BOARD OF SUPERVISORS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROPOSED 2024 MAJOR COMPREHENSIVE PLAN AMENDMENTS

10/30/2024

Community Development

SCHEDULE- 2024
Major Comprehensive Plan Amendments

PINAL COUNTY
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Tuesday, May 14:	**Deadline to submit Comprehensive Plan pre-application form**
Tuesday, May 28:	Deadline for applicants to complete pre-application meeting with staff
Thursday, May 30:	**Deadline for application submittal (5:30 pm)**
Monday, June 10:	Applications mailed to agencies for 60 day review
Thursday, July 18:	Work Session with Planning and Zoning Commission
Wednesday, August 10:	Deadline for 60 day review responses
Wednesday, August 14:	Work Session with Board of Supervisors
Thursday, September 5:	Citizen Advisory Committee reviews requests and makes recommendations to the Planning and Zoning Commission
Thursday, September 19:	**Public Hearing of the Planning and Zoning Commission to review requests and make recommendations to the Board of Supervisors**
Wednesday, October 30*:	Public Hearing of the Board of Supervisors to approve, deny, or continue requests

SCHEDULE- 2024
Major Comprehensive Plan Amendments

PINAL COUNTY
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- September 5: Citizens Advisory Committee Meeting
- September 25: Planning and Zoning Commission Meeting
- October 30: Board of Supervisors

2024 Major Comprehensive Plan Amendment Proposals

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- PZ-PA-005-24- Ore Valley Solar
- PZ-PA-006-24- I-8 and Montgomery (RV Storage)
- PZ-PA-007-24- Cactus Flower Solar
- PZ-PA-008-24- Project Bella (Thermal Gas fired power generation facility)
- PZ-PA-009-24- Tap Solar
- PZ-PA-011-24- Frontier East Solar
- PZ-PA-012-24- Sunhill Project (Data Center)

Item #1: **PZ-PA-005-24**

Ore Town Solar & Battery Storage Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-005-24 – *Ore Town Solar and Battery Storage*

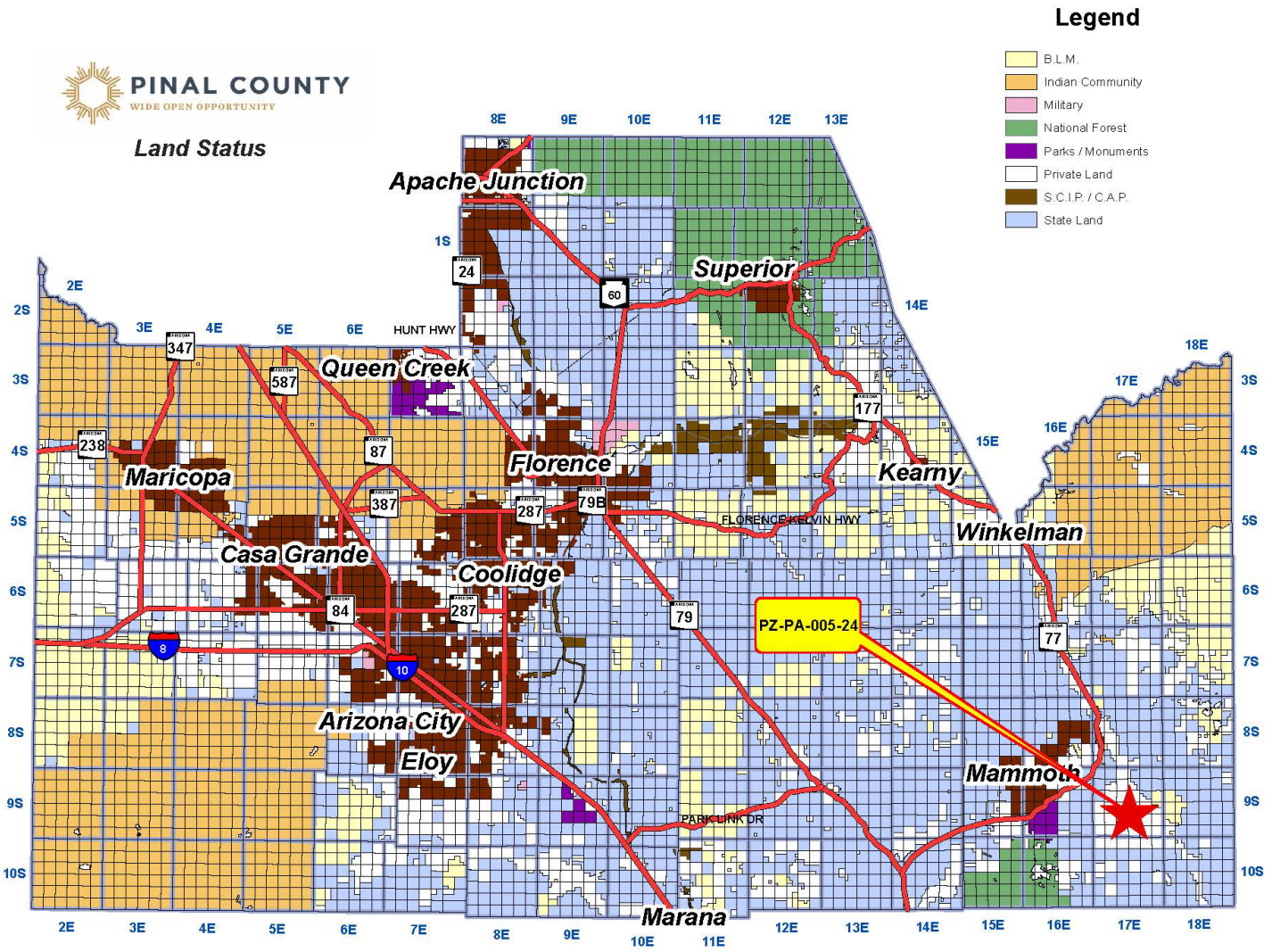
Proposal to re-designate approximately 1,227.5 acres of land located in San Manuel, Arizona, from Moderate Low Density Residential (MLDR) to Green Energy Production for a 145 MW photovoltaic solar power plant with battery storage, along with a 115-kilovolt (kV) generation-tie transmission line to be connected to the regional electric grid at the existing San Manuel Substation.

- Location: Located east of S. Veterans Memorial Blvd and south of S. Republic Rd in the vicinity of San Manuel.
- Owner: 310SM 8me LLC.
- Applicant/Agent: SWCA Environmental Consultants, Meaghan Austin.

Item #1: **PZ-PA-005-24**

Project Location

PINAL COUNTY
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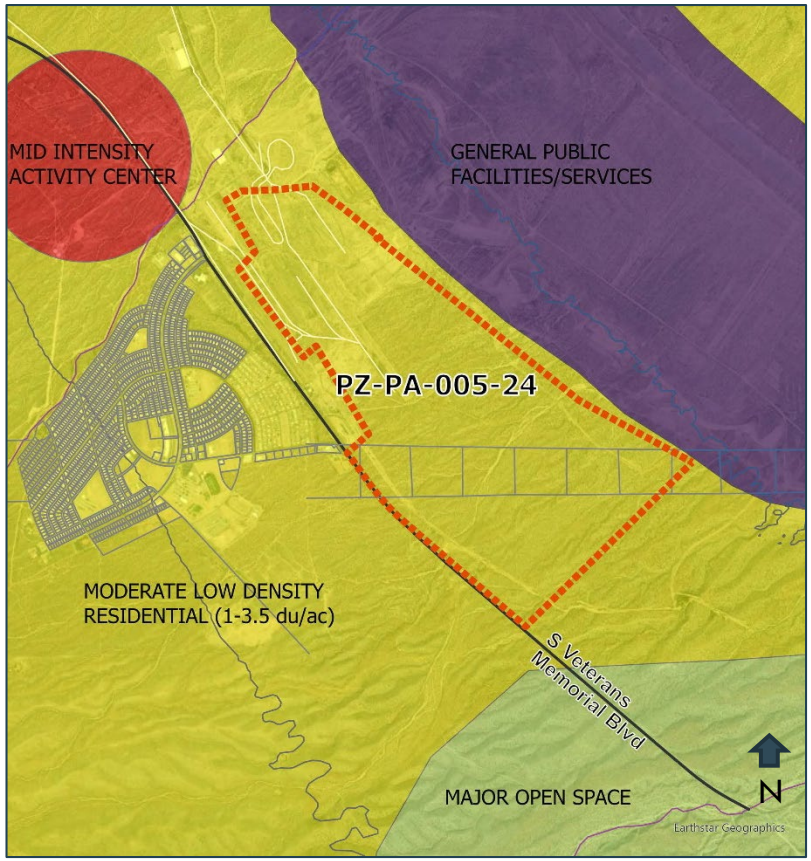


Item #1: **PZ-PA-005-24**

Comprehensive Plan

PINAL COUNTY
WIDE OPEN OPPORTUNITY

LAND-USE MAP



Comprehensive Plan Land Use Designation:

Moderate Low Density Residential (1-3.5 du/ac)

Proposed Land Use Designation:

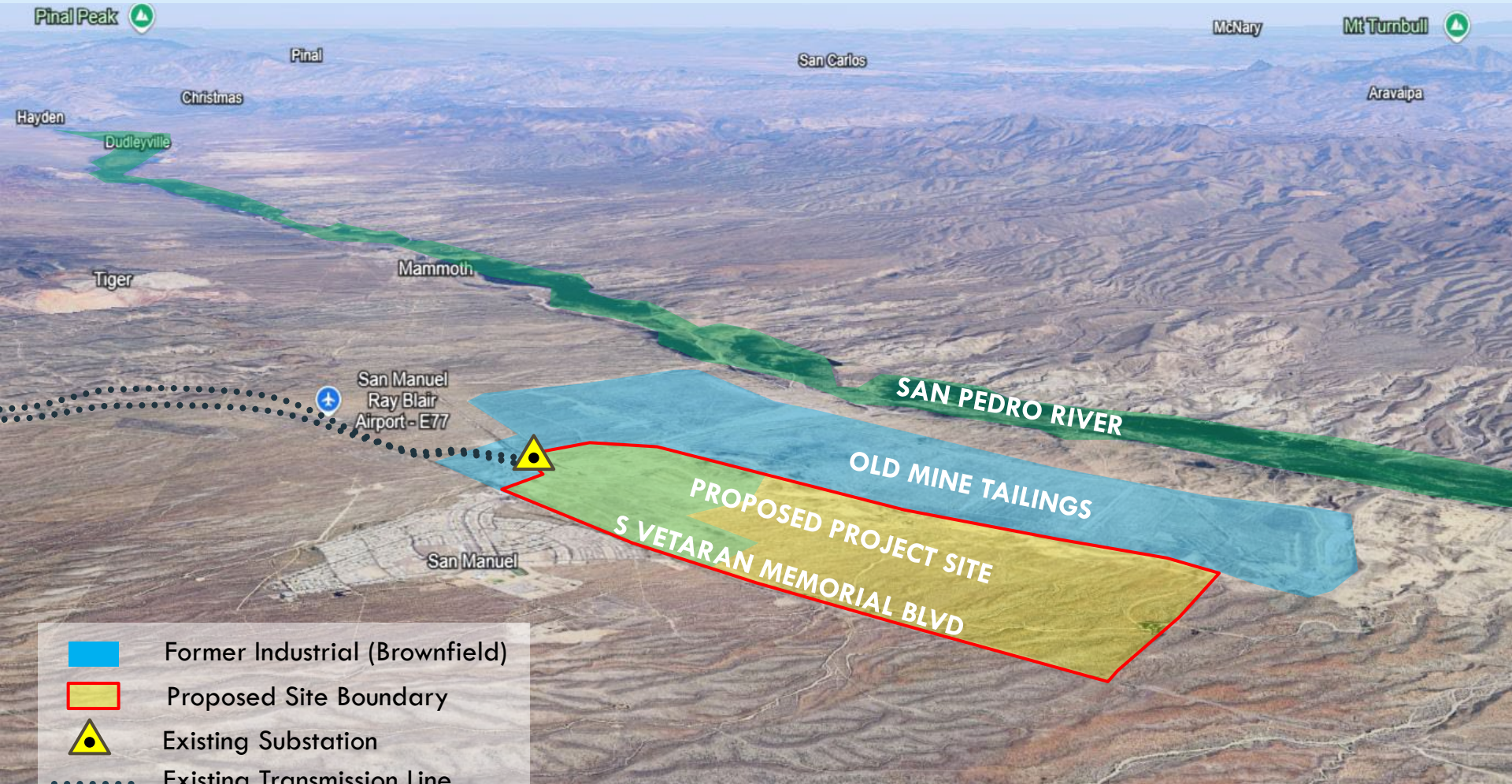
Green Energy Production

Item #1: **PZ-PA-005-24**

Proposed Project Site

PINAL COUNTY
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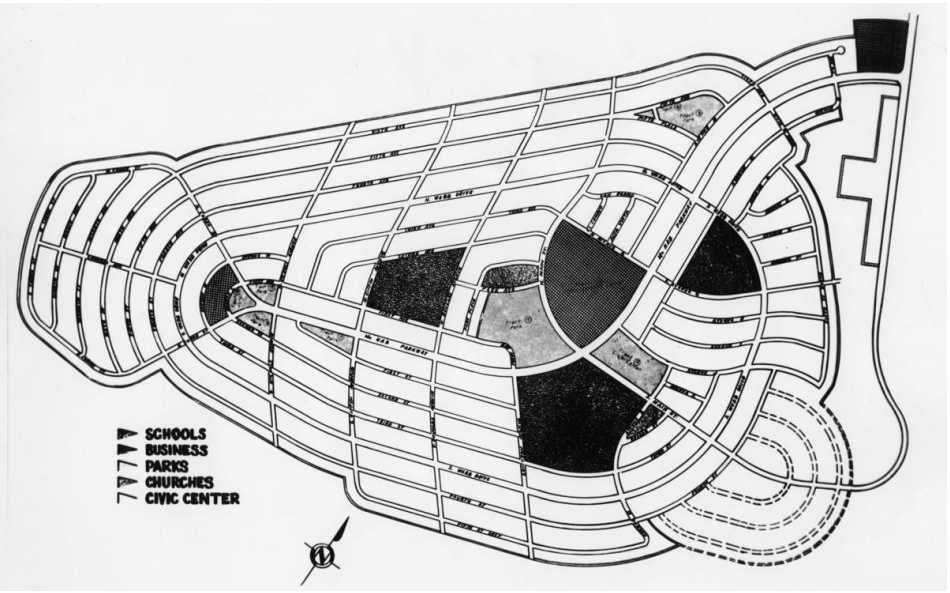
The proposed site is a vacant land, with a portion of the project area previously used as an ore processing site by the San Manual Copper Mine between 1955 to 2003.



Item #1: **PZ-PA-005-24**

San Manuel Town Site

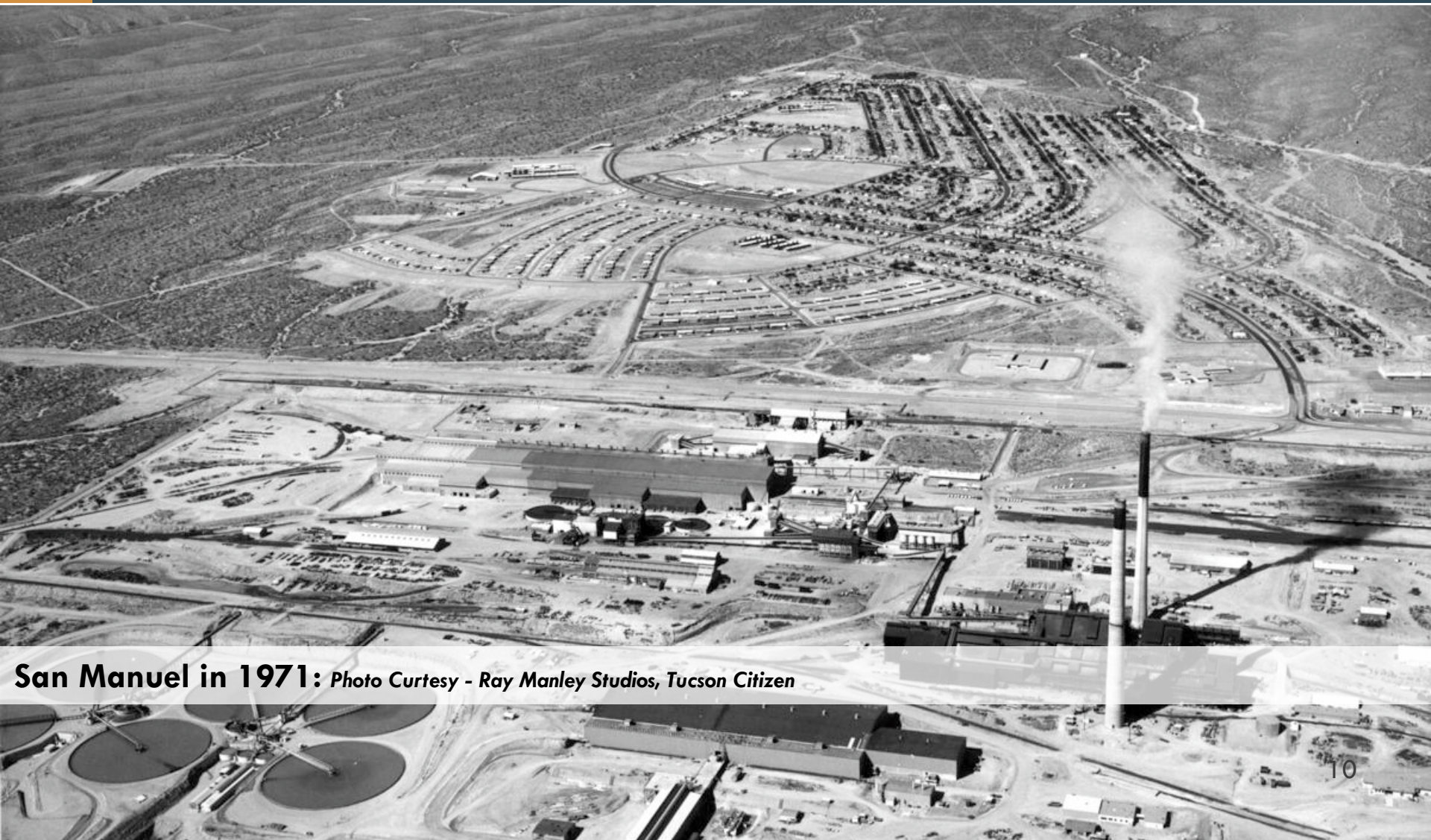
PINAL COUNTY
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To the west of the site is the San Manuel Townsite, a masterplan community (Webb's first "master-planned community" in Arizona-1954), which includes residential, commercial, and institutional land uses. Built to accommodate 8,000 people.

Item #1: **PZ-PA-005-24**
San Manuel Town Site

PINAL COUNTY
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San Manuel in 1971: ***Photo Curtesy - Ray Manley Studios, Tucson Citizen***

Item #1: **PZ-PA-005-24**
San Manuel Town Site

PINAL COUNTY
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Ore milling operations at San Manuel copper mine in 1955. The mine began commercial processing of ore in 1956. *Photo Curtesy - Arizona Daily Star file*

Item #1: **PZ-PA-005-24**
San Manuel Town Site

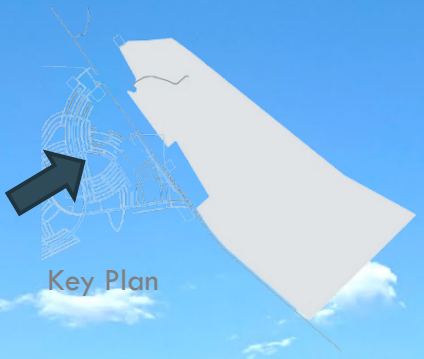
PINAL COUNTY
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- San Manuel Townsite in 2024 – The mine stopped operations in 2003.

Item #1: **PZ-PA-005-24**
San Manuel Town Site

PINAL COUNTY
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- San Manuel Townsite in 2024 - Currently, the overall population of San Manuel is 3,532.

Item #1: **PZ-PA-005-24**
Proposed Site Photos

PINAL COUNTY
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Key Plan

Item #1: **PZ-PA-005-24**
Proposed Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Nestled in the foothills of the Galiuro Mountains, the proposed site overlooks Rhodes Peak and Grassy Peak, with the San Pedro River flowing further east.



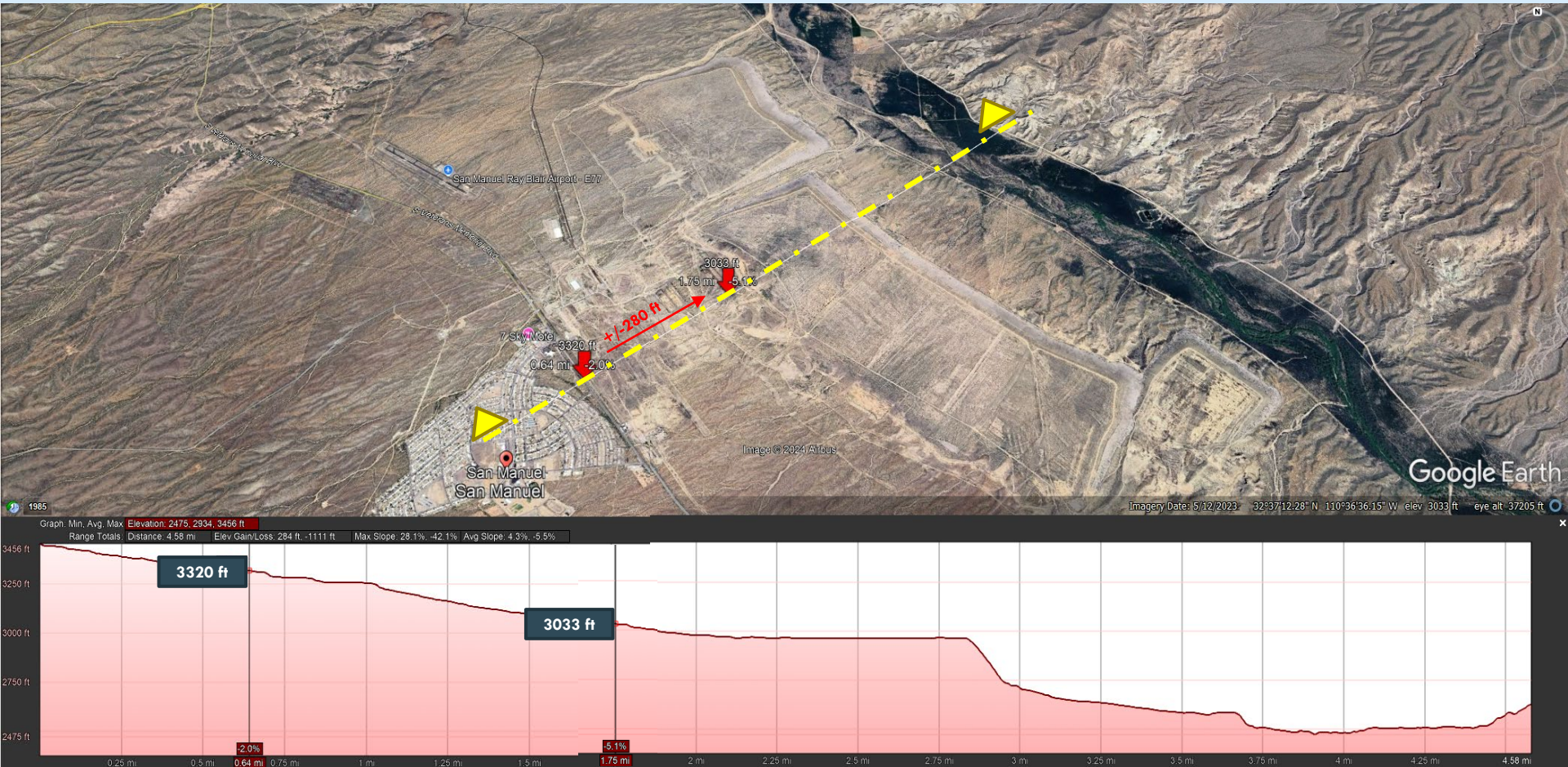
Key Plan

Item #1: **PZ-PA-005-24**

Proposed Site

PINAL COUNTY
WIDE OPEN OPPORTUNITY

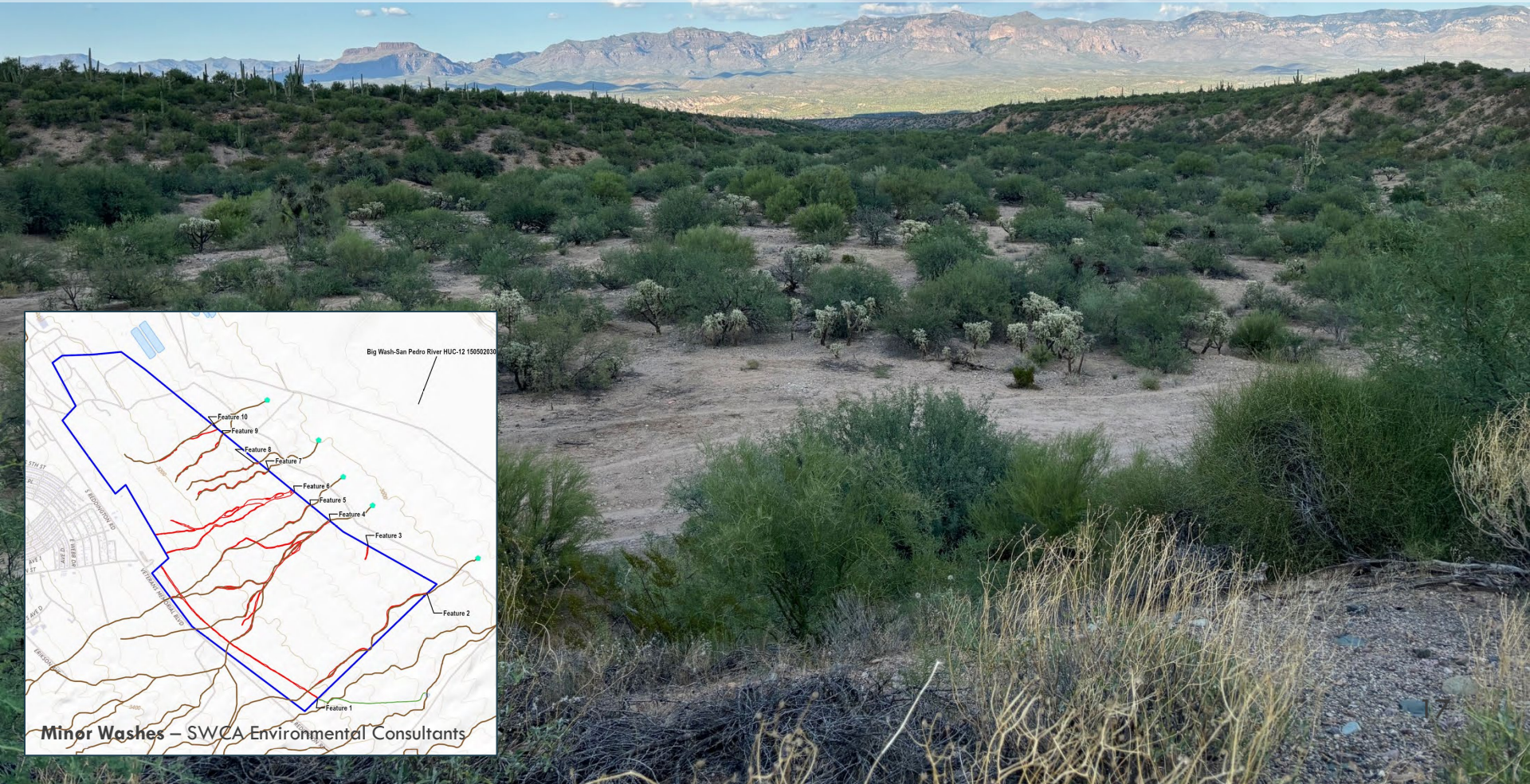
-The majority of the proposed site is vegetated and generally slopes from southwest to northeast. There is approximately 280 feet of elevation difference between the St Veteran Blvd and the eastern edge of the proposed site.



Item #1: **PZ-PA-005-24**
Proposed Site Photos

PINAL COUNTY
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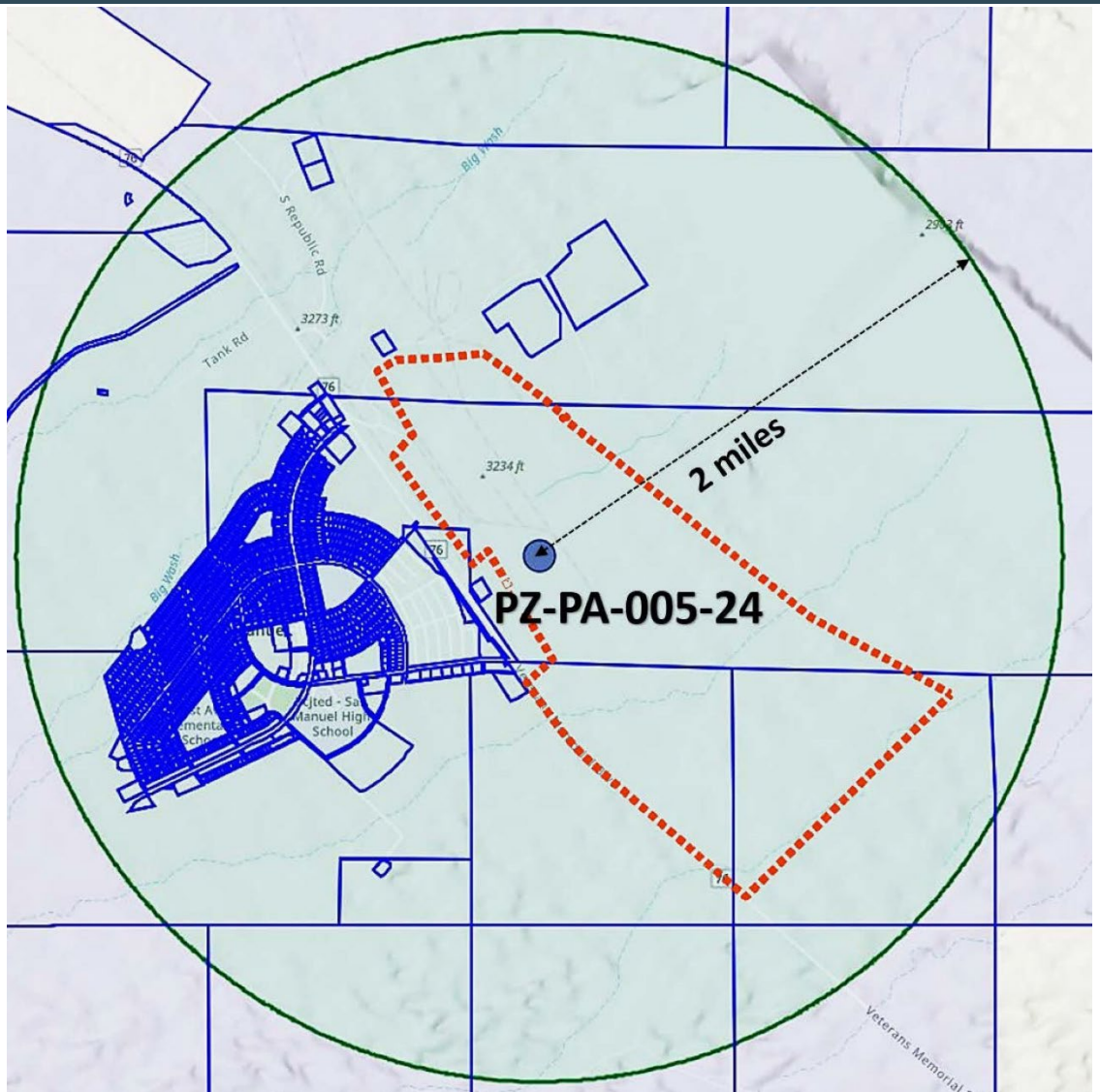
- The site is part of the Big Wash-San Pedro River watershed, with non-WOTUS washes flowing from southwest to northeast, including the San Pedro Big Wash.



Minor Washes – SWCA Environmental Consultants

Item #1: **PZ-PA-005-24**
Public Participation

PINAL COUNTY
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Item #1: **PZ-PA-005-24**
Public Participation

PINAL COUNTY
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- To date, staff have received **(9) oppositions, (1) letter for a conditional support,** and **(17) letter of full support.**

Opposition Theme

- Concerns about benefits for the local community.
- Energy insecurity within the local community: concerns about who will benefit from the solar energy—whether it will be the local community, the state of Arizona, or the state of California.
- Potential fire hazards and environmental impacts on existing flora and fauna, including Arizona. Desert Tortoises and Gila Monsters.
- Contamination mitigation from previous ore processing and potential waste disposal concerns related to the solar farm.
- Other allowable uses of current land use designation - MLDR.

Support and Conditional Support Theme

- The project is suitable, contingent upon the county and developers initiating the establishment of a very large active – well trained and maintained fire department nearby that is maintained by the developers and not funded through the tax money of the residents.
- Advocating for the private property rights of the developers.
- Beneficial for community development, enhancing the resiliency of the electric grid, and providing tax and economic benefits to Pinal County and local communities.

Item #1: **PZ-PA-005-24**
Citizen Advisory Committee

PINAL COUNTY
WIDE OPEN OPPORTUNITY

The Citizen Advisory Committee has recommended approval with a vote of (8-7). The committee addressed the following issues and concerns:

- The in-place capping status of the old ore processing area, its brownfield status, and fire safety for the proposed solar facility.

- The health and well-being of the residents of San Manuel Townsite, including both short- and long-term job opportunities available to them.

- Reevaluation of the comprehensive plan designation after the projects decommissioning.

Item #1: **PZ-PA-005-24**
Planning and Zoning Commission

PINAL COUNTY
WIDE OPEN OPPORTUNITY

The Commission has recommended approval with a vote of (5-2). The commission addressed the following issues and concerns:

- The status of the Environmental Impact Assessment and Geotechnical Assessment during the further permitting process.

- Impact on the property value and the short- and long-term job opportunities available to the community.

Item #1: **PZ-PA-005-24**
Items for Considerations for the Board

PINAL COUNTY
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- Transformation of a portion of a historically industrial site into a sustainable green energy project represents a significant upgrade from its existing land use to the future land use.

- Pinal County staff have the ability to regulate and address environmental concerns during the site development phases of the project. However, the developers are responsible for addressing community concerns while exercising their private property rights.

- The project must align with the vision of the Pinal County Comprehensive Plan, which emphasizes a sense of community, economic sustainability, and happy, healthy residents.

Questions

- Comments?
- Feedback?



Item #2: **PZ-PA-006-24**
I-8 and Montgomery

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **PZ-PA-006-24:** 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 industrial uses.

- Proposal: Land-use change for approx. ±121 acres

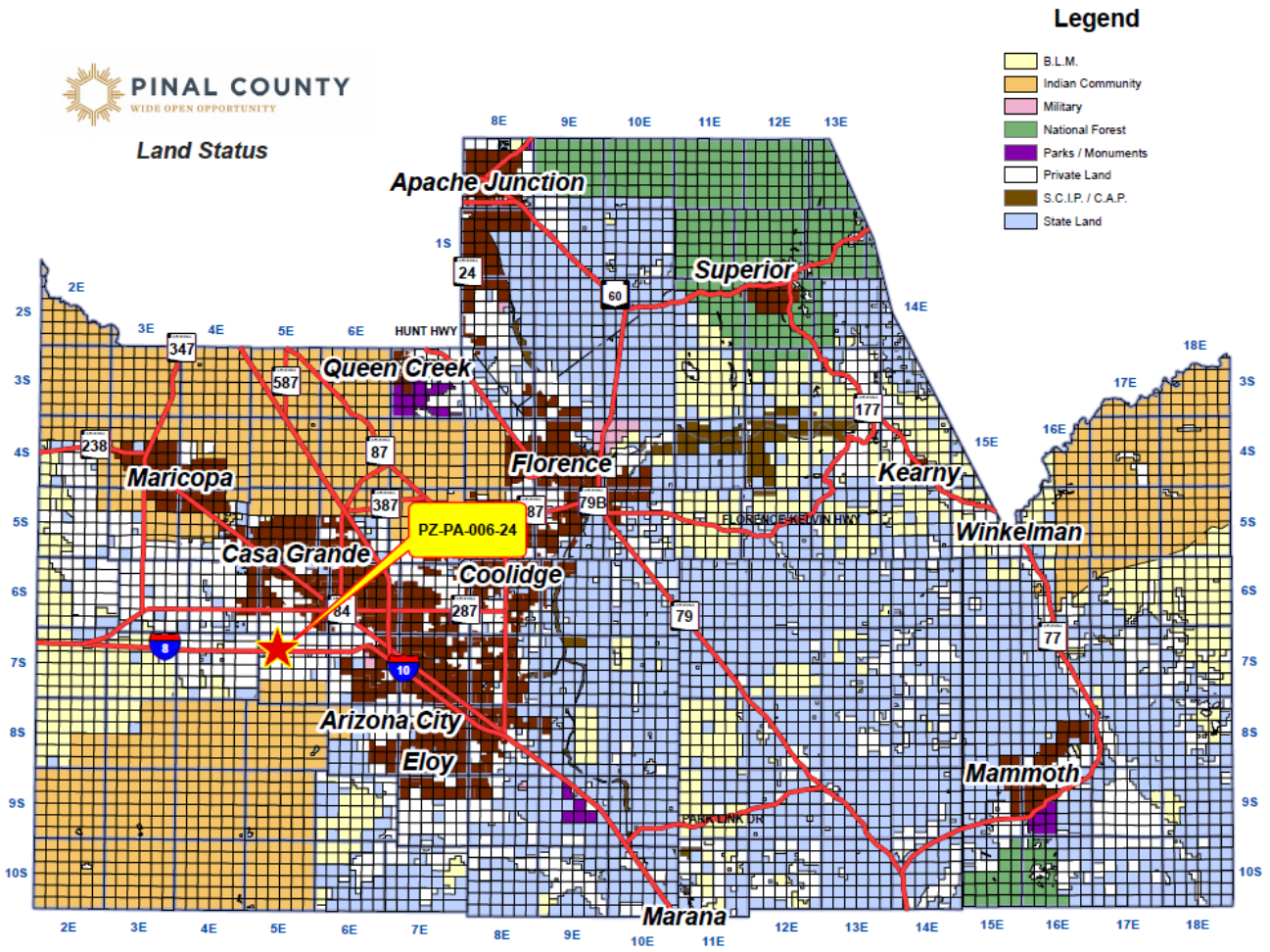
- Location: located south of Interstate 8 and west of Montgomery Rd with proximity to Casa Grande and Eloy

- Owner: Bruce Galloway – Montgomery I8 LLC

- Applicant/Agent: Adam Baugh – Whithey Morris Baugh PLC

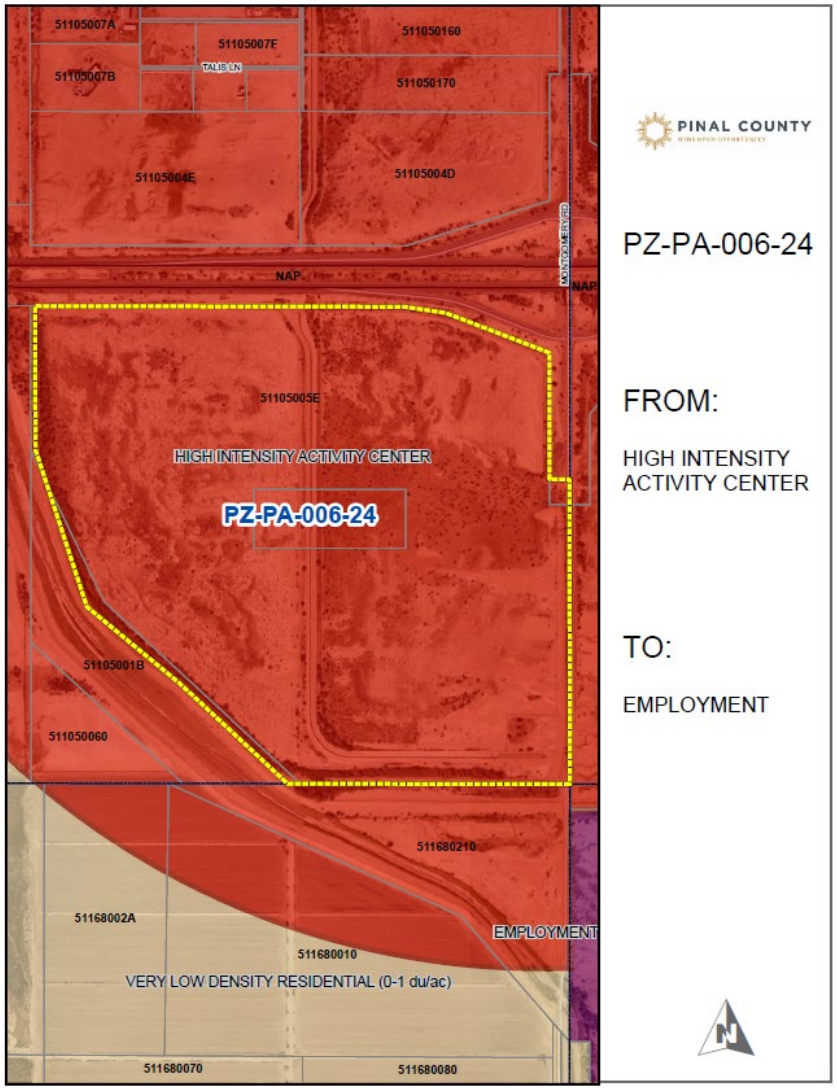
Item #2: **PZ-PA-006-24**
I-8 and Montgomery

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #2: **PZ-PA-006-24**
I-8 and Montgomery

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Existing Land Use Designation:

High Intensity Activity Center – ±121 Acres.

Proposed Land Use Designation:

Employment - ± 121 Acres.

Item #2: **PZ-PA-006-24**
I-8 and Montgomery

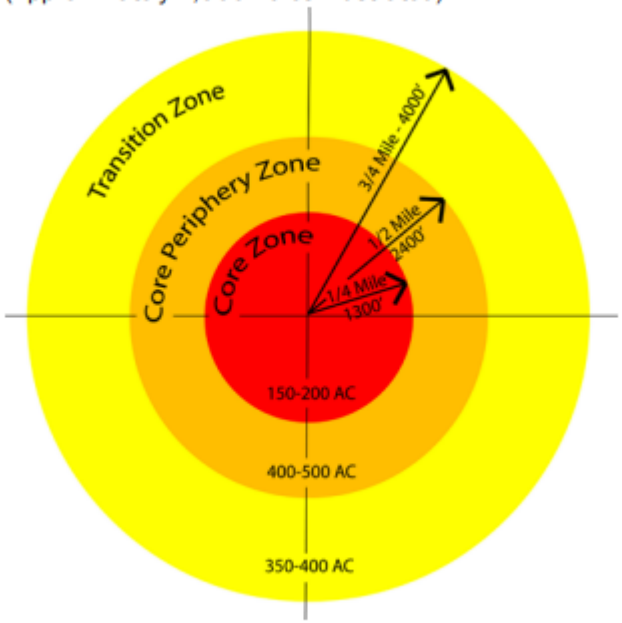
PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

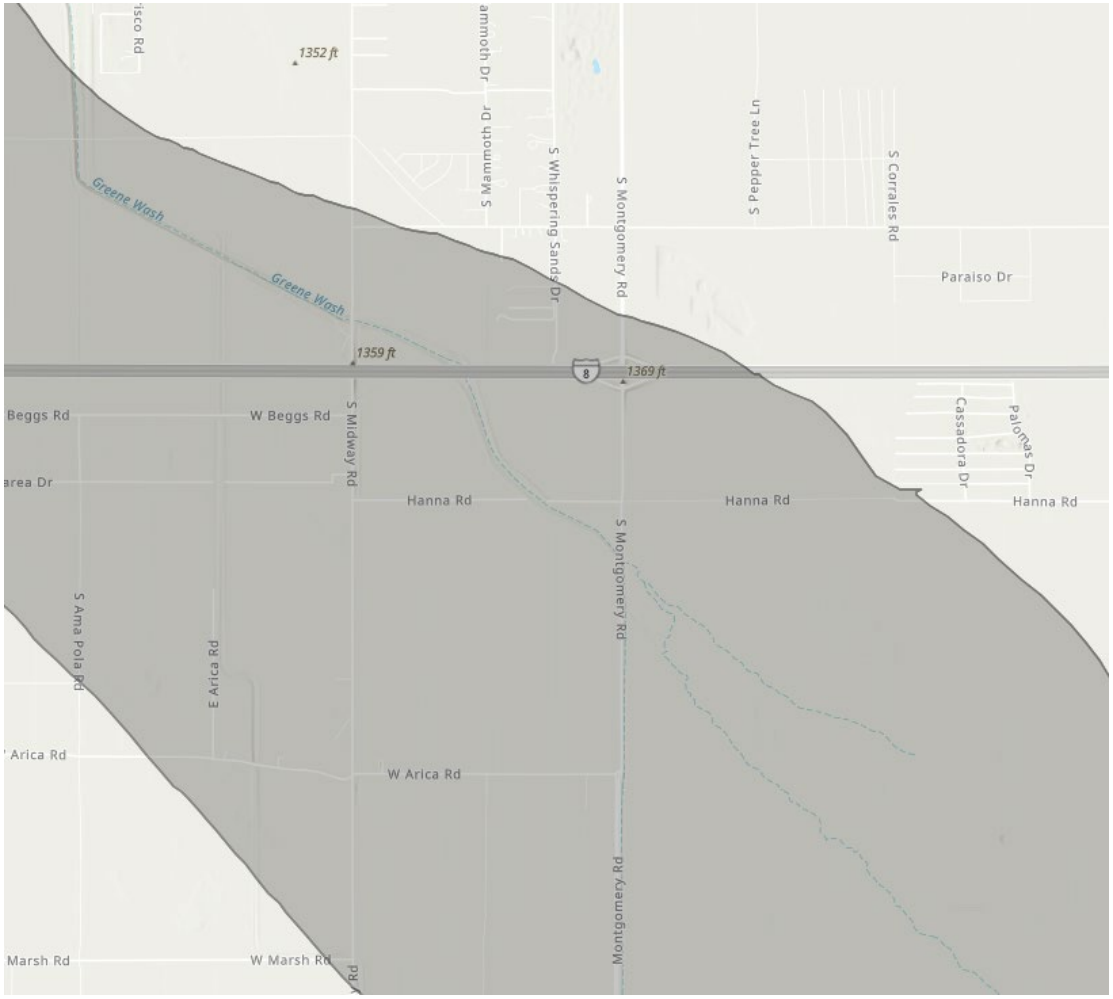
3-16: High Intensity Activity Center Development
(Approximately 1,000 Acres Illustrated)



Chapter 3: Sense of Community

Item #2: **PZ-PA-006-24**
I-8 and Montgomery

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Natural Features:

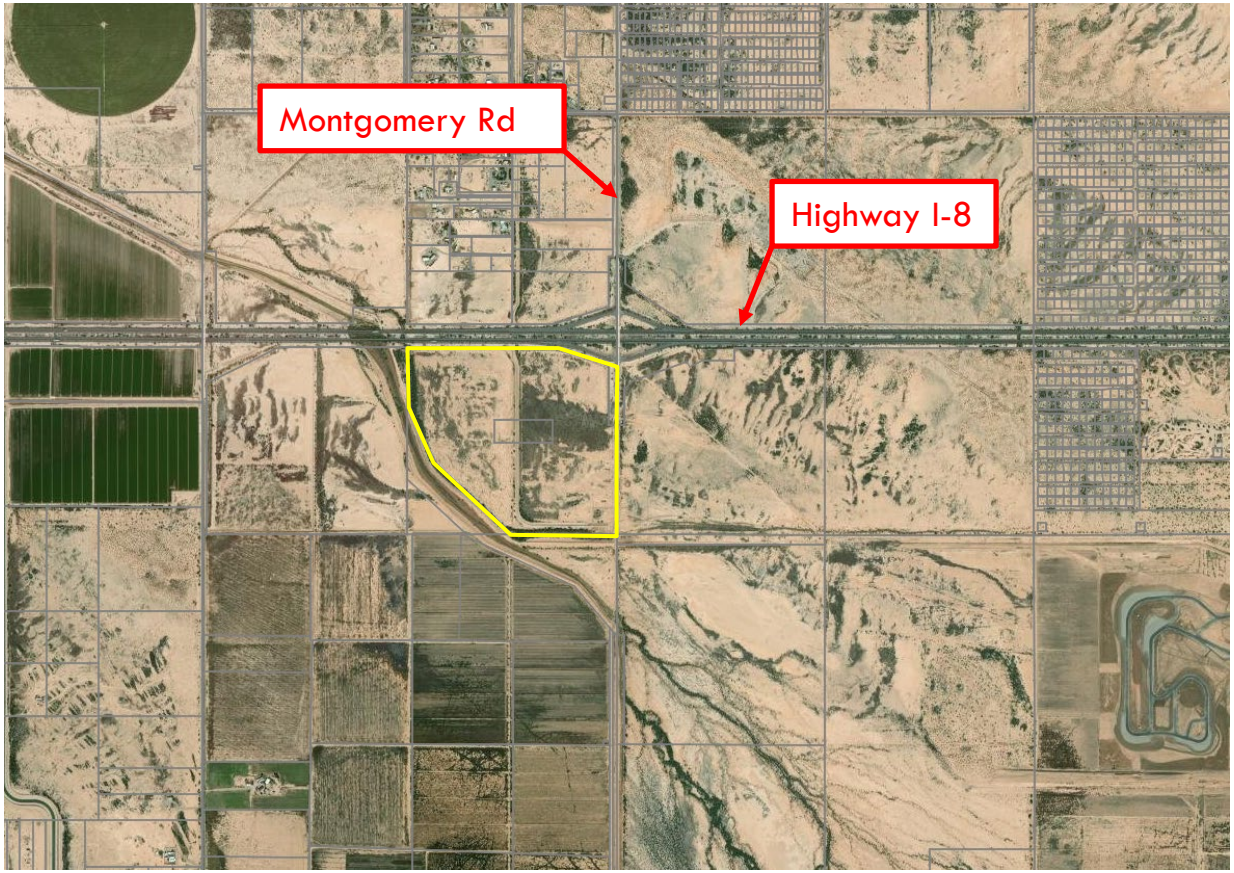
Flood Zone A

Greene Wash

Riparian Areas

Item #2: **PZ-PA-006-24**
I-8 and Montgomery

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Surrounding Infrastructure:

Highway I-8

Attesa Motorsports

Residential

Nearby Agriculture

Item #2: **PZ-PA-006-24**
I-8 and Montgomery

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- To date, no letters of opposition or support.
- **Current Conditions:**
  - Direct access onto Interstate 8 via Montgomery Rd.
  - Proximity to existing Employment land use designations and associated zoning.
  - Entire property is impacted by "Flood Zone A" designations.

- **Proposal:**
  - Develop Employment land uses on ±121 Acres.
  - Intent to develop RV & Boat Storage
  - Other compatible like uses.

Item #2: **PZ-PA-006-24**
I-8 and Montgomery

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Items for Consideration:
  - No comments in support or opposition presented at the public hearing.
  - **Citizens Advisory Committee** voted to recommend approval 15-0.
  - **Planning and Zoning Commission** voted to recommend approval 7-0.

Questions

- Comments?
- Feedback?



Item #3: **PZ-PA-007-24**
Cactus Flower Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-007-24 – Cactus Flower Solar a request to re-designate 2,148± acres from Very Low Density Residential (VLDR, 0-1 du/ac) and Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Green Energy Production for a photovoltaic Solar Power Plant.

Proposal: land-use change for approx. 2,148 Acres

Location: located 8 miles south of Eloy, approximately 7 miles south of I-10

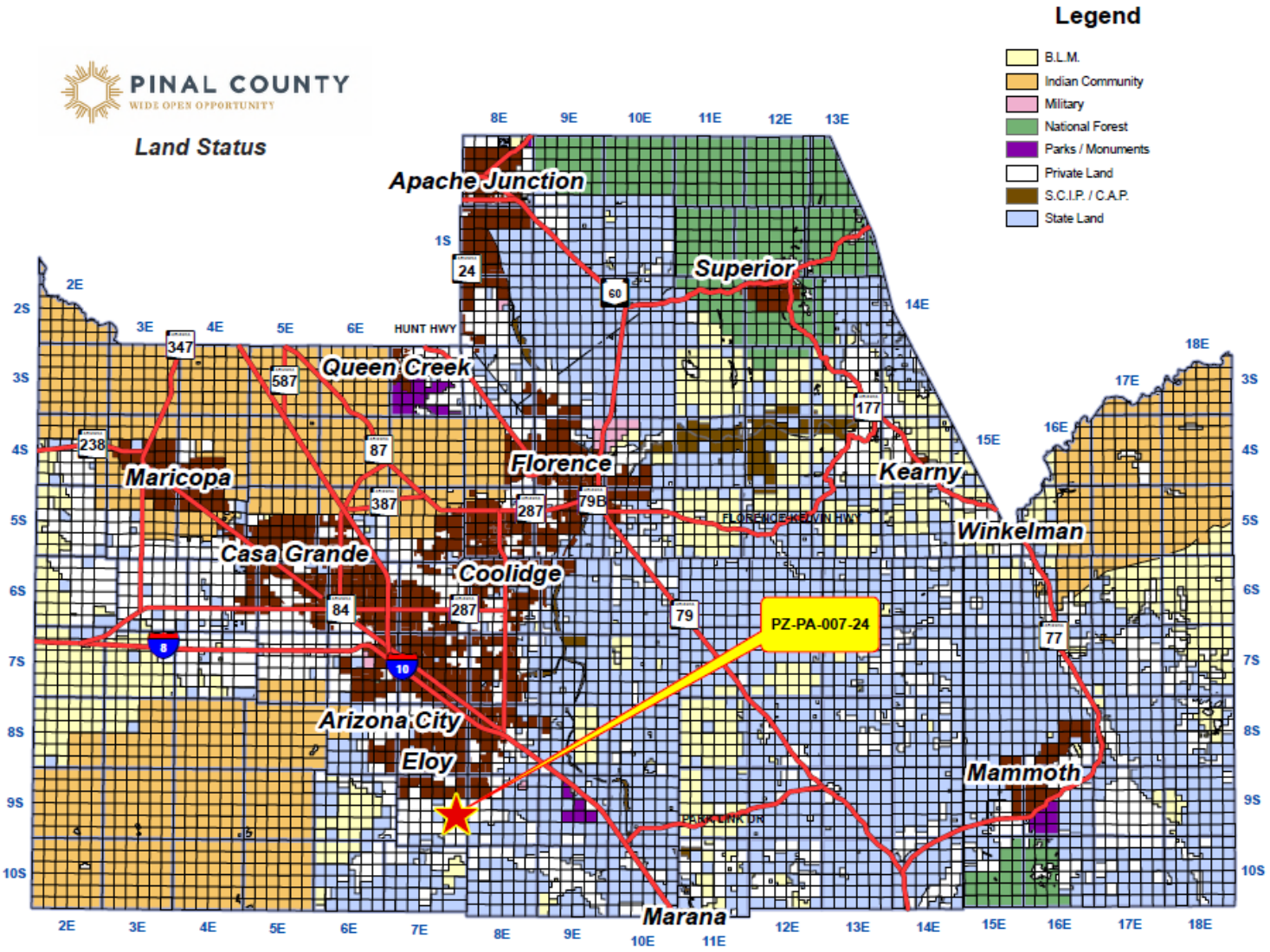
Owner: Curtis 1035,LLC ; Gordita, LLLP; Stambaugh Farms, LLC;
Toone Family LP #3

Applicant/Agent: Cactus Flower Solar LLC, Heather Wise

Item #3: **PZ-PA-007-24**

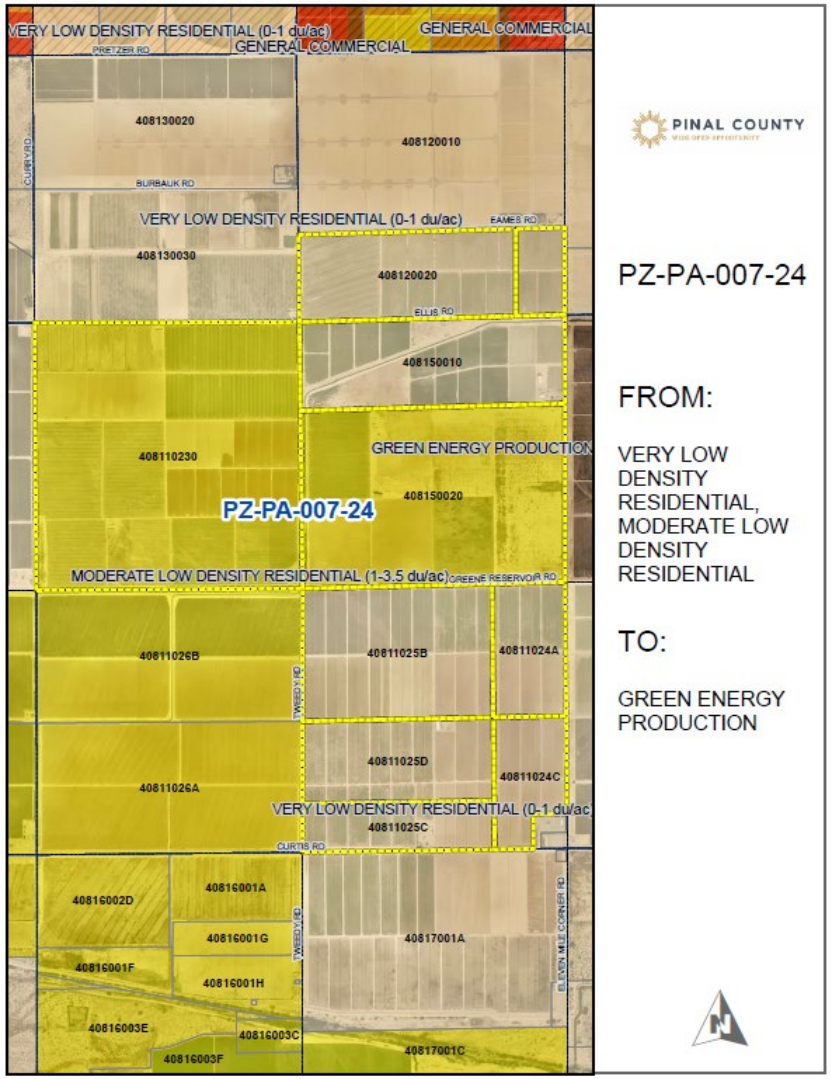
County Map- Location

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #3: **PZ-PA-007-24**
Land-use Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Existing Land-use Designation:

VLDR 0-1.0du/ac
MLDR 1-3.5 du/ac,
Employment

Proposed Land-use Designation:

Green Energy Production

Item #3: **PZ-PA-007-24**

Flood Zones & Road network

PINAL COUNTY
WIDE OPEN OPPORTUNITY



S Eleven Mile Corner Road

S Tweedy Road

W Ellis Road

Flood Zone X

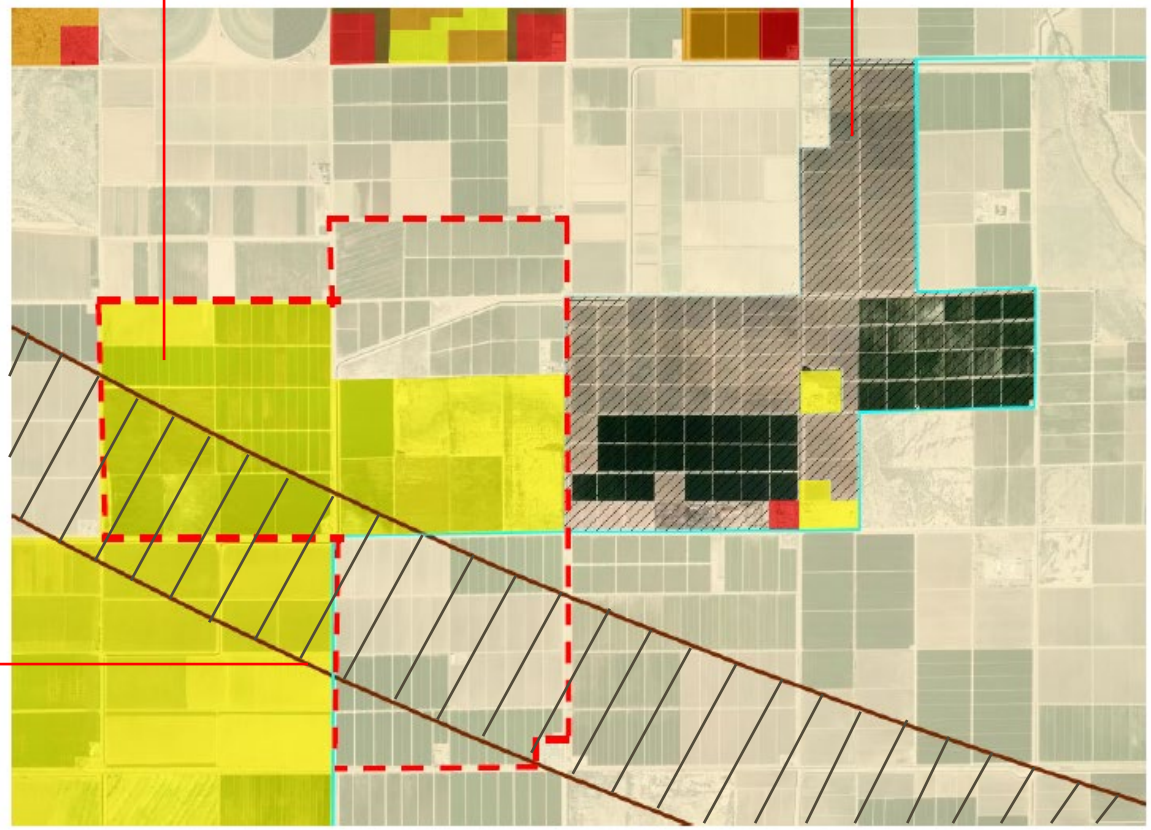
Flood Zone A

Item #3: **PZ-PA-007-24**
Surrounding Land-use Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Proposed Cactus Flower Solar

Existing Eloy Solar



Proposed
I-11
Corridor

Item #3: **PZ-PA-007-24**
Cactus Flower Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Current site conditions:
  - Agricultural land, relatively flat topography.
  - No sensitive biological resources, no perennial surface water, wet lands and no impacts to endangered species identified

- Additional site considerations:
  - Potential future high capacity corridor I-11 that cuts across the site
  - Eloy solar project to the east that has GEP as land-use
  - Site has two flood zones : A and X (Slope W to E 0.01 foot/foot)

Item #3: **PZ-PA-007-24**
Project overview

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Proposal:

Solar generation of 270 MW and battery storage to include:

- Solar array of PV modules- single axis-tracking tracking system
- Battery Energy Storage System (BESS) of 270 MW
- Operations & Maintenance Building
- Associated infrastructure
- New APS substation via a approximate 13-mile gentie transmission line

Item #3: **PZ-PA-007-24**
Public Participation

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- <u>City of Eloy:</u>
  - Project is area supported by the city of the location
  - Neighbor with similar land-use classification (Green Energy Production)

- <u>Eloy Chamber of Commerce</u>:
  - New economic activity with job creation
  - Additional tax revenue

- <u>5 letters in support :</u>
  - No houses impacted in close vicinity- extremely remote
  - Reduction in water use and no visual impact of residents of Eloy
  - Increase in demand for clean energy

Item #3: **PZ-PA-007-24**
Citizens Advisory Committee

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Citizens Advisory Committee recommendation of approval to the Planning and Zoning with a vote (15-0).

Discussion items:

- Location with minimal disturbance, far out in rural area
- Adjacent to another solar land-use- compatible
- No opposition from property owners
- Low water use and no visual impact

Item #3: **PZ-PA-007-24**
Planning and Zoning Commission

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Planning and Zoning recommendation of approval to the Board of Supervisors with a vote (7-0)

- Location with minimal disturbance, far out in rural area

- Adjacent to another solar land-use

- Supported by neighboring jurisdiction – City of Eloy

Item #3: **PZ-PA-007-24**
Board of Supervisors

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Items for Boards Consideration:

- Land-use change to align with the vision of the Pinal County Comprehensive Plan, which emphasizes a sense of community, economic sustainability, and happy, healthy residents.

- Balancing Pinal county's population growth and demand for energy

- Renewable sources of energy- implications/advantages

- Impact to the surroundings- due to location of project, inputs from various Public agencies, property owners

Questions

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Comments?
Feedback?



Item #4: **PZ-PA-008-24** Project Bella

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-008-24 : Project Bella

Project Bella, a request to re-designate 350± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to General Public Facilities/Services for a 480 MW natural gas-fired power plant with 440 MW Battery Storage

Size/Acres: 350 ± Acres

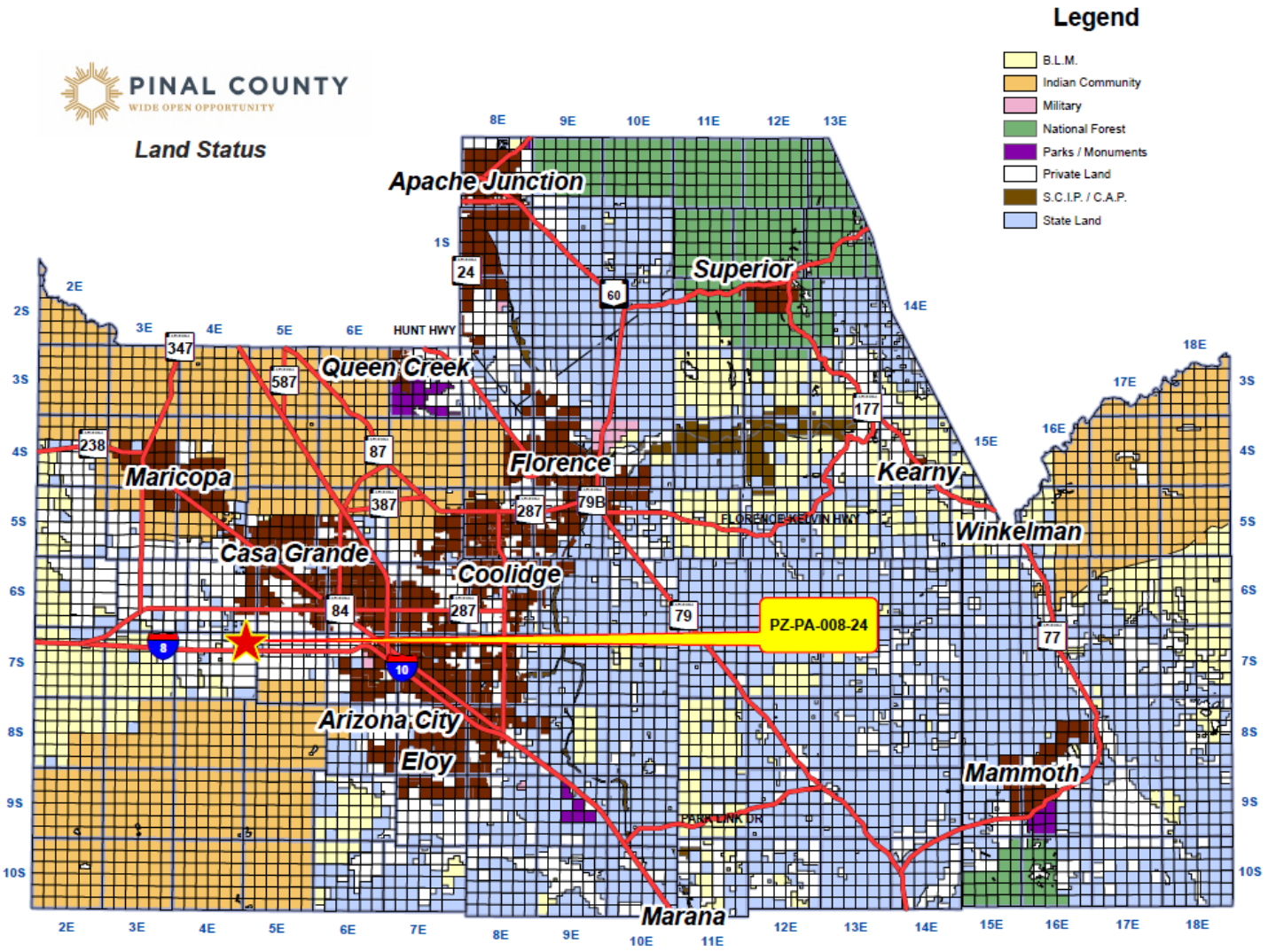
Location: South of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande

Owners: Brian and April Rhodes

Applicant/Agent: Withey Morris Baugh, PLC, Alex Hayes

Item #4: **PZ-PA-008-24**
Location Map

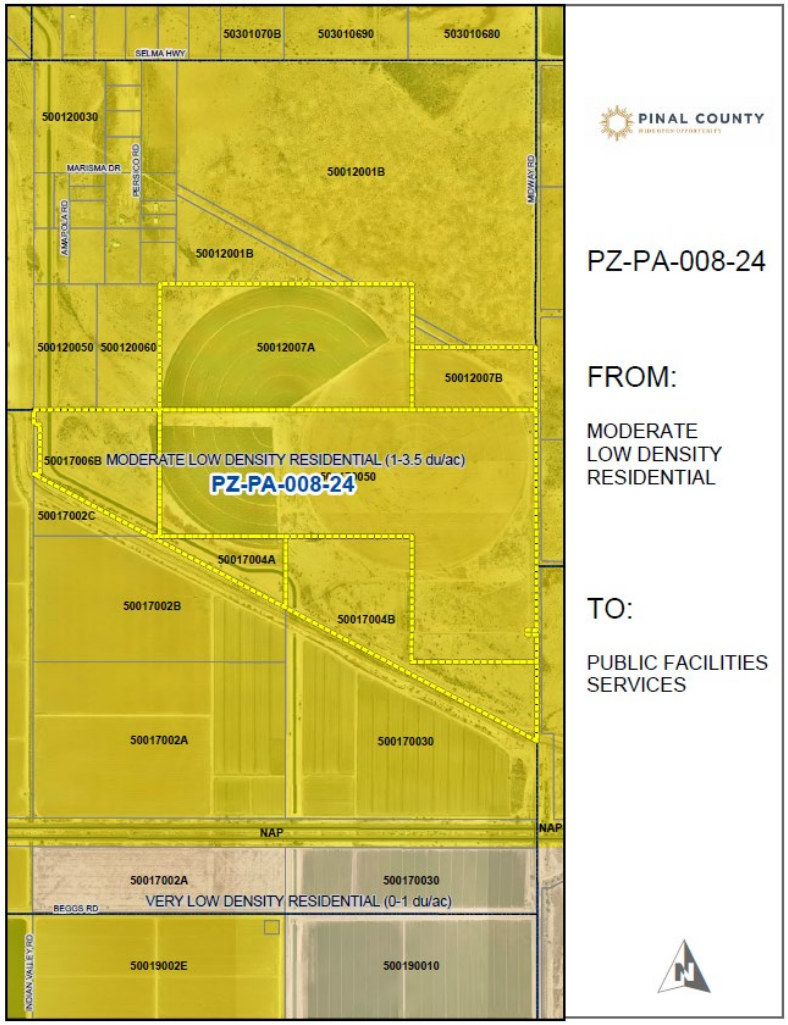
PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #4: **PZ-PA-008-24**
Comprehensive Plan

PINAL COUNTY
WIDE OPEN OPPORTUNITY

LAND-USE MAP



Existing Land-use Designation:

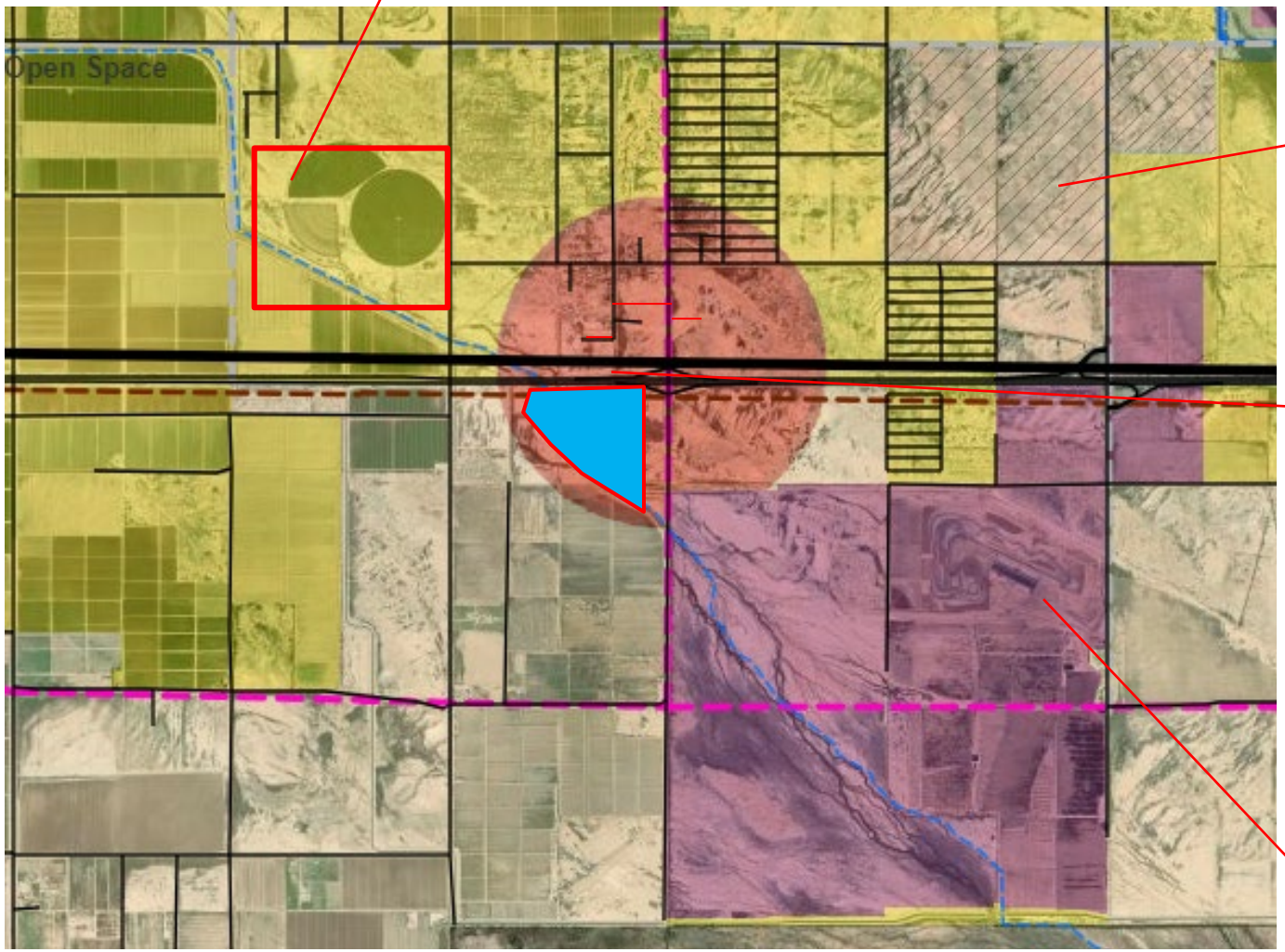
MLDR 1-3.5 du/ac

Proposed Land-use Designation:

General Public Facilities/Services

Item #4: **PZ-PA-008-24**
Aerial Map- Surroundings

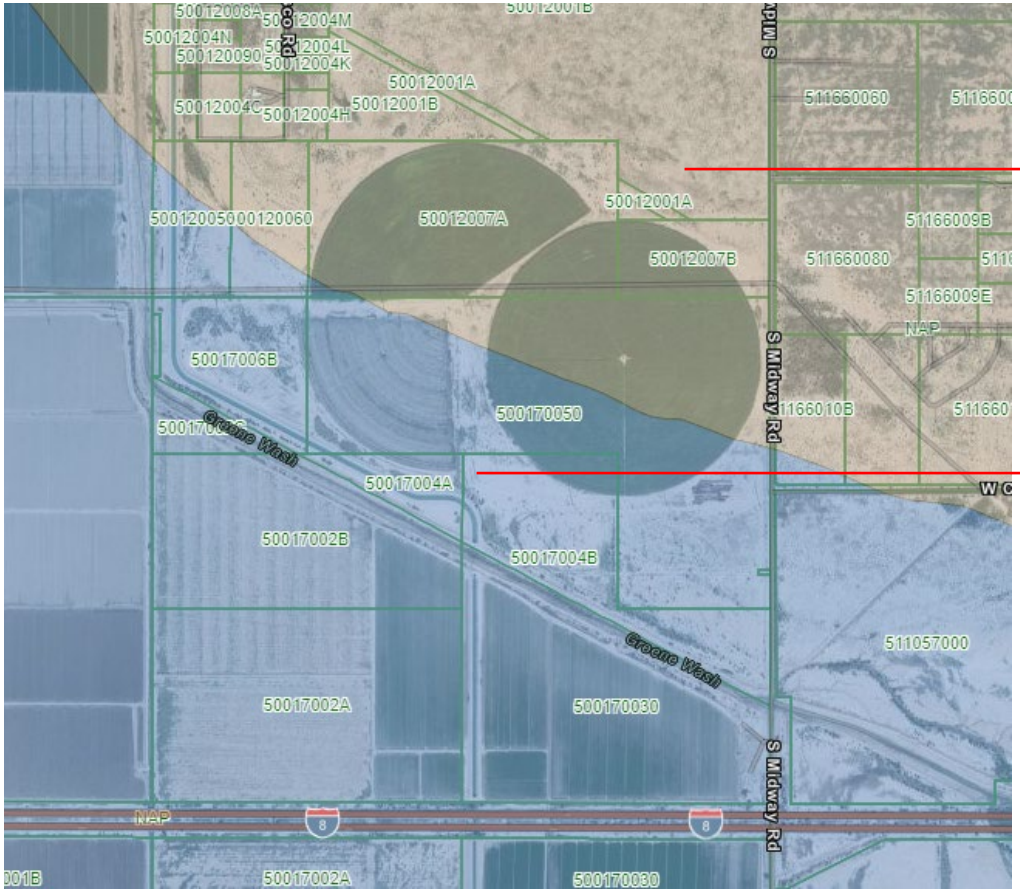
PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #4: **PZ-PA-008-24**
Flood Zone

PINAL COUNTY
WIDE OPEN OPPORTUNITY

FLOOD ZONE: X and A



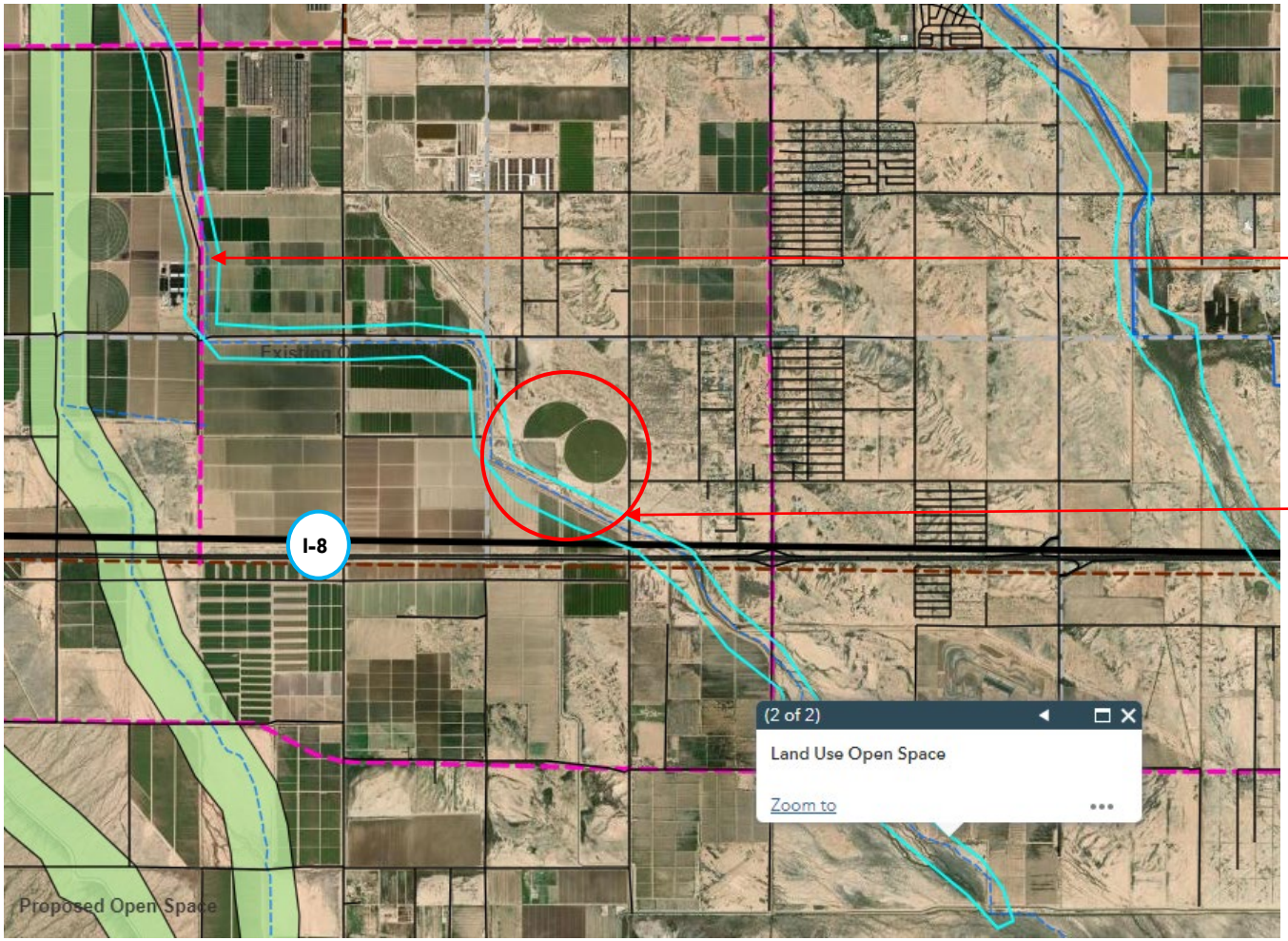
Flood Zone X: Area Determined to be outside the 500yr flood & protected by 100 year levee

Flood Zone A : Area with 1% annual chance of flooding& 26% chance of flooding over 30 year mortgage

Item #4: **PZ-PA-008-24**
Pinal County-Open Space Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Open Space and Interconnectedness of the Greene Wash at a regional scale

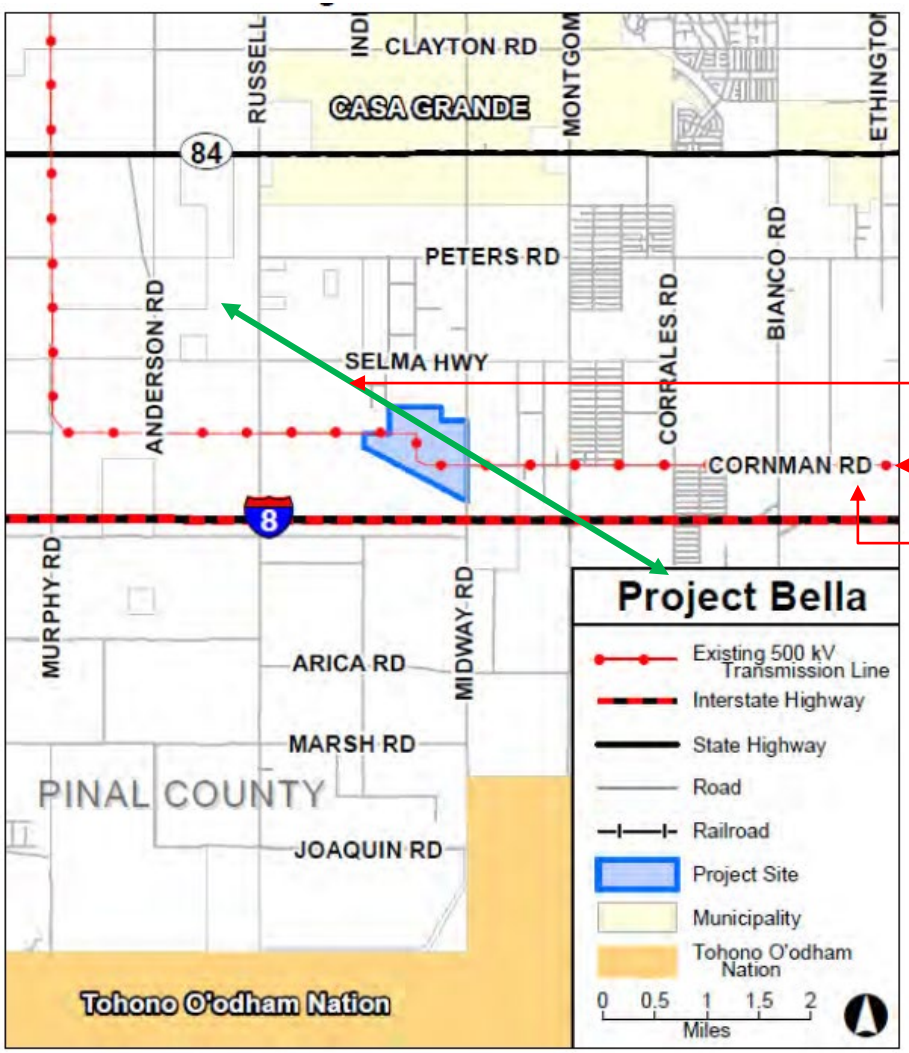


Green Wash with Canal

Project Bella

Item #4: **PZ-PA-008-24**
Vicinity Map with electrical infrastructure

PINAL COUNTY
WIDE OPEN OPPORTUNITY



El Paso Gas Pipeline

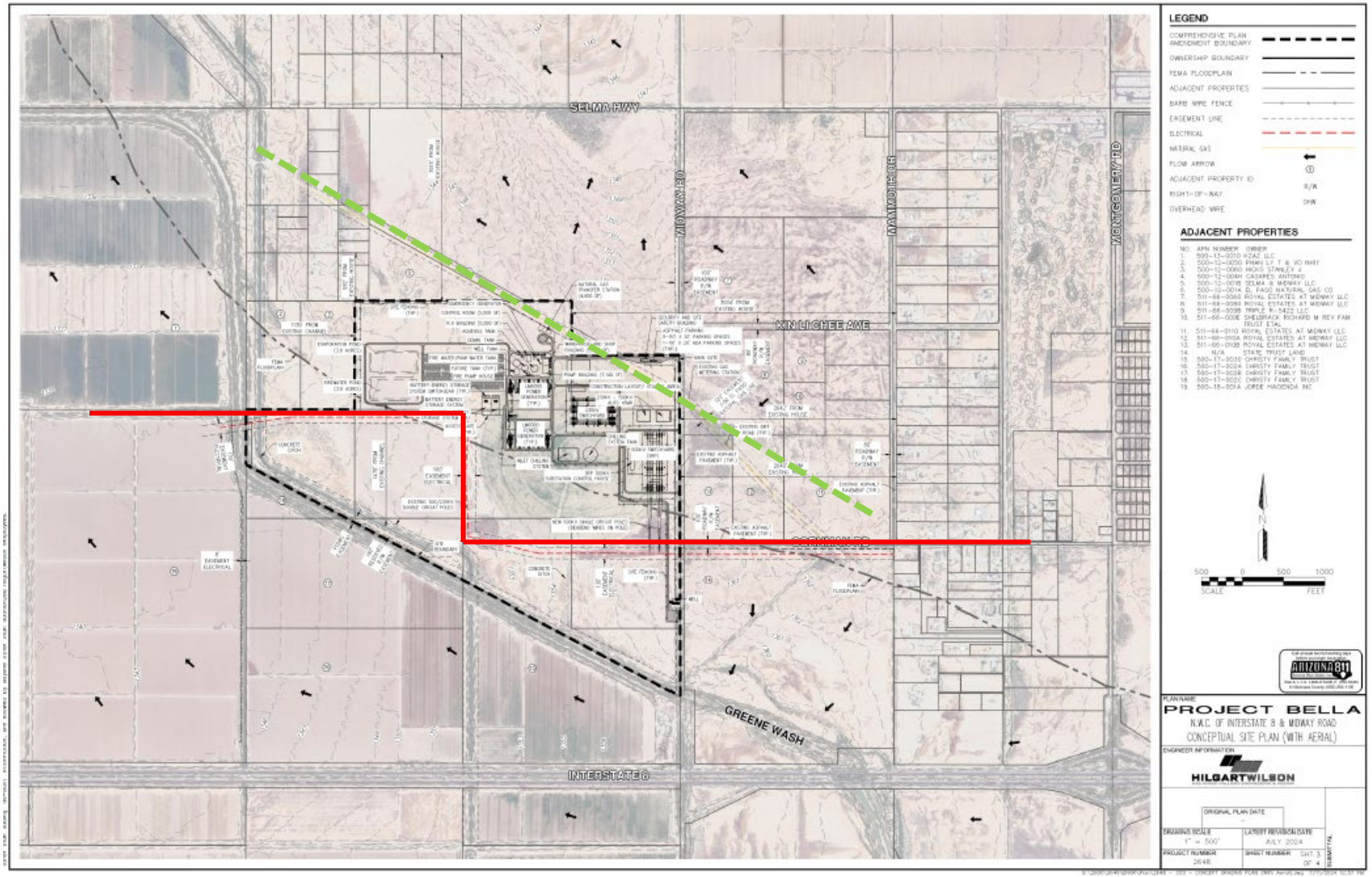
500kV Transmission

230kV WAPA Transmission Line

Item #4: **PZ-PA-008-24**

Draft Site Plan

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #4: **PZ-PA-008-24**
Aerial Map- Surroundings

PINAL COUNTY
WIDE OPEN OPPORTUNITY



East- West along I-8



Further East- Casa Grande Carmel Solar





ATTESA

Item #4: **PZ-PA-008-24**
Site Overview

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Current Site conditions:

Access and Use:

- Site is accessed by private driveway from Midway Road and currently used for agricultural operations
- Surrounded by low density residential (GR and CR-2 zoning)

Flood Zones:

- A - lower half of project area and X- upper half

Open Space:

- Greene wash part of connected open space , major drainage feature, water flows north westerly with a riparian habitat.

Electrical/Gas infrastructure:

- Existing140 foot high Duke/Pinal Central 500 kV line and 230kV WAPA transmission line.
- Existing El Paso natural gas pipeline to the north edge of the property

Item #4: **PZ-PA-008-24**
Key Features- Project Bella

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Project Overview:

1. Thermal Gas –fired Power generation facility (Natural gas)- One of the first one proposed in Pinal County.

2. Development of 2 principal components
   480 MW – Thermal Gas-fired generation (Cazador del Sol)
   440 MW Battery Energy Storage System –BESS (Atrapa Soles)

3. Site plan-Project footprint on approximately half of the site – northern half (158 acres of the 350 acres)

4. Utilizes existing easements and infrastructure for High Voltage transmission and natural gas pipelines.

5. 500 kV switchyard will occur on site. (no additional electric or gas infrastructure required)

Item #4: **PZ-PA-008-24**

Public Participation

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Public Responses:

14 Letters in opposition received for the project with following concerns:

1. Proximity to houses
2. Loss of Rural lifestyle/environment
3. Fire hazards and the lack of Fire emergency services to the area
4. Air pollution during any fires
5. Use of water from well- depletion of water table
6. Sound of the power plant
7. Smell due to chemicals stored and used for the plant (Ammonia)

***7* letters in support** received

Item #4: **PZ-PA-008-24**
Citizens Advisory Committee

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Citizens Advisory Committee recommended denial 0-16 to the Planning and Zoning Commission

- Residential land use with drastic change from residential to General Public Facilities/Services.
- Proximity to houses and concerns of noise, chemicals and visual impact.
- Loss of rural lifestyle of people and communities living around.
- Lack of Fire services
- Job created not as substantial for people of the area (14 jobs)

Item #4: **PZ-PA-008-24**
Planning and Zoning Commission

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Planning and Zoning commission recommended approval 5-2 to the Board of Supervisors

- Location with existing infrastructure for electrical and gas line (no additional Infrastructure required)
- City of Casa Grande- projection of area for future industrial and commercial uses.
- Gas fired power plants- reliability and resiliency
- Balancing Pinal county's population growth and demand for energy

Item #4: **PZ-PA-008-24**
Board of Supervisors

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Items for Boards Consideration:

- Pinal County Comprehensive plan amendment- Economic sustainability component: "Balance residential growth and job creation along with safety and welfare"

- Drastic change from residential land-use to Public facilities and services and Impact to the surrounding residential area

- Location with existing infrastructure for electrical and gas line (no additional Infrastructure required)

- Gas fired power plants- reliability and resiliency

Questions

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Comments?
Feedback?



Item #5: **PZ-PA-009-24**
Tap Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-009-24 Tap Solar - Request to re-designate ±1089.79 acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Green Energy Production for a ±250 MW photovoltaic Solar Power Plant with ±250 MW Battery Storage (BESS).

Size/Acres: ±1,089.79 Acres

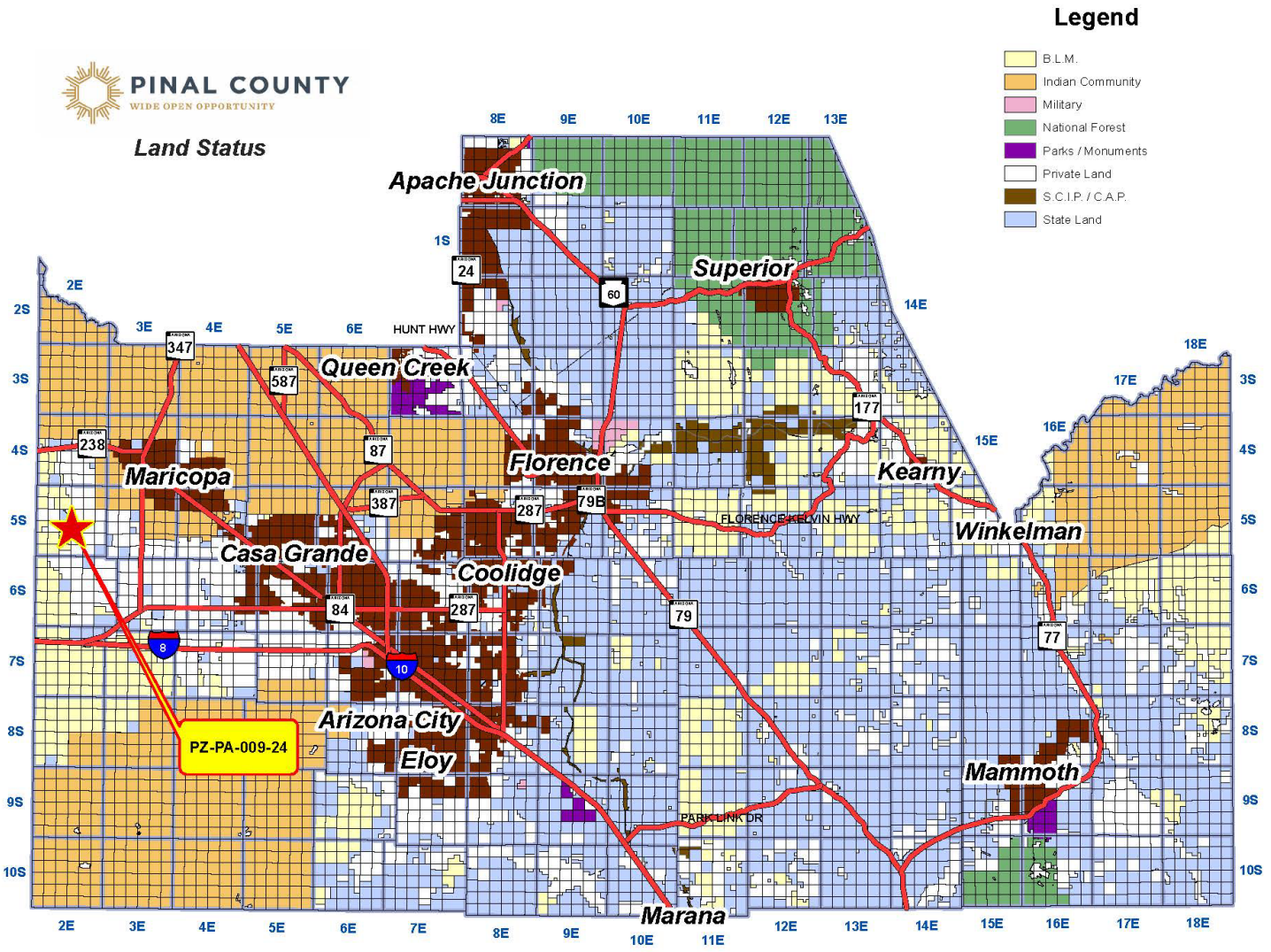
Location: N Hidden Valley Rd and W Val Vista Rd in the Hidden Valley, Maricopa area.

Owner: Hidden Valley Ranch Partners LLC

Applicant/Agent: Keith Nichter, Kimley-Horn Associates, Applicant and Rose Law Group, Agent

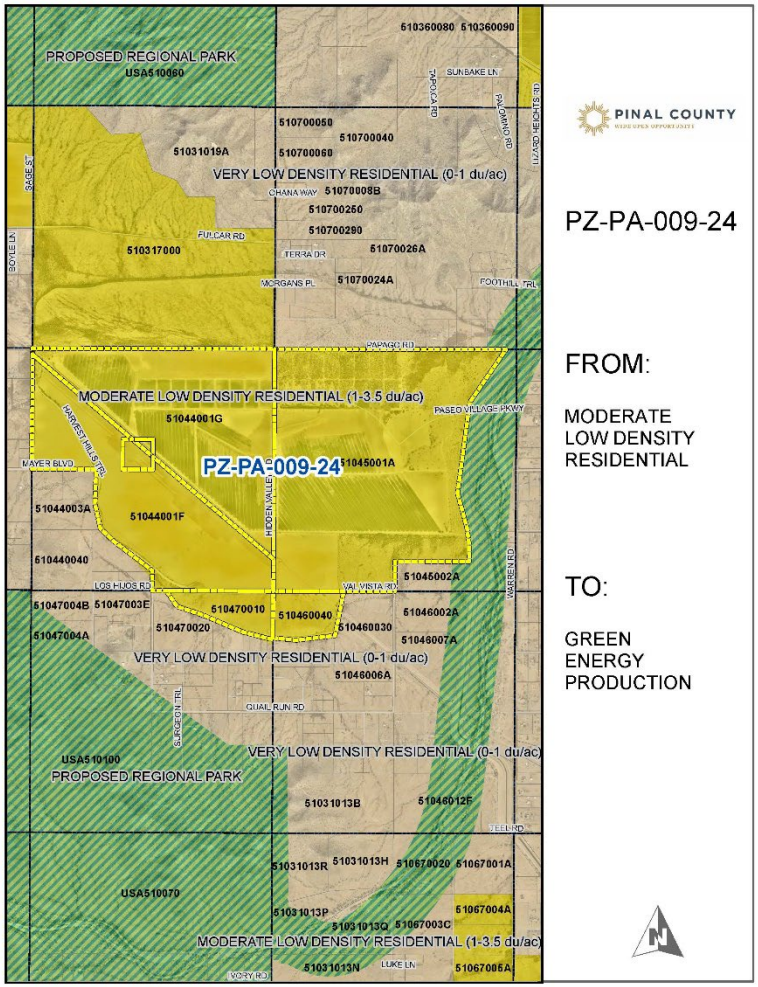
Item #5: **PZ-PA-009-24**
Tap Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #5: **PZ-PA-009-24**
Tap Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Existing Land Use Designation:

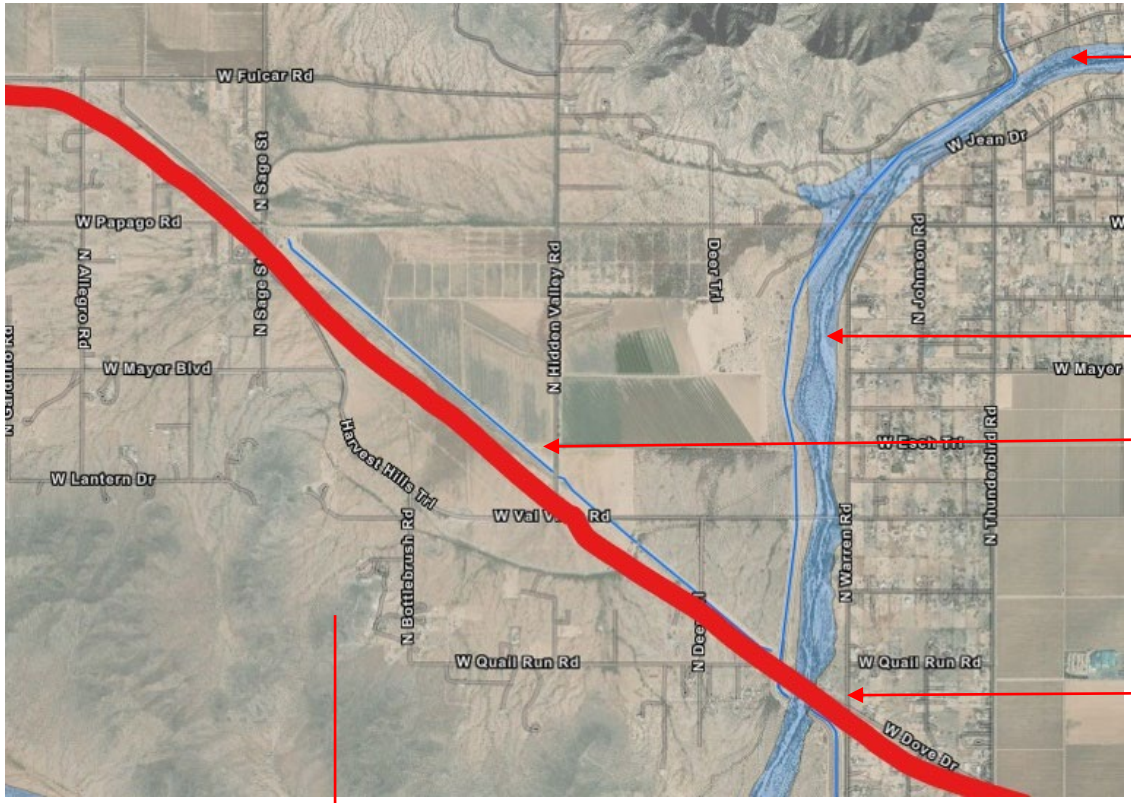
Moderate Low Density Residential
1 – 3.5 du.ac

Proposed Land Use Designation:

Green Energy Production

Item #5: **PZ-PA-009-24**
Aerial- Existing Development Patterns

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Vekol Wash- East edge

Canals (Maricopa – Stanfield Irrigation District)

1. Santa Rosa Canal along Vekol Wash
2. Canal bisecting project area

Proposed I-11 corridor

Proposed Regional park – Haley Hills

Item #5: **PZ-PA-009-24**
Tap Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Current Site Conditions:**

- Close proximity to Vekol Wash
- Most of the parcel is located in Flood Zone X
- Flat topography
- ERT tool identified impacted species
- Project area entitled for residential and commercial uses

- **Proposal:**

Solar generation of ±250 MW photovoltaic solar energy and includes:

- ±250 MW of battery energy storage system (BESS) to include:
- 500 kV utility substation
- Interconnect to transmission grid of the existing Pinal West Substation

Item #5: **PZ-PA-009-24**
Public Participation

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Public Responses:**

City of Maricopa- Objects the proposal for the following reasons:

1. General Plan identifies site for low density residential, commercial and open space.
2. Existing entitlements that align with the Maricopa general plan :
   - 3,874 homes
   - 35 acres of Commercial,
   - 75 acres of dedicated and improved roadways,
   - 2 Elementary school sites,
   - 35 acres of Discovery Trail bisecting the subject site and
   - 65 acres of Vekol wash with the Santa Rosa Canal on the east with open spaces for recreation for the people in the region

3. Loss of the opportunity for the above approved uses at this location

Item #5: **PZ-PA-009-24**
Public Participation

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Public Responses: 3 Letters in opposition received**

- It will lower surrounding property values
- Obstruct City development
- Not enough research on Solar projects and effects
- Batteries and impacts
- Health and safety concerns

3 Letters in support received with following comments:

- Existing road infrastructure can not handle more residential
- Not deplete water table
- Concerns for educational opportunities for current proposed residential

Citizens Advisory Committee :

-Recommended approval 9-7 to the P&Z

Planning and Zoning Commission:

-Recommended approval 6-1 to the BOS

Questions

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Comments?
Feedback?



Item #7: **PZ-PA-011-24**
Frontier East Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **PZ-PA-011-24:** requesting a Major Comprehensive Plan Amendment to the Pinal County Comprehensive Plan to re-designate ±160 acres of land from Employment (±70 acres) and High Intensity Activity Center (±90 acres) to Green Energy Production for a utility scale photovoltaic Solar Power Plant.

- Proposal: Land-use change for approx. ±160 acres

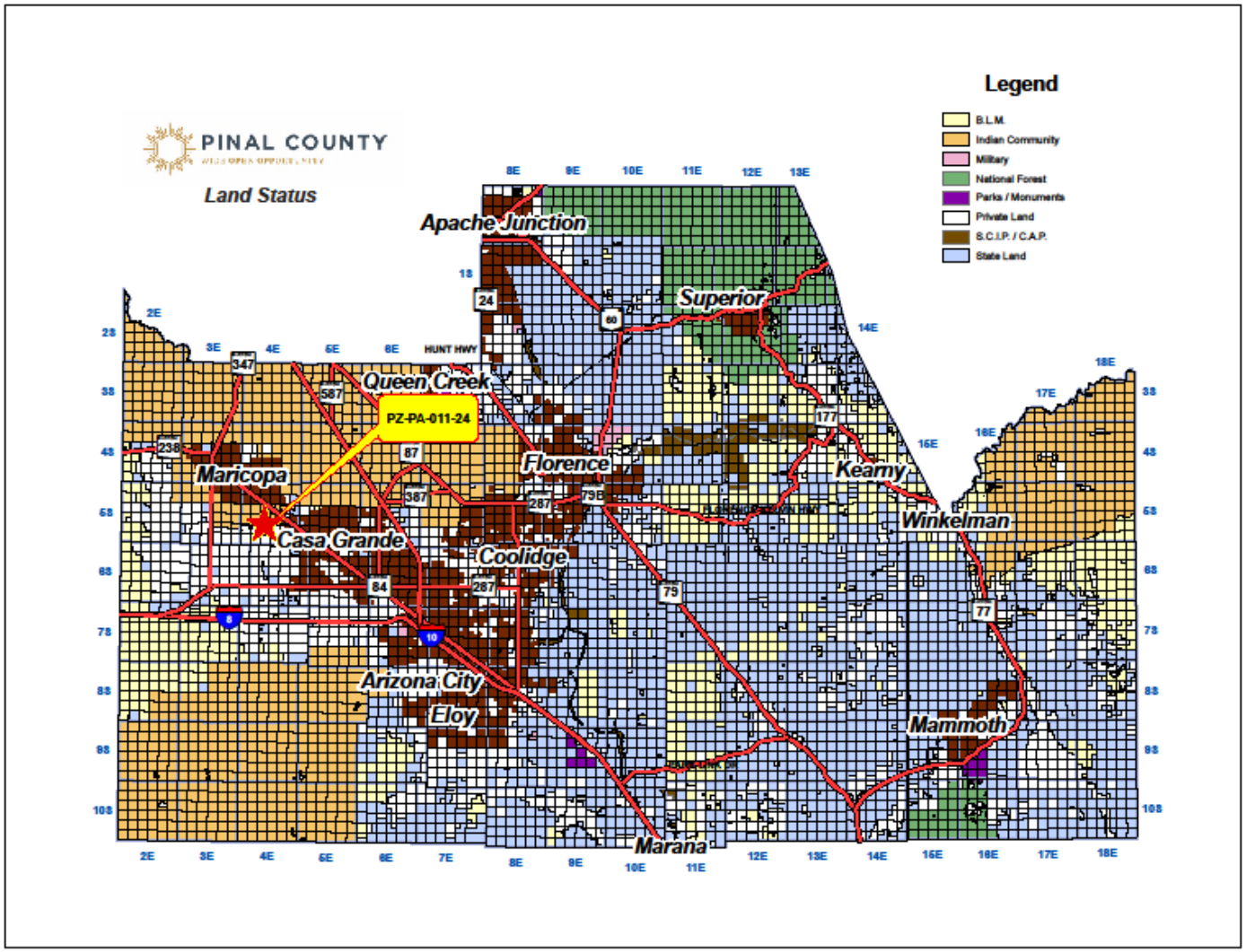
- Location: located just north of Nissan Technical Center

- Owner: Langley Stanmar 160 LLC

- Applicant/Agent: Kimley Horn – Keith Nichter/Rose Law Group

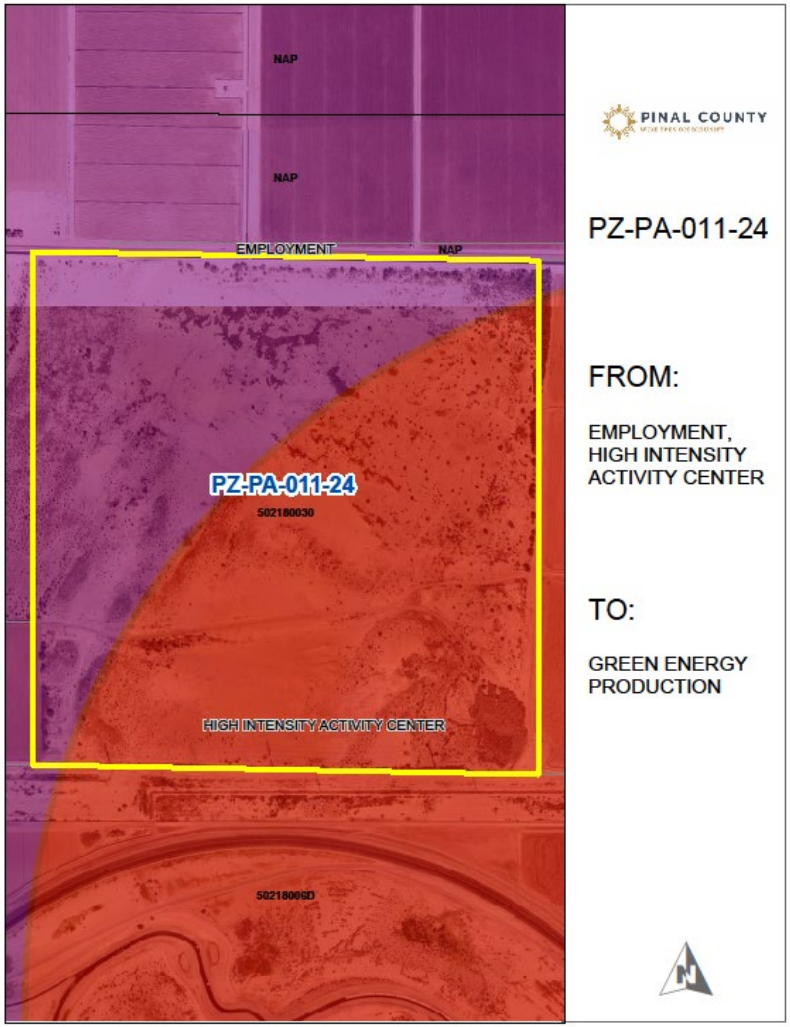
Item #7: **PZ-PA-011-24**
Frontier East Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #7: **PZ-PA-011-24**
Frontier East Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY

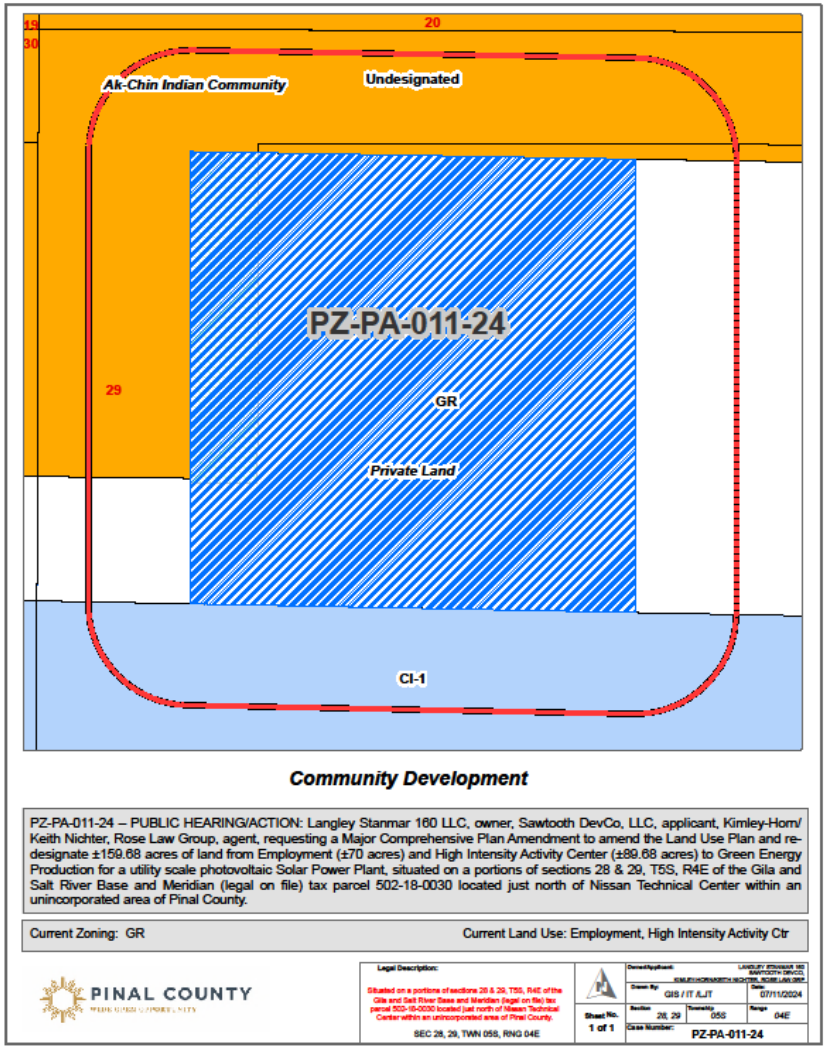


Existing Land Use Designation:
Employment and High Intensity Activity Center

Proposed Land Use Designation:
Green Energy Production

Item #7: **PZ-PA-011-24**
Frontier East Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Site:
GR - General Rural Zone

Surrounding:
Ak-Chin Indian Community
GR- General Rural Zone
CI-1- Light Industry and Warehouse Zone

Item #7: **PZ-PA-011-24**
Frontier East Solar

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Current Conditions:**

  - Just north of Nissan Testing Facility

  - Flat topography

- **Proposal:** Solar generation of ± 50 MW photovoltaic solar energy to include:

  - ± 300 MW of battery energy storage system (BESS) to include:

  - 500 kV utility substation

  - Interconnect to transmission grid of the existing Santa Rosa Substation

Item #6: **PZ-PA-011-24**
Public Participation

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Opposition Theme

- 1. City of Maricopa objects as proposed does not conform to their current MPC and commercial land use designations.
- 2. The proposal does not align with the targeted goals of the High Intensity Activity Center. Primarily, the identified site lies partially within areas which would accommodate the highest intensity uses such as service employment, commercial, hospitality and entertainment, high density residential, and professional offices.
- 3. Proposal lies within an area of environmental concern. The environmental report identified multiple species that will be impacted by this project.

Support Theme

- 1. The Project is expected to interconnect to the transmission grid at the existing 500kV Santa Rosa Substation, operated by Arizona Public Service (APS).
- 2. The proposed gained support from the CAC and Planning and Zoning Commission.
- 3. The proposed would use very little water, whilst aiding with the growing energy needs of the county.

Item #6: **PZ-PA-011-24**
Public Participation

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Citizens Advisory Committee:

Recommended approval with a vote of 13-2 to the P&Z

Planning and Zoning Commission:

Recommended approval 7-0 to the BOS

Questions

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Comments?
Feedback?



Item #8: **PZ-PA-012-24**
SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY

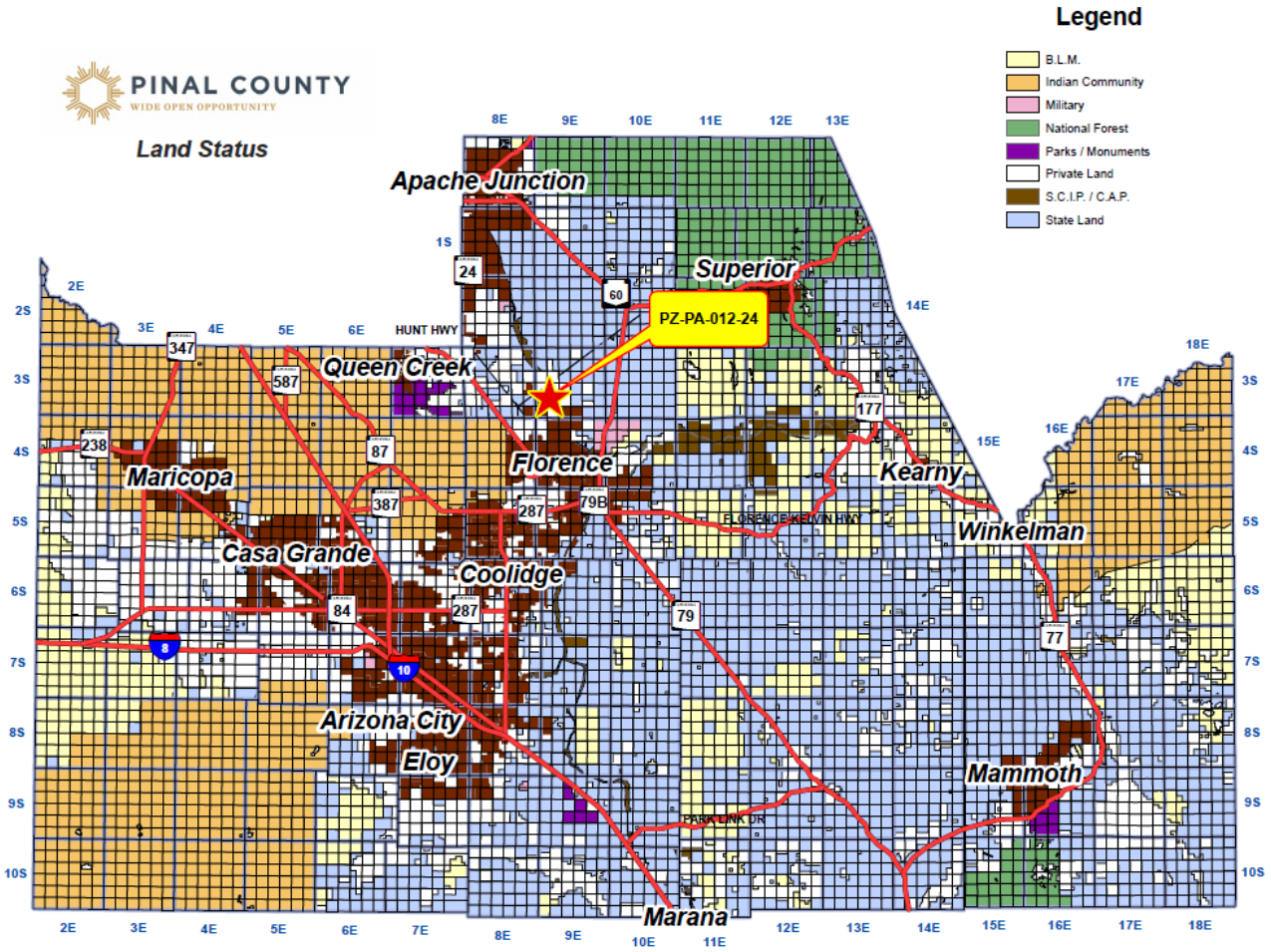
- **PZ-PA-012-24:** requesting a Major Comprehensive Plan Amendment to the Pinal County Comprehensive Plan to re-designate ±96 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to ±80 Acres of Employment and ±16 Acres of Mixed Use-Residential Focused, to develop a Battery Energy Storage System (BESS), data center and mixed use residential focused developments.

- Proposal: Land-use change for approx. ±96 acres.
- Location: located on the southeast corner of N Felix Rd alignment and E Judd Rd in the Arizona Farms region of San Tan Valley.

- Owner: Judd Ventures LLC.
- Applicant/Agent: Jordan Rose – Rose Law Group, Greg Davis – Iplan Consulting.

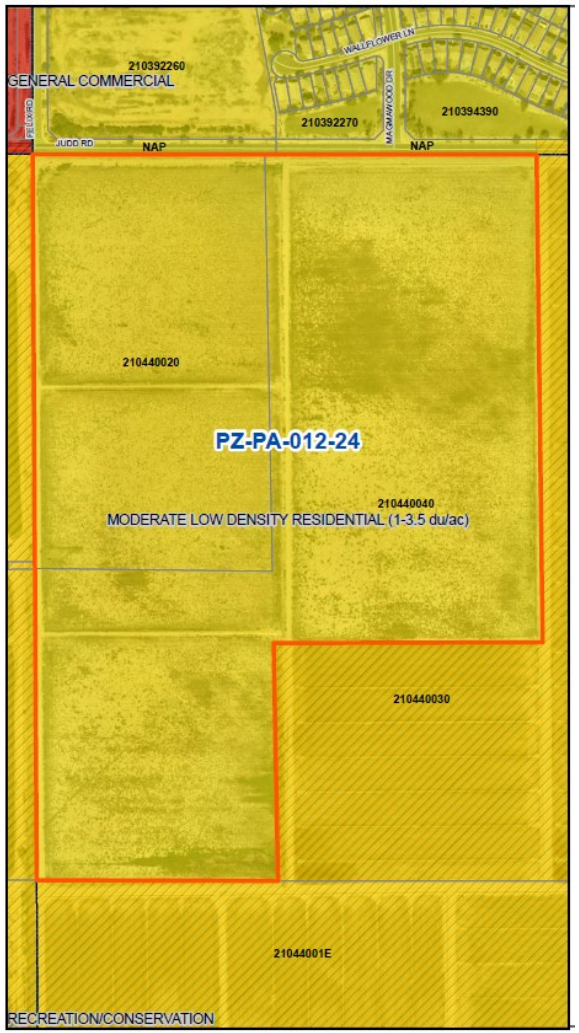
Item #8: **PZ-PA-012-24**
SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Item #8: **PZ-PA-012-24**
SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Existing Land Use Designation:

Moderate Low Density Residential – 96 Acres

(1 – 3.5 du/ac)

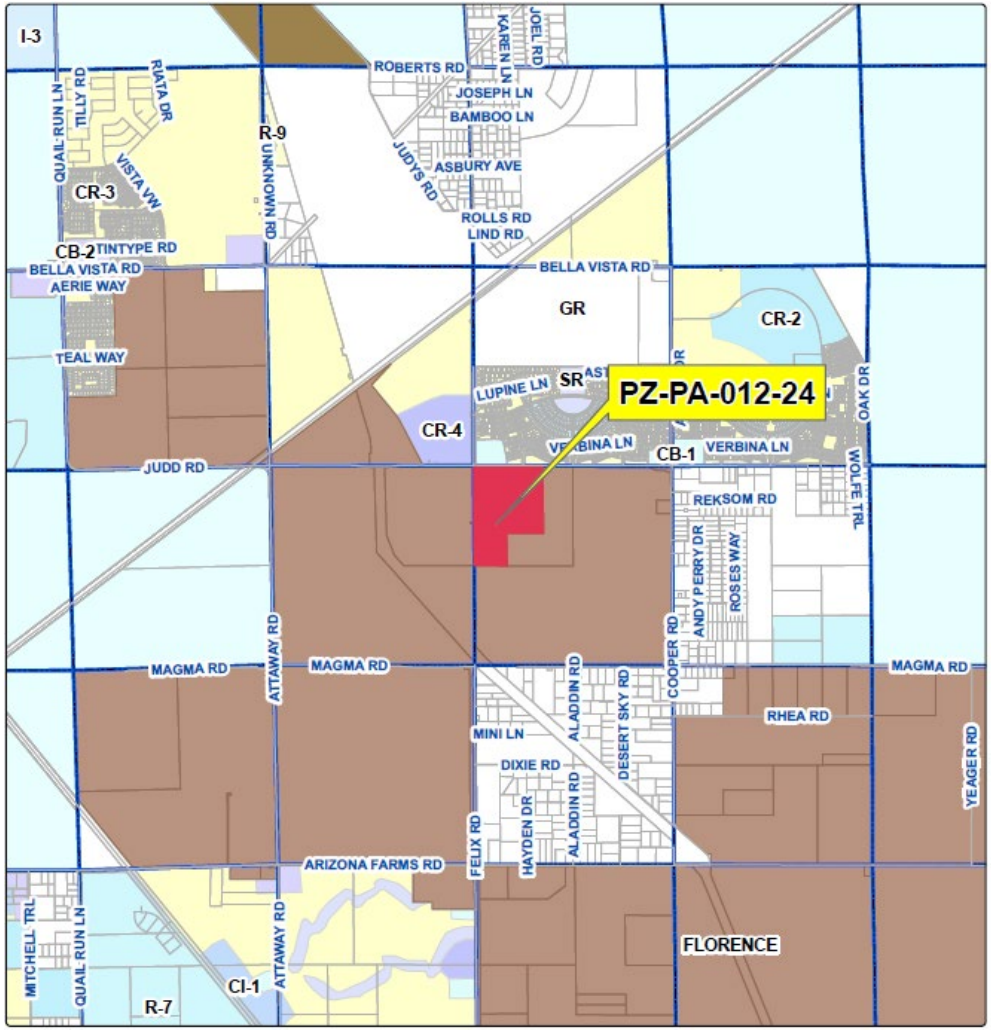
Proposed Land Use Designations:

Mixed Use Residential Focused – 16 Acres

Employment – 80 Acres

Item #8: **PZ-PA-012-24**
SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Surrounding :
Residential Subdivisions
Rural Housing
Town of Florence

Surrounding Infrastructure:
North - Arterial Access on Judd Rd

South - Agriculture

West - Substation

Item #8: **PZ-PA-012-24**
SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Current Conditions:**
  - Close proximity to Magma Ranch Subdivision
  - Direct access to a major arterial roadways

- **Proposal:**
  - Develop Employment land uses on ±80 Acres.
  - Develop Mixed Use Residential Focused land uses on ±16 Acres.

Item #8: **PZ-PA-012-24**
SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Employment Uses:

- Intended developments:
  - Battery Energy Storage Systems.
  - Data Centers, Office Spaces, Warehousing.

Mixed Use Residential Focused Uses:

- Intended developments:
  - Commercial Retail, Neighborhood Commercial
  - Professional Offices, Multi-Family Residential.

Item #8: **PZ-PA-012-24** SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Public Comments:

- Staff has received two letters of opposition to this case.
  - Concerns of incompatibility with residential land use. Too close to an existing subdivision.
  - Concerns of property value decline. Increasing taxes.
  - Concerns of increased traffic and loss of rural/natural character.
  - Concerns of long-term viability for the project near homes.
  - Desire to see this type of development in a business corridor elsewhere.
  - Concerns of increased traffic demand and unsuitability of current roadways.

Item #8: **PZ-PA-012-24** SunHill Project

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Items for Consideration:
  - One letter of opposition was provided to staff.
    - Concerns of incompatibility with residential land use. Too close to an existing subdivision.
    - Concerns of property value decline. Increasing taxes.
    - Concerns of increased traffic loss of rural/natural character.
  - **Citizens Advisory Committee** voted to recommend approval 15-0.
  - **Planning and Zoning Commission** voted to recommend approval 7-0.

Questions

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Comments?
Feedback?

