57)
60-min	**0.637** (0.538-0.766)	**0.831** (0.708-1.00)	**1.13** (0.956-1.36)	**1.36** (1.14-1.62)	**1.66** (1.37-1.97)	**1.88** (1.54-2.23)	**2.11** (1.70-2.50)	**2.35** (1.86-2.78)	**2.66** (2.05-3.15)	**2.89** (2.18-3.45)
2-hr	**0.363** (0.311-0.429)	**0.471** (0.405-0.559)	**0.631** (0.539-0.747)	**0.753** (0.637-0.889)	**0.917** (0.767-1.08)	**1.04** (0.861-1.22)	**1.18** (0.954-1.37)	**1.31** (1.04-1.53)	**1.48** (1.15-1.74)	**1.62** (1.23-1.91)
3-hr	**0.260** (0.223-0.308)	**0.333** (0.287-0.397)	**0.439** (0.375-0.522)	**0.522** (0.444-0.618)	**0.640** (0.535-0.752)	**0.732** (0.603-0.859)	**0.829** (0.671-0.973)	**0.931** (0.739-1.09)	**1.07** (0.823-1.26)	**1.18** (0.887-1.40)
6-hr	**0.155** (0.135-0.180)	**0.196** (0.172-0.228)	**0.252** (0.220-0.293)	**0.297** (0.257-0.343)	**0.358** (0.306-0.411)	**0.406** (0.342-0.466)	**0.457** (0.378-0.524)	**0.508** (0.412-0.584)	**0.579** (0.456-0.667)	**0.634** (0.488-0.734)
12-hr	**0.086** (0.076-0.099)	**0.109** (0.097-0.125)	**0.139** (0.123-0.158)	**0.163** (0.143-0.185)	**0.195** (0.169-0.220)	**0.220** (0.188-0.248)	**0.245** (0.206-0.277)	**0.271** (0.225-0.307)	**0.306** (0.247-0.350)	**0.334** (0.264-0.384)
24-hr	**0.049** (0.045-0.055)	**0.063** (0.057-0.070)	**0.082** (0.074-0.090)	**0.097** (0.087-0.106)	**0.117** (0.105-0.129)	**0.134** (0.119-0.147)	**0.151** (0.133-0.165)	**0.168** (0.148-0.184)	**0.192** (0.167-0.211)	**0.211** (0.182-0.233)
2-day	**0.026** (0.024-0.029)	**0.034** (0.030-0.037)	**0.044** (0.040-0.049)	**0.053** (0.047-0.058)	**0.064** (0.058-0.071)	**0.074** (0.066-0.081)	**0.084** (0.074-0.092)	**0.094** (0.083-0.104)	**0.108** (0.094-0.120)	**0.120** (0.103-0.133)
3-day	**0.018** (0.017-0.020)	**0.024** (0.021-0.026)	**0.031** (0.028-0.034)	**0.037** (0.034-0.041)	**0.046** (0.041-0.050)	**0.053** (0.047-0.058)	**0.060** (0.053-0.066)	**0.068** (0.059-0.075)	**0.078** (0.068-0.087)	**0.087** (0.075-0.096)
4-day	**0.014** (0.013-0.016)	**0.019** (0.017-0.021)	**0.025** (0.022-0.027)	**0.030** (0.027-0.033)	**0.037** (0.033-0.040)	**0.042** (0.038-0.046)	**0.048** (0.043-0.053)	**0.054** (0.048-0.060)	**0.063** (0.055-0.070)	**0.071** (0.061-0.078)
7-day	**0.009** (0.008-0.010)	**0.012** (0.011-0.013)	**0.015** (0.014-0.017)	**0.019** (0.017-0.021)	**0.023** (0.021-0.025)	**0.026** (0.024-0.029)	**0.030** (0.027-0.033)	**0.034** (0.030-0.038)	**0.040** (0.035-0.044)	**0.044** (0.038-0.049)
10-day	**0.007** (0.006-0.008)	**0.009** (0.008-0.010)	**0.012** (0.011-0.013)	**0.014** (0.013-0.016)	**0.017** (0.016-0.019)	**0.020** (0.018-0.022)	**0.023** (0.020-0.025)	**0.026** (0.023-0.028)	**0.030** (0.026-0.033)	**0.033** (0.029-0.037)
20-day	**0.004** (0.004-0.004)	**0.005** (0.005-0.006)	**0.007** (0.006-0.008)	**0.008** (0.008-0.009)	**0.010** (0.009-0.011)	**0.012** (0.010-0.013)	**0.013** (0.012-0.014)	**0.015** (0.013-0.016)	**0.016** (0.014-0.018)	**0.018** (0.016-0.020)
30-day	**0.003** (0.003-0.003)	**0.004** (0.004-0.004)	**0.005** (0.005-0.006)	**0.006** (0.006-0.007)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.011)	**0.011** (0.010-0.012)	**0.013** (0.011-0.014)	**0.014** (0.012-0.015)
45-day	**0.002** (0.002-0.002)	**0.003** (0.003-0.003)	**0.004** (0.004-0.004)	**0.005** (0.004-0.005)	**0.006** (0.005-0.007)	**0.007** (0.006-0.007)	**0.008** (0.007-0.008)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.011)
60-day	**0.002** (0.002-0.002)	**0.002** (0.002-0.003)	**0.003** (0.003-0.004)	**0.004** (0.004-0.004)	**0.005** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.007)	**0.007** (0.006-0.007)	**0.007** (0.007-0.008)	**0.008** (0.007-0.009)

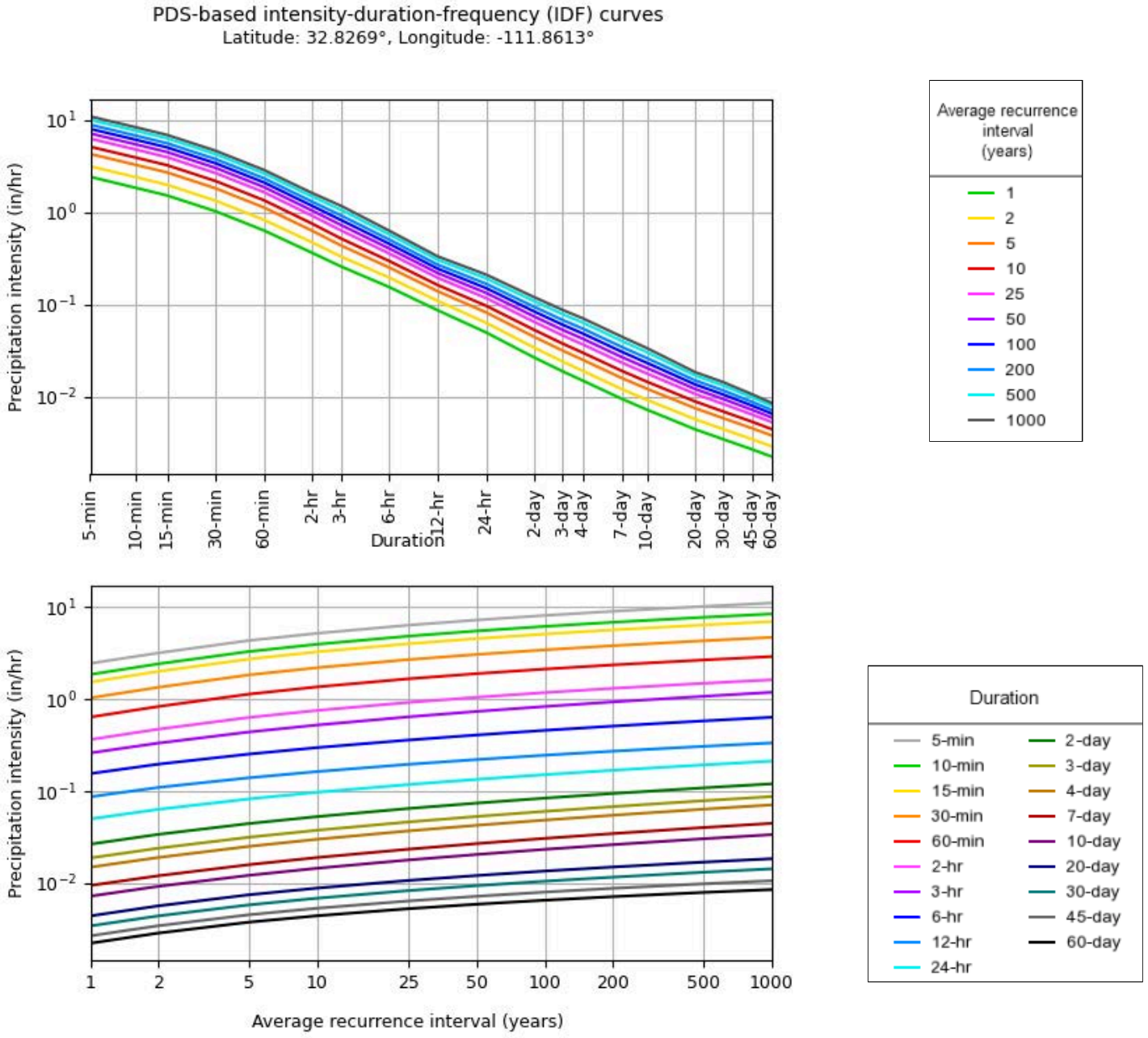
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

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Back to Top

PF graphical



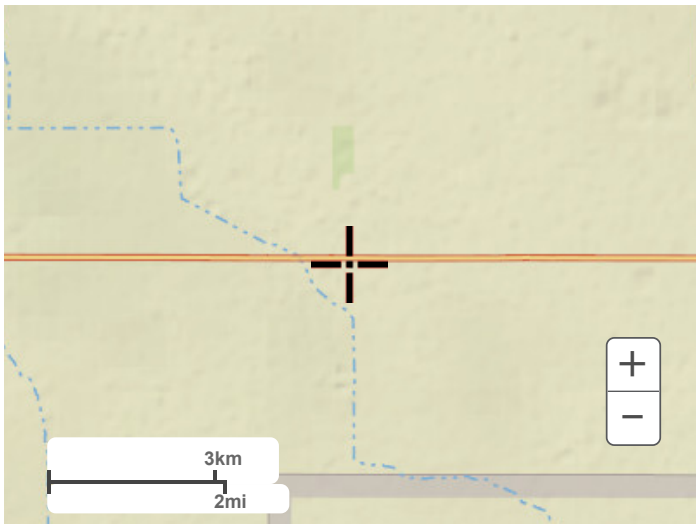
NOAA Atlas 14, Volume 1, Version 5

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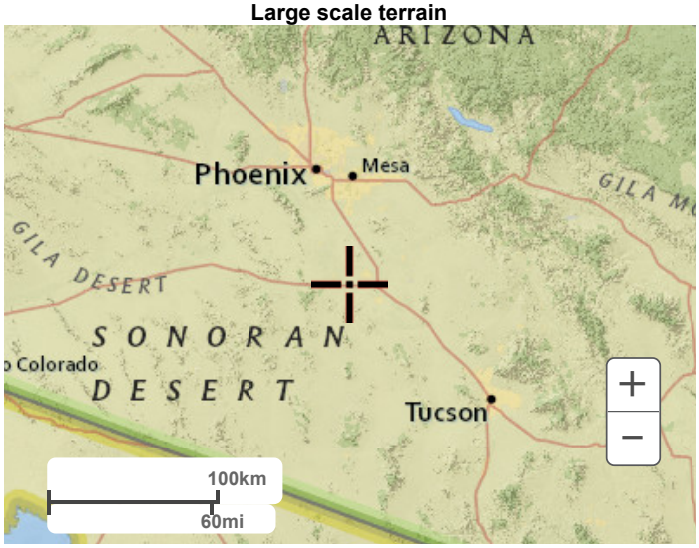
Back to Top

Maps & aerials

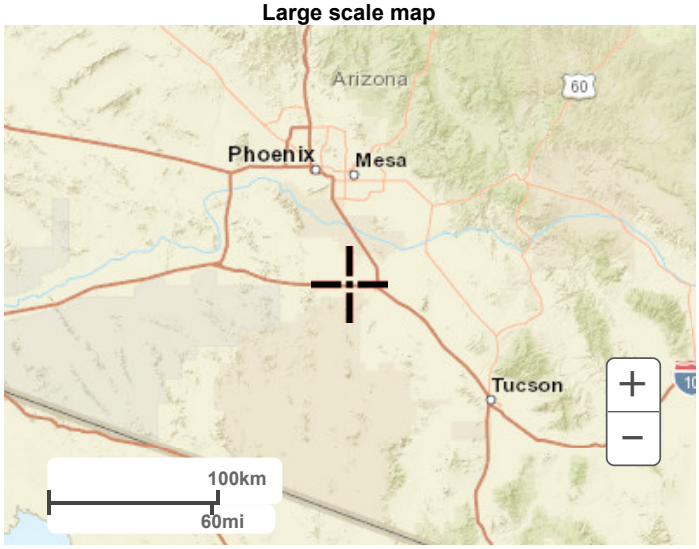
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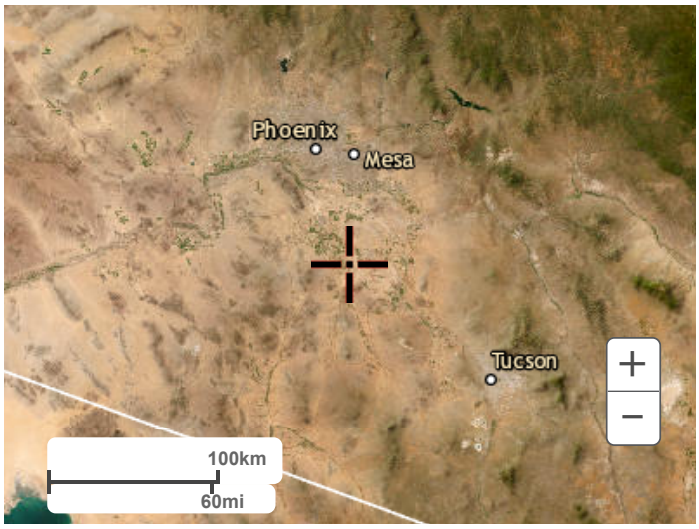
Large scale terrain



Large scale map



Large scale aerial



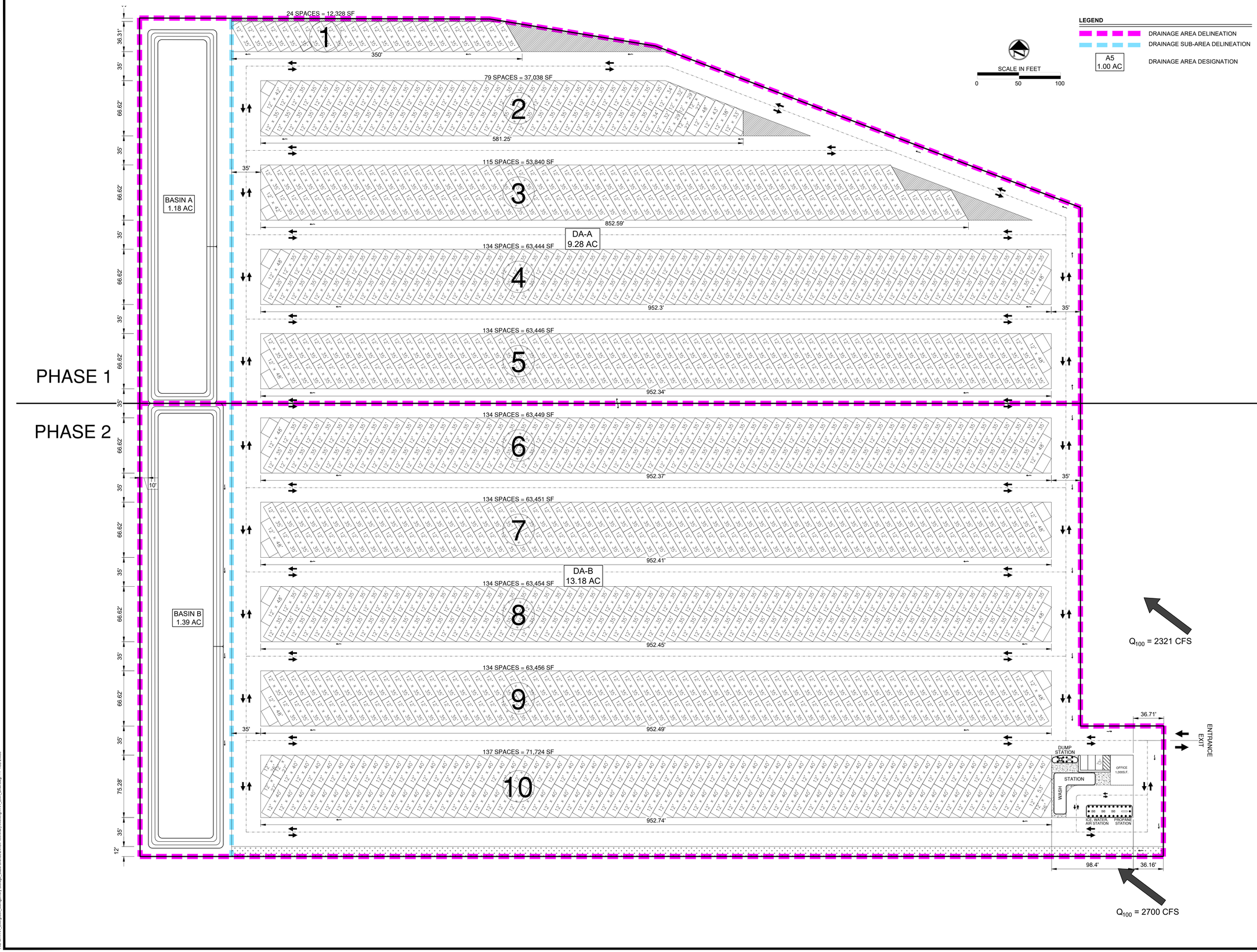
Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Appendix C

Drainage Area Map



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645 East Missouri Ave, Suite 420, Phoenix, Arizona 85012
P:602.377.8732 • info@terrascape.us • terrascapeconsulting.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
35584
DAVID M. WEST
09/18/2024
Date Signed
ARIZONA U.S.A.

MONTGOMERY STORAGE

DRAINAGE AREA MAP

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DATE	DESCRIPTION
09/18/2024	PROPOSED DA MAP

CHECKED BY: DMW

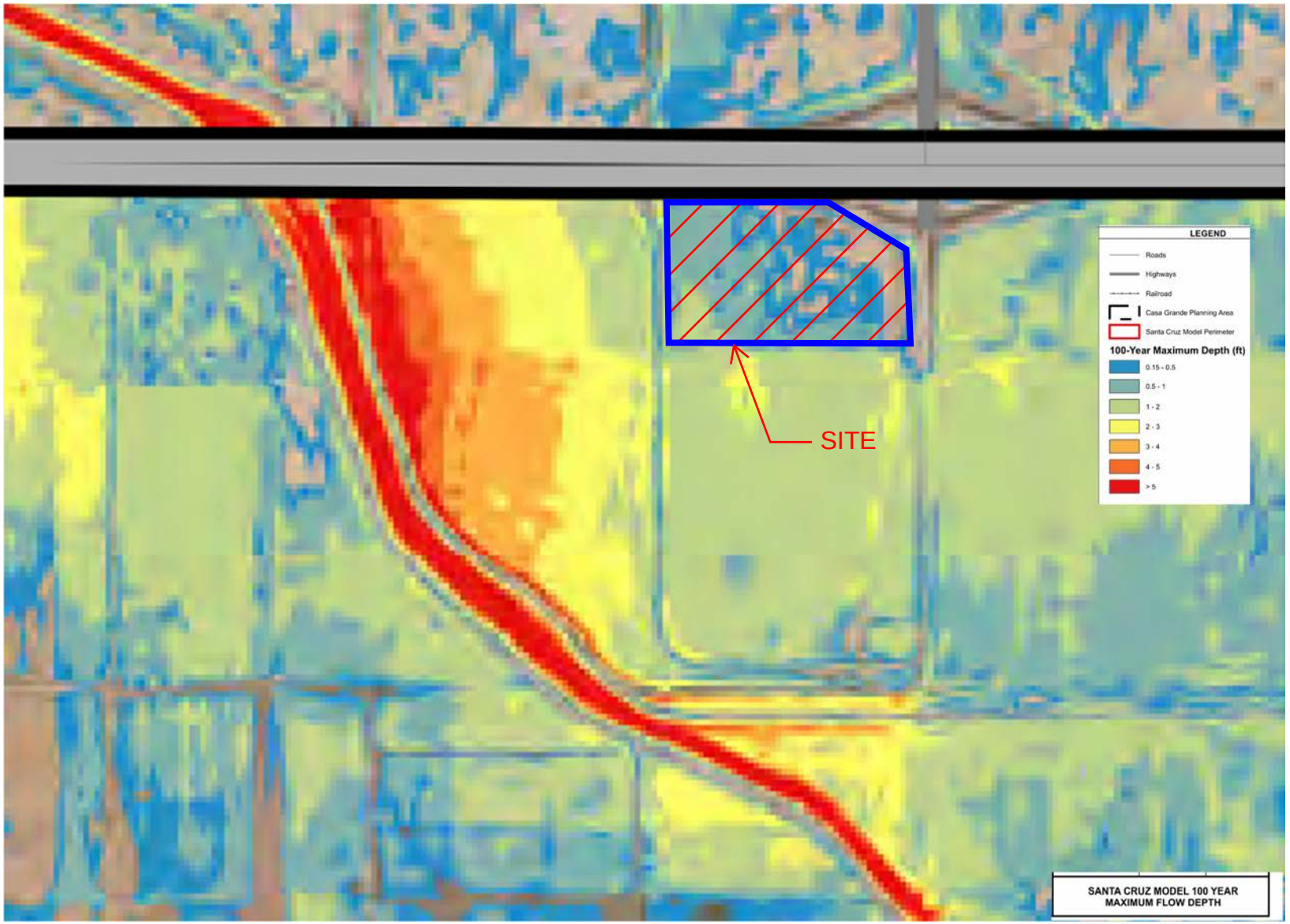
DRAWN BY: MNJ

TITLE:
COVER

SHEET No.
1 of 1

PROJECT No.
1741

Plotted: 09/18/24 - 4:18 PM, By: mjimenez
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SITE
LEGEND
Roads
Highways
Railroad
Casa Grande Planning Area
Santa Cruz Model Perimeter
100-Year Maximum Depth (ft)
0.15 - 0.5
0.5 - 1
1 - 2
2 - 3
3 - 4
4 - 5
> 5
SANTA CRUZ MODEL 100 YEAR
MAXIMUM FLOW DEPTH

Appendix D

Supplemental Information

City of Casa Grande

DRAINAGE MASTER STUDY AND PLAN
CONTRACT # 817-12

LEGEND

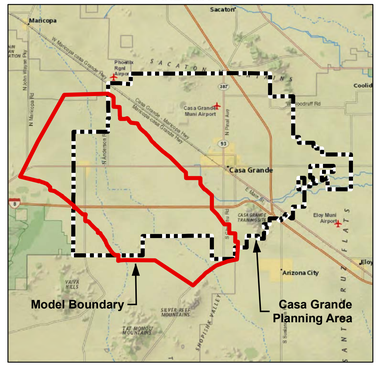
- Roads
- Highways
- Railroad
- Casa Grande Planning Area
- Santa Cruz Model Perimeter

100-Year Maximum Depth (ft)

- 0.15 - 0.5
- 0.5 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- > 5

NOTES:

AREA MAP



NORTH

0 1 2 Miles

Entellus
3033 N. 44th Street Suite 250
Phoenix, Arizona 85018
Tel. 602.244.2566
Fax. 602.244.8947
Web. www.entellus.com

PLANNING DOCUMENT NOT FOR CONSTRUCTION	
JOB No. 159014	Date: 1/30/2020
DESIGN	AH
DRAWN	AH
CHECKED	RAS

SANTA CRUZ MODEL 100 YEAR MAXIMUM FLOW DEPTH

Document Path: P:\100\159014_CasaGrande_Drainage_Master_Plan\D_PRODUCTION\GIS\MXD\Data Collection Maps\ReportMaps\FlowDepthExhibits\SantaCruz_MaxDepth_100yr.mxd

Appendix E

Retention Calculations

RETENTION VOLUME & DRAIN TIME SUMMARY

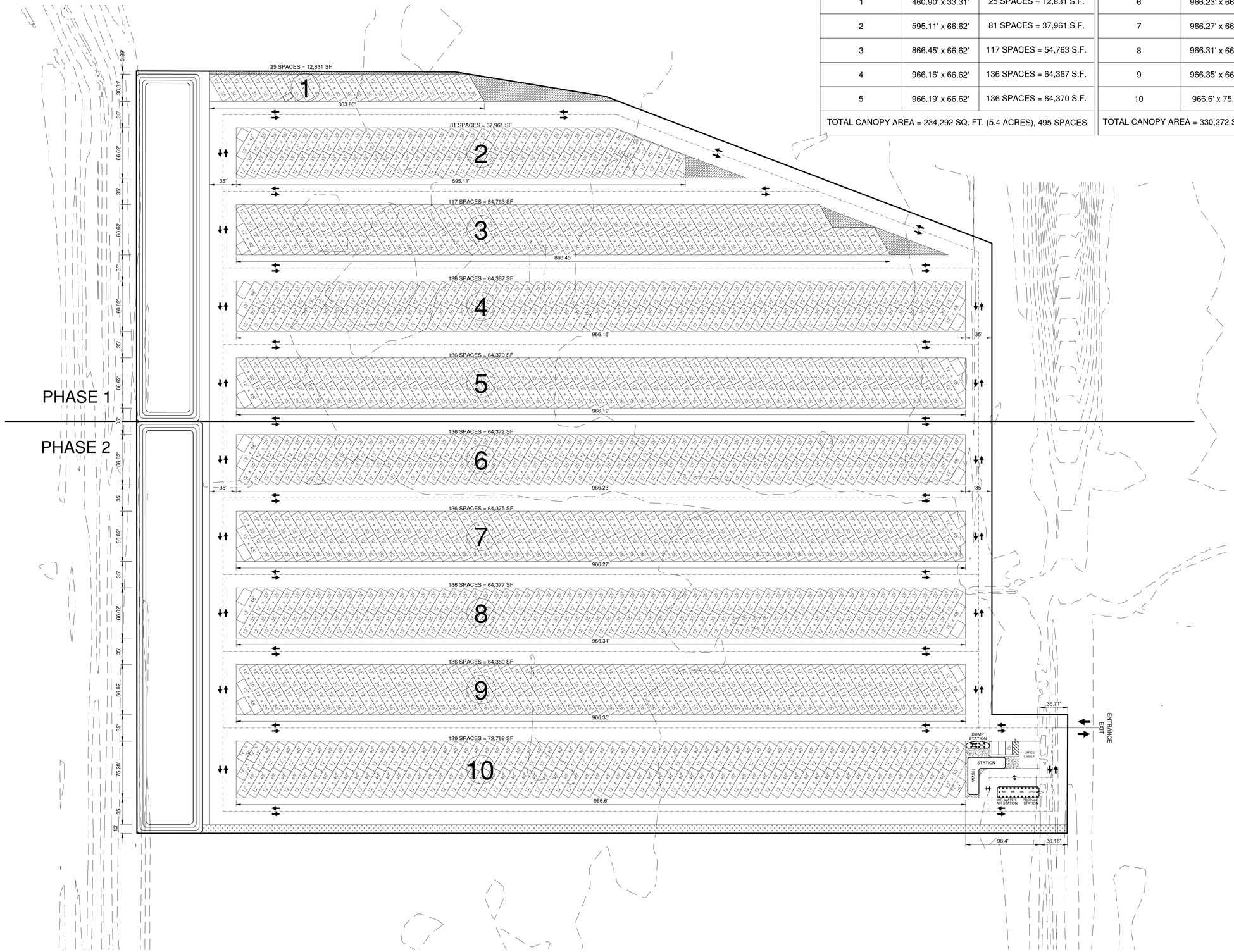
V_R = VOLUME REQUIRED
V_R = C x (P / 12) x A
C = WEIGHTED RUNOFF COEFFICIENT
P = RAINFALL DEPTH (NOAA ATLAS 14)
P = 2.35 IN. (100-YR, 2 HR)
A = RETAINED AREA

DRAINAGE AREA DESIGNATION	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFF. 'C'**	TOTAL VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	EXCESS VOLUME PROVIDED (CF)	BASIN AREA (SF)	NO. PROP DRYWELLS (EA)	ESTIMATED RETENTION BASIN DRAIN TIME* (HR)	AS-BUILT VOLUME (CF)
A	10.46	0.95	84,756	93,356	8,600	93,356	7	33.6	
B	14.57	0.95	118,053	123,502	5,449	123,502	10	32.8	
TOTAL	25.03	0.90	202,809	216,858	14,049		17		

* A PERC RATE OF 0.1 CFS/DRYWELL IS ASSUMED
** PER TABLE 2-1 OF THE 2004 PINAL COUNTY DRAINAGE MANUAL FOR PAVEMENT LANDUSE

PHASE 1		
COVERED CANOPY	L x W	COVERAGE
1	460.90' x 33.31'	25 SPACES = 12,831 S.F.
2	595.11' x 66.62'	81 SPACES = 37,961 S.F.
3	866.45' x 66.62'	117 SPACES = 54,763 S.F.
4	966.16' x 66.62'	136 SPACES = 64,367 S.F.
5	966.19' x 66.62'	136 SPACES = 64,370 S.F.
TOTAL CANOPY AREA = 234,292 SQ. FT. (5.4 ACRES), 495 SPACES		

PHASE 2		
COVERED CANOPY	L x W	COVERAGE
6	966.23' x 66.62'	136 SPACES = 64,372 S.F.
7	966.27' x 66.62'	136 SPACES = 64,375 S.F.
8	966.31' x 66.62'	136 SPACES = 64,377 S.F.
9	966.35' x 66.62'	136 SPACES = 64,380 S.F.
10	966.6' x 75.28'	139 SPACES = 72,768 S.F.
TOTAL CANOPY AREA = 330,272 SQ. FT. (7.58 ACRES), 683 SPACES		



SCALE IN FEET
0 60 120

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645 East Missouri Ave, Suite 420, Phoenix, Arizona 85012
P:602.377.8732 • info@terrascape.us • terrascapeconsulting.com

Registered Professional Engineer
CERTIFICATE
35584
DAVID M.
WEST
09/13/2024
Signed
ARIZONA U.S.A.
PRELIMINARY

RV& BOAT STORAGE

REVISED SITE PLAN

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DATE	DESCRIPTION
09/13/2024	CLIENT SUBMITTAL

CHECKED BY: DMW

DRAWN BY: MNJ

TITLE:
COVER

SHEET No.
1 of 1

PROJECT No.
1741

Plotted: 09/13/24 - 9:29 AM, By: mjimenez
File: M:\1741_Evergreen_Montgomery Storage_Clare Gerard\PKW\Preliminary\Workings\1741_Draft of Retention Basins with Site & Topo.dwg — TOC-SAVE

TERRASCAPE CONSULTING SPECIAL NOTES

1. IF DURING ANY PHASE OF CONSTRUCTION, OWNER OR CONTRACTOR DISCOVERS OR IS MADE AWARE OF CHANGED SITE OR OTHER CONDITIONS WHICH NECESSITATE ADDITIONAL ENGINEERING INVESTIGATION, DESIGN MODIFICATION OR OTHER AMENDMENTS TO PLANS, SPECIFICATIONS, AND/OR ESTIMATES, THE ENGINEER SHALL BE NOTIFIED BEFORE CONSTRUCTION OR ACTIVITIES PROCEED. THE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ANY QUESTIONS RAISED CONCERNING THE ACCURACY OF IMPROVEMENT INSTALLATION OR DESIGN CONFLICTS SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK.

2. ESTIMATED QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE ENGINEER MAKES NO GUARANTEES AS TO THEIR ACCURACY. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THE IMPROVEMENTS IN ACCORDANCE WITH THE PLANS PRIOR TO BIDDING.

3. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES AND REGULATIONS AS SET FORTH BY OSHA.

4. CONTRACTOR AND SUBCONTRACTORS SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS, AT ALL TIMES. THE ENGINEER'S PRESENCE ON THE CONSTRUCTION SITE SHALL NOT RELIEVE THE CONTRACTOR AND ITS SUBCONTRACTORS OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES FOR ALL FACETS OF SITE CONSTRUCTION AND SAFETY. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

5. CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.

6. THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGING THE UTILITIES.

7. TO THE BEST OF OUR KNOWLEDGE ALL UTILITIES SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE THROUGH THE SEARCH OF AVAILABLE RECORDS. THE ENGINEER AND OWNER DO NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME. LOCATIONS SHOWN ARE APPROXIMATE AND NOT RELIABLE FOR CONSTRUCTION. CALL BLUE STAKE FOR FIELD LOCATION (602) 659-7500.

8. THE CONTRACTOR SHALL PERFORM ANY NECESSARY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATIONS OF EXISTING FACILITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER UTILITIES" (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER UTILITIES," THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND OTHER UTILITY ADJUSTMENTS AS REQUIRED. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

10. CONTRACTOR IS RESPONSIBLE TO LEAVE ALL PIPE EXCAVATIONS OPEN UNTIL AS-BUILTS CAN BE PERFORMED BY THE OWNER'S REPRESENTATIVE TO COMPLY WITH CITY REQUIREMENTS. IF ANY TRENCHES ARE BACKFILLED PREVENTING AS-BUILT MEASUREMENTS, IT IS CONTRACTORS RESPONSIBILITY TO POTHOLE THE UTILITY TRENCHES AS NECESSARY TO COMPLETE THE AS-BUILT SURVEY.

11. FINISHED GRADES SHOWN ARE FINAL FINISHED GRADES. CONTRACTOR SHALL PERFORM ALL EXCAVATION NECESSARY AND ALLOW FOR LANDSCAPE AREA PLANTINGS AND TREATMENT AND UTILITY TRENCH EXCAVATIONS TO MEET THE FINAL GRADES AS SHOWN.

12. THE CUT/FILL QUANTITIES LISTED ARE RAW QUANTITIES. SIDEWALK, UTILITY EXCAVATIONS, FINAL LANDSCAPE SURFACE TREATMENT OR GEOTECHNICAL FACTORS MAY AFFECT THE CALCULATED QUANTITIES. THE QUANTITIES SHOWN WERE DETERMINED USING THE ANTICIPATED GRADES AS SHOWN ON THE GRADING PLAN AND ARE FOR ESTIMATING PURPOSES ONLY. THE ENGINEER MAKES NO GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF QUANTITIES FOR BIDDING.

13. THESE PLANS WERE DESIGNED AND APPROVED TO BE IN GENERAL CONFORMANCE TO CURRENT JURISDICTIONAL DEVELOPMENT STANDARDS. THE CONTRACTOR SHALL DO THE FOLLOWING:

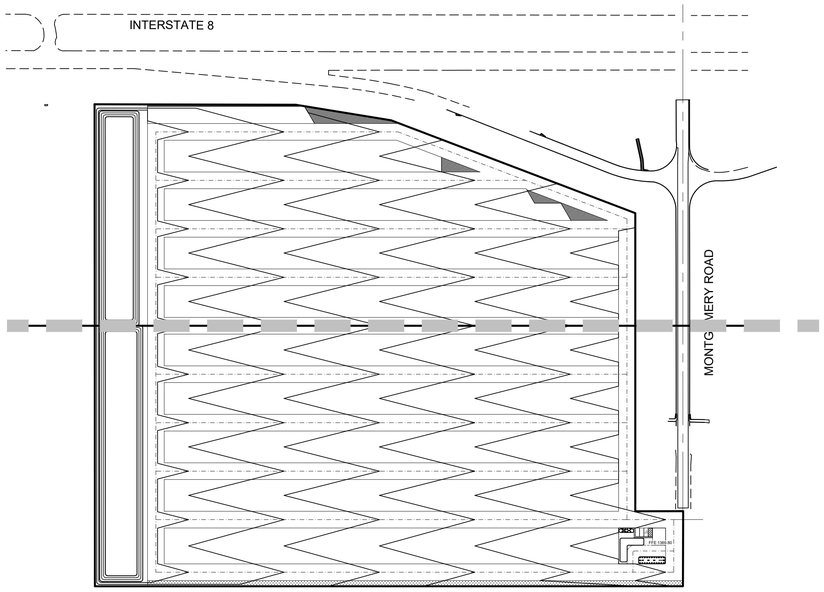
    13.1. REPORT MATERIAL SUBSTITUTION, REMOVAL AND/OR ADDITION DEVIATIONS TO THE ENGINEER OF RECORD (EOR) FOR A RESPONSE A MINIMUM OF 48-HOURS IN ADVANCE TO DETERMINE ACCEPTABLE DEVIATIONS.

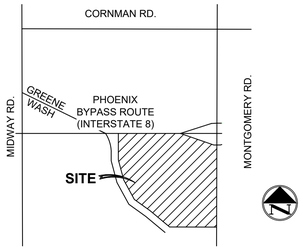
    13.2. REPORT CONSTRUCTION INSTALLATION TO THE EOR THAT DOES NOT STAY WITHIN JURISDICTIONAL CONSTRUCTION TOLERANCES.

    13.3. NOTIFY THE EOR OF ALL CONSTRUCTION OBSERVATIONS OR TESTING A MINIMUM OF 48 HOURS IN ADVANCE. OBSERVATION FREQUENCY OR POINTS OF CRITICAL ENGAGEMENT SHALL BE DETERMINED AT CONSTRUCTION COMMENCEMENT OR AS NEEDED.

    13.4. BE HELD RESPONSIBLE FOR CONSTRUCTION DEVIATIONS OR CONSTRUCTION OBSERVATIONS COMPLETED WITHOUT EOR KNOWLEDGE OR THEIR APPROVAL WHICH MAY RESULT IN THE LOSS OF PROPERTY OR TIME.

GRADING & DRAINAGE PLANS FOR
MONTGOMERY STORAGE
INTERSTATE 8 & MONTGOMERY ROAD
CASA GRANDE, ARIZONA
A PORTION OF THE SE SECTION 7, TOWNSHIP 7S, RANGE 5E
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP

KEY MAP

SHEET LIST

COVER SHEET	1
GRADING & DRAINAGE PLAN	2 - 3

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: DAVID M. WEST, P.E.
PHONE: (602) 297-8732
EMAIL: DWEST@TERRASCAPE.US

DEVELOPER / APPLICANT

EVERGREEN INVESTMENT COMPANY
271 WINSLOW WAY E., UNIT 10727
BAINBRIDGE ISLAND, WA 98110

CONTACT: HANS BUSS
PHONE: (791) 201-2539
EMAIL: HANS@EVERGREENINVESTCO.COM

SITE DATA

JURISDICTION:	PINAL COUNTY
APN #:	511-05-005E & 511-05-014B
GROSS AREA:	25.03 AC.
NET AREA:	25.03 AC.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS **map number**, PANEL **xx** OF **xx**, DATED **date**.

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

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0 150 300

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
35584
DAVID M.
WEST
09/18/2024
Date Signed
ARIZONA U.S.A.

MONTGOMERY STORAGE

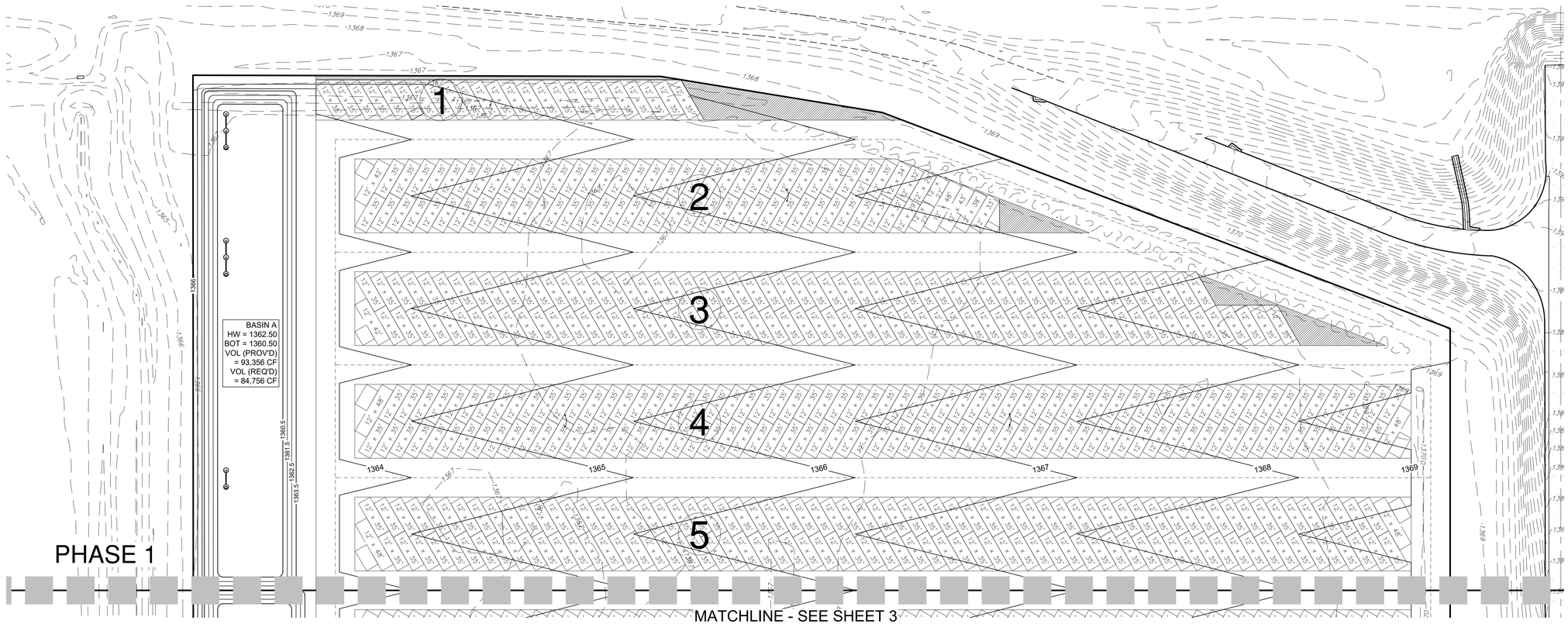
GRADING & DRAINAGE PLANS

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DATE	DESCRIPTION
09/18/2024	1ST SUBMITTAL

CHECKED BY: DMW
DRAWN BY: MNJ
TITLE: **COVER SHEET**
SHEET No. **1 of 3**
PROJECT No. **1741**

Plotted: 09/18/24 - 4:11 PM, By: mjimenez
File: 1741_Montgomery Storage_Case Grande\DWG\Preliminary\Working\1741_PRE GRP_01 CVR.dwg --> 1 CVR



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Registered Professional Engineer (Civil)
CERTIFICATE NO.
35584
DAVID M.
WEST
Date Signed
09/18/2024
ARIZONA

MONTGOMERY STORAGE

PRELIMINARY GRADING & DRAINAGE PLAN

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DATE	DESCRIPTION
09/18/2024	1ST SUBMITTAL

CHECKED BY: DMW

DRAWN BY: MNJ

TITLE:
GRADING & DRAINAGE PLAN

SHEET No.
2 of 3

PROJECT No.
1741

Plotted: 09/18/24 - 4:11 PM, By: mjimenez
File: M:\1741 Montgomery Storage - Casa Grande\CIVIL\Preliminary\Working\1741_PRE_GRP_01 CVR.dwg — v 2.62b

PHASE 1

PHASE 2

MATCHLINE - SEE SHEET 3

BASIN B
HW = 1362.50
BOT = 1360.50
VOL (PROV'D) = 123,502 CF
VOL (REQ'D) = 118,053 CF

6

7

8

9

10

DUMP STATION

OFFICE 1,000S.F.

STATION

FFE 1369.80

WASH

OIL WATER AIR STATION

PROPANE STATION

ENTRANCE
EXIT

SCALE IN FEET
0 50 100

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CERTIFICATE NO.
35584
DAVID M. WEST
09/18/2024
Date Signed
ARIZONA

RV & BOAT STORAGE

GRADING & DRAINAGE PLAN

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ARIZONA811
Call 811 or click Arizona811.com

DATE	DESCRIPTION
09/18/2024	1ST SUBMITTAL

CHECKED BY: DMW

DRAWN BY: MNJ

TITLE:
GRADING & DRAINAGE PLAN

SHEET No.
3 of 3

PROJECT No.
1741

Plotted: 09/18/24 - 4:11 PM, By: mjimenez
File: 1741 | Evergreen | Montgomery Storage_Case Grande\DWG\Preliminary\Working\1741_PRE_GRP_01 CVR.dwg — v 1.0d3

WATER SUPPLY REPORT

PROJECT NAME: MONTGOMERY STORAGE – TSC File No. 1741

DESCRIPTION: There is a ± 1,225 sf office building on a ± 19-acre RV storage site.

LOCATION: SW corner of I-8 & S Montgomery Rd; SE ¼ of Section 7, T7S, R5E, Gila and Salt River Meridian, Pinal County

CONNECTIONS: 2" domestic water service connection

WATER SUPPLY: Arizona Water Company is the water provider in the area. The water supply will be from a proposed onsite groundwater well.

DOMESTIC WATER DEMAND CALCULATIONS:

Design criteria and project demands are based on the Arizona Water Company Specifications and the Arizona Administrative Code. The following design criteria are used to calculate the average daily, maximum daily, and peak hour demands.

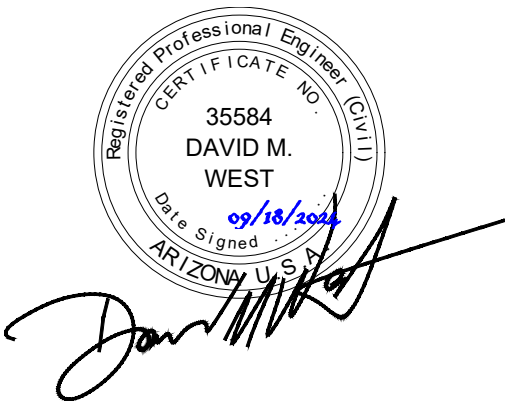
- Office Building (Table 1*) — 20 gal/day/employee
- Average Daily Demand — 20 gal/day
- Max Day Factor** — 2 x Avg Daily Demand
- Peak Hour Factor** — 3 x Avg Daily Demand

Use	Employee Count	Demand (gal/day/ employee)	Avg Daily Demand (gal/day)	Avg Daily Demand (gal/min)	Max Daily Demand (x2) (gal/day)	Max Daily Demand (x2) (gal/min)	Peak Hour Demand (x3) (gal/day)	Peak Hour Demand (x3) (gal/min)
Office Building	1	20	20	.01	40	.03	60	.04

ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR):

There is an existing irrigation well located at the SE corner of the site.

- Well Registration #55-613932
- Well Type: Non-Exempt
- Well Depth: 970 ft
- Water Level Below Surface: 550 ft



*Source: Arizona Administrative Code
**Source: Arizona Water Company Specifications

WASTEWATER MEMO

PROJECT NAME: MONTGOMERY STORAGE – TSC File No. 1741

DESCRIPTION: There is a ± 1,225 sf office building on a ± 19-acre RV storage site.

LOCATION: SW corner of I-8 & S Montgomery Rd; SE ¼ of Section 7, T7S, R5E, Gila and Salt River Meridian, Pinal County

CONNECTIONS: 4" sewer service connection

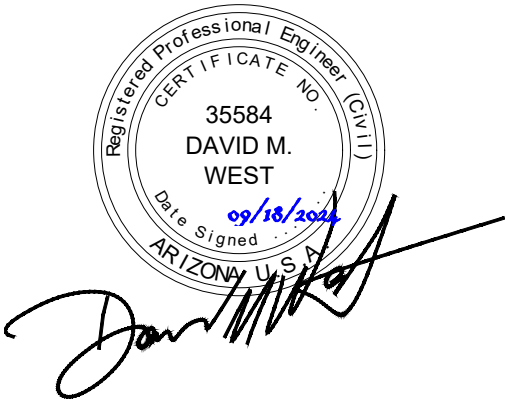
DISPOSAL METHOD: Wastewater disposal will be through a septic tank.

WASTEWATER DEMAND CALCULATIONS:

Design criteria and project demands are based on the Arizona Administrative Code. The following design criteria are used to calculate the daily design flow and design liquid capacity for the septic tank.

- Office Building (Table 1*) — 20 gal/day/employee
- Daily Design Flow — 20 gal/day
- Septic Tank Design Liquid Capacity* — 2.1 x Daily Design Flow

Use	Employee Count	Demand (gal/day/ employee)	Avg Daily Demand (gal/day)	Avg Daily Demand (gal/min)	Design Liquid Capacity (x2.1) (gal/day)	Design Liquid Capacity (x2.1) (gal/min)
Office Building	1	20	20	.01	42	.03



*Source: Arizona Administrative Code

PZ-PA-006-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 5, 2024

TO: CITIZENS ADVISORY COMMITTEE

CASE NO(S): **PZ-PA-006-24 (I-8 AND MONTGOMERY)**

CASE COORDINATOR(s): PATRICK ROBERTS, SENIOR PLANNER

Executive Summary *Pinal County Comprehensive Plan Amendment request by Withey Morris Baugh PLC, to re-designate 121± acres from High Intensity Activity Center to Employment to develop an RV and Boat Storage business and other compatible employment uses, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.*

If this request is approved by the Board of Supervisors:
If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to pursue rezoning of the property to accommodate employment compatible land-uses associated with the site. This may include the 15± acres proposed for RV and Boat Storage, and other compatible uses on the total of the 121± acre site. The Citizens Advisory Committee recommendation shall be added to the staff report and contemplated as this case proceeds to the Planning and Zoning Commission and Board of Supervisors for a final decision.

Staff Recommendation:
Staff offers no recommendation at this time.

LEGAL DESCRIPTION: Situated in section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file)

TAX PARCELS: 511-05-005E & 511-05-014B

APPLICANT/AGENT: Adam Baugh, Withey Morris Baugh, PLC

REQUESTED ACTION & PURPOSE: **PZ-PA-006-24 – PUBLIC HEARING/ACTION:** A Major Comprehensive Plan Amendment request by Montgomery I8 LLC, owner, Withey Morris Baugh PLC, applicant/agent, to re-designate 121± acres from High Intensity Activity Center to Employment for an RV and Boat Storage Business and other compatible employment uses, located 8 miles southwest of Casa Grande, immediately southwest of the I-8 and Montgomery Rd interchange, in unincorporated Pinal County, Supervisor District #4 (Patrick Roberts, Brent Billingsley).

LOCATION: located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SIZE: 121.4± acres

STAFF FINDINGS

PUBLIC COMMENT:

To date, no comments from members of the public have been received by county staff.

PUBLIC PARTICIPATION:

60 Day Review Period:	6/10/2024 to 8/10/2024
Newspaper Publication:	8/14/2024 & 8/15/2024
Site Posting:	8/13/2024
Property Mail-out:	8/20/2024
Web Posting:	8/15/2024

AGENCY REVIEW COMMENTS:

As of time of publication, comments have been received from Arizona Game and Fish Department and Pinal County Open Space and Trails Department. These comments have been included in the packet, and discussed within the case analysis.

WORK SESSION SUMMARY:

Staff has received an application for amendment of 121± acres from High Intensity Activity Center to Employment. Physical aspects of the site under consideration may be found to present challenges with the current land use designation established. Staff is in the process of gathering information from various agencies and county departments for further analysis of this site. Feedback from outside agencies, internal departments and public stakeholders shall be valuable in guiding staff to craft and present policies for future approval.

Two work sessions were held regarding this case with the Planning and Zoning Commission and Board of Supervisors respectively. On July 18th, this case was presented to the Planning and Zoning Commission as a work-session item for the purpose of providing background information to the commission and collecting comments or questions for later research and analysis as the case progresses. Staff discussed the physical conditions on the site as described in this report, and opened for discussion from the commission. The commission identified multiple questions of staff for analysis and consideration which have been incorporated into the report.

PLAN AMENDMENT DISCUSSION:

Background

The Pinal County Comprehensive Plan serves as a foundational blueprint guiding the growth and development of our diverse and rapidly expanding community. In light of recent growth, economic, and environmental trends, land use changes for employment purposes have become essential. This proposed amendment aims to address the evolving needs of our workforce, enhance infrastructure to support businesses, and promote sustainable economic development practices. This amendment addresses the evolving needs of our workforce by re-designating a property, approximately 121± acres in size, from a high intensity activity center to an employment designation. Within this property, 15± acres are specifically intended for RV and boat storage uses.

The proposed amendment specifically targets the transformation of this particular property to optimize it for employment uses while accommodating specialized storage needs. By reassessing and realigning our land use strategies for this site, we aim to improve connectivity and mobility, ensure that there is a suitable location for diverse types of employment, and stimulate economic growth. This focus on converting a high intensity activity center to an employment-focused area, with provisions for RV and boat storage, will not only address immediate challenges but also position Pinal County as a model of forward-thinking economic planning.

Project Proposal

This application is requesting a major amendment to the Pinal County Comprehensive Plan to amend the Land Use Plan for 121.4± acres from **High Intensity Activity Center** to **Employment**. The property is currently zoned General Rural and has retained this designation throughout county history. The applicant is pursuing this amendment to develop a 15± acres RV and Boat Storage facility, and re-designate the remainder of their property toward other employment compatible uses. The property is located immediately south of Highway I-8 and west of Montgomery Rd. The property is located within vicinity to Casa Grande and Eloy in unincorporated Pinal County.

Location and Accessibility

The property is located at the southwest corner of highway I-8 and Montgomery Road in unincorporated Pinal County. The site shares proximity to Casa Grande, lying 8 miles to the city's southeast. Access to the site is proposed from Montgomery Rd to the east of the site, which offers direct access to the highway I-8, Phoenix Bypass Route to the north.

Site Data

This site is currently vacant, with General Rural-GR zoned properties lying to the south, southwest and west for about 2.5 miles, at which point the boundary of the Tohono O'odham Nation begins. The immediate south of the subject site abuts the Greene Wash. To the north of the property lies a diverse land-use mix of residential, commercial, RV parks and manufactured home zonings. To date, these parcels are largely vacant, with the exception of developed Suburban Ranch, Mobile Home and RV Park zoned properties.

Flood Zone

The project is located on vacant land. The site may have been utilized for agricultural uses prior to 1985, given the existence of irrigation trenches around the property perimeter, although no aerial imagery or documents exist for this purpose. The property possesses generally flat topography. Due to immediate proximity to the Greene Wash, the site is impacted by FEMA Flood Zone "A" designations on the entirety of the property and approximately 1,100 feet to the north of the site. The site and a majority of the High Intensity Activity Center land is impacted by this flood zone.

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 I-8 and Montgomery Road project. Notably, the presence of substantial riparian habitat within the project area is identified as a significant concern. This habitat, recognized for its ecological importance, requires stringent protection measures. The emphasis on preserving these

riparian zones aligns with multiple policies within Pinal County's Comprehensive Plan, underscoring the county's commitment to maintaining natural ecosystems amidst development.

Additionally, the department highlights the ecological value of canal and irrigation systems, recommending similar protective measures to those suggested for riparian habitats. 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.

Infrastructure

To the immediate southeast of the property lies the Attesa Motor Sports Complex. This property currently houses the Podium Club Race Track, and is a region identified for future motor-sport focused employment and commercial opportunities as identified under the Attesa Multi-Purpose Community Master Plan (MP-CMP). This master plan was approved under case PZ-007-17 and identifies standards for development of automotive targeted uses with compatible and supporting commercial, industrial and tourism uses. The Attesa Motor Sports complex possesses a land use designation of employment per the Pinal County Comprehensive Plan.

Another factor for consideration is the proximity to Highway I-8. Direct access onto this highway through Montgomery Rd offers ideal access for employment type land uses. This particular highway offers local connectivity to Arizona City, Casa Grande, Eloy and Coolidge. The access to I-8 may also aid in facilitating interstate commerce associated with potential future employment uses on this site.

Land Suitability and Constraints

The property has remained vacant throughout recent history, and is located in a relatively remote portion of the county. The Arizona Game and Fish Environmental Review Tool was utilized to note environmentally sensitive areas on the property. No areas identified as critical habitats were indicated on the property, however, a notable area of the property possesses riparian areas and open space corridor delineations in conjunction with proximity to the Greene Wash. While further analysis will be required, additional mitigation efforts from the applicant may be requested to minimize impact to these riparian areas.

STAFF ANALYSIS:

The subject project, I-8 and Montgomery major comprehensive plan amendment, 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. 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, 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 to incorporate the RV and Boat Storage use does not align with the targeted goals of the High Intensity Activity Center. Primarily, the identified site lies partially within the Core and Core-Periphery zones, 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 re-designation of the property from a High Intensity Activity Center to Employment offers a more pragmatic and sustainable approach to land use, considering the site's unique environmental constraints. While High Intensity Activity Centers demand extensive infrastructure and are better suited to locations free from significant flood hazards, the Employment designation aligns with the site's existing conditions. This category allows for the development of land uses that are less sensitive to the site's floodplain limitations and better suited to the existing infrastructure. By focusing on employment-driven uses such as RV and boat storage, the proposed amendment not only addresses the immediate needs of the community but also enhances the long-term viability of the area by fostering economic growth without the undue risks associated with high-density developments. This strategic pivot ensures that the property contributes meaningfully to the local economy while respecting the environmental realities of the region.

Furthermore, the site's proximity to key transportation routes, such as Interstate 8, enhances its suitability for employment uses. The direct access to the highway facilitates the movement of goods and services, making the site attractive to businesses that rely on efficient logistics. This connectivity also supports the broader economic goals of the county by promoting regional commerce and attracting investment from industries that value easy access to major transportation corridors.

From a contrasting perspective, it is important to consider the potential challenges posed by the site's floodplain designation. While the Employment land use category mitigates some risks associated with high-density development, the site's vulnerability to flooding remains a concern. The floodplain could limit the viability of certain employment uses that are more sensitive to water damage, potentially restricting the full range of economic activities envisioned under this designation. Moreover, any development on this site would need to incorporate robust flood mitigation measures, which could increase project costs and complicate the development process.

The transition from a High Intensity Activity Center to an Employment designation reflects a more appropriate and timely development strategy for this site. High Intensity Activity Centers are typically associated with long-term development horizons, requiring substantial infrastructure investments and population growth to support dense, mixed-use environments. Given the site's current conditions and environmental constraints, such as its location within a FEMA Flood Zone "A," the realization of high-intensity uses would be significantly delayed, if achievable at all. In contrast, the Employment category enables more immediate and feasible development opportunities that align with the existing infrastructure and market demands. This designation allows for a phased approach to development, beginning with uses like RV and boat storage, which can be established in the near term, while still preserving the potential for further employment-related growth as the area continues to evolve. This approach ensures that the site can contribute to the local economy sooner, without the prolonged uncertainty associated with high-intensity development.

From a contrasting perspective, it is important to consider the potential challenges posed by the site's floodplain designation. While the Employment land use category mitigates some risks associated with high-density development, the site's vulnerability to flooding remains a concern. The floodplain could limit the viability of certain employment uses that are more sensitive to water damage, potentially restricting the full range of economic activities envisioned under this designation. Moreover, any development on this site would need to incorporate robust flood mitigation measures, which could increase project costs and complicate the development process.

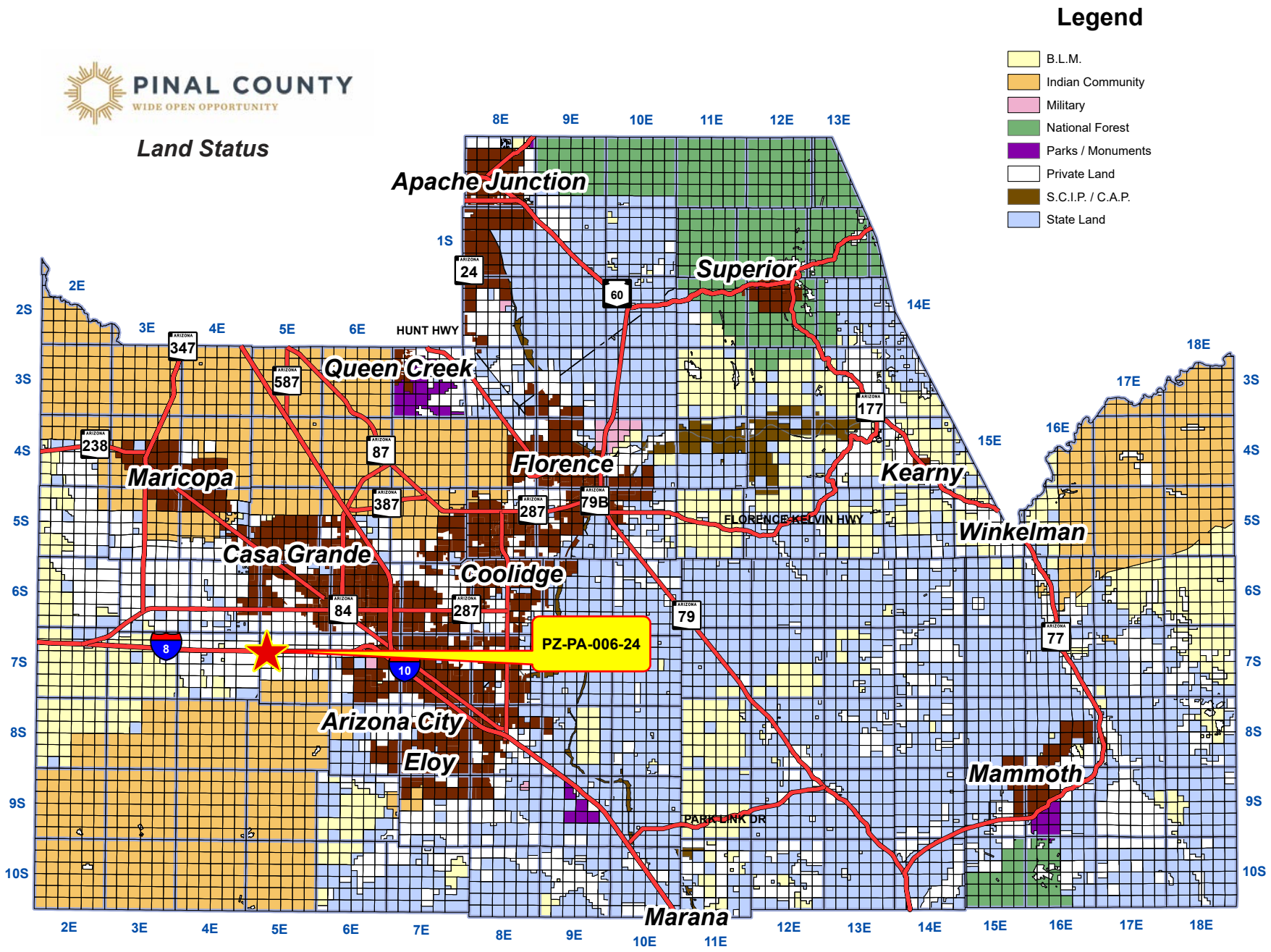
In conclusion, the re-designation of this property from a High Intensity Activity Center to Employment is a well-considered adjustment that addresses the site's environmental challenges while unlocking its economic potential. The focus on employment uses that are less vulnerable to flood risks, combined with the site's strategic location, positions it as a valuable asset for Pinal County's future growth. However, careful attention must be given to flood mitigation and the potential impacts of retaining non-contiguous high-density areas to ensure that the amendment fulfills its intended purpose without introducing new challenges.

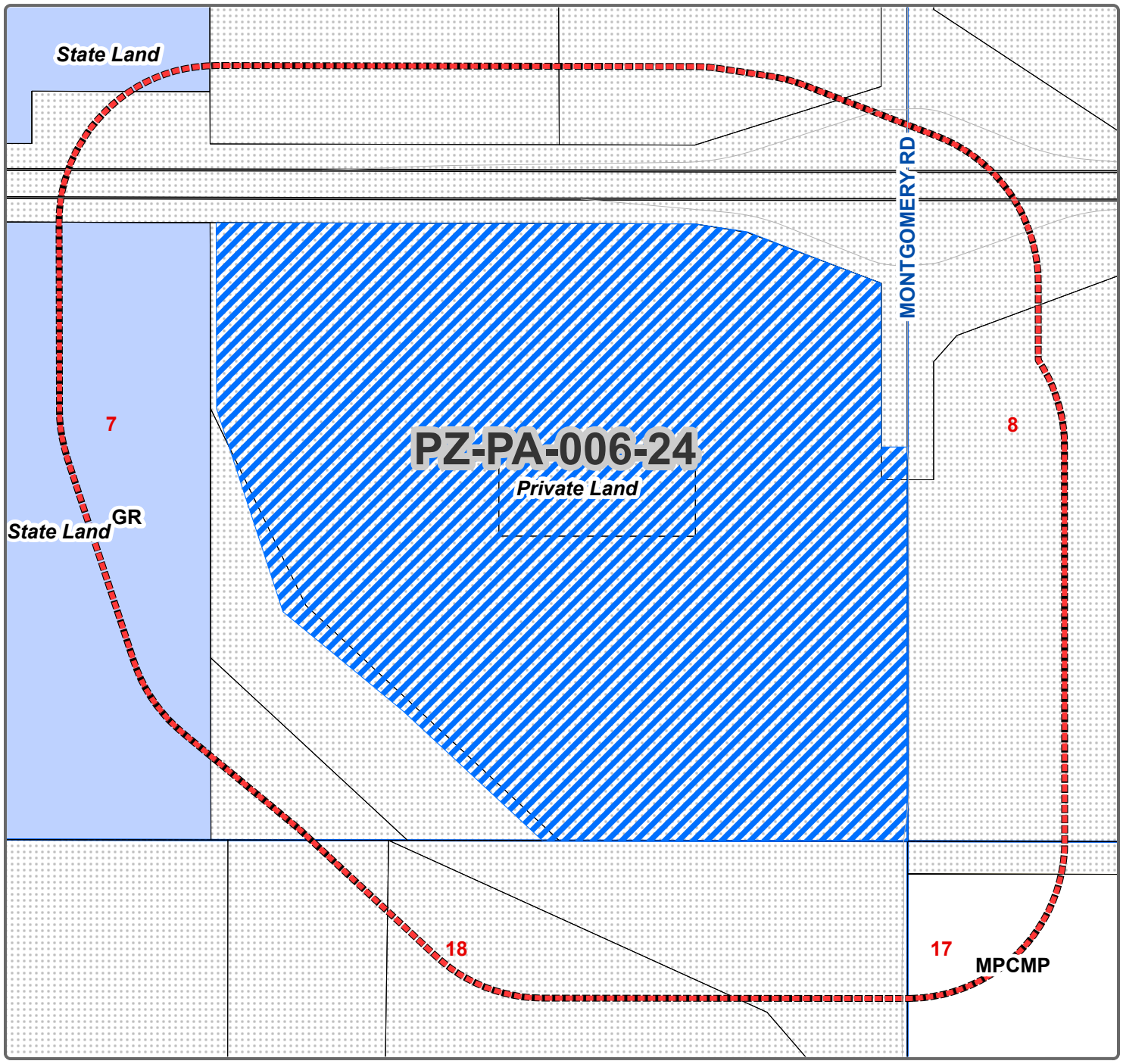
After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff currently offers **no recommendation** for the land use change at this location at this time for the following key reasons:

1. Alternate development for a High Intensity Activity Center may be unsustainable in this location due to the existing flood zone.
2. The property has direct access to the I-8 corridor.
3. The proposal introduces concerns regarding the applicability of the remaining High Intensity Activity Center designation. Creating an Employment island within the designation may render the peripheral parcels unusable due to requirements of High Intensity Activity Centers. Staff had previously recommended incorporating the surrounding properties into this amendment, but the owners of these properties did not enter into the amendment.
4. Employment development in this region may be a long-term initiative. Staff notes concern that High Intensity Activity Centers may develop sooner than employment in this area due to existing residences to the north, despite long-term visions for either alternative.

Should the Citizen Advisory Committee find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff will recommend that the Citizen Advisory Committee forward **PZ-PA-006-24**, to the Planning and Zoning Commission with a favorable recommendation. If the Citizen Advisory Committee cannot find all of the factors listed above grounds for approval, then staff recommends that the Citizen Advisory Committee forward this case to the Planning and Zoning Commission with recommendation of denial.

Date Prepared: 08/22/24 PR


PINAL COUNTY
WIDE OPEN OPPORTUNITY
Land Status
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
PZ-PA-006-24
1S
2S
3S
4S
5S
6S
7S
8S
9S
10S
2E
3E
4E
5E
6E
7E
8E
9E
10E
11E
12E
13E
14E
15E
16E
17E
18E



Community Development

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery I8 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

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

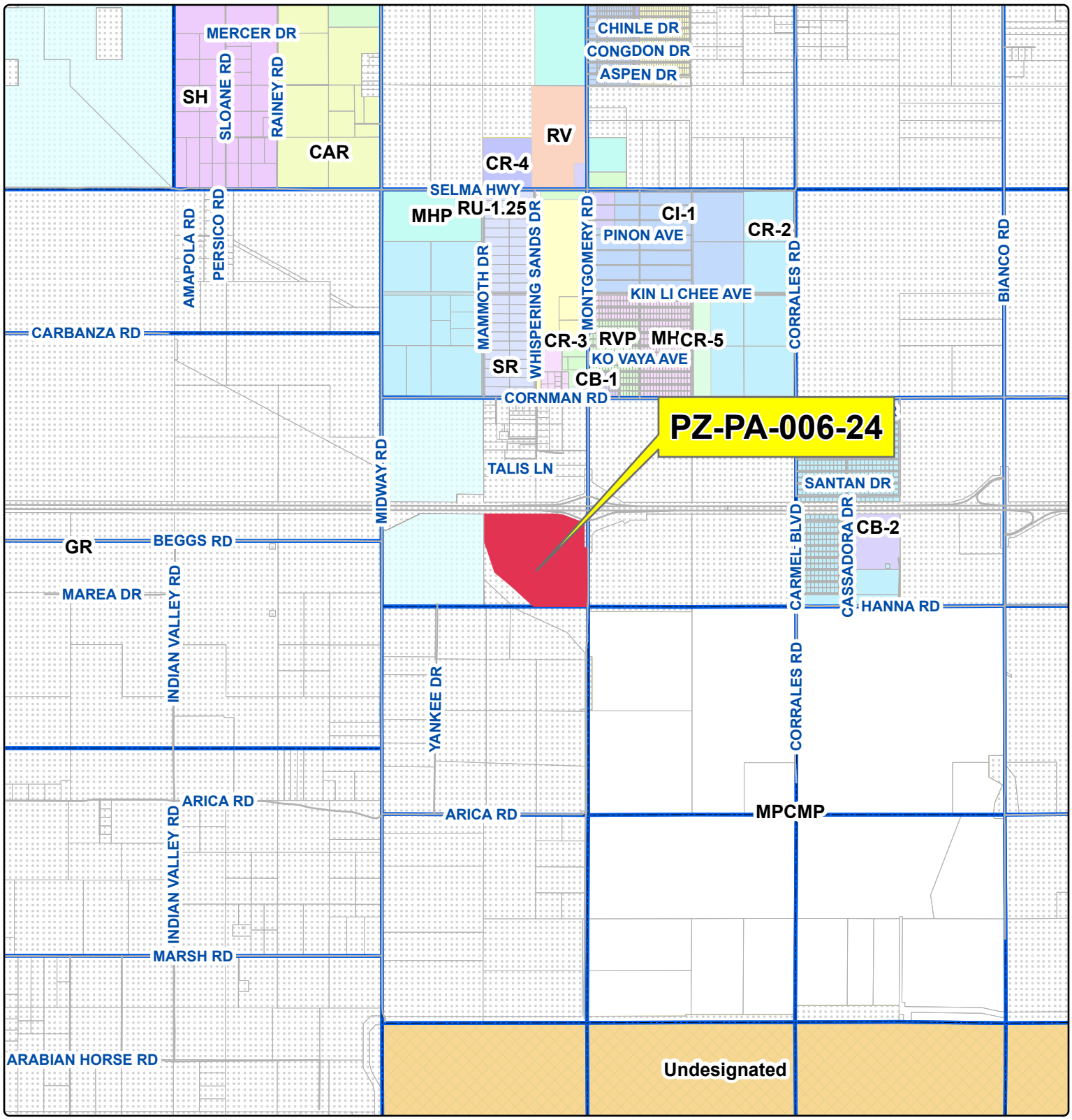
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SEC 07, TWN 07S, RNG 05E

Sheet No. 1 of 1

Owner/Applicant: BRUCE GALLOWAY – MONTGOMERY I8 LLC			
Drawn By: GIS / IT /RWH			Date: 08/14/2024
Section 07	Township 07S	Range 05E	
Case Number: PZ-PA-006-24			



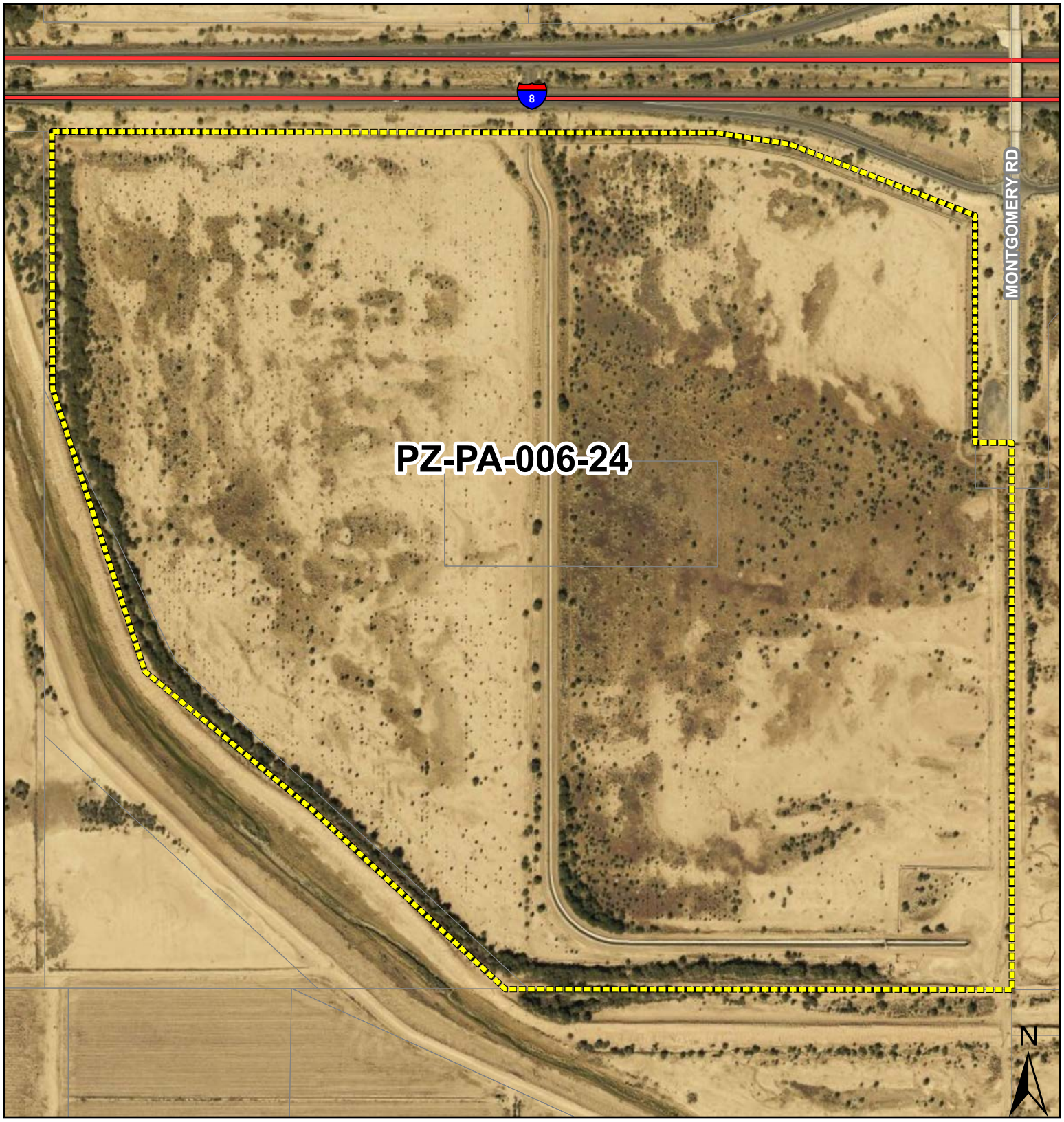
Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated Pinal County.

SEC 07, TWN 07S, RNG 05E

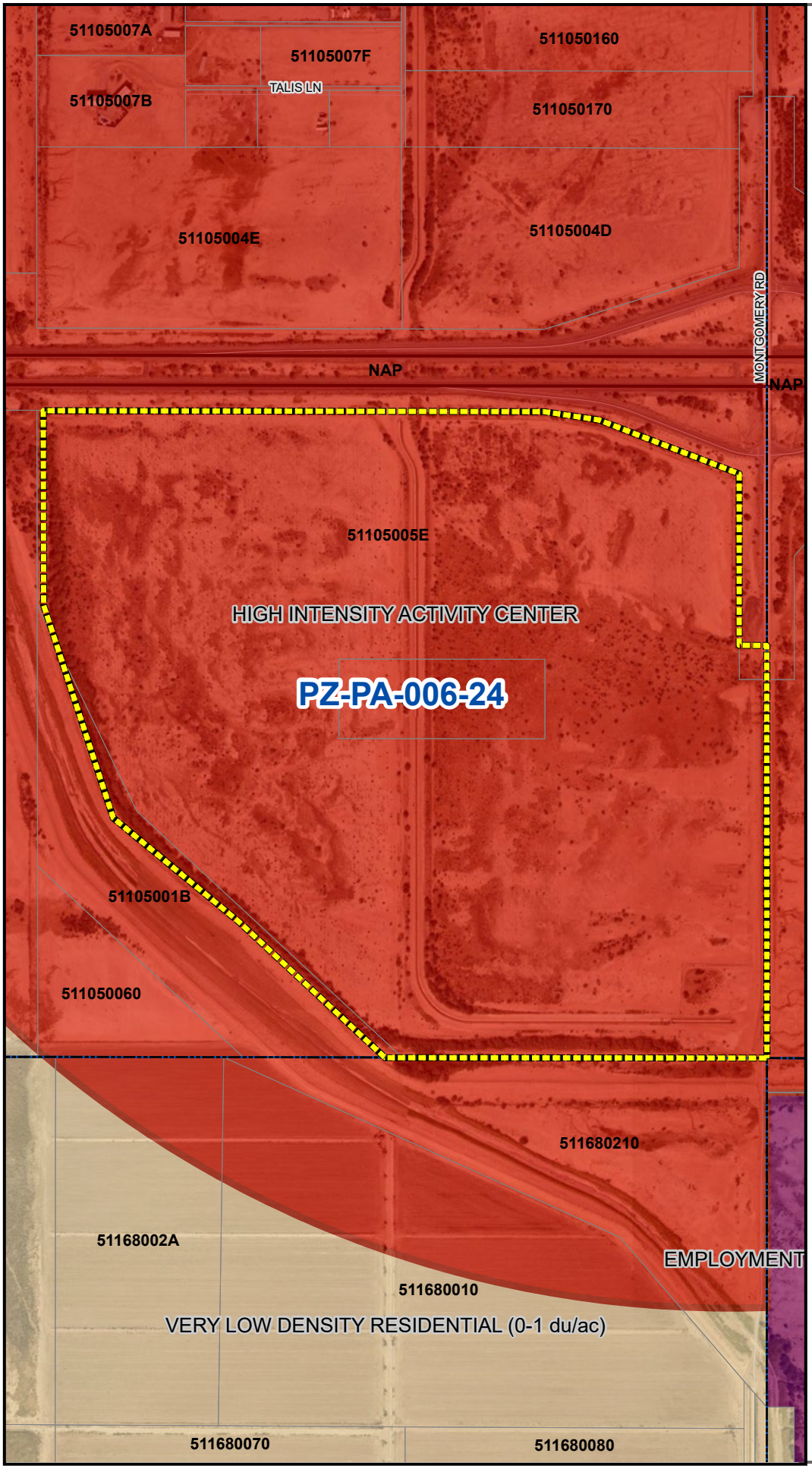
Sheet No. 1 of 1	Owner/Applicant: BRUCE GALLOWAY – MONTGOMERY I8 LLC		
	Drawn By: GIS / IT / RWH		Date: 08/14/2024
	Section 07	Township 07S	Range 05E
	Case Number: PZ-PA-006-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-006-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

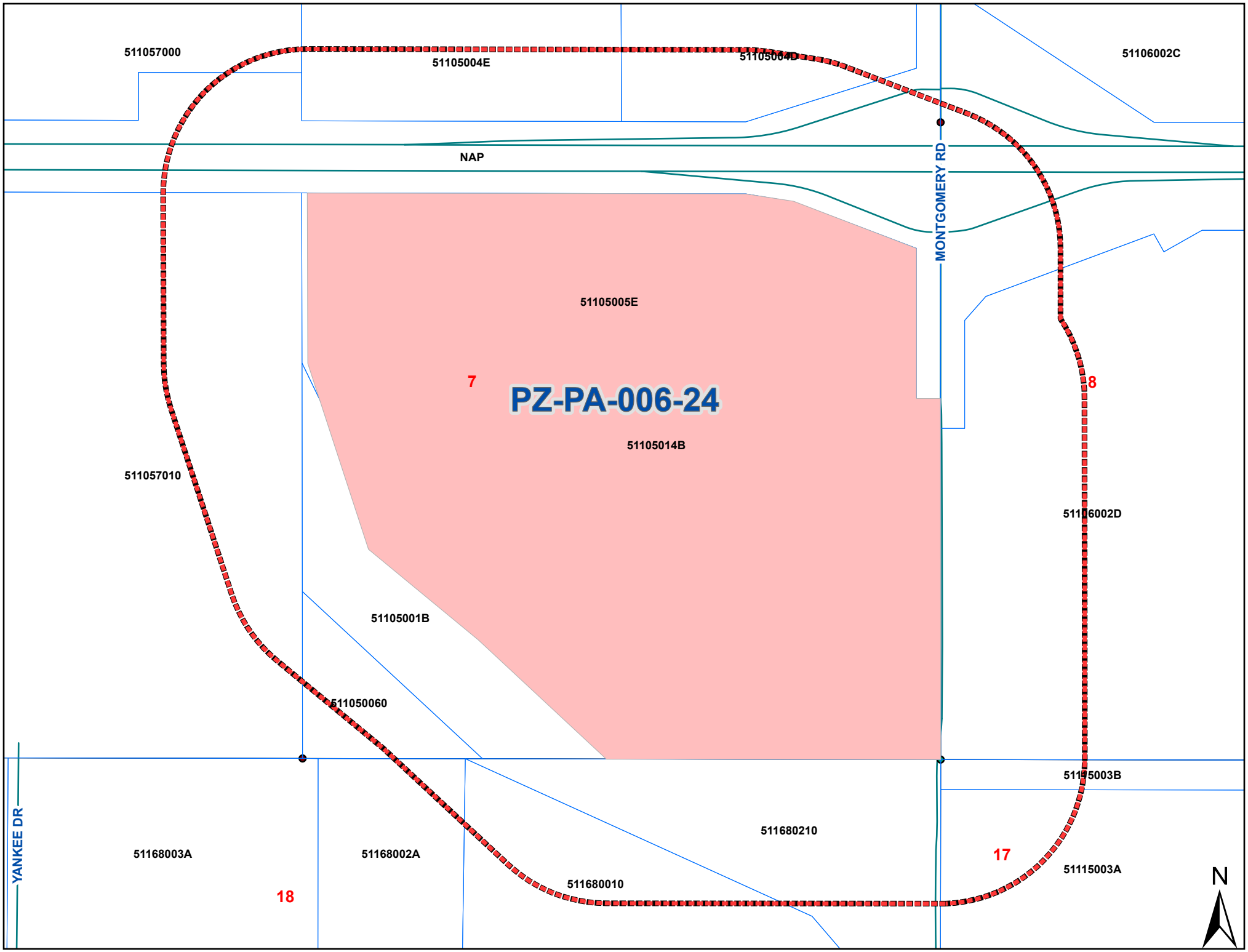
PZ-PA-006-24

FROM:

HIGH INTENSITY ACTIVITY CENTER

TO:

EMPLOYMENT


511057000
51105004E
51105004D
51106002C
NAP
MONTGOMERY RD
51105005E
7
PZ-PA-006-24
51105014B
8
511057010
51106002D
51105001B
511050060
51115003B
YANKEE DR
511680210
51168003A
51168002A
17
51115003A
511680010
18
N

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

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

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

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

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

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

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

C. Public meeting with the Citizens Advisory Committee.

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

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

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

COMMUNITY DEVELOPMENT
Planning Division

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

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

1. The legal description of the property: See attached

2. Parcel Number(s): All or portions of: 51105005E; 51105014B; 511680210; 51128007A; 51128007C; 51168002A; 51168003A; 51057010; 51105001B; 511050060 Total Acreage: 350 +/- 250 acres

3. Current Land Use Designation: Moderate Intensity Mixed Use; Industrial; Residential High Intensity Activity Center

4. Requested Land Use Designation: Public Facilities/Services Employment

5. Date of Concept Review: February 27, 2024 July 24, 2023 Concept Review Number: Z-PA-008-24 Z-PA-106-23

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

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

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

Bruce C Galloway c/o	271 Winslow Way East Unit 10727 Bainbridge, WA 98110	206-790-9986
Name of Landowner (Applicant)	Address	Phone Number

[signature]	bruce@evergreeninvestco.com
Signature of Landowner (Applicant)	E-Mail Address

Withey Morris Baugh, PLC	2525 E. Arizona Circle PHX, AZ A-212 85016	602-230-0600
Name of Agent	Address	Phone Number

[signature]	Hannah@withmorrislaw.com
Signature of Agent	E-Mail Address

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

AGENCY AUTHORIZATION

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

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

MONTGOMERY I8 LLC
_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 121 acres located at Southwest corner of I-8 and Montgomery Rd, and further identified

[Insert Address of Property]

as assessor parcel number 51105014B; 51105005E and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

Owner hereby appoints Withey Morris Baugh, PLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

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

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

Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

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

My commission expires_____

_____ _____
Printed Name of Notary Signature of Notary Public

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

Montgomery I-8 LLC
[Insert Company or Trustee's Name]

Elizabeth A Robie
Notary Public
State of Washington
My Appointment Expires 10/8/2025
Commission Number 21034077

By: _____
[Signature of Authorized Officer or Trustee]

Its: Member
[Insert Title]

Dated: May 3, 2024

STATE OF Washington)
) ss.
COUNTY OF Kitsap)

The foregoing instrument was acknowledged before me, this 3rd day of May, 2024, by Bruce C Gallion *[Insert Signor's Name]* Member *[Insert Title]* of Montgomery I-8 LLC *[Insert Name of Company or Trust]*, an Arizona *[Insert State of Incorporation, if applicable]*

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

_____
Notary Public

My commission expires: 10/8/2025

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

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

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

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

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

I-8 & Montgomery Rd

Major Comprehensive Plan Amendment Narrative

Case No. _____

1st Submittal: May 30, 2024

WITHEY
MORRIS
BAUGH

Development Team

Developer:
Evergreen Investment Company, LLC
Bruce Galloway
271 Winslow Way E., Unit 10727
Bainbridge Island, WA 98110

Legal Representative:
Withey Morris Baugh PLC
Attorney: Adam Baugh
Land Use Planner: Hannah Bleam, AICP
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

TABLE OF CONTENTS

A. INTRODUCTION 4
B. LOCATION AND SITE CONDITIONS 4
C. COMPREHENSIVE PLAN AND ZONING 4
D. REQUEST 4
E. PROJECT OVERVIEW 5
F. COMPREHENSIVE PLAN AMENDMENT CRITERIA 7
G. SUMMARY 11

LIST OF EXHIBITS

AERIAL CONTEXT MAP ..... A
EXISTING COMPREHENSIVE PLAN MAP ..... B
EXISTING ZONING MAP C
PROPOSED COMPREHENSIVE PLAN MAP ..... D
COMPREHENSIVE PLAN COMPLIANCE CHECKLIST ..... E

A. Introduction

On behalf of Evergreen Investment Company, LLC (the "Applicant"), this application is a request for a major comprehensive plan amendment for approximately +/- 250 acres located at the southwest corner of Interstate 8 and Montgomery Road, and otherwise commonly known as all or portions of the following Pinal County Assessor's Parcel Numbers (APNs) 51105005E; 51105014B; 511680210; 511680010; 51168002A; 51168003A; 511057010; 51105001B; and 511050060 (the "Property"). See **Exhibit A, Aerial Map**.

The request will modify the existing comprehensive plan designation from High Intensity Activity Center to Employment. In addition, this proposal will run concurrently with a rezoning request from GR (General Rural) to I-2 (Light Industrial and Warehouse) to allow a recreational vehicle and boat storage facility on 15 acres of the Property.

B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is approximately 11 miles southwest of Casa Grande. The Property is approximately 250 acres and is currently undeveloped. In addition, almost all the Property is within a major Zone A floodplain area, also known as Greene Wash watershed. The proposed land use designation is appropriate adjacent to this floodplain area, as other uses such as residential and commercial may not be viable.

The Property is bordered to the north by the Interstate 8. To the west, south, and east includes undeveloped and/or agricultural land that is zoned General Rural (GR).

C. Comprehensive Plan and Zoning

The Property has a Comprehensive Plan land use designation of High Intensity Activity Center. **See Exhibit B, Comprehensive Plan Map.** The Property is zoned GR. **See Exhibit C, Zoning Map.**

D. Request

Evergreen requests to amend the existing comprehensive plan designation from High Intensity Activity Center to Employment. See **Exhibit D, Proposed Comprehensive Plan Map**. This amendment will allow uses that are more viable on the Property given the significant floodplain on much of the site. The High Intensity Activity Center encourages a mix of uses, with an emphasis on commercial and residential uses. However, the floodplain would impede these uses from occurring due to the real risk of flooding. Therefore, Employment uses would be more appropriate where it can be mitigated adjacent to the floodplain area. In addition, located at the

southeast of the Property there is an existing land use designation of Employment. This would be a continuation of that existing land use designation.

The Employment designation as noted in the Pinal County Comprehensive Plan "as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution."

E. Project Overview

Per staff's direction, the comprehensive plan amendment will encompass approximately 250 acres. However, Evergreen will run a concurrent rezoning application that will develop a recreational vehicle and boat storage facility on 15 acres of the Property. The nature of this use allows a viable use of the land without worrying about the negative impacts of a floodplain that would otherwise exist if building structures were built.

I. Relationship to Immediate Surroundings

The proposed development will have a positive impact on the surrounding area. This development activates an underutilized parcel with an appropriate use adjacent to a major freeway, Interstate 8, that connects to and from several outdoor recreational opportunities. RV/boat storage makes sense next to a freeway and significant floodplain area. In addition, there is no development surrounding the Property and it will be appropriately screened for any future development that occurs around the site. The Property has long been vacant, and this development will promote growth in this area.

II. Site Circulation and Traffic Impact

The project will be accessed via Montgomery Road, from Interstate 8. The applicant will improve the Montgomery Road for the site. In addition, the RV/boat storage will have very little traffic as this is not a use that is regularly visited.

III. Utility and Public Services

The Project does not anticipate the need for any improvements of services that would be paid for by the public. The list below identifies the utilities and services applicable to the Property:

Type of Utility / Service	Provider	Contact
Water Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351

		602.240.6860 mail@AZwater.com
Wastewater Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Electrical Services	SPR	SRP Customer Correspondence Customer Communications Services, PAB277 P.O. Box 52025 Phoenix, AZ 85072-2025 bizcenter@srpnet.com (602) 236-0777
Gas Services	Southwest Gas Corporation	Southwest Gas Corporation 1600 E. Northern Avenue Phoenix, AZ 85020-3982
Telecommunications	Cox, Century Link, and Media Com	PO Box 53249 Phoenix, AZ 85072-3249 1-866-272-5777
Police	Pinal County Sheriff's Office	971 N Jason Lopez Circle Building C PO Box 867 Florence, AZ 85132 520-866-5111
Fire	Rural Metro	8465 N. Pima Road Scottsdale, AZ 85258 RuralMetroFire@gmr.net 800.624.5835

Schools	Casa Grande Elementary School District #4 Casa Grande Union High School District #82	Casa Grande Elementary School District #4 220 W. Kortsen Road Casa Grande, Arizona 85122 (520) 836-2111 Casa Grande Union High School District #82 1362 N. Casa Grande Avenue Casa Grande, Arizona 85122

F. Comprehensive Plan Amendment Criteria

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

PART ONE: Consistency with Pinal County's Vision Components

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

The proposal is consistent with the Sense of Community vision component of the Comprehensive Plan. The proposal creates opportunities for employment to help balance the surrounding uses in a meaningful way. The Employment Designation encourages uses while also being cognizant of the significant development challenges adjacent to the Zone A floodplain area. This designation will not take away gathering places but will make the remaining High Activity Center areas more desirable.

In addition, the following are the goals and objectives that are met within this vision element:

> **3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.**
>
> The Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8, a major transportation corridor, further supports this goal.

3.1.1 Objective: Promote diverse employment opportunities near population base.

The Property is located 11 miles from Casa Grande and will promote a range of employment opportunities.

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

The proposal is consistent with the Mobility and Connectivity vision component. The development will improve Montgomery Road which can encourage future development to the south and west of the rezoning site. In addition, the site is currently underutilized, and the Employment designation is a prime use adjacent to the Interstate 8.

In addition, the following are the goal is met within this vision element:

4.1 Goal: Improve County and regional mobility.

The Property is located off the Interstate 8 which is a major transportation corridor in Arizona. The new designation will enhance the roadways adjacent to the Interstate, such as Montgomery Road, to further improve the mobility within Pinal County.

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

The proposal is consistent with the Economic Sustainability vision component. The amendment to the Employment designation will provide land adjacent to the Interstate 8 that is prime for industrial, and employment uses. This will continue to grow Pinal County and encourage development in this area.

In addition, the following are the goals and objectives that are met within this vision element:

5.1 Goal: Create more employment opportunities in Pinal County.

5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

As noted, the Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8 and near Casa Grande further supports these goals and objectives.

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

The proposal is consistent with the Open Spaces and Places vision. The proposal is within a significant floodplain area and will be sensitive to development within and adjacent to the floodplain.

In addition, the following are the goals and objectives that are met within this vision element:

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

6.1.2 Objective: Preserve, protect, or conserve the existing natural drainage system.

The Property is located adjacent to the Greene Wash Watershed, which is a significant natural drainage system. The proposal is for development to occur on areas that are not impacted impact the drainage systems. This sensitive development also protects natural spaces and resources.

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

The proposal is consistent with the Environmental Stewardship vision component as the proposed development is very low energy uses and will have little impact to the surrounding natural area.

In addition, the following are the goals and objectives that are met within this vision element:

7.1 Goal: Environmental stewardship is part of all decisions made and Pinal County has become a model for sustainability, with environmentally sensitive County codes, policies, and ordinances.

As noted, the Proposal will develop a very low energy and water use that will incorporate appropriate environmentally sensitive elements in its development.

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

The proposal is consistent with the Healthy, Happy Residents vision components. While the project is not proposing residential uses, the Project does not adversely impact residents' access to homes and makes nearby residentially zoned land more appealing with employment opportunities near potential homes.

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

The proposal will have little impact on access to educational opportunities at any level, but can provide employment and other workforce learning opportunities with the Employment designation.

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

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

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from High Intensity Activity Center to Employment.

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

The proposal is currently within the High Intensity Activity Center, which are the most intense development centers within the Comprehensive Plan and encourage large commercial, employment, and high density residential. The Property is a quarter section of the high intensity activity area which we are requesting to amend to Employment. This quarter is within the floodplain area, which is why it is more appropriate for Employment. Intense residential, commercial/entertainment development is not viable within a major floodplain, which is the key reason for our request. The area north of the I-8 and east of Montgomery Road will remain within the High Intensity Activity Center designation, as seen in Exhibit D.

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

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from High Intensity Activity Center to Employment.

4. **Quality Employment Opportunities County-Wide**

The proposed amendment will create a desirable place for employment in a prime location off the Interstate 8.

5. **Viable Agriculture, Equestrian and Rural Lifestyle**

The proposed Project will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. In addition, there is land surrounding the Property that will remain as rural land.

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

The proposed Project will be consistent with the Trails and Open Space concept. The proposed Project will not impact any existing trails or open space areas, and is sensitive to the Greene Wash.

7. **Natural and Cultural Resource Conservation**

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

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

The proposed Project would be consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. The Project would not require any new public facilities or infrastructure. The Project would not require any new public facilities, services, or infrastructure.

G. Summary

The location of employment off Interstate 8 and near Casa Grande is critical for continued growth in this area. The current Comprehensive Plan designation is not possible with the significant floodplain area on the Property. However, an Employment designation is appropriate and viable on this site, and may encourage other development within the area.

Exhibit A

Aerial Map

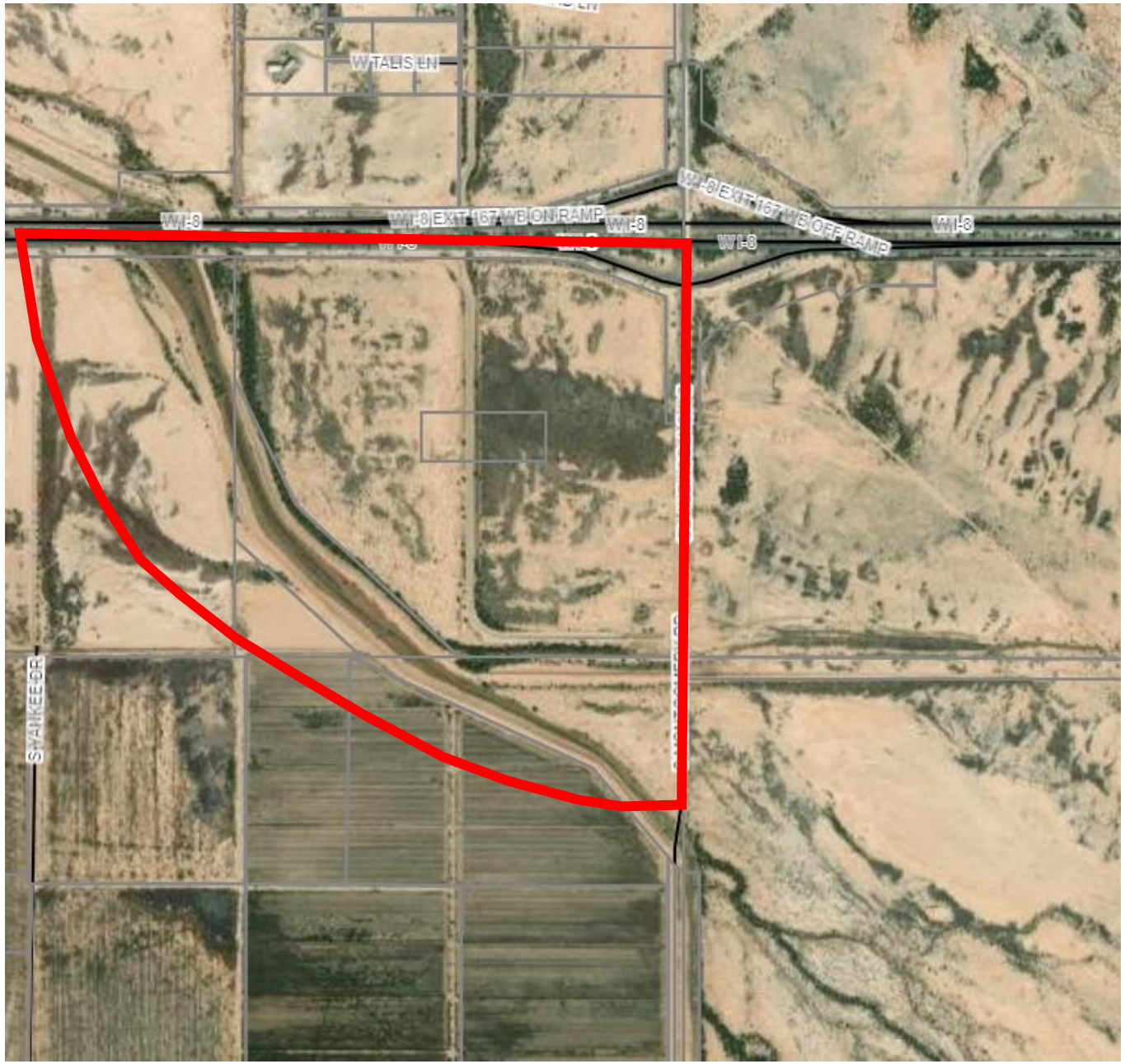

W TALIS LN
WI-8
WI-8 EXIT 167 WB ON RAMP
WI-8
WI-8 EXIT 167 WB OFF RAMP
WI-8
SYAHKEE DR

Exhibit B

EXISTING COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT

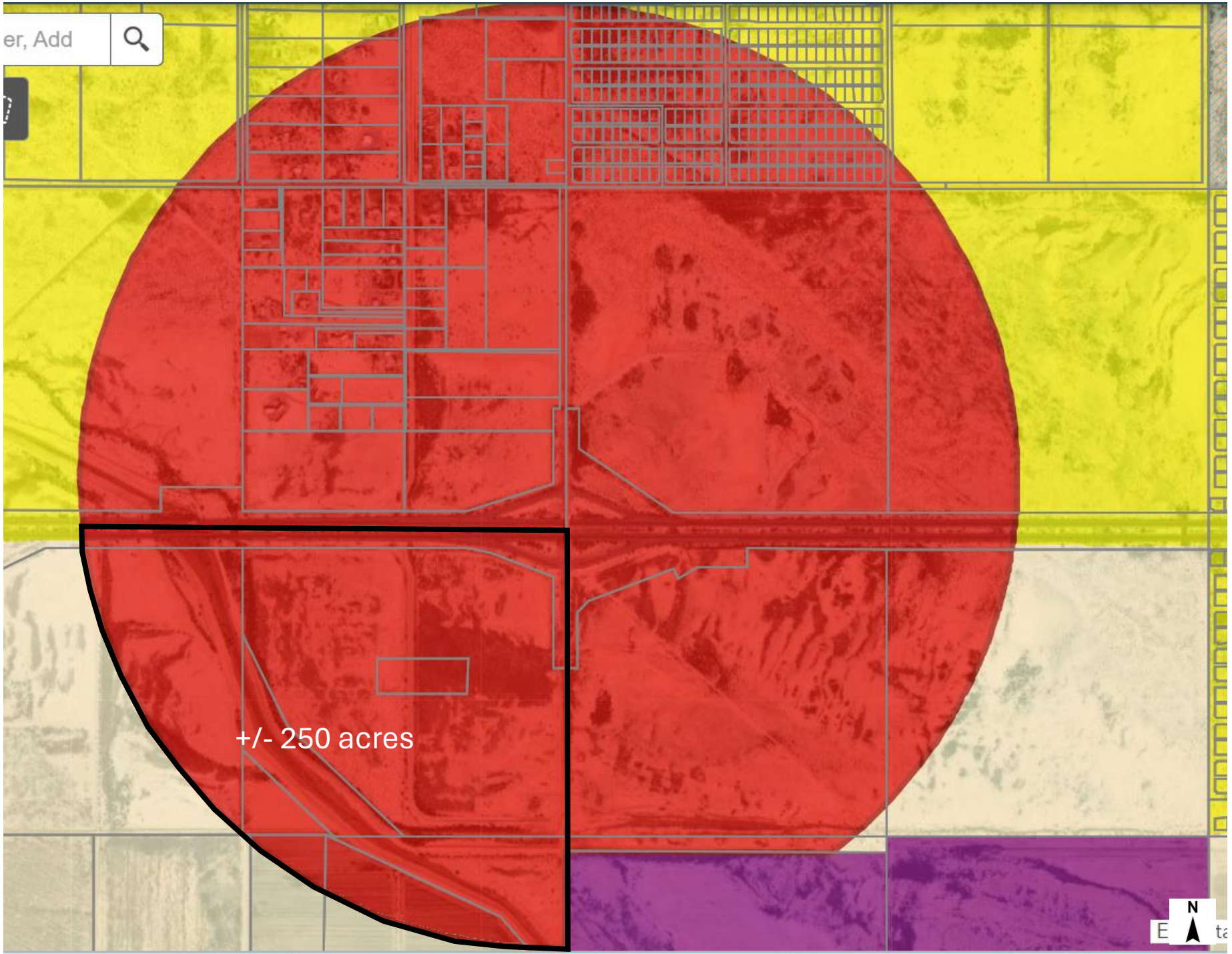


Exhibit C

Zoning Map

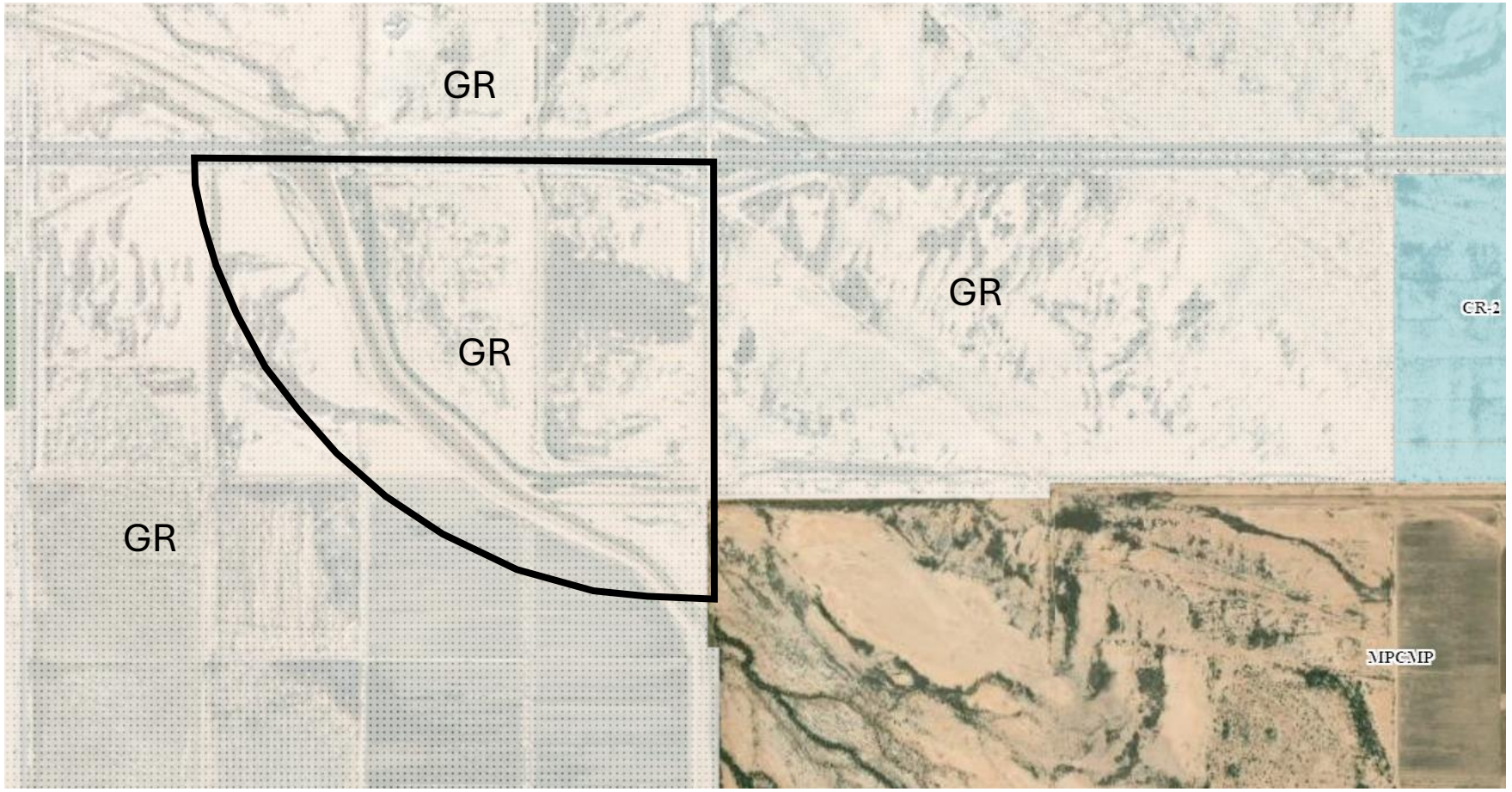


Exhibit D

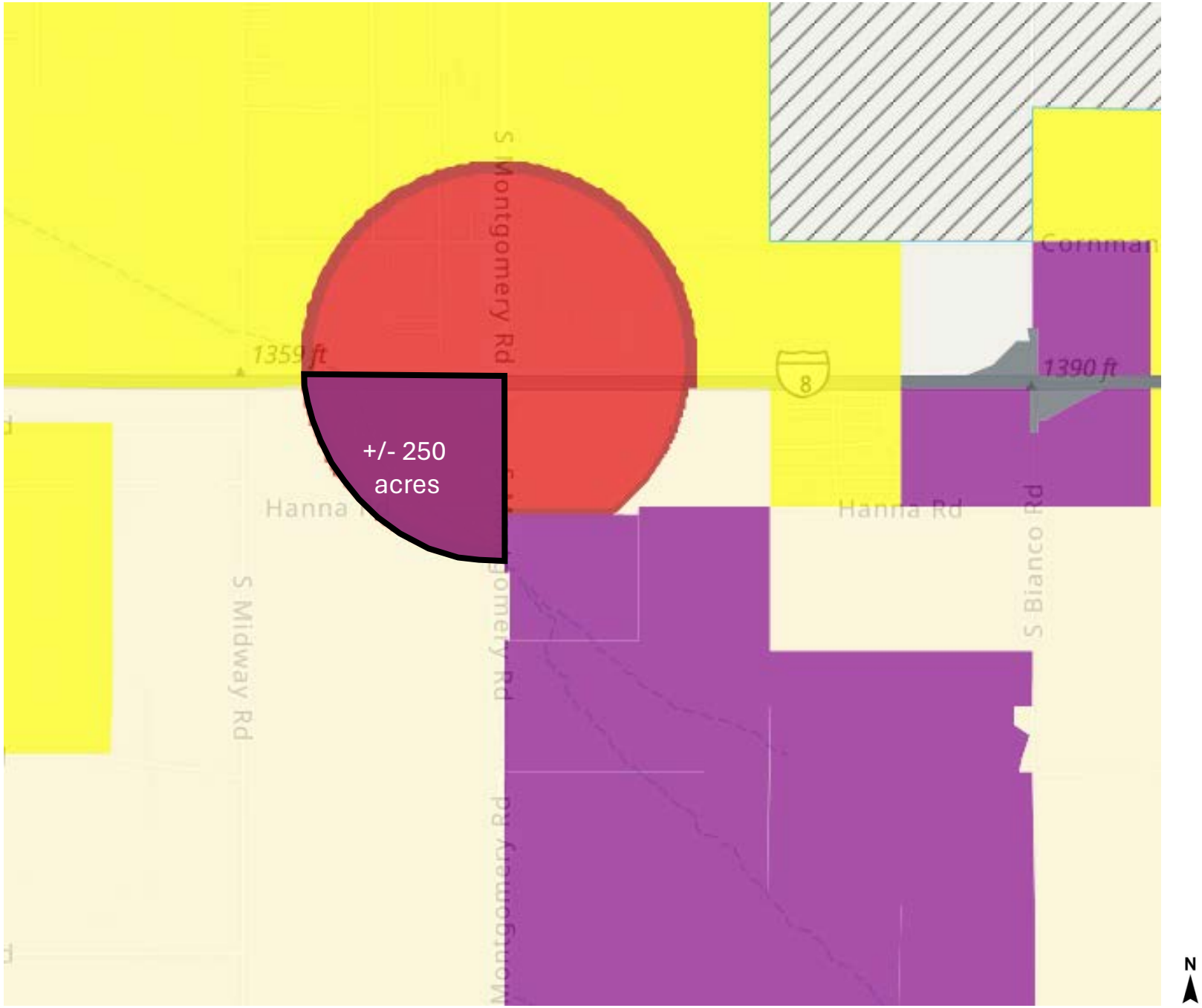
PROPOSED COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



PROPOSED COMP PLAN

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT

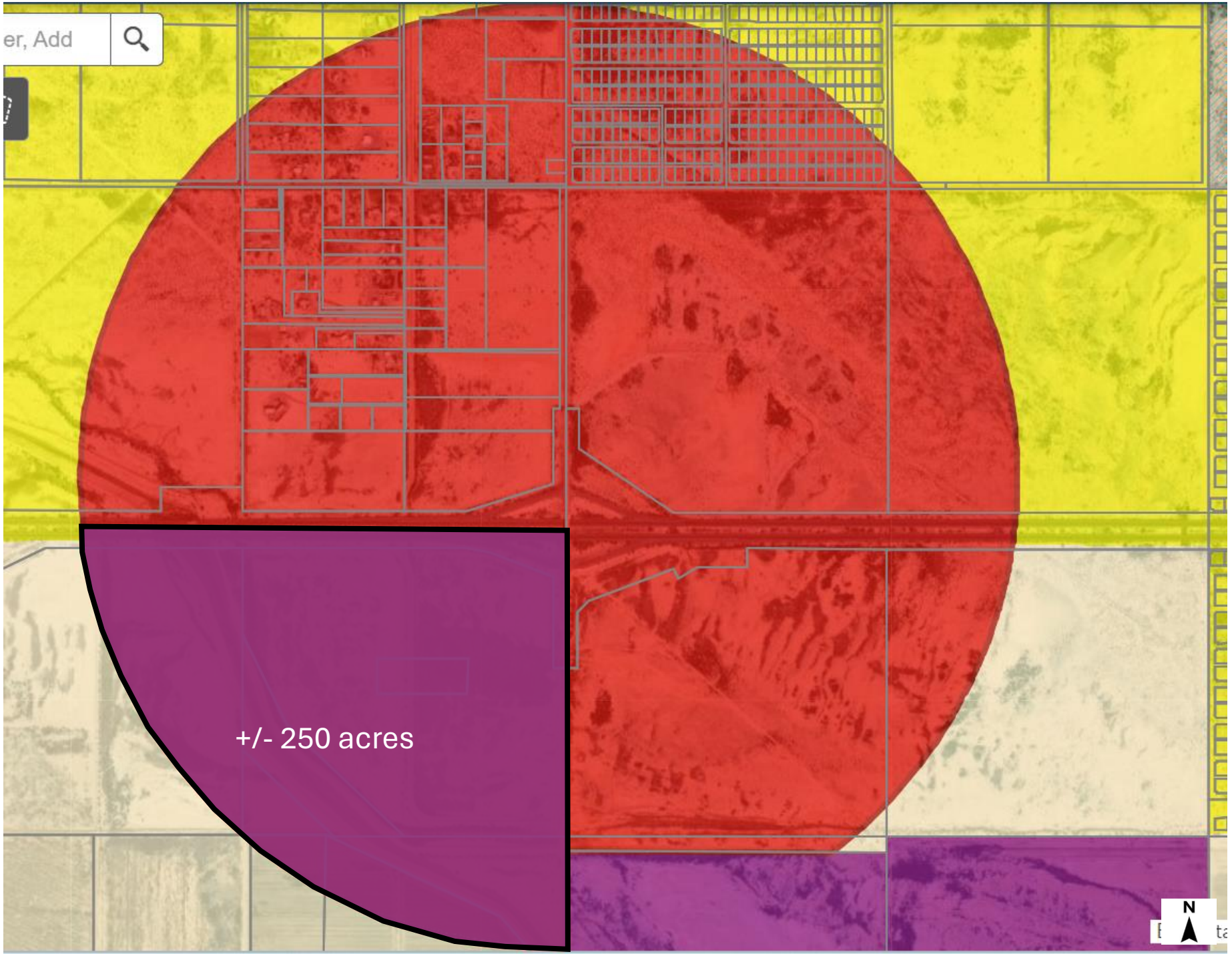


Exhibit E

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

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

Intent:

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

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

Determination:

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

Organization:

The Compliance Checklist focuses on two major components:

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

How Is the Checklist Used?

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

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

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

Who Should Use the Checklist?

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

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

PART ONE

Consistency with Pinal County's Vision Components

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

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

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

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____

_____

_____

_____

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

The proposal:

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

Please explain:

_____
_____
_____
_____

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

The proposal:

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

Please explain:

_____
_____
_____
_____

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

The proposal:

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

Please explain:

_____

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_____

_____

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

The proposal:

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

Please explain:

_____

_____

_____

_____

PART TWO

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

Consistency with the Land Use Designation shown on the graphics

The project land uses:

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

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

See narrative.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☑ Are not shown within a Mixed Use Activity Center

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

See narrative.

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

See narrative.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

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

Quality Employment Opportunities County-wide

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

The proposal:

☑ Is consistent with the Economic Development element

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

Please explain:

Viable Agriculture, Equestrian and Rural Lifestyle

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

The proposal:

☑ Clusters development to protect open space and agriculture

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

Please explain:

_____

_____

_____

_____

System of Connected Trails and Preservation of Open Space

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

The proposal:

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

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

Please explain:

_____

_____

_____

_____

Natural and Cultural Resource Conservation

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

The proposal:

☑ Address environmentally sensitive areas it may impact.

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

Please explain:

_____

_____

_____

_____

Water Resources, Public Facilities/Services, and Infrastructure Support

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

The proposal:

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

Please explain:

_____

_____

_____

_____

Mailed Notice

WITHEY MORRIS BAUGH

March 20, 2024

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents Evergreen Investment Company LLC ("Evergreen") regarding +/-15 acres of land located at the southwest corner of Interstate 8 and Montgomery Road, in unincorporated Pinal County, in a portion of the larger APN 511-05-005E (the "Property"), as shown on the enclosed map. The site is currently zoned GR (General Rural) and is undeveloped. The purpose of this letter is to introduce ourselves and let you know about our intended development proposal.

Due to the location along the Interstate 8, Evergreen proposes to develop a recreational vehicle and boat storage facility at this location. The 15-acre property will offer spaces for recreational vehicles and boat storage opportunities. The Interstate 8 serves as a significant route to and from California and other recreation locations that will support this project. The development will also activate an underutilized parcel with a quality use that is needed in Pinal County, near Casa Grande.

To this end, we intend to file a rezoning application with Pinal County to allow this use. Our application will include a request to rezone the site to I-2 (Light Industrial). The development will meet all standards outlined in that zoning district.

In addition, we are hosting a neighborhood meeting to discuss the proposal and share plans. The meeting will be held as follows:

Date:	Thursday, April 4, 2024
Time:	6:00 pm
Location:	MainStay Suites Extended Stay Hotel 851 N Verbena Henness Road, Casa Grande, AZ 85122

When hearing dates are scheduled, we will send out another letter notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@wmbattorneys.com.

Thank you for your courtesy and consideration.

Sincerely,

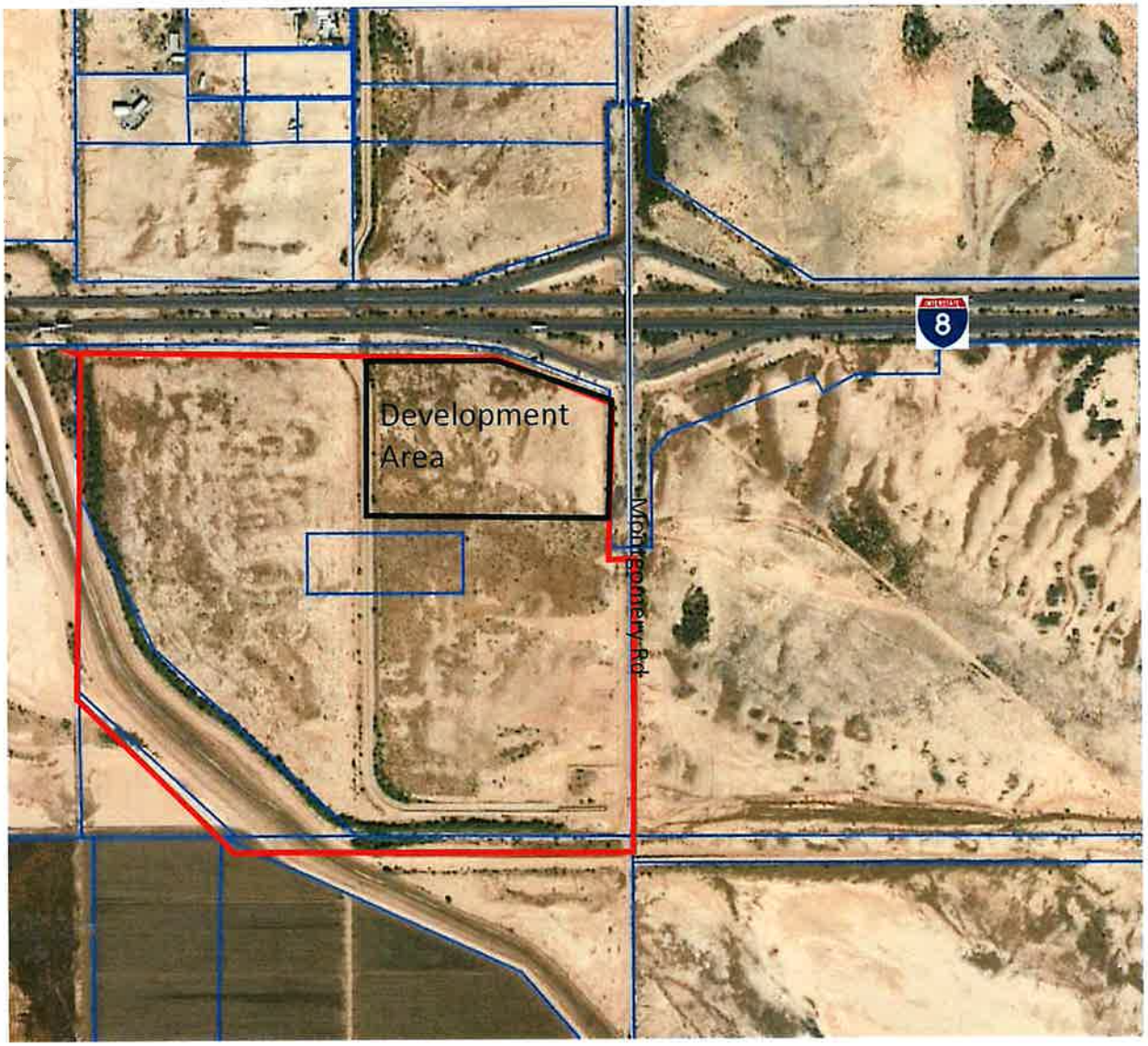
WITHEY MORRIS BAUGH P.L.C.

By
G. Adam Baugh

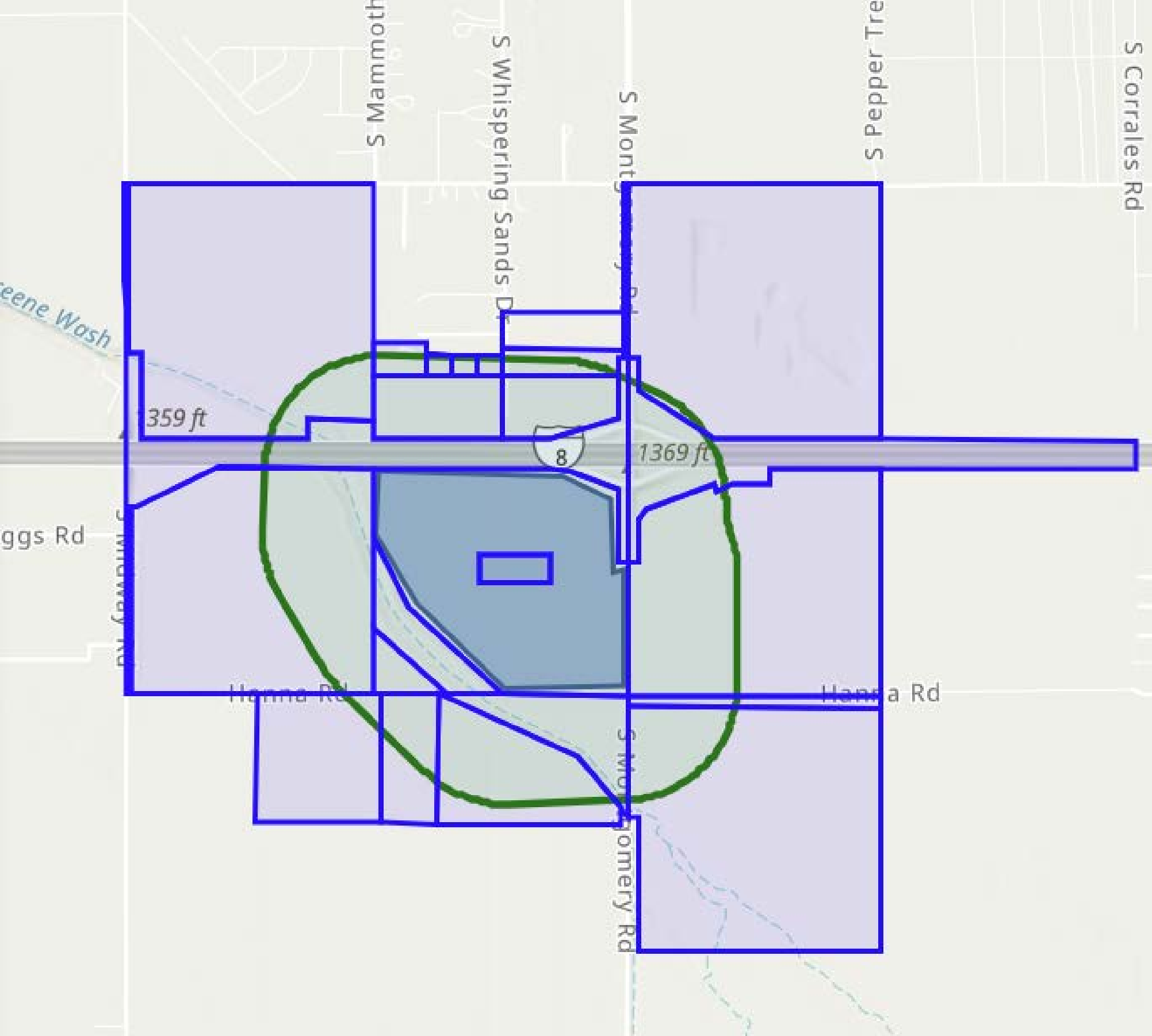
Enclosure

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Aerial Map



1,200 foot Mailing Radius


S Mammoth
S Whispering Sands Dr
S Pepper Tree
S Corrales Rd
eene Wash
359 ft
8
1369 ft
ggs Rd
Hanna Rd
Hanna Rd
S Montgomery Rd

Mailing List - Property Owners and Stakeholders

DRE FARMS LLC
4492 W KITTY HAWK
CHANDLER, AZ 85226

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

MEJIA CONSTANTINO
41845 W SUSSEX DR
MARICOPA, AZ 85138

MIDWAY FLOOD CONTROL DIS...
MAIL RETURN
,

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

MARQUEZ RAYMUNDO
3012 PRAIRIE BLF
SEGUIN, TX 78155

MONTGOMERY ACRES LLC
2683 E MEAD PL
CHANDLER, AZ 85249

MARSHALL FAM REAL ESTATE ...
96 LADY BELLE WAY
EDWARDS, CO 81632

BOHANON GRISELDA
27693 W TALIS LN
CASA GRANDE, AZ 85193

STATE OF ARIZONA
PO BOX 827
FLORENCE, AZ 85132

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

BOHANON GRISELDA
2350 S AVENUE B APT 304
YUMA, AZ 85364

FOOT CREEK CORPORATION O...
8711 E PINNACLE PEAK RD ST...
SCOTTSDALE, AZ 85255

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER, AZ 85248

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

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

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

STATE OF ARIZONA
PO BOX 1348
FLORENCE, AZ 85132

List of Attendees In-Person Open House, April 4, 2024 6:00-7:00PM

SIGN-IN

EVERGREEN INVESTMENT COMPANY, LLC

SOUTHWEST CORNER OF INTERSTATE 8 AND MONTGOMERY ROAD, UNINCORPORATED PINAL COUNTY, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 4TH, 2024 – MAINSTAY SUITES EXTENDED STAY HOTEL – 851 VERBENA HENNESS ROAD, CASA GRANDE, AZ 85122.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
KEVIN MITCHELL	1260 N ARIZONA AVE #B CHANDLER	602.781.3025	kevin.mitchell@kaiderea.com

Meeting Minutes

Neighborhood Meeting Minutes

We hosted a neighborhood meeting on April 4, 2024 at the conference room in the Mainstay Suites (851Verbana Henness Road, Casa Grande, AZ). The meeting began at 6:00pm. We had exhibits up including an aerial map of the site, the site plan, and a map of the floodplain area.

There were two attendees, one was a property owner north of the Interstate 8 and the other was his land broker. They were both very supportive of the requests and are excited to see development occur in the area to spur growth.

Location Map



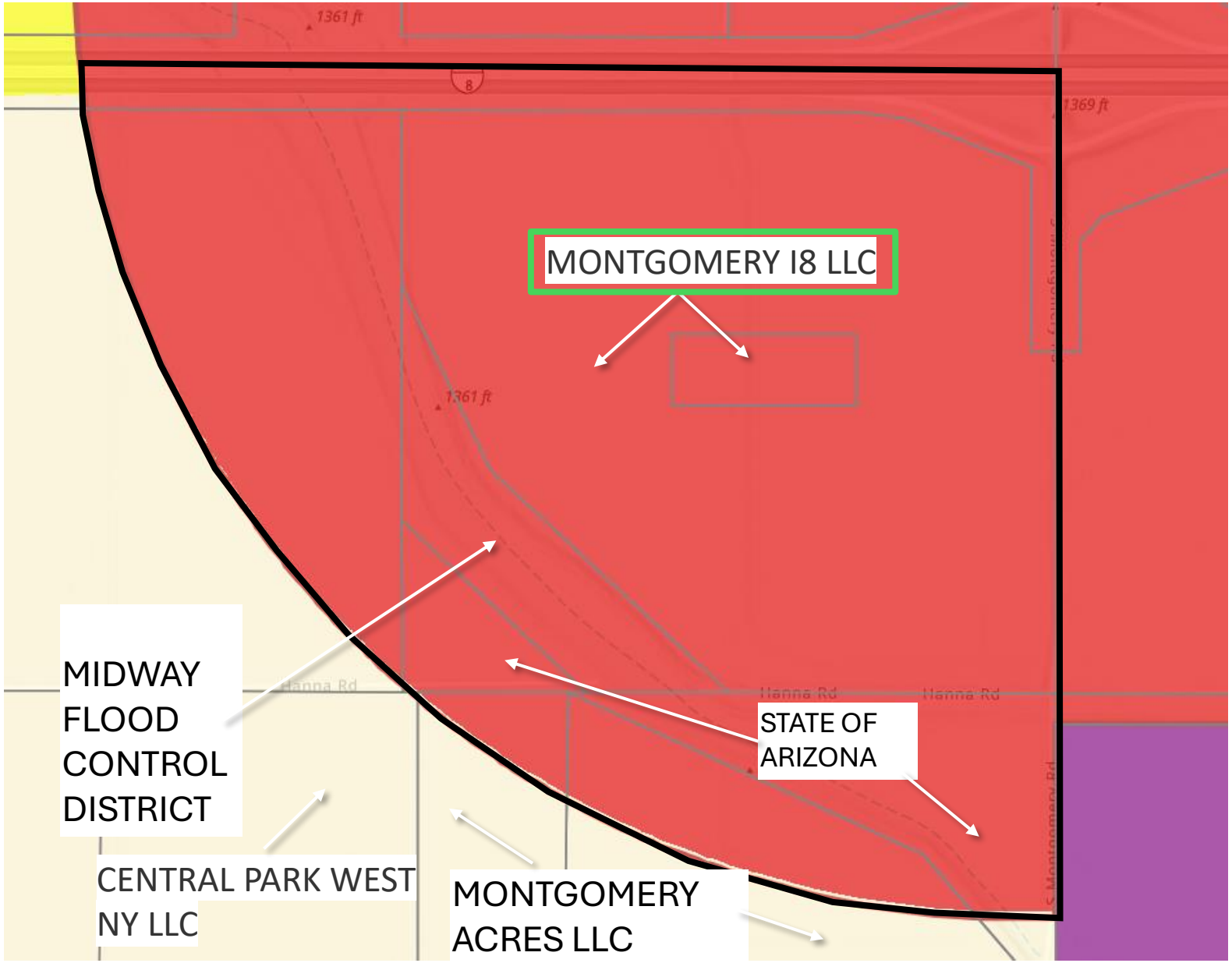
EXISTING PROPERTY OWNERS MAP

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



ALTA / NSPS
LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

1) The Survey is oriented to NAD83 Arizona Central Zone per Pinal County Control Network, Point Numbers: 705135 & 705151, obtained from the Pinal County Control Network Document, dated March 8, 2007, also being the East line of the Southeast quarter of Section 7, using a bearing of South 00 degrees 00 minutes 20 seconds East.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment Number 24AZ2067, dated April 2, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) There are no striped parking spaces on the subject property.

4) There are no buildings on the subject property.

5) According to FEMA Flood Insurance Rate Map, Map Number 04021C1530E, dated December 4, 2007, the subject property is located in Zone A. Zone A is defined as "Without Base Flood Elevation."

6) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).

7) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

8) The aerial shown on this survey is based on an aerial provided by Bugzeye Drone Mapping & Photography, LLC.

9) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.

10) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.

11) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

12) The subject property has direct physical access to Montgomery Road, being an improved and open public right-of-way.

13) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

14) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

LAND TITLE SURVEY RECORDED IN BOOK 11 OF MAPS, PAGE 140, PINAL COUNTY RECORDS

MINOR LAND DIVISION SURVEY RECORDED IN FEE 2021-096906, PINAL COUNTY RECORDS

MINOR LAND DIVISION RECORDED IN FEE 2022-110490, PINAL COUNTY RECORDS

WARRANTY DEED IN 2001-033238, PINAL COUNTY RECORDS

WARRANTY DEED IN 2003-089652, PINAL COUNTY RECORDS

WARRANTY DEED IN 2022-119049, PINAL COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2004-088955, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 13 OF MAPS, PAGE 35, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 17 OF MAPS, PAGE 238, PINAL COUNTY RECORDS

RECORD OF SURVEY IN FEE 2022-032566, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1 OF MAPS, PAGE 74, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1 OF MAPS, PAGE 170, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 22 OF MAPS, PAGE 61, PINAL COUNTY RECORDS

SCHEDULE "B" ITEMS

11 Easement for pipeline, telephone line and power transmission line and rights incident thereto, as set forth in instrument recorded as Book 78 of Deeds, Page 371, recorded as Book 78 of Deeds, Page 385, recorded as Book of 78 Deeds, Page 566, recorded as Book 78 of Deeds, Page 568 and recorded as Book 79 of Deeds, Page 295.
(PERTAINS TO 60' RIGHT-OF-WAY TO CONSTRUCT, MAINTAIN AND OPERATE A PIPE LINE - ALSO PERTAINS TRANSMISSION AND TELEPHONE LINE AND 30' PUBLIC ROAD ALL LYING WITHIN THE SOUTHEAST CORNER OF SECTION 7 - NO EXACT LOCATION DEFINED - NOT PLOTTABLE)

12 Easement for meter station and/or pipeline right of way and rights incident thereto, as set forth in instrument recorded as Book 83 of Deeds, Page 39, and Assignment of Meter Stations and/or Pipe Line Right-of-Way recorded as Docket 110, Page 509.
(PERTAINS TO RIGHT-OF-WAY TO CONSTRUCT AND INSTALL METER AND METER STATION AND SUCH NECESSARY PIPE FITTINGS AND EQUIPMENT WITHIN THE EAST HALF OF SECTION 7 - NO EXACT LOCATION DEFINED - NOT PLOTTABLE)

13 Easement for pipeline right of way and rights incident thereto, as set forth in instrument recorded as Docket 219, Page 375.
(PERTAINS TO RIGHT-OF-WAY GAS PIPELINE TRAVELING ALONG THE SOUTH LINE OF THE SE. 1/4, SE. 1/4, SECTION 7 - NO EXACT WIDTH DEFINED - LOCATION AND TERMINUS PLOTTED HEREON)

14 Right of way for roads 33 feet wide on each side of all sections declared to be public highways by Board of Supervisors in Resolution recorded February 21, 1964 as Docket 375, Page 572.
(PLOTTED HEREON)

15 The right of the State of Arizona to prohibit, limit or control access to Interstate 8, as set forth in document recorded November 08, 1965 as Docket 432, Page 200.
(PLOTTED HEREON)

16 Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right-of-Way to Private Interest or Corporation for Open Canal, recorded May 28, 1987 as Docket 1446, Page 151, and Agreement Relating to Exercise of Reserved Right-of-Way recorded July 23, 1987 as Docket 1459, Page 526.
(PLOTTED HEREON)

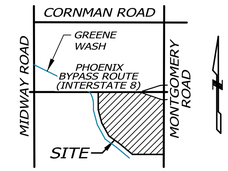
17 Terms and conditions as contained in instrument entitled Order No. 030689-RRID, recorded March 14, 1989 as Docket 1590, Page 738.
(PERTAINS TO ROAD IMPROVEMENT DISTRICT BOUNDARY OVER SECTIONS 1, 2, 3, 4 AND 5 - NOT PLOTTABLE

18 Notice Regarding Land included within Maricopa-Stanfield Irrigation & Drainage District recorded June 06, 1989 as Docket 1609, Page 685.
(PLOTTED HEREON)

19 Terms and conditions as contained in instrument entitled Agreement, recorded June 29, 1989 as Docket 1615, Page 630 and recorded May 21, 1990 as Docket 1677, Page 456.
(PERTAINS TO AGREEMENT FOR DRIANAGE AND IRRIGATION OVER SURVEYED PROPERTY - NOT PLOTTABLE)

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY



VICINITY MAP

NOT TO SCALE

DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7;

THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1391.68 FEET TO A POINT;

THENCE NORTH 47 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 728.82 FEET TO A POINT;

THENCE NORTH 50 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 592.55 FEET TO A POINT;

THENCE NORTH 18 DEGREES 06 MINUTES 30 SECONDS WEST, A DISTANCE OF 814.89 FEET TO A POINT;

THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS WEST, A DISTANCE OF 709.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8;

THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 8, A DISTANCE OF 1825.50 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 202.24 FEET TO A POINT;

THENCE SOUTH 68 DEGREES 58 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 547.16 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1503.70 FEET TO THE POINT OF BEGINNING.

AREA = 121.436 ACRES

5,289,738 SQ. FT.

CERTIFICATION

To: MONTGOMERY 18 LLC, an Arizona limited liability company; THOMAS TITLE & ESCROW, LLC D/B/A THOMAS TITLE AND ESCROW AGENCY; and STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 15, 16 and 17 of Table A thereof. The field work was completed on April 19, 2024.

Date of Plat or Map: April 23, 2024
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
4/23/24
Date Signed
ARIZONA, U.S.A.

REVISIONS

DESCRIPTION	DATE

ALTA / NSPS LAND TITLE SURVEY
SWC I-8 & MONTGOMERY ROAD
CASA GRANDE, AZ 85193

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: AC CHK: MD
SHEET 1 OF 2
DATE: 4/23/2024
JOB: 202404006

(PUBLIC HIGHWAY)
PHOENIX BYPASS ROUTE
(INTERSTATE 8)

R/W VARIES

CENTER OF SECTION 7, T-7S, R-5E, FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (1.4' UP)

S 89°52'22" E

2661.38'

CENTER OF SECTION SECTION 8, T-7S, R-5E, CALCULATED POSITION - NO MONUMENT FOUND OR SET - AS SHOWN AS A.L.T.A. / A.C.S.M. LAND TITLE SURVEY IN 2004-072731, P.C.R.

CENTER OF SECTION SECTION 8, T-7S, R-5E, CALCULATED POSITION - NO MONUMENT FOUND OR SET - AS SHOWN AS A.L.T.A. / A.C.S.M. LAND TITLE SURVEY IN 2004-072731, P.C.R.

EAST 1/4 CORNER SECTION 7, T-7S, R-5E AS SHOWN ON 2007-135957, 2021-096906, & 2022-032566, P.C.R.

N 89°59'26" E
2644.21'

SEE DETAIL "B"

1.5' WIDE GUARD RAIL (TYP.)

ASPHALT

EDGE OF ASPHALT (TYP.)

SIGN

3.4"ø UNDERGROUND CORRUGATED METAL PIPE (TYP.)

PAVEMENT

FENCE IS 1.35' N. OF BOUNDARY LINE

S 89°52'59" E (R)
S 89°51'10" E (M)

1825.50' (R)
1824.56' (M)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966"

FENCE IS 1.28' N. OF BOUNDARY LINE

2654.58'

2655.82'

4' BARBED WIRE FENCE (TYP.)

HEADWALL (TYP.)

15 CONTROLLED LIMITED ACCESS TO INTERSTATE 8

300' R/W (R)
R/W WIDTH VARIES (M)
300' R/W PER ADOT
PROJECT NO.: I-8-2(35)167
ESTABLISHED PER FOUND MONUMENTS

FENCE IS 1.19' N. OF BOUNDARY LINE

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.5' UP)

SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 8 PER FOUND MONUMENTS

FENCE IS 1.19' N. OF BOUNDARY LINE

FENCE IS 0.49' W. OF BOUNDARY LINE

1149.44'

MONTGOMERY ROAD
(PUBLIC ROADWAY)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.4' UP)

BK. 1, PG. 170, P.C.R.
A.P.N. 511-05-7010
1986-032728 P.C.R.

N 00°07'54" W (R)
N 00°04'16" W (M)

709.33' (R)
709.29' (M)

100' R/W (R)
99.79' R/W (M)
100' R/W PER ADOT
PROJECT NO.: I-8-2(35)167
ESTABLISHED PER FOUND MONUMENTS

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.35' UP)

EASEMENT FOR DRAINAGE AND IRRIGATION

16

200' R/W PER ADOT
PROJECT NO.: I-8-2(35)167

FENCE IS ON BOUNDARY LINE

SEE DETAIL "A"

A.P.N. 511-05-005E

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.6' UP)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP STAMPED "1966" (0.9' UP)

100.00' (R)
99.79' (M)

100.21'

CATTLE GUARD (TYP.)

FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH STAMPED "1966" (15.44' WEST)

37.97'

A.P.N. 511-05-014B

33' DECLARED COUNTY ROAD 14

18 IRRIGATION AND DRAINAGE DISTRICT

APPROXIMATE LOCATION OF PARCEL LINES PER DKT. 1609 OF MAPS, PG. 685, P.C.R.

N 18°06'30" W (R)
N 18°02'25" W (M)

1738.20'

814.89' (R)
814.84' (M)

APPROXIMATE LOCATION OF WASH (TYP.)

N 50°26'51" W (R)
N 50°24'47" W (M)

N 00°05'38" W

917.63'

A.P.N. 511-06-0010
MIDWAY FLOOD CONTROL DISTRICT
2007-033239 P.C.R.

592.55' (R)
592.82' (M)

N 47°07'03" W

N 47°05'36" W (R)
N 47°05'12" W (M)

CENTER OF DIRT BERM

SOUTHERLY PROJECTION OF WEST LINE OF SOUTHEAST 1/4 OF SECTION 7 PER FOUND MONUMENTS

1021.90'

728.82' (R)
728.29' (M)

828.99'

436.42'

SOUTH 1/4 CORNER SECTION 7, T-7S, R-5E CALCULATED POSITION PER PROJECTIONS OF SOUTHERLY & WESTERLY LINES OF SE. 1/4 OF SECTION 7 PER FOUND MONUMENTS

WESTERLY PROJECTION OF SOUTH LINE OF SOUTHEAST 1/4 OF SECTION 7 PER FOUND MONUMENTS

POINT OF TERMINUS OF GASLINE EASEMENT 13

CENTERLINE OF GASLINE EASEMENT - NO EXACT WIDTH DEFINED 13

1391.68' (R)
1391.88' (M)

N 89°55'44" W (R)
N 89°53'58" W (M)

33' DECLARED COUNTY ROAD 14

SOUTHWEST CORNER OF SURVEYED PROPERTY - ESTABLISHED PER PROPORTIONED DISTANCE USING WARRANTY DEED IN FEE NO.: 2003-089652, P.C.R.

A.P.N. 511-68-0210
STATE OF ARIZONA
NO DEED AVAILABLE

2657.28'

SOUTHEAST CORNER SECTION 7, T-7S, R-5E POINT OF BEGINNING

CONCRETE LINED DITCH (TYP.)

A.P.N. 511-06-002D
MARSHALL FAM REAL ESTATE HOLDINGS LTD
2021-155476 P.C.R.

S 00°01'49" E (R)
S 00°00'20" E (M)

1503.70' (R)
1503.95' (M)

EDGE OF DIRT ROAD (TYP.)

4' BARBED WIRE FENCE (TYP.)

HEADWALL (TYP.)

FOUND 3" BRASS CAP FLUSH STAMPED "CORP OF ENG ARMY 1967"

35.67'

EAST 1/4 CORNER SECTION 7, T-7S, R-5E AS SHOWN ON 2007-135957, 2021-096906, & 2022-032566, P.C.R.

0.36'

0.83'

FOUND CENTER OF EMPTY HANDHOLE (2.2' DOWN)

RIM OF HANDHOLE (TYP.)

DETAIL "B"
NOT TO SCALE

EDGE OF ASPHALT (TYP.)

FENCE IS ON BOUNDARY LINE

CATTLE GUARD (TYP.)

FENCE IS 2.35' N. OF BOUNDARY LINE

84.35'
15.44'

100.21'

DETAIL "A"
NOT TO SCALE

150 75 0 150 300 450

SCALE IN FEET
SCALE : 1" = 150'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°21'08" E (R) S 80°44'32" E (M)	202.24' (R) 202.54' (M)
L2	S 68°58'34" E (R) S 69°10'29" E (M)	547.16' (R) 547.44' (M)
L3	S 00°01'49" W (R) S 00°00'20" E (M)	625.00' (R) 625.11' (M)
L4	N 89°58'11" E (R) N 89°54'39" E (M)	199.94'
L5	N 37°39'19" E	172.70'
L6	N 20°03'47" W	238.13'
L7	S 00°00'20" E	449.72'
L8	N 41°24'14" E	133.19'
L9	S 33°00'31" W	1.34'
L10	S 00°01'00" W	1.06'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- ACCESS — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X — FENCE
- O.H.E. — OVERHEAD ELECTRIC LINE
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
- SET NAIL IN WASHER STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH CAP STAMPED "17278 LS"
- FOUND 1/2" REBAR WITH CAP STAMPED "LS 5713"
- FOUND 3" GENERAL LAND OFFICE BRASS CAP FLUSH
- FOUND 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH (FOUND AS NOTED)
- FOUND 1/2" REBAR ON HANDHOLE RIM (0.8' DOWN)
- FOUND 3" ALUMINUM CAP FLUSH STAMPED "RLS 37512 HANSEN ENG"
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- DOWN GUY
- GAS MARKER
- GUARD POST OR GATE POST
- METAL GRATE (RECTANGULAR)
- MANHOLE
- POWER POLE
- STREET SIGN
- STUB OUT
- WATER VALVE

A.P.N.	ASSESSORS PARCEL NUMBER
P.C.R.	PINAL COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
DKT.	DOCKET
PG.	PAGE
(TYP.)	TYPICAL
(R)	RECORD PER DESCRIPTION
(M)	MEASURED

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S. KLEIN
4/23/24
Date Signed
ARIZONA U.S.A.

REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY

SWC I-8 & MONTGOMERY ROAD
CASA GRANDE, AZ 85193

SUPERIOR
SURVEYING SERVICES, INC.
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DWN: AC CHK: MD
SHEET 2 OF 2
DATE: 4/23/2024
JOB: 202404006

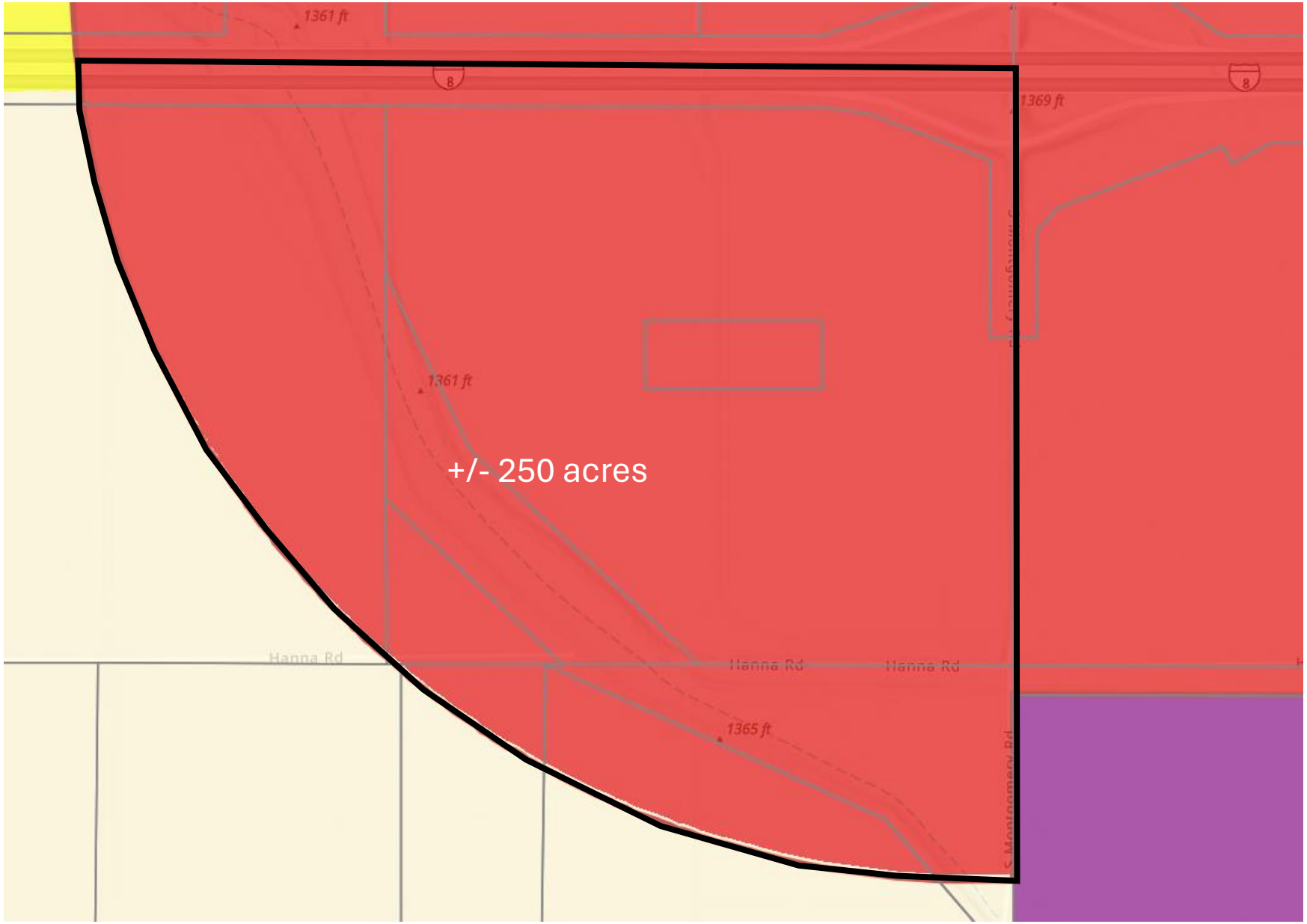
EXISTING TOPOGRAPHIC MAP

HIGH INTENSITY ACTIVITY CENTER

MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

EMPLOYMENT



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 PINAL COUNTY ADMINISTRATIVE COMPLEX, IRONWOOD ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery I8 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated 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.

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

Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

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

PUBLISHED ONCE:
Pinal Central Dispatch
Arizona Republic

LocaliQ

Arizona

GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/14/2024

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

Legal Clerk Keegan Moran

Notary, State of WI, County of Brown Kathleen Allen

My commission expires 1-3-25

Publication Cost:	$1580.00
Tax Amount:	$0.00
Payment Cost:	$1580.00
Order No:	10463100
Customer No:	1409821
PO #:	
# of Copies:	1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IRONWOOD ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery 18 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated 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.

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

Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409
Pub: Aug 14, 2024

LocaliQ

Arizona

GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/14/2024

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

Keeya Sloan
Legal Clerk

Kathleen Allen
Notary, State of WI, County of Brown

1-7-25
My commission expires

Publication Cost:	$242.75
Tax Amount:	$0.00
Payment Cost:	$242.75
Order No:	10462638
Customer No:	1409821
PO #:	PZ-PA-006-24

# of Copies: 1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IRONWOOD ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.
PZ-PA-006-24 – PUBLIC HEARING/ACTION: Bruce Galloway – Montgomery 18 LLC, owner, Withey Morris Baugh PLC, agent, requesting a Major Comprehensive Plan Amendment to amend the Pinal County Comprehensive Plan and re-designate ±121 acres of land from High Intensity Activity Center to Employment, to develop an RV and Boat Storage business and other compatible employment uses, situated on a portion of section 7, T07S, R05E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 511-05-005E and 511-05-014B, located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy in unincorporated 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.
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
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409
Pub: Aug 14, 2024

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, ss:

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

PUBLICATION DATES:
Aug. 15, 2024

NOTICE ID: GpvgJhF4OpDiNT2B5Jbk
NOTICE NAME: PZ-PA-006-24 Montgomery/I-8

(Signed) Hayden Lipsky

VERIFICATION

State of Texas
County of Bexar

NOTARY PUBLIC STATE OF TEXAS
Robert Hollie III
ID NUMBER
133582194
COMMISSION EXPIRES
February 10, 2026

Subscribed in my presence and sworn to before me on this: 08/16/2024

Notary Public
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 PM. ON THE 5TH DAY OF SEPTEMBER 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IRONWOOD ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.
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FLORENCE, AZ 85132
Contact for this matter: Patrick Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409
No. of publications: 1: date of

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-006-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at SWC Interstate 8 and Montgomery Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

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

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

MaryBeth Conrad
Notary Public

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

My Commission expires: 10.25.24


PINAL COUNTY
Public Hearings
Case Number: PZ-PA-006-24
Existing Comprehensive Plan Designation:
High Intensity Activity Center
Proposed Comprehensive Plan Designation: Employment
Acreage: +/- 121 acres
Applicant Name: Adam Baugh – Withey Morris Baugh, PLC
Applicant Phone Number: 602-230-0600
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
08/13/24
Maps
August 13, 2024 at 6:42 AM
+32.826436,-111.860767
Montgomery Rd
Casa Grande AZ 85193
United States

PINAL COUNTY
Public Hearings

Case Number: PZ-PA-006-24

Existing Comprehensive Plan Designation:
High Intensity Activity Center

Proposed Comprehensive Plan Designation: Employment

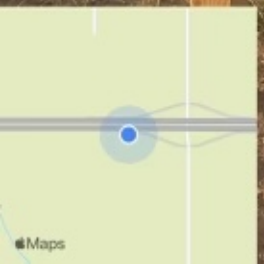
Acreage: +/- 121 acres

Applicant Name: Adam Baugh – Withey Morris Baugh, PLC

Applicant Phone Number: 602-230-0600

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





August 13, 2024 at 6:38 AM
+32.827657,-111.863222
I-8 E
Casa Grande AZ 85193
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
August 13, 2024 at 6:46 AM
+32.825065,-111.860534
Montgomery Rd
Casa Grande AZ 85193
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 08/13/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
August 13, 2024 at 6:32 AM
+32.827639, -111.866481
I-8 E
Casa Grande AZ 85193
United States

AFFIDAVIT OF NOTIFICATION

I, Adam Baugh, Applicant for case PZ-PA-006-24, confirm that notice as required for the case has been mailed or delivered to property owners within 600' of the proposed project boundary at least 15 days before the Citizen Advisory Committee Public Hearing, regarding the proposed Major Comprehensive Plan Amendment, in unincorporated Pinal County.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Gary Adam Baugh this 20th day of August, 20 24.

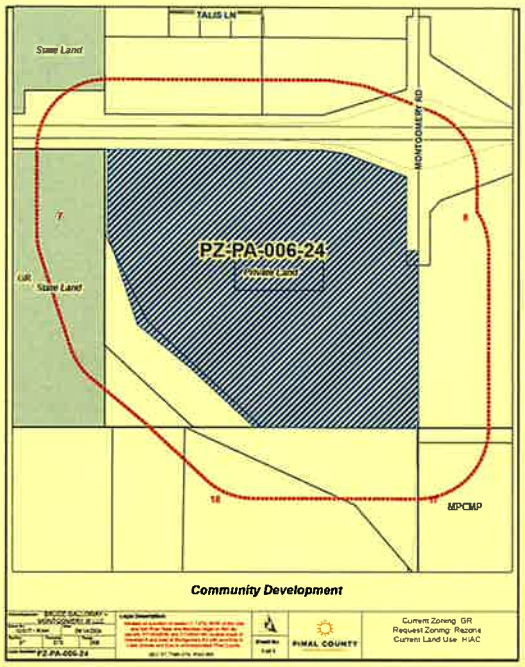
Notary Public

My Commission Expires: February 22nd, 2026

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

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT **6:00 P.M.** ON THE **5th DAY OF SEPTEMBER 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IRONWOOD ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

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DATED THIS **5TH DAY OF AUGUST 2024**, by Pinal County Development Services.

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

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

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

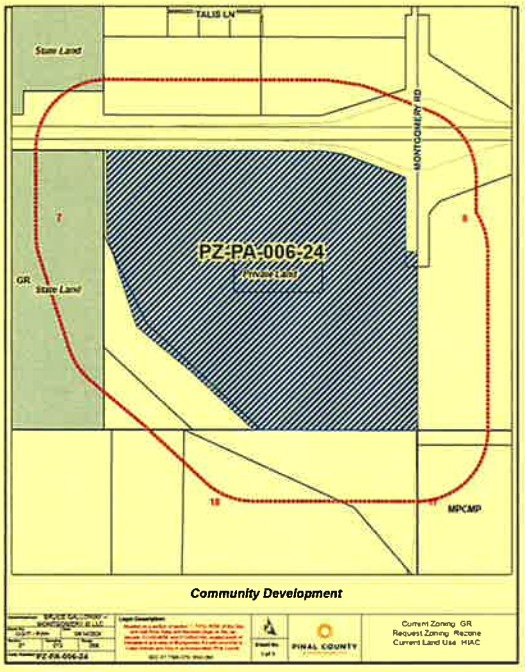
WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES
PO BOX 749 (85 N. FLORENCE STREET) FLORENCE, AZ 85132

Contact for this matter: Patrick Roberts, Senior Planner
e-mail address: Patrick.roberts@pinal.gov
Phone # (520) 866-6409

PINAL COUNTY
WIDE OPEN OPPORTUNITY

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT **6:00 P.M.** ON THE **5th DAY OF SEPTEMBER 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IRONWOOD ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

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Contact for this matter: Patrick Roberts, Senior Planner
e-mail address: Patrick.roberts@pinal.gov
Phone # (520) 866-6409

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

DRE FARMS LLC
4492 W KITTY HAWK
CHANDLER, AZ 85226

MARSHALL FAM REAL ESTATE
HOLDINGS LTD
96 LADY BELLE WAY
EDWARDS, CO 81632

MIDWAY FLOOD CONTROL DIS...
MAIL RETURN

MIDWAY FLOOD CONTROL DISTRICT
1115 E COTTONWOOD LN STE 100
CASA GRANDE, AZ 85122

MONTGOMERY ACRES LLC
2683 E MEAD PL
CHANDLER, AZ 85249

MONTGOMERY I8 LLC
271 WINSLOW WAY E # R UNIT 10727
BAINBRIDGE ISLAND, WA 98110

SHARMA SURINDER TR
574 W HARMONY PL
CHANDLER, AZ 85248

SHARMA SURINDER TRUSTEE
574 W HARMONY PL
CHANDLER, AZ 85248

STATE OF ARIZONA
PO BOX 827
FLORENCE, AZ 85132

STATE OF ARIZONA
PO BOX 1348
FLORENCE, AZ 85132

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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Mary Ellen Sheppard
Deputy County Manager

Himanshu Patel
Deputy County Manager

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

Project Name: I-8 & Montgomery Rd
Case Number: PZ-PA-006-24
Reviewed By: Kelley Fox, Urban Wildlife Planner
Review Type: Major Comprehensive Plan Amendment Application
08/01/2024

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

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

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

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:
Montogomery

User Project Number:
PZ-PA-006-24

Project Description:
250 acres of unincorporated Pinal County from high intensity activity center to employment and light industrial

Project Type:
Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction or expansion

Contact Person:
kelly wolff

Organization:
AZGFD

On Behalf Of:
AZGFD

Project ID:
HGIS-22317

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.

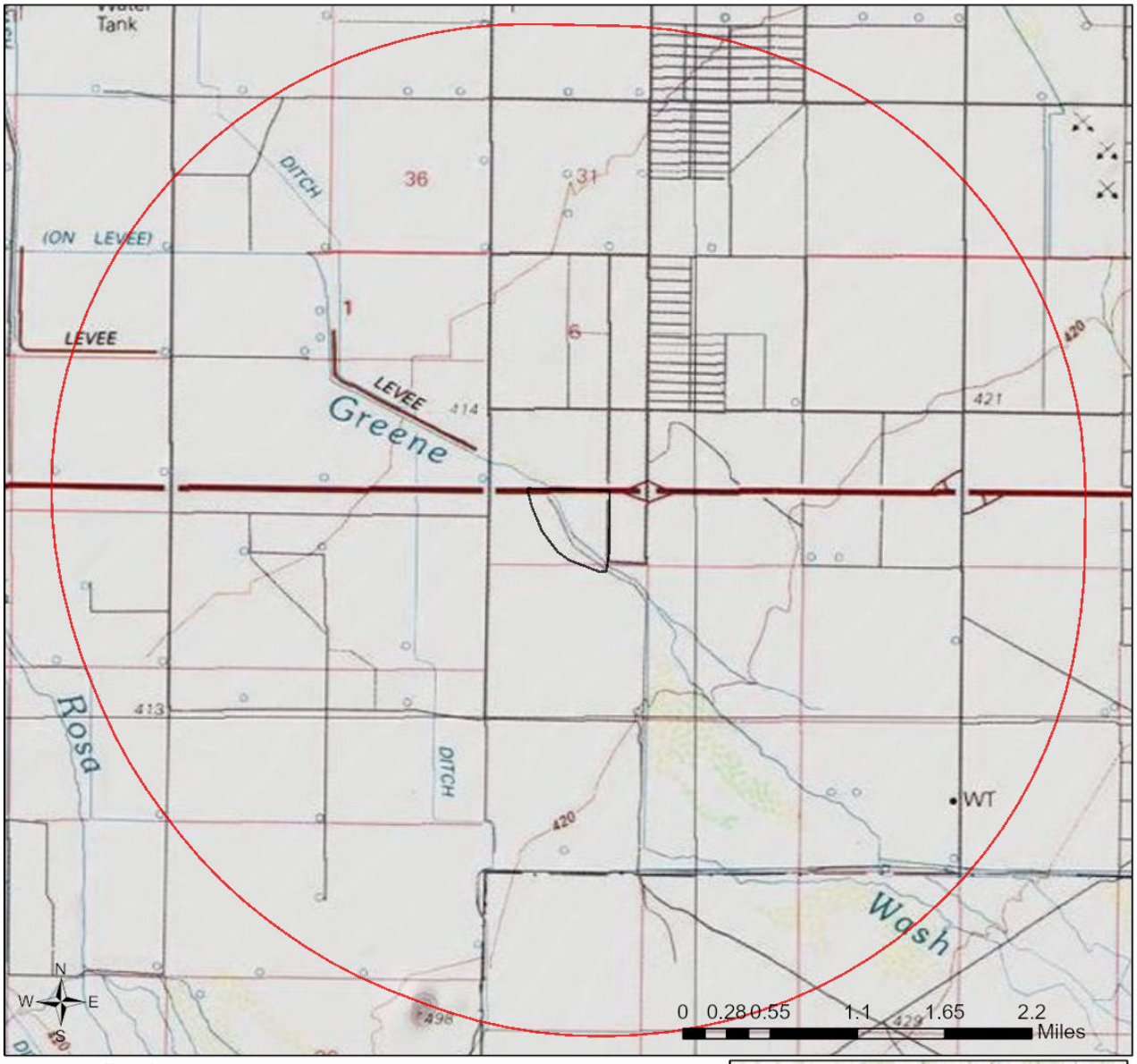
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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.

Montogomery

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 131.03

Lat/Long (DD): 32.8247 / -111.8684

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T7S, R5E

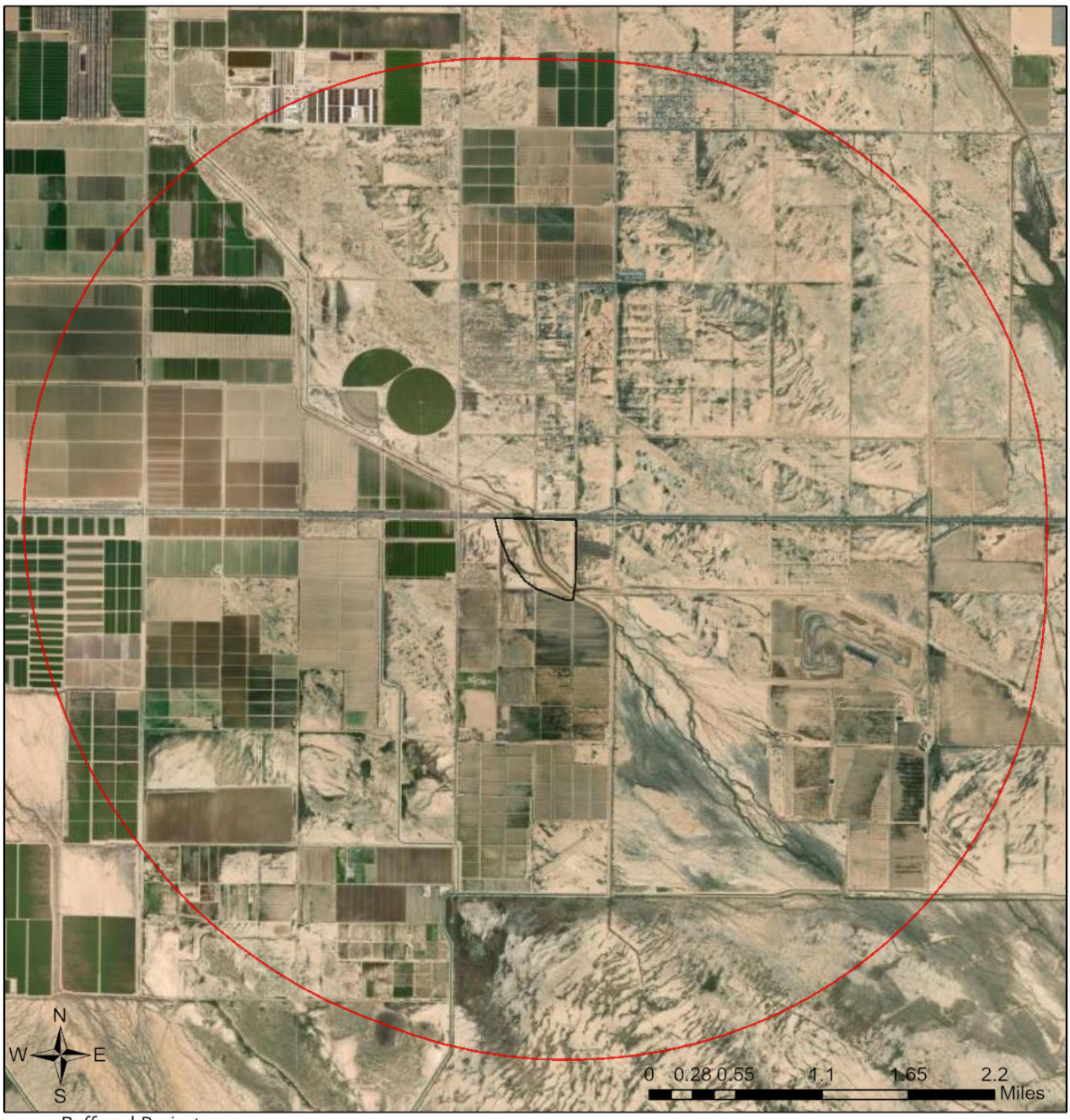
USGS Quad(s): CHUICHU



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

Montogomery

Web Map As Submitted By User



Buffered Project Boundary

Project Boundary

Project Size (acres): 131.03

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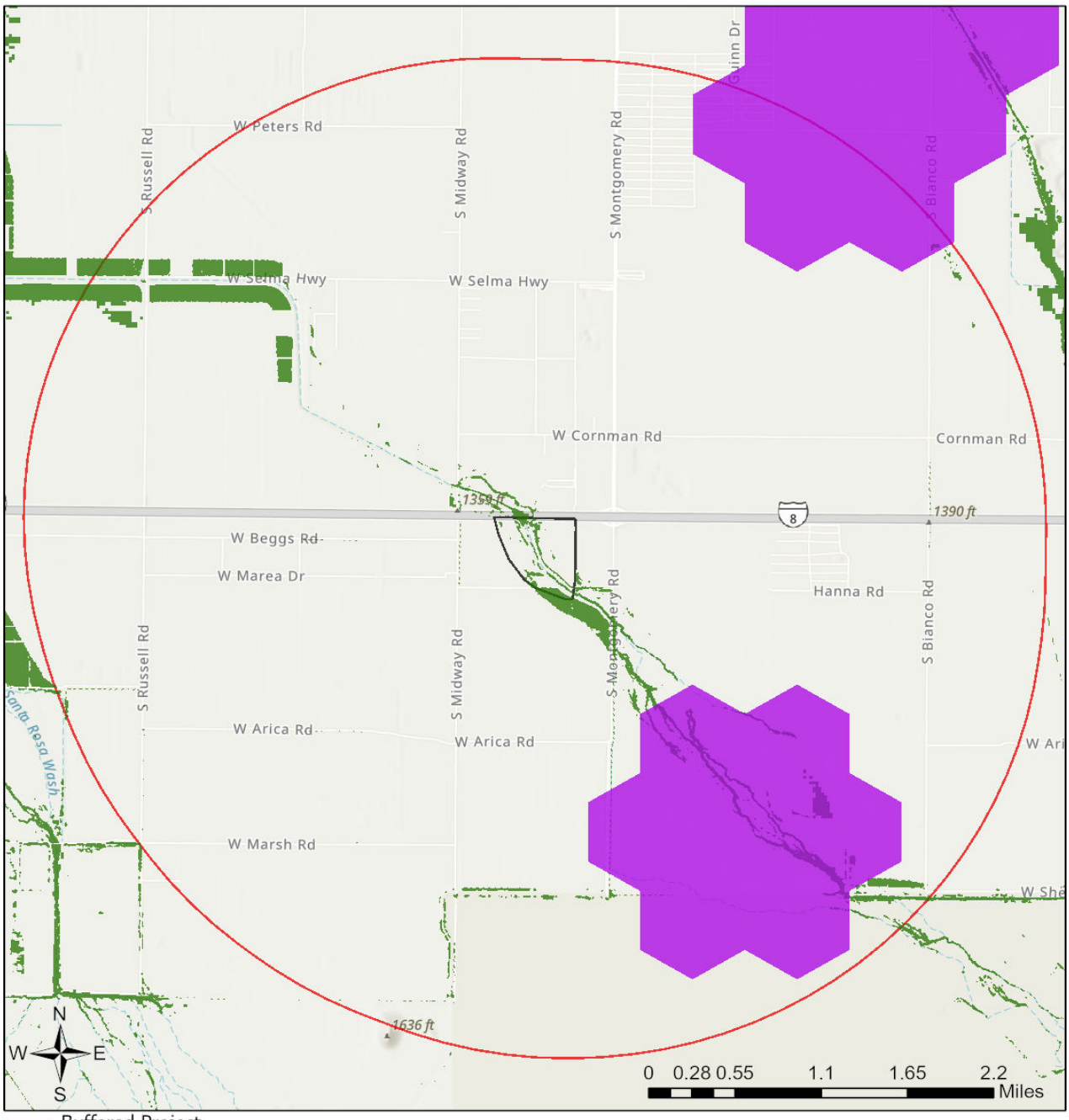
Township/Range(s): T7S, R5E

USGS Quad(s): CHUICHU

Earthstar Geographics

Montogomery

Important Areas



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

Project Size (acres): 131.03

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County(s): Pinal

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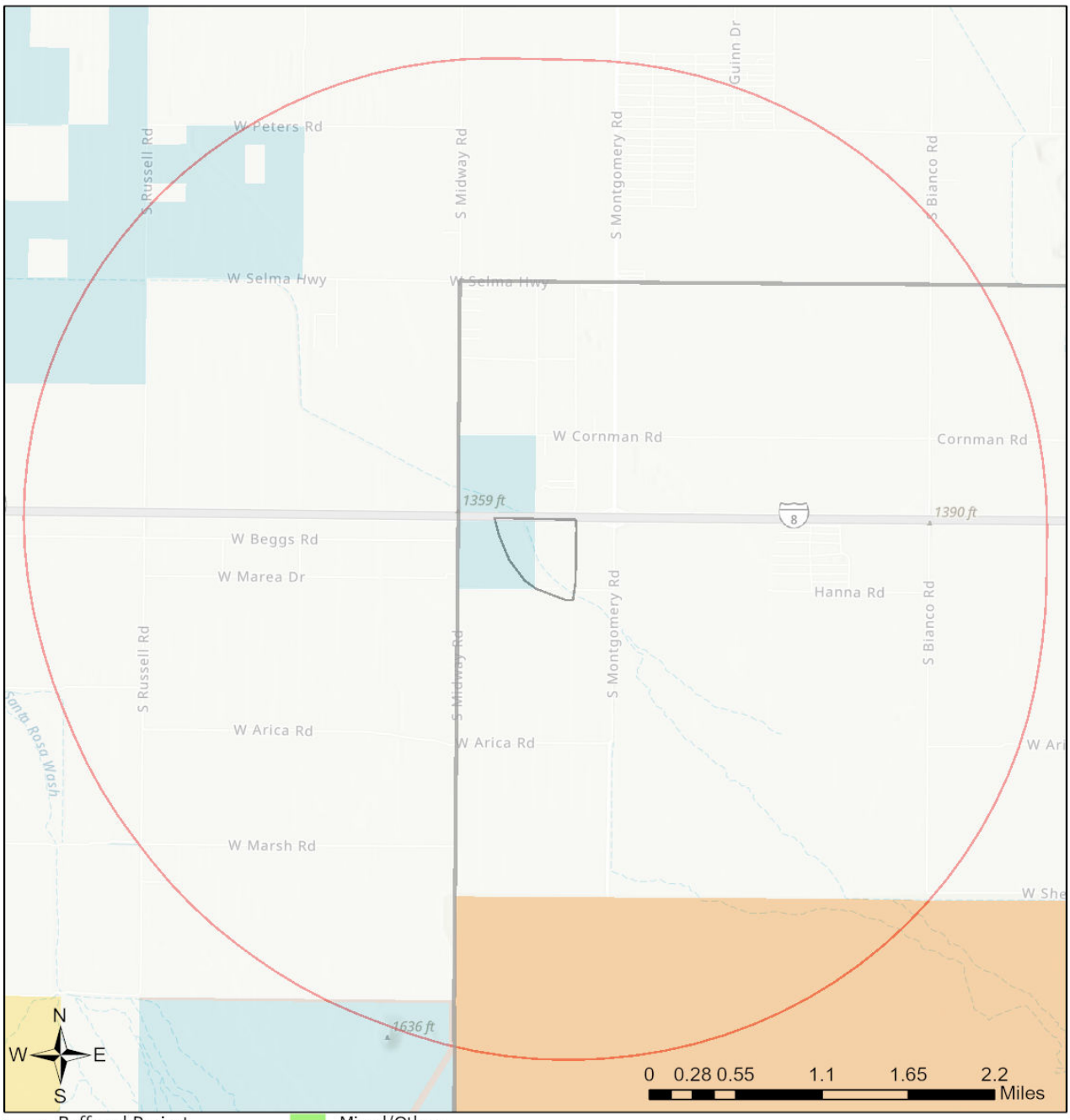
Township/Range(s): T7S, R5E

USGS Quad(s): CHUICHU

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

Montogomery

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): 131.03

Lat/Long (DD): 32.8247 / -111.8684

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T7S, R5E

USGS Quad(s): CHUICHU

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

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Toxostoma bendirei	Bendire's Thrasher					2

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

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Antilocapra americana sonoriensis	10J area for Sonoran Pronghorn	LE,XN				
Greene Wash and Reservoir	Pinal County Wildlife Movement Area - Riparian/Wash					
Riparian Area	Riparian Area					

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
Anaxyrus retiformis	Sonoran Green Toad			S		2
Anthus spragueii	Sprague's Pipit	SC				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
Catharus ustulatus	Swainson's Thrush					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

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
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
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
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
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Phrynosoma solare	Regal Horned Lizard					2
Pooecetes gramineus	Vesper Sparrow					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Toxostoma bendirei	Bendire's Thrasher					2
Toxostoma lecontei	LeConte's Thrasher			S		2

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

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

Project Type: Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction or 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.

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

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

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/).

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/project-evaluation-program/ and https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

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

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

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

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

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

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

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

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

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