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CHRISTOPHER C. MOORE
Date signed 5/5/2023
ARIZONA U.S.A.
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REV.	DATE	DESCRIPTION	PREPARED	CHECKED	APPROVED
	03/03/23	PRELIMINARY FOR REVIEW			

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

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

Green Power

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.

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.

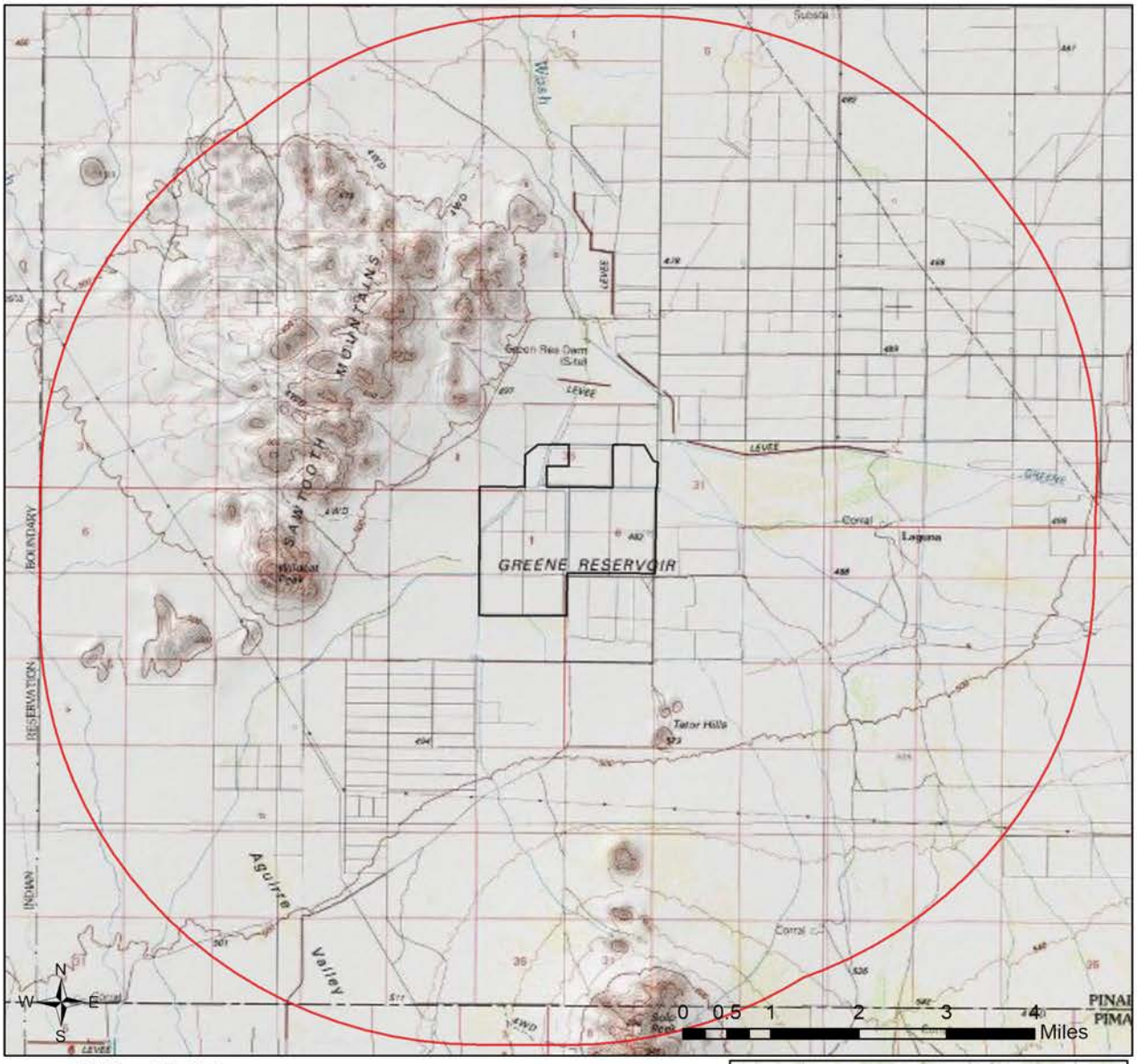
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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 +

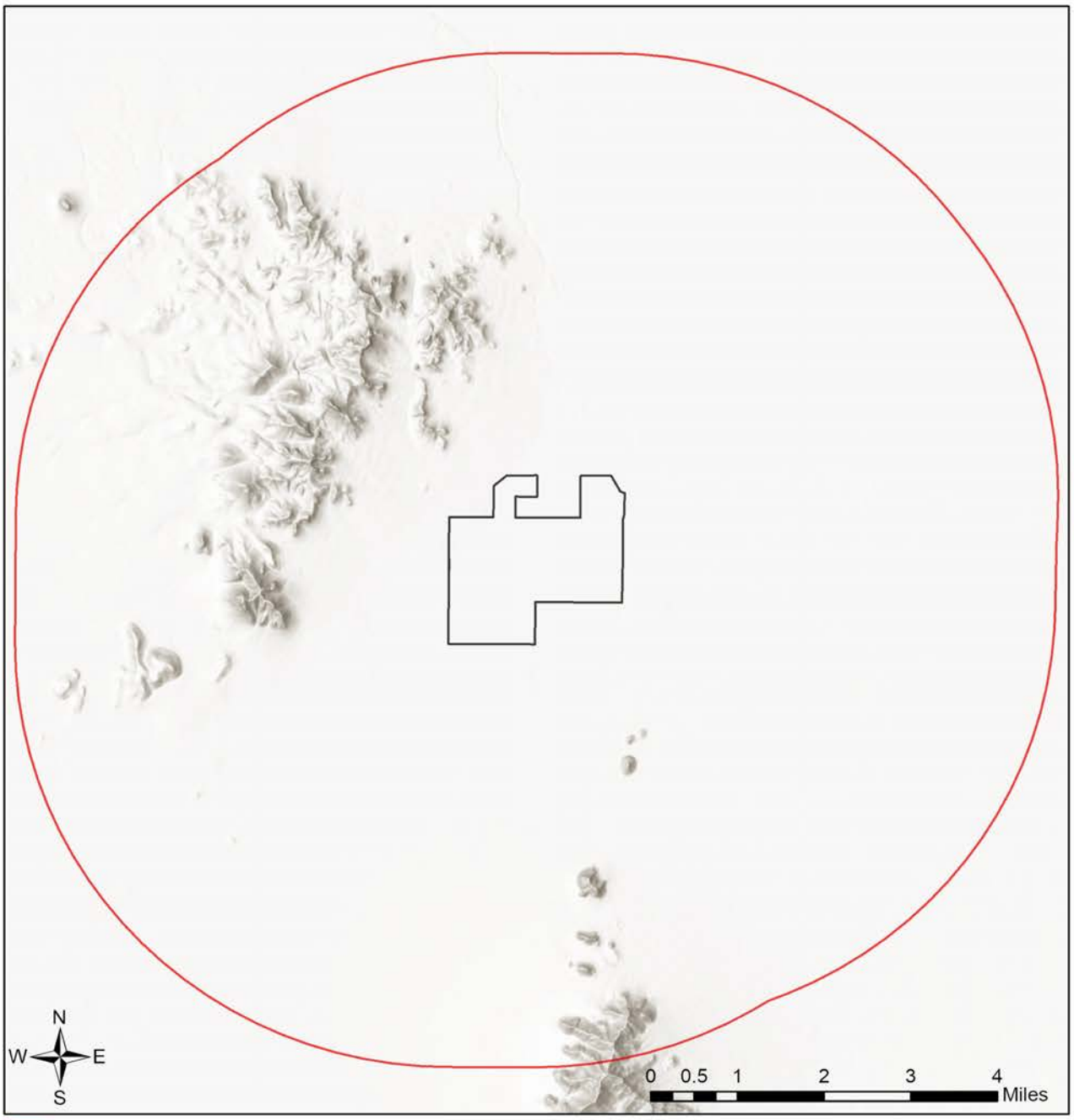
USGS Quad(s): GREENE RESERVOIR

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



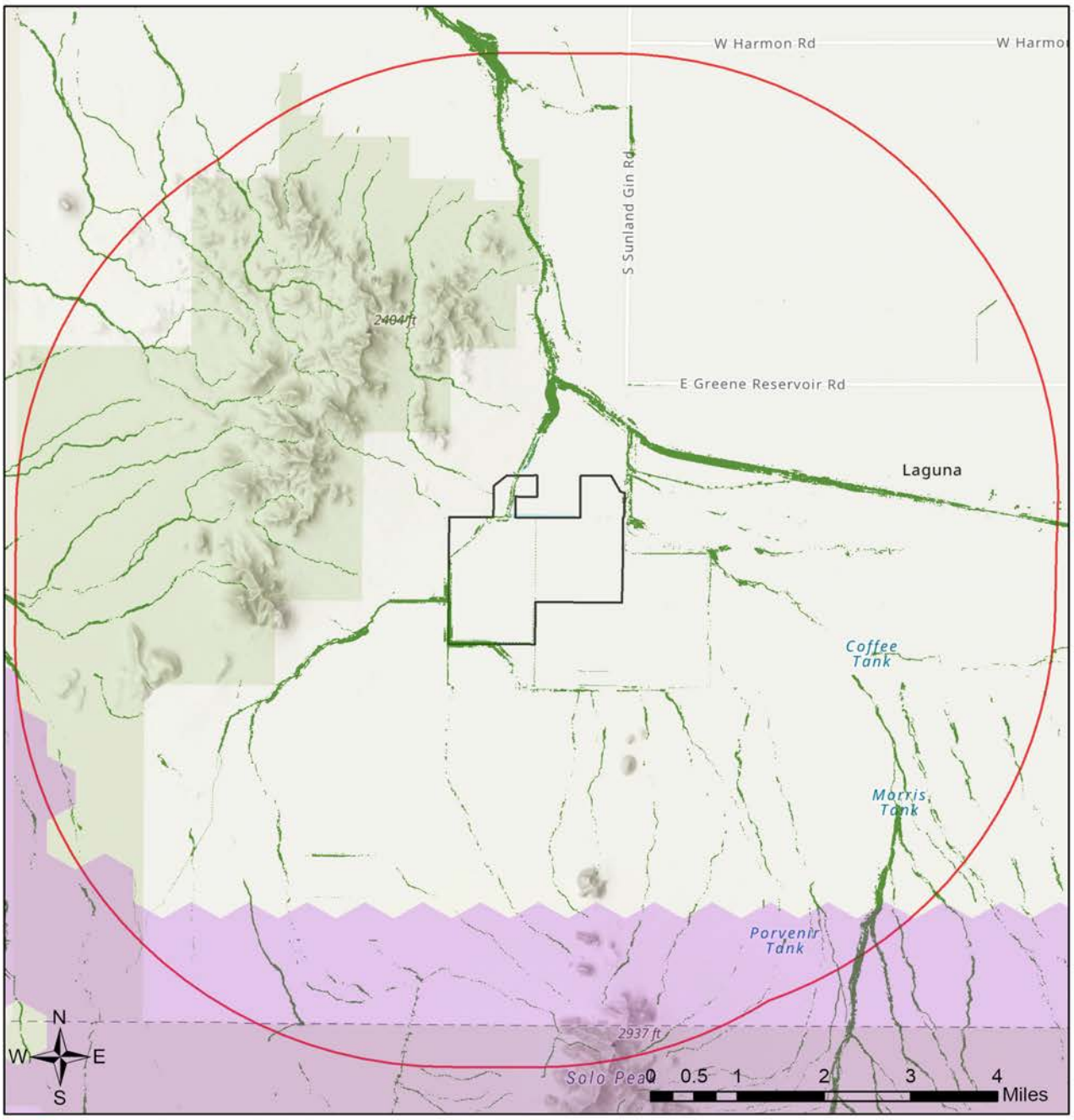
Buffered Project Boundary
Project Boundary

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

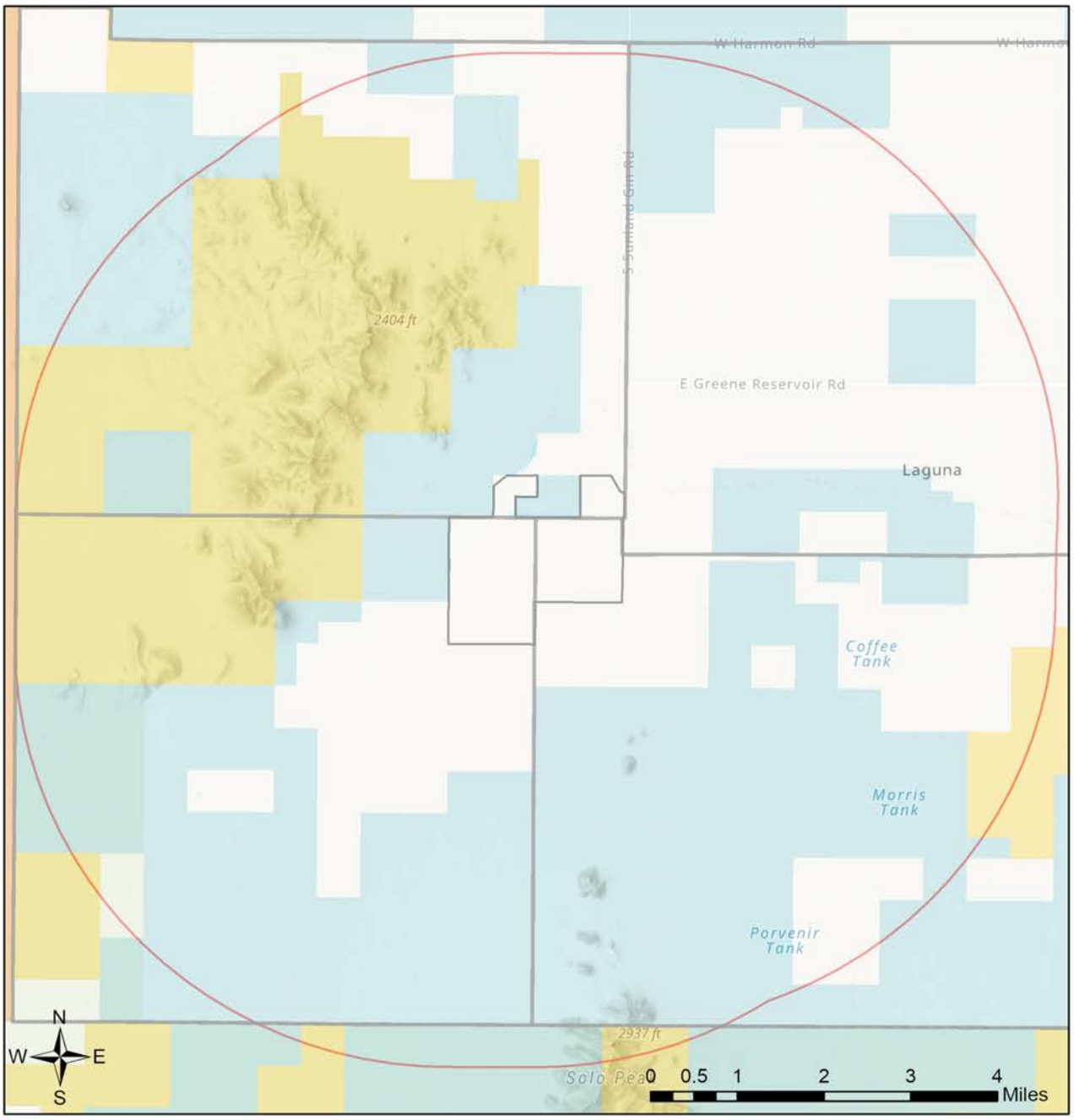
Township/Range(s): T10S, R6E; T10S, R7E; T9S, R6E +

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

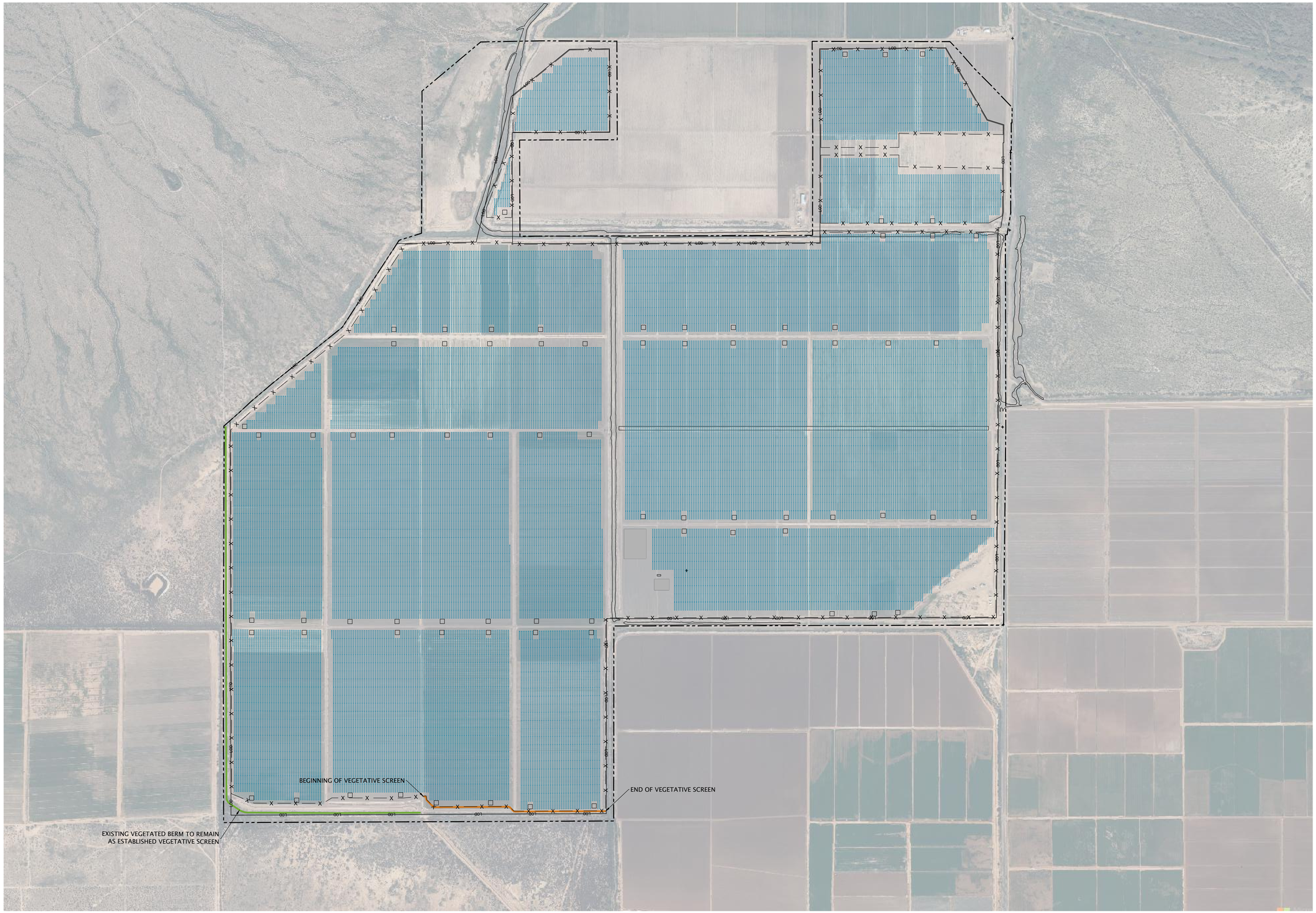
Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

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/.



Prepared by:

SWCA®
ENVIRONMENTAL CONSULTANTS

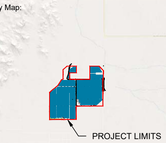
SWCA Environmental Consultants

15 Research Drive
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:



Scale: 1:15,000

NOTES:

KEYNOTE LEGEND		
		DESCRIPTION
SITE AND LANDSCAPE	1	VEGETATIVE BUFFER - START
	2	VEGETATIVE BUFFER - END

LEGEND:

- PROJECT BOUNDARY
- FENCELINE
- 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

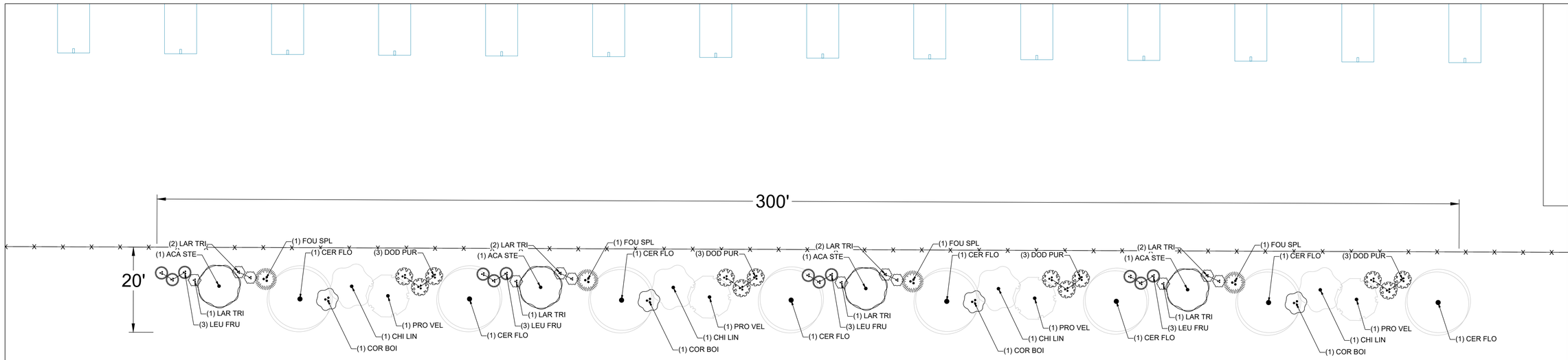
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Checked by:	TK
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REVISIONS

Date:	By:	Note:

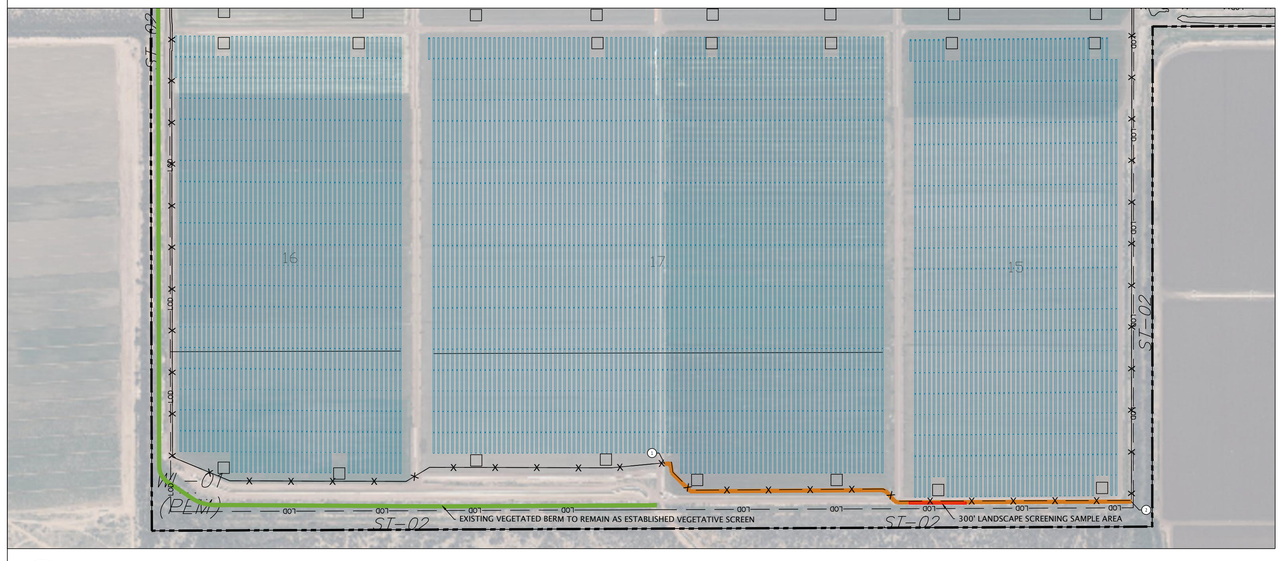
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1 VEGETATIVE SCREENING 300' SEGMENT SAMPLE (PATTERN TO REPEAT)

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 Evergreen: Yes Flower Period: Fall 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 Evergreen: No Flower Period: Spring 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 Evergreen: No Flower Period: Summer 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 Evergreen: No Flower Period: Spring 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 Evergreen: Yes Flower Period: Summer 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 Evergreen: Yes Flower Period: Insignificant Flower Color: Burgundy Foliage
	FOU SPL	35	Fouquieria splendens	Ocotillo	5 gal.	Container	5' o.c.	Mature Size: 20'H x 10'W Evergreen: No Flower Period: Spring Flower Color: Red
	LAR TRI	103	Larrea tridentata	Creosote Bush	5 gal.	Container	3' o.c.	Mature Size: 8'H x 6'W Evergreen: Yes Flower Period: Spring - Fall Flower Color: Yellow
	LEU FRU	103	Leucophyllum frutescens	Texas Sage	5 gal.	Container	3' o.c.	Mature Size: 6'H x 6'W Evergreen: Yes Flower Period: Spring and Fall Flower Color: Purple

Prepared by:

SWCA ENVIRONMENTAL CONSULTANTS

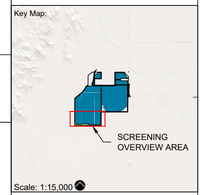
SWCA Environmental Consultants

15 Research Drive
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:



Scale: 1:15,000

NOTES:

KEYNOTE LEGEND

		DESCRIPTION
SITE AND LANDSCAPE	1	VEGETATIVE BUFFER - START
	2	VEGETATIVE BUFFER - END

LEGEND:

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

Stamp: DRAFT

Project Title:

SONAK SOLAR
PINAL COUNTY, ARIZONA

Sheet Title:

VEGETATIVE SCREENING CONFIGURATION

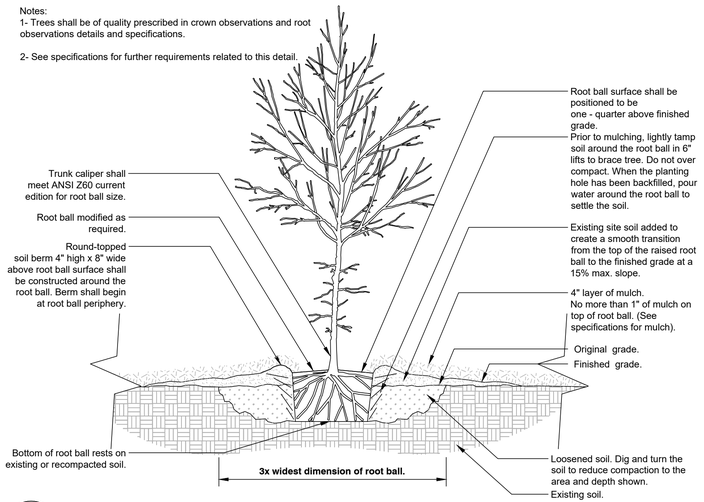
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REVISIONS

Date:	By:	Note:

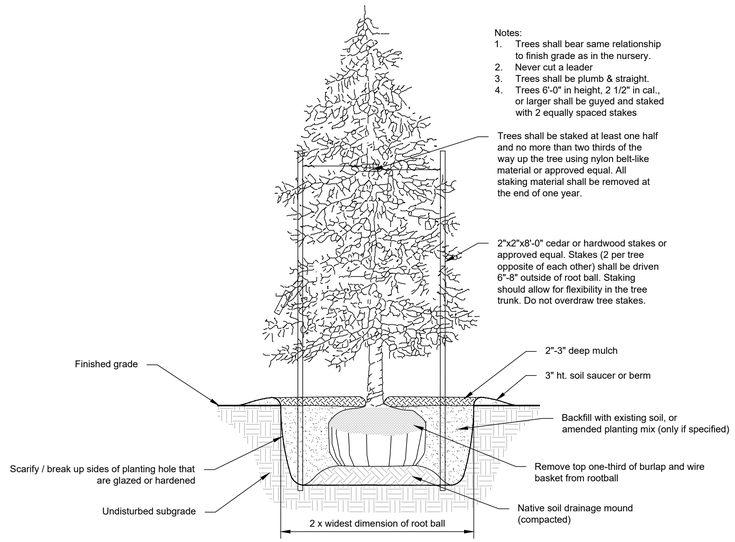
Sheet No:

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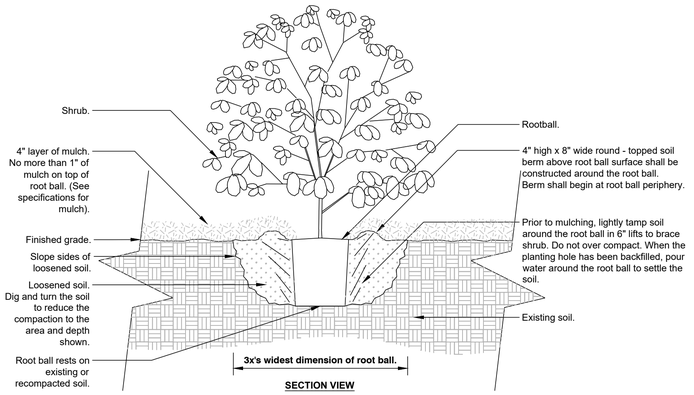
1 TREE PLANTING DETAIL

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

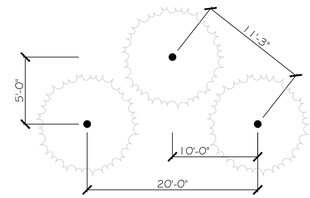
4. THE WARRANTY PERIOD WILL BE FOR 2 YEARS (I.E., TWO GROWING SEASONS) AFTER PLANT INSTALLATION, INCLUDING WINTER MONTHS AS PART OF THIS PERIOD.

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
15 Research Drive
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
SITE 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 24th Floor 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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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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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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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.

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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

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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.

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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.

Sonak Solar Project: Cultural Resources Assessment and Archival Records Search Summary

Pinal County, Arizona

October 22, 2021

Prepared for:

Sonak Solar Project, LLC
16105 West 113 Street, Suite 105
Lenexa, KS 66219-2305

Prepared by:

Stantec Consulting Services Inc.
5500 Ming Avenue, Suite 410
Bakersfield, CA 93309-4627

Stantec Project #193708412

Sign-off Sheet

This document entitled *CULTURAL RESOURCES ASSESSMENT AND ARCHIVAL RECORDS SEARCH SUMMARY FOR THE PROPOSED SONAK SOLAR DEVELOPMENT, NEAR ARIZONA CITY, PINAL COUNTY, ARIZONA,* was prepared by Stantec Consulting Services Inc. for the account of *Sonak Solar*. The material in it reflects Stantec Consulting Services Inc. best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by  Digitally signed by e3982adf-9a6a-49fd-b89d-67e9ba7a0e65 Date: 2021.10.22 14:32:44 -07'00'

(signature)

Hubert Switalski, Senior Archaeologist

 Digitally signed by Banks, Benjamin Date: 2021.10.22 13:16:00 -05'00'

Reviewed by

(signature)

Benjamin Banks, MA, RPA, Archaeologist

Reviewed by Ellen Brady Digitally signed by Ellen Brady Date: 2021.10.22 13:41:44 -05'00'

(signature)

Ellen Brady, Cultural Resource Practice Leader, MA, RPA

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Executive Summary

This report provides a preliminary cultural resources assessment and an archival records search results on behalf of Sonak Solar, LLC (Sonak) for the proposed development of the Sonak Solar Project (Project), a Photovoltaic (PV) Solar Facility, near Arizona City, Pinal County, Arizona.

The proposed Project is located on privately owned lands but may require compliance with the Arizona Historic Preservation Act (ARS § 41-861 *et seq*.) in the issuance of leases and permits. The Project may also require compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (54 U.S.C. 306108) and its implementing regulations (36 Code of Federal Regulations [CFR] 800). In both cases, state and federal guidelines explicitly require that the initial study and/or the lead state/federal agency must examine whether the proposed project may result in a significant adverse change to “historical resources” and “unique archaeological resources”. Under such requirements, archaeological studies are conducted to assist in the determination of project impacts on cultural resources potentially eligible for listing in the Arizona Register of Historic Places and/or the National Register of Historic Places (NRHP).

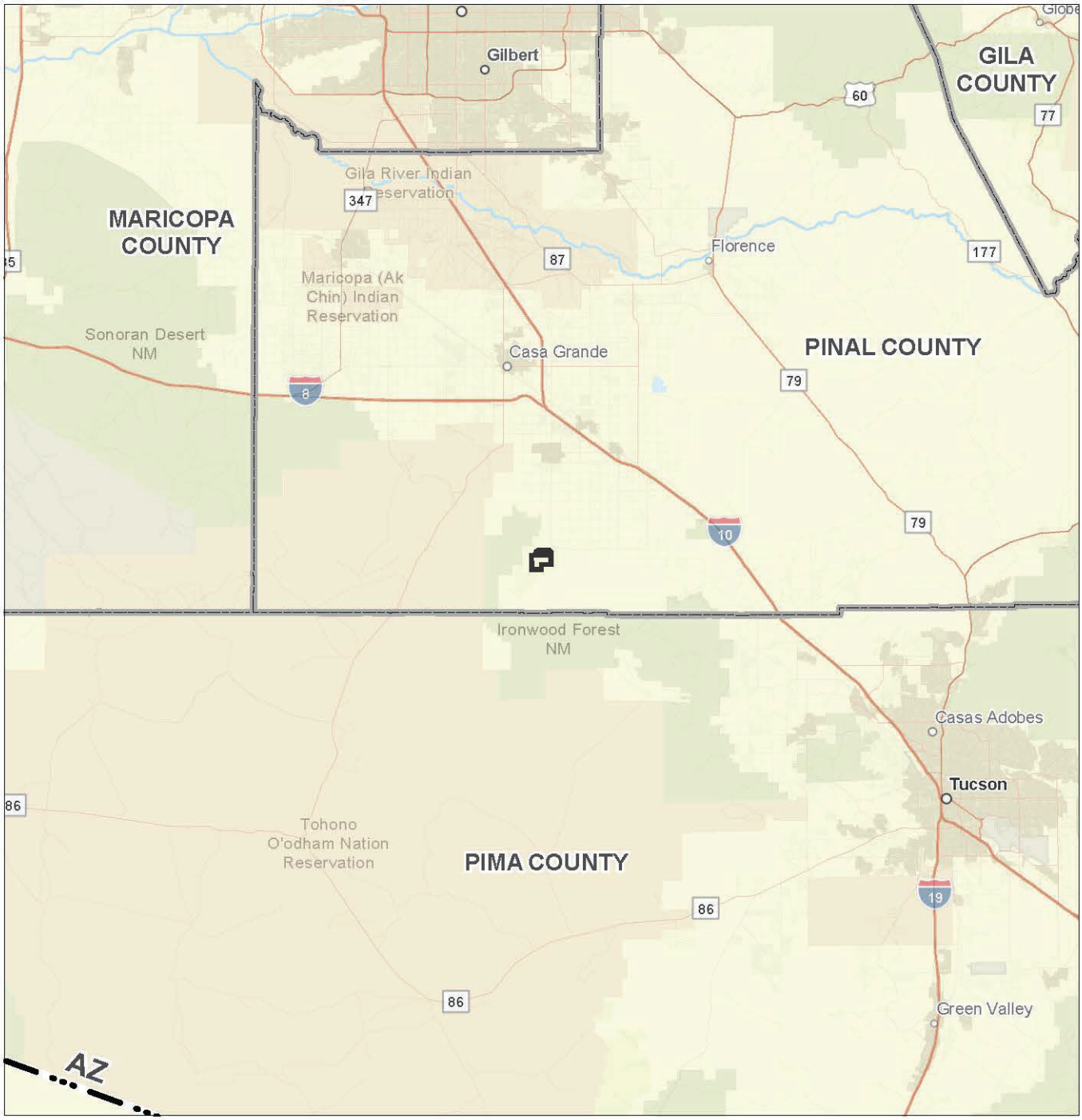
This preliminary cultural resource assessment includes results of an archival records search retrieved from the Arizona State Museum (ASM) on August 2, 2021, cultural background, including prehistory, ethnography, and history, environmental background, including geology, and a brief discussion on soils, and site sensitivity within the Project. The results of the records search revealed that no cultural resources were previously identified within the Project boundary, and no cultural resource studies were previously conducted. In addition, a review of known literature and data sources, including historic period maps and aerial imagery, revealed that the entire Project is located within a low-lying basin identified as an abandoned Greene (or Greens) Reservoir. Historic period features and historic built-environment resources (Sawtooth School and several other structures associated with nearby settlements/farms) were observed on the 1947 topographic quadrangle near the Project. As a result, there is a moderate to high potential for historic built-environment resources associated with the use and operation of the Greene Reservoir. Lastly, based on the land use within the last 100 years, the likelihood of archaeological surface deposits within the Project is low, at least below the 1,600-foot contour line, which seem to represent the high-water mark of the Greene Reservoir which coincide with the extent of Holocene-river and stream deposits from known soil data sources. Based on this desktop review, sensitivity for prehistoric archaeological resources appears low, while presence of historic period resources associated with irrigation and general use and occupations, and more specifically Greene Reservoir, are likely.

1.0 INTRODUCTION

Sonak Solar, LLC (Sonak) proposes to construct and operate the Sonak Wind Project (Project), a photovoltaic solar facility with up to 300 megawatts with a collocated 100-megawatt battery energy storage system (BESS) on approximately 1,871 acres of land. It is expected that any potential adverse impacts arising from any future construction activities associated with the Project will be contained within the Project boundary provided by Sonak. The extent of this desktop analysis included the Project boundary and a 0.5-mile buffer of the Project boundary; hereafter, referred to as “Study Area.”

1.1 PROJECT LOCATION

The Project boundary is located on privately owned lands within Santa Cruz Flats and south of Arizona City, within the southwestern portion of Pinal County, Nevada (Figure 1). Specifically, the proposed Project is in parts of Section 36, Township 9 South, Range 6 East; portions of Sections 1 and 12, Township 10 South, Range 6 East; and Section 6, Township 10 South, Range 7 East, as depicted on the Greene Reservoir, AZ (1982) (Figure 2)





Notes
1. Coordinate System: NAD 1983 StatePlane Arizona Central FIPS 0202 Feet
2. Data Sources: Stantec, Sonak Solar Project LLC, USGS, NADS
3. Background: ESRI World Street Map

Legend
Project Boundary

0 8 16 Miles
(At original document size of 8.5x11)
1:1,013,760

N

Stantec

Project Location
Pinal County,
Arizona

Prepared by SR on 2021-08-20
TR by KB on 2021-08-20
IR by BB on 2021-08-xx

Client/Project
193708412
Sonak Solar Project, LLC
Sonak Solar Project

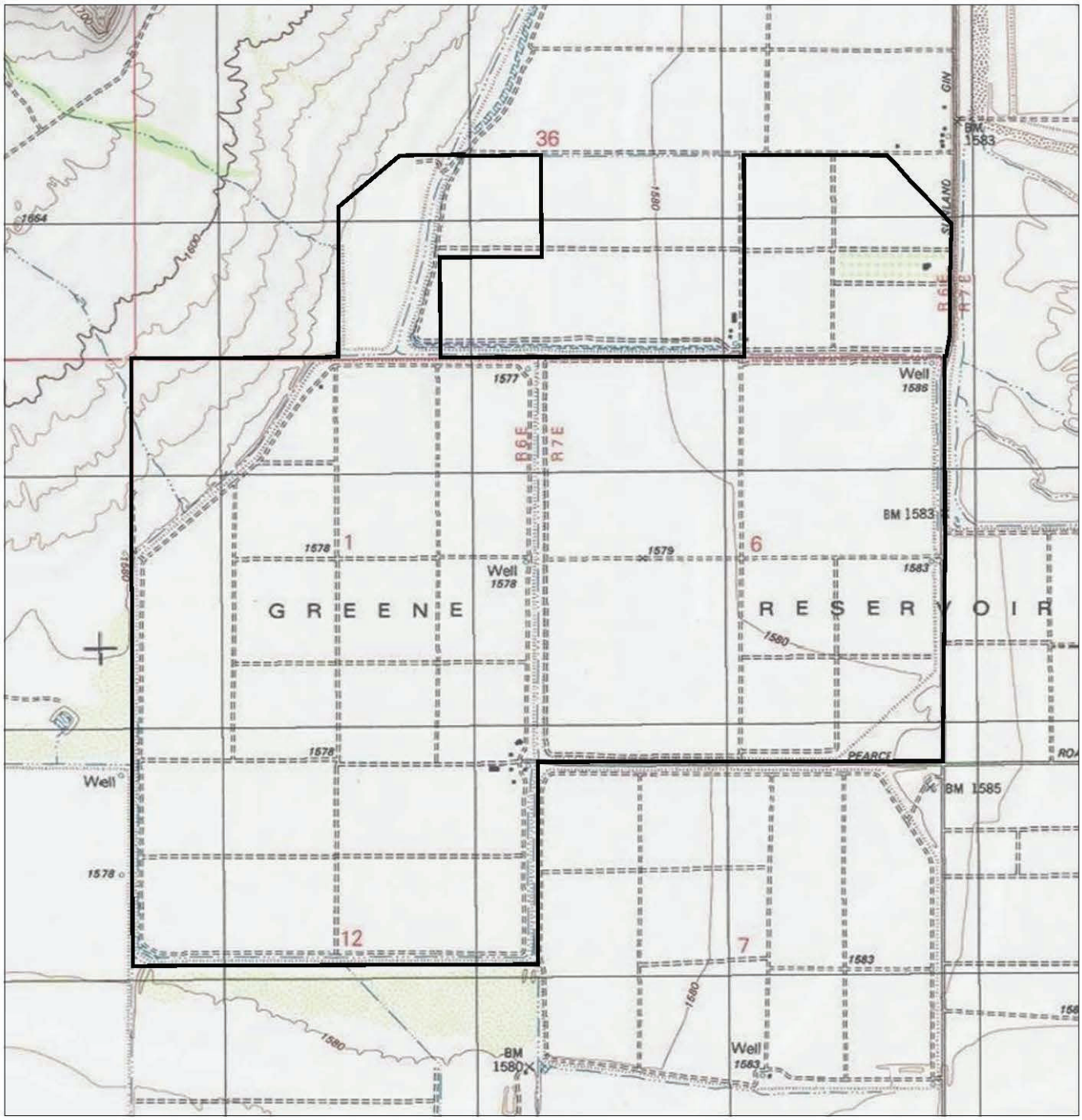
Figure No.
1

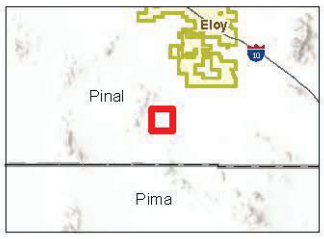
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Title
Project Location and Vicinity

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Legend

Project Boundary

0 1,000 2,000 US Feet

(At original document size of 8.5x11)
1:24,000

N

Stantec

Notes

1. Coordinate System: NAD 1983 StatePlane Arizona Central FIPS 0202 Feet

2. Data Sources: Stantec, Sonak Solar Project LLC, USGS, NADS

3. Background: USGS 7.5' Topographic Quadrangle, Greene Reservoir, AZ (1982)

Project Location
Pinal County,
Arizona

Prepared by SR on 2021-08-20
TR by KB on 2021-08-20
IR by BB on 2021-08-xx

Client/Project
193708412
Sonak Solar Project, LLC
Sonak Solar Project

Figure No.
2

DRAFT

Title
Project Location,
1982 Topographic Quadrangle

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2.0 ENVIRONMENTAL BACKGROUND

The Project is located in the southwestern portion of Pinal County within the Santa Cruz Valley in an area known as the Santa Cruz Flats which is a distal fan portion of the valley that spreads over a vast flat plain (Halbirt and Henderson 1993). The larger Santa Cruz Valley predominantly is located along the Santa Cruz River, which is a tributary river to the Gila River. The Santa Cruz Flats are surrounded by low lying mountain ranges including the Sawtooth Mountains to the west, the Picacho Mountains to the east, and the Casa Grande Mountains to the north. Elevations within the Project boundary and surrounding Study Area range between 1,570 and 1,600 feet above mean sea level (amsl).

2.1 GEOLOGY

The Sonoran Desert is part of the Great American Desert of western North America, extending from the northern part of the United States deep into Mexico. This portion of southern Arizona is within the Basin and Range Geologic Province, which stretches from southeastern Oregon and southward through Nevada into southern Arizona. The northern extension of the Sonoran Desert is largely determined by cold temperatures while the eastern boundary is delimited biologically, physically, and geographically by high mountain ranges to the south. Geologically, the Sonoran Desert is characterized by elongated mountain ranges which are separated by broad, nearly flat valleys (Norris and Webb 1990:178).

In the Sonoran Desert, many craggy low to mid elevation mountain ranges rise above vast basins. These ranges generally trend northwest-southeast and parallel one another. With the limited vegetative cover, there is a discreet break between the bedrock and the eroded sands and gravel which form the relatively smooth skirt at their base. These alluvial fans form as rain washes weathered rock down into the valley from the slopes of the mountains above. A major period of volcanic activity occurred in southern Arizona about 25 million years ago. Glowing avalanches of hot gas and fragmented rock erupted from large volcanoes called calderas and flowed across the landscape incinerating everything in their path. Many of the volcanic deposits in the Sonoran Desert, including some exposed in Organ Pipe Cactus National Monument, are from this period of intense volcanism.

Underlaying geology within the Project boundary and Study Area predominantly includes Holocene-river alluvium which are unconsolidated to weakly consolidated sand and gravel deposits in river channels and sand, silt and clay situated on top of flood plains. These also include young terrace deposits fringing floodplains that were deposited within the last 10,000 years (AZGS 2000).

2.2 VEGETATION

The Project boundary is located within the Arizona Uplands, which is a subregion of the larger Sonoran Desert. This subregion comprises the northeastern portion of the Sonoran Desert, mainly in the State of Arizona but partly in the Mexican State of Sonora. It ranges in elevation from 300 to 2,800 ft., and in rainfall from 75 to 300 mm. The Arizona portion drains largely into the Gila River and the southern portion into several drainages discharging into the Gulf of California. The landscape is studded with small

mountains and hills, and the subdivision is flanked by a broken series of mountains rising above desert conditions and supporting less arid types of vegetation.

The vegetation of the Arizona Uplands exceeds that of the Lower Colorado subdivision in number, stature, and density of species. The most abundant species at the lower elevations include creosote bush (*Larrea tridentata*), triangle leaf bursage (*Ambrosia deltoidea*), foothill paloverde (*Cercidium microphyllum*), prickly pear and cholla (*Opuntia* spp.), various shrubs, and mesquite (*Prosopis juliflora*). On the upper slopes, foothill paloverde (*Cercidium microphyllum*), ocotillo (*Fouguieria splendens*), saguaro (*Carnegiea gigantea*), brittle bush (*Encelia farinosa*), white thorn (*Acacia constricta*), barrel cactus (*Ferocactus wislizeni*), and several additional species of Opuntia are added. Blue palover (*Cercidium floridum*) is a common tree in drainage ways throughout, and mesquite (*Prosopis juliflora*) forms thickets in the broader floodplains (McGinnies 1976).

2.3 SOILS

Soils within the Project boundary predominantly include Gadsden and Ginland series soils (Figure 3). The Gadsden series consists of deep, well drained soils, which formed in fine textured stream alluvium derived from granite, schist, rhyolite, and lilmestone. Generally, Gadsden soils are located within flood plains and have slopes between 0 and 3 percent. Gadsden series soil types have moderate clay content which averages between 35 to 60 percent with consistence between very hard to hard (USDA 1991:65). The Ginland series soils are similar to the Gadsden soils in that they consist of deep and well drained soils on flood plains. These soils formed in stream alluvium derived from granite, schist, and rhyolite, and are generally found on flat slopes with slope less than 1 percent (USDA 1991:66). Both soil types are generally found within a hot and arid continental climate.

3.0 CULTURAL BACKGROUND

Provided below is a brief summary of the prehistoric, ethnographic, and historic background of the Project, to provide the necessary cultural context.

3.1 PREHISTORY

It is believed that prehistoric peoples may have occupied southwestern Arizona for several thousands of years, perhaps as early as 30,000 B.C., Heyden (1976) proposed a prehistoric culture model, known as the Malpais model or Malpais culture, based on geographically expansive patterns of sites that could potentially predate the Clovis culture. This ancient culture is often identified by stone tools such as choppers and scrapers exhibiting heavy patination, and tools made from marine shells. Habitation sites of the Malpais culture tend to be clustered around old landforms and near old water sources (Dorn 1991).

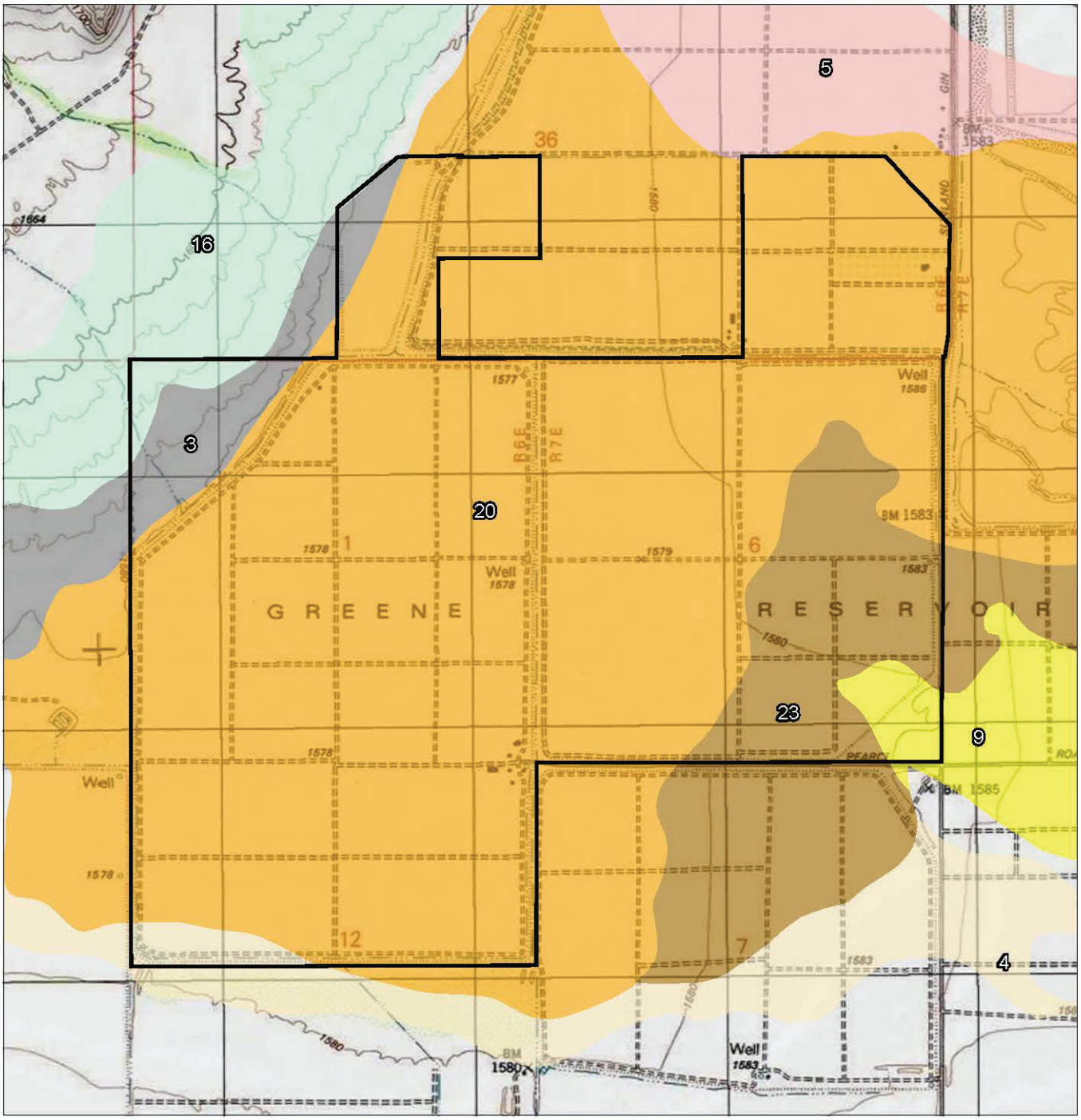
The early Malpais Period was followed by what is generally known as the Paleoindian Period which extended roughly from 10,000 to 8,000 B.C. when much of what is now Arizona was covered by open juniper-scrub oak woodlands. Moist grasslands in southwestern Arizona supported large game including now extinct wooly mammoth. This period was characterized by large lanceolate, fluted projectile (spear) points and emphasized large game hunting. A separate, contemporaneous tradition existed in western Arizona and the Great Basin, which incorporated crude, percussion flaked lithic tools rather than the finely manufactured bifaces of the Plains-center Paleoindian complexes. In portions of California and the Great Basin, this tradition was manifested as the San Dieguito complex (Rogers 1966).

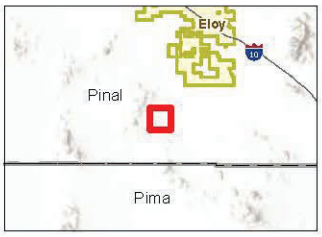
3.2 ARCHAIC PERIOD

The end of the Pleistocene witnessed the retreat of the continental glaciers and initiated a trend of increasing temperatures and aridity resulting in vegetation shifts and desiccation of pluvial lakes in the Great Basin (Stone 1986). As a result, to the changing conditions, many large mammal species became extinct and in western Arizona there appears to have been a rapid retreat of the juniper woodlands. Furthermore, the end of the Pleistocene was also accompanied by shifts in human subsistence strategies include reliance on a broad range of plants and fauna with much less emphasis on the hunting of large game (Stone 1986).

Cultural developments of the Archaic Period in the region have been variously categorized as the San Dieguito-Pinto Complex (Cordell 1984), San Dieguito-Amargosa (Haury 1975), or the Western tradition of the Picosa Culture (Irwin-Williams 1979) or treated as separate cultural phenomena as the Amargos tradition and the Pinto complex (Ezzo 1994; Sterner 1992, among others). Rogers (1939) who defined the Amargosa tradition believed that an Amargosan incursion resulted in the displacement or absorption of San Dieguito groups in western Arizona (Rogers 1958). In general, this time period witnessed the addition of grinding implements and various projectile points reminiscent of the early San Dieguito tradition, which included scrapers, scraper planes, and flake choppers. Some late Archaic groups in the region began to focus on agriculture or horticulture as part of their subsistence and had adopted more sedentary

agriculture-based lifestyle. Generally, the Archaic Period, including the various subdivisions and phases extends roughly from 6,000 B.C. to A.D 1.





Notes
1. Coordinate System: NAD 1983 StatePlane Arizona Central FIPS 0202 Feet
2. Data Sources: Stantec, Sonak Solar Project LLC, NRCS
3. Background: USGS 7.5' Topographic Quadrangle, Greene Reservoir, AZ (1982)

Legend

Project Boundary

NRCS Soil Type

- (3) Casa Grande fine sandy loam, 0 to 3 percent slopes
- (4) Casa Grande clay loam
- (5) Cashion clay
- (9) Contine clay loam
- (16) Denure sandy loam, 1 to 3 percent slopes
- (20) Gadsden Clay
- (23) Ginland Clay

0 1,000 2,000 US Feet

(At original document size of 8.5x11)
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N

Stantec

Project Location
Pinal County,
Arizona

Prepared by SR on 2021-08-20
TR by KB on 2021-08-20
IR by BB on 2021-08-xx

Client/Project 193708412
Sonak Solar Project, LLC
Sonak Solar Project

Figure No.
3

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Title
Project Area Soil Types

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3.3 PATAYAN AND HOHOKAM CULTURAL CHRONOLOGY

Stone (1986) points out that the Archaic Period in the Southwest ended with the introduction of ceramics and the practice of agriculture. While this transition took place over a long period of time, however, the events and processes that caused this transformation are unclear. Wilcox (1979) argues that near the end of the Archaic Period increasing population densities and decline in average effective precipitation may have reduced the efficiency of small hunting groups and favored the adoption of farming, and thus, increasing the reliance on storage, and caused a major shift towards rivers and perennial streams. Regional cultures continued to diverge, with the Patayan in the west and the Hohokam in the east.

As with most studies based on surface evidence, pottery is one of the most useful indicators of the temporal and cultural affiliation of the Native Americans who occupied the general Study Area. Based on observations and collections from several sites along the Colorado River, Rogers (1929) and Ezell (1954) concluded that the ceramic evidence points overwhelmingly toward Patayan or Yuman use during the latest prehistoric period and into historical times. Rogers emphasized differences in surface treatments and vessel and rim forms and proposed three periods of Patayan prehistory, which he coined Yuman I, II and III; however, this terminology was changed by Colton (1939), who rejected the terms, claiming it was a reference to an ethnographic culture and therefore not appropriate for prehistoric assemblages and replaced the term Yuman with Patayan, and renamed Rogers' phases accordingly to Patayan I, II, and III. Patayan (also known as Yuman or Hakataya) groups are thought to have occupied the Lower Gila River east to Gila Bend by A.D 900-1000.

3.3.1 Patayan (Yuman) Chronology

Rogers (1945) argued that the Patayan sequence, which started at A.D. 900 and lasted until A.D. 1050, began with immigration by either Hokan (Yuman) people from southern California or non-Hokan people from Papaqueria or Sonora. He defined Pataya I phase ceramics as polished red ware and vessels with the Colorado shoulder. Additional ceramic types characteristic of this period as defined by Rogers (1945) include Black Mesa Buff, Black Mesa Red-on-buff, Colorado Beige, Colorado Red-on-beige, and Colorado Red.

The subsequent Patayan II Period, which lasted between A.D. 1050 to 1500, witnessed a greater variation in ceramics and the spread of these forms from the Colorado Basin into the California and Arizona Deserts. This also coincides with at least two of the major Lake Cahuilla filling episodes with settlements occurring primarily along the shores of the lake and the Colorado River. Habitation camps and sites tended to be relatively short-term, with temporary camps being established away from known and reliable water sources. Ceramics characteristic of this period seem to change forms, including the disappearance of the Colorado shoulder, and the introduction of recurved rims and flaring margins (Schaefer 1988).

The Patayan III (Protohistoric Period A.D. 1500 +) is a period of ceramic continuity, increasing population size, and changing settlement patters. Wasley and Johnson (1965) point to an increase and movement of human population to the Lower Gila River and its displacement of the Hohokam people. It is believed that a desiccation of the Salton Trough may have caused local populations reliant on lake resources, to migrate further south towards the Colorado River delta or further west to inland mountains of California.

This period is characterized by an increase and spread of buff wares and the introduction of smaller-sized projectile points such as the Desert side-notched and Cottonwood Triangular type points.

3.3.2 Hohokam Chronology

While the Patayan pattern has not been well studied, the more dominant cultural tradition of the Hohokam has been the subjected to revisions of dates and phases in every conceivable manner (Gumerman and Haury 1979:76). In the Early Formative Period, between A.D. 1 and 800, the Hohokam developed pottery and increased their use of agriculture. While population size of this period tended to be relatively small, they had large enough population to construct long, wide canals and to produce large quantities of luxury goods. These canals were used to irrigate fields of useful plants, predominantly maize. Cotton and common bean were cultivated in some areas as well. Seasonal collection of beans, saguaro fruit and mesquite beans provided additional supplementary calories. Ceramics of the Early Formative Period, while simple, were technically well constructed and ranged in color from brown to gray (Gumerman and Haury 1979:68).

The Late Formative Period, which lasted between A.D 800 and 1100, was characterized by change in land use and village patterns. Implementation of agriculture resulted in the subsequent increase in population and village sizes. Ritual and ceremonial ball courts, such as platform mounds, were specifically constructed for religious functions (Wasley and Johnson 1965). There was also a considerable change in ceramic design and form change with large storage vessels and many, small thick-walled vessels produced during this period. The end of the Formative Period was marked by a movement of peoples from sites that have been occupied for hundreds of years, most likely a result of dramatic change within the desert environment (Gumerman and Haury 1979:90).

The Classic Period (A.D. 1100-1500) marks a time of change within the Hohokam population where village organization and settlement patterns witnessed restructuring, and departure from earlier Hohokam traditions due to increased interactions with other peoples. Gumerman and Haury (1979:86) suggest that there is so much change in the Classic Hohokam Period that it may no longer be truly Hohokam and ascribe this change to the Salado peoples who moved into the Gila and Salt River basin from the north. The presence of the Salado culture within the Hohokam territory includes multistoried structures, polychrome pottery, inhumations, and tools such as hoes and adzes. Evidence of village abandonment and the construction of elevated settlements, suggesting hostilities or threat from other groups were also evident within the Classic Period. Some have argued (Schroeder 1961) that by the early Classic Period, the Hohokam culture had been replaced by the Hakataya (Patayan) tradition as suggested by the presence of mixed ceramic ware assemblages in the Gila Bend area. However, some have maintained that the peoples occupying the Gila Bend area may have maintained close relationship with the Hohokam and the Patayan. The Classic Period ended by A.D. 1500 and saw great territorial contraction of the earlier, core territory of the Hohokam. Areas away from the Gila and Salt River valley, such as the Upper Verde or Agua Fria Valley show no evidence of Hohokam occupation during the Classic, which also marks the end of the Hohokam culture.

3.4 ETHNOGRAPHY/PROTOHISTORIC CULTURE

The Project encompasses lands that ethnographically may have been occupied by the Pima Indians, who speak a Piman language of the Uto-Aztecan language family. All Pima Indians call themselves O'odham, meaning the people, and they further separate themselves into Akimel O'odham and Tohono O'odham, meaning the 'river people' and the 'desert people', respectively. As the Project is located approximately 2 miles south of the Gila River, it is likely the overall Project boundary was occupied by the Akimel O'odham, who found an abundance of floral and faunal resources along the river and within its floodplain (Fontana 1983:125-126).

3.5 HISTORY

The Euro-American history of the area, including early Spanish contact, is described in detail by Ezell (1983). By the time of the Euro-American contact in the early 1700s, the Pima occupied at least seven rancherias separated from each other by distances of seven to nearly 40 miles, which were clustered along Santa Cruz and Gila Rivers (Ezell 1983:150). Gathering of wild plant foods was an important source of supplementary or emergency food. While hunting was of less importance, with the deer being the largest game taken, mountain sheep may have been important in pre-Hispanic times. However, rabbits seemed to be the animal most frequently sought (Ezell 1983:151-152). The focus of the Pima subsistence was the reliance on irrigation from the waters of the Gila, the Salt, and Santa Cruz rivers, and an extensive system of canals and irrigation ditches distributed to water the field.

By the beginning of the Hispanic Period (1694-1853), the Pima, who lived beyond the Hispanic frontier, seemed to be preoccupied with the growth of the Apache and Quechan raiding, rather than with the Spanish settlements further south. As the Spanish seemed to favor the Pima and their possession of land that no Spanish presidio nor Spanish or Mexican settlement was ever founded on the Gila (Ezell 1983:151-153).

During the American Period (1853-), the Pima enjoyed an expanding economy of the first 15 years of the American rule. However, in 1867, the construction of a canal intended to reclaim 4,000 acres of land using the water from the Salt River and completed in 1868, caused many settlers to occupy lands above the Pima reservation. Subsequently, the introduction of new settlers, government agents and teachers, started an irreversible and pervasive process of change within the Pima society (Ezell 1983:157-160)

4.0 ARCHIVAL RECORDS SEARCH AND PRELIMINARY RESEARCH

The preliminary cultural resource assessment reported herein consisted of archival background records search conducted at the Arizona State Museum (ASM) Archaeological Records Office and accessed on August 2, 2021. An archival background records search of the Study Area included a review of all known previously recorded prehistoric and historic archaeological sites, as well as a review of all known cultural resources survey reports, excavation reports, and regional overviews. The goal of the records search was to determine the number of cultural resource studies and archaeological resources previously identified within the current Project boundary and surrounding Study Area that could guide future planning and development efforts as part of the proposed Project.

4.1 PREVIOUSLY CONDUCTED CULTURAL RESOURCE STUDIES

The records search results revealed that no cultural resources studies were previously conducted within the Project boundary; however, three cultural resource studies (Heuett 2001; Van Nimwegen and Henderson 1991a, 1991b) were conducted immediately adjacent to the Project boundary. In addition, two other cultural resource assessments (Madsen 1985; Stone 2004) were previously conducted within the 0.5-mile Study Area (Table 1).

Table 1 Summary of Cultural Resource Studies Previously Conducted Within the Study Area

Author	Year	Level of Investigation	Citation/Reference	ASM Reference No.
Heuett, M.	2001	Class III	A Cultural Resources Class III Inventory of 45.0 miles of ROW for the Silver Belle Estates and Mountain Rancheros Fiber Optic Project	2014-445.ASM
Madsen, J.	1985	Unknown	Unknown	1985-85.ASM
Stone, B.	2004	Class III	A Class III Cultural Resources Survey of Approximately 23.3 miles of Utility Line Easements in the Silverbell Estates Subdivision	2004-28.ASM
Van Nimwegen, L., and K. Henderson	1991a*	Class III	Archaeological Assessment of the Central Arizona irrigation and Drainage District	1989-217.ASM
Van Nimwegen, L., and K. Henderson	1991b*	Class III	Archaeological Assessment of the Central Arizona irrigation and Drainage District	1978-31.ASM

*Appears to be the same report filed twice under different reference number.

Heuett (2001) conducted a cultural resources inventory of approximately 45 miles of proposed right of way for the Silver Belle Estates and Sawtooth Mountain Rancheros fiber optic line project. This linear project was conducted in part along South Sunland Gin Road, which runs adjacent to the current Project boundary.

Van Nimwegen and Henderson (1991a, 1991b) conducted a relatively large cultural resource assessment of irrigation and water canal for the Central Arizona Irrigation and Drainage District. Portions of the studies conducted by Van Nimwegen and Henderson terminate along the southern most extent of the current Project boundary.

4.2 PREVIOUSLY RECORDED CULTURAL RESOURCES

The records search results indicated that no cultural resources and no built-environment resources were previously recorded within the Project boundary. However, two cultural resources, both prehistoric, were previously recorded within a 0.5-mile Study Area (Table 2).

Site AZ AA:6:13(ASM) is a small prehistoric site comprised of an isolated basalt outcrop with two distinct petroglyph panels, depicting over 15 and over 10 anthropomorphic, zoomorphic, and geometric designs, respectively. The site is located at the base on the Sawtooth Mountain and approximately 0.5mile from the current Project.

Table 2 Summary of Known Cultural Resources Within the Study Area

Quad	Site No.	Component	Within the Project	Description
Greene Reservoir	AZ AA:6:13(ASM)	Prehistoric	No	The site is an isolated basalt outcrop with 25+ petroglyph panels
Greene Reservoir	AZ AA:6:42(ASM)	Prehistoric	No	Prehistoric site comprised of lithic debitage, ground stone fragments, and Brownware pottery

Site AZ AA:6:42(ASM) is a large prehistoric lithic, ground stone, and pottery scatter concentrated in two separate but distinct concentrations. Both concentrations are approximately 170 meters apart and are separated by an irrigation canal. The site is located at the edge of Greene Reservoir and terminates just southwest of the current Project.

4.3 HISTORIC MAPS AND AERIAL IMAGERY

A review of historic period maps, including the: Eloy, AZ (1947, 1948), Tucson, AZ (1956, 1962), and Greene Reservoir, AZ (1981) revealed that the Project is located within an abandoned Greene (Greens) Reservoir, as shown on the Eloy, AZ (1947) quadrangle. Other historic period features include Sawtooth School located in the SE ¼ of Section 6, and several structures, possibly a small farm and/or settlement in the SW ¼ of Section 1. Furthermore, an abandoned irrigation ditch is shown on the Eloy, AZ (1947) quadrangle terminating just below the 1,600-foot contour line, suggesting the Green Reservoir never fills above the 1,600-foot contour line (Figure 4).

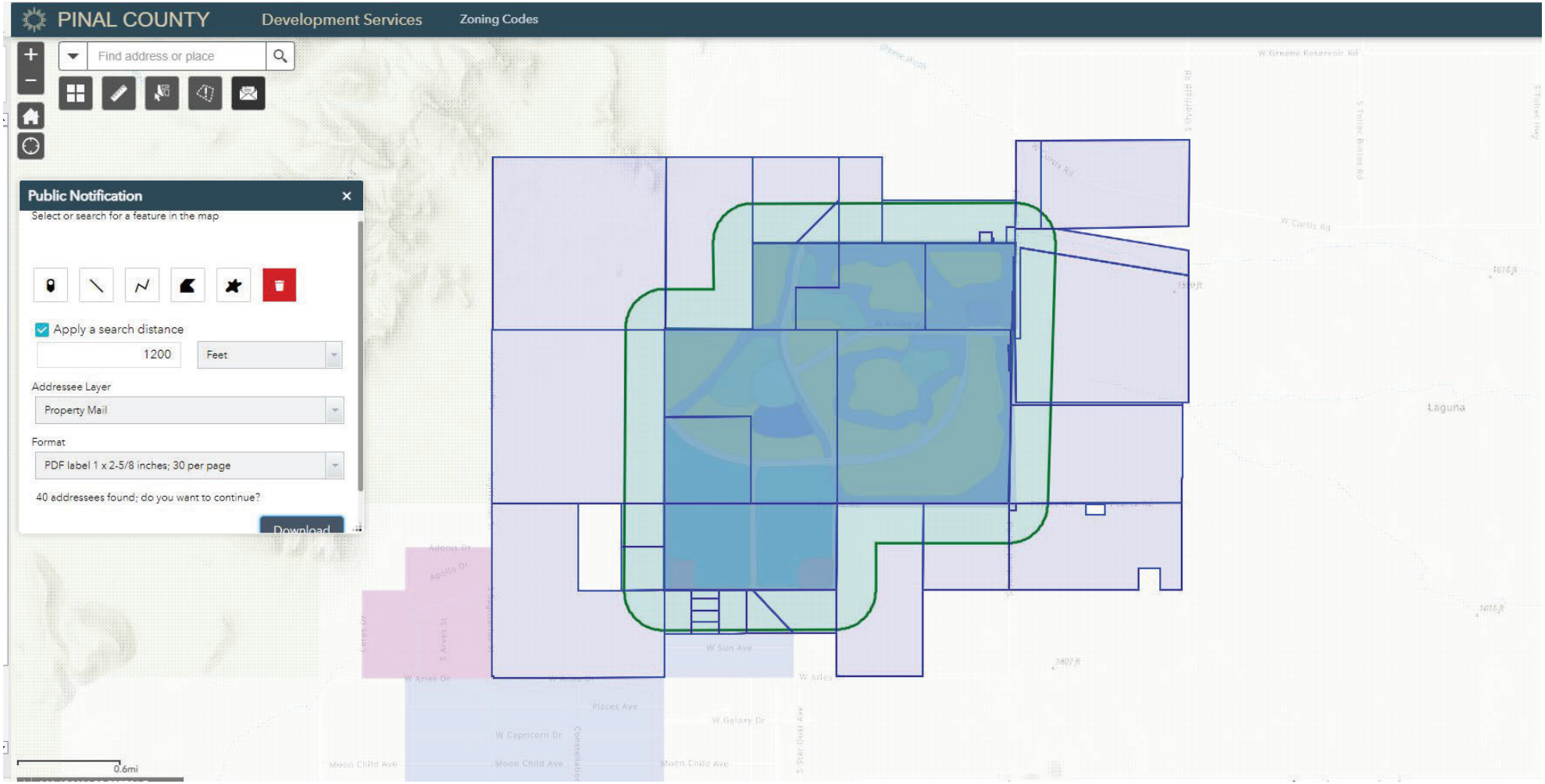
4.4 SOILS AND GEOLOGY

A review of soils and geology for the Project suggest that the Project is almost entirely located within Holocene-river deposits and stream, and therefore within a relatively young flood plain (see Figure 3). As a result, soils, which formed in stream and river deposits could have buried older archaeological sites through heavy sedimentation and deposition of younger river deposits. Some have argued that floodplains, could have provided attractive settlement locales for prehistoric populations as the relatively rich alluvial soils could have provided high quality land for cultivation, while providing access to riverine resources such as waterfowl, fish, and Shellfish (Walker et al. 1997:866). Conversely, frequent and extensive flooding could have disrupted habitats and by default would not have been seen as an optimal settlement location for long term or even seasonal habitation. As a result, prehistoric populations would most likely have preferred drier locales on higher elevations, such as the higher ground of the nearby Sawtooth Mountains, and away from areas that may have flooded on seasonal basis.

Figure 4 Project and Nearby Features, 1947 Topographic Quadrangle

Sawtooth PAD Severance (PZ-PD-052-98)

1200ft Notification Map



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AUZA JOSEPH A SHEEP CO LL...
353 E WILEY WAY
CASA GRANDE, AZ 85122

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AUZA JOSEPH A
353 E WILEY WAY
CASA GRANDE, AZ 85122

BURRUEL ARNOLDO B
PO BOX 67
MARANA, AZ 85653

KATEN MARKUS ANTHONY
10559 W ANGELS LN
PEORIA, AZ 85383

BURRUEL ARNOLDO B
PO BOX 67
MARANA, AZ 85653

SHANLEY WORKS LLC
PO BOX 102
STANFIELD, AZ 85172

DJ & R INVESTMENTS LLC
3537 E CAMINO CIR
MESA, AZ 85213

SALMONS BRANDON & SUNSHI...
11597 N BELLARIVA DR
CASA GRANDE, AZ 85194

SHANLEY WORKS LLC
41210 N SCHNEPF RD
SAN TAN VALLEY, AZ 85140

SUPERSTITION RING LLC
PO BOX 47638
PHOENIX, AZ 85068

,

GREEN RESERVOIR FLOOD CO...
MAIL RETURN
,

SUPERSTITION RING LLC
PO BOX 47638
PHOENIX, AZ 85068

BURRUEL ARNOLDO B
PO BOX 67
MARANA, AZ 85653

SHANLEY WORKS LLC
PO BOX 102
STANFIELD, AZ 85172

SUPERSTITION RING LLC
PO BOX 47638
PHOENIX, AZ 85068

BURRUEL ARNOLDO B
PO BOX 67
MARANA, AZ 85653

SHANLEY WORKS LLC
PO BOX 102
STANFIELD, AZ 85172

BURRUEL ARNOLDO B
PO BOX 67
MARANA, AZ 85653

GREENE RESERVOIR FLOOD C...
1 E WASHINGTON ST STE 1600
PHOENIX, AZ 85004

SHANLEY WORKS LLC
PO BOX 102
STANFIELD, AZ 85172

BARNES VERNON LESTER
3095 S TREKELL RD
CASA GRANDE, AZ 85122

AHMADIYYA MOVEMENT IN ESL...
4720 W COUNTRYSIDE WAY
TUCSON, AZ 85742

,

BUELL SHARON LEE TR
MAIL RETURN
,

BURRUEL ARNOLDO B
PO BOX 67
MARANA, AZ 85653

,

,

SHANLEY WORKS LLC
PO BOX 102
STANFIELD, AZ 85172

GREENE RESERVOIR FLOOD C...
1 E WASHINGTON ST STE 1600
PHOENIX, AZ 85004

GREENE RESERVOIR FLOOD C...
1 E WASHINGTON ST STE 1600
PHOENIX, AZ 85004

FANFAN NADEGE
MAIL RETURN
,

KHAN UROOJ SAYEED
8729 N MOONFIRE DR
TUCSON, AZ 85743

AYOBYS SOLUTIONS LLC
2558 E WIER AVE
PHOENIX, AZ 85040

MUHAMMAD DENNIS
2002 E ROESER RD
PHOENIX, AZ 85040

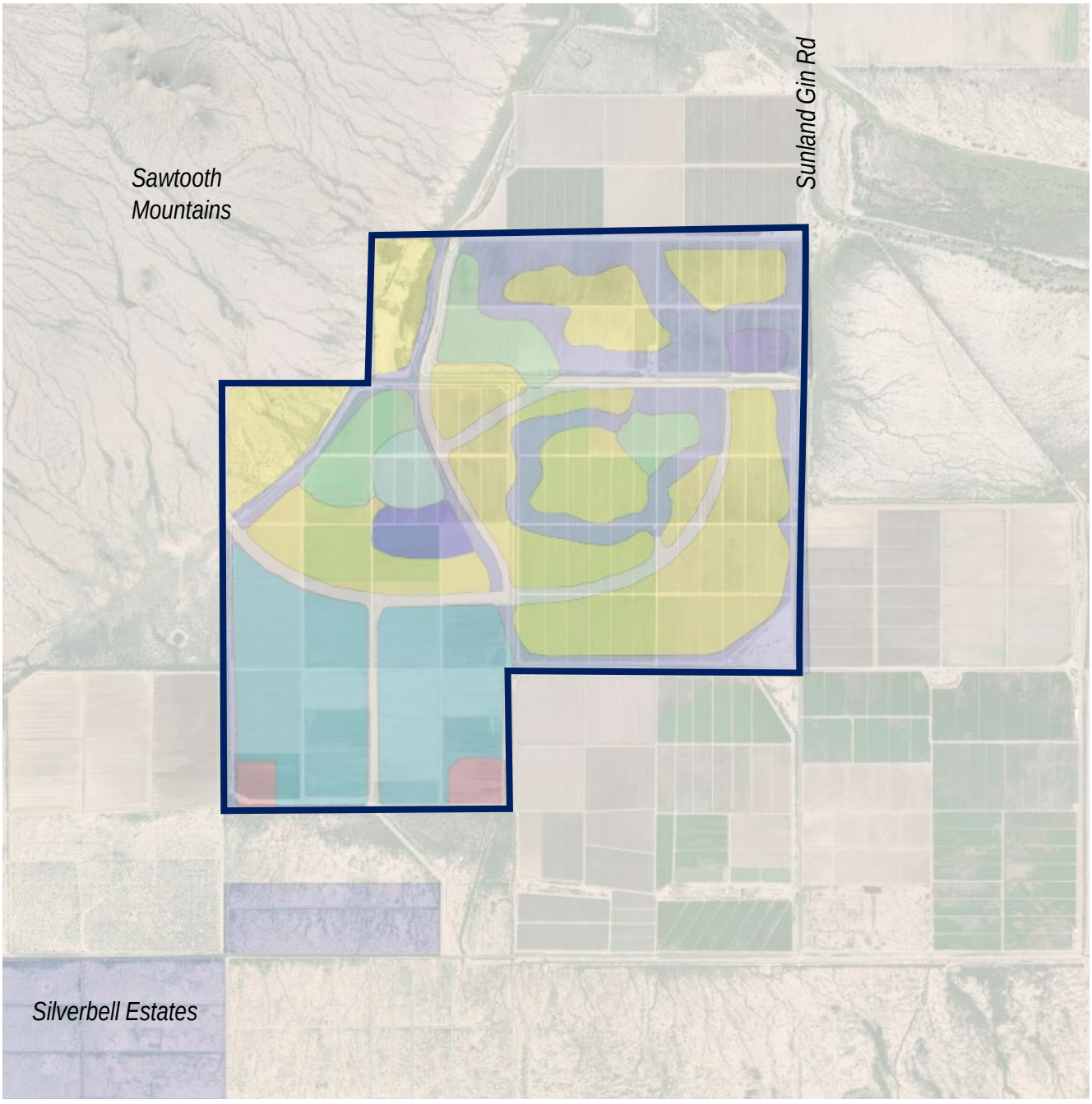
DAWNAISHAREGINAKELMER D...
2002 E ROESER RD
PHOENIX, AZ 85040

HERNANDEZ SABRINA
MAIL RETURN
,

EXISTING SAWTOOTH PAD

PZ-PD-052-98

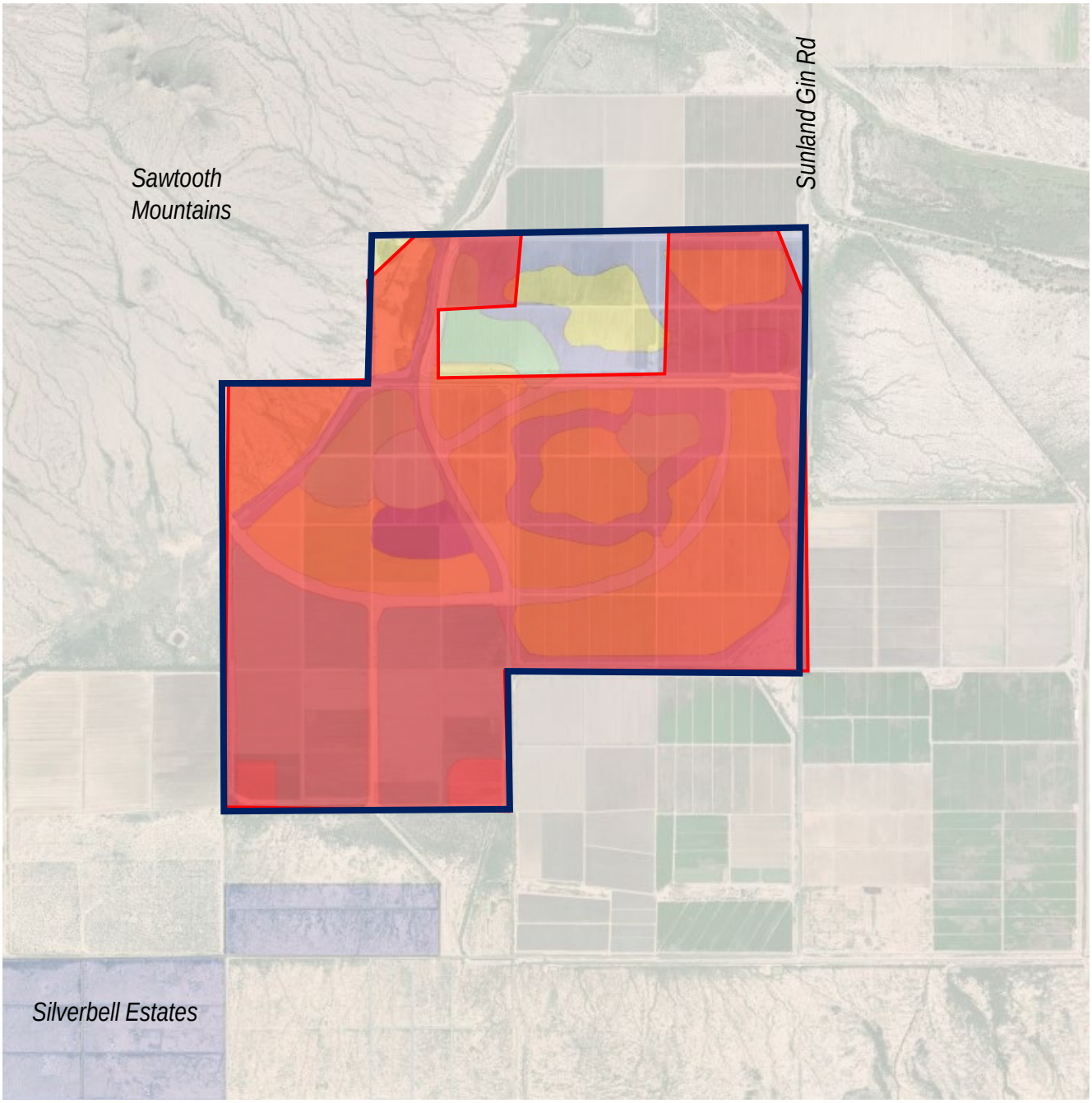
2,080 ACRES



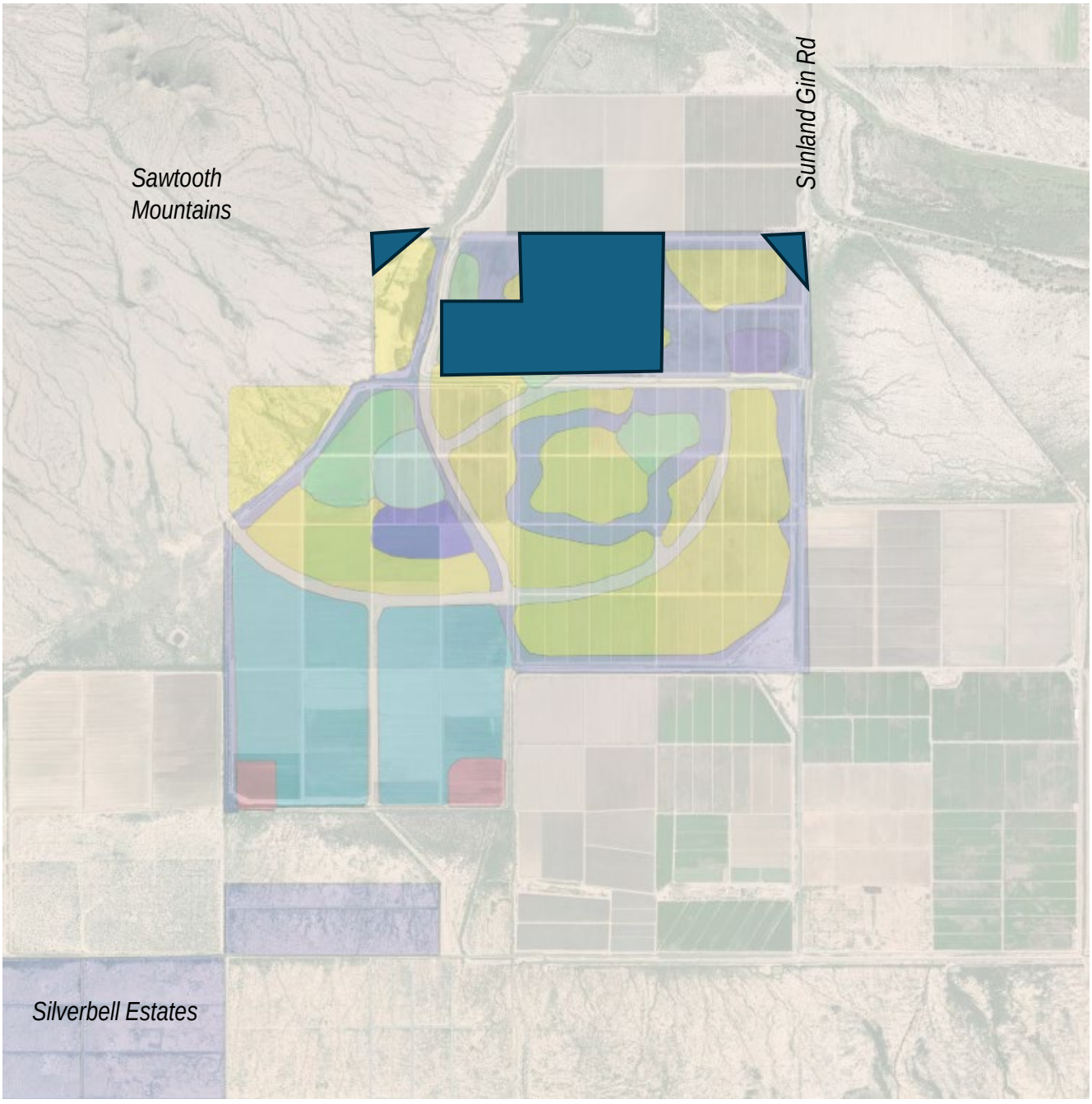
PROPOSED PAD SEVERANCE

PZ-PD-052-98

1,887.5 ACRES



REMNANT SAWTOOTH PAD
PZ-PD-052-98
192.5 ACRES



Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PD-004-24, PZ-048-23 and PZ-PD-017-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at W of Sunland and Pearce, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

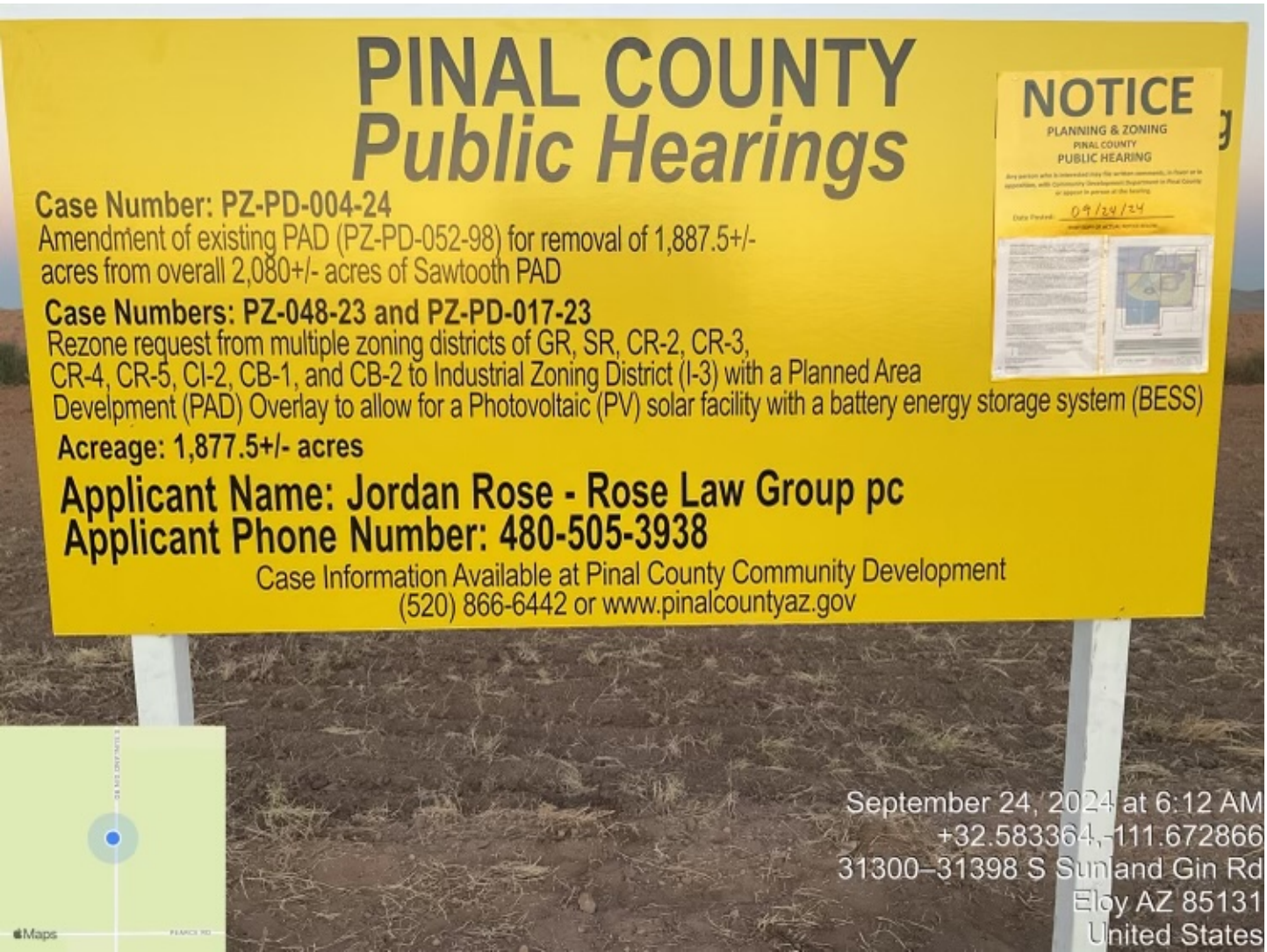
Subscribed and sworn to be on 09/24/24 by Meghan Liggett.

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

MaryBeth Conrad
Notary Public

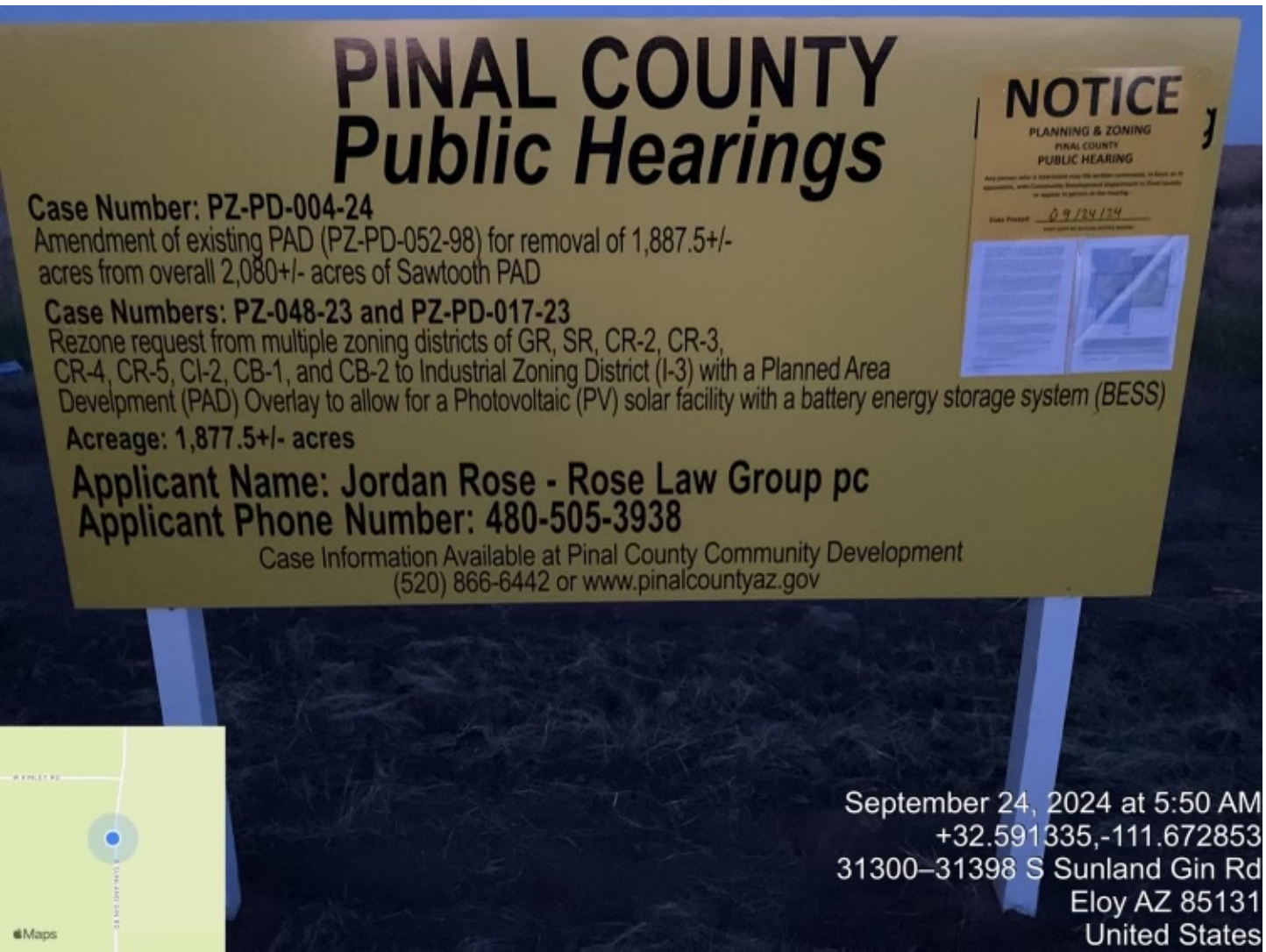
MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

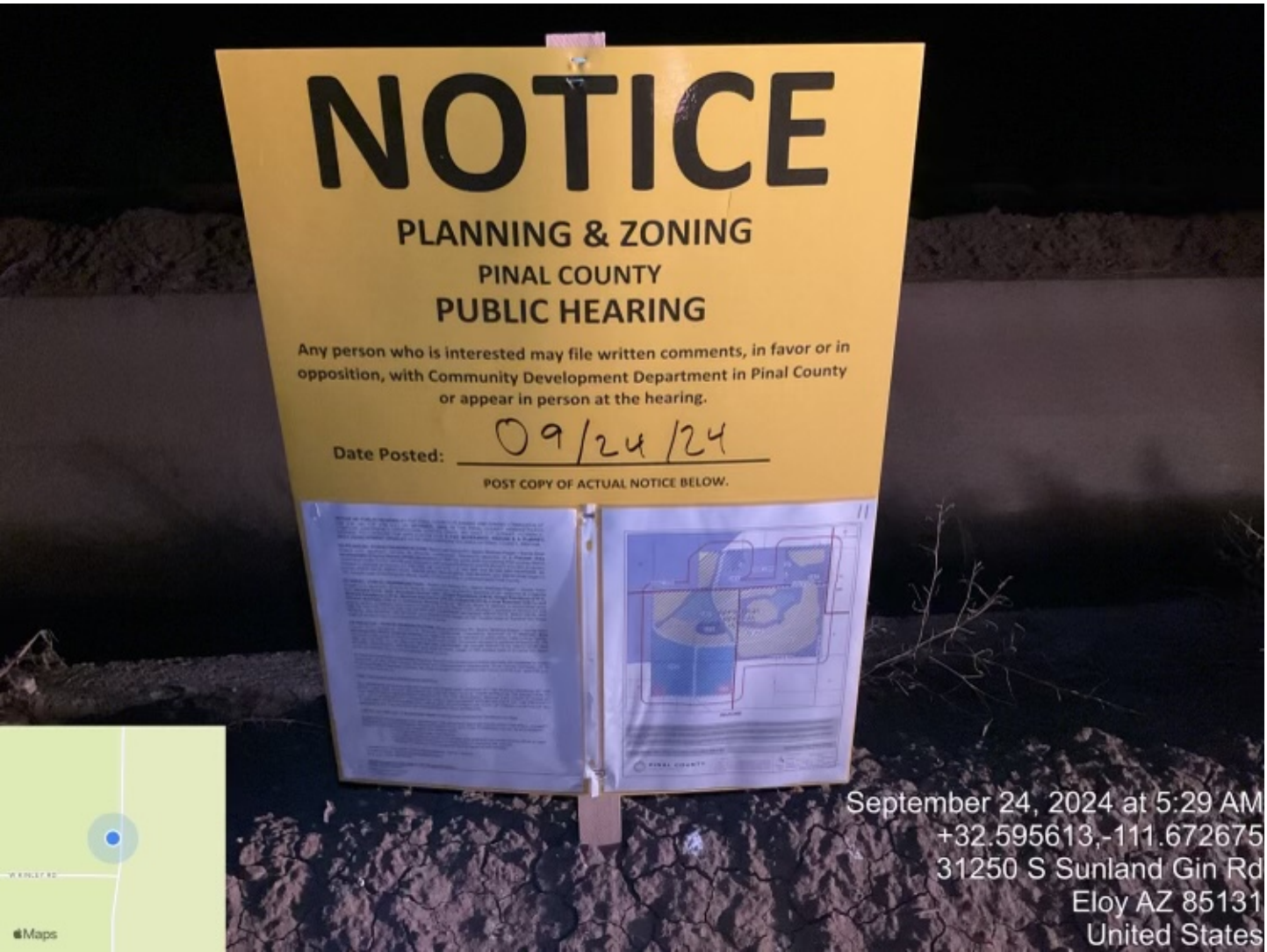
My Commission expires: 10-25-24


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
Case Numbers: PZ-048-23 and PZ-PD-017-23
Rezone request from multiple zoning districts of GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2, CB-1, and CB-2 to Industrial Zoning District (I-3) with a Planned Area Development (PAD) Overlay to allow for a Photovoltaic (PV) solar facility with a battery energy storage system (BESS)
Acreage: 1,877.5+/- acres
Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
September 24, 2024 at 6:12 AM
+32.583364,-111.672866
31300–31398 S Sunland Gin Rd
Eloy AZ 85131
United States
Maps

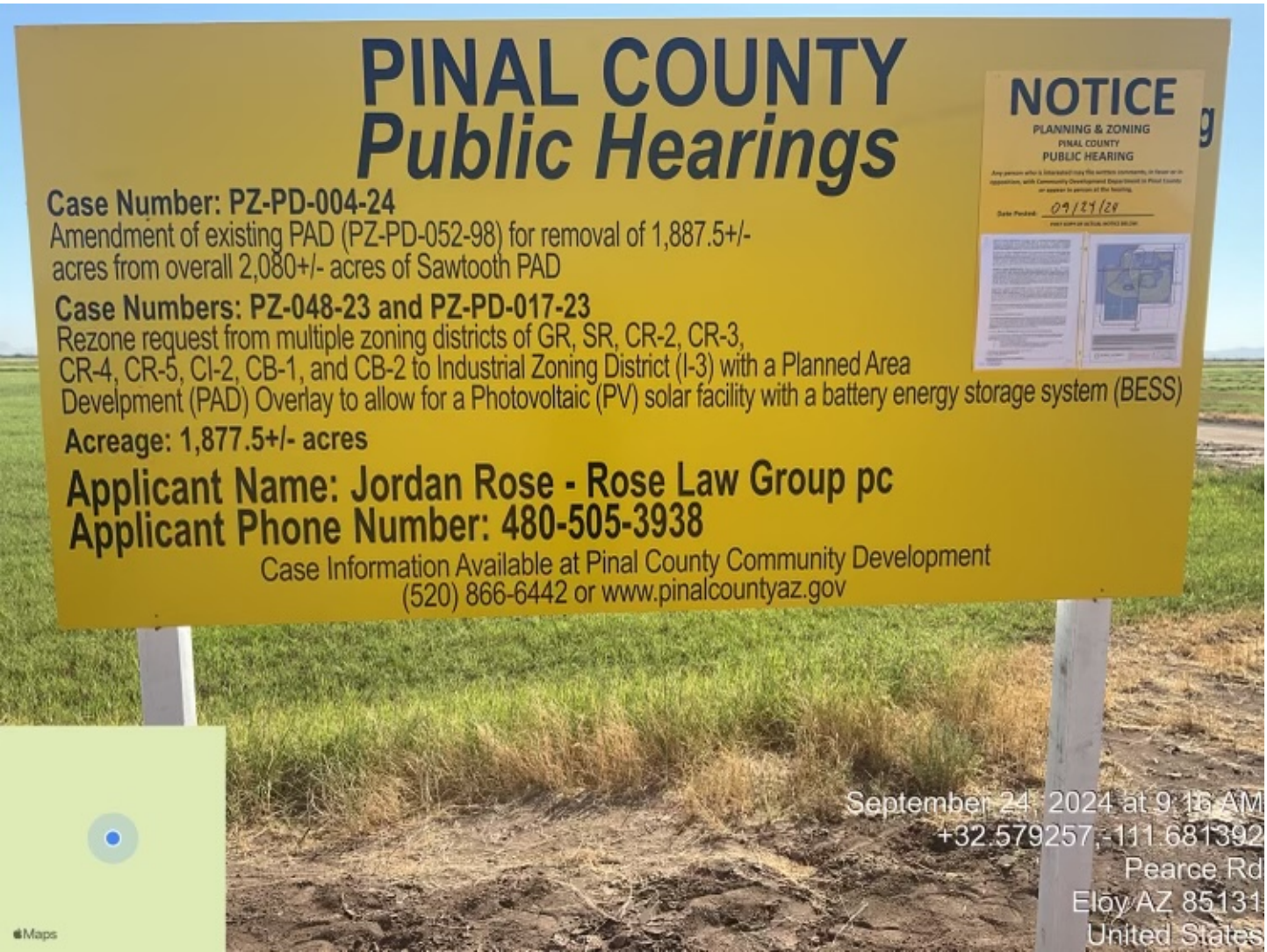

NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
September 24, 2024 at 5:56 AM
+32.585402,-111.672820
31300–31398 S Sunland Gin Rd
Eloy AZ 85131
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
September 24, 2024 at 5:54 AM
+32.588894,-111.672818
31300–31398 S Sunland Gin Rd
Eloy AZ 85131
United States


PINAL COUNTY
Public Hearings
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
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Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Maps
September 24, 2024 at 5:50 AM
+32.591335,-111.672853
31300–31398 S Sunland Gin Rd
Eloy AZ 85131
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
September 24, 2024 at 5:29 AM
+32.595613,-111.672675
31250 S Sunland Gin Rd
Eloy AZ 85131
United States


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 09/24/24
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
Case Numbers: PZ-048-23 and PZ-PD-017-23
Rezone request from multiple zoning districts of GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2, CB-1, and CB-2 to Industrial Zoning District (I-3) with a Planned Area Development (PAD) Overlay to allow for a Photovoltaic (PV) solar facility with a battery energy storage system (BESS)
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Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
Maps
September 24, 2024 at 9:25 AM


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
Case Numbers: PZ-048-23 and PZ-PD-017-23
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Acreage: 1,877.5+/- acres
Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
September 24, 2024 at 9:16 AM
+32.579257, -111.681392
Pearce Rd
Eloy AZ 85131
United States
Maps


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
Case Numbers: PZ-048-23 and PZ-PD-017-23
Rezone request from multiple zoning districts of GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2, CB-1, and CB-2 to Industrial Zoning District (I-3) with a Planned Area Development (PAD) Overlay to allow for a Photovoltaic (PV) solar facility with a battery energy storage system (BESS)
Acreage: 1,877.5+/- acres
Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
September 24, 2024 at 9:04 AM
+32.579231,-111.673033
Pearce Rd
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
September 24, 2024 at 7:09 AM
+32.590372,-111.690271
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
September 24, 2024 at 7:05 AM
+32.590372,-111.690271
Eloy AZ 85131
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
September 24, 2024 at 7:02 AM
+32.590063,-111.689520
Eloy AZ 85131
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
September 24, 2024 at 6:58 AM


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
PINAL COUNTY
Maps
September 24, 2024 at 6:54 AM
+32.579541, -111.685759
Pearce Rd
Eloy AZ 85131
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
September 24, 2024 at 6:21 AM
+32.579184,-111.676608


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 09/24/24
POST COPY OF ACTUAL NOTICE BELOW.
PINAL COUNTY
Maps
September 24, 2024 at 6:15 AM
+32.580288,-111.672761
31300-31398 S Sunland Gin Rd
Eloy AZ 85131
United States

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

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

PUBLICATION DATES:
Sep. 26, 2024

NOTICE ID: ufu0IR68Rm2edr7yWOBg
NOTICE NAME: PZ-PD-004-24 Sonak Solar

(Signed) Yuade Moore

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 09/27/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF OCTOBER, 2024, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EMERGENCY OPERATIONS CENTER (EOC), 301 EAST 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A PAD SEVERANCE, REZONE & A PLANNED AREA DEVELOPMENT OVERLAY IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-PD-004-24 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) severance of 1887.5± acres from the existing PAD overlay district established under PZ-PD-052-98 and consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-07-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file), located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-048-23 - PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of an approval of a rezone from General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) to Industrial Zoning (I-3) on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23, situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-07-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-PD-017-23 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development (PAD) Overlay District on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-07-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-

0040, (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:
https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this 18th day of September 2024, Pinal County Community Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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

Contacts for this matter: Patrick Zaia-Roberts, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone #: (520) 866-6409
No. of publications: 1: date of publication: Sep 26, 2024

Tri-Valley Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

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

PUBLICATION DATES:
Sep. 26, 2024

NOTICE ID: DsuwkEeJ3c4AV8p3ffEY
NOTICE NAME: PZ-PD-004-24 Sonak Solar

Rachel Cozart

(Signed)_____

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

VERIFICATION

State of Pennsylvania
County of Lancaster

Subscribed in my presence and sworn to before me on this: 09/27/2024

Nicole Burkholder

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF OCTOBER, 2024, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EMERGENCY OPERATIONS CENTER (EOC), 301 EAST 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A PAD SEVERANCE, REZONE & A PLANNED AREA DEVELOPMENT OVERLAY IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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PZ-PD-017-23 – PUBLIC HEARING/ ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development (PAD) Overlay District on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-07-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040, (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

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hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at: https://www.pinal.gov/236/Notice-of-Hearings

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DATED this 18th day of September 2024, Pinal County Community Development Dept.

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1) Planning Case Number (see above)

2) Your name, address, telephone number and property tax parcel number (Print or type)

3) A brief statement of reasons for supporting or opposing the request

4) Whether or not your wish to appear and be heard at the hearing

Contacts for this matter: Patrick Zaia-Roberts, Senior Planner

E-mail Address: Patrick.Roberts@pinal.gov

Phone #: (520) 866-6409

No. of publications: 1: date of publication: Sep 26, 2024