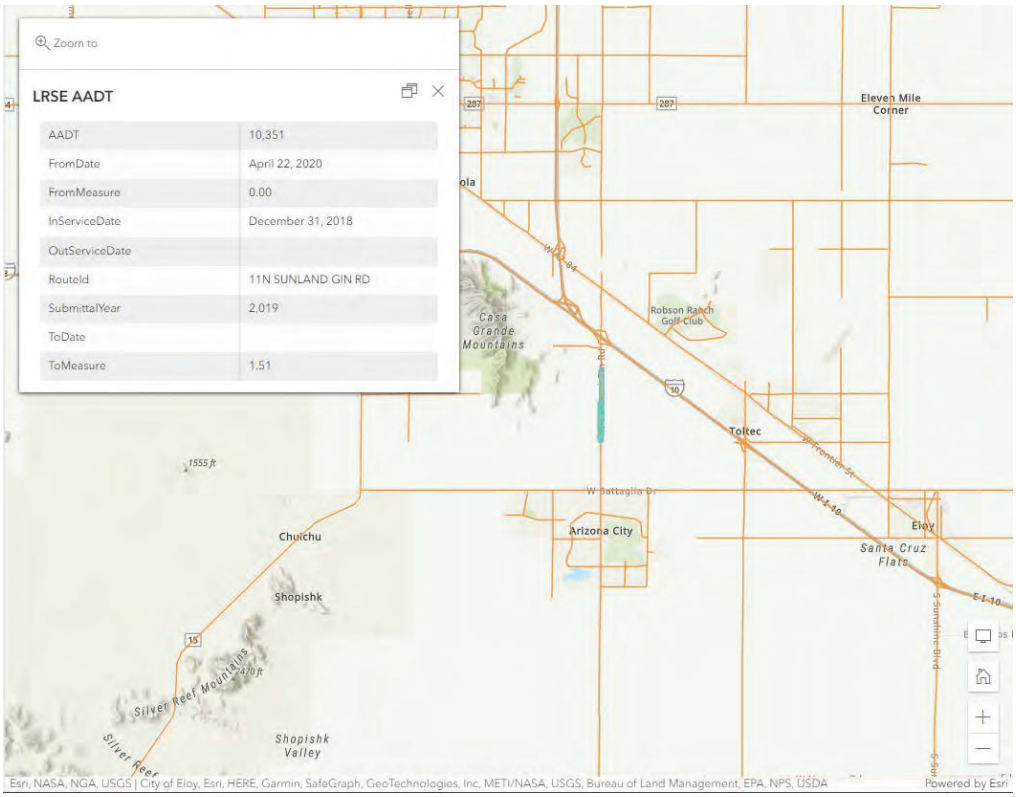
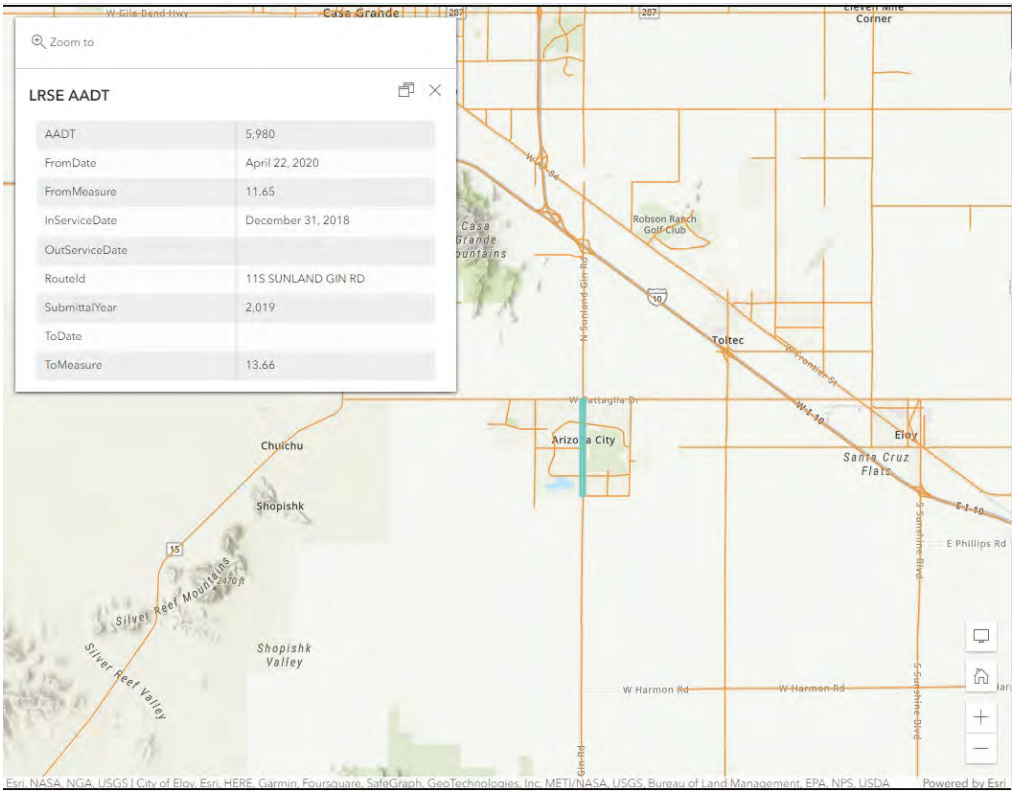
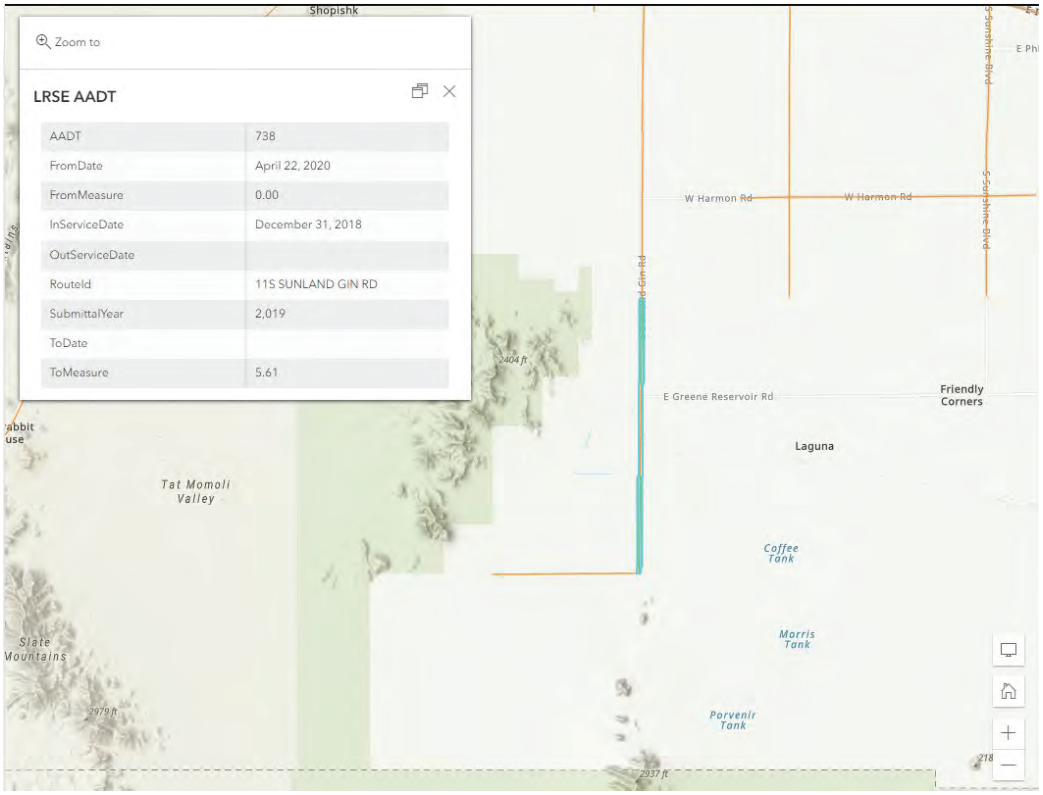
Sunland Gin Road – South of I-10



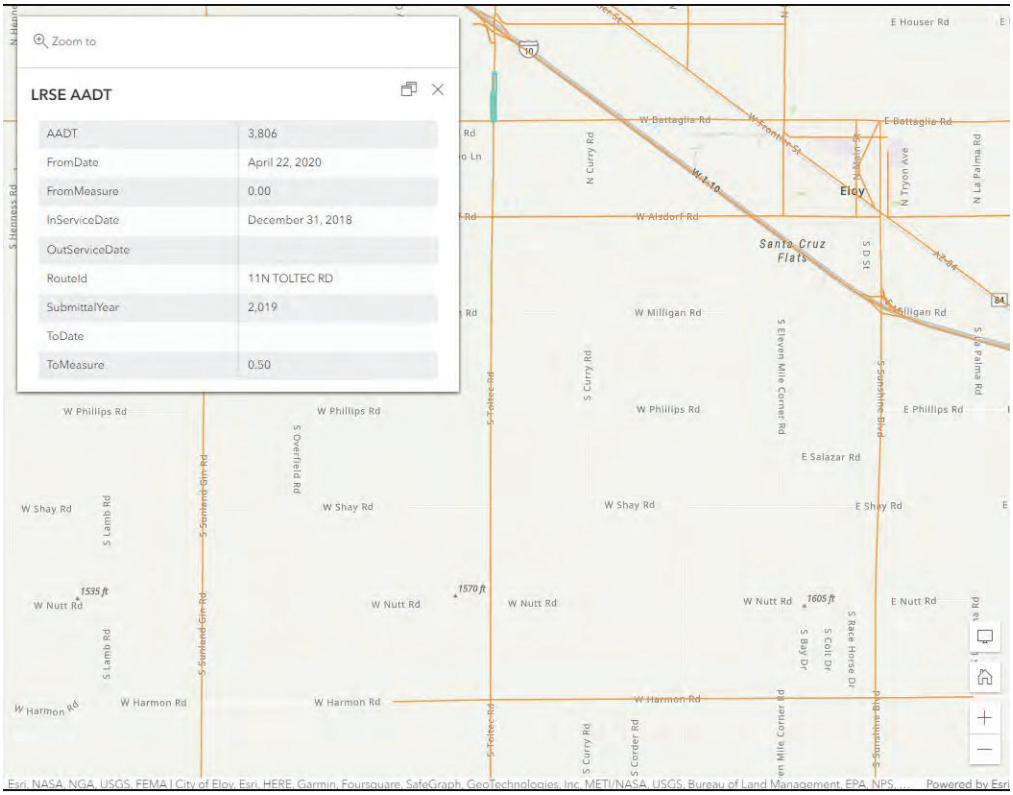

Sunland Gin Road- In Arizona City



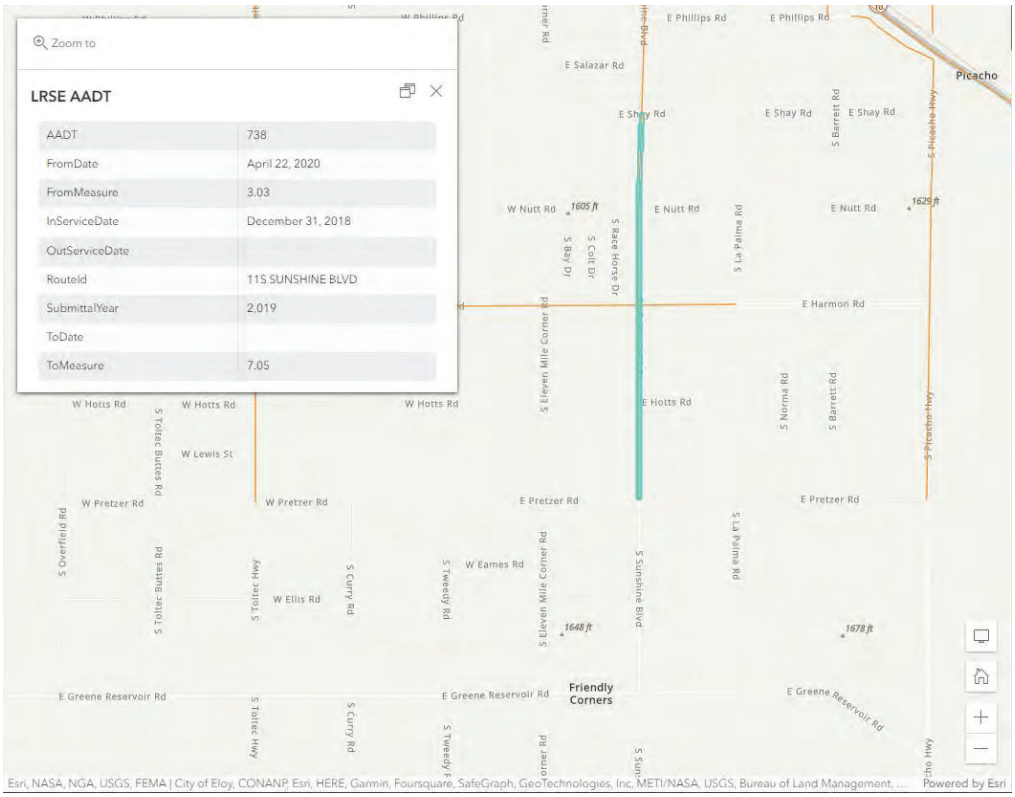
Sunland Gin Road – Near Project Site



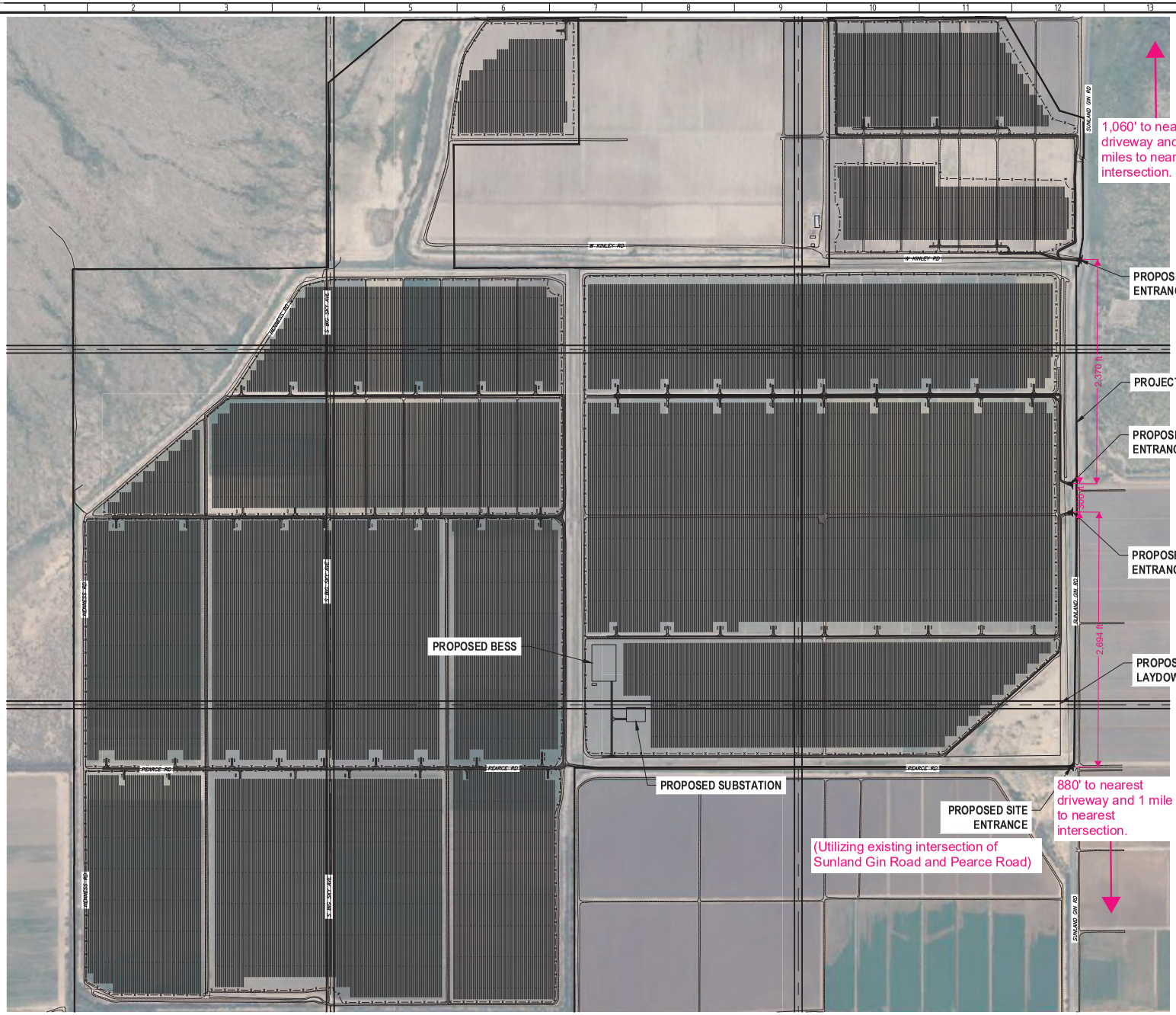

Toltec Road – South of I-10



Toltec Road – North of Greene Reservoir Rd



# A-3. DRIVEWAY AND INTERSECTION DISTANCES




| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | 03/03/23 | PRELIMINARY FOR REVIEW | | | |

PROJECT:
PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT
Pinal County, Arizona

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 005 | 5 |

UTILIZATION SCOPE:

TITLE:
OVERALL SITE PLAN

Engineering & Construction
EGP VALIDATION

VALIDATED BY:
VERIFIED BY:
COLLABORATORS:

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

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# APPENDIX G

# Decommissioning Plan

# Enel Sonak Solar Project Decommissioning Plan – Pinal County, AZ

**Introduction**

The expected useful life of the Sonak Solar Project is 30-35 years. After the Project's useful life, the facilities will be decommissioned, and the Project Site returned to its natural condition for suitable future development. This section explains Sonak Solar Project's standard plans and procedures for the Decommissioning Phase of the Project.

**Overview**

Decommissioning includes the removal of all above-ground Project Facilities and the removal of all below-ground Project Facilities to a depth of 36 inches. Solar arrays, battery facilities, inverters, racking, electrical cabling, collection and transmission lines, foundations, pilings, the Project substation, and all other equipment will be removed. The Project's civil infrastructure will also be removed, excepting access roads, fencing, and/or support buildings as requested by the then-current landowner in writing provided to the County. Following decommissioning, the Project Site will be inspected and any final equipment or materials used during decommissioning will be removed.

Sonak Solar Project commits to the sustainable decommissioning of the Project and adheres to strict internal standards related to employee and community safety, environmental stewardship, and disposal best-practices. Sonak Solar Project will also work with the County to provide financial security to guarantee that it will cover the costs of the decommissioning, guaranteed by a financial security instrument which may include an irrevocable letter of credit, corporate guarantee, bond, or another form that is approved by the County, posted with County or State authorities pursuant to requirements based on a third party estimate of net decommissioning costs less value of equipment phased in during the Operations Phase and with the estimate updated at least every ten years.

Sonak Solar Project's decommissioning procedures will comply with all relevant local, state, and federal regulations and adhere to industry best practices. This includes obtaining any necessary permits prior to de-energizing and decommissioning the Project. A formal Sonak Solar Decommissioning Plan will be prepared and submitted to Pinal County at least one year prior to the beginning of the removal of facilities from the Project Site. The formal Decommissioning Plan will adhere to all the regulations, standard policies, and procedures as discussed in this section, but will include detailed schedules, removal, transportation, and disposal plans reflective of the then-current industry and Project Site conditions. Sonak Solar Project's procedures for developing the formal Decommissioning Plan are as follows:

- Scoping: The Project Site and Project Facilities are thoroughly reviewed and catalogued to identify all infrastructure to be decommissioned. Site Assessments are carried out to document existing environmental conditions and identify any permits or special studies needed.
- Plan Development: Based on the results of the Scoping phase, Sonak Solar Project and its contractors prepare a formal Decommissioning Plan. The formal Decommissioning Plan will include the timeline for obtaining pre-decommissioning permits and performing pre-decommissioning studies (such as, where needed, studies to authorize de-energizing the facility), detailed scheduling for the physical decommissioning of the Project, and proactive management plans for existing environmental conditions (i.e., sediment and erosion control, soil remediation, ecological restoration, etc.).
- Coordination and Formalization: The formal Decommissioning Plan is shared with Pinal County and any other relevant authorities at least six months in advance of beginning physical

decommissioning to obtain necessary authorizations (Table 1). Where needed, subplans relating to noise control, environmental monitoring, transportation etc., are developed in coordination with the relevant authorities and formalized.

**Specific Procedures**

Please see the following details on specific procedures anticipated to occur within the Decommissioning Phase:

- Solar PV Equipment Decommissioning: The Solar PV modules will be inspected for physical damage, tested for functionality, and removed from racking. Where testing shows it is feasible with then-current technology, the PV modules will the packed and transported to storage facilities for reuse. Other PV modules will be packed into pallets and transported to manufacturer or third-party recycling facilities and dismantled into constituent materials for re-sale or re-use. The inverters will be returned to the manufacturer and/or an electronics recycler for reuse of functioning parts. Racking and poles will be removed and transported to a metal recycling facility.
- Battery Energy Storage System Decommissioning: The BESS units will be inspected for physical damage, tested for functionality, and removed from their foundations. Where testing shows it is feasible with then-current technology, BESS units will be refurbished and reused. Other BESS units will be transported to recycling facilities and dismantled into constituent materials for re-sale or re-use.
- Other Facilities Decommissioning: Any concrete from pads and foundations will be sent to a concrete recycler or donated to local use for rip-rap and erosion control. Collection lines, wires, conduits, junction boxes, Project substation facilities will be disassembled on-site and transported to the appropriate manufacturer or third-party facilities for recycling or appropriate disposal.
- Civil Infrastructure Decommissioning: Fencing will be removed and transported to a metal recycling facility. Computers, hard drives, and other monitoring equipment will be tested for reuse or transported to an electronics recycler. Access roads will be de-compacted and re-integrated into the overall Project Site. Roads, fences, and/or support buildings that the then-current landowner identifies as desirable for future use will be listed in the formal Sonak Solar Decommissioning Plan for approval by Pinal County; such civil infrastructure that is approved will not be removed.
- Site Restoration: The soil will be de-compacted and restored. Any holes left from the removal of poles, pads, and foundations will be refilled with soil. Disturbed areas of the Project Site will be re-seeded with appropriate vegetation. At the time of the formal Sonak Solar Decommissioning Plan, the Site Restoration details, such the seed mix and location of re-seeding, will be assessed for compatibility with potential and planned future uses of the Project Site.
- Administrative: Sonak Solar Project will coordinate with Pinal County to ensure adherence to all relevant Codes and Ordinances. Sonak Solar Project will also work with the County to complete the anticipated desired dedication of the Peart Road Regionally Significant Route Right of Way to Pinal County, to support the County's future development plans, and submit evidence of any other decommissioning stipulations or requirements from Pinal County.

**Potential Local Impacts**

Sonak Solar Project recognizes that decommissioning requires a crew and equipment similar to those required by the Construction Phase. There is the potential for temporary noise, dust, and other impacts similar to facilities construction to adjacent residences. Sonak Solar Project will adhere to similar best-

practices related to construction of a temporary laydown yard, dust suppression, work timing, community engagement, and coordinate with local authorities to anticipate and minimize those impacts. The Decommissioning Phase has also been considered in the Preliminary Traffic Impact Statement; impacts to traffic flows in the area are expected to be minimal. Any impacts will be temporary and will cease at the conclusion of the Decommissioning Phase.

**Table 1. Contact Information for Emergency Services and Utilities.**

| | |
|---|---|
| Water | Water Truck, if needed |
| Electric | APS<br>MS 3200<br>PO Box 53933<br>Phoenix, AZ 85072-3933<br>(602) 371-6767<br><br>TEP<br>PO Box 711<br>Tucson, AZ 85702-0711<br>(520) 571-4000<br><br>Electric District #4<br>231 S Sunshine Blvd.<br>Eloy, AZ 85131<br>(520) 466-7366 |
| Telephone | CenturyLink |
| Police | Pinal County Sheriff's office<br>Non-Emergency Dispatch:<br>520-866-5111<br><br>Sheriff Mark Lamb<br>971 N Jason Lopez Circle<br>Building C<br>PO Box 867<br>Florence, AZ 85132<br><br>Arizona City (Region B)<br>13970 S Sunland Gin Road<br>Arizona City, AZ 85123<br>Phone: 520.866.5850 |
| Fire | Eloy Fire District (520) 466-3544<br>Fire Chief Kelly Weddle<br><br>ADMIN OFFICE:<br>4010 N. TOLTEC RD.<br>ELOY, AZ 85131 |
| Schools | Eloy Elementary School District<br>(520) 466-2100<br>1011 N. Sunshine Blvd.,<br>Eloy, Arizona 85131 |

| | |
|---|---|
| | Santa Cruz Valley Union High School District<br>900 N. Main Street, Eloy, AZ 85131<br>(520) 466-2200<br><br>Pinal County Schools<br>Superintendent Office<br>75 Bailey Street<br>Florence, AZ 85132 |
| Solid Waste Disposal | A.C. Sanitation Service<br>PO Box 207<br>9373 W Battaglia Dr.<br>Arizona City, AZ 85123<br>(520) 466-6001 |

# APPENDIX H

## Comprehensive Plan Checklist

# 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.

# Project Narrative

# Major Comprehensive Plan Amendment

# Sonak Solar Project



Submitted by:

**Sonak Solar Project, LLC.**

Submitted to:

**PINAL COUNTY**

**Planning and Development Department**

May 2021

**INTRODUCTION**

This narrative report offers information to support the request for a Major Comprehensive Plan Amendment (CPA) for the Sonak Solar Project (Project) on lands in southwest unincorporated Pinal County. The proposed use is the development of a photovoltaic (PV) solar energy facility with battery energy storage to be located on approximately 1,882.03 acres of private land west of Sunlin Gin Rd., East of South Sagittarius St. and north of W Aries Dr. Map #1 and Map #2 show the Project parcels that are the subject of this CPA request. To support the development of the Project, Sonak Solar Project, LLC (Applicant, an affiliate of Enel Green Power North America, Inc.) proposes a Major CPA to change the land use designation on the approximately 1,882.03-acre site from Moderate Low Density Residential (1-3.5 du/ac) to "Green Energy Production" and “Major Open Space” (see Map #3 and Map #4). This proposed site for the Project is approximately 2.7 & 6.3 miles north of the Arizona Public Service (APS) and Tucson Electric Power (TEP) transmission lines where the Project would deliver the energy it generates via a new high voltage gen-tie transmission line. The Applicant will construct the Project in response to market demand - when a Power Purchase Agreement(s) (PPAs) for the Project output is/are acquired. The currently anticipated timing of development of the Project is to meet a commercial operations date (COD) prior to the end of 2025.

**PROJECT PURPOSE**

The Project will help Arizona achieve the clean energy goals set forth the two major IOUs in Arizona. In 2020, both APS & TEP set goals to curb carbon emissions and add renewable resources. Specifically, Tucson Electric Power committed to get 70% of its power from renewable sources by 2035 and Arizona Public Service promised to sell 100% carbon-free energy by 2050.

The benefits of renewable energy for Arizona and Pinal County are numerous and include:

- Economic - Retiring uneconomic generation and investing in low-cost, clean technologies will lower electricity costs and reduce electricity price volatility by decreasing fuel price risk. According to a recent report from Strategen Consulting, Arizonans will save more than $2 billion if both APS and TEP meet and/or exceed the requirements set by the ACC clean energy rules.[1]
- Jobs – The clean energy rules will continue to enhance Arizona's leadership in renewable energy and support thousands of new clean energy jobs over the coming decades.
- Health - Clean, renewable energy are key to a healthy Arizona future that includes cleaner air by displacing dirty, carbon-intensive sources of electricity generation
- Climate Change - The clean energy rules state carbon reduction goals are important to addressing the most critical impacts associated with climate change faced by Arizonans, including the potential for wildfires and more extended and extreme temperatures

**PROPERTY DESCRIPTION**

Project site is located on sections of land in southwest unincorporated Pinal County, approximately 4.5 miles north of the Pinal and Pima County border. Currently, the land is used for agriculture as are some of the adjacent lands. Lands to the north have been incorporated into the City of Eloy (6.6 miles) and Arizona City (9 miles).

[1] https://swenergy.org/pubs/arizona-energy-rules-analysis-jan2021

Project is planned to be constructed on the following Pinal County parcels:

- 409-01-001B
- 409-01-001A
- 409-06-0040
- 409-02-0010
- 500-50-0020
- 500-50-0040 (less 5.5 acres in the northwest corner)

The Project site includes parts of:

- Section 36 Township 9 South Range 6 East
- Section 6 Township 10 South Range 7 East
- Sections 1 and 12 Township 10 South 6 East

Map #2 shows the site and included parcels, and Table 1 includes the acreages and legal description of each parcel.

**CURRENT LAND USE / SITE CONDITIONS**

The current use of the subject properties is agriculture. Approximately 85% of the parcels are irrigated farmland. A portion of parcel 409-06-0040 is an equipment yard used for storage of farm equipment and supplies. The entire site has very flat topography.

99.7% of the land is actively being used for agricultural purposes and therefore do not support native habitats. The fields are in crops or fallow at any given time and the irrigation water system (canals, ditches) are primarily concrete-lined. To determine the potential for sensitive biological resources to be present, the Arizona Game and Fish Department (AGFD) Environmental Online Review Tool was used, and the resulting topographic maps displaying relevant environmental data are shown on the pages following this narrative.

As shown in the maps, there are no designated critical habitats or important bird areas within or near the project area. Like most of the Arizona landscape, the project lies within the "Special Areas" of five federally listed species, indicated from review of the project location with the Arizona Game & Fish Environmental Review Tool. The listed species in the Special Areas are: Sonoran pronghorn (Antilocapra americana sonoriensis)(E); Mexican wolf (Canis lupus baileyi)(E); California condor (Gymnogyps californianus)(E); Black-footed ferret (Mustela nigripes)(E); and Colorado pikeminnow (Ptychocheilus lucius)(E).

The Project does not anticipate any impacts to endangered species, and a full T&E Habitat Assessment is currently in progress and will be completed by June of 2021. In addition to this study, consultation with the USFWS and Arizona Game & Fish Department in accordance with relevant state and federal laws will take place. Other species could occur in the general area based on predictive range models, and we will implement necessary mitigation measures as needed. Additionally, our design will include wildlife friendly fencing around the project area.

**PROJECT DESCRIPTION / PROPOSED USE**

The proposed use for the subject lands would include up to 275 megawatts (MWs) of solar generation and up to 137.5 MWs of battery storage. The Project will operate year-round. The primary components of the Project would include:

- Solar array of PV modules mounted on a single-axis tracking system, along with supporting weather monitoring equipment
- Electrical collection systems, including photovoltaic combining switchgear, power conversion stations, inverters, transformers, and collection lines
- Project substation
- Battery Energy Storage System (BESS)
- Potentially, an on-site operation and maintenance (O&M) building
- Associated civil infrastructure including fencing, access driveways and gates, driveways, on-site parking, drainage channels, retention basins, signage, etc.

A more detailed description of some of the Project components is included in the sections below. Figure 1 shows a conceptual site plan for the Project.

As mentioned, Enel is actively marketing the project to the two largest Investor Owned Utilities (IOUs) in Arizona, APS and TEP. APS is the largest electricity supplier in Pinal County, serving customers in major cities such as Casa Grande, Eloy and Maricopa, as well as serving rural parts of the county. TEP is the largest electricity supplier in Pima County and their service territory is completely within the county boundary.

**SOLAR FIELD AND GENERATION SYSTEM**

Photovoltaic (PV) cells will produce the electricity generated by the Project by converting photons from sunlight into electricity. A solar module is made up of multiple PV cells, and multiple modules will be wired together to form the Project's array. The major equipment in the project is listed above. Most of the site would be covered by anti-reflective PV modules mounted on single-axis tracking system that move to allow the panels to track the sun across the sky and increase system efficacy. The tallest part of the solar array is expected to be approximately 12 feet high. The energy generated by the solar arrays is routed to Power Conversion Stations (PCSs) via a direct current (DC) collection system of underground DC cabling and combiner boxes. From the PCS locations, a medium voltage (34.5 kV) collection system will move the energy to the Project Substation that will include a voltage step-up transformer, breakers, other associated substation equipment, meteorological stations, and telecommunications equipment. At this substation, the voltage will be increased so the energy can be transmitted to the nearby APS and/or TEP transmission lines via a new gen-tie line that would be evaluated by the Arizona Corporation Commission (ACC).

In addition to the structures associated with the solar field, the Project could include an operations and maintenance (O&M) building and control house adjacent to the Project Substation. The O&M building would house maintenance staff workspace, equipment, and documents and the control house would store protective relay and communications equipment. The O&M building and control house are currently planned to be approximately 24,000 square feet each. During operations, the O&M building would have potable water and possibly a septic system. The design and construction of the buildings and solar arrays (panels, etc.) will be consistent with County building standards. Further, solar arrays and other structures will be designed in accordance with applicable setbacks along the Project's external property boundaries. Fencing will be installed along project boundaries in accordance with federal regulations for energy facilities, and any applicable setback requirements.

**BATTERY ENERGY STORAGE SYSTEM**

The Battery Energy Storage System (BESS) would be designed to complement the solar generation and optimize the power dispatched to the grid. The BESS will allow the Project to take the large amount of solar energy generated during the middle of the day and discharge it in the evening to meet the highest energy demand requirements. The BESS would be housed in a series of buildings or containers composed of batteries, inverters, and thermal management systems. The batteries will be controlled by a Battery Management System (BMS), which both monitors their condition and performance and allows for their control. They would be monitored by Enel 24 hours a day, 7 days a week, 365 days a year. The storage system buildings and/or containers will meet all applicable codes, and will include a security system, fire suppression system, smoke detectors and ventilation system. The thermal management system will keep the batteries running at optimal and safe temperatures to maximize performance and longevity. The BESS would be designed to meet all applicable safety codes.

**DECOMMISSIONING PLAN**

Decommissioning will consist of removing the solar and energy storage facilities, including the solar arrays, batteries, inverters, transformers, racking, electrical cabling and collection system, fencing, foundations, pilings, lighting, building(s) and access roads. The fence, access roads and/or support building(s) may remain in place if desired by Enel at the time and approved by the County for future use. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar and energy storage hardware components, followed by restoration of the site. This process will include restoring the soil and reseeding the property to promote native vegetation, assuming the future use will accommodate.

<u>Removal and Disposal of Project Components</u>

The removal and disposal details of the Project components are as follows:

Modules: Modules inspected for physical damage, tested for functionality, and removed from racking. Functioning modules packed and stored for reuse (functioning modules may produce power for another 25 years or more). Non-functioning modules packed and palletized and sent to the manufacturer or a third party for recycling or other appropriate disposal method.

Batteries: Batteries inspected for physical damage, tested for functionality, and removed from racking. Where economically feasible, functioning battery modules can be refurbished and reused for “second life” applications. Remaining battery modules shipped to recycling facilities where rendered into constituent materials and the resultant material sold or recycled.

- Inverter: Sent back to manufacturer and/or electronics recycler. Functioning parts can be reused.
- Racking: Racking uninstalled, sorted, and sent to metal recycling facility.
- Poles: Steel poles removed and sent to a recycling facility. Holes backfilled.
- Wire: wire sent to facility for proper disposal and recycling.
- Conduit: conduit disassembled onsite and sent to recycling facility.
- Junction boxes, combiner boxes, external disconnect boxes, etc.: Sent to electronics recycler.
- Concrete pad(s): Sent to concrete recycler.
- Fence: Sent to metal recycling facility.

- Computers, monitors, hard drives, and other components: Sent to electronics recycler. Functioning parts can be reused.

Restoration of Site

After all equipment is removed, the facility will be restored. Holes created by poles, concrete pads, and other equipment will be filled in with soil to existing conditions and seeded. This will include the revegetation with native flora.

Repowering

If permitted by the County, the Project may extend operations instead of decommissioning at the end of the stated Project life. As necessary, the project may apply for an extension of the permit to continue operation of the Project. In this case, a decision will be made on whether to continue operation with existing equipment or to retrofit the facilities with upgrades based on newer technologies. If decided to upgrade the facility with new equipment, the used equipment will be dismantled, repurposed, salvaged/recycled, or disposed of in manner consistent with the description above.

**GRADING AND DRAINAGE**

The Project would be located on level agricultural land and require minimal or no grading to accommodate the generating facility. The soil surface would be smoothed and compacted to prepare the site for installation of the solar panels using earth-moving equipment.

Temporary erosion and sediment control measures would be implemented during construction, and permanent stormwater management features will be used during operation of the facility. Temporary facilities could include sediment traps or basins, geotextile silt fences, and straw bale check dams in ditches.

The site drainage system will be designed to meet Pinal County criteria as well as the requirements of the stormwater regulations administered by ADEQ. Local area containments could be provided around certain locations, such as transformers and battery units, to prevent water that may encounter these materials before leaving the site.

**UTILITY ACCESS**

- Power - ED4
- Water - Well water, ED4 for pumps
- Sewage - Septic system
- Natural gas - Southwest gas (if needed)

**SITE ACCESS / TRAFFIC AND CIRCULATION**

Primary access to the Project site would be provided via the local roads, including: South Sunland Gin Rd, Pearce Rd & West Kinley Rd. Access to each parcel would be the same as that currently used for the agricultural operations on the parcels.

**WATER USE**

The Project will use relatively small amounts of water during construction and operation. During construction, non-potable water will be used to facilitate soil compaction and as needed to control fugitive dust on exposed soils. This water would be obtained from local water providers. Potable water

during construction would be brought on-site by operational personnel. Portable toilets, a temporary septic system, and/or holding tanks will be used to provide needed sanitary facilities.

During operation, the Project will use a small amount of water for the O&M building and possibly for occasional washing of the solar panels. The O&M building could utilize a septic system. Water for the minimal operations needs could be obtained from a well, pending water rights availability and local permitting requirements. Alternatively, water could be brought to the site and stored in water tanks.

**FIRE PROTECTION SYSTEM**

The Project will incorporate fire protection systems for the solar facility and the battery storage system that are required by the County. The Project has initiated discussions with Fire Chief Steven W. Kerber of the Regional Fire & Rescue Department and will subscribe to the department for fire protection service.

**EMPLOYMENT**

The Project would generate employment opportunities during construction and operation. The number of workers on the site is expected to vary over the construction period but may average approximately 200 each month, and a possible peak of up to 400. Up to 14 full-time workers would be employed during the 30-year operation of the Project to manage the ongoing operations and maintenance of the site's solar and battery storage.

**LIGHTING SYSTEM**

The Project generates power during daylight hours; therefore some routine maintenance activities can be performed during the night. The Project's lighting system will provide operation and maintenance personnel with illumination for both normal and emergency conditions. Lighting and security could include motion-activated or infrared (IR) security lighting and cameras surrounding the Project's perimeter, and located at the O&M buildings, substations, power conversion stations, and photovoltaic combing switchgear. Lighting will be designed to provide the minimum illumination needed to achieve safety and security objectives. The lighting systems will be downward-facing and shielded to focus illumination on desired areas only. There will be no lighting in the solar field, so light trespass on surrounding properties will be minimal. If lighting at individual solar panels or other equipment is needed for night maintenance, portable lighting will be used.

**CONSIDERATION OF COMPREHENSIVE PLAN COMPLIANCE FACTORS**

The 2019 Pinal County Comprehensive Plan (Plan) outlines the vision and key concepts for achieving the County's desired future. The proposed Project is consistent with the County's support for developing renewable energy sources as outlined in the Plan's Energy Element, some of which are summarized below:

- "Pinal County will provide support for the development and location of renewable sources to meet current and future needs and to lessen the regions dependence on non-renewable energy sources. These might be stand-alone facilities or co-located with other energy providers."
- "The expansion of renewable energy opportunities should be supported by the County through its land use planning and permitting processes. One very exciting viable renewable energy source in Arizona is solar."
- Goal 7.6 - Expand renewable energy in Pinal County.
    - Policy 7.6.1.6 - Support the transmission of renewable energy from sources within and outside of Pinal County.

- 7.6.2 Objective: Support the growth of the renewable energy in Pinal County.
- Policy 7.7.2.2 - Support innovative designs for new generating facilities that minimize water use.

In addition, the Plan contains a checklist of factors that provide guidance for determining Plan compliance. The checklist addresses compatibility with the Vision (Part One) and Key Concepts (Part Two) components of the Plan. A copy of the checklist is appended to this narrative and the section below describes each of these factors and how the Project satisfies these considerations.

**PART ONE - CONSISTENCY WITH PINAL COUNTY'S VISION COMPONENTS**

**SENSE OF COMMUNITY**

Development of a Solar Energy Facility demonstrates a sense of community by illustrating the economic growth, technological growth, and sustainable future initiatives of said community. This landscape is a representation of Pinal County's commitment to a clean energy culture and future and reinforces its identity as a key player pursuant to Arizona's renewable energy policy. The project would not alter nor reduce the number of urban centers or gathering places in Pinal County.

**MOBILITY AND CONNECTIVITY**

The proposed amendment is consistent with the Mobility and Connectivity vision component. Under the goals, objectives, and policies outlined in Chapter 4 of the Plan, the County will evaluate the transportation impacts of all proposed Plan amendments and rezoning on Pinal County's regional transportation system. The proposed Project would have minimal impact on planned land uses from traffic because the operation of the solar facility will require fewer than 14 employees.

**ECONOMIC SUSTAINABILITY**

The proposed amendment is consistent with the Economic Sustainability vision component. The central theme of the Economic Development element of the Comprehensive Plan focuses on the County's ability to provide quality employment opportunities for its residents by setting specific goals, objectives, and policies. Two main goals that address this vision are:

1. Encourage a full range of quality jobs for County residents and increase the jobs per capita ratio.

2. Encourage sustainable development consistent with the County's environmental preservation philosophy.

The proposed amendment would promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operation of the proposed Project. Additionally, power generated by the proposed Solar Energy Facility could potentially support residential growth and job creation by providing clean, safe, affordable, efficient, and sustainable electricity to local communities and the region. Further, the plan states: "Conservation and the development of renewable energy sources will be effective in ensuring that the County's energy future moves toward sustainability…" (page 280).

**OPEN SPACES AND PLACES**

Enel Green Power North America is a company with immense dedication to the preservation of wildlife, habitats, and ecosystems. Our development measures take into consideration all potential impacts to

habitats, and we implement mitigation measures to ensure no harm or disturbance to threatened and endangered flora and fauna species and their habitats. We will ensure protection of surrounding open spaces, preserve hillsides, and address any issues that have the potential to arise regarding geologically hazardous areas. With the assistance of a certified botanist, if the project calls for such action, we can create and implement a project-specific ecological restoration plan at this solar facility to allow native plant and animal species to flourish within project footprint. Additionally, we will conduct in-depth studies regarding potential visual impacts to nearby residences and roads and incorporate aesthetic measures to reduce or eliminate visual/glare unpleasantness.

**ENVIRONMENTAL STEWARDSHIP**

In addition to responsible and thoughtful development of the Solar Facility itself, the Solar Facility is consistent with Pinal County's Environmental Stewardship vision as an innovative use of land for green energy development and renewable energy source. Our design will be low-profile and will not obstruct views of the natural landscapes and will be designed to not impede conservation of natural resources.

**HEALTHY, HAPPY RESIDENTS**

Renewable energy facilities are the safest and cleanest energy sources available in the world. By allowing the development of a Solar Facility, Pinal County is making a place for clean energy development on its land, as opposed to alternatives such as oil, gas, and coal, which put pollutants in the atmosphere and have long-documented negative impacts on the health of residents who live nearby those facilities. The Project would in no way impede residence in accessing existing or future healthcare facilities, or their connection with the great outdoors.

**QUALITY EDUCATIONAL OPPORTUNITIES**

Enel Green Power understands the impact of quality education. Our Creating Shared Value (CSV) approach will provide educational pathways to Pinal County students, invest in Clean Energy and Battery Storage programs at local universities, and empower Pinal County communities to create economic opportunity by creating career pathways for traditional and non-traditional students to enter the clean energy workforce. Enel will invest in various educational initiatives for the life of the Project. Those initiatives will include:

- Supporting STEM activities in host Communities; (i.e. KidWind Solar)
- Providing scholarship opportunities and support for Pinal County local students to study Renewable Energy and Battery Storage
- Investing in renewable energy technician programs in Pinal County, with collaborative partnership alongside Maricopa County Community College

## 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**

Our proposed Project requires a Major Comprehensive Amendment Plan to change the current & future Land Use Designation of the Project area from Moderate Low Density Residential (1-3.5 du/ac) to "Green Energy Production" and "Major Open Space". The current Project area has historically been rural agricultural land with a single landowner.

**CONSISTENCY WITH THE MIXED-USE ACTIVITY CENTER CONCEPT**

This is not applicable.

**CONSISTENCY WITH THE PLANNING GUIDELINES DESCRIBED IN THE LAND USE ELEMENT**

The proposed Project seeks to change the land use designation; therefore, development is not currently consistent with the Land Use Guidelines for residential development described on pages 68-71 in the Pinal County Comprehensive Plan.

**QUALITY EMPLOYMENT OPPORTUNITIES COUNTY-WIDE**

The proposed Project is consistent with the Economic Development concept as it would create employment opportunities during construction, and operations & maintenance of the facility for the life of the Project.

**VIABLE AGRICULTURE, EQUESTRIAN AND RURAL LIFESTYLE**

While the Project will be in an area that has historically been used for agriculture, the landowner wishes to pursue development of the landscape for solar energy generation rather than agricultural uses. However, solar farms are temporary and will have a decommissioning plan in place that ensures viability of the land for future use as agricultural land, if desired. Additionally, our facility will utilize a full ecological restoration plan to restore the landscape to its wild native species habitat.

**SYSTEM OF CONNECTED TRAILS AND PRESERVATION OF OPEN SPACE**

The Project is consistent with the Trails and Open Space concept. The project does not impact any known historical or recreational trails, and our site design will ensure no impact of designated Open Spaces.

**NATURAL AND CULTURAL RESOURCE CONSERVATION**

The Project is consistent with the County's Comprehensive Plans relating to the protection of natural and cultural resources, wildlife corridors and habitats, and environmentally sensitive areas, etc. Our company conducts extremely rigorous, detailed, comprehensive studies to ensure there are minimal to zero impacts on these resources, and our design demonstrates total avoidance of these important resources.

**WATER RESOURCES, PUBLIC FACILITIES/SERVICES, AND INFRASTRUCTURE SUPPORT**

The Project is consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support. The Project does not require any new public facilities, infrastructure, or services related to this element.

- 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:
Development of a Solar Energy Facility demonstrates a sense of community by illustrating the economic growth, technological growth, and sustainable future initiatives of said community. This particular landscape is a representation of Pinal County's commitment to a clean energy culture and future, and reinforces it's identity as a key player pursuant to Arizona's renewable energy policy. The proposed amendment would be consistent with the Sense of Community vision described in the Comprehensive Plan by consolidating energy facilities in an area that contains compatible land uses and vacant land.

**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:

The proposed amendment is consistent with the Mobility and Connectivity vision component. Under the goals, objectives, and policies outlined in Chapter 4 of the Plan, the County will evaluate the transportation impacts of all proposed Plan amendments and rezoning on Pinal County's regional transportation system. The proposed Project would have minimal impact on planned land uses from traffic because the operation of the solar facility will require fewer than X employees.

**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:

The proposed amendment is consistent with the Economic Sustainability vision component. The central theme of the Economic Development element of the Comprehensive Plan focuses on the County's ability to provide quality employment opportunities for its residents by setting specific goals, objectives, and policies.

Two main goals that address this vision are:

1. Encourage a full range of quality jobs for County residents, and increase the jobs per capita ratio.
2. Encourage sustainable development consistent with the County's environmental preservation philosophy.

The proposed amendment would promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operation of the proposed Project. Additionally, power generated by the proposed Solar Energy Facility could potentially support residential growth and job creation by providing clean, safe, affordable, efficient, and sustainable electricity to local communities and the region. Further, the plan states: "Conservation and the development of renewable energy sources will be effective in ensuring that the County's energy future moves toward sustainability…"(page 280).

**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:
Enel Green Power North America is a company with immense dedication to the preservation of wildlife, habitats, and ecosystems. Our development measures take into consideration all potential impacts to habitats and we implement mitigation measures to ensure no harm to threatened and endangered species and their habitats. We also implement ecological restoration at solar facilities so that native plant and animal species can flourish on the landscape. Additionally, we conduct in-depth studies regarding potential visual impacts to nearby residences and roads and incorporate aesthetic measures to reduce or eliminate visual/glare unpleasantness.

**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:
In addition to responsible and thoughtful development of the proposed Solar Facility itself, the Solar Facility is consistent with Pinal County's Environmental Stewardship vision as an innovative use of land for green energy development and renewable energy source. Our design will be low-profile and will not obstruct views of the natural landscapes, and will be designed to not impede conservation of natural resources.

**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:

Renewable energy facilities are the safest and cleanest energy sources available in the world. By allowing the development of a Solar Facility, Pinal County is making a place for clean energy development on its land, as opposed to alternatives such as oil, gas, and coal, which put pollutants in the atmosphere and have long-documented negative impacts on the health of residents who live nearby those facilities. The proposed amendment would contribute toward the County's goal of maintaining long term financial stability by generating revenues and contributing to the tax base, while providing clean, safe, affordable, and sustainable energy.

**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:

The project would in no way impede on residents or visitors access to educational opportunities in Pinal County. The project may offer itself as an educational example to sustainable energy development technology and initiatives in Pinal County and the State of Arizona.

# 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

Our proposed Project requires a Major Comprehensive Amendment Plan to change the current & future Land Use Designation of the Project area from Moderate Low Density Residential (1-3.5 du/ac) to "Green Energy Production" & "Major Open Space" The current Project area has historically been rural agricultural land with a single landowner.

**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.

Not applicable.

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.

Not applicable.

**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

The proposed Project seeks to change the land use designation; therefore, development is not currently consistent with the Land Use Guidelines for residential development described on pages 68-71 in the Pinal County Comprehensive Plan.

**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:

The proposed Project is consistent with the Economic Development concept as it would create employment opportunities during construction and operation of the proposed facility.

**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:
While the Project will be in an area that has historically been used for agriculture, the landowner wishes to pursue development of the landscape for solar energy generation rather than agricultural uses. However, solar farms are temporary and will have a decommissioning plan in place that ensures viability of the land for future use as agricultural land, if desired. Additionally, our proposed facility will utilize a full ecological restoration plan to restore the landscape to its wild native species habitat.

**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:
The Project is consistent with the Trails and Open Space concept. The project does not impact any known historical or recreational trails, and our site design will ensure no impact of designated Open Spaces.

**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:

The Project is consistent with the County's Comprehensive Plans relating to the protection of natural and cultural resources, wildlife corridors and habitats, and environmentally sensitive areas, etc. Our company conducts extremely rigorous, detailed, comprehensive studies to ensure there are minimal to zero impacts on these resources, and our design demonstrates total avoidance of these resources.

**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:

The Project is consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support. The Project does not require any new public facilities, infrastructure, or services related to this element.

# APPENDIX I

## Arizona Game and Fish Department Online Review Tool

# 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:**
Enel Sonak Solar

**User Project Number:**
72975

**Project Description:**
The proposed project involves construction of an approximately 1900-acre 266 MW photovoltaic solar power generation facility.

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

**Contact Person:**
Tim Jordan

**Organization:**
SWCA Environmental Consultants

**On Behalf Of:**
CONSULTING

**Project ID:**
HGIS-18017

***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. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), 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.

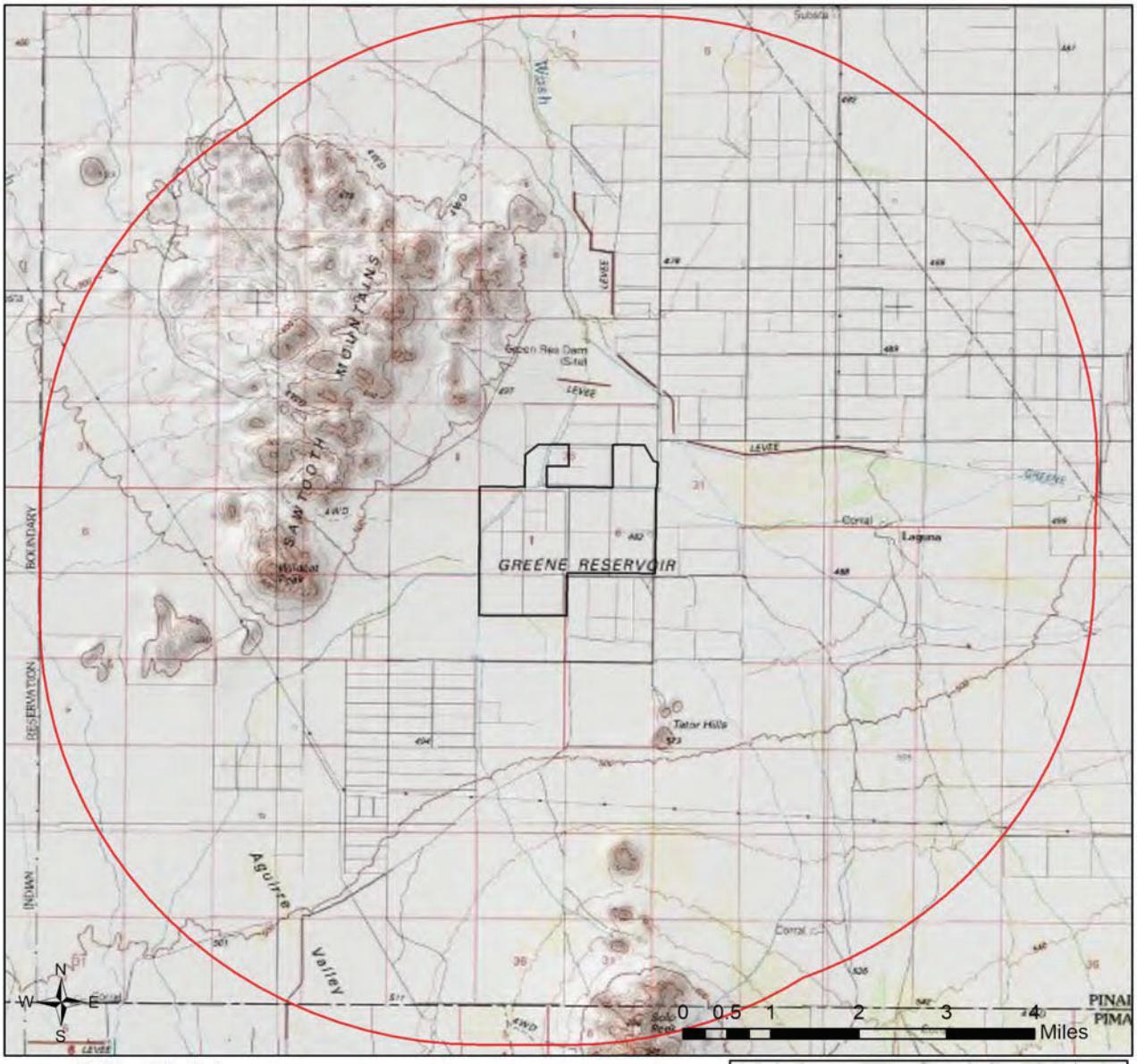
**Locations Accuracy Disclaimer:**
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

**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

# Enel Sonak Solar

## USA Topo Basemap With Locator Map




Buffered Project Boundary

Project Boundary

Project Size (acres): 1,867.74

Lat/Long (DD): 32.5862 / -111.6906

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T10S, R6E; T10S, R7E; T9S, R6E +

USGS Quad(s): GREENE RESERVOIR




Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

# Enel Sonak Solar

## Web Map As Submitted By User




Buffered Project Boundary
Project Boundary

Project Size (acres): 1,867.74
Lat/Long (DD): 32.5862 / -111.6906
County(s): Pinal
AGFD Region(s): Tucson
Township/Range(s): T10S, R6E; T10S, R7E; T9S, R6E +
USGS Quad(s): GREENE RESERVOIR

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

# Enel Sonak Solar

## Important Areas




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

Project Size (acres): 1,867.74

Lat/Long (DD): 32.5862 / -111.6906

County(s): Pinal

AGFD Region(s): Tucson

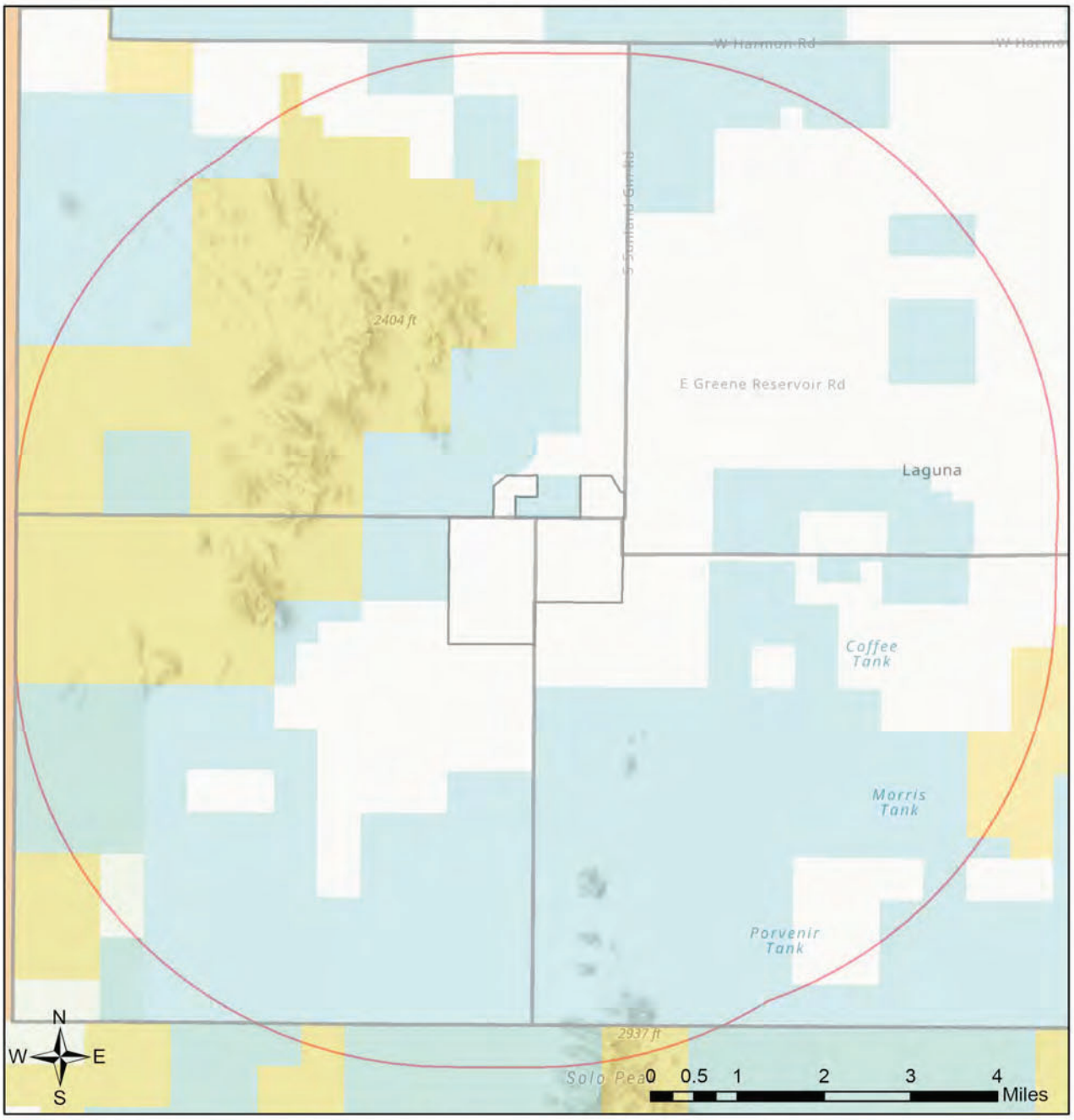
Township/Range(s): T10S, R6E; T10S, R7E; T9S, R6E +

USGS Quad(s): GREENE RESERVOIR

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Enel Sonak Solar

## Township/Ranges and Land Ownership




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

Project Size (acres): 1,867.74

Lat/Long (DD): 32.5862 / -111.6906

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T10S, R6E; T10S, R7E; T9S, R6E +

USGS Quad(s): GREENE RESERVOIR

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**Special Status Species Documented within 5 Miles of Project Vicinity**

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|---|---|---|---|---|---|---|
| Athene cunicularia hypugaea | Western Burrowing Owl | SC | S | S | | 1B |
| Bat Colony | | | | | | |
| Gopherus morafkai | Sonoran Desert Tortoise | CCA | S | S | | 1A |
| Lepus alleni | Antelope Jackrabbit | | | | | 1B |
| Macrotus californicus | California Leaf-nosed Bat | SC | | S | | 1B |

*Note: Status code definitions can be found at* https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

**Special Areas Documented that Intersect with Project Footprint as Drawn**

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|---|---|---|---|---|---|---|
| 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/planning/wildlifeguidelines/statusdefinitions/
.

**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 |
|---|---|---|---|---|---|---|
| Aix sponsa | Wood Duck | | | | | 1B |
| Ammospermophilus harrisii | Harris' Antelope Squirrel | | | | | 1B |
| Anaxyrus retiformis | Sonoran Green Toad | | | S | | 1B |
| Aquila chrysaetos | Golden Eagle | BGA | | S | | 1B |
| Athene cunicularia hypugaea | Western Burrowing Owl | SC | S | S | | 1B |
| Botaurus lentiginosus | American Bittern | | | | | 1B |
| Buteo regalis | Ferruginous Hawk | SC | | S | | 1B |
| Calypte costae | Costa's Hummingbird | | | | | 1C |
| Chilomeniscus stramineus | Variable Sandsnake | | | | | 1B |
| Chionactis annulata | Resplendent Shovel-nosed Snake | SC | | | | 1C |
| Cistothorus palustris | Marsh Wren | | | | | 1C |
| Colaptes chrysoides | Gilded Flicker | | | S | | 1B |
| Coluber bilineatus | Sonoran Whipsnake | | | | | 1B |
| Corynorhinus townsendii pallescens | Pale Townsend's Big-eared Bat | SC | S | S | | 1B |
| Crotalus tigris | Tiger Rattlesnake | | | | | 1B |
| Crotaphytus nebrius | Sonoran Collared Lizard | | | | | 1B |
| Dipodomys spectabilis | Banner-tailed Kangaroo Rat | | | S | | 1B |
| Empidonax wrightii | Gray Flycatcher | | | | | 1C |
| Euderma maculatum | Spotted Bat | SC | S | S | | 1B |
| Eumops perotis californicus | Greater Western Bonneted Bat | SC | | S | | 1B |

**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 |
|---|---|---|---|---|---|---|
| Eumops underwoodi | Underwood's Bonneted Bat | SC | | | | 1B |
| Glaucidium brasilianum cactorum | Cactus Ferruginous Pygmy-owl | PT | S | S | | 1B |
| Gopherus morafkai | Sonoran Desert Tortoise | CCA | S | S | | 1A |
| Haliaeetus leucocephalus | Bald Eagle | SC, BGA | S | S | | 1A |
| Heloderma suspectum | Gila Monster | | | | | 1A |
| Incilius alvarius | Sonoran Desert Toad | | | | | 1B |
| Lasiurus blossevillii | Western Red Bat | | S | | | 1B |
| Lasiurus xanthinus | Western Yellow Bat | | S | | | 1B |
| Leptonycteris yerbabuenae | Lesser Long-nosed Bat | SC | | | | 1A |
| Lepus alleni | Antelope Jackrabbit | | | | | 1B |
| Macrotus californicus | California Leaf-nosed Bat | SC | | S | | 1B |
| Melanerpes uropygialis | Gila Woodpecker | | | | | 1B |
| Melospiza lincolnii | Lincoln's Sparrow | | | | | 1B |
| Melozone aberti | Abert's Towhee | | S | | | 1B |
| Micrathene whitneyi | Elf Owl | | | | | 1C |
| Micruroides euryxanthus | Sonoran Coralsnake | | | | | 1B |
| Myiarchus tyrannulus | Brown-crested Flycatcher | | | | | 1C |
| Myotis velifer | Cave Myotis | SC | | S | | 1B |
| Myotis yumanensis | Yuma Myotis | SC | | | | 1B |
| Nyctinomops femorosaccus | Pocketed Free-tailed Bat | | | | | 1B |
| Oreoscoptes montanus | Sage Thrasher | | | | | 1C |
| Oreothlypis luciae | Lucy's Warbler | | | | | 1C |
| Panthera onca | Jaguar | LE | | | | 1A |
| Passerculus sandwichensis | Savannah Sparrow | | | | | 1B |
| Perognathus longimembris | Little Pocket Mouse | No Status | | | | 1B |
| Peucaea carpalis | Rufous-winged Sparrow | | | | | 1B |
| Phrynosoma goodei | Goode's Horned Lizard | | | | | 1B |
| Phrynosoma solare | Regal Horned Lizard | | | | | 1B |
| Phyllorhynchus browni | Saddled Leaf-nosed Snake | | | | | 1B |
| Progne subis hesperia | Desert Purple Martin | | | S | | 1B |
| Spizella breweri | Brewer's Sparrow | | | | | 1C |
| Sturnella magna | Eastern Meadowlark | | | | | 1C |
| Tadarida brasiliensis | Brazilian Free-tailed Bat | | | | | 1B |
| Toxostoma lecontei | LeConte's Thrasher | | | S | | 1B |
| Troglodytes pacificus | Pacific Wren | | | | | 1B |
| Vireo bellii arizonae | Arizona Bell's Vireo | | | | | 1B |

**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 |
|---|---|---|---|---|---|---|
| Vulpes macrotis | Kit Fox | No Status | | | | 1B |

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

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

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

**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/planning/wildlifeguidelines/.

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

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

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

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

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

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

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

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

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

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

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

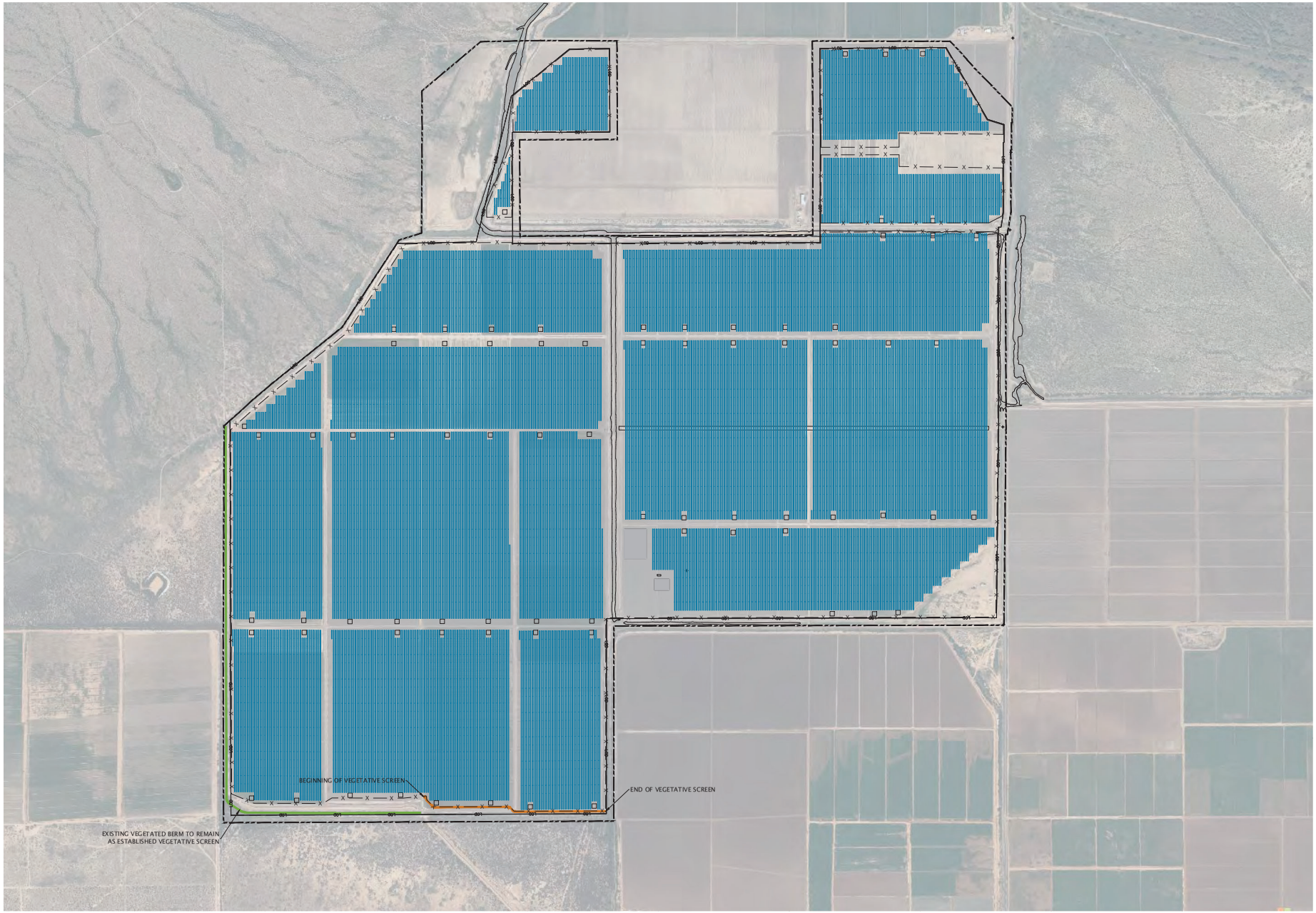
This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of 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/planning/wildlifeguidelines/. 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://www.azgfd.com/wildlife/nongamemanagement/tortoise/

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/speciesofgreatestconservneed/burrowingowlmanagement/.

# APPENDIX J

# Landscape Plan




Prepared by:

SWCA ENVIRONMENTAL CONSULTANTS

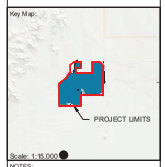
SWCA Environmental Consultants

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Prepared for:

Sonak Solar Project, LLC
16105 W. 113th Street, Ste 105
Lenexa, Kansas 66219

Key Map:




Scale: 1:15,000

NOTES:

| KEYNOTE LEGEND | | |
|---|---|---|
| SYMBOL AND LINEWORK | # | DESCRIPTION |
| | 1 | VEGETATIVE BUFFER - START |
| | 2 | VEGETATIVE BUFFER - END |

LEGEND:

- PROJECT BOUNDARY
- FENCELINE
- LOD — LIMIT OF DISTURBANCE
- EXISTING VEGETATED VISUAL SCREENING BERM
- PROPOSED VISUAL SCREENING VEGETATION

ANSI D (22"x34") SCALE: 1"=600'
TABLOID (11"x17") SCALE: 1"=1200'

0 300 600 1200

Stamp:

DRAFT

Project Title:

SONAK SOLAR
PINAL COUNTY, ARIZONA

Sheet Title:

LANDSCAPE SCREENING OVERVIEW PLAN

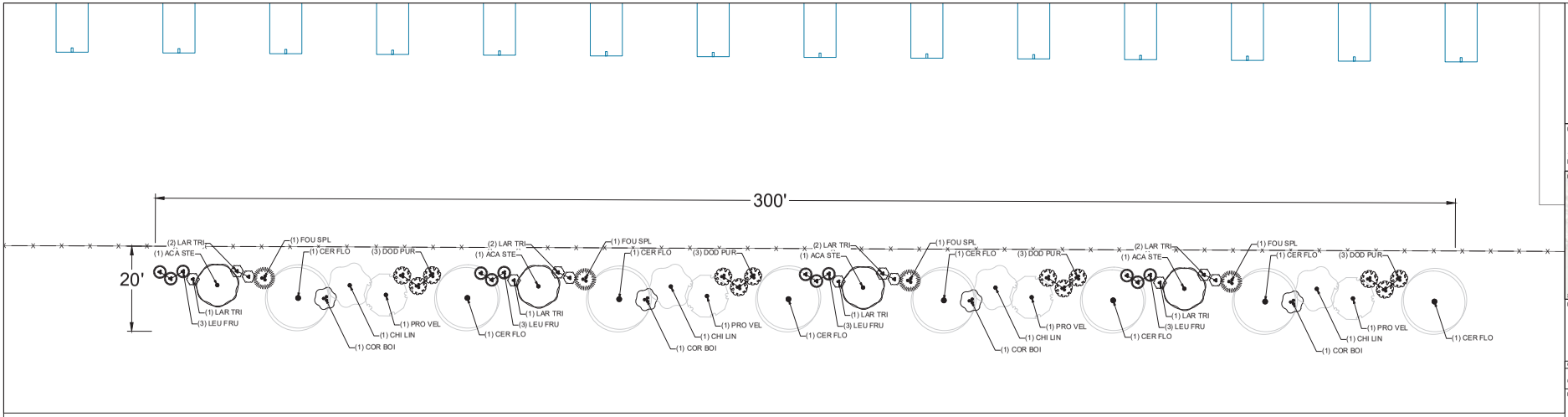
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| Drawn by: | TS |
| Checked by: | TK |
| File # | 72975.00 |

REVISIONS

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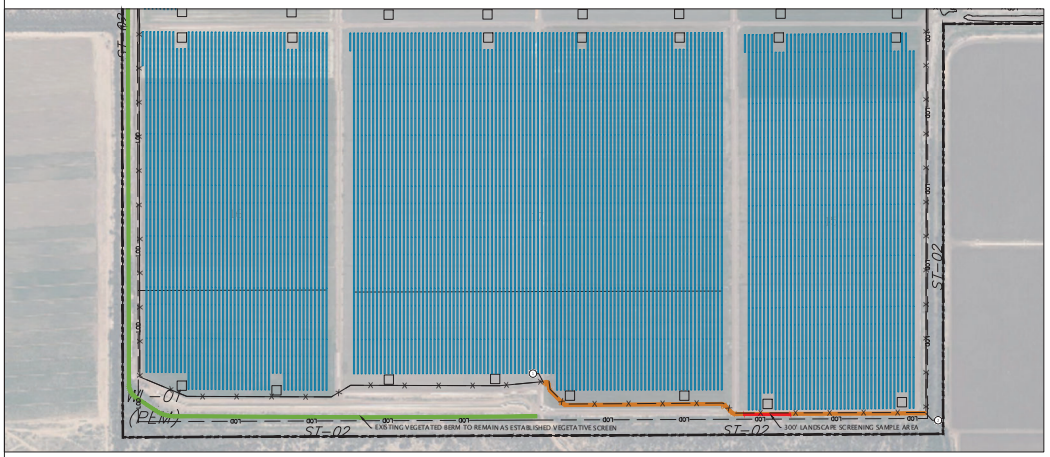
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L-001




## 1 VEGETATIVE SCREENING 300' SEGMENT SAMPLE (PATTERN TO REPEAT)

SCALE: ANSE D: 1"=12', TABLOID: 1"=24'




## 2 VEGETATIVE SCREENING OVERVIEW (7,460 LF)

SCALE: ANSE D: 1"=400', TABLOID: 1"=800'

### VEGETATIVE SCREENING PLANT SCHEDULE (2,570 LF)

| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | ACA STE | 35 | Acacia stenophylla | Shoestring Acacia | 5`-6`ht | Box | 15' o.c. min. | Mature Size: 30'H x 20'W<br>Evergreen: Yes<br>Flower Period: Fall<br>Flower Color: White |
| | CER FLO | 69 | Parkinsonia florida | Blue Palo Verde | 5`-6`ht | Box | 15' o.c. min. | Mature Size: 34'H x 30'W<br>Evergreen: No<br>Flower Period: Spring<br>Flower Color: Yellow |
| | CHI LIN | 35 | Chilopsis linearis | Desert Willow | 5`-6`ht | Box | 15' o.c. min. | Mature Size: 25'H x 20'W<br>Evergreen: No<br>Flower Period: Summer<br>Flower Color: Pink/Lavender |
| | PRO VEL | 35 | Prosopis velutina | Velvet Mesquite | 5`-6`ht | Box | 15' o.c. min. | Mature Size: 30'H x 20'W<br>Evergreen: No<br>Flower Period: Spring<br>Flower Color: Yellow |

| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | COR BOI | 35 | Cordia boissieri | Anacahuita | 5 gal. | Container | 5' o.c. | Mature Size: 10'H x 10'W<br>Evergreen: Yes<br>Flower Period: Summer<br>Flower Color: White |
| | DOD PUR | 103 | Dodonaea viscosa 'Purpurea' | Purple Hopseed Bush | 5 gal. | Container | 4' o.c. | Mature Size: 12'H x 8'W<br>Evergreen: Yes<br>Flower Period: Insignificant<br>Flower Color: Burgundy Foliage |
| | FOU SPL | 35 | Fouquieria splendens | Ocotillo | 5 gal. | Container | 5' o.c. | Mature Size: 20'H x 10'W<br>Evergreen: No<br>Flower Period: Spring<br>Flower Color: Red |
| | LAR TRI | 103 | Larrea tridentata | Creosote Bush | 5 gal. | Container | 3' o.c. | Mature Size: 8'H x 6'W<br>Evergreen: Yes<br>Flower Period: Spring - Fall<br>Flower Color: Yellow |
| | LEU FRU | 103 | Leucophyllum frutescens | Texas Sage | 5 gal. | Container | 3' o.c. | Mature Size: 6'H x 6'W<br>Evergreen: Yes<br>Flower Period: Spring and Fall<br>Flower Color: Purple |

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Sonak Solar Project, LLC
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Lenexa, Kansas 66219

Key Map:
SCREENING OVERVIEW AREA
Scale: 1:15,000

NOTES:

KEYNOTE LEGEND

| SYMBOL AND LANDSCAPE | | DESCRIPTION |
|---|---|---|
| | 1 | VEGETATIVE BUFFER - START |
| | 2 | VEGETATIVE BUFFER - END |

LEGEND:
PROJECT BOUNDARY
FENCELINE
LOD
LIMIT OF DISTURBANCE
EXISTING VEGETATED VISUAL SCREENING BERM
PROPOSED VISUAL SCREENING VEGETATION

Stamp: DRAFT

Project Title:
SONAK SOLAR
PINAL COUNTY, ARIZONA

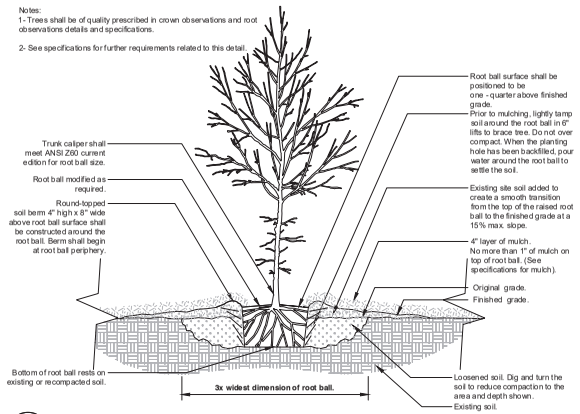
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| Checked by: | TK |
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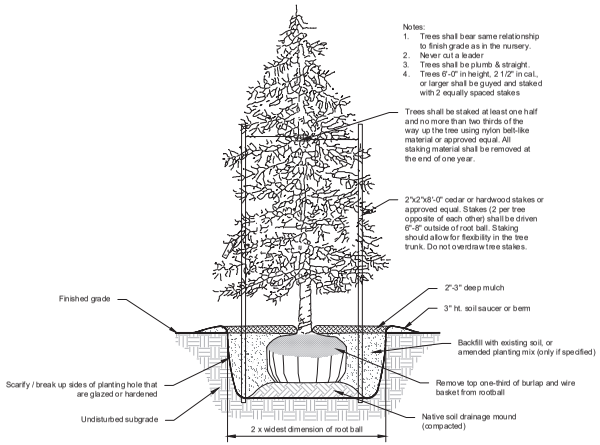
REVISIONS

| Date: | By: | Note: |
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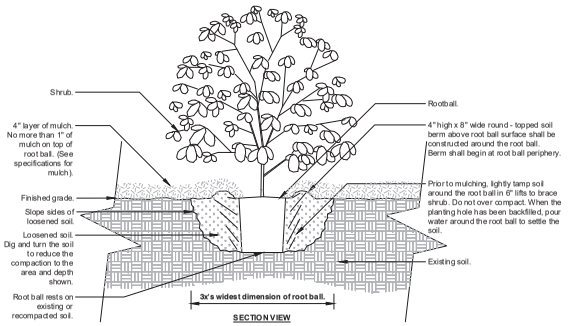
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1 TREE PLANTING DETAIL
Scale: NTS




2 EVERGREEN TREE PLANTING DETAIL
Scale: NTS




Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

3 SHRUB PLANTING DETAIL
Scale: NTS

**GENERAL NOTES**

**WOODY SCREENING AREA INSTALLATION AND MAINTENANCE GUIDANCE**

IN ISOLATED INSTANCES, WOODY PLANT SPECIES MAY BE PRESCRIBED TO LESSEN THE VISUAL IMPACT FROM AN IDENTIFIED VANTAGEPOINT. THIS LANDSCAPING PLAN AIMS TO STRIKE A BALANCE BETWEEN IMMEDIATE SCREENING NEEDS AND APPROPRIATE SPACING TO MAINTAIN THE LONG-TERM HEALTH AND VIGOR OF PROPOSED PLANT SPECIES. TO AVOID OVERCROWDING AND SUBSEQUENT DIEBACK, INITIAL PLANT INSTALLATION MAY RESULT IN GAPS IN THE NEWLY INSTALLED SCREENING. AS SCREENING MATERIAL ESTABLISHES IT WILL ADD HEIGHT AS WELL AS GIRTH AND BEGIN TO DEVELOP INTO A HEALTHY LONG-TERM SCREEN WITH SUFFICIENT LIGHT AND AIR CIRCULATION.

**PLANT MATERIAL PROCUREMENT**

AT THE TIME OF PROCUREMENT, THE CONTRACTOR SHALL SELECT THE MOST DISEASE RESISTANT TREE AND SHRUB CULTIVARS AVAILABLE FOR EACH SPECIES BASED ON REGIONAL NURSERY INVENTORY, PROVIDED THE PROPOSED CULTIVAR MEETS THE GENERAL PHYSICAL CHARACTERISTICS OF THE COMMON SPECIES IN ORDER TO MEET THE OBJECTIVES OF THE SCREENING. IN SOME INSTANCES, PROPOSED PLANT MATERIAL MAY NOT BE AVAILABLE IN THE QUANTITIES NECESSARY. IF PLANT SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL PROVIDE SUBSTITUTIONS WITH EQUIVALENT PHYSICAL AND LOW-WATER USE CHARACTERISTICS AS THE SPECIFIED PLANT MATERIAL. PRIOR TO PROCUREMENT, CULTIVARS AND SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT FOR CONSISTENCY WITH THE LANDSCAPE PLAN.

**WOODY PLANT ESTABLISHMENT**

THE PROPOSED LANDSCAPE SCREENING WILL CONSIST ENTIRELY OF REGIONALLY APPROPRIATE, NATIVE WOODY PLANT MATERIAL IN AREAS WHERE VISUAL SCREENING IS REQUIRED. THE FOLLOWING METHODOLOGY PROVIDES SEQUENCING FOR ESTABLISHING WOODY VEGETATION. THE INTENT OF THIS GUIDANCE IS TO PRESCRIBE AN APPROPRIATE BALANCE BETWEEN SHORT-TERM SCREENING OBJECTIVES AND THE LONG-TERM HEALTH AND VIGOR OF THE WOODY PLANT MATERIAL.

**1. PLANTING HOLE PREPARATION**

ONE OF THE MOST COMMON ERRORS IN TREE PLANTING IS THAT THE ROOTBALL IS EITHER PLANTED TOO DEEP OR TOO HIGH, BOTH OF WHICH CAN CAUSE SERIOUS PROBLEMS. TO PROPERLY PLANT CONTAINER PLANT MATERIAL, START BY LOCATING THE POINT AT WHICH THE TRUNK FLARE BEGINS. MEASURING FROM THE TRUNK FLARE TO THE BOTTOM OF THE BALL WILL GIVE THE CORRECT PLANTING HOLE DEPTH. ALTERNATIVELY, IF THE TRUNK FLARE IS NOT WELL DEVELOPED, THE ROOTBALL CAN BE PROBED FOR STRUCTURAL ROOTS USING A SURVEYOR'S CHAINING PIN OR SIMILAR TOOL. GENERALLY, THE UPPERMOST STRUCTURAL ROOTS IN THE ROOTBALL SHOULD BE PLANTED WITHIN 1 TO 3 INCHES OF THE SOIL SURFACE, MEASURED 2 TO 5 INCHES FROM THE TRUNK.

THE INTEGRITY OF THE ROOTBALL SHOULD BE MAINTAINED UNTIL IT IS SECURE IN THE HOLE. IF SOME OF THE SOIL FALLS AWAY FROM THE ROOTS, PROCEED WITH THE PLANTING, TAKING CARE TO ENSURE THAT THE ROOTS DO NOT DRY OUT FROM SUN OR WIND. THE PLANTING HOLE SIZE SHOULD BE APPROXIMATELY 3 TO 5 TIMES THE WIDTH OF THE CONTAINER AND HAVE SLOPING SIDES.

**2. SETTING THE PLANT**

CAREFULLY SET THE PLANT IN THE HOLE SO THAT THE TRUNK FLARE IS AT, OR 1 TO 2 INCHES ABOVE, THE EXISTING GRADE. ONCE THE PLANT IS PROPERLY PLACED, REMOVE THE CONTAINER, AND RESET THE ROOTBALL IN THE PREPARED HOLE.

**3. BACKFILLING THE PLANTING HOLE**

BACKFILLING WITH SOIL DUG FROM THE PLANTING HOLE IS THE INDUSTRY STANDARD METHOD AND PREFERABLE TO MIXING THE SOIL WITH LARGE AMOUNTS OF ORGANIC SOIL AMENDMENTS SUCH AS PEAT MOSS, COMPOST, ETC. THE ADDITION OF AN ORGANIC SOIL AMENDMENT MAY BE CALLED FOR IF THE EXISTING SOIL IS OF POOR QUALITY, SUCH AS EXCESSIVELY SANDY OR HEAVY CLAY SOILS OR THOSE CONSISTING OF UNDESIRABLE FILL MATERIAL. ALTERNATIVELY, QUALITY TOPSOIL, SIMILAR IN TEXTURE TO THE EXISTING SOIL, MAY BE BROUGHT IN AND USED FOR BACKFILLING.

WHILE BACKFILLING THE HOLE, IT HAS BEEN CUSTOMARY TO TAMP THE SOIL TO AVOID LEAVING LARGE AIR POCKETS. HOWEVER, THIS PRACTICE OFTEN RESULTS IN THE SOIL BEING PACKED SO FIRMLY AS TO DRIVE OUT ALL THE FINE AIR SPACES NEEDED FOR A WELL-AERATED SOIL. AN ALTERNATIVE TO TAMPING THE SOIL WOULD BE TO WATER THE SOIL HALFWAY THROUGH THE BACKFILL PROCESS AND ALLOW IT TO DRAIN. WHEN THE WATER HAS DRAINED AWAY, RESUME BACKFILLING AND WATER AGAIN THOROUGHLY. IF THE PRACTICE OF TAMPING THE SOIL IS CHOSEN, IT SHOULD BE DONE LIGHTLY SO AS TO NOT COMPACT THE SOIL IN THE PLANTING HOLE.

TO COMPLETE THE BACKFILLING, SMOOTH THE SURFACE SOIL AND CHECK TO ENSURE THAT THE TRUNK FLARE IS COMPLETELY EXPOSED. THE STRUCTURAL ROOTS SHOULD BE WITHIN THE TOP 3 INCHES OF SOIL AS MEASURED 4 INCHES FROM THE TRUNK.

**4. FERTILIZING**

FERTILIZATION SHOULD BE AVOIDED UNLESS IT IS DETERMINED IN THE FIELD THAT NUTRIENT AVAILABILITY IS INSUFFICIENT FOR ESTABLISHMENT. FERTILIZATION IS NOT LIKELY TO BE NECESSARY DURING THE FIRST GROWING SEASON, AS LONG AS THERE IS NO NUTRIENT DEFICIENCY. AVOID PLACING WATER-SOLUBLE (QUICK RELEASE) NITROGEN FERTILIZER DIRECTLY IN THE PLANTING HOLE AS THIS MAY CAUSE INJURY TO ROOTS. IF NEEDED, A SLOW RELEASE OR ORGANIC FORM OF NITROGEN COULD BE MIXED INTO THE PLANTING AREA OR BE APPLIED ON THE SOIL SURFACE AROUND THE TREE BASIN.

**5. PRUNING**

ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 (PART 1) - 2017 PRUNING STANDARDS. PRUNING STANDARDS PERFORMED ON TREES AND SHRUBS WITHIN THE PROJECT AREA SHALL MANAGE RISK AND PANEL IMPACTS, PROVIDE CLEARANCE, MANAGE HEALTH, SIZE, AND SHAPE, AND IMPROVE AESTHETICS. DURING THE LIFE OF THE SOLAR ARRAY IT IS ANTICIPATED THAT VEGETATIVE SCREENING MAY NEED TO BE MANAGED FOR HEIGHT TO AVOID SHADING OF THE PANEL AREA. IT IS RECOMMENDED THAT INITIAL TOP PRUNING, AS DIRECTED, TAKE PLACE ONCE SCREENING HAS REACH ITS IDEAL SCREENING HEIGHT, APPROXIMATELY 10-12 FEET IN HEIGHT. PRUNING AT THIS TIME WILL LIMIT THE AMOUNT OF TOP MATERIAL TO BE REMOVED, LIMITING PLANT STRESS, RETARDING VERTICAL GROWTH, AND ENCOURAGING HORIZONTAL GROWTH WHILE MAINTAINING THE IDEAL SCREENING HEIGHT. SUBSEQUENT PRUNING SHOULD BE SIMILARLY MANAGED ON AN AS NEEDED BASIS TO AVOID IMPACTS TO PANEL EFFICIENCY.

**6. TREE WRAPPING**

THE BARK ON A TREE OR SHRUB ACTS AS A BARRIER TO EXCLUDE INSECTS AND DISEASE ORGANISMS FROM THE VASCULAR SYSTEM, WHICH LIES DIRECTLY UNDER THE BARK. SOME BARK INJURIES MAY OCCUR BECAUSE OF DAMAGE FROM THE SUN (SUNSCALD) OR TEMPERATURE EXTREMES (FROST CRACKS). FOR MANY YEARS, IT HAS BEEN A COMMON PRACTICE TO USE TREE WRAP ON NEWLY PLANTED OR THIN-BARKED TREES IN AN EFFORT TO REDUCE SUN OR TEMPERATURE DAMAGE TO THE BARK. RESEARCH HAS FOUND THAT SOME TREE WRAPS MAY NOT PROVIDE THE PROTECTION THAT WAS ORIGINALLY INTENDED. IN EXPERIMENTS USING PLASTIC TREE GUARDS ON DOGWOODS, LARGE NUMBERS OF DOGWOOD BORERS WERE FOUND UNDER THE GUARDS WHILE FEW WERE FOUND IN TREES WITHOUT GUARDS. IN ADDITION, SOME TREE WRAPS WERE FOUND TO RETAIN EXCESS MOISTURE BENEATH THE WRAP. THIS MAY ENCOURAGE FUNGAL OR BACTERIAL GROWTH, ESPECIALLY IF THERE WERE PRE-EXISTING WOUNDS IN THE TRUNK. THEREFORE, TREE WRAPPING IS NOT RECOMMENDED.

**7. WATERING**

AFTER INSTALLATION MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS UNTIL ESTABLISHED.

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS FOR WATER.

B. CHECK MOISTURE AT BASE OF TREES/SHRUBS TO DETERMINE NEED.

C. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BASED ON INDICATIONS OF HEAT STRESS SUCH AS WILTING.

**8. EXISTING WOODY VEGETATION**

IDENTIFIED VEGETATED BERMS TO SUPPORT SCREENING SHALL BE PRESERVED. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR WATERING ESTABLISHED SCREENING MATERIAL, HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, WATERING, AND ESTABLISHMENT OF ANY NEW SUPPLEMENTAL VEGETATION INSTALLED ALONG THE BERM. THE BERM SHALL BE MANAGED FOR INVASIVE AND NUISANCE WEED SPECIES IN ORDER TO MAINTAIN THE HEALTH AND VIGOR OF EXISTING NATIVE SPECIES AND THE INTEGRITY OF THE SCREEN.

**PROTECTION OF WOODY VEGETATION**

IN AREAS OF DEVELOPMENT, ISOLATED TREES AND SMALL POCKETS OF SHRUBS SHALL BE PRESERVED. CONSTRUCTION OR SILT FENCING SHALL BE INSTALLED OUTSIDE THE PERIMETER OF THE CANOPY DRIPLINE OF THE VEGETATION TO BE PROTECTED. NO PERSONNEL, VEHICLES, EQUIPMENT, STOCKPILING, OR TRENCHING SHALL BE PERMITTED WITHIN THE FENCED PERIMETER OF THE CRITICAL ROOT ZONE. THIS WILL HELP ENSURE THAT ROOTS ARE NOT DISTURBED, THAT ABOVE GROUND VEGETATION IS NOT DAMAGED, AND THAT SOIL IN THE CRITICAL ZONE IS NOT COMPACTED.

**CONTRACTOR OBLIGATION**

THE CONTRACTOR IS EXPECTED TO FOLLOW THESE STANDARD OPERATING PROCEDURES (SOPS) WHEN CONDUCTING LANDSCAPE SCREENING PRACTICES ON THE PROJECT. THE CONTRACTOR IS EXPECTED TO USE ITS EXPERTISE IN RECOMMENDING MODIFICATIONS TO THE PROPOSED APPLICATIONS AND METHODS. CONTRACTOR IS ENCOURAGED TO PROVIDE SUGGESTIONS FOR DEVIATIONS TO SONAK SOLAR PROJECT LLC (SONAK) BASED ON ITS EXPERIENCE IN IMPLEMENTING THESE TECHNIQUES IN SIMILAR AREAS; HOWEVER, ALL DEVIATIONS FROM THESE SOPS MUST BE APPROVED BY SONAK IN WRITING PRIOR TO IMPLEMENTATION.

1. THE SOPS AND BMPS PROVIDED HERE MUST BE FOLLOWED WHEN CONDUCTING SITE PREPARATION, PLANTING, AND VEGETATION MAINTENANCE.

2. IT IS RECOMMENDED THAT THE CONTRACTOR(S) OBTAIN HERBICIDE USE DOCUMENTATION/RECORDS FROM THE LANDOWNER(S) WHERE SEEDING AND PLANTING ARE PROPOSED TO VERIFY ANY PRIOR HERBICIDE USE AND IF THE HERBICIDES COULD POTENTIALLY NEGATIVELY IMPACT SUCCESSFUL GERMINATION AND/OR ESTABLISHMENT.

3. LANDSCAPE SCREENING ACTIVITIES AND SERVICES WILL BE GUARANTEED THROUGH WARRANTY OF INSTALLATION AND SUCCESS. A PUNCHLIST INSPECTION WILL BE EVALUATED BY SONAK AND AN INDEPENDENT CONTRACTOR WITHIN THE APPROPRIATE TIMEFRAME TO CONFIRM CONTRACTUAL OBLIGATIONS WERE MET PER THE CONTRACT AND WARRANTIES.

**CONTRACTOR WARRANTY**

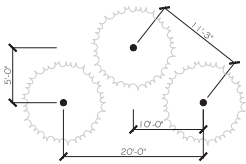
4. THE WARRANTY PERIOD WILL BE FOR 2 YEARS (I.E., TWO GROWING SEASONS) AFTER PLANT INSTALLATION, INCLUDING WINTER MONTHS AS PART OF THIS PERIOD.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL MAINTENANCE OR PLANTING REPLACEMENT EFFORTS IF SUCCESS CRITERIA AND WARRANTIES ARE NOT MET AFTER TWO YEARS OF MONITORING AND MAINTENANCE.

6. ALL PLANTING WARRANTIES ARE NOT INCLUDED IN THIS SOP, BUT ARE DETAILED AND GUARANTEED IN CONTRACTUAL OBLIGATIONS AND WILL BE TRACKED THROUGH PUNCHLIST INSPECTIONS.

7. AFTER THE 2-YEAR WARRANTY AND MAINTENANCE PERIOD, THE CONTRACTOR WILL NO LONGER BE RESPONSIBLE FOR THE INITIAL VEGETATION IMPLEMENTATION AND FULL RESPONSIBILITY SHALL BE TURNED OVER TO THE OWNER. HOWEVER, ANY IDENTIFIED AREAS OF WOODY PLANT REPLANTING REQUIRED TO MEET DENSITY CRITERIA SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR BEYOND THE WARRANTY PERIOD, AT NO ADDITIONAL COST TO THE OWNER, UNTIL REPLACEMENT AREAS ARE ESTABLISHED, INSPECTED, AND ACCEPTED BY THE OWNER.

8. NOXIOUS AND INVASIVE WEED SPECIES MAY NOT BE PRESENT OR ESTABLISHED IN THE PLANTING AREAS. IF WEED SPECIES ARE IDENTIFIED DURING THE MONITORING AND MAINTENANCE PERIOD, THEY SHALL BE TREATED AND MANAGED ACCORDING TO SONAK'S INVASIVE PLANT MANAGEMENT FRAMEWORK.




* SPECIFIC DIMENSIONING IN THE PLANT SCHEDULE OR ELSEWHERE IN THE PLAN SET SHALL TAKE PRECEDENCE

4 LANDSCAPE SCREEN STAGGERED SINGLE ROW SPACING ( TYP.)
Scale: NTS


Prepared by:
SWCA ENVIRONMENTAL CONSULTANTS
SWCA Environmental Consultants
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Amherst, MA 01002
(p) 413.256.0202
(f) 413.256.1092
www.swca.com


Prepared for:
Sonak Solar Project, LLC
16105 W. 113th Street, Ste 105
Lenexa, Kansas 66219

Key Map:

NOTES:

KEYNOTE LEGEND

| | | DESCRIPTION |
|---|---|---|
| SHRUB AND LANDSCAPE | 1 | VEGETATIVE BUFFER - START |
| | 2 | VEGETATIVE BUFFER - END |

Stamp: DRAFT

Project Title:
SONAK SOLAR
PINAL COUNTY, ARIZONA

Sheet Title:
VEGETATIVE SCREENING DETAILS AND NOTES

| | |
|---|---|
| Date: | 12/14/2022 |
| Scale: | As Shown |
| Drawn by: | TS |
| Checked by: | TK |
| File # | 72975.00 |

REVISIONS

| Date: | By: | Note: |
|---|---|---|
| | | |

Sheet No:
L-003

## ISSUED BY AMTRUST TITLE INSURANCE COMPANY

***Transaction Identification Data for reference only:***

| | |
|---|---|
| Issuing Agent: | First Nationwide Title Agency LLC |
| Issuing Office: | 220 East 42nd Street<br>24th Floor<br>New York, NY 10017 |
| ALTA Universal ID: | |
| Loan ID Number: | |
| Commitment Number: | |
| Issuing Office File Number: | ATIC-20150-AZ |
| Property Address: | 6 parcels (Pinal County), San Tan Valley, AZ 85143 |

## SCHEDULE A

1. **Commitment Date:** August 1, 2023 at 8:00AM
2. **Policy to be issued:**
   a. ALTA Owner's Policy (6-17-06)
      Proposed Insured: TBD
      Proposed Policy Amount:
   b. ALTA Loan Policy (6-17-06)
      Proposed Insured:
      Proposed Policy Amount:
3. **The estate or interest in the Land described or referred to in this Commitment is:**
   Fee Simple
4. **The title is, at the Commitment Date, vested in:**
   Arnoldo B Burruel
5. **The Land is described as follows:**
   See **Exhibit A**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## ISSUED BY AMTRUST TITLE INSURANCE COMPANY

## EXHIBIT A

Parcel 1 (409-01-001A)
The Southwest Quarter of Section 1, Township 10 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Except all coal and other minerals in said land, as reserved to the United States of America, in Patent in Book 50 of Deeds, Page 415.
Parcel 2 (409-01-001B)
Government Lots 1, 2, 3 and 4; The South Half of the North Half and the Southeast Quarter of Section 1, Township 10 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Except all coal and other minerals in said land, as reserved to the United States of America, in Patent in Book 50 of Deeds, Page 415
Parcel 3 (409-06-0040)
Government Lots 1, 2, 3 and 4; The South Half of the North Half; and the South Half of Section 6, Township 10 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Except all the coal, and other minerals in said lands together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the act of December 29, 1916 (39 Stat., 862) as reserved to the United States of America, in Patent recorded January 8, 1924 in Book 38 of Deeds, Page 588; andAlso, Excepting therefrom a parcel of land situated in a portion of Section 6, Township 10 South, Range 7 East of Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows: Commencing at the Northeast corner of said Section 6; thence South 00°16'01" West, along the East line of said Section 6, a distance of 474.75 feet; thence departing said East line, North 89°43'59" West, a distance of 40.00 feet to the point of beginning; thence South 00°16'01" West, along a line parallel with and 40.00 feet West of said East line, a distance of 799.69 feet; thence North 89°43'59" West, a distance of 10.00 feet; thence North 00°16'01" East, along a line parallel with and 50.00 feet West of said East line, a distance of 599.69 feet; thence North 89°43'59" West, a distance of 10.00 feet; thence North 00°16'01" East, along a line parallel with and 60.00 feet West of said line, a distance of 200.00 feet; thence South 89°43'59" East, a distance of 20.00 feet to the point of beginning.
Parcel 4 (409-02-0010)
The North Half of Section 12, Township 10 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Excepting therefrom all coal, oil, gas and other mineral deposits as reserved in the Patent recorded in Book 56 of Deeds, Page 607.
Parcel 5: (500-50-0020)
Government Lots 13, 14, 23 and 24 in Section 36, Township 9 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Except all gas, oil, metals and mineral rights as reserved to the state of Arizona in the Patent to said land; and Also, excepting a parcel of land situated in a portion of Section 36, Township 9 South, Range 6 East of Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows: commencing at the Southeast corner of said Section 36; thence South 89°48'53" West, along the South line of said Section 36, a distance of 40.00 feet to the point of beginning; thence continuing South 89°48'53" West, a distance of 80.28 feet; thence departing said South line, North 09°29'23" East, a distance of 299.15 feet; thence North 00°11'10" West, along a line parallel with and 70.00 feet West of the East line of Government Lot 24, a distance of 850.63 feet; thence North 89°48'50" East, a distance of 10.00 feet;



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thence North 00°11'10" West, a distance of 171.85 feet; thence North 00°06'21" East, along a line parallel with and 60.00 feet West of the East line of Government Lot 13, a distance of 198.07 feet; thence North 89°48'50" East, a distance of 10.00 feet; thence North 00°06'21" East, a distance of 700.21 feet; thence South 89°53'39" East, a distance of 10.00 feet to a point 40.00 feet West of the East line of said Government Lot 13; thence South 00°06'21" West, parallel to said East line, a distance of 898.18 feet; thence South 00°11'10" East, along a line parallel with and 40.00 feet West of the East line of said Government Lot 24, a distance of 1317.42 feet to the point of beginning.
Parcel 6 (500-50-0040)
Lots 17, 18 and 19, Section 36, Township 9 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Commonly known as: 0000 see parcels, Arizona City, AZ 85123
Parcel Number: # 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, 500-50-0040



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## ISSUED BY AMTRUST TITLE INSURANCE COMPANY

### SCHEDULE B – PART I
### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Pursuant to the Tax Reform Act of 1986, Title I, Subtitle C, Section 1521: Requires the settlement agent to report real estate transactions. Relative thereto we note the following and require: A. At closing we must be furnished with the tax identification numbers of the recipients of any or all of the net proceeds of the transaction.

6. Failure to comply with the regulation will result in a 20 percent hold-back to be deposited with the Internal Revenue Service pursuant to the aforesaid act All mortgages, judgments, attachments and/or lis pendens listed in Schedule B Section I or II must be satisfied and released of record. If any of the mortgages disclosed herein, secures a revolving loan, such revolving loan must be closed prior to securing payoff amounts and proof of same provided to the Company.

7. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable for the year 2022. Second Half of taxes for 2022 are delinquent.

Note:

The first half of 2022 taxes are paid in full in the amount of $9,263.16, as to parcel 1

The first half of 2022 taxes are paid in full in the amount of $24,269.44 as to parcel 2

The first half of 2022 taxes are paid in full in the amount of $36,001.98, as to parcel 3

The first half of 2022 taxes are paid in full in the amount of $18, 366.34, as to parcel 4

The first half of 2022 taxes are paid in full in the amount of $10,494.80, as to parcel 5

The first half of 2022 taxes are paid in full in the amount of $5,887.34, as to parcel 6

Note: The taxes may be paid in full by December 31st of each year or if paid in one-half installments, the first half is due on October 1st and becomes delinquent if not paid by 5:00 p.m. November 1st. The second half is then due on March 1st and becomes delinquent if not paid by 5:00 p.m. May 1st of the following year. If taxes are under $100.00 they must be paid by the November 1st deadline. Taxes are payable to: Pinal County Treasurer, Colores "Dodie" J. Doolittle, 31 N.



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Pinal Street, Building E, Florence, P.O. Box 729, AZ 85232. Phone: (520) 509-3555 or (888) 431-1311
http://pinalcountyaz.gov/Departments/Treasurer/Pages/Home.aspx

9. Deed of trust dated: October 3, 1984 Recorded on: October 11, 1984 As (book) 1249 (page) 242 of the official records of Pinal county, Arizona Executed by: R. Gale Pearce and Mary E Pearce, his wife Trustee: First Interstate Bank of Arizona, N.A. Beneficiary: First Interstate Bank of Arizona, N.A. Amount: $282,800.00

10. Deed of Trust dated: April 28, 1981 Recorded on: June 15, 1981 As (book) 1067 (page) 462 of the Official Records of Pinal County, Arizona Executed by: A. Glen Pearce and Mary R. Pearce Trustee: First American Title Insurance Company of Arizona Beneficiary: R. Gale Pearce and Mary E. Pearce Amount: $428,000.00

11. Deed of Trust, Assignment of Rents, and Security Agreement dated: March 22, 1990 Recorded on: April 16, 1990 As (instrument) 974831 (book) 1669 (page) 649 of the Official Records of Pinal County, Arizona Executed by: R. Gale Pearce and Mary E Pearce Trustee: Security Pacific Bank Arizona Beneficiary: Security Pacific Bank Arizona Amount: $1,379,497.10 Encumbering Parcels 1 & 2

12. Deed of Trust, Assignment of Rents and Security Agreement dated: March 22, 1990 Recorded on: April 16, 1990 As (book) 1669 (page) 655 of the Official Records of Pinal County, Arizona Executed by: Paul Pearce and Marie Pearce Trustee: Security Pacific Bank Arizona Beneficiary: Security Pacific Bank Arizona Amount: $1,379,497.10

13. Deed of Trust and Fixture Filing - Fee and Leasehold With Assignment of Rents and Security Agreement dated: November 25, 2015 Recorded on: November 30, 2015 As (instrument) 2015-076957 of the Official Records of Pinal County, Arizona Re-Recorded on: November 3, 2016 As (instrument) 2016-074508 of the Official Records of Pinal County, Arizona. Executed by: Arnoldo B Burruel and Judith K Burruel Trustee: Pioneer Title Agency, Inc. Beneficiary: Great Western Bank Amount: $4,329,000.00

1st Amendment Dated: May 20, 2016 Recorded on: July 5, 2016 As (instrument) 2016-043702 of the Official Records of Pinal County, Arizona Reference made to instrument for full particulars.

2nd Amendment Dated: February 14, 2017 Recorded on: June 22, 2017 As (instrument) 2017-044452 of the Official Records of Pinal County, Arizona Reference made to instrument for full particulars.

14. Deed of Trust and Fixture Filing - Fee and Leasehold With Assignment of Rents and Security Agreement dated: September 25, 2020 Recorded on: October 9, 2020 As (instrument) 2020-102809 of the Official Records of Pinal County, Arizona Executed by: Arnoldo Burruel Trustee: Thomas Title and Escrow Agency, LLC Beneficiary: Great Western Bank Amount: $4,653,423.00

15. The spouse of each party(ies) to the contemplated transaction must join in the execution of any conveyance or mortgage of the subject property in order to release community property interests. Exception is if a valid deed has been filed in public records from the non-vested spouse confirming the status of the property as the sole and separate property of the vested spouse. The marital status and name(s) of their non borrowing spouse must be listed on the face of the instrument establishing the interest to be insured.

16. Right title and interest of Sonak Solar Project, LLC, purchasers of the land under a Memorandum of Option to purchase recorded on December 15, 2020 as (instrument) 2020- 131010 of the Official Records of Pinal County, Arizona.



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Pursuant to the terms of said contract, we must be provided with a properly executed deed of conveyance in recordable form from the sellers to the buyers prior to or at the time of closing.

17. We must be furnished with a certified copy of the Articles of Incorporation, Articles of Organization, By-laws, Operating Agreement and/or other applicable documents relating to the formation of Sonak Solar Project, LLC, a Certificate of Good Standing or Certificate of Existence, as applicable, issued by the Secretary of State in the State of incorporation or registration evidencing Sonak Solar Project, LLC is in good standing and/or is a legal entity and in compliance with all applicable requirements set out by the state of incorporation and proper resolutions passed by the stockholders, directors or other party(ies) authorized to act on behalf of Sonak Solar Project, LLC authorizing the execution of the documents related to the insured transaction. This must be provided to us prior to the time of closing and we reserve the right to add additional exceptions as we deem necessary upon review of said documentation.

Note: 24 month chain of title and last deed of conveyance: The following is shown for informational purposes only and not for the purposes of insuring: Title to the estate or interest shown in Schedule A was acquired by an instrument dated March 23, 2011 and recorded on May 31, 2012 as (instrument) 2012-045856 of the Official Records of Pinal County, Arizona from ABCDW, L.L.C., Torrey Pines Development, L.L.C., Riggs/Queen Creek 480, LLC, Vanderbilt Farms, L.L.C., and Ellsworth Road 160, LLC, grantor, to Arnoldo B Burruel and Judith K Burruel, husband and wife , grantee. Judith Kay Burruel died April 4, 2020 according to Death Certificate filed for record in Instrument 2020- 102808. This note will be deleted from any subsequent policy when issued.



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## ISSUED BY AMTRUST TITLE INSURANCE COMPANY

## SCHEDULE B – PART II
## Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

### STANDARD EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Right or claims of parties in possession not shown by the Public Records.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.

5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

7. Taxes for the year 2023 and thereafter, not yet due or payable.

### SPECIAL EXCEPTIONS

8. Memorandum of Understanding and Agreements as shown in instruments filed as (book) 1279 (page) 300 and (book) 1218 (page) 410 of the Official Records of Pinal County, Arizona.

9. Easement for Electric Transmission line as shown in instrument filed as Docket 229 Page 328 of the Official Records of Pinal County, Arizona.

10. Easement for Electric Transmission Lines and Indidental Purposes as shown in instrument filed as Docket 808 Page 195 of the Official Records of Pinal County, Arizona.

11. Easement for Public Highway as shown in instrument filed as(book) 59 (page) 284 of the Official Records of Pinal County, Arizona.

12. Easement for Gas Pipeline as shown in instrument filed as Docket 276 Page 349 of the Official Records of Pinal County, Arizona.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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13. Easement for buried pipeline as shown in instrument filed as (book) 1645 (page) 338 of the Official Records of Pinal County, Arizona.

14. Notice of Exercise of Reserved Right-of-way as shown in instrument filed as (book) 1470 (page) 908 & (book) 1546 (page) 189 of the Official Records of Pinal County, Arizona.

15. Notice of Exercise of Reserved Right -of-way as shown in instrument filed as (book) 1470 (page) 944 of the Official Records of Pinal County, Arizona.

16. Agreement Relating to Exercise of Reserved Right-of-way as shown in instrument filed as (book) 1661 (page) 258 of the Official Records of Pinal County, Arizona.

17. Agreement for Project Water Service as shown in instrument filed as (book) 1665 (page) 355 of the Official Records of Pinal County, Arizona.

18. Notice of Exercise of Reserved Right-of-way as shown in instrument filed as (book) 1645 (page) 338 of the Official Records of Pinal County, Arizona.

19. Notice of Creation of the Pearce Water Domestic Water Frnachise as shown in instrument filed as (instrument) 1999-007236 of the Official Records of Pinal County, Arizona.

20. Resolution 092910-ABCDW as shown in instrument filed as (instrument) 2010-093095 of the Official Records of Pinal County, Arizona.

21. Any charge upon said land by reason of its incusion in Central Arizona Water Conservation District and Central Arizona Irrigation and Drainage District.

22. Agreement for Project Water Service as shown in instrument filed as (book) 1670 (page) 119 of the Official Records of Pinal County, Arizona.

23. Agreement for Providing Electrical Service as shown in instrument filed as (instrument) 2005-019048 of the Official Records of Pinal County, Arizona.

24. Notice to Lands Included Within Central Arizona Irrigation and Drainage District as shown in instrument filed as (book) 1580 (page) 919 of the Official Records of Pinal County, Arizona

25. Drainage ditches, feeders, laterals and other drainage easements, if any.

26. Rights of the public, the municipality and the state in and to that part of the land taken and used for roads and highways, if any.



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**AmTrust Title**
**5599 San Felipe • 6th Floor**
**Houston, TX 77056**
(p) 832.764.8550
(f) 866.582.8138

# PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides YOU with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of First Nationwide Title Agency LLC.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have Joint Marketing Agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

# "SAWTOOTH"

A PLANNED AREA DEVELOPMENT
LOCATED IN TOWNSHIPS 9 & 10 SOUTH, RANGE 6 EAST
PINAL COUNTY, ARIZONA

Owner: The Pearce Family Revocable Trust

Developer: DPP Development Corporation

Engineer/Planner: David Evans and
Associates, Inc

DAVID EVANS AND ASSOCIATES, INC.

# "SAWTOOTH"

A PLANNED AREA DEVELOPMENT
LOCATED IN TOWNSHIPS 9 & 10 SOUTH, RANGE 6 EAST
PINAL COUNTY, ARIZONA

Owner: The Pearce Family Revocable Trust

Developer: DPP Development Corporation

Engineer/Planner: David Evans and
Associates, Inc

**Purpose of PAD Request:**

This request is for a Planned Area Development (PAD) Overlay District for the property to be known as "Sawtooth". This PAD is being submitted in conjunction with a rezoning for 2080 acres located generally 11 miles south of Arizona City and 6 miles north of the Pima County line. Greene Wash is north and east of the site and the Sawtooth Mountains are adjacent on the northwest. Sunland Gin Road is the eastern boundary of the property. The site is presently used for agricultural purposes and is vacant except for a farmhouse and some farm buildings. It is zoned GR, General Rural Zone.

**Description of Proposal:**

**Nature of Project:**

"Sawtooth" is planned as self-contained, retirement community and destination resort. It is to be designed for a middle class consumer as either a seasonal visitor on a winter getaway, or a permanent resident enjoying a quiet, relaxed environment. Its location between Phoenix and Tucson will also attract people looking for a brief respite from the hustle and bustle of the "big city". Once developed, the shopping and services will serve local residents, too.

**Proposed Land Uses w/ Densities:**

Proposed land uses within "Sawtooth" are residential: CR-2. CR-3, CR-4 and CR-5; commercial: CB-1 and CB-2; open space/recreation and golf course: SR, and utility service: GR. As to be expected in a retirement community, a majority of the land is to be used for residential purposes, approximately 73%. The overall gross density of the site is 3.25 dwelling units per acre or 6760 units. These residential units will offer a range of unit types and prices to appeal to the various consumers, from single family detached homes on large lots to apartments and condominiums. An 18-hole golf course with affiliated clubhouse and driving range will provide the major recreation and focus for the community. A pedestrian trail system will provide access to the planned open space and wetland areas for those who appreciate a quiet time for relaxation. Approximately 27% of the site will be used for recreation and open space. Commercial development will include both neighborhood shopping and services as well as restaurants and amenities geared to a resort lifestyle. A community center is planned to provide a focal point for these uses. Since this property is located outside the current development corridors, and is to be a destination resort, it will be served by its own water and wastewater facilities. Two percent of the property will be used for commercial development and one percent will be needed for utility services.

**Drainage :**

This property is in the shallow sloping overbank areas of the Greene Wash. During its historic agricultural use, it has been graded to provide gentle slopes in a south to north or east to west direction. The property is effected by storm water from generally three sources: the eastern slopes of the Sawtooth Mountains; agricultural use lands to the south and east; and , out of bank flooding from the Green Wash (i.e. the Santa Cruz River). Currently the property is shown as a Zone C on FEMA's FIRM which had an authorization date of August, 1983. Soil types in the property are shown as Hydrologic Group "C" on the USDA SCS Hydrologic Soil Map - Figure 2-1 of the "AZ Highway Dept. Hydrologic Design Manual for Highway Drainage".

The contributing area from the Sawtooth Mountains is roughly 1420 acres with an associated 100-year runoff of 370 cfs. The areas to the south are roughly 4380 acres in size and contribute upwards of 2060 cfs during the 100-year event. The Green Wash has a 100-year discharge capacity at Sunland Gin Rd. in the area of 17,000 cfs as shown on the "Sunland Gin Road Bridge Plans". The main channel of the Green Wash has limited capacity. During periods of extended high flood levels, flow has broken out of the main channel and ponded in the flat overbanks in this area.

The flooding from the Green wash is the most significant drainage issue that needs to be addressed. Recent improvements to the main channel of the Green Wash upstream of Sunland Gin Road will have a marked improvement on flooding conditions in the future. (The channel was straightened upstream of the Sunland Gin bridge). It will also allow the farmlands upstream of Sunland Gin to drain more rapidly during the receding limb of the flood hydrograph, helping to reduce the effects of seepage and piping through berms and road fills in the area. On this property, a series of surrounding wide channels/open spaces will be provided. The slope of the channels are constrained by the elevation of the current main channel of the Green wash with existing channels through the property. The proposed channels on the eastern side of this property are 300 ft top-width, 3:1 side slopes and will be in the area of 6 feet deep. Where possible, these will be incorporated into other passive and aesthetic site useages to minimize their appearance. Along the western side of these channels there is proposed to be wide areas of fill to create even further freeboard for structures built adjacent to the channels,

To address flooding generated from the Sawtooth Mountains and areas to the south, a series of surrounding channels ranging in size up to 200 feet will be provided to collect flows from those areas. These flows will then be directed around and/or through the property to the existing outlet point on the north property line. Here they are proposed to be converged with flows from the collection channel along the eastern property line.

Internal drainage patterns will direct flow from within the property boundaries to the series of main flood control channels described above. Detention basins may be utilized if grading constraints prohibit gravity flow of on-site waters into the flood control main channels.

By utilizing the system described above, this property will be afforded 100-year flood protection. A final analysis detailing on-site systems, and off-site flood mitigation, must be provided. This study will address hydrologic, hydraulic, and short and long term sedimentation impacts of the proposed development.

**Architecture/Building Types:**

Due to the early nature of this proposal and its immense impact on the area, no particular design theme or architectural character has been developed yet. However, as a master planned community all major elements of the project will be coordinated and compatible. In order to fully appreciate the picturesque surroundings of this site it is likely that a low key, environmentally sensitive design theme will be created.

**Conformance w/ Existing Plans:**

Currently, there are no existing Land Use Plans which would affect or impact the content of this proposal.

**Circulation/Recreation:**

The proposed development of this project includes a system of collector roads which will serve to tie the various neighborhoods in the development together. The primary access to the site is to be from Sunland Gin Rd., with each phase of development accessing the interior road system, rather than loading Sunland Gin Rd. directly. All areas of the project will have access to the community center and recreational amenities via the collector road system. Recreation includes: an 18 hole golf course, driving range, community center, resturants, and a substantial open space system for passive enjoyment.

**Location/Relationship to Surrounding Properties:**

The project is located generally 11 miles south of Arizona City on Sunland Gin Road & 6 miles north of the Pima County Line. All properties in the local area are either agricultural in nature, are sparsly populated residential, or are mountainous in topographic character, with the eastern border of the Tohono O'Odham Indian Reservation approximately 5 miles to the west.

**Project Timing:**

Because of the infrastructure needed to serve this project, development is not expected to commence until the year 2000. As discussed, the drainage system, water and wastewater treatment plants are major undertakings that must be constructed prior to the remaining development. These systems will likely be phased to coincide with the demands of the project. The residential and recreation uses will be constructed first, with the commercial development being constructed at a later date to be determined by market demand.

(3) w/c PC B.O.S

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE: 01/04/99 TIME: 1625
FEE : 0.00
PAGES: 3
FEE NO: 1999-000198

**CASE NO. PZ-052-98**

**ZONE CHANGE**

**RESOLUTION**

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM **(GR) GENERAL RURAL ZONE** TO **(CR-2 & CR-3) SINGLE RESIDENCE ZONES, (CR-4 & CR-5) MULTIPLE RESIDENCE ZONES, (SR) SURBURBAN RANCH ZONE, (CB-1 & CB-2) LOCAL/GENERAL BUSINESS ZONES AND (CI-2) INDUSTRIAL ZONE**, AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM **(GR) GENERAL RURAL ZONE** TO **(CR-2 & CR-3) SINGLE RESIDENCE ZONES, (CR-4 & CR-5) MULTIPLE RESIDENCE ZONES, (SR) SURBURBAN RANCH ZONE, (CB-1 & CB-2) LOCAL/GENERAL BUSINESS ZONES AND (CI-2) INDUSTRIAL ZONE** (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

**SEE ATTACHED EXHIBIT "A"**

(BE) (NOT BE) CHANGED FROM **(GR) GENERAL RURAL ZONE** TO **(CR-2 & CR-3) SINGLE RESIDENCE ZONES, (CR-4 & CR-5) MULTIPLE RESIDENCE ZONES, (SR) SURBURBAN RANCH ZONE, (CB-1 & CB-2) LOCAL/GENERAL BUSINESS ZONES AND (CI-2) INDUSTRIAL ZONE** WITH THE ATTACHED STIPULATIONS OF UNDERSTANDING, FOR ZONING PURPOSES.

DATED THIS 18TH DAY OF NOVEMBER, 1998.

PINAL COUNTY BOARD OF SUPERVISORS

Sandie Smith
Chairman

Jimmie Barker

Edward D Ring

ATTEST:

Sheri Cluff Deputy Clerk
Clerk

**CASE NO.: PZ-052-98**

**STIPULATIONS OF UNDERSTANDING**

1) The applicant, at the time of development application, shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal (FEMA), State (ADEQ) and County regulatory agencies;
2) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-052-98), in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the Pinal County Subdivision Ordinance.
3) subject to final development approval, the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
4) subject to final development approval the applicant/owner shall provide a Final Master Drainage Study, completed by an Arizona Registered Professional Engineer, to the Public Works Department for review and approval to ensure compliance with the Pinal County drainage regulations;
5) subject to final development approval, the applicant/owner shall provide a Master Water Study, completed by an Arizona Registered Professional Engineer, to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply regulations;
6) the applicant/owner shall grant and record and Agricultural Spray Easement to all adjacent farm owners/operators;
7) relocation of the water and sewer treatment plants from the perimeter of the property to the interior of the property; and
8) should the requested PAD subdivision development not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

(3) w/c P.C.B.O.S.

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE: 01/04/99 TIME: 1625
FEE : 0.00
PAGES: 3
FEE NO: 1999-000199

**CASE NO. PZ-PD-052-98**

**PLANNED AREA DEVELOPMENT OVERLAY DISTRICT**

**RESOLUTION**

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM **(CR-2 & CR-3) SINGLE RESIDENCE ZONES, (CR-4 & CR-5) MULTIPLE RESIDENCE ZONES, (SR) SUBURBAN RANCH ZONE, (CB-1 & CB-2) LOCAL/GENERAL BUSINESS ZONES AND (CI-2) INDUSTRIAL ZONE** TO **(CR-2, CR-3, CR-4, CR-5, SR, CB-1, CB-2 & CI-2 PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT**; AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM **(CR-2 & CR-3) SINGLE RESIDENCE ZONES, (CR-4 & CR-5) MULTIPLE RESIDENCE ZONES, (SR) SUBURBAN RANCH ZONE, (CB-1 & CB-2) LOCAL/GENERAL BUSINESS ZONES AND (CI-2) INDUSTRIAL ZONE** TO **(CR-2, CR-3, CR-4, CR-5, SR, CB-1, CB-2 & CI-2 PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

**SEE ATTACHED EXHIBIT "A"**

(BE) (NOT BE) CHANGED FROM **(CR-2 & CR-3) SINGLE RESIDENCE ZONES, (CR-4 & CR-5) MULTIPLE RESIDENCE ZONES, (SR) SUBURBAN RANCH ZONE, (CB-1 & CB-2) LOCAL/GENERAL BUSINESS ZONES AND (CI-2) INDUSTRIAL ZONE** TO **(CR-2, CR-3, CR-4, CR-5, SR, CB-1, CB-2 & CI-2 PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** WITH THE ATTACHED STIPULATIONS FOR ZONING AND DEVELOPMENT PURPOSES.

DATED THIS 18TH DAY OF NOVEMBER, 1998.

SEAL OF PINAL COUNTY ARIZONA 1875

PINAL COUNTY BOARD OF SUPERVISORS

Sandie Smith
Chairman

Jimmie B. Kerr

ATTEST:

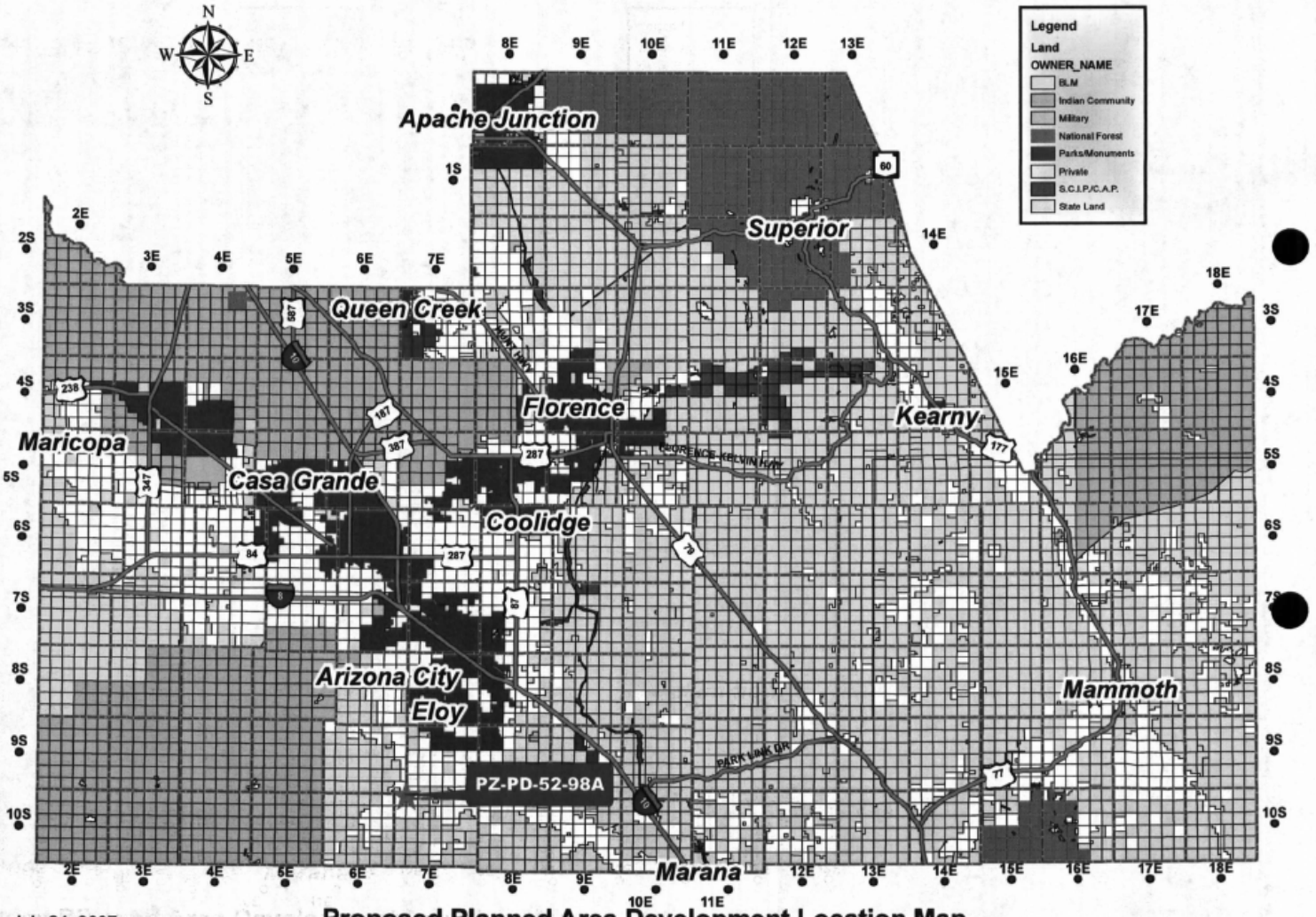
Sheri Cluff, Deputy Clerk
Clerk

**CASE NO.: PZ-PD-052-98**

**STIPULATIONS**

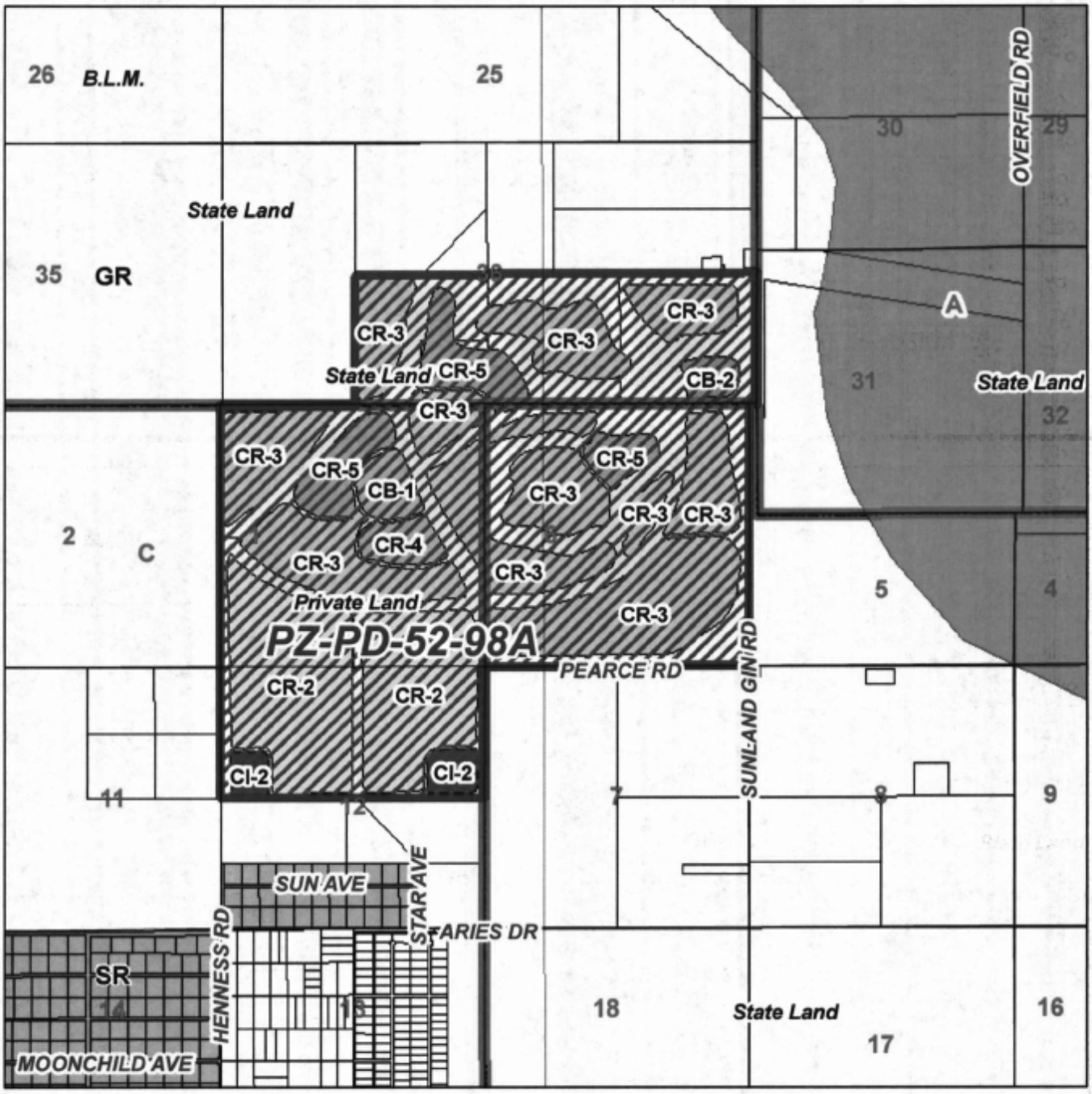
1) Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-052-98;
2) the applicant/owner shall develop the subject property, in accordance with the submitted Planned Area Development application and supporting submittal documents and in accordance with all applicable criteria of Article 33 (Planned Area Development Requirements) of the Pinal County Zoning Ordinance and the Pinal County Subdivision Ordinance.
3) the applicant/owner, at the time of development application, shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the appropriate Federal (FEMA), State (ADEQ) and County regulatory agencies;
4) subject to final development approval, the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
5) subject to final development approval the applicant/owner shall provide a Final Master Drainage Study, completed by an Arizona Registered Professional Engineer, to the Public Works Department for review and approval to ensure compliance with the County drainage regulations;
6) subject to final development approval, the applicant/owner shall provide a Master Water Study, completed by an Arizona Registered Professional Engineer, to the compliance with the Assured Water Supply regulations;
7) the applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators;
8) relocation of the water and sewer treatment plants from the perimeter of the property to the interior of the property;
9) there shall be no further lot splitting or subdividing without written approval of the Board of Supervisors, except parcels/tracts sold for subdivision development in accordance with the approved PAD;
10) granting of this Planned Area Development Overlay District request will require at the time of application for development (preliminary and final subdivision plat) that the applicant submit and secure all required applications, plans, plats, permits, supporting documentation and approvals including, as applicable, but not limited to multiple zone change, PAD overlay district approval, subdivision, planning clearance, building, grading, paving, drainage, landscaping, geological report, signage, lighting, sanitation, water supply, public/private utilities, retention/detention, access, air quality, fire suppression and Traffic Impact Analysis; and,
11) the developer shall reserve a school site, preapproved by the School Board, for a period of ten years; prior to relinquishment of the site the withdrawal must be heard before the Pinal County Board of Supervisors.

# Pinal County 2007 Land Status




July 24, 2007

**Proposed Planned Area Development Location Map**




Proposed Planned Area Development

N

Legend
PZ-PD-52-98A

PZ-PD-52-98A - Legal on File

Current Zoning: Multiple
Previous Zoning: GR
Current Land Use: RURAL

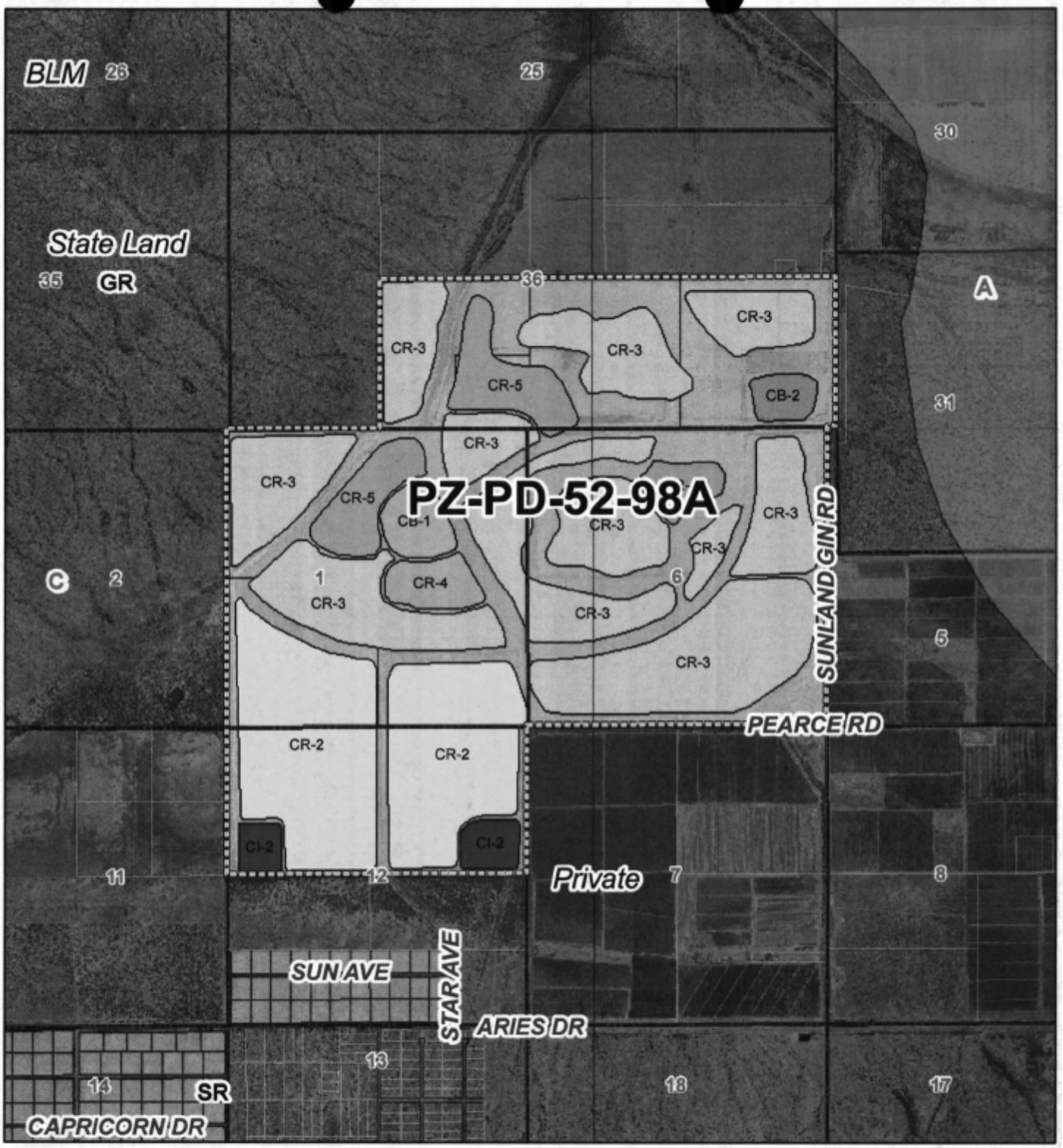
**ZONING MAP 127-00, 151-00, 152-00**

**ZONING REVERSION**

*Legal Description:*
Legal on File

T10S-R06E, Sec 12,
T10s-R07E, Sec 1, 6

| | | | |
|---|---|---|---|
| CASE NAME: Sawtooth | | | |
| Drawn By: GIS Technician | | Date: 1-12-2007 | |
| Sheet No. 1 of 1 | Sections 12, 6/1 | Township 10S | Range 06E, 07E |
| Case Number: PZ-PD-52-98A | | | |




## ZONING REVERSION

NORTH

Legend

PZ-PD-52-98A

**PZ-PD-52-98A**

# PRELIMINARY SITE PLAN

PREPARED FOR

# SONAK SOLAR PROJECT, LLC.

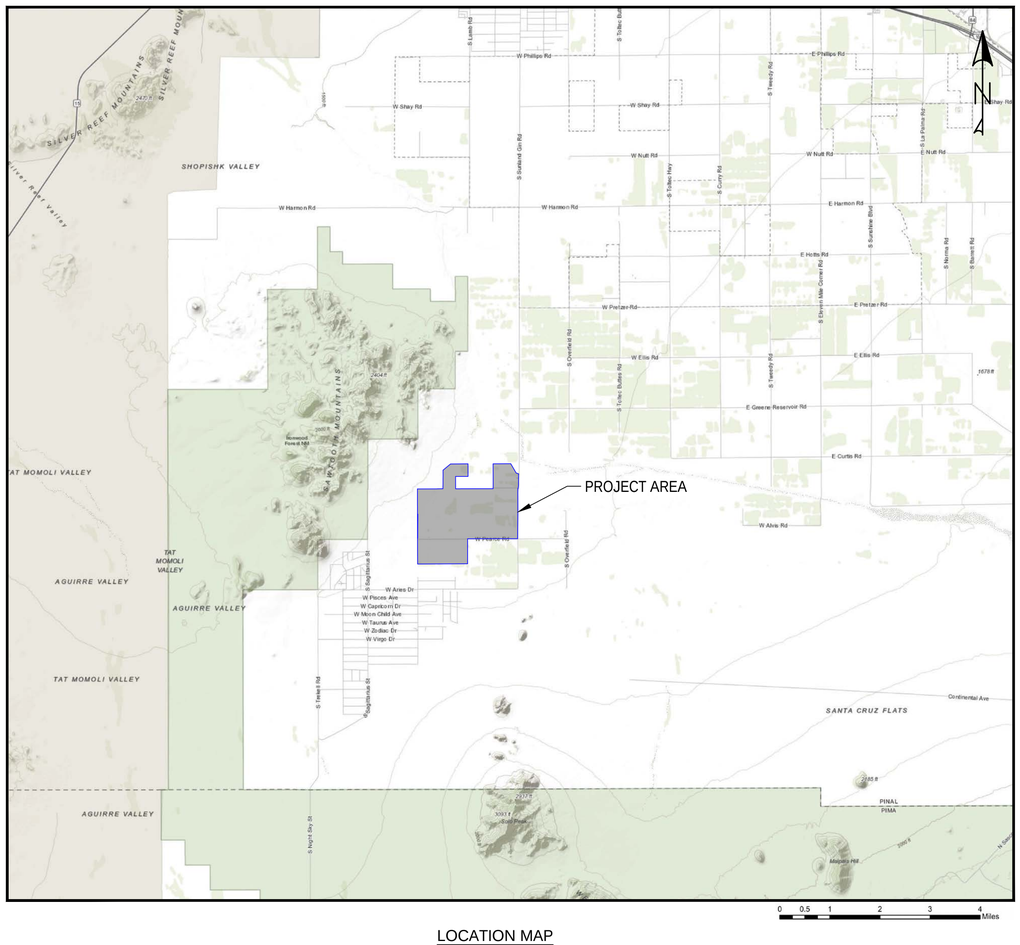
FOR THE

# PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT

## PINAL COUNTY, ARIZONA

LIST OF DRAWINGS


| Page Number | Sheet Number | Sheet Title |
|---|---|---|
| 1 | 001 | COVER SHEET |
| 2 | 002 | NOTES - 1 |
| 3 | 003 | NOTES - 2 |
| 4 | 004 | KEY PLAN |
| 5 | 005 | OVERALL SITE PLAN |
| 6 | 101 | EXISTING CONDITIONS - 1 |
| 7 | 102 | EXISTING CONDITIONS - 2 |
| 8 | 103 | EXISTING CONDITIONS - 3 |
| 9 | 104 | EXISTING CONDITIONS - 4 |
| 10 | 105 | EXISTING CONDITIONS - 5 |
| 11 | 106 | EXISTING CONDITIONS - 6 |
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| 14 | 109 | EXISTING CONDITIONS - 9 |
| 15 | 201 | GRADING AND ESC PLAN - 1 |
| 16 | 202 | GRADING AND ESC PLAN - 2 |
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| 19 | 205 | GRADING AND ESC PLAN - 5 |
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| 21 | 207 | GRADING AND ESC PLAN - 7 |
| 22 | 208 | GRADING AND ESC PLAN - 8 |
| 23 | 209 | GRADING AND ESC PLAN - 9 |
| 24 | 301 | DETAILS - 1 |
| 25 | 302 | DETAILS - 2 |


LOCATION MAP

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 001 | 1 |

UTILIZATION SCOPE:

TITLE:

COVER SHEET

Engineering & Construction

**EGP VALIDATION**

| | |
|---|---|
| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer Certificate No. 41953 CHRISTOPHER C. MOORE Date Signed 5/31/2023 ARIZONA U.S.A.

Expires 3/31/26

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OWNER/APPLICANT/DEVELOPER: SONAK SOLAR PROJECT, LLC.
16105 W 113TH ST
LENEXA, KS 66219
913-888-9463

PLAN PREPARER: WSP USA INC.
350 EAGLEVIEW BLVD, SUITE 250
EXTON, PA 19341-1178
610-280-4020

GENERAL NOTES:

1. SITE PARCEL BOUNDARIES SHOWN WERE TAKEN FROM AVAILABLE TAX MAPS.
2. TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE LIDAR INFORMATION FROM ARCGIS 2015.
3. PROJECT VERTICAL DATUM IS NAVD88.
4. ALTA SURVEY CONDUCTED BY OLSSON ON 11-24-2021.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN ARIZONA.
3. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
4. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE ARIZONA STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBIT TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE ARIZONA STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE SOIL CONSERVATION DISTRICT.
6. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE ARIZONA STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND AFTER EVERY STORM EVENT.
9. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
10. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 ½" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
12. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
13. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL). THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
15. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
16. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
17. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
18. THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
19. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
20. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
21. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT ARIZONA STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
22. METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A pH OF 4 OR LESS.
23. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE ARIZONA STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE ARIZONA STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
24. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
25. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE ARIZONA STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
26. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
27. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
28. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN AND IN ACCORDANCE WITH THE ARIZONA STANDARDS.
29. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
30. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

GENERAL SEQUENCE OF CONSTRUCTION & BMP INSTALLATION AND REMOVAL

1. MARK OUT THE LIMIT OF DISTURBANCE IN THE FIELD PRIOR TO START OF CONSTRUCTION ACTIVITIES.
2. INSTALL ROCK CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN DRAWINGS.
3. INSTALL PERIMETER SILT FENCE AS INDICATED ON THE PLAN DRAWINGS.
4. INSTALL HIGH VISIBILITY ORANGE CONSTRUCTION FENCE AS INDICATED ON THE PLAN DRAWINGS.
5. PERFORM VEGETATION CLEARING AND DEMOLITION OF STRUCTURES AND OTHER FEATURES AS INDICATED ON THE PLAN DRAWINGS.
6. ESTABLISH ACCESS THROUGHOUT THE SITE. STABILIZE ACCESS ROADS FOR TEMPORARY OR PERMANENT USE AS NEEDED.
7. STRIP THE TOPSOIL AS NEEDED, AND STORE AT THE STOCKPILE LOCATIONS INDICATED ON THE PLAN DRAWINGS.
8. PERFORM EARTH GRADING WORK. EROSION CONTROL BLANKETING IS TO BE PLACED ON SLOPES 3H:1V OR GREATER. GRADED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS INDICATED ON THE PLAN DRAWINGS.
9. PERFORM PHOTOVOLTAIC ARRAY CONSTRUCTION. EXCAVATED SOILS SHALL BE STOCKPILED AND TEMPORARILY STABILIZED OR HAULED OFF-SITE.
10. TOPSOIL FROM THE REMAINDER OF THE SITE MAY NOT BE STRIPPED UNTIL COLLECTION SWALES ARE INSTALLED AND FUNCTIONING PROPERLY.
11. CONSTRUCT COLLECTION CHANNELS WITHIN A 4 DAY TIME PERIOD WHERE NO RAIN EVENT IS IN THE FORECAST. IMMEDIATELY STABILIZE WITH EROSION CONTROL BLANKET OR RIP-RAP AS INDICATED ON THE PLANS, MULCHING AND SEEDING.
12. ONCE SWALES, CULVERTS, AND PERIMETER BMP CONTROLS HAVE BEEN INSTALLED AND CONFIRMED FUNCTIONING PROPERLY, THE EARTHWORK FOR THE SUBSTATION PAD MAY COMMENCE.
13. COMPLETE SUBSTATION ROUGH GRADING.
14. FINAL GRADED AREAS SHALL BE IMMEDIATELY STABILIZED WITH EROSION CONTROL BLANKETING OR RIPRAP OR GRAVEL SURFACE AS SHOWN THEN SEEDED.
15. COMPLETE CONSTRUCTION OF THE SUBSTATION YARD AND ASSOCIATED EQUIPMENT.
16. ANY AREA WHERE ACTIVE GRADING HAS CEASED WHICH WILL ALLOW SOIL TO BE EXPOSED MUST BE TEMPORARILY SEEDED AND MULCHED IMMEDIATELY.
17. REMOVE ROCK CONSTRUCTION ENTRANCE, ORANGE CONSTRUCTION FENCE, AND SILT FENCE. STABILIZE AREAS DISTURBED BY THE BMP REMOVAL OPERATIONS.

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|

CONTRACTOR'S LOGO

wsp

Registered Professional Engineer (Civil)
CERTIFICATE NO.
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

enel Green Power

Engineering & Construction

EGP VALIDATION

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| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

PROJECT:
PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT
Pinal County, Arizona

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 002 | 2 |

UTILIZATION SCOPE:

TITLE:
NOTES - 1

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | | | | | | SYSTEM | | PROGRESSIVE | | | REVISION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION:

DEFINITION
ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER ON SOILS EXPOSED FOR PERIODS OF TWO TO 6 MONTHS WHICH ARE NOT BEING GRADED, NOT UNDER ACTIVE CONSTRUCTION OR NOT SCHEDULED FOR PERMANENT SEEDING WITHIN 60 DAYS.

PURPOSE
TO TEMPORARILY STABILIZE THE SOIL AND REDUCE DAMAGE FROM WIND AND WATER EROSION UNTIL PERMANENT STABILIZATION IS ACCOMPLISHED.

WATER QUALITY ENHANCEMENT
PROVIDES TEMPORARY PROTECTION AGAINST THE IMPACTS OF WIND AND RAIN, SLOWS THE OVER LAND MOVEMENT OF STORMWATER RUNOFF, INCREASES INFILTRATION AND RETAINS SOIL AND NUTRIENTS ON SITE, PROTECTING STREAMS OR OTHER STORMWATER CONVEYANCES.

WHERE APPLICABLE
ON EXPOSED SOILS THAT HAVE THE POTENTIAL FOR CAUSING OFF-SITE ENVIRONMENTAL DAMAGE.

METHODS AND MATERIALS

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
   - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
   - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. SEEDBED PREPARATION
   - A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
   - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
   - D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
3. SEEDING
   - A. APPLY PERRENIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. BETWEEN MARCH 1ST AND MAY 15TH, OR AUGUST 15TH AND OCTOBER 1ST, AT A DEPTH 0.5 INCHES. APPLY ANNUAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. BETWEEN MARCH 15TH AND JUNE 1ST, OR AUGUST 1ST AND SEPTEMBER 15TH, AT A DEPTH 0.5 INCHES.
   - B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
   - C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
   - D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
   - A. STRAW OR HAY. UNNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
     APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
     ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
     1) PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
     2) MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
     3) CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
     4) LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
        - (A) APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
        - (B) USE ONE OF THE FOLLOWING:
          - (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
          - (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
            NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
   - B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
   - C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.
     APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

## PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION:

DEFINITION
ESTABLISHMENT OF PERMANENT VEGETATIVE COVER ON EXPOSED SOILS WHERE PERENNIAL VEGETATION IS NEEDED FOR LONG-TERM PROTECTION.

PURPOSE
TO PERMANENTLY STABILIZE THE SOIL, ENSURING CONSERVATION OF SOIL AND WATER, AND TO ENHANCE THE ENVIRONMENT.

WATER QUALITY ENHANCEMENT
SLOWS THE OVER-LAND MOVEMENT OF STORMWATER RUNOFF, INCREASES INFILTRATION AND RETAINS SOIL AND NUTRIENTS ON SITE, PROTECTING STREAMS OR OTHER STORMWATER CONVEYANCES.

WHERE APPLICABLE
ON EXPOSED SOILS THAT HAVE A POTENTIAL FOR CAUSING OFF-SITE ENVIRONMENTAL DAMAGE.

METHODS AND MATERIALS

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
   - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
   - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
   - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
   - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   - B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   - C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
3. SEEDING
   - A. APPLY HARD FESCUE SEED AT 3 LB. PER 1000 SQ. FT. APPLY CHEWINGS FESCUE SEED AT 1 LB. PER 1000 SQ. FT. APPLY STRONG CREEPING RED FESCUE SEED AT 1 LB. PER 1000 SQ. FT. APPLY PERRENIAL RYEGRASS SEED AT 0.25 LB. PER 1000 SQ. FT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.
     1) SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.
     2) WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 850 F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
     3) COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85OF. MANY GRASSES BECOME ACTIVE AT 65OF. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.
   - B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
   - C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
   - D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.
4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
   - A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
     APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
     ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
     1) PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
     2) MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
     3) CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
     4) LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
        - (A) APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
        - (B) USE ONE OF THE FOLLOWING:
          - (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
          - (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
            NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
   - B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL
   - C. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.
5. IRRIGATION (WHERE FEASIBLE)
   IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOPDRESSING
   SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN SECTION 2A - SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
   THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE SOIL CONSERVATION DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
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CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 003 | 3 |

UTILIZATION SCOPE:

TITLE:
NOTES - 2

Engineering & Construction

*EGP VALIDATION*

| VALIDATED BY | |
|---|---|
| VERIFIED BY | |
| COLLABORATORS | |

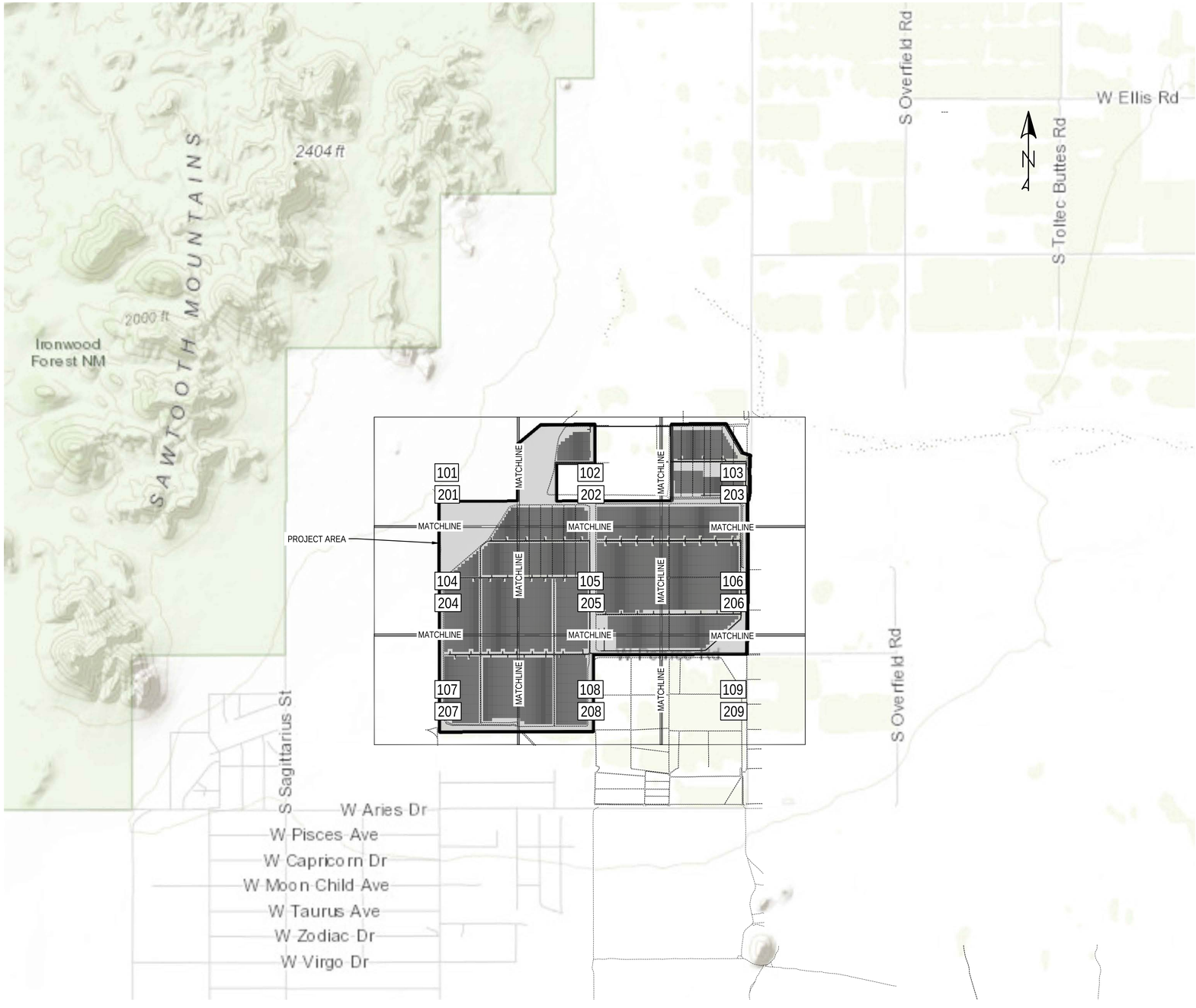
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| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Professional Engineer
41953
CHRISTOPHER C. MOORE
Date Signed 5/3/2023
ARIZONA U.S.A.
Expires 3/31/26

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| PARCEL INFORMATION | | | | |
|---|---|---|---|---|
| PARCEL OWNER | PARCEL ID | ZONING DESIGNATION - EXISTING | ZONING DESIGNATION - PROPOSED | ACREAGE IN PROJECT |
| ARNOLDO B BURRUEL | 409-02-0010 | GR, SR, CI-2, CR-2 | I-3 | 320.1 |
| ARNOLDO B BURRUEL | 409-01-001A | GR, SR, CR-2, CR-3 | I-3 | 160.1 |
| ARNOLDO B BURRUEL | 409-01-001B | GR, SR, CR-3, CR-4, CR-5, CB-1 | I-3 | 480.0 |
| ARNOLDO B BURRUEL | 409-06-0040 | GR, SR, CR-3, CR-5 | I-3 | 640.9 |
| ARNOLDO B BURRUEL | 500-50-0020 | GR, SR, CB-2, CR-3 | I-3 | 166.9 |
| ARNOLDO B BURRUEL | 500-50-0040 | GR, SR, CR-3, CR-5 | I-3 | 120.5 |




2000 0 2000 4000
scale feet
1" = 2000'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 004 | 4 |

Engineering & Construction

***EGP VALIDATION***

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| COLLABORATORS | |

UTILIZATION SCOPE:

TITLE:
KEY PLAN

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Professional Engineer
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

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N

LEGEND

- PROJECT BOUNDARY
- PROPOSED FENCE
- PROPOSED INVERTER
- PROPOSED ROAD – NEW
- PROPOSED ROAD – EXISTING
- MATCHLINE
- EXISTING ROAD

500 0 500 1000
scale feet
1" = 500'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
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CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
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| | ANSI D | AS SHOWN | 22"x34" | 005 | 5 |

UTILIZATION SCOPE:

TITLE:

OVERALL SITE PLAN

Engineering & Construction

**EGP VALIDATION**

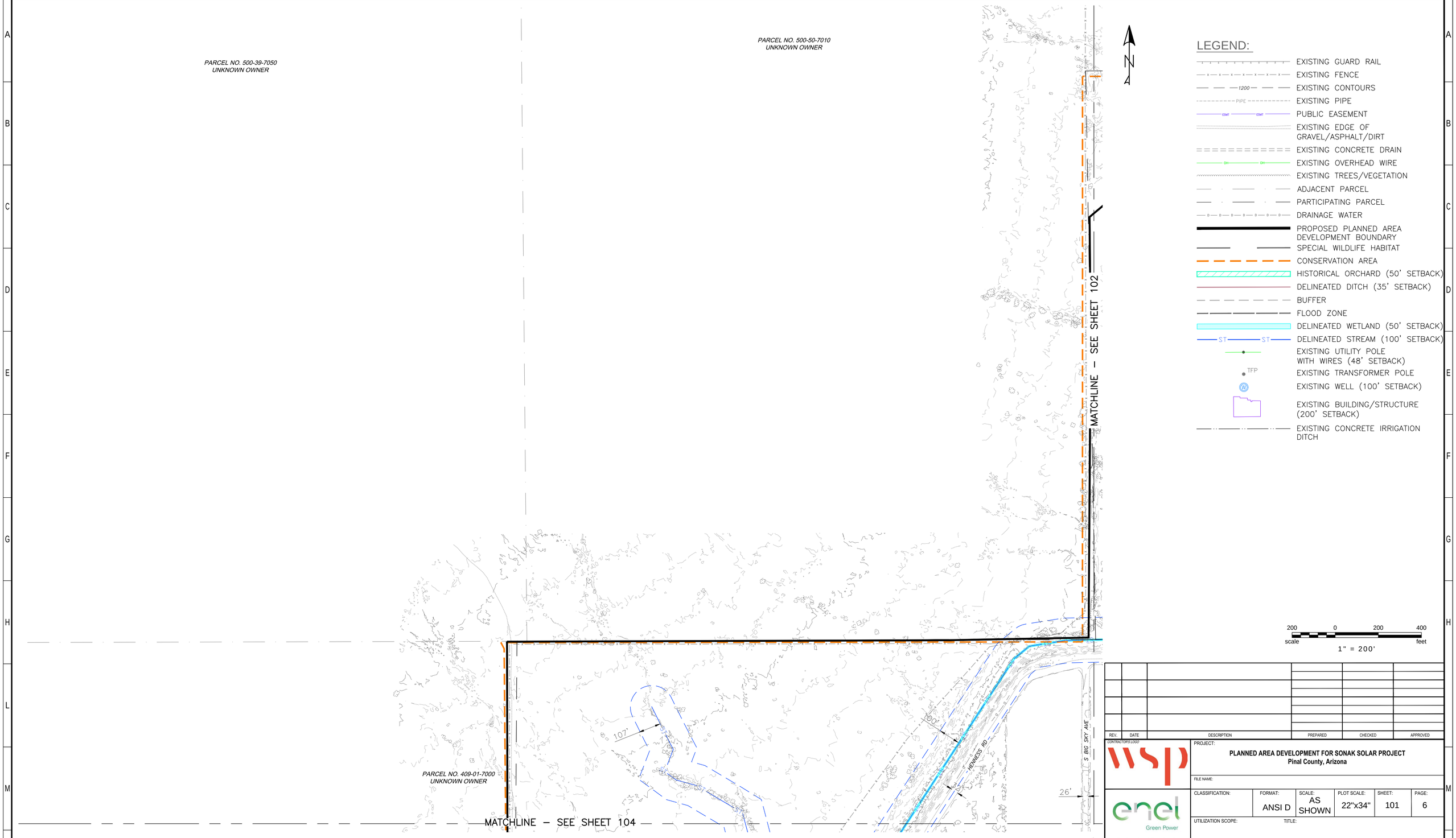
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| COLLABORATORS | |

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| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
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| | | | | | | | | | |

Registered Professional Engineer
CERTIFICATE NO.
41953
CHRISTOPHER C. MOORE
Date Signed 5/31/2024
ARIZONA U.S.A.
Expires 3/31/26

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CONTRACTOR'S LOGO

wsp

PROJECT:

**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 101 | 6 |

UTILIZATION SCOPE:

TITLE:

EXISTING CONDITIONS - 1

enel Green Power

Engineering & Construction

***EGP VALIDATION***

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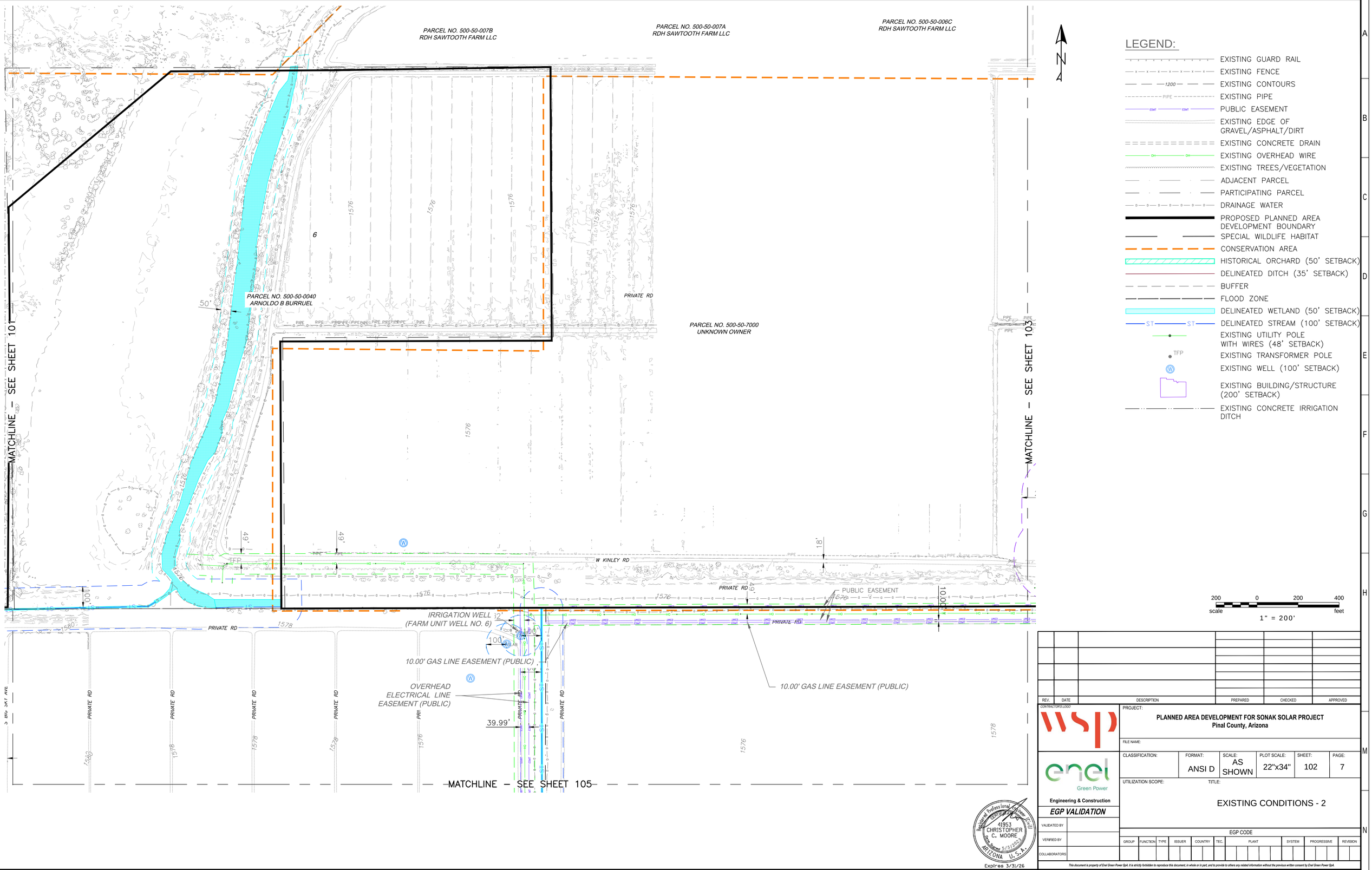
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| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | | | | | | SYSTEM | | PROGRESSIVE | | REVISION | |
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Registered Professional Engineer Certificate No. 41953 CHRISTOPHER C. MOORE Date Signed 5/31/2023 ARIZONA U.S.A.

Expires 3/31/26

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CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
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| | ANSI D | AS SHOWN | 22"x34" | 102 | 7 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 2

Engineering & Construction

**EGP VALIDATION**

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| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | | | | SYSTEM | PROGRESSIVE | REVISION |
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| | | | | | | | | | | | | |

Registered Professional Engineer (Civil)
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

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N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
- ADJACENT PARCEL
- PARTICIPATING PARCEL
- DRAINAGE WATER
- PROPOSED PLANNED AREA DEVELOPMENT BOUNDARY
- SPECIAL WILDLIFE HABITAT
- CONSERVATION AREA
- HISTORICAL ORCHARD (50' SETBACK)
- DELINEATED DITCH (35' SETBACK)
- BUFFER
- FLOOD ZONE
- DELINEATED WETLAND (50' SETBACK)
- DELINEATED STREAM (100' SETBACK)
- EXISTING UTILITY POLE WITH WIRES (48' SETBACK)
- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
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CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
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| | ANSI D | AS SHOWN | 22"x34" | 103 | 8 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 3

Engineering & Construction

**EGP VALIDATION**

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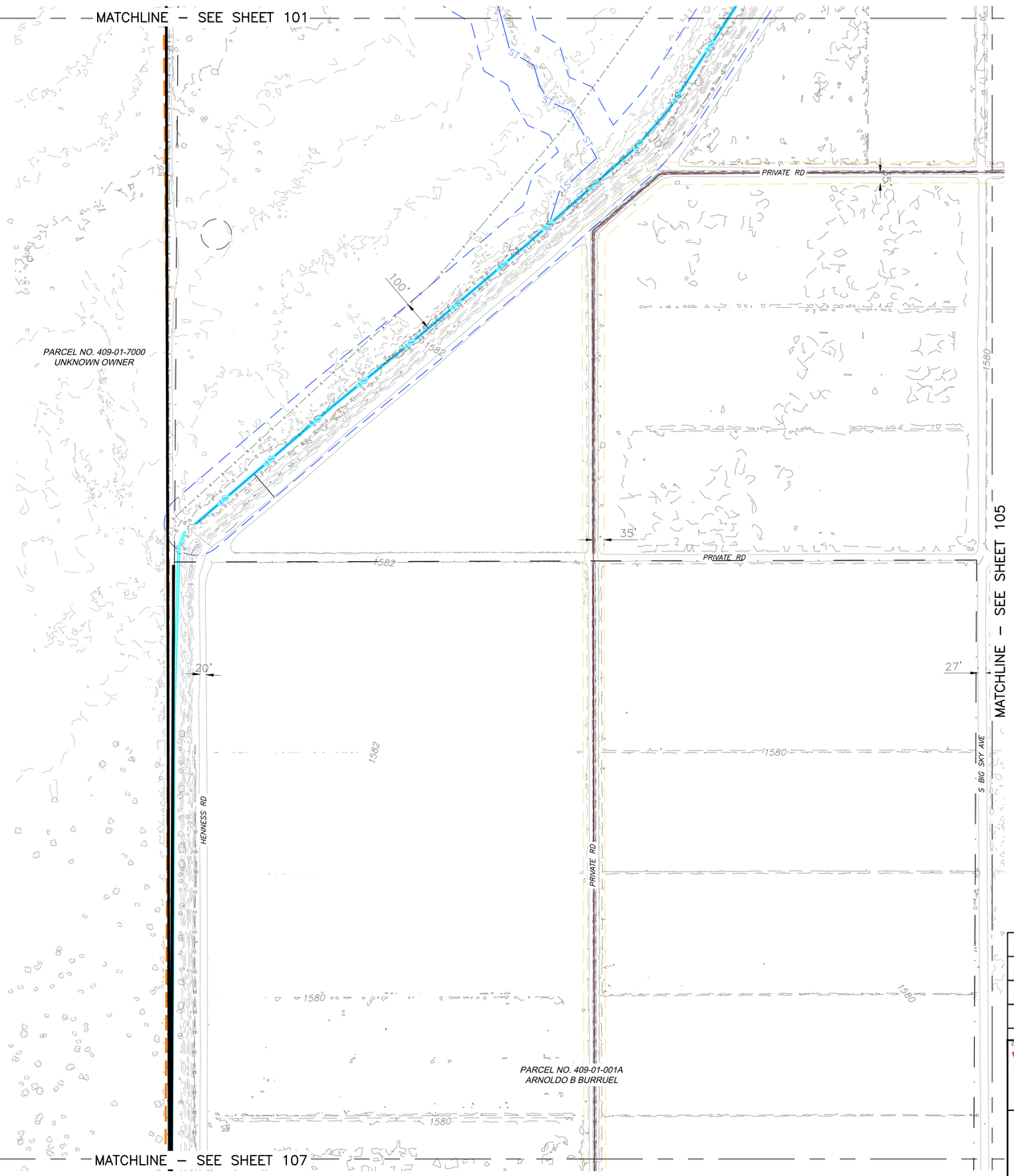
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| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
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Registered Professional Engineer
CERTIFICATE NO.
41953
CHRISTOPHER C. MOORE
Date Signed 5/31/23
ARIZONA U.S.A.
Expires 3/31/26

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MATCHLINE – SEE SHEET 101




MATCHLINE – SEE SHEET 105

MATCHLINE – SEE SHEET 107

N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
- ADJACENT PARCEL
- PARTICIPATING PARCEL
- DRAINAGE WATER
- PROPOSED PLANNED AREA DEVELOPMENT BOUNDARY
- SPECIAL WILDLIFE HABITAT
- CONSERVATION AREA
- HISTORICAL ORCHARD (50' SETBACK)
- DELINEATED DITCH (35' SETBACK)
- BUFFER
- FLOOD ZONE
- DELINEATED WETLAND (50' SETBACK)
- DELINEATED STREAM (100' SETBACK)
- EXISTING UTILITY POLE WITH WIRES (48' SETBACK)
- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
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CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 104 | 9 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 4

Engineering & Construction

**EGP VALIDATION**

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| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
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Registered Professional Engineer Stamp
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

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MATCHLINE – SEE SHEET 102

MATCHLINE – SEE SHEET 104

MATCHLINE – SEE SHEET 106

MATCHLINE – SEE SHEET 108

PARCEL NO. 409-01-001B
ARNOLDO B BURRUEL

PRIVATE RD

1578

1576

1580

52'

100'

39.99'

35'

N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
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- EXISTING CONCRETE IRRIGATION DITCH

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
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CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
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| | ANSI D | AS SHOWN | 22"x34" | 105 | 10 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 5

Engineering & Construction

***EGP VALIDATION***

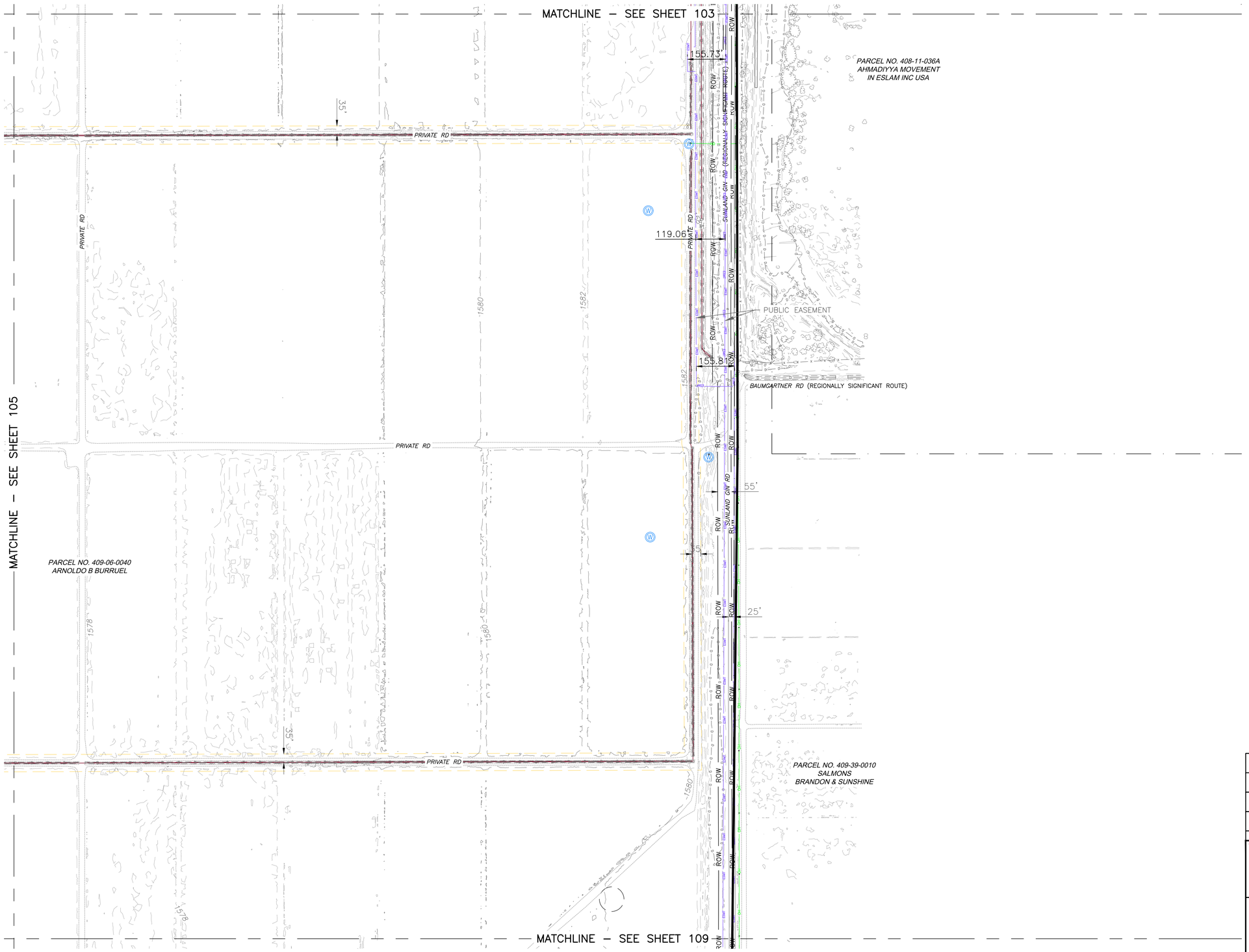
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| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer (Civil)
41953
CHRISTOPHER C. MOORE
Date Signed 5/31/2023
ARIZONA U.S.A.
Expires 3/31/26

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N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
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- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
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| | ANSI D | AS SHOWN | 22"x34" | 106 | 11 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 6

Engineering & Construction

**EGP VALIDATION**

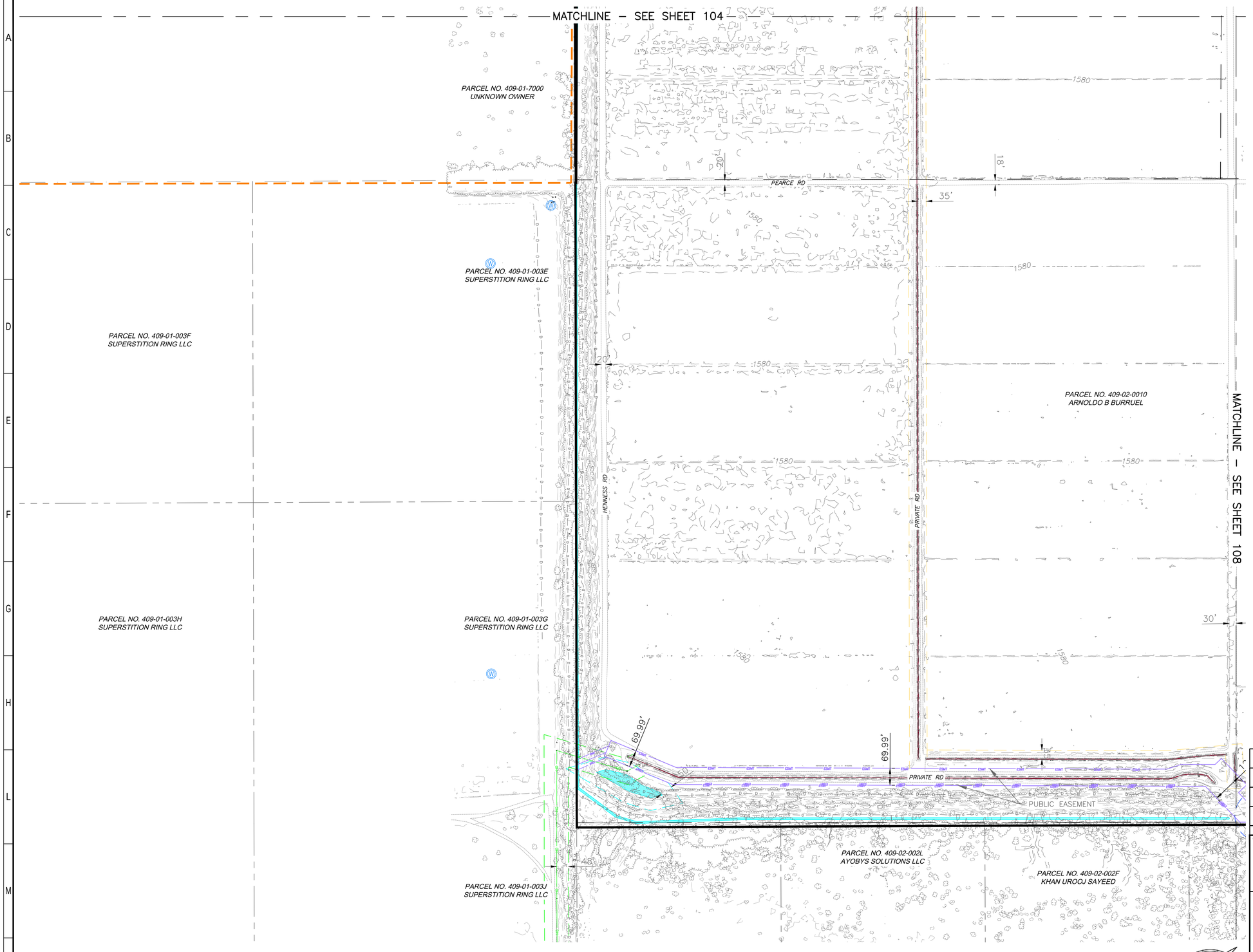
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COLLABORATORS

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
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Registered Professional Engineer (Civil)
CERTIFICATE NO.
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

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N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
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- EXISTING TREES/VEGETATION
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- BUFFER
- FLOOD ZONE
- DELINEATED WETLAND (50' SETBACK)
- DELINEATED STREAM (100' SETBACK)
- EXISTING UTILITY POLE WITH WIRES (48' SETBACK)
- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 107 | 12 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 7

Engineering & Construction

**EGP VALIDATION**

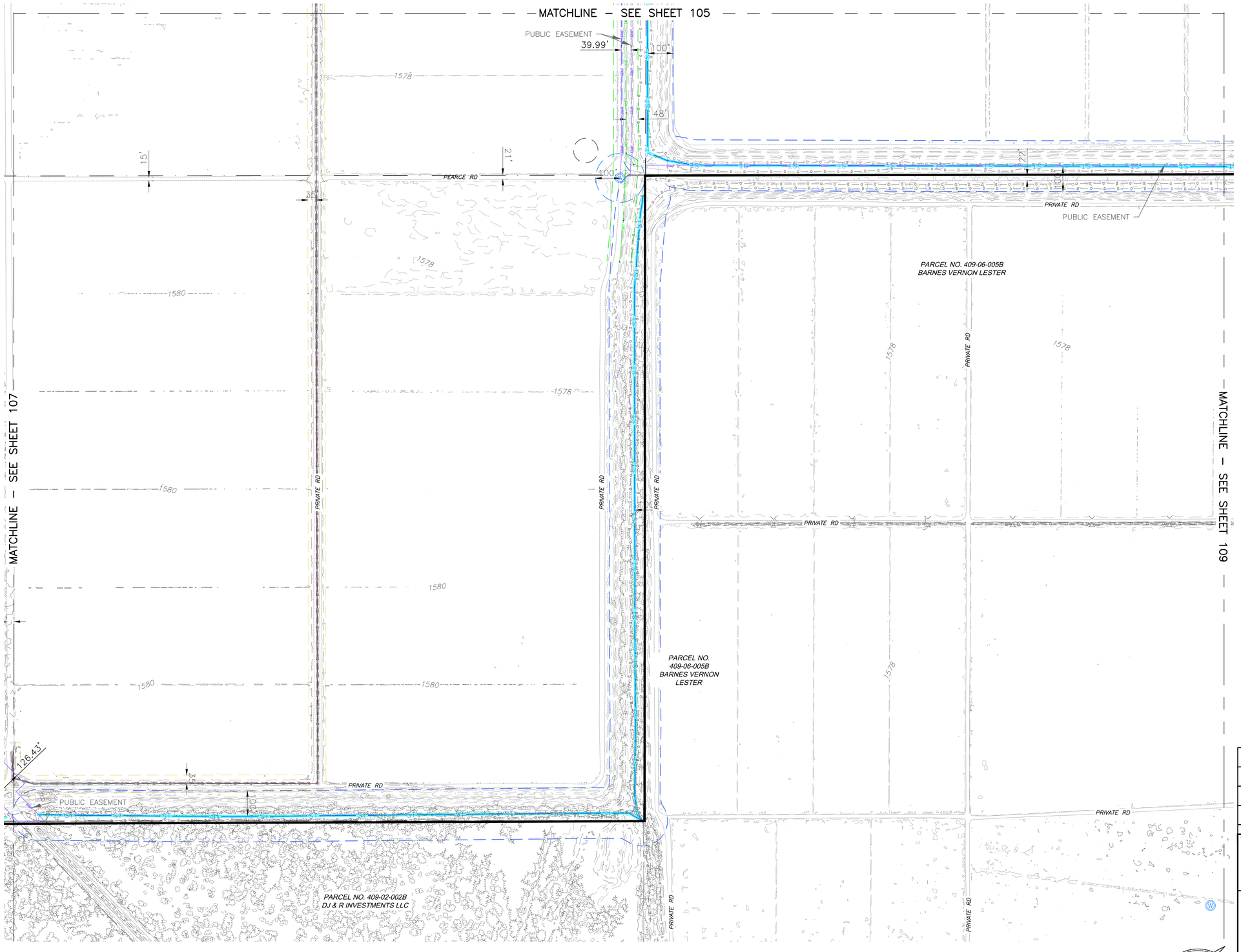
| | |
|---|---|
| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer (Civil)
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

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N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
- ADJACENT PARCEL
- PARTICIPATING PARCEL
- DRAINAGE WATER
- PROPOSED PLANNED AREA DEVELOPMENT BOUNDARY
- SPECIAL WILDLIFE HABITAT
- CONSERVATION AREA
- HISTORICAL ORCHARD (50' SETBACK)
- DELINEATED DITCH (35' SETBACK)
- BUFFER
- FLOOD ZONE
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- DELINEATED STREAM (100' SETBACK)
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- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 108 | 13 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 8

Engineering & Construction
***EGP VALIDATION***

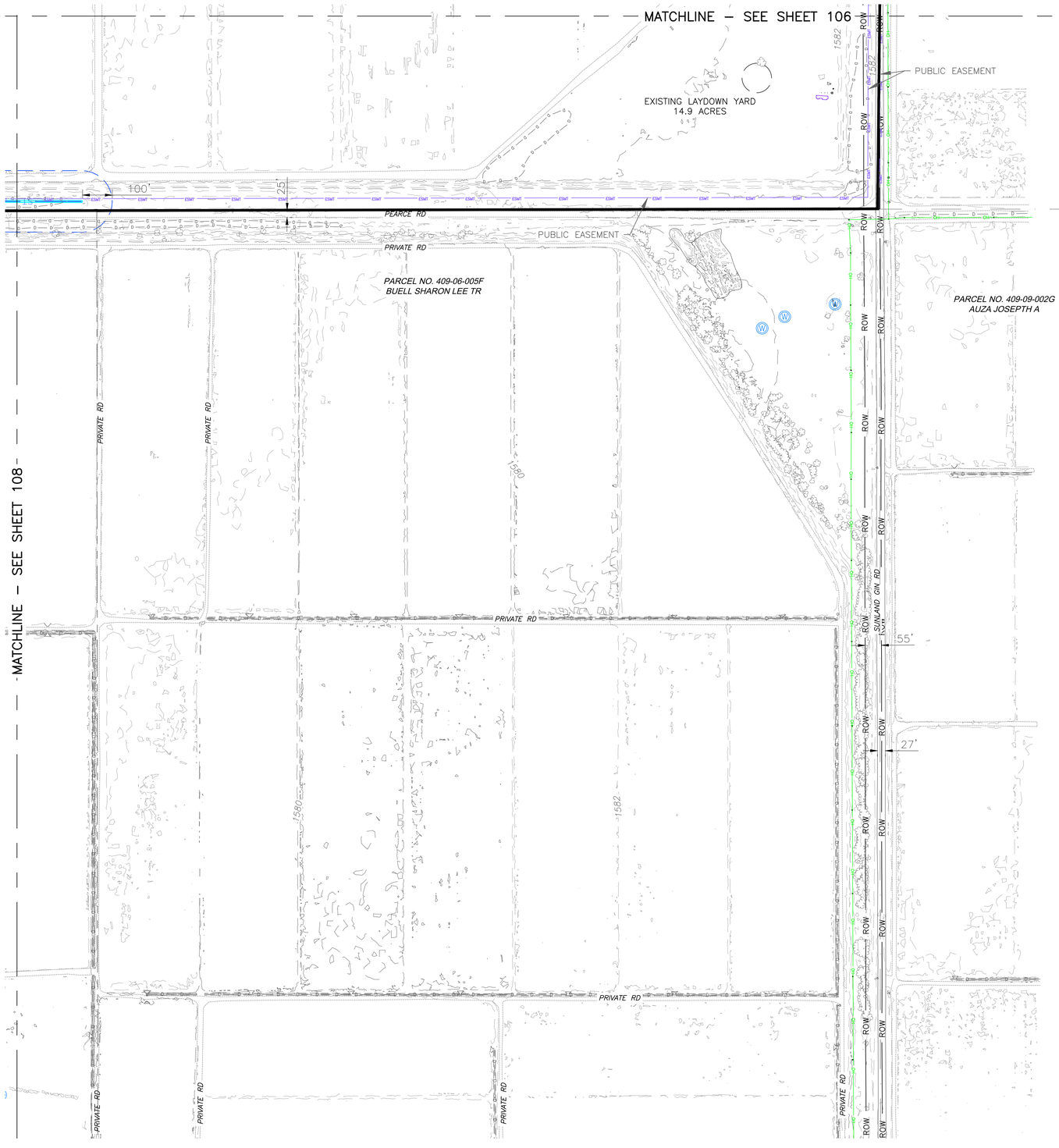
| | |
|---|---|
| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer (Civil)
41953
CHRISTOPHER C. MOORE
5/5/2023
ARIZONA U.S.A.
Expires 3/31/26

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N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
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- EXISTING UTILITY POLE WITH WIRES (48' SETBACK)
- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 109 | 14 |

UTILIZATION SCOPE:

TITLE:
EXISTING CONDITIONS - 9

Engineering & Construction

***EGP VALIDATION***

| | |
|---|---|
| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

EGP CODE

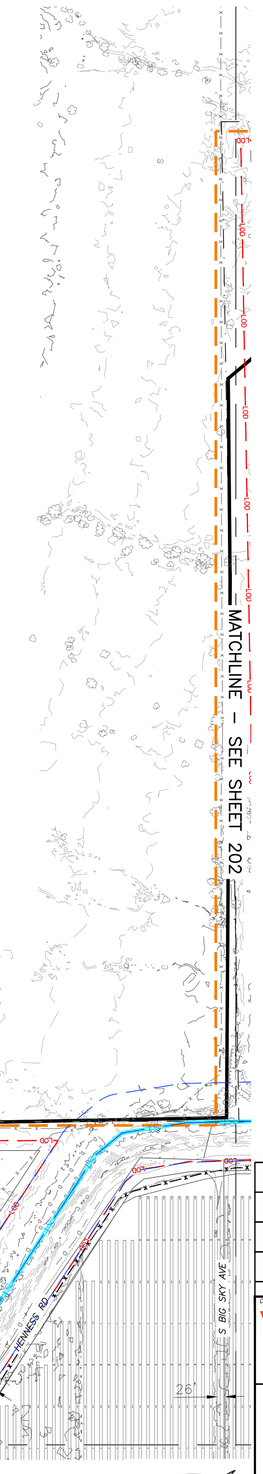
| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer (Civil)
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

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PARCEL NO. 500-39-7050
UNKNOWN OWNER

PARCEL NO. 500-50-7010
UNKNOWN OWNER




## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
- ADJACENT PARCEL
- PARTICIPATING PARCEL
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- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH
- PROPOSED PV MODULES
- PROPOSED MV CABLE
- PROPOSED INVERTER
- PROPOSED ROAD – NEW
- PROPOSED ROAD – EXISTING
- PROPOSED FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ROAD RIGHT OF WAY
- LIMITS OF DISTURBANCE

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 201 | 15 |

UTILIZATION SCOPE:

TITLE:
GRADING AND ESC PLAN - 1

Engineering & Construction

**EGP VALIDATION**

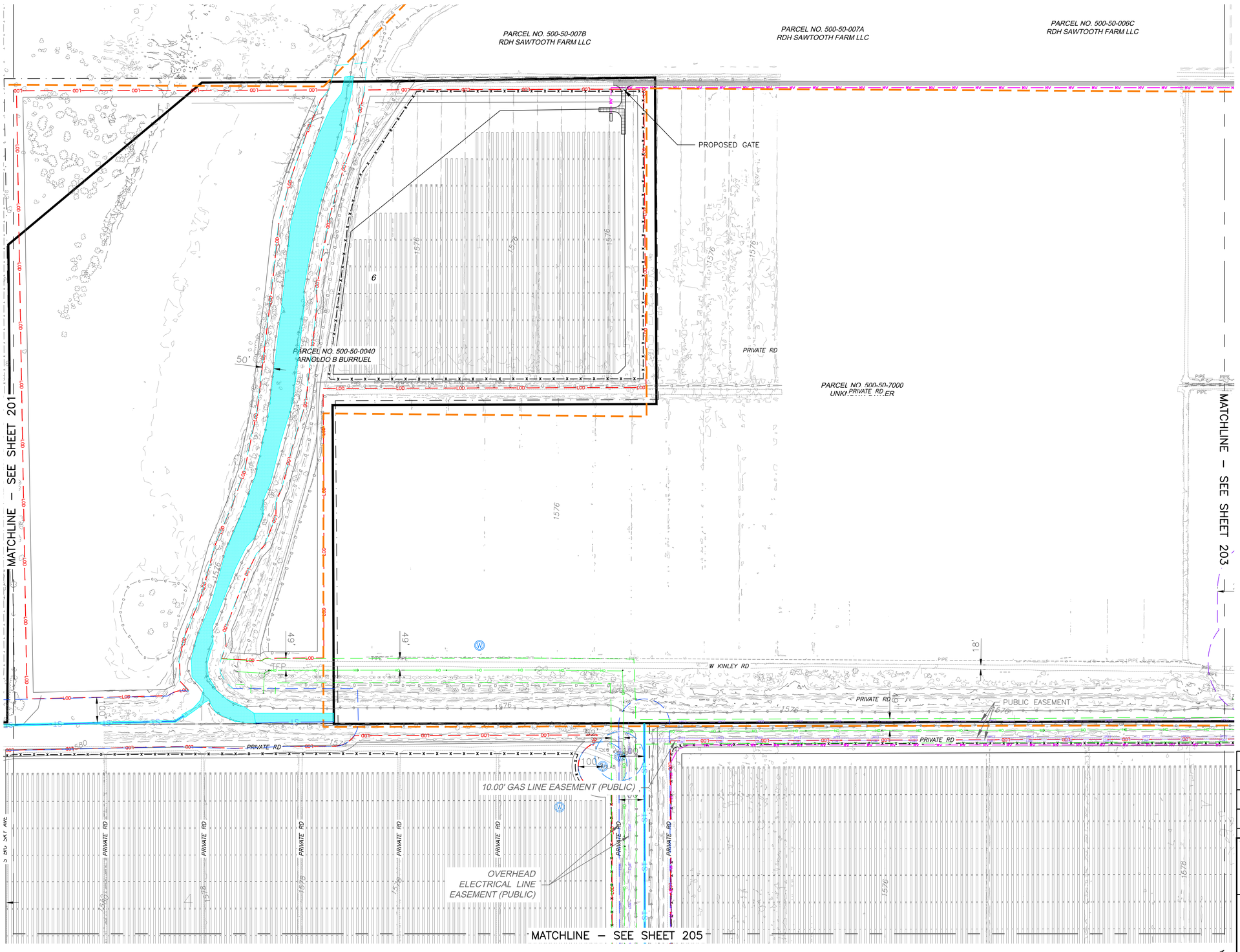
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| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer
41953
CHRISTOPHER C. MOORE
Civil
5/31/2023
ARIZONA U.S.A.
Expires 3/31/26

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- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
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- PARTICIPATING PARCEL
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- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH
- PROPOSED PV MODULES
- PROPOSED MV CABLE
- PROPOSED INVERTER
- PROPOSED ROAD – NEW
- PROPOSED ROAD – EXISTING
- PROPOSED FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ROAD RIGHT OF WAY
- LIMITS OF DISTURBANCE

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 202 | 16 |

UTILIZATION SCOPE:

TITLE:
GRADING AND ESC PLAN - 2

Engineering & Construction

*EGP VALIDATION*

VALIDATED BY

VERIFIED BY

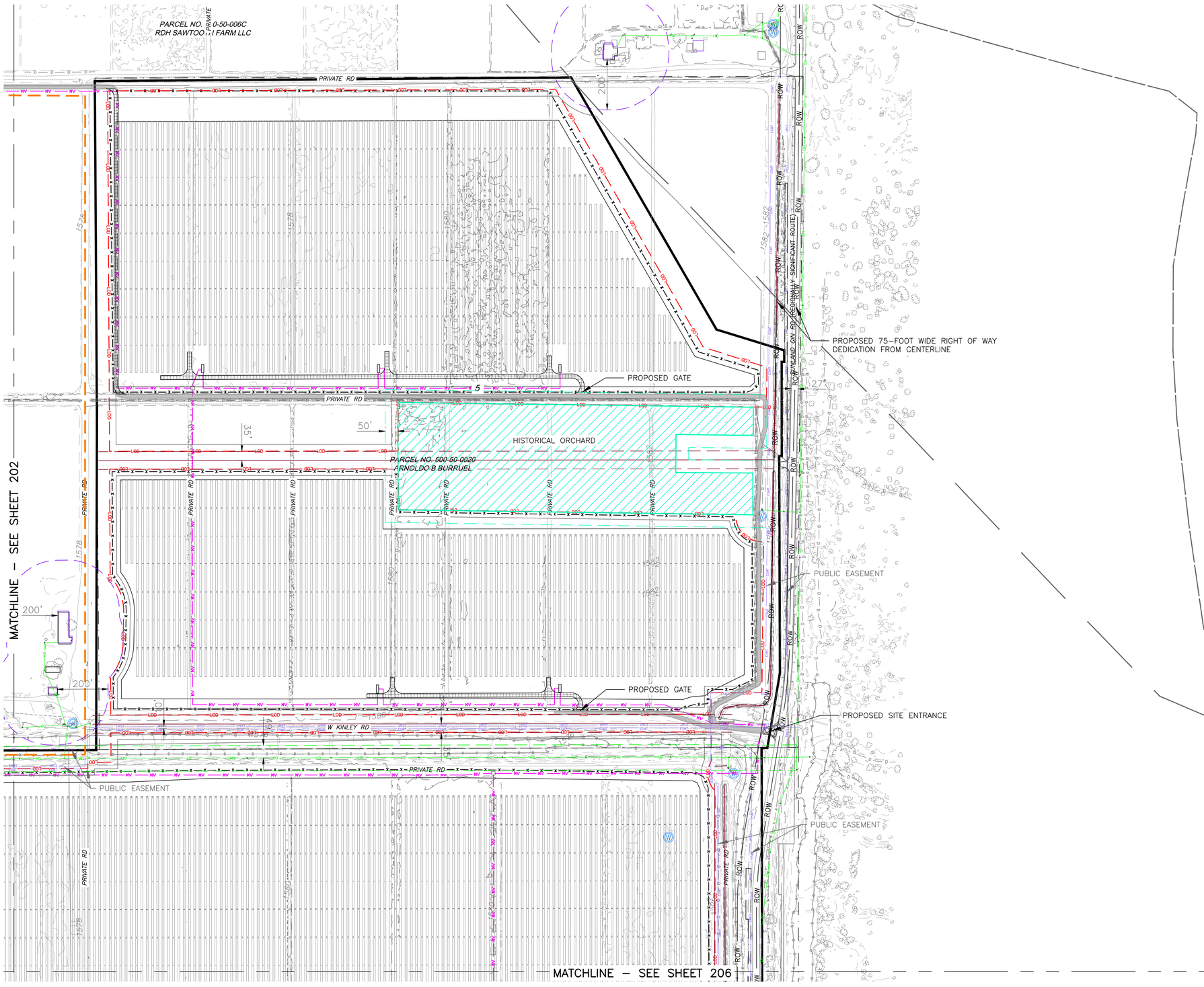
COLLABORATORS

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer (Civil)
CERTIFICATE NO.
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2025
ARIZONA U.S.A.
Expires 3/31/26

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## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
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- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
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- PARTICIPATING PARCEL
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- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
- EXISTING CONCRETE IRRIGATION DITCH
- PROPOSED PV MODULES
- PROPOSED MV CABLE
- PROPOSED INVERTER
- PROPOSED ROAD – NEW
- PROPOSED ROAD – EXISTING
- PROPOSED FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ROAD RIGHT OF WAY
- LIMITS OF DISTURBANCE

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 203 | 17 |

UTILIZATION SCOPE:

TITLE:
GRADING AND ESC PLAN - 3

Engineering & Construction
**EGP VALIDATION**

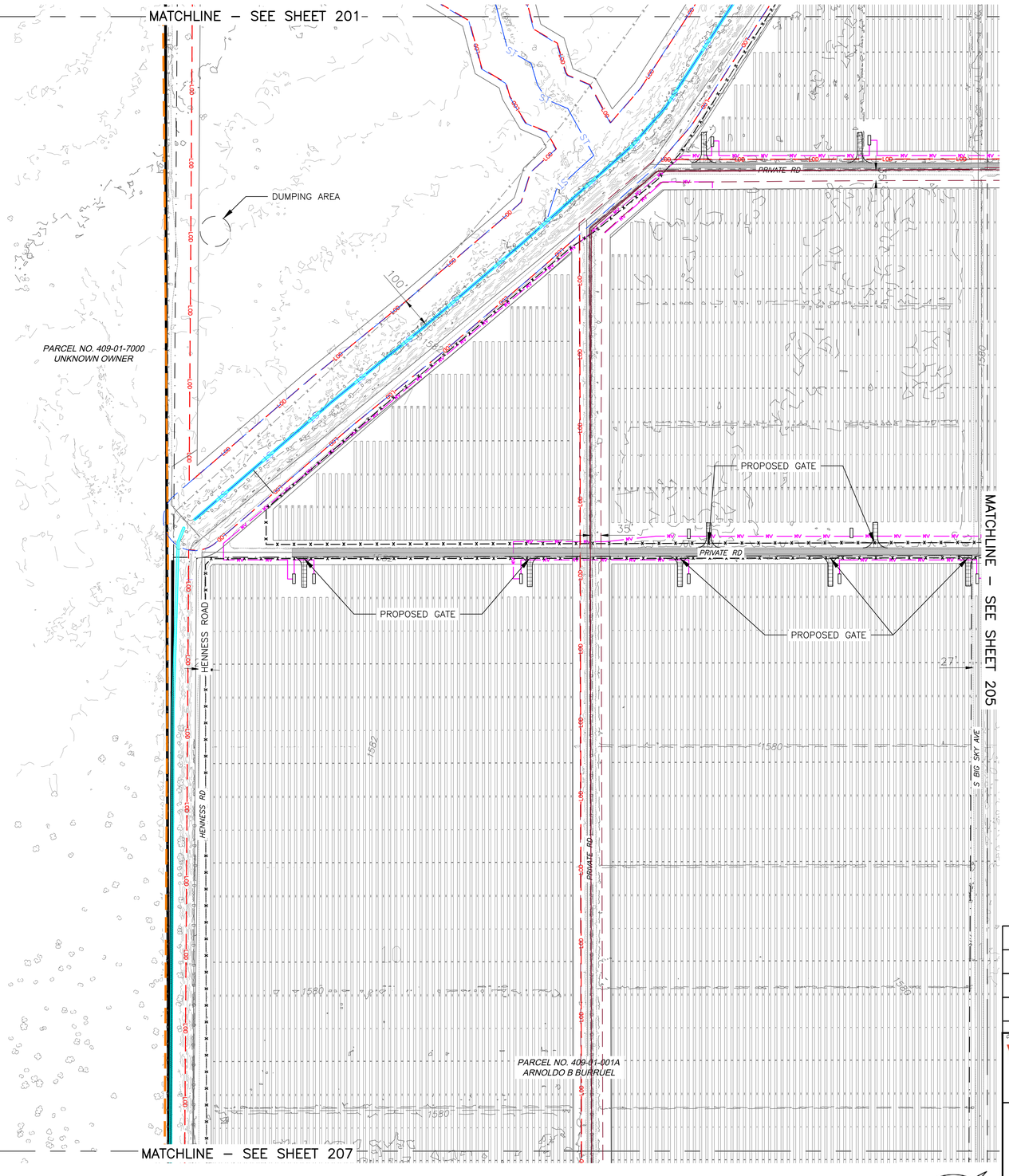
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| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer
41953
CHRISTOPHER C. MOORE
Certificate Expires 5/31/2023
ARIZONA U.S.A.
Expires 3/31/26

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N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
- ADJACENT PARCEL
- PARTICIPATING PARCEL
- DRAINAGE WATER
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- EXISTING TRANSFORMER POLE
- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
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- PROPOSED PV MODULES
- PROPOSED MV CABLE
- PROPOSED INVERTER
- PROPOSED ROAD – NEW
- PROPOSED ROAD – EXISTING
- PROPOSED FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ROAD RIGHT OF WAY
- LIMITS OF DISTURBANCE

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

wsp

enel Green Power

Engineering & Construction

**EGP VALIDATION**

| | |
|---|---|
| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

Registered Professional Engineer – Certificate No. 41953 – CHRISTOPHER C. MOORE – Date Signed 5/31/2023 – ARIZONA U.S.A.
Expires 3/31/26

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 204 | 18 |

UTILIZATION SCOPE:

TITLE:
GRADING AND ESC PLAN - 4

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
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MATCHLINE – SEE SHEET 202

MATCHLINE – SEE SHEET 204

MATCHLINE – SEE SHEET 206

MATCHLINE – SEE SHEET 208

PROPOSED GATE

PROPOSED GATE

PROPOSED GATE

PROPOSED GATE

PRIVATE RD

PARCEL NO. 409-01-001B
ARNOLDO B BURRUEL

40' ELECTRIC EASEMENT (PUBLIC)
(DOC. 808, PG.195)

BESS

52'

100'

35'

N

## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
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- PROPOSED PV MODULES
- PROPOSED MV CABLE
- PROPOSED INVERTER
- PROPOSED ROAD – NEW
- PROPOSED ROAD – EXISTING
- PROPOSED FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ROAD RIGHT OF WAY
- LIMITS OF DISTURBANCE

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 205 | 19 |

UTILIZATION SCOPE:

TITLE:
GRADING AND ESC PLAN - 5

Engineering & Construction

*EGP VALIDATION*

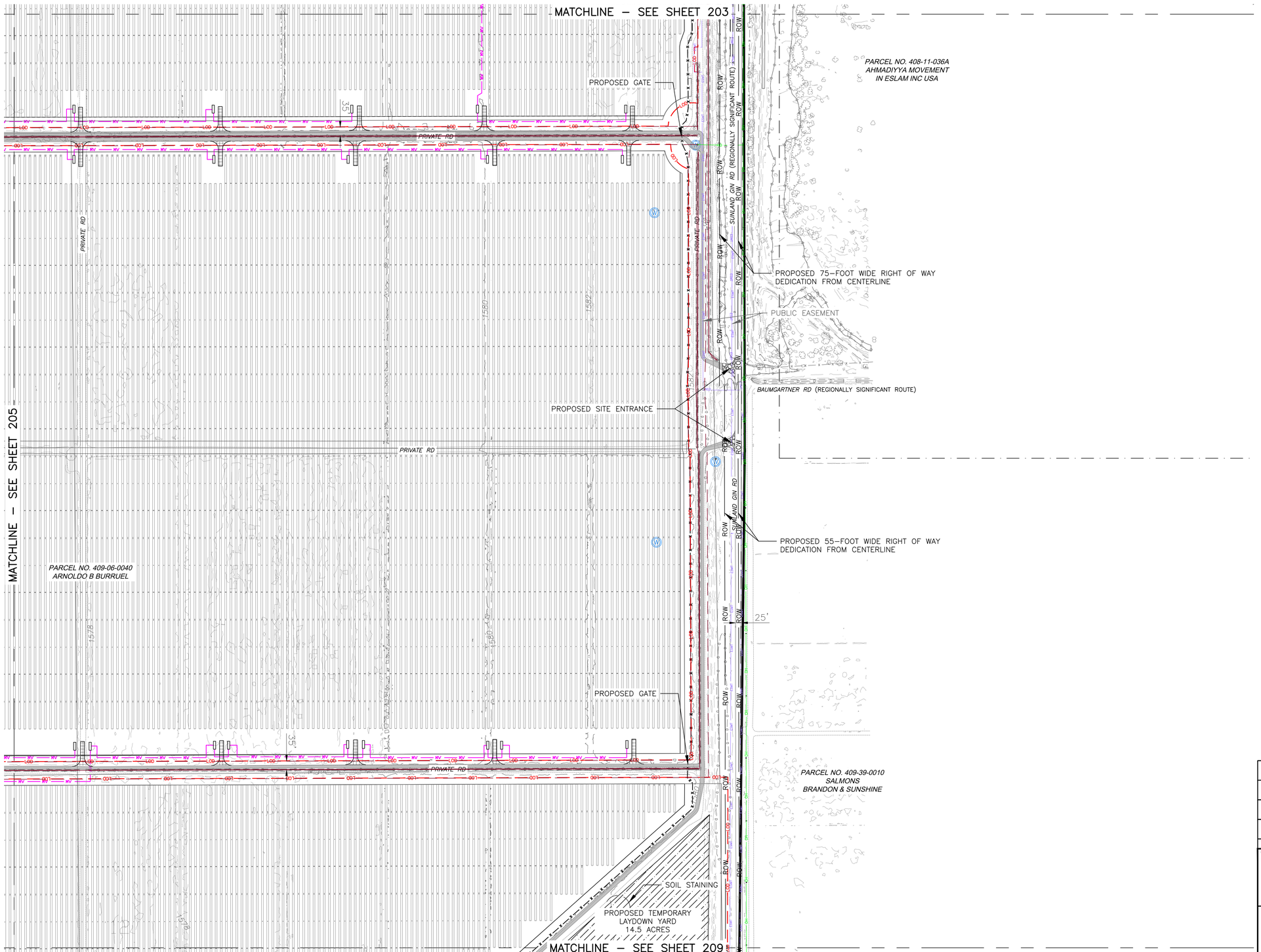
VALIDATED BY
VERIFIED BY
COLLABORATORS

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Professional Engineer
CERTIFICATE NO.
41953
CHRISTOPHER C. MOORE
Date Signed 5/5/2023
ARIZONA U.S.A.
Expires 3/31/26

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## LEGEND:

- EXISTING GUARD RAIL
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING PIPE
- PUBLIC EASEMENT
- EXISTING EDGE OF GRAVEL/ASPHALT/DIRT
- EXISTING CONCRETE DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TREES/VEGETATION
- ADJACENT PARCEL
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- EXISTING WELL (100' SETBACK)
- EXISTING BUILDING/STRUCTURE (200' SETBACK)
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- PROPOSED PV MODULES
- PROPOSED MV CABLE
- PROPOSED INVERTER
- PROPOSED ROAD – NEW
- PROPOSED ROAD – EXISTING
- PROPOSED FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ROAD RIGHT OF WAY
- LIMITS OF DISTURBANCE

200 0 200 400
scale feet
1" = 200'

| REV. | DATE | DESCRIPTION | PREPARED | CHECKED | APPROVED |
|---|---|---|---|---|---|
| | | | | | |

CONTRACTOR'S LOGO

PROJECT:
**PLANNED AREA DEVELOPMENT FOR SONAK SOLAR PROJECT**
**Pinal County, Arizona**

FILE NAME:

| CLASSIFICATION: | FORMAT: | SCALE: | PLOT SCALE: | SHEET: | PAGE: |
|---|---|---|---|---|---|
| | ANSI D | AS SHOWN | 22"x34" | 206 | 20 |

UTILIZATION SCOPE:

TITLE:
GRADING AND ESC PLAN - 6

Engineering & Construction

***EGP VALIDATION***

| | |
|---|---|
| VALIDATED BY | |
| VERIFIED BY | |
| COLLABORATORS | |

EGP CODE

| GROUP | FUNCTION | TYPE | ISSUER | COUNTRY | TEC. | PLANT | SYSTEM | PROGRESSIVE | REVISION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Registered Professional Engineer (Civil)
41953
CHRISTOPHER C. MOORE
5/31/2023
ARIZONA U.S.A.
Expires 3/31/26

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