Leo Lew
Manager County

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: APRIL 30, 2025

TO: BOARD OF SUPERVISORS

CASE NO**: PZ-017-24, PZ-PD-011-24 (VALLEY FARMS ENERGY CENTER)**

CASE COORDINATOR: KENDALL RILEY, PLANNER

SUPERVISOR DISTRICT: MCCLURE, DISTRICT #4

Executive Summary: W. Ralph Pew, Pew & Lake PLC, applicant, on behalf of Gregory C. and Loralee Wuertz Family Trust, landowner, is requesting approval of a rezone of 160± acres, generally located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd, from General Rural (GR) to Industrial Zoning (I-3) and a PAD Overlay Zoning District to allow for revisions to the development standards for a Photovoltaic (PV) Solar Energy Facility (Valley Farms Energy Center) with battery energy storage for a photovoltaic Solar Power Plant

If This Request is Approved:
The applicant will move forward to Formal Site Plan Review.

Location:
Parcel number: 202-35-0040, (legal on file)

Items for Boards consideration:

- Proposal is to rezone 160± acres to I-3 PAD (Industrial Zoning District)
- Proposed use is for 10 MW (PV) solar generation facility and a 10 MW Battery Energy Storage System (BESS)
- Current land use designation is “Green Energy Production” approved under the case PZ-PA-005-22
- City of Coolidge has provided a letter expressing their opposition due to the project being in the pathway of the approved North-South Freeway alignment corridor
- Applicant has been in contact with Regional Fire and Rescue, and has provided a letter
- Staff has received 5 letters of opposition, and 19 letters of support

Commission recommendation:

- At the February 20th Planning and Zoning meeting, the Commission recommended for denial for the rezone (5-2). Commission recommended denial of the Planned Area Development unanimously (7-0) to the Board of Supervisors. The Commission recommended denial since there was not agreement on relocating the battery storage unit to the interior of the site and requirement for a 6-foot CMU wall adjacent to residentially zoned areas.
- In rezoning case PZ-017-24, stipulation # 2 and was removed from what was presented at the Planning and Zoning Commission since it was a duplicate. Stipulation # 9 regarding improvements to the access roads was revised to address offsite roads, and Stipulation #10 addressed any internal access roads and parking lot areas. Stipulation # 13 was reworded, but the intent and substance of the stipulation remained the same. Also, stipulation #16 regarding access to the site will be addressed at the site plan review process.

In Planned Area Development Case PZ-PD-011-24, Stipulation # 9 was revised in the same way as the rezoning case regarding improvements to the offsite access roads, and Stipulation #10 addressed any internal access roads and parking lot areas. Stipulation #13 was reworded, but its intent and the substance of the stipulation remained the same. Also, Stipulation # 16 was deleted since it was addressed in Stipulations #9 and #10.

If the Board wishes to approve the rezone from General Rural (GR) to I-3 Industrial Zoning, staff is providing the following 20 stipulations to Case PZ-017-24 for Board Consideration:

1. Approval of this case (PZ-017-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will include a dust palliative parking lot acceptable to the County Public Works Director;
3. Landscape and irrigation plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;
4. Applicant to provide 6-foot high CMU masonry walls adjacent to all residential zoned areas in Pinal County.
5. The Solar Panels and equipment will be constructed 100 feet minimum from the edge of all property boundaries as shown on the site plan provided;
6. All disturbed areas outside the solar panel area that have been disturbed as part of the construction process, shall be re-seeded with native seed mix, similar in composition to the surrounding Sonoran Desert environment;
7. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;
8. The proposed Site Plan shall have an all-weather treatment to be dust palliative for the use of emergency vehicles for the off-site arterial road access to the project from all directions,
9. The proposed site plan shall have a dust palliative treatment for parking lots and all roadways onsite as approved by the County Engineer and be reapplied at the request of the County Engineer when needed;
10. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
11. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;
12. Any communication with ADOT regarding the alignment for the North-South Freeway, shall be shared with the Development Services Department of Pinal County.
13. Since Clemans Road is situated on a section line, it is designated as a minor arterial street. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be a minimum of 55' wide. Therefore, the owner needs to dedicate the entire 55' dedication at no cost to the County, and dedicate the right-of-way unencumbered through Warranty Deed prior to issuance of any permits on the rezoned land.

14. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
15. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
16. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
17. All right-of-way dedication shall be free and unencumbered;
18. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;
19. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;
20. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;

If the Board wishes to approve the Planned Area Development Overlay for an energy center, staff is providing the following 21 stipulations to Case <u>PZ-PD-011-24</u> for Board Consideration:

1. Approval of this PAD (PZ-PD-011-24) require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-017-24;
3. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will include a dust palliative parking lot acceptable to the County Public Works Director;
4. Landscape and irrigation plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;
5. Applicant to provide 6-foot high CMU masonry walls adjacent to all residential zoned areas in Pinal County.

6. The Solar Panels and equipment will be constructed 100 feet minimum from the edge of all property boundaries as shown on the site plan provided;
7. All disturbed areas outside the solar panel area that have been disturbed as part of the construction process, shall be re-seeded with native seed mix, similar in composition to the surrounding Sonoran Desert environment;
8. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;
9. The proposed Site Plan shall have an all-weather treatment to be dust palliative for the use of emergency vehicles for the off-site arterial road access to the project from all directions,
10. The proposed site plan shall have a dust palliative treatment for parking lots and all roadways onsite as approved by the County Engineer and be reapplied at the request of the County Engineer when needed;
11. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
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17. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
18. All right-of-way dedication shall be free and unencumbered;

19. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;
20. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;
21. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;

Date Prepared 4/10/2025 KR

City of Coolidge
131 W. Pinkley Avenue
Coolidge, Arizona 85128
Phone: (520) 723-6075
TDD: (520) 723-4653 / Fax: (520) 723-6049

James Myers
Development Services Director
131 W. Pinkley Avenue
Coolidge, AZ 85128

4/15/2025

Kendall Riley
Pinal County Planning and Zoning
P.O. Box 2973
Florence, AZ 85132

RE: Valley Farms Battery Energy Storage System (BESS) – Project Opposition and Corridor Conflict Concerns

Dear Ms. Riley,

On behalf of the City of Coolidge, I am writing to formally express our concerns regarding the **proposed Valley Farms Battery Energy Storage System (BESS)** project currently under review and pending appeal before the Pinal County Board of Supervisors.

As previously communicated in our letter to **Katie Rodriguez with the Arizona Department of Transportation (ADOT)**, the proposed project site lies **directly within the approved North-South Freeway alignment corridor**, a key regional transportation infrastructure route planned by ADOT. Allowing construction of a large-scale energy storage facility within this protected alignment poses significant risks to the feasibility, timing, and long-term viability of this freeway project, which is vital to the future mobility and economic development of our region. The NS Segment 2 team explained that the 1,500-foot corridor covers about half of the NextEra parcel. (see attached ADOT response)

The City of Coolidge strongly urges Pinal County Board of Supervisors to defer or deny approval of the Valley Farms BESS until a thorough review is completed by ADOT and regional transportation stakeholders. In our view, any approvals made without this coordination jeopardize years of planning and millions of dollars in state investment.

Should you need additional documentation or wish to discuss this further, I am available at your convenience.

Sincerely,
James Myers

Development Services Director
City of Coolidge
jmyers@coolidgeaz.com
(520) 723-6075

ARIZONA DEPARTMENT OF TRANSPORTATION

Katie Hobbs, Governor
Jennifer Toth, Director
Greg Byres, Deputy Director for Transportation/State Engineer
Iqbal Hossain, MPD Deputy Director

Multimodal Planning

April 16, 2025

Mr. James Myers
City of Coolidge
Development Services Department
131 W. Pinkley Ave
Coolidge, AZ 85128

Subject: Valley Farms Battery Energy Storage System Project in the North-South Freeway Corridor

Dear Mr. Myers:

Thank you for your request for comments regarding the Valley Farms Battery Energy Storage System project provided by email on April 7, 2025.

The Tier 1 Environmental Impact Statement (EIS) for the North-South Corridor Study identified a 1,500-foot corridor to accommodate a future roadway alignment. As stated in the Tier 1 EIS, subsequent Tier 2 studies would address specific impacts on private and public property, planned developments, and zoning regulations. Future projects within this corridor may require relocations to accommodate the selected alignment. Additional information may be found on the project's website: https://azdot.gov/north-south-corridor-study-proposed-new-transportation-route-pinal-county.

The Arizona Department of Transportation (ADOT) North-South Segment 2 Tier 2 Study (NS Segment 2) team previously met with NextEra regarding this proposed project on January 23, 2025. During this meeting, the NS Segment 2 team explained that the 1,500-foot corridor covers about half of the NextEra parcel. However, it is currently unknown where an alignment may occur within the parcel because no alternative alignments have been generated yet. The NS Segment 2 team explained that all identified constraints will be considered during the alternatives analysis.

If you have any additional questions or concerns, please contact Nicholas Edwards, Project Manager, at nedwards2@azdot.gov or 480-670-2964.

Sincerely,

Nicholas P. Edwards

Nicholas Edwards, PE
Project Manager – MPD

ecc: Katie Rodriguez, Environmental Program Manager
Tazeen Dewan, Corridor Planning Manager

RESOLUTION NO. 19-17

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY COOLIDGE, ARIZONA SUPPORTING THE EASTWARD ALIGNMENT DESIGNATED AS E(4) AND THOSE ALIGNMENT SEGMENTS GENERALLY CONSISTENT AND PREFERRED AS SHOWN ON EXHIBIT 1 FOR THE PLANNED NORTH-SOUTH FREEWAY AND ENCOURAGING THE COMMERCIAL, RESIDENTIAL AND INDUSTRIAL DEVELOPMENT ALONG THE PROPOSED NORTH-SOUTH FREEWAY CORRIDOR.

WHEREAS, the Arizona Department of Transportation (ADOT) and the Federal Highway Administration (FHWA) have already started a formal corridor study to evaluate potential routes for a proposed transportation facility connecting Interstate 10 to US Highway 60 through Pinal County (North-South Freeway); and

WHEREAS, ADOT and FHWA have conducted extensive public outreach, including a public meeting in Coolidge, to both provide information to and receive feedback from the City and its residents concerning the North-South Freeway; and

WHEREAS, the Study Corridor that has been indentified for the alignment of the North-South Freeway runs through part of the City of Coolidge and its planning area; and

WHEREAS, the proposed North-South Freeway will provide significant opportunities for enhancement of the City's economy; and

WHEREAS, ADOT and FHWA are still considering a number of proposed alignments but have not yet approved a single alignment for the North-South Freeway nor have they completed a final Environmental Impact Statement; and

WHEREAS, there are a number of significant and specific developments desiring to take advantage of a proposed North-South Freeway potential alignment along Vail Road; and

WHEREAS, the North-South Freeway will affect traffic patterns in and around the City, and the City wants to have input into the alignment in the hope that ADOT and FHWA indentify an alignment that best serves the needs of our residents and property owners; and

WHEREAS, the City Council finds that the proposed alignments advance the public health, safety and welfare in a number of ways including but not limited to: (1) enhancing the community's infrastructure and transportation; (2) providing opportunities for commercial and residential development, and (3) promoting the City's development goals; and

WHEREAS, recently completed highway improvements and interchanges along State Route 87 and Interstate 10 will not support the proposed infrastructure required to adequately serve the North-South Freeway in their current condition and will incur significant cost to upgrade to accommodate a proposed North-South Freeway interchange; and

WHEREAS, the City previously adopted Resolution 08-18 in support of the North-South Freeway and encouraging volunteer dedication of right-of-way in exchange for density transfers; and

WHEREAS, the Pinal County Board of Supervisors have acquired right-of-way for the proposed North-South Freeway consistent with the proposed E(4) alignment; and

WHEREAS, the City is working with Nikola Motor Company to develop a one billion dollar manufacturing plant to build hydrogen fuel cell semi-trucks adjacent to, and West of the E(4) alignment; and

WHEREAS, the City is working with a developer on a workforce housing project on Highway 87 across the highway from the existing Core Civic Correctional facility and ICE Detention Center; and

WHEREAS, these developments would be in conflict with the proposed W(4) alignment; and

WHEREAS, the W(4) alignment is less than 1,000 feet west of the Union Pacific railroad which runs parallel to the Highway 87; and

WHEREAS, the W(4) alignment in such close proximity to the Union Pacific Railroad will present significant and costly challenges when constructing future crossings over the proposed freeway and Railroad; and

WHEREAS, a new North-South Freeway along the W(4) alignment will not provide as much capacity as building a new freeway alignment along the proposed E(4) route; and

WHEREAS, building a North-South Freeway on the proposed W(4) route impacts future rail served industrial development along the existing Highway 87; and

WHEREAS, Pinal Land Holdings is marketing the Arizona Inland Port adjacent to the Union Pacific Railroad to reduce congestion at the West Coast Ports as shown on Exhibit 2 attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY the Mayor and City Council of the City of Coolidge, Arizona that the City supports the eastward alignment designated as E(4) and those alignment segments generally consistent and preferred as shown in Exhibit 1, and the City encourages private property owners to facilitate commercial, residential, and industrial development by voluntarily transferring land to ADOT for the North-South Freeway thereby minimizing the need to apply eminent domain processes.

PASSED AND ADOPTED by the Mayor and City Council of the City of Coolidge, Arizona this 12th day of August, 2019.

MAYOR:

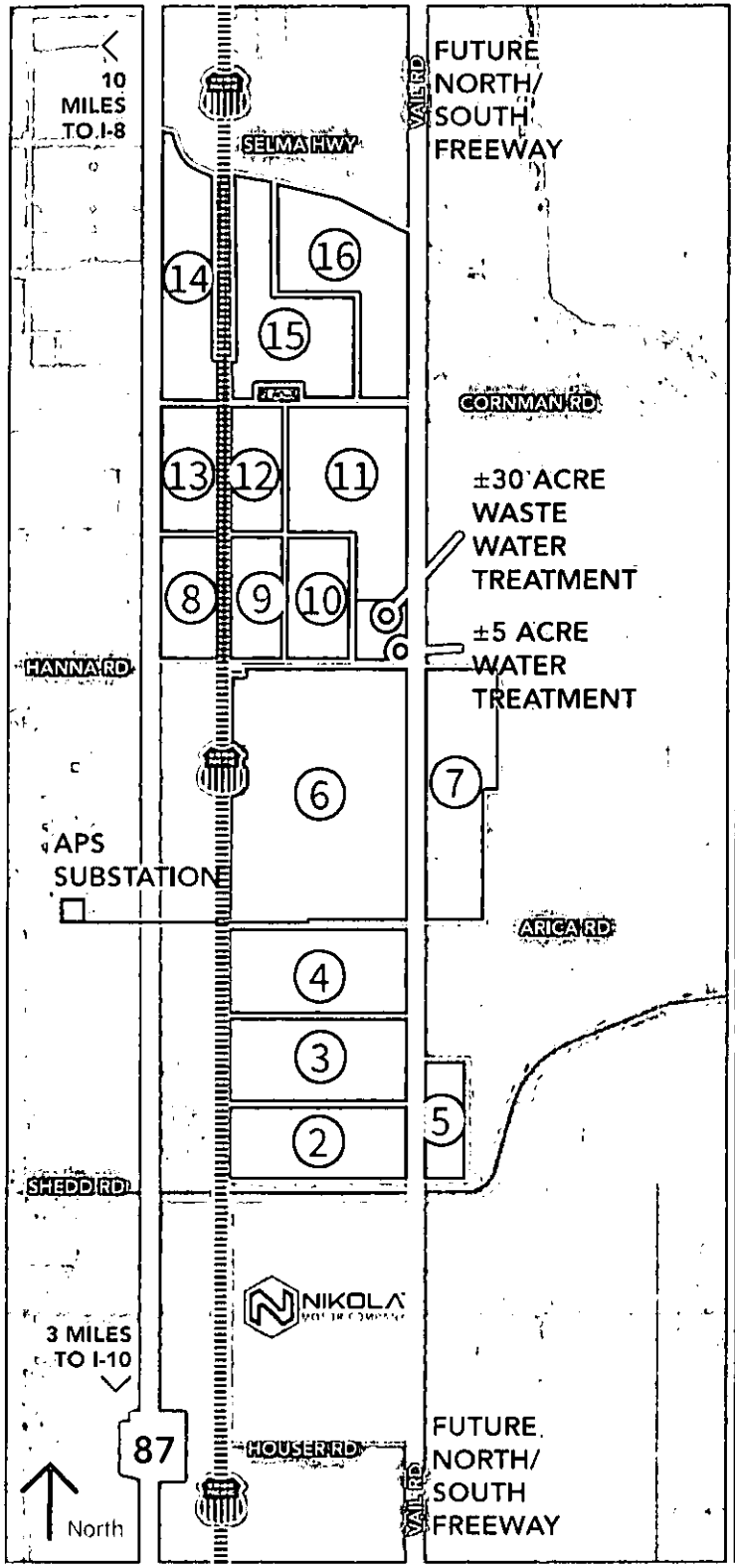
Jon Thompson, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

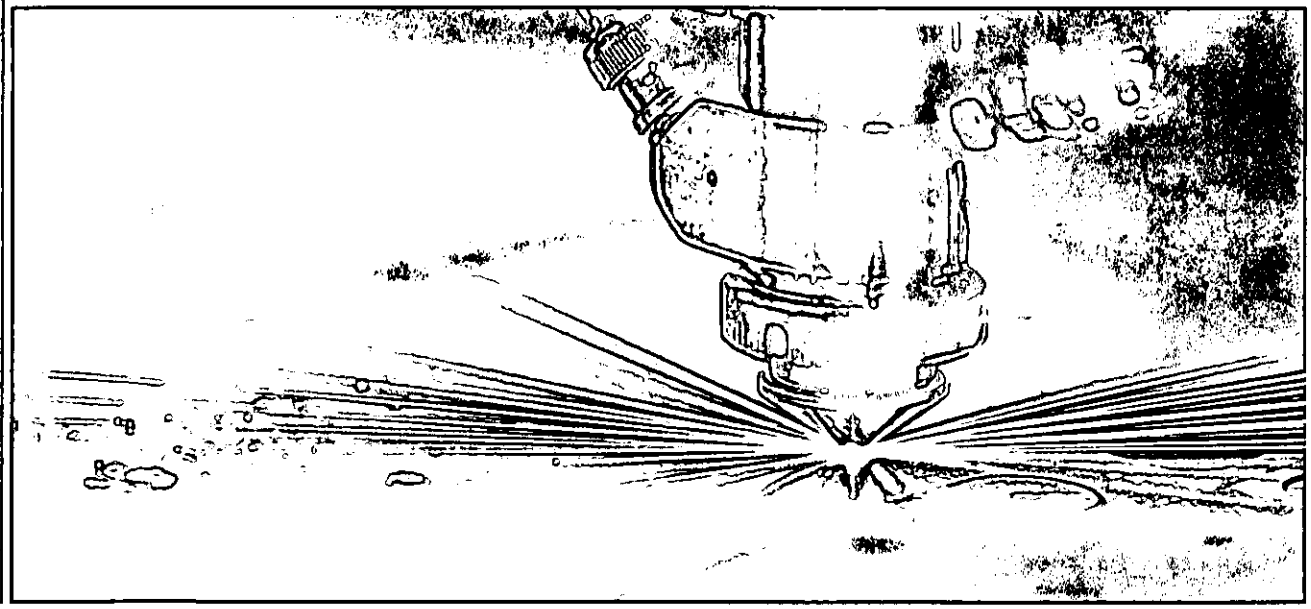


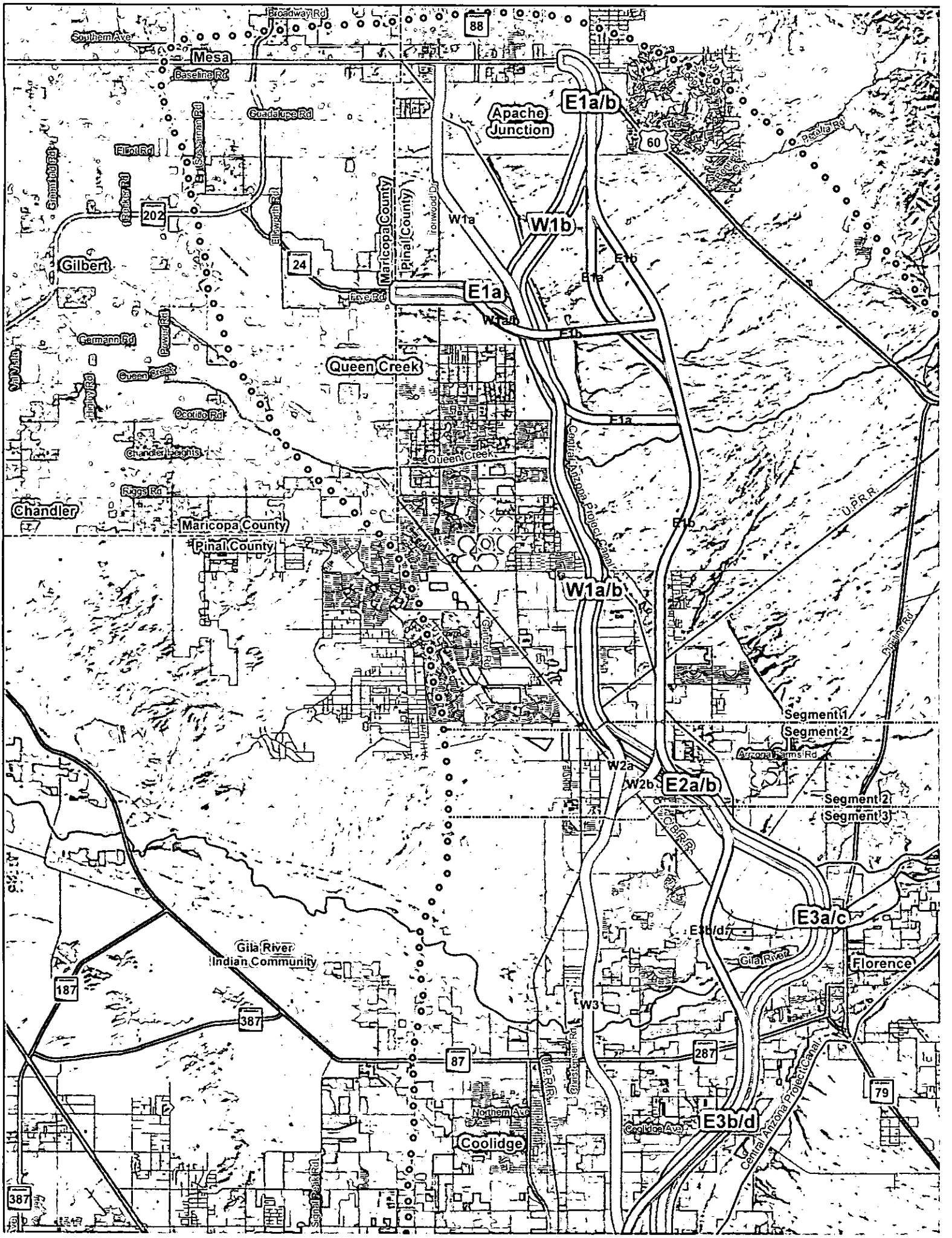
Availabilities at IPAZ

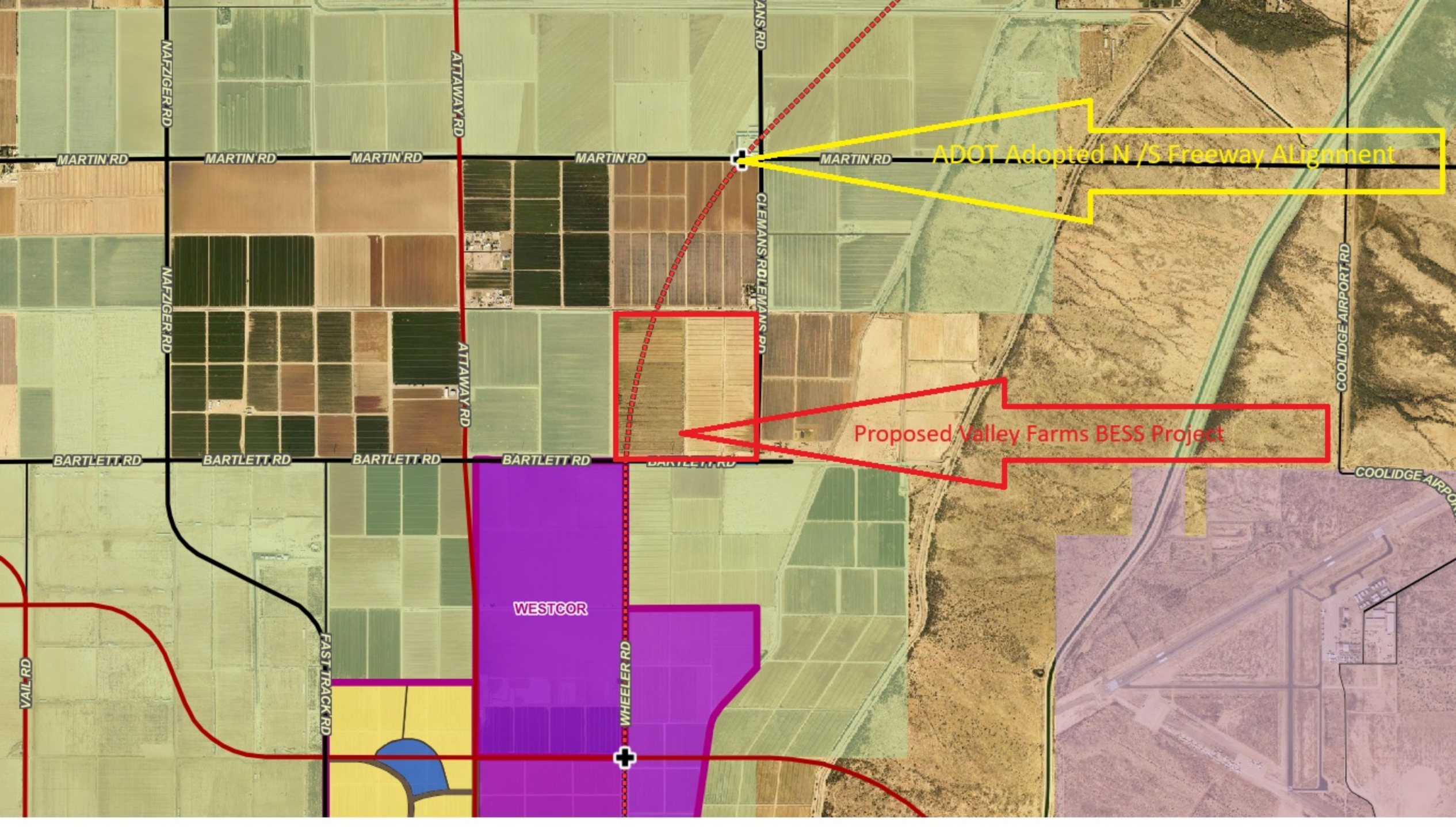
+ Parcels available from 35 to ±900 acres.
+ All parcels within IPAZ are development-ready with infrastructure plans in place.

Lot	Size
~~1~~	~~421.34 acres~~
2	155.60 acres
3	155.60 acres
4	155.60 acres
5	80.00 acres
6	466.44 acres
7	198.00 acres
8	80.00 acres

Lot	Size
9	71.32 acres
10	80.00 acres
11	200.00 acres
12	72.73 acres
13	78.60 acres
14	137.36 acres
15	174.33 acres
16	171.22 acres




Broadway Rd
Southern Ave
Mesa
Baseline Rd
Guadalupe Rd
Elliot Rd
Gilbert Rd
Gilbert
Germann Rd
Queen Creek
Ocotillo Rd
Chandler Heights
Riggs Rd
Chandler
Maricopa County
Pinal County
Ironwood Dr
Ellsworth Rd
Signal Butte Rd
Hawes Rd
Power Rd
Higley Rd
Val Vista
88
202
24
60
387
187
87
287
79
Apache Junction
Peralta Rd
E1a/b
W1b
W1a
E1b
E1a
W1a/b
W1a/b
W2a
W2b
E2a/b
E3a/c
E3b/d
W3
Segment 1
Segment 2
Segment 2
Segment 3
Arizona Farms Rd
Central Arizona Project Canal
U.P.R.R.
A.T.&S.F.R.R.
Gila River
Gila River Indian Community
Florence
Coolidge
Coolidge Ave
Northern Ave
Casa Grande Canal


ADOT Adopted N /S Freeway Alignment
Proposed Valley Farms BESS Project
MARTIN RD
MARTIN RD
MARTIN RD
MARTIN RD
MARTIN RD
NAFZIGER RD
NAFZIGER RD
ATTAWAY RD
ATTAWAY RD
CLEMANS RD
CLEMANS RD
COOLIDGE AIRPORT RD
BARTLETT RD
BARTLETT RD
BARTLETT RD
BARTLETT RD
WESTCOR
WHEELER RD
FAST TRACK RD
VAIL RD
COOLIDGE AIRPO

REGIONAL FIRE & RESCUE DEPT.

7951 W. McCartney Road ~ Casa Grande, Arizona 85194-7417
Phone: (520) 723-4680 ~ Fax: (520) 723-4681
www.regionalfire.org

April 3rd 2025

Pinal County Planning & Development
31 N. Pinal Street, Building F
P.O. Box 2973
Florence, Arizona 85132

Ref: **Valley Farms Energy Center, LLC., Application; PZ-017-24 and PZ-PD-011-24**

To whom this letter may concern:

I am writing with regard to the application by Valley Farms Energy Center, LLC, under consideration for a PAD amendment and re-zone application PZ-017-24 and PZ-PD-011-24.

Regional Fire & Rescue Department, Inc., is the fire service provider for this project, specifically a 160 Acre Photovoltaic Electricity Generation (Solar Farm) and Battery Energy Storage System (BESS) in this application. In reference to this review and approval process, there are three questions remaining of which I can provide a professional opinion, concerning 1) Fire Apparatus Access Roads, 2) Fire Hydrants, and 3) Road Design Parameters identified for typical developments or facilities identified under the standard within the International Fire Code (2018).

When considering application of the IFC 2018 one must first identify the type of building, facilities, (occupancy) storage and its processes in order to effectively use or apply the requirements set forth within the IFC. A “Photovoltaic” facility is referenced in Chapter 12 (1204.1) as ground-mounted photovoltaic panel systems within the IFC (2018). Reference should also be made to NFPA Chapter 70 for the electrical portions as it applies to this project.

Under these circumstances, the IFC must serve as a guideline in forming “best practice” recommendations in moving forward. In the absence of identifiable hazardous processes or materials or hazardous or combustible storage, or buildings, fire flow requirements are not calculable as there exists no physical buildings or bulk storage (per-se) of which to calculate a fire flow required under Appendix B (para B104).

Although an electrical switching yard or similar electrical facility with transformers certainly poses potential for fires, they are often constructed without impervious road surfaces (paved roads) and have fire hydrants installed for the potential fires involving overheated transformers. With application of some similar attributes, the Photovoltaic Electrical Generation “Farm” poses little to no fire hazard, contains no isolated, bulk hazardous materials or processes, no oil filled transformers, and no buildings. Therefore, special considerations following these “best practices” should be applied.

As the fire protection provider and emergency responder for this project, I would like to provide my suggestions to three specific requirements to be addressed in this project and they are:

1) Fire Apparatus Access Roads

- Fire access roads are required within 150 feet of all portions of the property under IFC Chapter 5 (Fire Service Features) section 503.
- As previously stated, the portions of roads being extended involve ground surface area consisting of non-hazardous Photovoltaic Cells that are not identified as a specific hazard class and does not involve a hazardous process of any kind.
- The requirement under section 503 to require roads every 150 feet serve no purpose to the fire department. At best, the roads provided per plan, reflect access roads along the strings of Photovoltaic Cells which tie-in to electrical equipment inverters and these access roads identified within the plan, are deemed to be satisfactory. Access roads shall still be required to be 20 feet wide (minimum) as an approved fire apparatus access lane for access/egress.

2) Fire hydrants

- An electrical switching yard or similar electrical facility would require fire hydrants to be installed on or within 400 ft of the property including any FDC.
- Establishing fire protection through the installation of fire hydrants is not feasible. In the alternative, consideration has been provided by the fire department that the facility in whole offers no increased fire hazard as compared to its previous land use, and as such the absence of any known fire hazard, hazardous substances or processes limits the necessity of available firefighting water supply. This includes the absence of any buildings on site. Although I have not personally viewed this information relayed to me, I am told that actual testing by fire has been conducted and those video results were displayed to the Planning and Zoning Commission membership as well as the County Board of Supervisors in open session, to provide results of that testing which proved these Tesla exterior battery storage units were not hazardous and if ignited through resistance heating by fault, auto-disconnect and if ever involved in fire, they do not spread from their non-combustible container even when side by side with other similar battery storage units.
- Based on this relayed information, I see no reason to require the applicant to establish fire hydrants on the premises.

3) Road design

- The IFC Appendix D (Section D102.1) states “Access and Loading” Facilities, buildings or portions of buildings hereafter construction shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete *or other approved driving surface* capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.” As well noting fire access roads are to have all weather capabilities. In reference to this requirement, “*Approved*” in the italic form as specified under definitions (page 16) is defined as “acceptable to the fire code official.”
- There are no buildings being erected in this project that would involve daily or weekly human activity which would potentially necessitate the need for passage over asphalt surface for routine responses to buildings or structures on the facility. As such, this project is best compared to an electrical switching/transformer facility or yard that has nothing but gravel or aggregate roads/surface throughout.
- I feel for the rare occurrence that fire apparatus may venture onto this site, a well maintained aggregate or gravel road with appropriate grading and drainage to avoid flooding is satisfactory.

For the purposes of comparison, within the central portion of Pinal County is the Electrical District II Electrical Switching Yard and the SRP Switching Yard both located east of Eleven Mile Corner Road and one across from the Pinal County Fairgrounds. Both contain only gravel/aggregate roads with no asphalt or concrete surfaces required.

Please do not hesitate to contact me if I can provide you with any further information or future discussion.

Very Respectfully,

Steven W. Kerber, CFEI, HMT, NRP
Founder, Fire Chief/Paramedic
RFRD

Cc: Valley Farms Energy Center, LLC

Valley Farms Energy Center – Community Support Letters

Pinal County Board of Supervisors
Case Nos. – PZ-017-24 & PZ-PD-011-24
April 2025

Dear Supervisors,

The proposed Valley Farms Energy Center project is a key driver for the future economic development of Pinal County, and I am writing to express my enthusiastic support. This project deserves your backing for the overall benefit of our community.

This project is poised to generate additional tax revenue that can be invested in critical areas such as public-school enhancement, infrastructure maintenance, and special community projects.

By supporting the project, we are standing up for landowners' rights and empowering our community with the opportunity to dictate land usage. Additionally, it fosters grid resiliency, availability and affordability.

Your support for Valley Farms Energy Center can shape a brighter future for our communities' economic development for Pinal County.

Thank you for considering this important initiative.

Sincerely,
Kade Lewis
618 W. 14th Street,
Florence, AZ 85132
kadelewis84@gmail.com

Dear Supervisors,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

Supporting projects like Valley Farms Energy Center ensures landowners' rights and lets citizens decide how to use their land. Furthermore, it fosters grid resiliency, availability and affordability.

By approving the Valley Farms Energy Center project, we can pave the way for economic prosperity and grid stability.

Thank you for considering this important project.

Sincerely,
Christa Trickel
4948 N. Lakeshore Drive,
Casa Grande, AZ 85194
christatrickel@gmail.com

Dear Supervisors,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

Supporting projects like Valley Farms Energy Center ensures landowners' rights and lets citizens decide how to use their land. Furthermore, it fosters grid resiliency, availability and affordability.

By approving the Valley Farms Energy Center project, we can pave the way for economic prosperity and grid stability.

Thank you for considering this important project.

Sincerely,
Dillon Lewis
618 W. 14th Street,
Florence, AZ 85132
dillonlewis13@hmail.com

Dear Supervisors,

The proposed Valley Farms Energy Center project is a key driver for the future economic development of Pinal County, and I am writing to express my enthusiastic support. This project deserves your backing for the overall benefit of our community.

This project is poised to generate additional tax revenue that can be invested in critical areas such as public-school enhancement, infrastructure maintenance, and special community projects.

By supporting the project, we are standing up for landowners' rights and empowering our community with the opportunity to dictate land usage. Additionally, it fosters grid resiliency, availability and affordability.

Your support for Valley Farms Energy Center can shape a brighter future for our communities' economic development for Pinal County.

Thank you for considering this important initiative.

Sincerely,
Camillus J Thomas
15890 S. Moon Valley Road,
Apt 4, PO Box 4995,
Arizona City, AZ 85123
jthomas59111@gmail.com

Dear Supervisors,

In Pinal County, the proposed Valley Farms Energy Center project holds immense potential for future economic development. That's why I encourage you to support this important project for the good of our community.

By supporting the Valley Farms Energy Center, our county can receive additional tax revenue over the life of the approximately 20-year project. This revenue can be used to address the needs and priorities set by our local government, such as improving our public schools, maintaining our roads, undertaking special projects and fostering the growth of our community and local businesses.

Supporting this project demonstrates our commitment to respecting landowners' rights and allows citizens to have a say in how their land is used. With your vote, Valley Farms Energy Center can help shape a brighter future for our communities' economic development.

Thank you for your consideration.

Sincerely,
Gatlin Lewis
618 W. 14th Street,
Florence, AZ 85132
gat121@yahoo.com

Dear Supervisors,

In Pinal County, the proposed Valley Farms Energy Center project holds immense potential for future economic development. That's why I encourage you to support this important project for the good of our community.

By supporting the Valley Farms Energy Center, our county can receive additional tax revenue over the life of the approximately 20-year project. This revenue can be used to address the needs and priorities set by our local government, such as improving our public schools, maintaining our roads, undertaking special projects and fostering the growth of our community and local businesses.

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Thank you for your consideration.

Sincerely,
Gary Whatley
1315 E. Racine Drive,
Casa Grande, AZ 85122
arizonadouble@gmail.com

Dear Supervisors,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

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By approving the Valley Farms Energy Center project, we can pave the way for economic prosperity and grid stability.

Thank you for considering this important project.

Sincerely,
Ann Peyer
54083 W. Badger Road,
Maricopa, AZ 85139
pier5nascar@gmail.com

Dear Supervisors,

The proposed Valley Farms Energy Center project is a key driver for the future economic development of Pinal County, and I am writing to express my enthusiastic support. This project deserves your backing for the overall benefit of our community.

This project is poised to generate additional tax revenue that can be invested in critical areas such as public-school enhancement, infrastructure maintenance, and special community projects.

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Your support for Valley Farms Energy Center can shape a brighter future for our communities' economic development for Pinal County.

Thank you for considering this important initiative.

Sincerely,
Hannah Girmai
21855 E. Sunset Drive,
Queen Creek, AZ 85142
hannahgirmaidigital@gmail.com

Dear Supervisors,

The proposed Valley Farms Energy Center project is a key driver for the future economic development of Pinal County, and I am writing to express my enthusiastic support. This project deserves your backing for the overall benefit of our community.

This project is poised to generate additional tax revenue that can be invested in critical areas such as public-school enhancement, infrastructure maintenance, and special community projects.

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Thank you for considering this important initiative.

Sincerely,
Tabor Lewis
618 W. 14th Street,
Florence, AZ 85132
taborlew@gmail.com

Dear Supervisors,

In Pinal County, the proposed Valley Farms Energy Center project holds immense potential for future economic development. That's why I encourage you to support this important project for the good of our community.

By supporting the Valley Farms Energy Center, our county can receive additional tax revenue over the life of the approximately 20-year project. This revenue can be used to address the needs and priorities set by our local government, such as improving our public schools, maintaining our roads, undertaking special projects and fostering the growth of our community and local businesses.

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Thank you for your consideration.

Sincerely,
Robert Honeywell
27120 E. Oxbow Drive,
Florence, AZ 85132
rnarenovationsllc1980@gmail.com

Dear Supervisors,

In Pinal County, the proposed Valley Farms Energy Center project holds immense potential for future economic development. That's why I encourage you to support this important project for the good of our community.

By supporting the Valley Farms Energy Center, our county can receive additional tax revenue over the life of the approximately 20-year project. This revenue can be used to address the needs and priorities set by our local government, such as improving our public schools, maintaining our roads, undertaking special projects and fostering the growth of our community and local businesses.

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Thank you for your consideration.

Sincerely,
Ms. Donna Meadows
14094 W. Noble Circle,
Casa Grande, AZ 85122
netbfine520@gmail.com
520-509-8481

Dear Supervisors,

In Pinal County, the proposed Valley Farms Energy Center project holds immense potential for future economic development. That's why I encourage you to support this important project for the good of our community.

By supporting the Valley Farms Energy Center, our county can receive additional tax revenue over the life of the approximately 20-year project. This revenue can be used to address the needs and priorities set by our local government, such as improving our public schools, maintaining our roads, undertaking special projects and fostering the growth of our community and local businesses.

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Thank you for your consideration.

Sincerely,
Jim Donovan
43893 W. Sagebrush Trail,
Maricopa, AZ 85138
mowmaniac@gmail.com

Dear Supervisors,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

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Thank you for considering this important project.

Sincerely,
Ms. Kathy Borrego
1291 E. Barcelona Avenue,
Casa Grande, AZ 85122
kathyborrego65@gmail.com
520-719-1740

Dear Supervisors,

The proposed Valley Farms Energy Center project is a key driver for the future economic development of Pinal County, and I am writing to express my enthusiastic support. This project deserves your backing for the overall benefit of our community.

This project is poised to generate additional tax revenue that can be invested in critical areas such as public-school enhancement, infrastructure maintenance, and special community projects.

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Your support for Valley Farms Energy Center can shape a brighter future for our communities' economic development for Pinal County.

Thank you for considering this important initiative.

Sincerely,
Cory Lemberger
373 W. Silverdale Road,
San Tan Valley, AZ 85143
saveatwig@gmail.com

Dear Supervisors,

In Pinal County, the proposed Valley Farms Energy Center project holds immense potential for future economic development. That's why I encourage you to support this important project for the good of our community.

By supporting the Valley Farms Energy Center, our county can receive additional tax revenue over the life of the approximately 20-year project. This revenue can be used to address the needs and priorities set by our local government, such as improving our public schools, maintaining our roads, undertaking special projects and fostering the growth of our community and local businesses.

Supporting this project demonstrates our commitment to respecting landowners' rights and allows citizens to have a say in how their land is used. With your vote, Valley Farms Energy Center can help shape a brighter future for our communities' economic development.

Thank you for your consideration.

Sincerely,
Juanita Vasquez
616 W. Kingman Loop,
Casa Grande, AZ 85122
Juanitavasquez1963@gmail.com

Dear Supervisors,

In Pinal County, the proposed Valley Farms Energy Center project holds immense potential for future economic development. That's why I encourage you to support this important project for the good of our community.

By supporting the Valley Farms Energy Center, our county can receive additional tax revenue over the life of the approximately 20-year project. This revenue can be used to address the needs and priorities set by our local government, such as improving our public schools, maintaining our roads, undertaking special projects and fostering the growth of our community and local businesses.

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Thank you for your consideration.

Sincerely,
Michael Tucker
PO Box 267,
Florence, AZ 85132
mikeltkr@hotmail.com

Pinal County Petition Signatures – Obtained on April 12, 2025

- **Nichole**
  422 Randolph Road, Casa Grande, AZ 85194

- **TeeJay**
  8422 Randolph Road 85194

- **Mark Cowling**
  397 Cactus Lake, Florence AZ

- **Paul James**
  1225 16th Street, Coolidge AZ

- **Danielle Mediner**
  6085 E. Paradise Lane

- **Jen Schouten**
  22484 E Calle De Flores, Queen Creek, AZ

- **Tim Barnett**
  3048 W Jasper Butte Drive, Queen Creek, AZ 85142

- **R. Villilana**
  111 W 6th Avenue, San Manuel, AZ 8563

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: A bright future Pinal County.

1 message

Glenn Bak <glenn.bak@pinal.gov> Mon, Apr 7, 2025 at 7:14 AM
To: Kendall Riley <kendall.riley@pinal.gov>

---------- Forwarded message ---------
From: **Brent Billingsley** <brent.billingsley@pinal.gov>
Date: Mon, Apr 7, 2025 at 7:07 AM
Subject: Fwd: A bright future Pinal County.
To: Harvey Krauss <harvey.krauss@pinal.gov>, Todd Williams <todd.williams@pinal.gov>
Cc: Sangeeta Deokar <sangeeta.deokar@pinal.gov>, Glenn Bak <Glenn.Bak@pinal.gov>, Patrick Zaia-Roberts <Patrick.Roberts@pinal.gov>

FYI,

Brent

---------- Forwarded message ---------
From: **Stephen Miller** <stephen.miller@pinal.gov>
Date: Sun, Apr 6, 2025 at 9:44 AM
Subject: Fwd: A bright future Pinal County.
To: Harvey Krauss <harvey.krauss@pinal.gov>, Joe Ortiz <joe.ortiz@pinal.gov>, Brent Billingsley <brent.billingsley@pinal.gov>, Dedrick Denton <dedrick.denton@pinal.gov>
Cc: Brandon Gaylord <brandon.gaylord@pinal.gov>

I have received several of these emails, is the planning department receiving also?

SQM

Stephen Q Miller
Pinal County Board of Supervisors
District # 3
820 E. Cottonwood Ln.
Casa Grande AZ 85122
520-866-7401
stephen.miller@pinal.gov

---------- Forwarded message ---------
From: **Ann Peyer** <team@speak4.co>
Date: Sat, Apr 5, 2025 at 12:39 PM
Subject: A bright future Pinal County.
To: Stephen Miller <Stephen.Miller@pinal.gov>

Dear Stephen Miller,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

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By approving the Valley Farms Energy Center project, we can pave the way for economic prosperity and grid stability.

Thank you for considering this important project.

Sincerely,
Ann Peyer
54083 W Badger Rd,
Maricopa, AZ 85139
pier5nascar@gmail.com

--
Brent D. Billingsley
Community Development Director
P.O. Box 2973
Florence, AZ 85132
O: (520) 866-6442
E: brent.billingsley@pinal.gov

--
Glenn Bak
Senior Planner
Pinal County, Community Development Department
85 N Florence Street
Florence, AZ 85132
520-866-6444

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: No Bartlett/Clemens Ticking Time Solar Battery Storage

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Thu, Feb 20, 2025 at 7:21 AM
To: Kendall Riley <kendall.riley@pinal.gov>

FYI....
---------- Forwarded message ---------
From: **Arianna Montgomery** <admcustomart@gmail.com>
Date: Thu, Feb 20, 2025 at 1:24 AM
Subject: No Bartlett/Clemens Ticking Time Solar Battery Storage
To: <sangeeta.deokar@pinal.gov>

For your consideration,

I am emailing my formal complete opposition to your proposed Zoning change of the 160 acres of farmland on Bartlett and Clemens Rd to be changed from its current designation to Industrial to accommodate for a Battery Storage facility and solar fields.

I grew up just a mile away from your proposed location of this dangerous atrocity; I graduated High School in Coolidge as Valedictorian by traversing these roads which will be affected by this ticking time bomb; I made my first land purchase and reclaimed a eyesore property turning its overgrown fire hazardous features into a place with a home, green pastures, trees and a proud American flag flown high for the crop dusters, pilots and passers by to take mention of just a tad south from your planned not so green looking metal reflective structures. I look back to the years past and see how the solar fields around have changed the landscape, the wildlife and the mainstay for which our small town was made famous for— farmlands of cotton— in just a mere few years, and I am sickened that those making decisions fail to do so in the best interest of those they are supposed to defend and represent.

Continued expansion of solar and lithium based battery storage facilities will only further end the cycle for what has been — desiccating the remaining land further contaminating it, exposing it to risks which have not been fully assessed or acknowledged and destroying traditions and property values.

The county does not benefit from destroying land in this matter; in fact I dare ask who does this benefit? Certainly the electricity stored and generated will not be offered to nearby residents who are on an outdated and failing grid system that is currently far below standard code operations for any other systems. Affirmatively these operations will not benefit community members or historical associations who wish to preserve the origins of this area or the cultural significance of these lands. Considerably we cannot differentiate the risks of this facility to the destruction that displaced thousands of residences, closed businesses and threatened the heath of man and wildlife within vast expanses as the recent Moss Landing Fire. A fire that has resulted in mass lawsuits, health concerns and is now revealing the real threats such facilities present. This tragedy has exposed the these types of facilities clearly have faults, faults and hazards that become more detrimental and more likely in extreme heat and desert climates. Hazards for which our current firemen, law enforcement and residents have no chance against when they happen.

I ask this: Look to the future. Do you wish to see lush green pastures, fields of cotton, oats, morning dove, burrowing owls and farm kids learning to drive on old field roads, or would you rather see boxes of metal, green and red lights blinking in the dark like some sci-if UFO landing coming from battery boxes, solar panels reflecting the already bright sun into your eyes, scorching the sand, harboring only tumbleweeds and stones?Look farther into the future and nothing but a metal scrap yard graffitied, dismembered, stripped from wiring and destroyed is left; nothing stands but massive trash heaps left from dead batteries, broken solar panels, failed hydraulic systems which once positioned the panels and 160 acres of land no one cared about. This future potentially holds 160 acres that burst into flames, contaminating the ground forever destroying the hope for it to ever return to farmground or even natural desert; 160 acres that caused for the evacuation of an entire town, likely an airport, families nearby tending to their livestock, a county that is bombarded with lawsuits for an entirely avoidable event, avoidable damages, avoidable suffering.

Look at the solar fields now. Drive the roads. Tell me they care about us. Show us you care about us. These fields are full of tumbleweeds piled below the panels in droves just waiting to ignite. These roads are crumbling on the edges, centers and sides; they are an everyday hazard for residents. The bar ditches are overgrown with nuisance, noxious weeds which impregnate our farmland soils and inhibit crops and desert alike. Already equipment is failing. Already trash blows about.

Already is the sand scorched and the wildlife absent. Already are the lights flashing in the dark. Already history and progress are buried alike.

To destroy the past to accommodate a future, is to destroy the dreams of the present which were born from the past for a future.

Regards,
Arianna Montgomery
Wheeler Rd
Coolidge, AZ

Sent from my iPad

--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: NO on proposed Zoning change Bartlett & Clemans Rd 160 acres

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Thu, Feb 20, 2025 at 7:21 AM
To: Kendall Riley <kendall.riley@pinal.gov>

FYI...

---------- Forwarded message ---------
From: **Benjamin Montgomery** <benlmontgomery3@gmail.com>
Date: Thu, Feb 20, 2025 at 12:22 AM
Subject: NO on proposed Zoning change Bartlett & Clemans Rd 160 acres
To: sangeeta.deokar@pinal.gov <sangeeta.deokar@pinal.gov>

As a resident near the proposed Bartlett/Clemans Rd Zoning change, I am 100% AGAINST such a Zoning change. This would negativity impact all of us that live in the area for our lifetime and beyond.

I ask you to please serve the residents of Pinal County who you represent that would be negativity impacted putting their wishes first and NOT the Developers, lobbyists and those getting kickbacks who are the only ones to benefit from such a proposal.

Sincerely,
Ben Montgomery

--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: A bright future Pinal County.

1 message

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Mon, Apr 7, 2025 at 9:25 AM
To: Kendall Riley <kendall.riley@pinal.gov>

FYI....
---------- Forwarded message ---------
From: **Brent Billingsley** <brent.billingsley@pinal.gov>
Date: Mon, Apr 7, 2025 at 9:09 AM
Subject: Fwd: A bright future Pinal County.
To: Harvey Krauss <harvey.krauss@pinal.gov>, Todd Williams <todd.williams@pinal.gov>
Cc: Sangeeta Deokar <sangeeta.deokar@pinal.gov>, Glenn Bak <Glenn.Bak@pinal.gov>, Patrick Zaia-Roberts <Patrick.Roberts@pinal.gov>

FYI,

Brent

---------- Forwarded message ---------
From: **Stephen Miller** <stephen.miller@pinal.gov>
Date: Mon, Apr 7, 2025 at 9:08 AM
Subject: Fwd: A bright future Pinal County.
To: Harvey Krauss <harvey.krauss@pinal.gov>, Brent Billingsley <brent.billingsley@pinal.gov>, Joe Ortiz <joe.ortiz@pinal.gov>

2 Letters of support.

SQM

Stephen Q Miller
Pinal County Board of Supervisors
District # 3
820 E. Cottonwood Ln.
Casa Grande AZ 85122
520-866-7401
stephen.miller@pinal.gov

---------- Forwarded message ---------
From: **Dillon Lewis** <team@speak4.co>
Date: Tue, Apr 1, 2025 at 1:40 PM
Subject: A bright future Pinal County.
To: Stephen Miller <Stephen.Miller@pinal.gov>

Dear Stephen Miller,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

Supporting projects like Valley Farms Energy Center ensures landowners' rights and lets citizens decide how to use their land. Furthermore, it fosters grid resiliency, availability and affordability.

By approving the Valley Farms Energy Center project, we can pave the way for economic prosperity and grid stability.

Thank you for considering this important project.

Sincerely,
Dillon Lewis
618 w 14th street Florence Arizona ,
Florence, AZ 85132
dillonlewis13@hmail.com

--
Brent D. Billingsley
Community Development Director
P.O. Box 2973
Florence, AZ 85132
O: (520) 866-6442
E: brent.billingsley@pinal.gov

--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: Opposed to 160 acre Bartlett/Clemans Rd Solar/Battery storage

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Thu, Feb 20, 2025 at 7:22 AM
To: Kendall Riley <kendall.riley@pinal.gov>

FYI...

---------- Forwarded message ---------
From: **Donata Montgomery** <donata9009@gmail.com>
Date: Wed, Feb 19, 2025 at 11:57 PM
Subject: Opposed to 160 acre Bartlett/Clemans Rd Solar/Battery storage
To: sangeeta.deokar@pinal.gov <sangeeta.deokar@pinal.gov>

Good day,

I would like to record my complete opposition to the proposed Zoning change of the 160 acres of farm land on Bartlett & Clemans Rd to Industrial for a combined Solar and Battery storage facility.

This would be very near my home and pose a great risk to myself, family and everyone in the surrounding area and City of Coolidge as well as livestock and potential ground contamination .

I am sure you are all aware of the recent devastating Moss Landing fire which displaced thousands of residents and has resulted in lawsuits being filed. There have been other such fires across the country as well. These types of facilities have been proven to be unsafe and also not recommended for extreme heat or desert climates.

It is also my understanding that the County gets very little money from such Industrial projects, from a business standpoint the County would be much better off offering for residential mini-farms or subdivision, as you would earn much more from property taxes.

I appreciate your attention to this matter and pray that you look out for the residents which you serve that would be negatively impacted by this zoning change and project instead of those few individuals who will make money at the expense of so many others.

Thank you,
Donata Montgomery
Wheeler Rd
Coolidge, Az

--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: A bright future Pinal County.

Harvey Krauss <harvey.krauss@pinal.gov> Fri, Apr 11, 2025 at 8:40 PM
To: Kendall Riley <kendall.riley@pinal.gov>
Cc: Sangeeta Deokar <sangeeta.deokar@pinal.gov>

FYI HK

---------- Forwarded message ---------
From: **Stephen Miller** <stephen.miller@pinal.gov>
Date: Fri, Apr 11, 2025 at 8:42 AM
Subject: Fwd: A bright future Pinal County.
To: Brent Billingsley <brent.billingsley@pinal.gov>, Himanshu Patel <himanshu.patel@pinal.gov>, Brandon Gaylord <brandon.gaylord@pinal.gov>, Harvey Krauss <harvey.krauss@pinal.gov>

Support letters

SQM

Stephen Q Miller
Pinal County Board of Supervisors
District # 3
820 E. Cottonwood Ln.
Casa Grande AZ 85122
520-866-7401
stephen.miller@pinal.gov

---------- Forwarded message ---------
From: **Phil Sawicki** <team@speak4.co>
Date: Fri, Apr 11, 2025 at 3:09 AM
Subject: A bright future Pinal County.
To: Stephen Miller <Stephen.Miller@pinal.gov>

Dear Stephen Miller,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

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By approving the Valley Farms Energy Center project, we can pave the way for economic prosperity and grid stability.

Thank you for considering this important project.

Sincerely,
Phil Sawicki
8330 N 19th Ave #1124,
Phoenix, AZ 85021

philsawicki1@gmail.com

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: A bright future Pinal County.

1 message

Harvey Krauss <harvey.krauss@pinal.gov> Thu, Apr 10, 2025 at 7:28 AM
To: Kendall Riley <kendall.riley@pinal.gov>

Good morning, Kendall -

Important to reference no. of letters of support and include with staff report. thanks, Harvey

---------- Forwarded message ---------
From: **Stephen Miller** <stephen.miller@pinal.gov>
Date: Thu, Apr 10, 2025 at 7:19 AM
Subject: Fwd: A bright future Pinal County.
To: Harvey Krauss <harvey.krauss@pinal.gov>, Brent Billingsley <brent.billingsley@pinal.gov>, Joe Ortiz <joe.ortiz@pinal.gov>, Himanshu Patel <himanshu.patel@pinal.gov>

More letters of support for solar farms.

SQM

Stephen Q Miller
Pinal County Board of Supervisors
District # 3
820 E. Cottonwood Ln.
Casa Grande AZ 85122
520-866-7401
stephen.miller@pinal.gov

---------- Forwarded message ---------
From: **Tiffany Rippenhagen** <team@speak4.co>
Date: Wed, Apr 9, 2025 at 6:35 PM
Subject: A bright future Pinal County.
To: Stephen Miller <Stephen.Miller@pinal.gov>

Dear Stephen Miller,

I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support.

The project has the potential to provide substantial tax revenue for our county over its 20-year lifespan. These funds can be allocated toward crucial local needs and priorities, including enhancing our public education system, maintaining and improving our infrastructure, and supporting the growth of our community and local businesses.

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By approving the Valley Farms Energy Center project, we can pave the way for economic prosperity and grid stability.

Thank you for considering this important project.

Sincerely,
Tiffany Rippenhagen
442 Desert Poppy Dr,
Sedona, AZ 86336
trippen87@gmail.com

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: Valley Farms Energy Center deserves our support.

1 message

Harvey Krauss <harvey.krauss@pinal.gov> Mon, Apr 14, 2025 at 2:41 PM
To: Kendall Riley <kendall.riley@pinal.gov>

FYI, HK

---------- Forwarded message ---------
From: **Stephen Miller** <stephen.miller@pinal.gov>
Date: Mon, Apr 14, 2025 at 1:57 PM
Subject: Fwd: Valley Farms Energy Center deserves our support.
To: Harvey Krauss <harvey.krauss@pinal.gov>
Cc: Brandon Gaylord <brandon.gaylord@pinal.gov>

Another letter.

SQM

Stephen Q Miller
Pinal County Board of Supervisors
District # 3
820 E. Cottonwood Ln.
Casa Grande AZ 85122
520-866-7401
stephen.miller@pinal.gov

---------- Forwarded message ---------
From: **Power 9223372036854775807** <team@speak4.co>
Date: Mon, Apr 14, 2025 at 12:13 PM
Subject: Valley Farms Energy Center deserves our support.
To: Stephen Miller <Stephen.Miller@pinal.gov>

Dear Stephen Miller,

The proposed Valley Farms Energy Center project is a key driver for the future economic development of Pinal County, and I am writing to express my enthusiastic support. This project deserves your backing for the overall benefit of our community.

This project is poised to generate additional tax revenue that can be invested in critical areas such as public-school enhancement, infrastructure maintenance, and special community projects.

By supporting the project, we are standing up for landowners' rights and empowering our community with the opportunity to dictate land usage. Additionally, it fosters grid resiliency, availability and affordability.

Your support for Valley Farms Energy Center can shape a brighter future for our communities' economic development for Pinal County.

Thank you for considering this important initiative.

Sincerely,
Power 9223372036854775807
111 S Hearthstone Way,
Chandler, AZ 85226

mad7886gurl@gmail.com

PINAL COUNTY

Kendall Riley <kendall.riley@pinal.gov>

Fwd: No To Rezoning to Accommodate Solar/Battery Storage on Clemens/Bartlett

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Thu, Feb 20, 2025 at 7:20 AM
To: Kendall Riley <kendall.riley@pinal.gov>

FYI...

---------- Forwarded message ---------
From: **J T SMITH** <d38359@gmail.com>
Date: Thu, Feb 20, 2025 at 1:37 AM
Subject: No To Rezoning to Accommodate Solar/Battery Storage on Clemens/Bartlett
To: sangeeta.deokar@pinal.gov <sangeeta.deokar@pinal.gov>

I formally submit my opposition to the zoning change of 160 acres amidst Bartlett/Clemens Roads.

I say no to Battery Storage and solar fields. Don't give me another reason to be disgusted by this county and the state. No one wants to look at these panels and Battery boxes. No one is going to be able to save it from spontaneous combustion. No one comes to look at this junk. No one comes to live by a place with these disasters. It draws no one into local businesses and doesn't serve interest to residents or sightseeing enthusiasts. It does not benefit the majority. It does not benefit travel, insurance premiums, the roads or wildlife. Send it to California since they are already burned up. Don't bring Moss Landing to us.

Joe T
Wheeler Rd Resident
Sole Prop Business Owner

--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

Debra Neely
PO Box 711
Florence, AZ 85132
520-251-0961
205-02-002G

February 17, 2025

Re: OPPOSITION TO ZONING CHANGE REQUEST
CASES: PZ-017-24; PZ-PD-011-24
HEARING: P&Z HEARING 2/20/25

A key purpose for having zoning codes in place is to separate unlike uses on property for public safety reasons.

The property made the basis of this zoning change request is within less than 3 miles of the Coolidge city limits encompassing homes, farms and businesses. PCBOS' prior decision to reclassify this property to Green Energy Production directly contradicts P&Z's recommendations as well as the expectations of the citizens for planned growth. P&Z's approval of PZ-017-24 and PZ0-PD-011-24 will further eliminate the growth pattern essential for Coolidge's economic development.

I ask P&Z to study paragraphs #4 and #8 of Applicant's Supporting Information: "There is **no potential** for excessive noise, smoke, fumes dust or glare" and #8 "The proposed solar arrays, **BESS facilities**....." and consider the following:

* Public and property safety hazards are inherent to battery systems

* "Battery storage systems present significant safety concerns that must be carefully addressed to ensure the protection of human life, property and the environment" (World Journal of Advanced Research and Reviews, 2024)

*BESS currently have haphazard, <u>if any</u>, regulations imposed on them to assure public or property safety

*Public safety hazards as thermal runaway, fire, and chemical leakage into the ground, groundwater and air can have catastrophic consequences to people and the environment.

Valley Farms Energy Center LLC lacks the necessary systems in place to assure Pinal County residents their safety and therefore I ask P&Z deny Applicant's PZ-017-24 request for rezoning from General Rural to Industrial Zoning thereby rendering PZ-PD-011-24 PAD moot.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE **30TH** DAY OF **APRIL 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONE** & **A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-017-24 - PUBLIC HEARING/ACTION: Gregory C. and Loralee Wuertz Family Trust owner, W. Ralph Pew, Pew & Lake PLC, applicant, requesting approval of a **rezone** from **General Rural (GR)** to **Industrial Zoning (I-3)** on approximately 160± acres to develop a photovoltaic solar energy production facility, situated in a portion of Section 31, Township 05 South, Range 09 East, of the Gila & Salt River Base & Meridian, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

PZ-PD-011-24 – PUBLIC HEARING/ACTION: Gregory C. and Loralee Wuertz Family Trust owner, W. Ralph Pew, Pew & Lake PCL, applicant, requesting approval of a 160± acres **Planned Area Development (PAD) Overlay District** consistent with case PZ-017-24 (160± acres); situated in a portion of Section 31, Township 05 South, Range 09 East, of the Gila & Salt River Base & Meridian, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

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 Thursday between the hours of 7:30 a.m. and 5:30 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 **31st** day of **March 2025**, 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: Kendall Riley, Planner
E-mail Address: Kendall.riley@pinal.gov
Phone #: (520) 866-6514 Fax: (520) 866-6530

Anything below this line is not for publication.]

PUBLISHED ONCE:

Pinal Central Dispatch

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

India Johnston, 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:
Mar. 27, 2025

NOTICE ID: pFHpk6uH2uDfI1UmPNBQ
NOTICE NAME: PZ-PA-015-24 & Others

India Johnston

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 04/01/2025

S Smith

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 APRIL, 2025, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EMERGENCY OPERATIONS CENTER (EOC), 85 N. FLORENCE STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, A REZONE & A PLANNED AREA DEVELOPMENT OVERLAY IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-PA-015-24 – PUBLIC HEARING/ACTION: Agent W. Ralph Pew (Pew & Lake, PLC), on behalf of the landowner, Edward Ricks (Sharon Buell Family Revocable Living Trust), is requesting approval for a non-major comprehensive plan amendment to change the land use designation from Employment to Green Energy Production on ±260 acres to develop a photovoltaic solar energy production facility. The property is located in S09/T07S/R08E, Tax Parcels 401-48-014A, 401-48-014B, 401-48-013D, and 401-48-013H (legal on file), at the southeast corner of S La Palma Rd and E Cornman Rd in unincorporated Pinal County, Arizona, on a County Island between the City of Coolidge and the City of Eloy.

PZ-026-24 – PUBLIC HEARING/ACTION: Agent W. Ralph Pew (Pew & Lake, PLC), on behalf of the landowner, Edward Ricks (Sharon Buell Family Revocable Living Trust), is requesting approval for a rezoning from the GR General Rural zoning district to the I-3 Industrial zoning district on ±260 acres to develop a photovoltaic solar energy production facility. The property is located in S09/T07S/R08E, Tax Parcels 401-48-014A, 401-48-014B, 401-48-013D, and 401-48-013H (legal on file), at the southeast corner of S La Palma Rd and E Cornman Rd in unincorporated Pinal County, Arizona, on a County Island between the City of Coolidge and the City of Eloy.

PZ-PD-016-24 - PUBLIC HEARING/ACTION: Agent W. Ralph Pew (Pew & Lake, PLC), on behalf of the landowner, Edward Ricks (Sharon Buell Family Revocable Living Trust), is requesting approval for a planned area development (PAD) overlay to modify the development standards of the I-3 Industrial zoning district on ±260 acres to develop a photovoltaic solar energy production facility. The property is located in S09/T07S/R08E, Tax Parcels 401-48-014A, 401-48-014B, 401-48-013D, and 401-48-013H (legal on file), at the southeast corner of S La Palma Rd and E Cornman Rd in unincorporated Pinal County, Arizona, on a County Island between the City of Coolidge and the City of Eloy.

At least 24 hours prior to the public hearing, information regarding the case can be found online 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 27TH DAY OF MARCH, 2025

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH:

THE PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT

P.O. BOX 749 (85 N. FLORENCE STREET, 1ST FLOOR)

FLORENCE, AZ 85132

YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)

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

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

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

Contacts for this matter: Monika Smriti, Planner

E-mail Address: monika.smriti@pinal.gov

Phone #: (520) 866-6294

No. of publications: 1: date of publication: Mar 27, 2025


NOTICE
PLANNING & ZONING
PUBLIC HEARING
8 APRIL 2025

PINAL COUNTY
Public Hearings

Case Number: PZ-017-24 and PZ-PD-011-24
Existing Zoning: General Rural
Proposed Zoning: Industrial Zoning District (I-3) With a Planned Area Development Overlay
Acreage: 160 Acres

Applicant Name: W. Ralph Pew, Pew & Lake, PLC.
Applicant Phone Number: 480-461-4670

Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov

Public Hearing Information



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: FEBRUARY 20, 2025

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-017-24, PZ-PD-011-24 (Valley Farms Energy Center)**

CASE COORDINATOR: KENDALL RILEY, PLANNER

SUPERVISOR DISTRICT: MCCLURE, DISTRICT #4

Executive Summary:
W. Ralph Pew, Pew & Lake PLC, applicant, on behalf of Gregory C. and Loralee Wuertz Family Trust, landowner, is requesting approval of a rezone of 160± acres, generally located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd, from General Rural (GR) to Industrial Zoning (I-3) and a PAD Overlay Zoning District to allow for development standards for a Photovoltaic (PV) Solar Energy Facility (Valley Farms Energy Center) with battery energy storage for a photovoltaic Solar Power Plant

If This Request is Approved by the Board of Supervisors:
The applicant will apply for a site plan application and applicable permits under the new development and design standards for a Solar Energy Project with Battery Energy Storage Systems.

LEGAL DESCRIPTION: (Legal on File)

LANDOWNER/APPLICANT: Gregory C. Loralee Wuertz Family Trust, landowner, W. Ralph Pew, Pew & Lake PLC, applicant.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-017-24 - PUBLIC HEARING/ACTION:** W. Ralph Pew, Pew & Lake PLC, applicant, on behalf of Gregory C. and Loralee Wuertz Family Trust, owner, is requesting approval of a **rezone** from **General Rural (GR)** to **Industrial Zoning (I-3)** on approximately 160± acres to develop a photovoltaic solar energy production facility, situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, and generally located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd
2. **PZ-PD-011-24 – PUBLIC HEARING/ACTION:** W. Ralph Pew, Pew & Lake PCL, applicant, on behalf of Gregory C. and Loralee Wuertz Family Trust, owner, is requesting approval of a 160± acres **Planned Area Development (PAD) Overlay District** providing for development standards consistent with case PZ-017-24 (160± acres); situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, and generally located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

LOCATION: located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

SIZE: 160± acres.

COMPREHENSIVE PLAN: Current land use designation is "Green Energy Production" approved under the case PZ-PA-005-22.

EXISTING ZONING AND LAND USE: The subject site is currently zoned General Rural (GR). The property is currently used as farmland, with low density residential properties surrounding the property in question.

SURROUNDING ZONING AND LAND USE:
North: General Rural (GR), Agricultural and Vacant.
South: City of Coolidge
East: General Rural (GR), Agricultural and residential.
West: City of Coolidge

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	February 29, 2024
Agency Mailout	January 28, 2025
Newspaper Advertising:	January 30, 2025
Postcards/Letters:	February 3, 2025
Site posting:	February 3, 2025

FINDINGS/SITE DATA/HISTORY:
The parcels are privately owned and current use of the subject properties is agriculture. Nearly all surrounding parcels are used for agriculture. There are rural residences located near the proposed site with low-density residential development to the northwest. No prior zoning records have been found for the subject property.

Proposed Use:
The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with a battery energy storage system (BESS). The solar facility is projected to generate 10 MW of solar energy. The property is located within a medium voltage corridor and there are plans to connect to the existing infrastructure. A switchyard will be constructed on site, and will interconnect with the existing Abel to Randolph 230 kV transmission line, the main components of the Valley Farms Solar Energy Center would include the following

1. PV modules with solar trackers on a fixed support system (10 MW).
2. Battery Energy Storage System (BESS).
3. Solar Field Infrastructure Components (Electrical collection systems, Switchgear, Power Conversions stations, inverters, transformers and collection lines).

4. Civil Infrastructure (fencing, access driveways, on-site parking, drainage channels and retention basins, and landscaping).
5. Onsite substation and switchyard.

Flood Plain:
The project is located within Flood Zone X, with relatively flat topography.

Access:
The site will have a single access point off of Clemens Road and internal roadways will be constructed throughout the site for circulation. These private roadways will be improved following approved development standards for fire access and dust control.

ANALYSIS:
Comprehensive Plan
The land-use designation for the project area is "Green Energy Production". This land-use was approved under the case PZ-PA-005-22 changing the land use designation from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy production.

"Green Energy Production" land-use allows Utility-scale solar farms to support the development of renewable sources to meet local energy needs. The Valley Farms Energy Center fulfills the goals and objectives of the Comprehensive Plan as identified within the applicant's narrative. These have been analyzed and shared below:

Sense of Community:
The Valley Farms Energy Center project does not alter or reduce the number of urban centers or gathering places in the area and no opposition has been received since the neighborhood meeting was held. After the lifetime of the project, the land can be reverted back to the current uses, agriculture. The property itself is designated Green Energy Production as described under case PZ-PA-005-22. The existing surrounding land use designations within 1 mile of the site are Moderate Low Density Residential (MLDR), High Intensity Activity Center, Employment, and General Public Facilities/Services. No agency comments have been received to date.

Mobility and Connectivity:
Valley Farms Energy Center provides adequate connectivity via access off of the paved Bartlett Road to N Clemans road which is unpaved. Operation of the solar facility will not have a significant impact upon traffic in the region as a result of this development, as the daily trip count will be four. Due to the access off of Bartlett road onto N Clemans road, roadway improvements may be required by the Pinal County Public Works Department based upon traffic, dust generation and other factors, as this project advances to Site Plan formal submittal process.

Economic Sustainability:

This project will create operational jobs during the life of the project, and temporary jobs during the construction period of the project. Solar projects also have reduced water consumption, versus the current agriculture uses. The project goal is to incorporate sources of environmentally sustainable power into Pinal County and the Arizona electrical grid, while protecting the environment. This project will increase sustainability for future and current residents.

Open Spaces and Places:
Valley Farms Energy center is within close proximity to the Florence canal. These areas are classified as high wildlife activity zones and are used for access to water and movement corridors. The applicant has obligated to cooperate with the Pinal County Open Space and Trails Department to establish conscientious development of their project with proximity to these features.

Rezone and Planned Area Development Overlay (PAD):
Staff notes the PAD overlay is utilized to make deviations to the Land Use Development Code and to remove incompatible allowed uses within the Industrial Zoning (I-3) District. The only allowed uses within the subject site if approved by the Board is Photovoltaic Solar Generation & Electric Battery Storage. There will be no changes to the development standards of I-3 (Industrial Zoning District). Applicant is also providing an additional 50 feet to the setback requirements then what is required in the Industrial (I-3) Zoning District development standards.

PUBLIC PARTICIPATION:
In regards to public participation, a solicitation for comments and questions was offered by the applicant prior to the formal submission for this project. Letters were sent out to all property owners within the 1,200 feet of the site notifying neighbors of the general description of the request as well as contact information should they have any questions during the process.

Items for Commission Consideration:

- The site is designated as Green Energy Production as per the Pinal County Comprehensive Plan.
- The project as presented does adhere to the primary goal of the approved Comprehensive Plan Amendment.
- Said project will not generate significant traffic to impact the roadways and the communities within proximity.

In addition, postcards were sent out to all property owners within 600 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions regarding the project. Staff has received no letters of opposition.

The Open Space and Trails division has shared comments detailing expectations for wildlife friendly development, which is recommended.

Valley Farms Energy Center location falls under the extended planning areas for Coolidge. Pinal County has received no letters in support or opposition from the City of Coolidge.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Rezone (PZ-017-24) and Planned Area Development (PZ-PD-011-24). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
c. NEIGHBORHOOD IMPACT
d. FLOOD CONTROL
e. TRAFFIC IMPACT
f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY:

1. This land use request is for approval of, Rezone and Planned Area Development for 160± acres.
2. To date, no letters of opposition have been received.
3. The property has legal access and will be provided at one location on N Clemans Road.
4. The subject property is currently designated as ‘‘Green Energy Production” per the Comprehensive Plan.
5. Granting of the PAD will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

RECOMMENDED MOTIONS (PZ-017-24) Industrial Zoning (I-3):

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-017-24 with 22 stipulations to the Board of Supervisors.*

*To Deny: I move the Planning and Zoning commission forward a recommendation of **denial** of Case PZ-017-24 to the Board of Supervisors.*

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone along with the PAD overlay request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward PZ-017-24 to the Board of Supervisors with a favorable recommendation with the following 21 stipulations.

1. Approval of this PAD (PZ-PD-011-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-017-24;

3. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will include a dust palliative parking lot acceptable to the County Public Works Director;

4. Landscape and irrigation plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;

5. Applicant to provide 6-foot high CMU masonry walls adjacent to all residential zoned areas in Pinal County.

6. The Solar Panels and equipment will be constructed 100 feet minimum from the edge of all property boundaries as shown on the site plan provided;

7. All disturbed areas outside the solar panel area that have been disturbed as part of the construction process, shall be re-seeded with native seed mix, similar in composition to the surrounding Sonoran Desert environment;

8. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;

9. The proposed Site Plan shall have an all-weather treatment to be dust palliative for the use of emergency vehicles and dust control for the arterial access to the project from all directions, road access and dust palliative treatment for parking lots with an all-weather roadway as approved by the County Engineer and be reapplied at the request of the County Engineer when needed;

10. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;

11. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;

12. Any communication with ADOT regarding the alignment for the North-South Freeway, shall be shared with the Development Services Department of Pinal County.

13. Clemans Road is situated on a section line. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be minimum of 55' wide. Pinal County is requesting the entire 55' dedication free and unencumbered through Warranty Deed.

14. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to

accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

15. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;

16. Paved, all-weather, 28' wide public access shall be provided to and from the development. A minimum of two permanent access points to be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of the plat by the board.

17. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.

18. All right-of-way dedication shall be free and unencumbered;

19. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;

20. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;

21. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;

RECOMMENDED MOTIONS (PZ-PD-011-24) PAD (Planned Area Development):

*To Approve: I move the Planning and Zoning Commission forward a recommendation of conditional **approval** of Case PZ-PD-011-24 with 22 stipulations to the Board of Supervisors.*

*To Deny: I move the Planning and Zoning Commission forward a recommendation of **denial** of Case PZ-PD-011-24 and to the Board of Supervisors.*

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone along with the PAD overlay request is needed and necessary at this location and time, will not negatively impact adjacent properties, will

promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward PZ-PD-011-24 to the Board of Supervisors with a favorable recommendation with the following 21 stipulations.

1. Approval of this PAD (PZ-PD-011-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-017-24;

3. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will include a dust palliative parking lot acceptable to the County Public Works Director;

4. Landscape and irrigation plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;

5. Applicant to provide 6-foot high CMU masonry walls adjacent to all residential zoned areas in Pinal County.

6. The Solar Panels and equipment will be constructed 100 feet minimum from the edge of all property boundaries as shown on the site plan provided;

7. All disturbed areas outside the solar panel area that have been disturbed as part of the construction process, shall be re-seeded with native seed mix, similar in composition to the surrounding Sonoran Desert environment;

8. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;

9. The proposed Site Plan shall have an all-weather treatment to be dust palliative for the use of emergency vehicles and dust control for the arterial access to the project from all directions, road access and dust palliative treatment for parking lots with an all-weather roadway as approved by the County Engineer and be reapplied at the request of the County Engineer when needed;

10. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;

11. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;

12. Any communication with ADOT regarding the alignment for the North-South Freeway, shall be shared with the Development Services Department of Pinal County.

13. Clemans Road is situated on a section line. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be minimum of 55’ wide. Pinal County is requesting the entire 55' dedication free and unencumbered through Warranty Deed.

14. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

15. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer’s cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;

16. Paved, all-weather, 28’ wide public access shall be provided to and from the development. A minimum of two permanent access points to be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of the plat by the board.

17. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.

18. All right-of-way dedication shall be free and unencumbered;

19. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;

20. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;

21. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;

Date prepared- 2/13/25 KR

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **20th** DAY OF **FEBUARY, 2025**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 85 N. FLORENCE STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **REZONE** AND **A PLANNED AREA DEVELOPMENT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-017-24 - PUBLIC HEARING/ACTION: Gregory C. and Loralee Wuertz Family Trust owner, W. Ralph Pew, Pew & Lake PLC, applicant, requesting approval of a **rezone** from **General Rural (GR)** to **Industrial Zoning (I-3)** on approximately 160± acres to develop a photovoltaic solar energy production facility, situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

PZ-PD-011-24 – PUBLIC HEARING/ACTION: Gregory C. and Loralee Wuertz Family Trust owner, W. Ralph Pew, Pew & Lake PCL, applicant, requesting approval of a 160± acres **Planned Area Development (PAD) Overlay District** consistent with case PZ-017-24 (160± acres); situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

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 Thursday between the hours of 7:30 a.m. and 5:30 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 **16th** day of **January 2025**, 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: Kendall Riley, Planner
E-mail Address: Kendall.riley@pinal.gov
Phone #: (520) 866-6514 Fax: (520) 866-6530

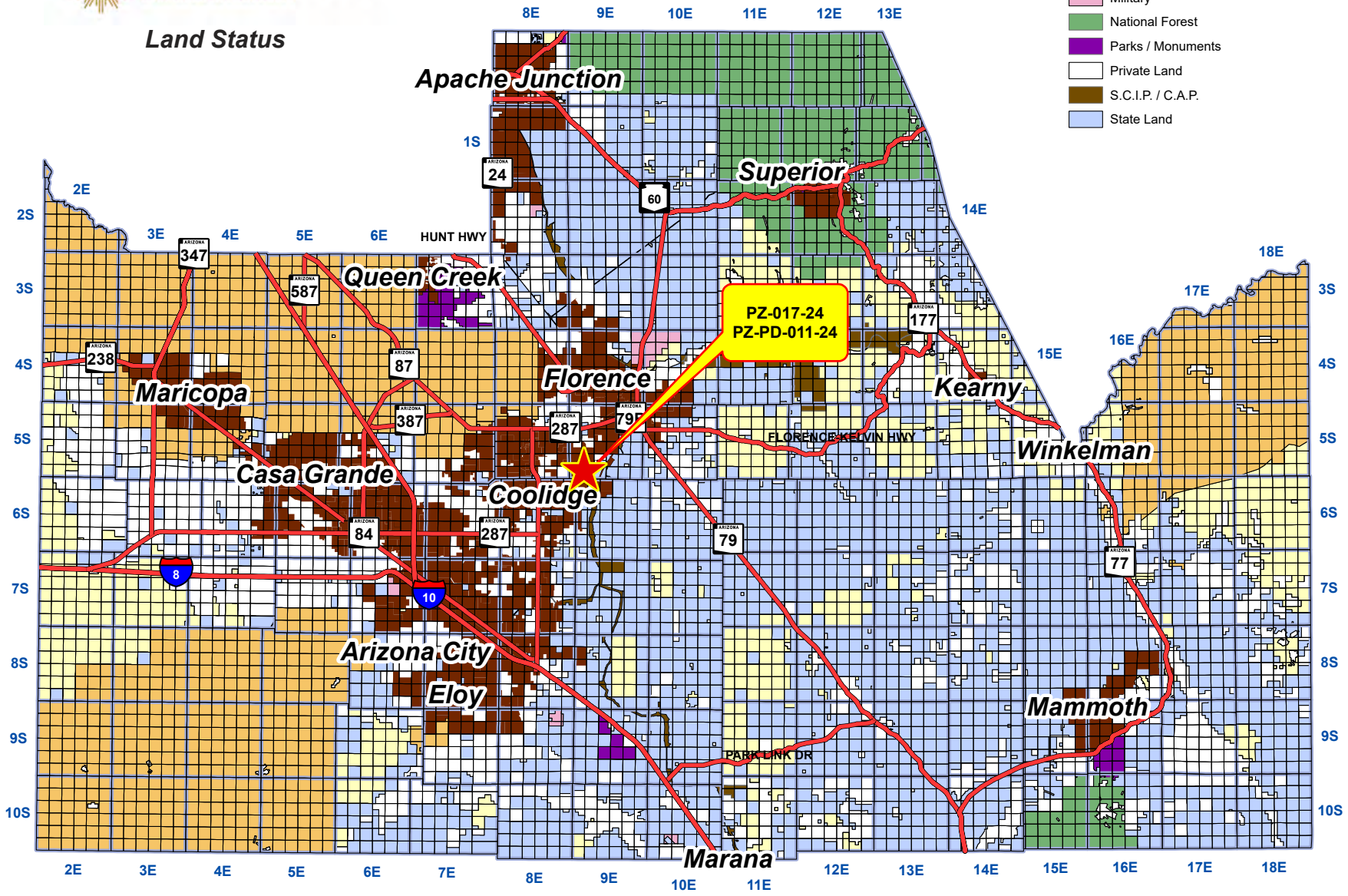
Anything below this line is not for publication.]

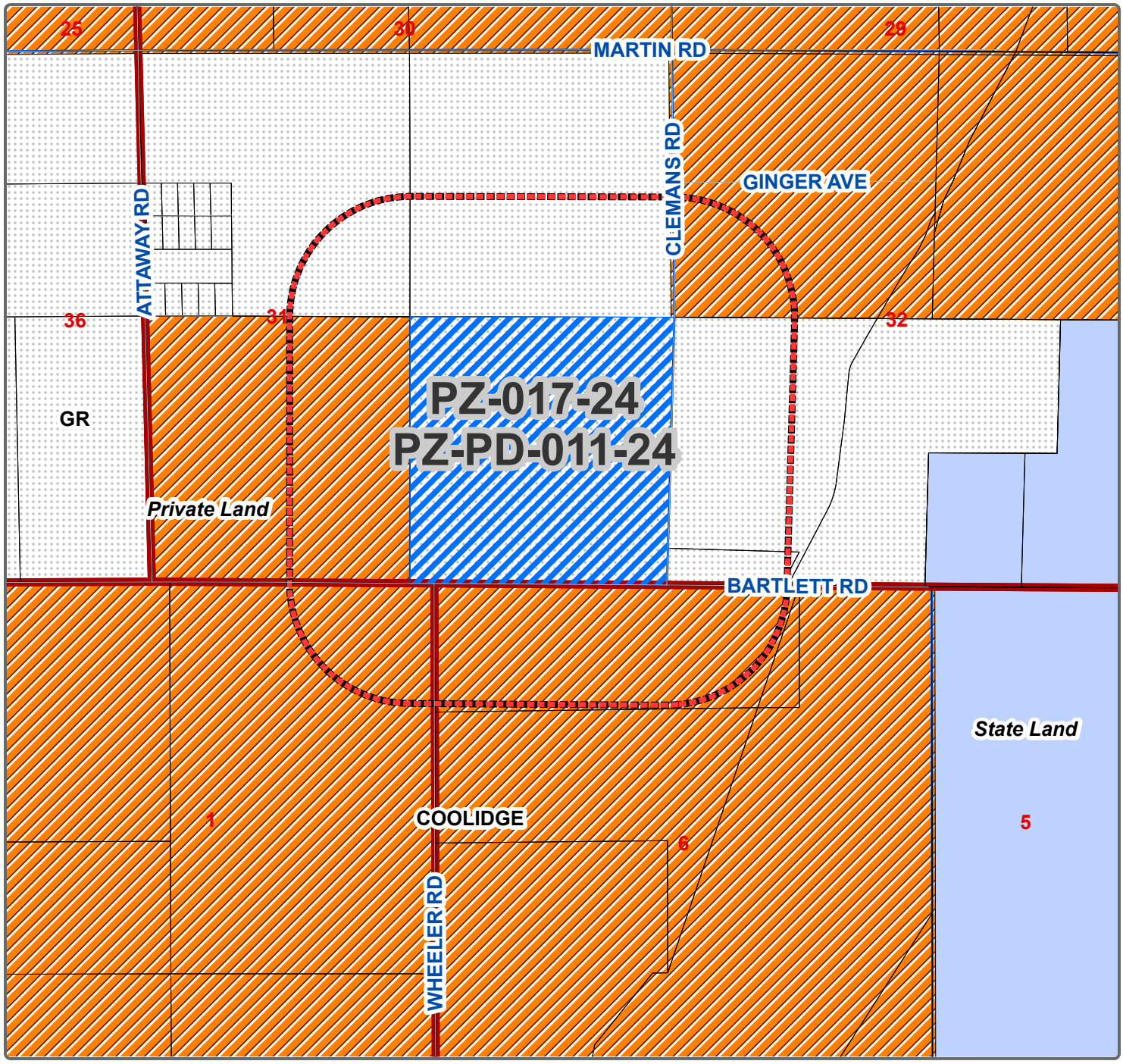
PUBLISHED ONCE:

Pinal Central Dispatch

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

PZ-017-24 - PUBLIC HEARING/ACTION: Gregory C. and Loralee Wuertz Family Trust owner, W. Ralph Pew, Pew & Lake PLC, applicant, requesting approval of a rezone from General Rural (GR) to Industrial Zoning (I-3) on approximately 160± acres to develop a photovoltaic solar energy production facility, situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

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Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: Green Energy Production

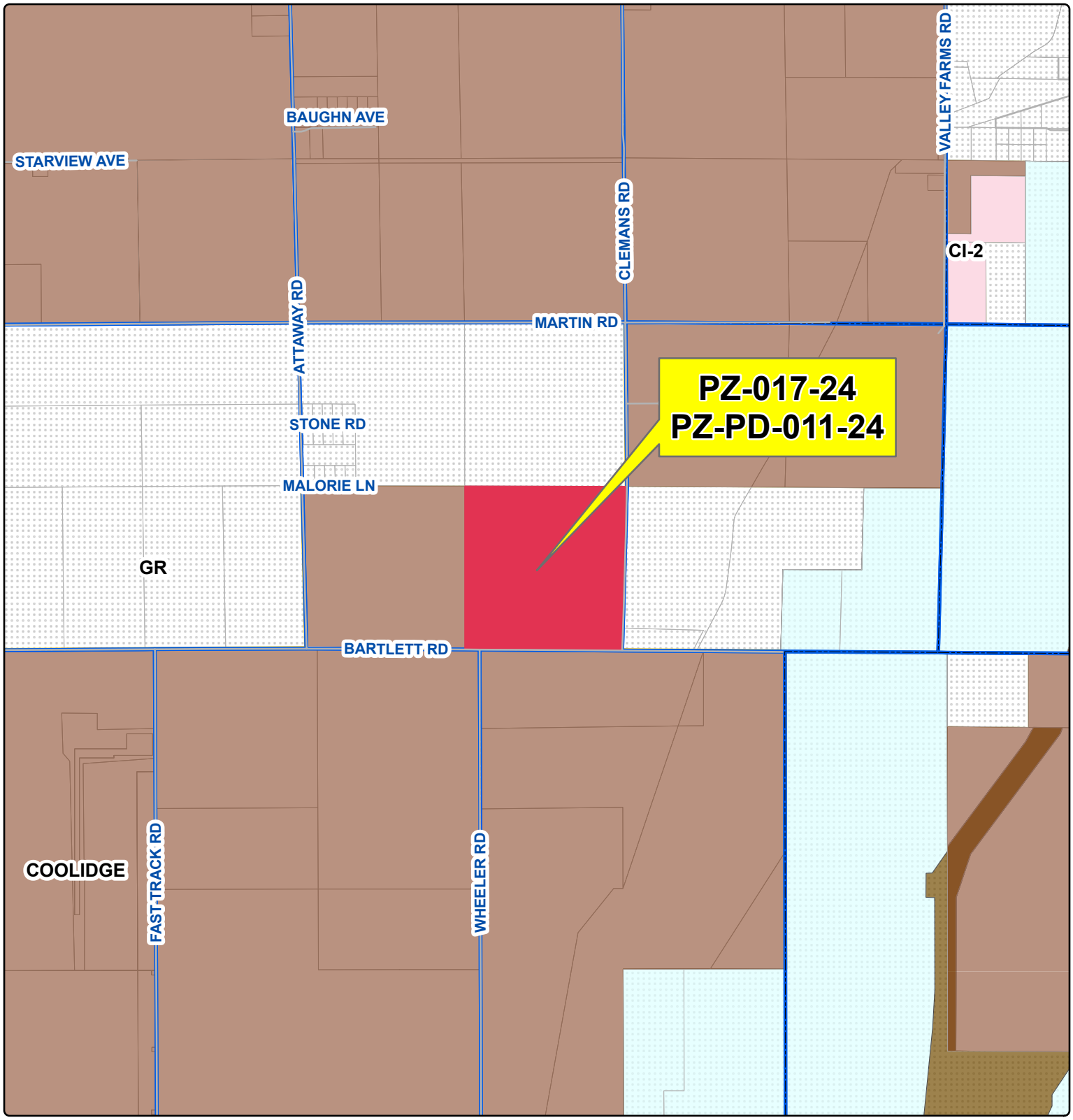
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

SEC 31, TWN 05S, RNG 09E

Owner/Applicant:	GREGORY C. AND LORALEE WUERTZ FAMILY TRUST OWNER, W. RALPH PEW, PEW & LAKE PLC, APPLICANT		
Drawn By:	GIS / IT /SAH	Date:	01/22/2025
Sheet No. 1 of 1	Section 31	Township 05S	Range 09E
Case Number:	PZ-011-24, PZ-PD-017-24		



Community Development

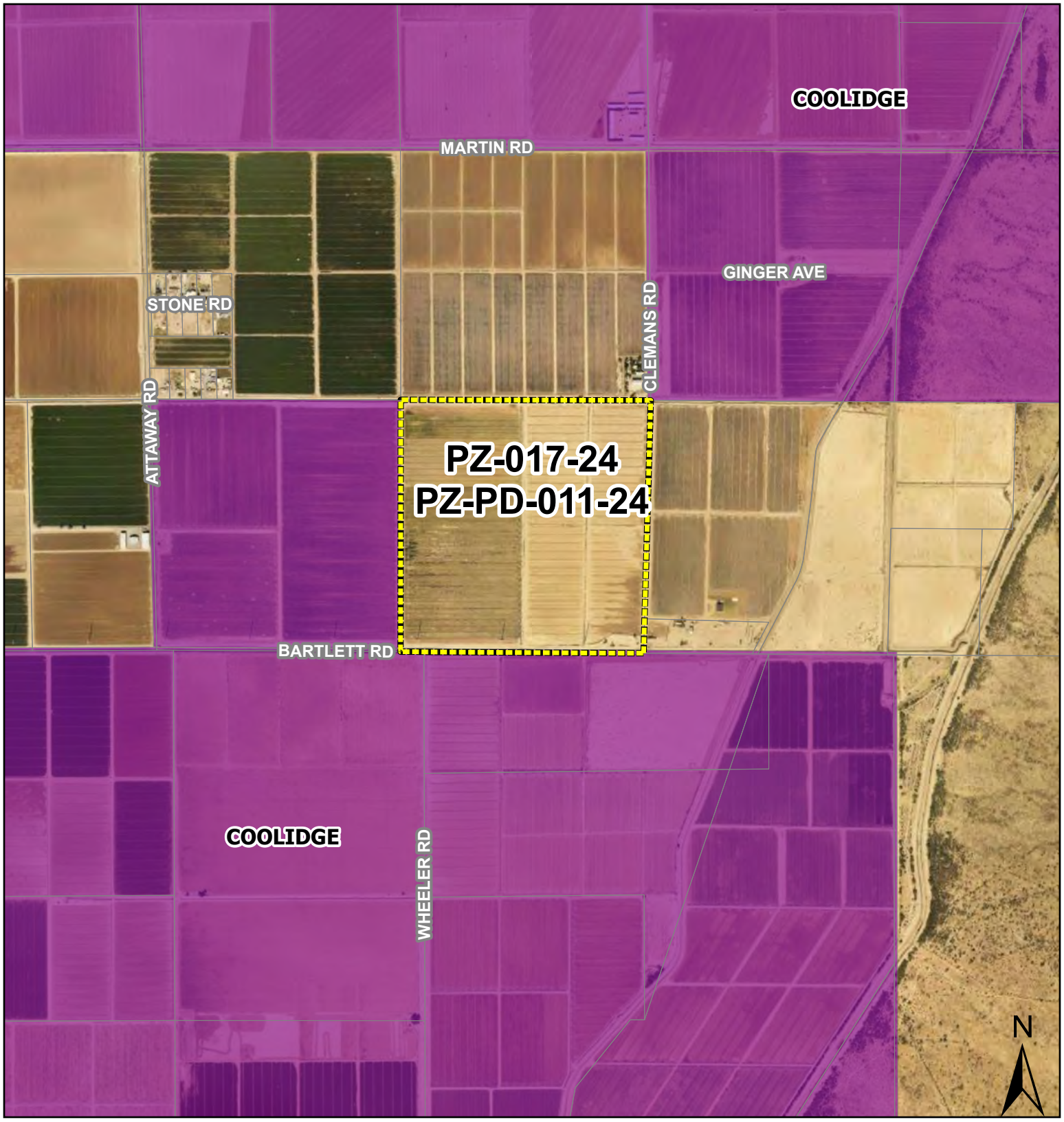
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 31, T05S, R09E, G&SRB&M, tax parcels 202-35-0040, located in the Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd

SEC 31, TWN 05S, RNG 09E

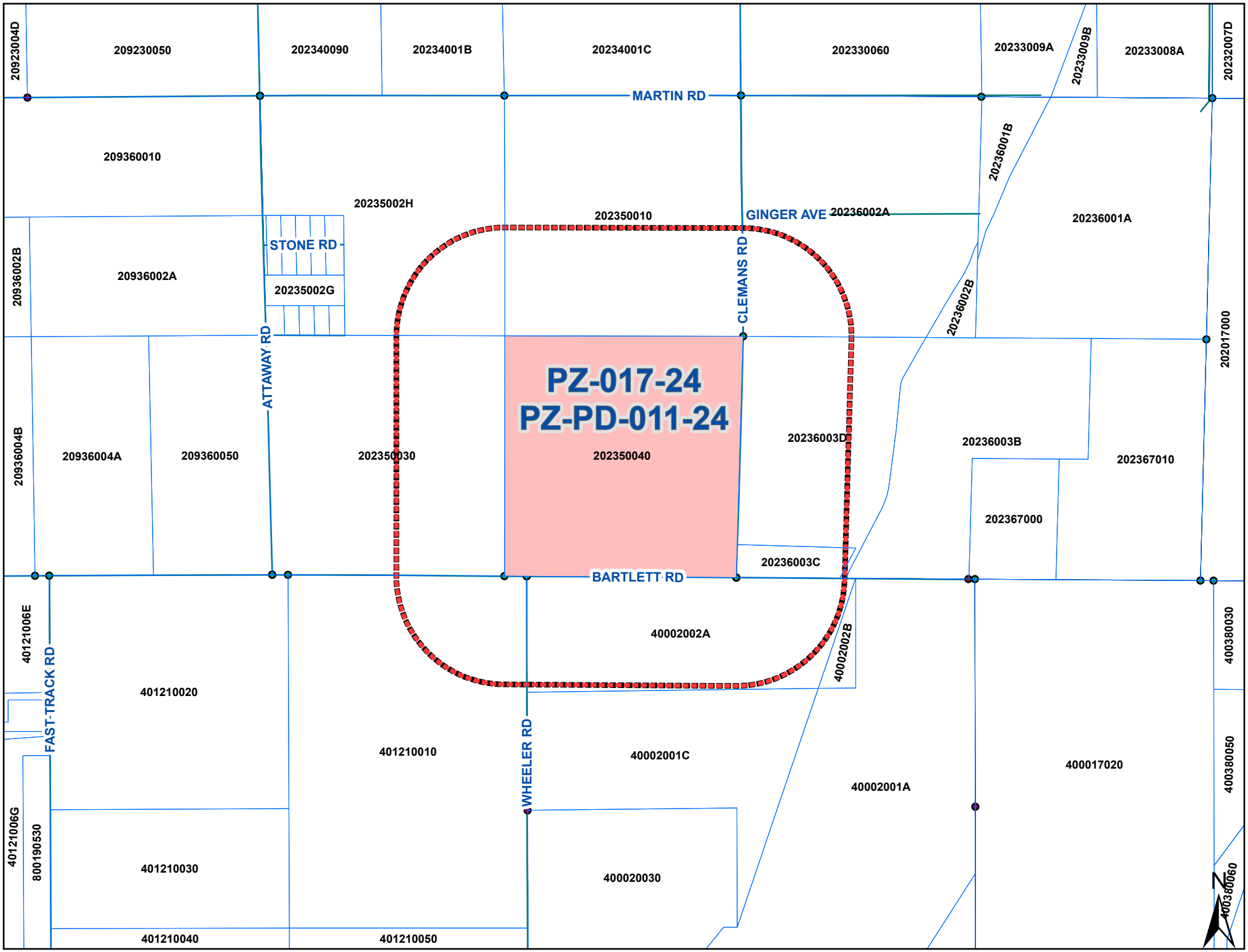
Sheet No. 1 of 1	Owner/Applicant: GREGORY C. AND LORALEE WUERTZ FAMILY TRUST OWNER, W. RALPH PEW, PEW & LAKE PCL. APPLICANT		
	Drawn By: GIS / IT / SAH		Date: 01/22/2025
	Section 31	Township 05S	Range 09E
	Case Number: PZ-017-24, PZ-PD-011-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-017-24
PZ-PD-011-24


PZ-017-24
PZ-PD-011-24
MARTIN RD
STONE RD
GINGER AVE
CLEMANS RD
ATTAWAY RD
BARTLETT RD
FAST-TRACK RD
WHEELER RD
20923004D
209230050
202340090
20234001B
20234001C
202330060
20233009A
20233009B
20233008A
20232007D
209360010
20235002H
202350010
20236002A
20236001A
20236001B
20936002B
20936002A
20235002G
20236002B
202017000
20936004B
20936004A
209360050
202350030
202350040
20236003D
20236003B
202367010
202367000
20236003C
40121006E
401210020
40002002A
40002002B
400380030
40121006G
800190530
401210010
40002001C
400017020
40002001A
400380050
401210030
400020030
400380060
401210040
401210050

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Sangeeta Deokar
2. Date of Pre-application Review: 02/ 27 / 2024 Pre-Application Review No.: Z-PA-014 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: General Rural (GR) ; 160 Acres
4. Requested Zoning *(Please provide Acreage Breakdown)*: I-3 160 Acres
5. Parcel Number(s): 202-35-0040
6. Parcel Size(s): 160 Acres
7. The existing use of the property is as follows: Agricultural
8. The exact use proposed under this request: Utility Scale Solar Facility
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production
10. Is the property located within three (3) miles of an incorporated community? ☑ YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☒ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. The Comprehensive Plan Designation for this property was changed to Green Energy Production in 2022, in case number PZ-PA-005-22.
14. Explain why the proposed development is needed and necessary at this time. To allow the property to be developed in a manner consistent with it's Comprehensive Plan land use designation.

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

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: There is no water or sewer provided to the site. The proposed use requires no improvements or services that would be paid forby the public.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: The Traffic Impact Statement provided with the application materials indicates that there will only be an average of four trips to the site each day.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: There is no parking proposed in this development.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   There is no potential for excessive noise, smoke, fumes dust or glare.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See the Preliminary Landscape Plan provided with the application materials for the number and species of plants and trees proposed within this development.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   There is no signage proposed in this development.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: Please refer to the Solar Process Explanation diagram provided in the application materials.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The proposed solar arrays , BESS facilities and cable systems are similar in height to the agricultural uses of the property. The operation of the facility is passive and does not generate traffic that would be disruptive to the zone in which the property is located.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☐ YES ☒ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☒ YES ☐ NO

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Map, List and mailing labels are provided separately.

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 9th day of September, 2024, at the office of Pinal County Assessor and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 9th day of September, 2024, before me personally appeared Vanessa MacDonald
(Name of signor)

Signature Vanessa MacDonald Date September 9, 2024

State of Arizona
)ss.
County of Maricopa

My Commission Expires 2/28/2025

CHERYL LONG
Notary Public - Arizona
Maricopa County
Commission # 596513
My Comm. Expires Feb 28, 2025
(SEAL)

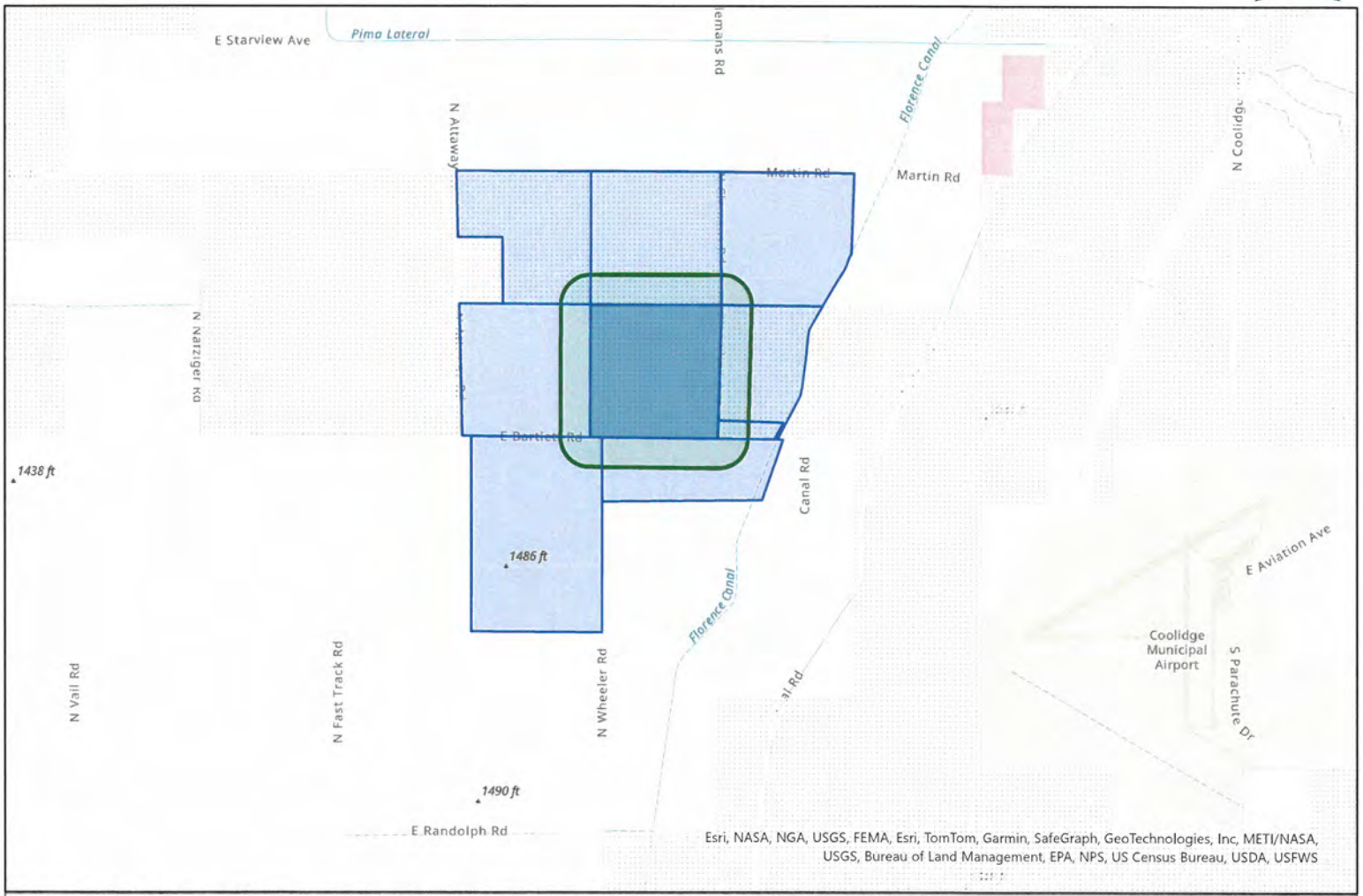
Signature of Notary Public Cheryl Long

NEVITT FARMS LLLP	22128 EAST CLOUD ROAD	QUEEN CREEK	AZ	85142
CHURCH OF JESUS CHRIST LATTER DAY SAINTS	50 EAST NORTH TEMPLE RM 222R	SALT LAKE CITY	UT	84150
CHURCH OF JESUS CHRIST LATTER DAY SAINTS	50 EAST NORTH TEMPLE RM 222R	SALT LAKE CITY	UT	84150
COOLIDGE HOLDING LLC	PO BOX 4085	SANTA MONICA	CA	90411
FAUL MARY A	6334 EAST MARTIN ROAD	COOLIDGE	AZ	85128
NEVITT FARMS LLLP	22128 EAST CLOUD ROAD	QUEEN CREEK	AZ	85142
NEVITT FARMS LLLP	22128 EAST CLOUD ROAD	QUEEN CREEK	AZ	85142
WALLACE JAMES DEAN TRUST	PO BOX 263	COOLIDGE	AZ	85128
WUERTZ GRECORY C & LORALEE TRUST	12006 N HAZELDINE RD	CASA GRANDE	AZ	85194

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Development Services

Pinal County Development Services
P.O. Box 749
Florence, AZ 85132
Office: 520-866-3555 Fax: 520-866-6530



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

NEVITT FARMS LLLP
22128 E CLOUD RD
QUEEN CREEK, AZ 85142

COOLIDGE HOLDING LLC
PO BOX 4085
SANTA MONICA, CA 90411

NEVITT FARMS LLLP
22128 E CLOUD RD
QUEEN CREEK, AZ 85142

NEVITT FARMS LLLP
22128 E CLOUD RD
QUEEN CREEK, AZ 85142

WUERTZ GREGORY C & LORAL...
12006 N HAZELDINE RD
CASA GRANDE, AZ 85194

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

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6334 E MARTIN RD
COOLIDGE, AZ 85128

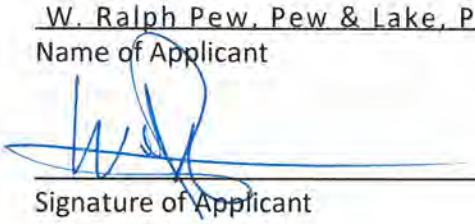
WALLACE JAMES DEAN TR
PO BOX 263
COOLIDGE, AZ 85128

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

W. Ralph Pew, Pew & Lake, PLC; 1744 South Val Vista Drive, Suite 217 Mesa, AZ 85204

Name of Applicant | Address



ralph.pew@pewandlake.com 480-461-4670

Signature of Applicant | E-Mail Address | Phone Number

Same

Name of Agent/Representative | Address

Signature of Agent/Representative | E-Mail Address | Phone Number

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

See attached Agency Authorization Form

Name of Landowner | Address

Signature of Landowner | E-Mail Address | Phone Number

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

AGENCY AUTHORIZATION

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

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

The Gregory C and Loralee Wuertz Family Trust
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is the owner(s) of 160 acres located at the NWC of Clemans and Bartlett Roads, and further identified as:

Assessor parcel number 202-35-004 and legally described as follows:
Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints W. Ralph Pew, Pew & Lake, PLC or Valley Farms Energy Center, LLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

Gregory C. Wuertz
[Signature]

12006 N. Hazeldine Road, Casa Grande, AZ 85194
[Address]

Dated: 9/17/2024

Loralee Wuertz
[Signature]

12006 N. HAZELDINE Rd, Casa Grande AZ 85194
[Address]

Dated: 9/17/2024

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL) (SEAL)

The foregoing instrument was acknowledged before me, this 17th day SEP, 2024
by GREGORY C. and LORALEE WUERTZ

My Commission Expires 01/03/2027

Notary Public State of Arizona
Pinal County
Bennie Jane Frazier
My Commission Expires 1/3/2027
Commission Number 640421

Signature of Notary Public

BENNIE JANE FRAZIER
Printed Name of Notary

Bennie Jane Frazier
Signature of Notary

Application Checklist:

A. **Check the appropriate item:**

☐ This Zone Change is being submitted without a PAD request

☒ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*

B. **Hold a Neighborhood/Community Meeting:**

☒ Notify all property owners within 1200' (feet)

☒ Hold the meeting within five (5) miles of the subject property

☒ Hold the meeting between 5:00 pm – 9:00 pm

☒ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

C. **Submit** a completed **"Agency Authorization"** form *(if applicable).*

D. **Submit** a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include:

☒ **1.** Title Page

☒ **2.** Purpose of Request

☒ **3.** Description of Proposal

a. Nature of the Project including Proposed Land Use

b. Conformance to adopted Comprehensive Plan

c. Answers to the questions from the **Supporting Information** sheet

d. Location & Accessibility

e. Utilities & Services

f. Neighborhood Meeting Information

g. Existing Zoning Stipulation

h. Appendix, as applicable

X **E. Submit** a **Site Plan** ***(if not submitting in conjunction with a PAD Application).*** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ☐ **1.** Legal Description of total site.
- ☐ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☐ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☐ **4.** Location of all Existing & Proposed Structures & Buildings
- ☐ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☐ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☐ **7.** All Points of Ingress & Egress.
- ☐ **8.** Location & Types of Existing & Proposed Landscaping.
- ☐ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☐ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

X **F. Submit** the following information regarding **Water Supply**:

- ☐ **1.** Identify the water service provider
- ☐ **2.** Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☐ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- ☐ **4.** If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
  - Depth to bedrock & Depth to groundwater
  - Known fissures or land subsidence in the area
  - Known wells in the area, available information on status and water levels
  - Summary of data-gathering efforts and sources of information

X **G.** Provide a copy of the **Title Report**

X **H. Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. Development Agreements (DA):

❑ Provide a copy of the approved DA, if applicable.

XX **J.** Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

X **K. Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

X **L. Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

X **M. Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

N. Submit the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. Submit all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees*

Q. Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

W. Ralph Pew, Pew & Lake, PLC 1744 South Val Vista Drive, Suite 217, Mesa, AZ 85204

Name of Applicant Address

Signature 10/7/24

Signature Date

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*
2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.
3. Submit a PAD Application with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:
   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)
5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

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

1. Pinal County Staff Coordinator: Sangeeta Deokar, Senior Planner
2. Date of Pre-application Review:02 / 27/2024
3. Pre-Application Review No.: Z – PA -014-24
4. Current Zoning (Please provide Acreage Breakdown):
5. Requested Zoning (Please provide Acreage Breakdown): I-3
6. Parcel Number(s) (Please attach a separate list if more space is needed): 202-35-0040
7. Parcel Size(s): 160 Acres
8. The existing use of the property is as follows: Agricultural
8. The exact use proposed under this request: Utility Scale Solar Facility
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production
10. Is the property located within three (3) miles of an incorporated community? XYES ❑ NO
11. Is an annexation into a municipality currently in progress? ❑YES ✠ NO
12. Is there a zoning violation on the property for which the owner has been cited? ❑YES XNO

    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? ⍰YES ⍰X NO If yes what was the previous PAD⍰

    case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    The property received a Comprehensive Plan land use designation of Green Energy Production in 2022 in case PZ-PA-005-22.
15. Explain how your proposed zoning modification will support and improve the surrounding area. _____

    The interim use of this property will allow the property to be used in a productive manner with a use that requires only a limited amount of water and municipal services.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PROPERTY OWNERSHIP LIST

(See attached)

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600'/ 1,200' (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list. (Map, List and Labels are attached separately.

Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the 9th day of September, 2024 at the office of Pinal County Assessor's Office and is accurate and complete to the best of my knowledge.
(Source of Information)

Vanessa MacDonald
Printed Name

Signature Vanessa MacDonald Date 10/7/24

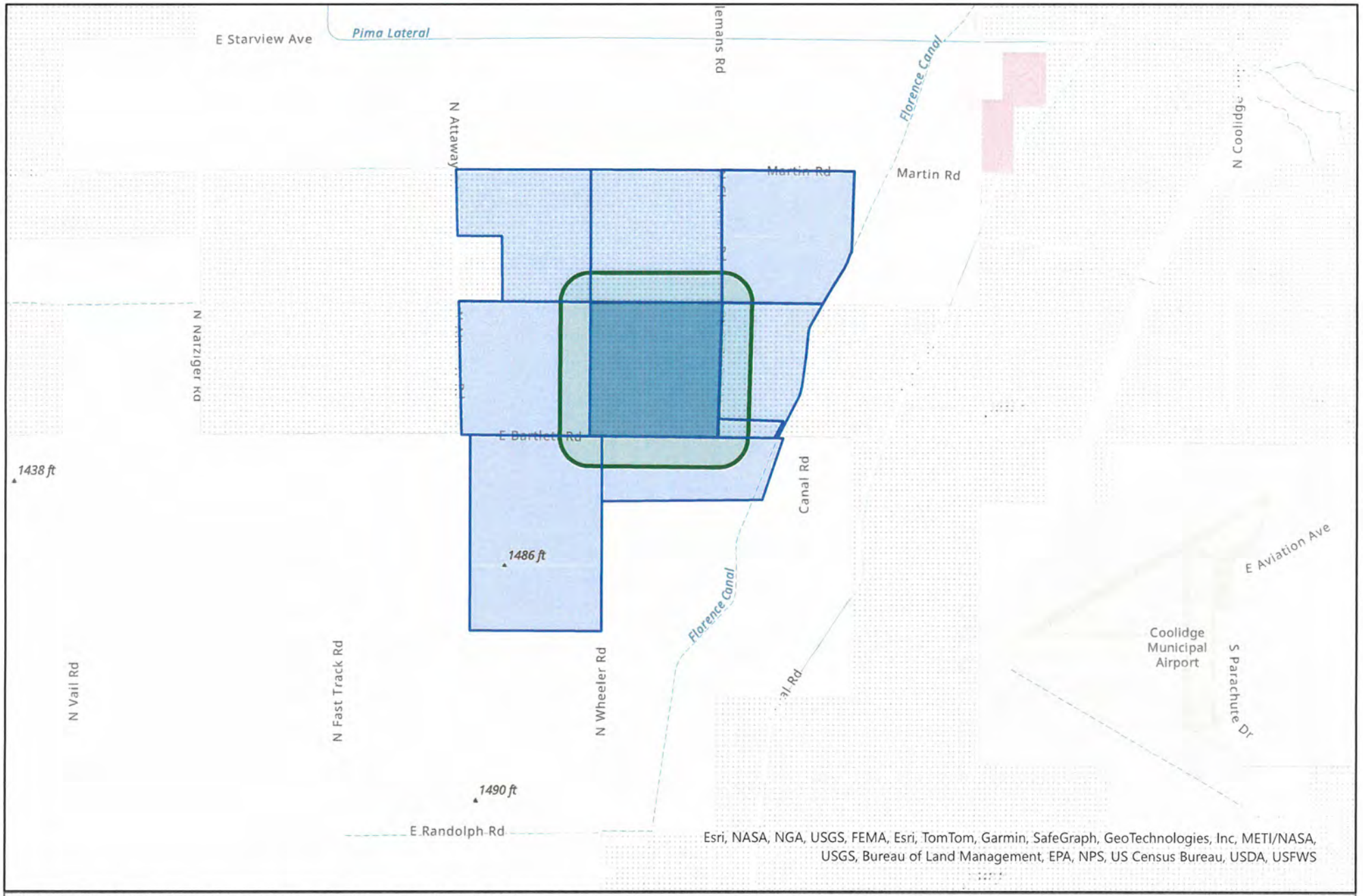
*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Development Services

Pinal County Development Services
P.O. Box 749
Florence, AZ 85132
Office: 520-866-3555 Fax: 520-866-6530



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

NEVITT FARMS LLLP	22128 EAST CLOUD ROAD	QUEEN CREEK	AZ	85142
CHURCH OF JESUS CHRIST LATTER DAY SAINTS	50 EAST NORTH TEMPLE RM 222R	SALT LAKE CITY	UT	84150
CHURCH OF JESUS CHRIST LATTER DAY SAINTS	50 EAST NORTH TEMPLE RM 222R	SALT LAKE CITY	UT	84150
COOLIDGE HOLDING LLC	PO BOX 4085	SANTA MONICA	CA	90411
FAUL MARY A	6334 EAST MARTIN ROAD	COOLIDGE	AZ	85128
NEVITT FARMS LLLP	22128 EAST CLOUD ROAD	QUEEN CREEK	AZ	85142
NEVITT FARMS LLLP	22128 EAST CLOUD ROAD	QUEEN CREEK	AZ	85142
WALLACE JAMES DEAN TRUST	PO BOX 263	COOLIDGE	AZ	85128
WUERTZ GRECORY C & LORALEE TRUST	12006 N HAZELDINE RD	CASA GRANDE	AZ	85194

NEVITT FARMS LLLP
22128 E CLOUD RD
QUEEN CREEK, AZ 85142

COOLIDGE HOLDING LLC
PO BOX 4085
SANTA MONICA, CA 90411

NEVITT FARMS LLLP
22128 E CLOUD RD
QUEEN CREEK, AZ 85142

NEVITT FARMS LLLP
22128 E CLOUD RD
QUEEN CREEK, AZ 85142

WUERTZ GREGORY C & LORAL...
12006 N HAZELDINE RD
CASA GRANDE, AZ 85194

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

FAUL MARY A
6334 E MARTIN RD
COOLIDGE, AZ 85128

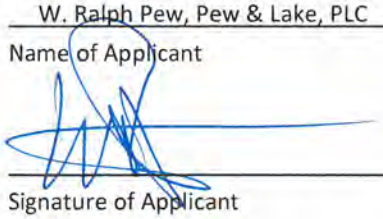
WALLACE JAMES DEAN TR
PO BOX 263
COOLIDGE, AZ 85128

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

W. Ralph Pew, Pew & Lake, PLC — 1744 South Val Vista Drive, Suite 217 Mesa, AZ 85204

Name of Applicant — Address



ralph.pew@pewandlake.com — 480-461-4670

Signature of Applicant — E-Mail Address — Phone Number

Same

Name of Agent/Representative — Address

Signature of Agent/Representative — E-Mail Address — Phone Number

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

See attached Agency Authorization Form

Name of Landowner — Address

Signature of Landowner — E-Mail Address — Phone Number

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

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Pew & Lake, PLC- W. Ralph Pew DATE: 10-1-24

MAILING ADDRESS 1744 South Val Vista Drive, Suite 217 Mesa, AZ 85204

E-MAIL ADDRESS: ralph.pew@pewandlake.com

DAY PHONE: 480-461-4670 MESSAGE PHONE PROPERTY

INFORMATION

Assessor Parcel Numbers: 202-35-0040 Township: 5 South

Range: 9 East Section: 31

Address/Location: NWC of Bartlett and Clemans Roads ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454 _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Applicant
Signature of Property Owner (s): _____ Date: 10-7-24

Applicant
Printed Name of Property Owner(s): W. Ralph Pew, Pew & Lake, PLC

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 7th day of October by Ralph Pew

CHERYL LONG
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: 2/28/2025

CHERYL LONG
Notary Public - Arizona
Maricopa County
Commission # 596513
My Comm. Expires Feb 28, 2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

AGENCY AUTHORIZATION

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

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

The Gregory C and Loralee Wuertz Family Trust
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is the owner(s) of 160 acres located at the NWC of Clemans and Bartlett Roads, and further identified as:

Assessor parcel number 202-35-004 and legally described as follows:
Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints W. Ralph Pew, Pew & Lake, PLC or Valley Farms Energy Center, LLC
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

Gregory C. Wuertz
[Signature]
12006 N. Hazeldine Road, Casa Grande, AZ 85194
[Address]

Dated: 9/17/2024

Loralee Wuertz
[Signature]
12006 N. HAZELDINE Rd, Casa Grande, AZ 85194
[Address]

Dated: 9/17/2024

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL) (SEAL)

The foregoing instrument was acknowledged before me, this 17th day SEP, 2024
by GREGORY C and LORALEE WUERTZ

My Commission Expires 01/03/2027

Notary Public State of Arizona
Pinal County
Bennie Jane Frazier
My Commission Expires 1/3/2027
Commission Number 640421

Signature of Notary Public

BENNIE JANE FRAZIER
Printed Name of Notary

Bennie Jane Frazier
Signature of Notary

APPLICATION CHECKLIST:

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

☐ This PAD is being submitted without a zone change request

☒ This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – (Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application)

B. Development Agreements (DA):

☐ Provide a copy of the approved DA, if applicable.

C. Hold a Neighborhood/Community Meeting:

☐ 1. Notify all property owners within 1200' (feet)

☐ 2. Hold the meeting within five (5) miles of the subject property

☐ 3. Hold the meeting between 5:00 pm – 9:00 pm

☑ 4. Include with the application the following:

☑ Copy of Notice of Neighborhood/Community Meeting

☑ List of property owners notified - (Use page 2 of this application)

☑ Minutes of the meeting

☑ Attendance sign-in sheet with names & addresses

D. Submit current zoning ordinance and stipulation from previous case. n/a

✓ **E.** Submit a completed "Agency Authorization" form (if applicable, Use page 4 of this application).

✓ **F.** Submit a "PAD Book" (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):

☐ 1. Title Page

- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
  - ☐ Nature of the Project
  - ☐ Proposed Land Uses
  - ☐ Building Types & Densities
  - ☐ Conformance to adopted Land Use Plans
  - ☐ Circulation and Recreation Systems
- ☐ 4. Relationship to surrounding properties within one mile
- ☐ 5. Schools
- ☐ 6. Public Services/Community Services and how will the need for these services be addressed
- ☐ 7. Location & Accessibility
- ☐ 8. Compliance with RSRSM, Access Management Manual, October 2008
- ☐ 9. Utilities & Services
- ☐ 10. Ownership & Control – [See Section 2.176.240 (B)11]
- ☐ 11. Timing of Development (Phasing Schedule)
- ☐ 12. Conformance with the Comprehensive Plan
- ☐ 13. Recreational Amenities
- ☐ 14. Fences, Walls & Screening
- ☐ 15. Total number of dwelling units
- ☐ 16. Maximum Residential Density of each planning unit
- ☐ 17. Total number of parking spaces for recreational facilities
- ☐ 18. Type of landscaping
- ☐ 19. Preliminary hydrologic data and a statement on drainage

- ☐ 20. Additional Information for Commercial & Industrial Uses (if applicable):
- ☐ Total Area in acres proposed (Commercial & Industrial Separated)
- ☐ Approximate retail sales floor area (Commercial)
- ☐ The uses proposed uses based on permitted uses in the base zone.
- ☐ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- ☐ 22. Tables:

o Land Use Table(s) to include the following:

- ☐ Total Acreage of the site
- ☐ Total Area of arterial & collector streets
- ☐ Total Area & Percent of Open Space
- ☐ Total Number of each type of dwelling unit
- ☐ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- ☐ The Overall proposed Density

o Amended Development Standards Table comparing proposed and current zoning code standards for:

- ☐ Minimum Lot Area
- ☐ Minimum Lot Width
- ☐ Minimum Building Setbacks
- ☐ Maximum Building Height
- ☐ Minimum Distance between main & detached accessory buildings
- ☐ Buildable Area o Amended Use Tables:
- ☐ Permitted Uses
- ☐ Non-Permitted Uses

o Utilities & Services Table of type and source:

- ☐ Sewer
- ☐ Water
- ☐ Electric
- ☐ Telephone
- ☐ Police
- ☐ Fire
- ☐ Schools

- ☐ Solid Waste Disposal
- ☐ 24. Existing Zoning / PAD Stipulation
- ☐ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

✓ **E.** Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- ☐ Zoning Boundaries
- ☐ Street Alignment
- ☐ Open Space
- ☐ Trails

✓ **F.** Submit a current preliminary Title Report (dated within 60 days prior to application)

✓ **G.** Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.

✓ H. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

1. Site Plan:

- ☐ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- ☐ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ☐ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ☐ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ☐ Existing Zone designation & requested zone change (as applicable)
- ☐ Legal Description of total site
- ☐ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ☐ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ☐ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ☐ Location of all existing structures and significant natural features.

- ❑ Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- ❑ All points of ingress and egress.
- ❑ Parking Areas.
- ❑ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ❑ Indicate and/or label (as applicable):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (as applicable)
- ❑ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.
- ❑ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ❑ Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ❑ Location and types of existing and proposed landscaping.
- ❑ Designated Flood Zone
- ❑ 2. Quantitative Development Data Tables ⍰⍰Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed

- ☐ Zoning Comparison Table of Existing & Proposed to include:
  - Lot area per dwelling unit
  - Setbacks
  - Minimum Lot Widths
  - Maximum Building Heights
- ☐ Parking (number of spaces)
- ☐ Utility & Services Table indicating type and source:
  - Sewer
  - Electric
  - Telephone
  - Water
  - Police/Security
  - Fire
  - Schools
  - Solid Waste Disposal
- ☐ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

✓

- ☐ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176
  - ☐ Reviewed the Pinal County Open Space & Recreational Area Guideline
  - ☐ Site Analysis
    - Aerial Photo
    - Preferred scale of 1"=50' (maximum scale of 1"=100')
    - Site Analysis should be produced in an 8½" X 11" format for text
    - Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)
- ☐ Total acreage of proposed development
- ☐ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ☐ A concept drawing of the proposed development including:
  - Gross Site Area
  - Number of proposed lots
  - Proposed Arterial & Collector street circulation system
  - Proposed lot size(s),
  - Proposed Retention/detention areas
  - Proposed Development Phasing

- ☐ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ☐ A concept drawing of the proposed development including:
  - Gross Site Area
  - Number of proposed lots
  - Proposed Arterial & Collector street circulation system
  - Proposed lot size(s),
  - Proposed Retention/detention areas
  - Proposed Development Phasing
- ☐ A pedestrian circulation system
- ☐ A Slope Analysis identifying the following slope categories:
  - 1) 0% - 5%
  - 2) 5% - 10%
  - 3) 10% and greater
- ☐ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ☐ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ☐ Identification of potential view corridors
- ☐ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ☐ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- ☐ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- ☐ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.
- ✓ ☐ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:
- ☐ A Vegetation Salvage Plan
- ☐ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) ⍰⍰Extent and location of all plant materials and other landscape features.
- ☐ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ✓ ☐ Location of Water Outlets.
- ☐ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

- ☐ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
- ☐ Minimum requirements for Open Space – (Section 130)
- ☐ Uses permitted within open space areas – (Section 140)
- ☐ Uses prohibited within open space areas – (Section 150)
- ☐ Minimum requirements for recreation areas – (Section 160)
- ☐ Minimum requirements for multi-use paths and trails – (Section 170)
- ☐ Minimum requirements for storm water retention & detention basins – (Section 180)
- ☐ Minimum requirements for streetscapes & entryways – (Section 190)
- ☐ Minimum requirements for conservation open space – (Section 200)

☐ Submit a Master Sign Plan detailing the location and type of all proposed signage for the project. (signage must be approved under separate permit, the PAD document cannot alter development standards for signs)

✓ ☐ Submit a Preliminary Drainage Report*

✓ ☐ Submit a Preliminary Traffic Impact Assessment (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)

✓ ☐ Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries

✓ ☐ Aware that earth fissure maps are available online from the Arizona State Geologic Survey.

✓ ☐ Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). Please list all property's owners name, mailing addresses, and tax parcel numbers in a spreadsheet. - (This list is a separate list from the
"Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).

☐ Submit separate preliminary reports or master plans for:

✓ ☐ Storm water drainage

✓ ✓ ☐ Wastewater & Domestic water service.

☐ Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):

☐ Commercial Uses:

☐ Industrial Uses:

☐ Standards of:

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation

- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

☑ ☐ Complete and Submit the "Comprehensive Plan Compliance Checklist" https://www.pinal.gov/documentcenter/view/604

☐ Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees

☐ Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information.

☐ Submit

☐ An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

☑ ☐ An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

  (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).

☑ Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details).

☑ Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees.

☑ Aware that all public works fees are due at application submittal and for each subsequent submittal

☑ Aware that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage

☑ Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.

☑ Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted

Signature **Date** 10-7-24

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Valley Farms Energy Center

Approximately 160 acres

Pinal County, Arizona

Rezone/PAD Narrative
(PZ-017-24 and PZ-PD-011-24)

Submitted by:

Pew & Lake, PLC
Ralph Pew/Vanessa MacDonald
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670

On behalf of:

Dba Valley Farms Energy Center, LLC

Submitted to:

Pinal County Development Services Department
85 North Florence Street
Florence, AZ 85132

Version 1.0- October 4, 2024
Version 2.0- Revised-1-13-24

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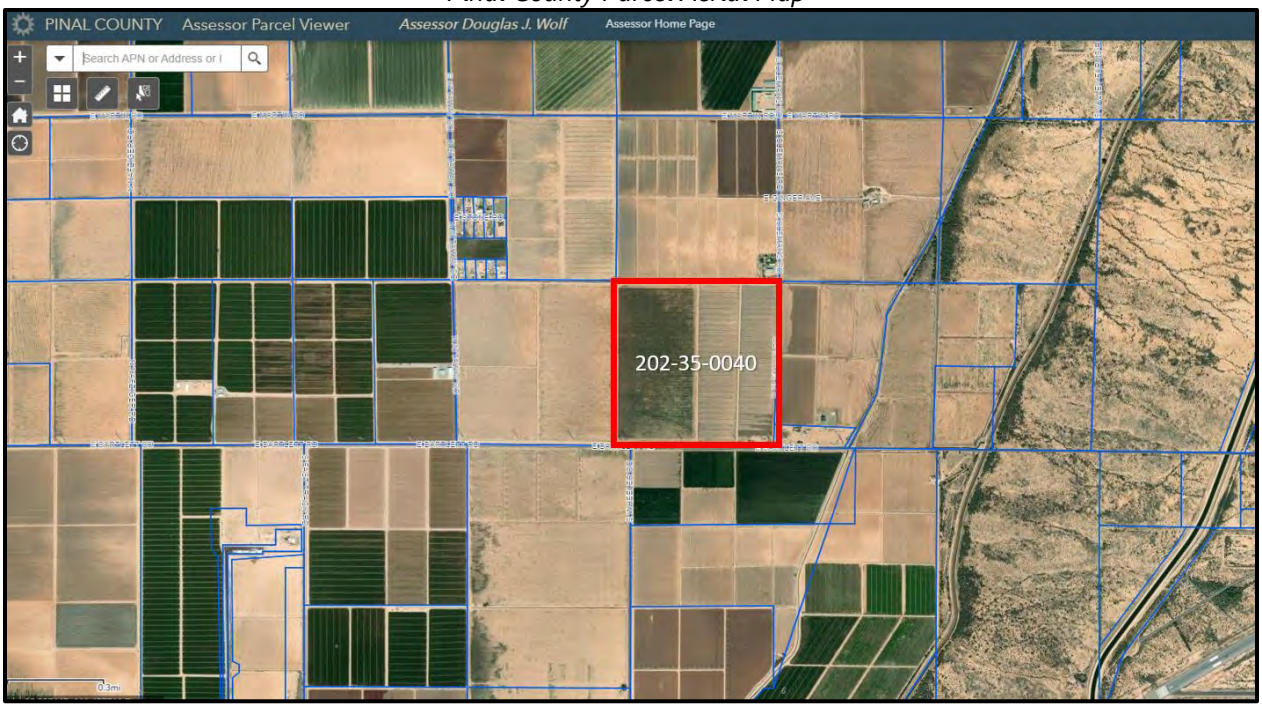
1. Relationship to Surrounding Properties
2. Utilities and Service Providers
3. Industrial Land Use Table
4. Permitted Land Uses
5. Development Standards

1. Introduction

Pew & Lake, P.LC. (the "Applicant"), on behalf of Valley Farms Energy Center, LLC, is pleased to provide this project narrative and related exhibits in support of a request for a Zone Change and Planned Area Development Overlay (PAD). These requests, when approved, will allow for the development of solar photovoltaic (PV arrays), generation transmission ("gen-tie") line, and Battery Energy Storage System ("BESS") as shown on the Development Plan for the Valley Farms Energy Center Project ("Project"). The property is located on the north side of Bartlett Road, between Attaway and Clemans Roads, generally south of the Randolph area, in Pinal County, Arizona. Valley Farms Energy, LLC is a wholly-owned, indirect subsidiary of NextEra Energy Resources, LLC (NextEra).

The proposed Project is located on approximately 160 acres of private property owned by The Gregory and Loralee Wuertz Family Trust (the "Property"). The Property is a single Pinal County Assessor parcel number, 202-35-0040 and is shown below, outlined in red.

Pinal County Parcel Aerial Map



2. Purpose of Request

Specifically, the requests to Pinal County are for:

1. A zone change from General Rural (GR), to the Industrial Zoning (I-3) District; and

2. A Planned Area Development Overlay (PAD) that will be based on a Development Plan illustrating the land use arrangements on the Property, and that will also limit uses and provide customized development standards for the Project.

These requests, when approved, will allow for the development of 1) a utility scale solar power generation facility, 2) energy transmission, and 3) energy storage.

3. Description of Proposal

Nature of the Project

The Development Plan consists of various elements that are required for the capture, storage and transmission of solar energy. These elements include:

- A field of photovoltaic panels, also known as arrays,
- Solar trackers or fixed-support structures,
- Battery Energy Storage System (BESS) facilities,
- An electrical collection system that includes switchgears, power conversion stations, inverters, transformers and collection lines,
- A substation and switchyard,
- A gen-tie transmission line and
- Required infrastructure including perimeter fencing and gates, internal access driveways and roads and water storage facilities for landscape and fire suppression needs.

As shown on the development plan, starting from the area where BESS inverters are located, there is a Medium Voltage Corridor. Within this corridor lie the collection lines and related infrastructure that gather the stored energy and transmit it to the on-site switchyard and gen-tie line. The gen-tie line that is specific to this Project is located entirely within the project boundary and consists of a single 230-kV transmission line, mounted on steel poles connecting the Project substation to a newly constructed switchyard that will also be located within the Project. The switchyard will connect the Project to the existing Abel to Randolph 230 kV transmission line. This line is located adjacent to the Project, along East Bartlett Road.

Proposed Land Uses

The proposed land use includes the production, storage and transmission of energy.

Building Types and Densities

There are no buildings proposed within the Project. Consequently, there is no density or floor-area-ratio established on the Property.

Conformance to Adopted Land Use Plans

As will be discussed in Section 12 of this narrative, the proposed use is consistent with the Comprehensive Plan Land Use designation for the Property. There is no Area Plan that has been adopted for this part of Pinal County.

Circulation and Recreation systems

There are no recreational facilities planned within the Project. Similarly, there are no plans to tie the Project into any adopted transportation or open space plans. The Project has been deliberately designed with the security of the site and safety of the community in mind. To affect a consistent level of security requires a restriction of the Property to only those involved in the construction, maintenance and operation of the facility, in addition to County or other governmental officials who may need access to the Property for inspection purposes.

4. Relationship to Properties within One Mile

As shown on the next page, the Property is currently used for agricultural purposes, as are all of the surrounding properties. The Property is bound on the south and west by property that lies within the City of Coolidge's jurisdictional boundaries. Both of those properties are zoned for agricultural uses. On the north and east, the Property is adjacent to properties within unincorporated Pinal County, that are currently zoned for General Rural uses.

Table 1: Relationship to Surrounding Properties			
Direction	**Existing Pinal County Comprehensive Plan Designation**	**Existing Zoning District**	**Existing Use**
North	Moderate Low Density Residential (MLDR) and General Commercial	General Rural	Agricultural
South	General Commercial/High Intensity Activity Center	Agricultural (AG) City of Coolidge	Agricultural
East	Green Energy Production	General Rural	Agricultural
West	Moderate Low Density Residential (MLDR)	Agricultural (AG) City of Coolidge	Agricultural
Subject Property	**Green Energy Production**	**General Rural**	**Agricultural**

5. Schools

The Project will not contribute to an increase in the local student population and therefore will have no significant student enrollment impact on the school system. The long-term operation of the Project will require only a handful of local workers, so any impact on the schools would be indiscernible.

6. Public Services and Community Services

The Project will not impact existing public services or create the need for additional services such as a fire station, fire protection systems (hydrants), law enforcement or solid waste utility services. Similarly, the Project will not create a need for community services such as churches, libraries, museums or community centers.

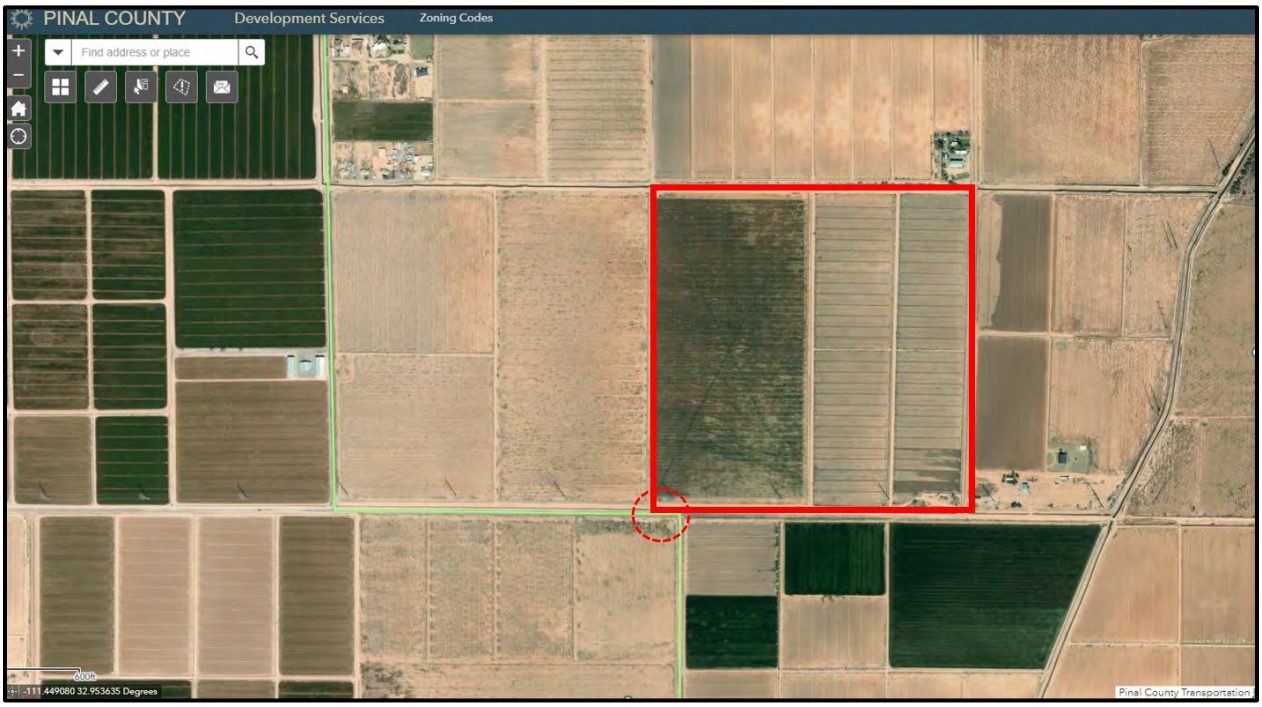
7. Location and Accessibility

The site will be accessed by a single entry point on Clemans Road. Internal roadways within the site will be improved with local materials at a depth to withstand weight from a fire apparatus and will be improved to mitigate dust emissions in compliance with Pinal County Air Quality standards.

8. Compliance with Regionally Significant Route for Safety & Mobility (RSRSM), Access Management Manual, October 2008

The Property lies on the North side of Bartlett Road, which is designated as a Regionally Significant Roadway- Principal Arterial. This Principal Arterial, shown as a green line in the graphic below, is planned for a 150-foot ultimate roadway width, and as discussed in the RSRSM Access Management Manual, will require medians, and specific spacing for driveway entrances.

The Property only touches the planned Principal Arterial roadway in the southwest corner of the site, indicated in the red circle in the graphic below. Valley Farms Energy Center, LLC will work with Pinal County Planning Staff during the site planning process to ensure that the interim use of the Property will not impede the ultimate improvement of this significant roadway in the County.



9. Utilities and Services

As shown in the table below, the Project will require few of the municipal or County services listed below.

Table 2: Utilities and Service Providers		
Service	**Provider**	**Phone Number**
Water	Arizona Water Company (if necessary)	520-723-5346
Sewer	Portable Facilities (during construction)	n/a
Irrigation	Arizona Water Company (if necessary)	520-723-5346
Electric	None Required	n/a
Law Enforcement	Pinal County Sheriff's Office	520-866-5111
Fire	Coolidge Fire Department	520-723-531
Schools	None Required	520-723-2040
Solid Waste	None Required	n/a

10. Ownership & Control

Valley Farms Energy Center, LLC will own and control all the facilities on the Project site and will be responsible for all ongoing maintenance of the facilities.

The Property is currently owned by the Wuertz Family Trust, and will be sold to Valley Farms Energy Center, LLC.

11. Timing of Development

Construction on the Project will begin after the Site Planning process in Pinal County, and is planned to meet the timing of a contracted Operational Date for the delivery and acceptance of the energy. Currently, construction is expected to begin in late 2026.

12. Conformance with the Comprehensive Plan

The proposed land use conforms with the Land Use, Economic Development and Environmental Stewardship sections of the Comprehensive Plan.

In 2023, the Pinal County Board of Supervisors approved Resolution No. 2023-PZ-PA-005-22, which changed the Land Use Designation on the Property to Green Energy Production. The Green Energy Production category enables utility scale solar generation facilities; therefore the proposed use is in conformance with the Land Use designation on the Property.

The proposed land use also contributes to the sustainability of Pinal County. Sustainability is a concept that is discussed in the Environmental Stewardship section of the Comprehensive Plan, and a sustainable community is described as "one that meets its needs by using its resources efficiently while ensuring that adequate resources will be available for future generations." By allocating property that has historically been used for agriculture, which requires enormous amounts of water, and shifting it to a land use that requires little-to-no water, Pinal County will be able to ensure that precious water resources will be available for future generations.

Finally, the proposed land use, which will be established as an interim land use with a functional life of 25 to 30 years, will allow the underlying property to be preserved for agricultural or other uses in the future. As discussed in the Economic Development section of the Comprehensive Plan, "agricultural uses are valued in Pinal County" and the intention, as stated in the Plan, is "to support agriculture as a land use as long as it is economically feasible." At this point in time, with the scarcity and cost of water, interim use of the Property for a solar energy facility is the best use of the Property. The Project will have little long-term impact on the underlying land, therefore the ability of the Property to be farmed in the future will be preserved.

13. Recreational Amenities

There are no recreational facilities planed within this development.

14. Fences, Walls & Screening

As shown in the Development Plan provided with the application materials, fencing for the project will be an 8-foot tall, powder-coated chain link fence. Landscaping will be provided on the outside of the fence to provide the required buffer along the perimeter of the site.

15. Total Number of Dwelling Units

The Project does not include any dwelling units.

16. Maximum Residential Density of Each Planning Unit

The Project does not include any residential development or dwelling units.

17. Total number of Parking Spaces for Recreational Facilities

Since there are no recreational facilities in the Project, there are no parking spaces required.

18. Type of Landscaping

As shown on the landscape plan provided in the application materials, the density of the perimeter landscaping will be dependent on whether the project faces an arterial roadway or is adjacent to private property. Each landscape buffer is 50-feet wide and will consist of trees and shrubs selected from the ADWR low water use/drought tolerant lant list, Pinal Active Management Area. Landscaping will be irrigated with water brought to the site and stored in tanks to facilitate watering to ensure continued growth and plant health.

19. Preliminary Hydrologic Data and Statement on Drainage

A Hydrology Report has been provided with the application materials. The Hydrology Report describes existing conditions of the Property as mostly flat, agricultural land that has historically been used for farming. The site is located within flood zone X, areas of minimal flood hazard, according to FIRM panel 04021C1250E dated 12/04/2007. The National Wetland inventory shows an existing drainage channel north of the site classified as Riverine habitat. The site is part of the Lower Colorado Resource Region (HCU 15), a region with an approximate size of 140,000 square miles. The region includes parts of Arizona, California, Nevada, New Mexico and Utah

The site is also part of the Middle Gila watershed (15050100), within the Lower Colorado Water Resource Region. Runoff from the site currently flows westward into an existing drainage channel. This drainage channel then conveys runoff northwestward for approximately 5 miles until it reaches the Gila River. The watershed follows the Gila River west up until the Yuma, Arizona area where the confluence of the Gila River with the Colorado River occurs. The Colorado river then travels south until it reaches the Gulf of California.

A Preliminary Drainage Report has been provided with the application materials. The report assumes that proposed ground cover within the access roads, substation pad, and BESS equipment areas will be gravel, and the remainder of the site including the PV array

areas will be seeded with low-maintenance tall grass that will maintain the hydrologic characteristics of the existing conditions. Natural drainage patterns will be maintained through and around the site, to the greatest extent practical, to minimize environmental impacts to the surrounding areas. A stormwater detention pond will be provided, with appropriate drainage swales to convey runoff into the pond. The report also assumed that that offsite flows will be diverted around the Project site.

20. Additional Information

Total area in acres proposed for commercial/industrial development

The Development Plan illustrates the proposed utilization of the entire 160 acres of the Property as described in Section 3 of this narrative, and shown in the table below:

Table 3: Industrial Land Use Table	
Gross Acreage	160 acres
Area of Arterial & Collector Streets	0 acres
Net Acreage	160 acres
Total Area of Open Space Active, Common and Private	0 Acres
Percentage of Open Space	0%

The uses proposed in the Project (vs. permitted uses in the base zone)

Shown on the next page are the uses that are permitted in the Industrial (I-3) Zoning District, per Section 2.340.020 of the Pinal County Development Services Code (PCDSC), and those that will be allowed in the Selma Energy Center PAD.

Table 4: Permitted Land Uses		
Use	**Permitted in I-3 Zoning**	**Permitted in PAD**
Adult oriented business and adult service providers	Yes	No
Airport or landing strip	Yes	No
Gasoline or flammables bulk station	Yes	No
Government Structures, fire district stations, sheriff's facilities and their accessory uses	Yes	No
Heliport	Yes	No
Impounded or towed vehicle storage yard	Yes	No
Junk, salvage or auto wrecking yards	Yes	No
Landfill and transfer stations	Yes	No
Manufacture, maintenance, assembling, painting upholstery, compounding, processing, packaging or treatment operations	Yes	No
Power Plants, wastewater treatment plants and ancillary offices and buildings	Yes	Yes: Utility Scale Solar Power Generation Facilities including Solar arrays, BESS, gen-tie lines and ancillary facilities. No: wastewater treatment plants and ancillary offices and buildings.
Prisons, detention facilities and their accessory uses	Yes	No
Private schools	Yes	No
Restaurants	Yes	No
Sports Arenas	Yes	No
Vocational schools	Yes	No
Wireless Communication Facilities	Yes	No

Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.	Yes	No

Development Standards

The table below lists the Pinal County development standards for the Industrial (I-3) Zoning District established in Section 2.340.050 of the PCDSC, along with those standards proposed for the Valley Farms Energy Center PAD.

Table 5: Development Standards (I-3)		
Standard	**(I-3) Required**	**Proposed in Valley Farms PAD**
Minimum lot area	None	None
Minimum lot width	None	None
Minimum front setback:	20-feet	No Change
Minimum side setbacks:		No Change
Where development abuts a rural or residential district	25 feet	No Change
Where development abuts any other district	0-feet	No Change
Minimum rear setback	10-feet	No Change
When abutting property zoned rural or residential	25-feet	No Change
Maximum height	50-feet	No Change (transmission structures may exceed 50-feet, but are exempt from a height limitation per Section .150.050 of the PCDSC)
Detached accessory buildings:		
Permitted coverage	40% of the required rear setback and any additional	No Change

	space within the buildable area	
Maximum height	20 feet within the required rear setback; 35-feet within the buildable area	No Change
Minimum distance to main building	7-feet	No Change
Minimum distance to front lot line	15-feet	No Change
Minimum distance to side lot line	None	No Change
Minimum distance to rear lot line	4-feet	No Change
Industrial Buffer		
Setback where industry abuts property zoned rural or residential, or arterial or collector streets.	Not less than 10% of the lot depth or width on the side abutting defined property, but not greater than 50-feet.	No Change

21. Conclusion

Valley Farms Energy Center, LLC is seeking approval for this Zone Change and Planned Area of Development Overlay in direct response to the growing need for local utility companies to provide residential, business and industrial customers with affordable, reliable, and clean energy. The Property has been identified as an optimal location for the Project due to energy demand in the County, the consistent climate, the geologically stable land, and proximity to existing transmission lines. This Project, when approved, will allow Valley Farms Energy Center, LLC to provide energy for Pinal County and surrounding areas, where electrical demand is increasing and will allow for the productive use of the Property in a manner that provides responsible stewardship over the land and its natural resources.

VALLEY FARMS

PLANNED AREA DEVELOPMENT AMENDMENT CONCEPTUAL PLAN

TITLE SHEET

SITE LEGAL DESCRIPTION

PARCEL 3: (APN: 202-35-004)

THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

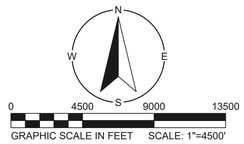
DEVELOPMENT PLAN NOTES

1. E BARTLETT ROAD IS DENOTED AS A REGIONAL SIGNIFICANT ROUTE PARKWAY WITH MODERATE/MEDIUM PRIORITY.
2. ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PROVIDED BY ATWELL LLC, DATED 05/04/2023.
3. PROPERTY MANAGEMENT WILL OWN, CONTROL, AND MAINTAIN THE LANDSCAPING, REFUSE DISPOSAL, STREETS, AND PRIVATE UTILITY SYSTEMS.
4. ONSITE STORMWATER WILL RETAIN IN ONSITE SEDIMENT BASIN SIZED ACCORDING TO LOCAL STORMWATER STANDARDS.
5. OFFSITE DRAINAGE WILL BE ROUTED ACCORDING TO LOCAL STORMWATER STANDARDS.
6. LANDSCAPE PLAN WILL INDICATE LOCATION, TYPE, HEIGHT, AND MATERIALS FOR PROPOSED WALLS, FENCES, AND SIGNS.

Project Consultant Team	
Property Owner	Gregory C. & Loralee Wuertz Family Trust 12006 N. Hazeldine Road Casa Grande, AZ 85194
Developer	Ashley Johnson, Lead Project Manager NextEra Energy Resources 700 Universe Boulevard Juno Beach, FL 33408 954-719-4556
Applicant/ Land Use Counsel	W. Ralph Pew/Vanessa MacDonald Pew & Lake, PLC 1744 South Val Vista Drive, Suite 217 Mesa, AZ 85204 480-461-4670
Civil Engineering	Dustin James Revamp Engineering, Inc. 428 13th Street 3rd Floor Oakland, CA 94612 510-343-5399
Environmental Consultants/Landscape Architecture	Cara Bellavia/Colin Agner SWCA 20 East Thomas Road, Suite 1700 Phoenix, AZ 85013 602-274-3831



VICINITY MAP



SHEET NUMBER	SHEET TITLE
C000	TITLE SHEET
C200	SITE PLAN
C201	SITE PLAN INSET 1
C202	SITE PLAN INSET 2
C400	FENCE & GATE DETAILS
C401	INVERTER & BESS DETAILS
C402	PV ARRAY DETAILS

Parking Summary		
Standard	Required Spaces	Provided
1 space/1,000 square feet of floor area, or one per three employees	0*	0
* No buildings are proposed, and no employees will be housed on site.		

Utilities and Service Providers		
Service	Provider	Phone Number
Water	Arizona Water Company (if necessary)	520-723-5346
Sewer	Portable Facilities (during construction)	n/a
Irrigation	Arizona Water Company (if necessary)	520-723-5346
Electric	None Required	n/a
Law Enforcement	Pinal County Sheriff's Office	520-866-5111
Fire	Coolidge Fire Department	520-723-531
Schools	Coolidge Unified School District	520-723-2040
Solid Waste	None Required	n/a

Designated Flood Zone		
Zone	Flood Map Number	Effective Date
X	04021C1250E	4-Dec-07

PROJECT DATA

Project Data Table	
Pinal County Parcel Numbers	202-35-0040
Total Gross Acreage	160 Acres
Property Owner	Gregory C. & Loralee Wuertz Family Trust 12006 N. Hazeldine Road Casa Grande, AZ 85194
Existing Zoning District	General Rural (GR)
Proposed Zoning District	I-3 (PAD)
Existing Comprehensive Plan Designation	Green Energy Production

Commercial Land Use Table	
Gross Acreage	160 acres
Area of Arterial & Collector Streets	0 acres
Net Acreage	160 acres
Total Area of Open Space Active, Common and Private	0 Acres
Percentage of Open Space	0%

Development Standards (I-3)		
Standard	I-3 Required (PCDSC 2.340.050)	Proposed in PAD
Minimum lot area	None	None
Minimum lot width	None	None
Minimum front setback:	20-feet	No Change
Minimum side setbacks:		No Change
Where development abuts a rural or residential district	25 feet	No Change
Where development abuts any other district	0-feet	No Change
Minimum rear setback	10-feet	No Change
When abutting property zoned rural or residential	25-feet	No Change
Maximum height	50-feet	No Change (transmission structures may exceed 50-feet, but are exempt from a height limitation per Section 2.150.050 of the PCDSC)
Detached accessory buildings:		
Permitted coverage	40% of the required rear setback and any additional space within the buildable area	No Change
Maximum height	20 feet within the required rear setback; 35-feet within the buildable area	No Change
Minimum distance to main building	7-feet	No Change
Minimum distance to front lot line	15-feet	No Change
Minimum distance to side lot line	None	No Change
Minimum distance to rear lot line	4-feet	No Change
Industrial Buffer (PCDSC 2.340.040)		
Setback Adjacent to rural or residentially zoned property; arterial or collector streets	Not less than 10% of lot depth or width on the abutting side, not to exceed 50-feet.	No change

REVAMP
ENGINEERING, INC.
428 13th St.
3rd Floor
Oakland, CA 94612
www.revamp-eng.com

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PROJECT NAME
VALLEY FARMS
PAD CONCEPTUAL PLAN

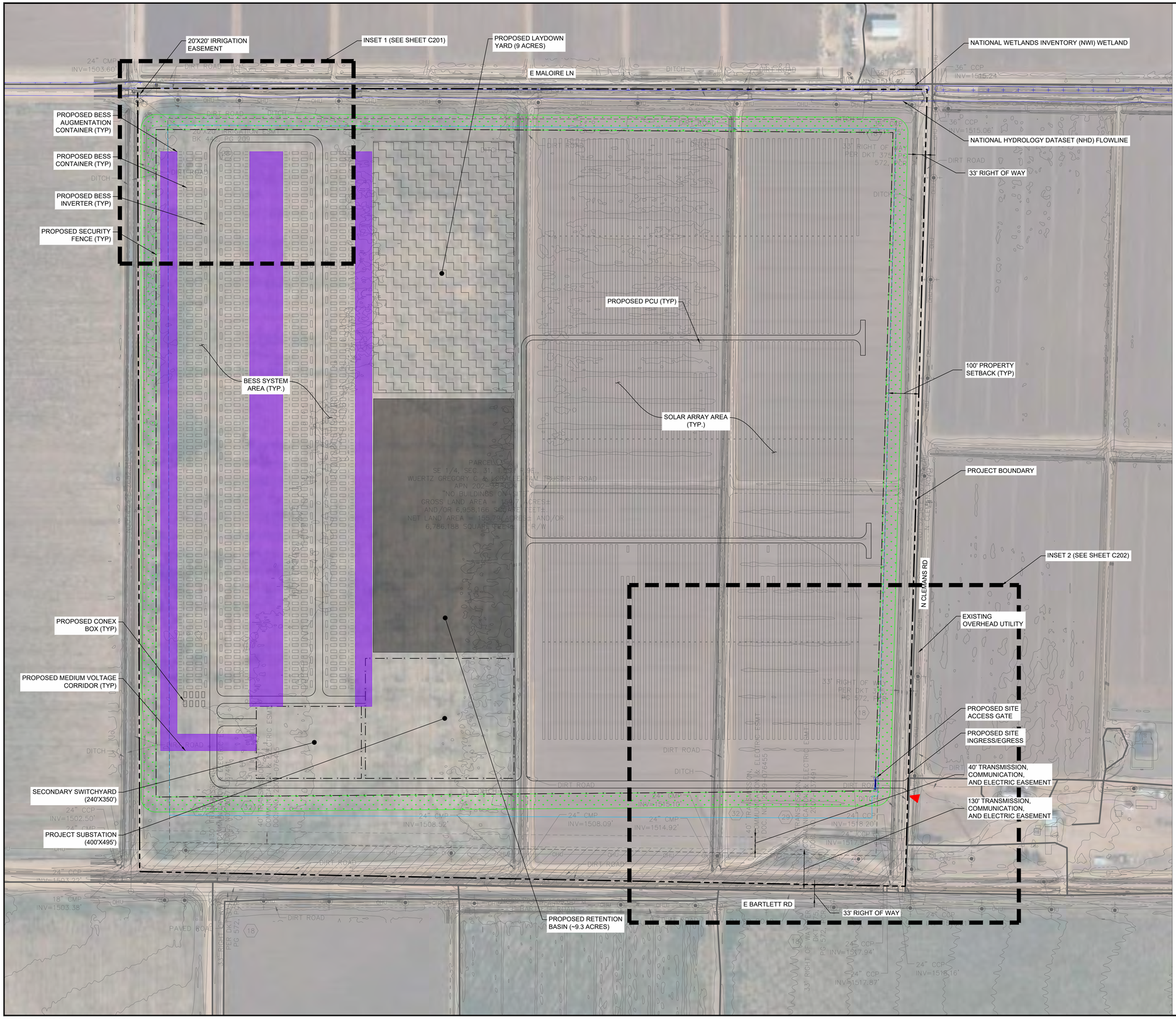
SITE LOCATION
PINAL COUNTY, AZ

#	DRAWING ISSUE	DATE	DB	CB
1	DEVELOPMENT PLANS	08/20/2024	MEH	NN

PROJECT NO.: 23309

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
C000



DEMOLITION NOTES

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5. ALL ROADS IN THE DEDICATED RIGHTS-OF-WAY WILL BE DOUBLE CHIPPED SEALED AND 28' IN WIDTH.

FIRE NOTES

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5. FENCE SETBACK FROM ARRAY IS ADEQUATE TO ALLOW FIRE ACCESS AROUND THE PERIMETER OF THE SITE.

LEGEND

- PROJECT BOUNDARY
- EXISTING POWER POLE
- EXISTING ROAD CENTERLINE
- EXISTING DIRT ROAD EDGE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING EASEMENT BOUNDARY
- SETBACK
- RIGHT OF WAY (ROW)
- BUILDABLE AREA
- NATIONAL WETLAND INVENTORY (NWI) WETLANDS, 25 FT SETBACK (TYP)
- NATIONAL HYDROLOGY DATASET (NHD) FLOWLINES
- PROPOSED FENCE LINE
- PROPOSED ROAD
- GATE
- SITE ACCESS
- PROPOSED LAYDOWN YARD
- PROPOSED RETENTION BASIN
- PROPOSED VEGETATIVE BUFFER
- PROPOSED MEDIUM VOLTAGE (MV) CORRIDOR

N / W / E / S

0 150 300 450

GRAPHIC SCALE IN FEET SCALE: 1"=150'

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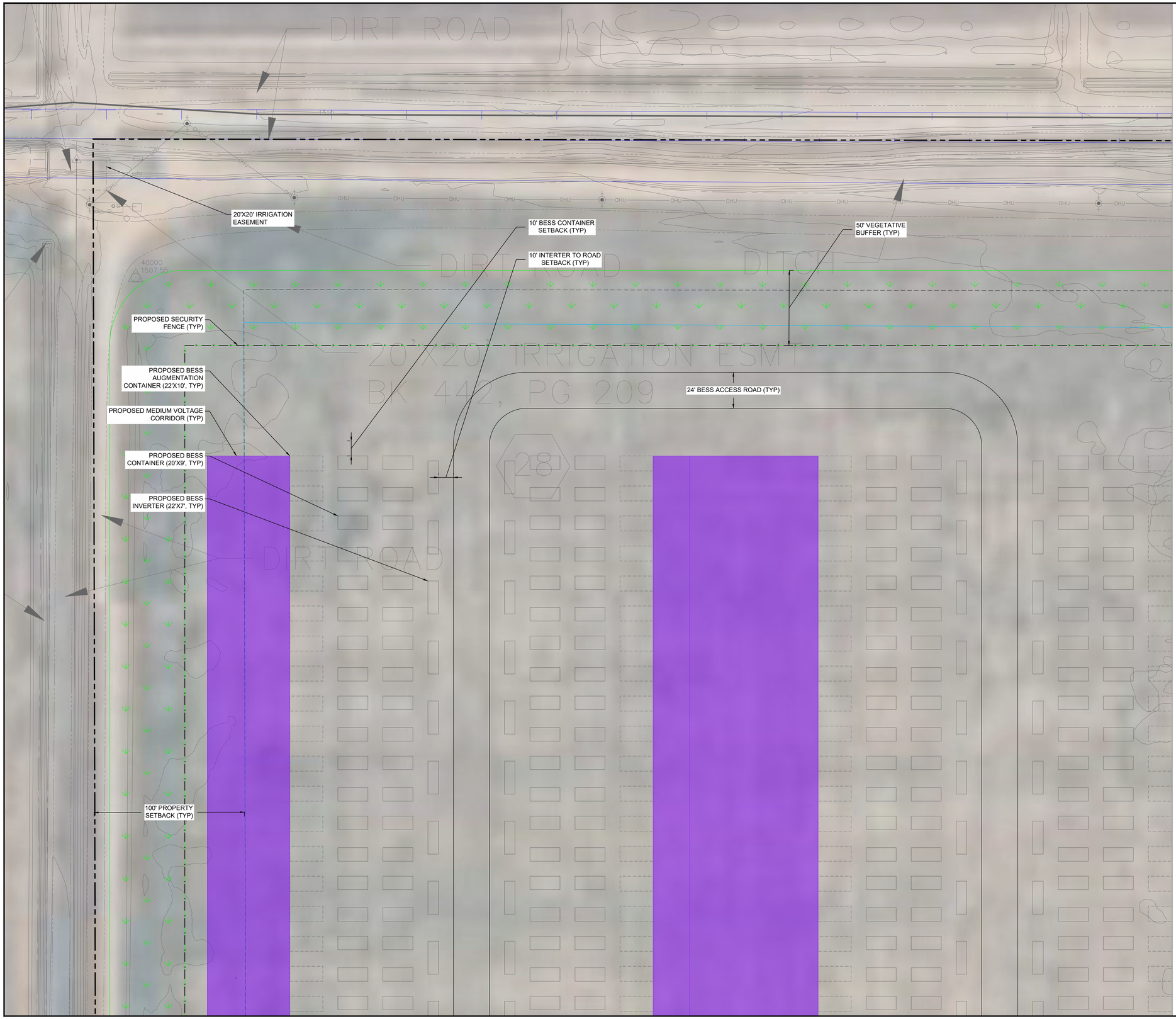
SITE LOCATION
PINAL COUNTY, AZ

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PROJECT NO.: 23309

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
C200



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- GATE
- SITE ACCESS
- PROPOSED LAYDOWN YARD
- PROPOSED RETENTION BASIN
- PROPOSED VEGETATIVE BUFFER
- PROPOSED MEDIUM VOLTAGE (MV) CORRIDOR

N
W
E
S

0 30 60 90

GRAPHIC SCALE IN FEET SCALE: 1"=30'

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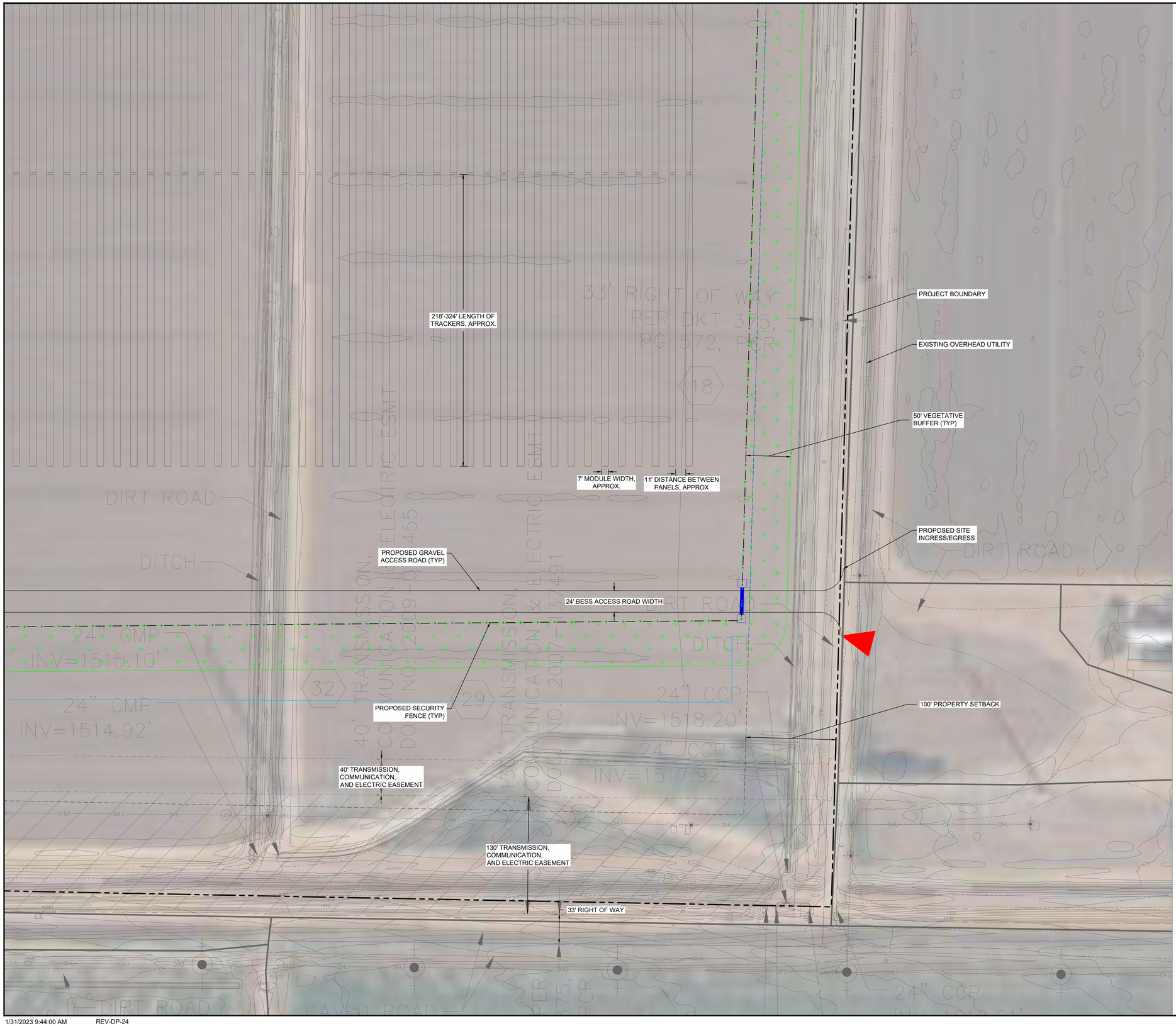
SITE LOCATION
PINAL COUNTY, AZ

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1	DEVELOPMENT PLANS	08/20/2024	MEH	NN

PROJECT NO.: 23309

DRAWING TITLE
SITE PLAN INSET 1

DRAWING NUMBER
C201



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- PROPOSED LAYDOWN YARD
- PROPOSED RETENTION BASIN
- PROPOSED VEGETATIVE BUFFER
- PROPOSED MEDIUM VOLTAGE (MV) CORRIDOR

N W E S

0 50 100 150

GRAPHIC SCALE IN FEET SCALE: 1"=50'

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PROJECT NAME
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PAD CONCEPTUAL PLAN

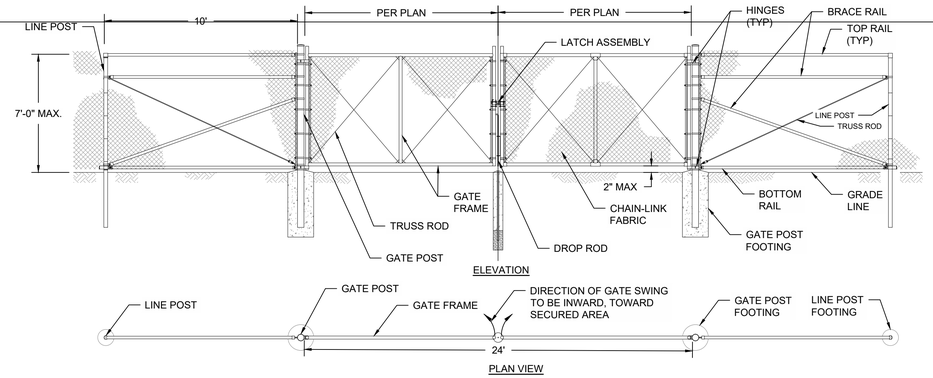
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PINAL COUNTY, AZ

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PROJECT NO.: 23309

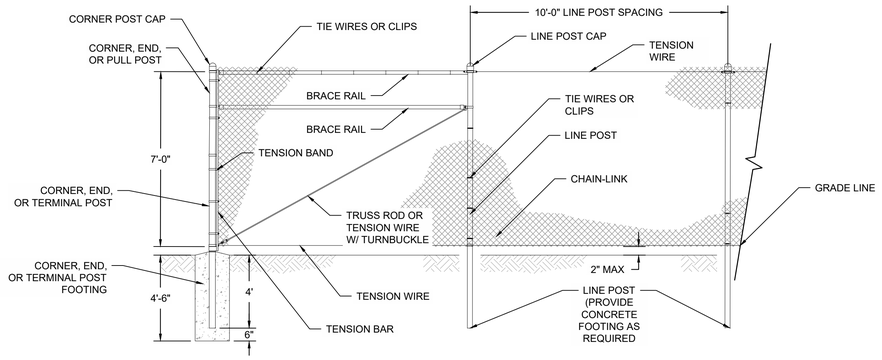
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SITE PLAN INSET 2

DRAWING NUMBER
C202



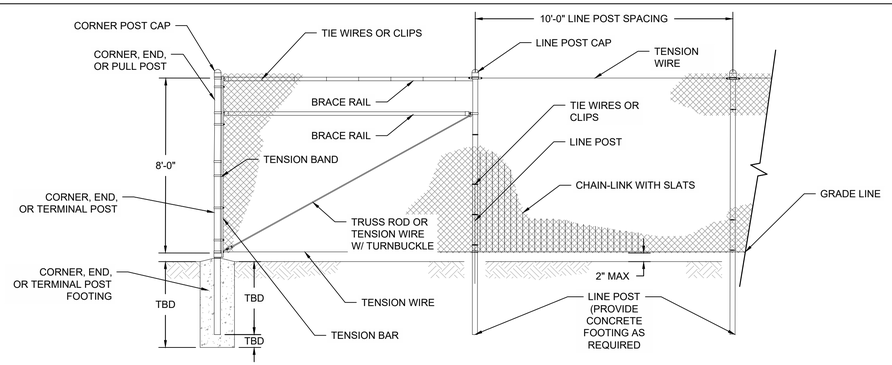
1 - TYPICAL 24' ACCESS GATE

SCALE: N.T.S.



2 - TYPICAL PV POWDER-COATED PERIMETER FENCE

SCALE: N.T.S.



3 - BESS & SUBSTATION POWDER-COATED PERIMETER FENCE

SCALE: N.T.S.

NOTES:
1. BATTERY ENERGY STORAGE SYSTEM AND SUBSTATION PERIMETER FENCE WILL BE IMPROVED WITH SLATS TO INCREASE OPACITY (NOT SHOWN IN PLAN).
2. SLATS WILL INCREASE WIND LOAD. WIND STUDIES MUST BE COMPETED TO DETERMINE POST FOOTING DEPTHS.
3. PV PERIMETER FENCE AND BESS/SUBSTATION FENCES SHALL BE SAGE GREEN WITH LVR < 40%.

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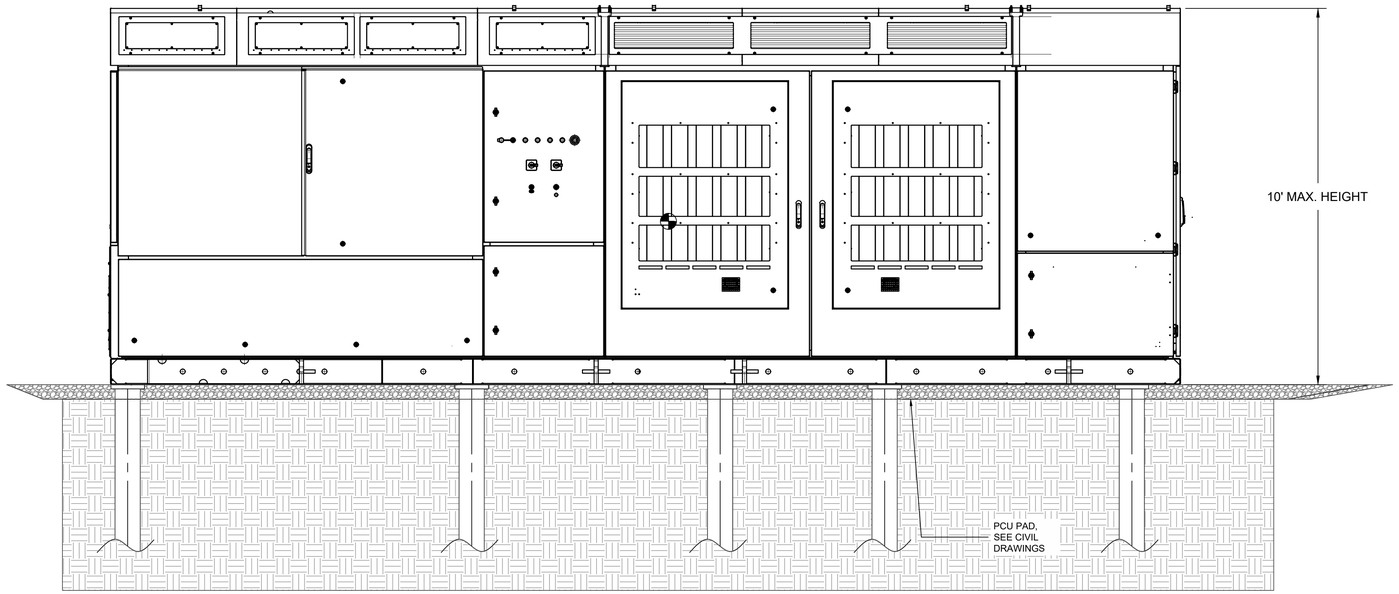
SITE LOCATION
PINAL COUNTY, AZ

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PROJECT NO.: 23309

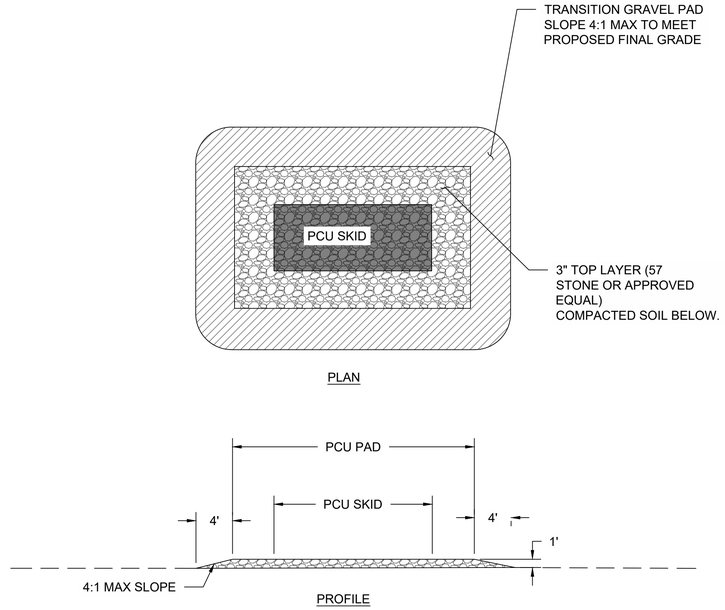
DRAWING TITLE
FENCE & GATE DETAILS

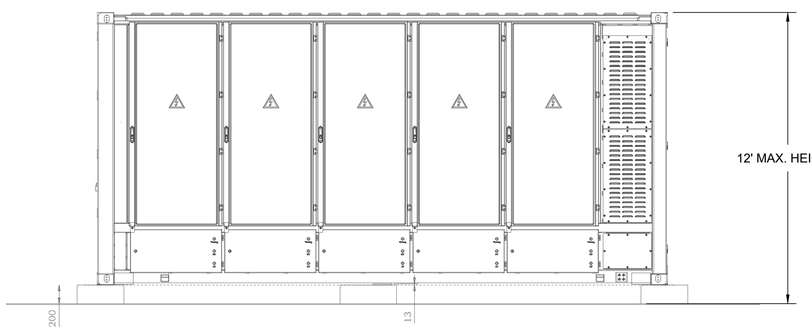
DRAWING NUMBER
C400



1 TYPICAL POWER CONVERSION UNIT PROFILE

SCALE : N.T.S

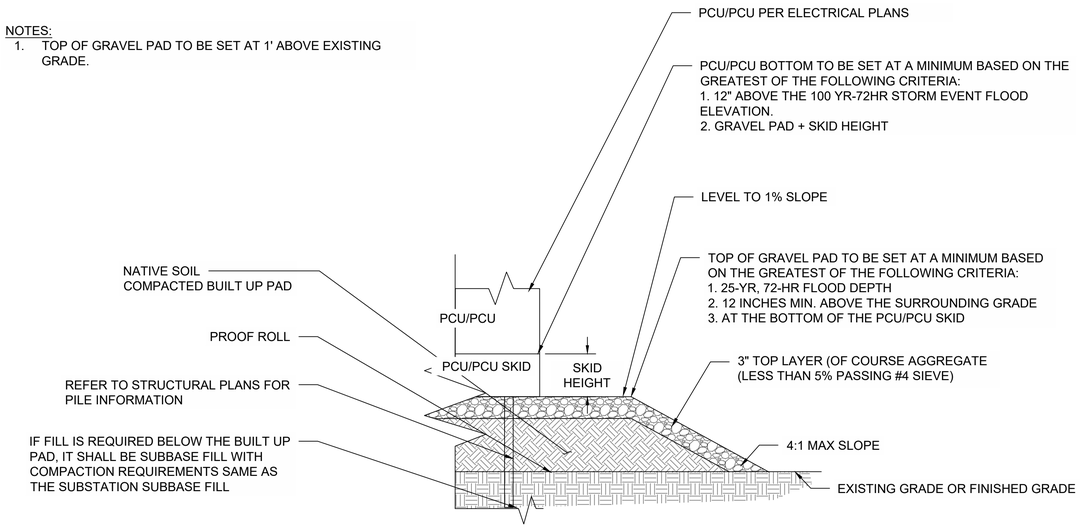




2 TYPICAL BESS ENCLOSURE

SCALE : N.T.S

NOTES:
1. TOP OF GRAVEL PAD TO BE SET AT 1' ABOVE EXISTING GRADE.



SECTION A-A

3 TYPICAL PCU SKID DETAIL

SCALE : N.T.S

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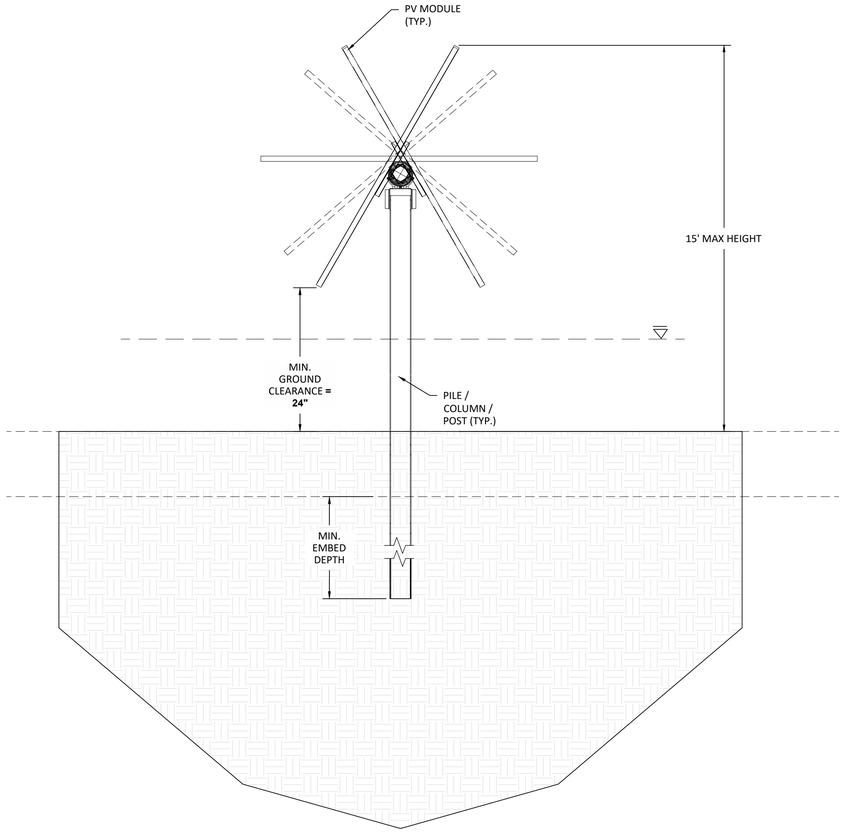
SITE LOCATION
PINAL COUNTY, AZ

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1	DEVELOPMENT PLANS	08/20/2024	MEH	NN

PROJECT NO.: 23309

DRAWING TITLE
INVERTER & BESS DETAILS

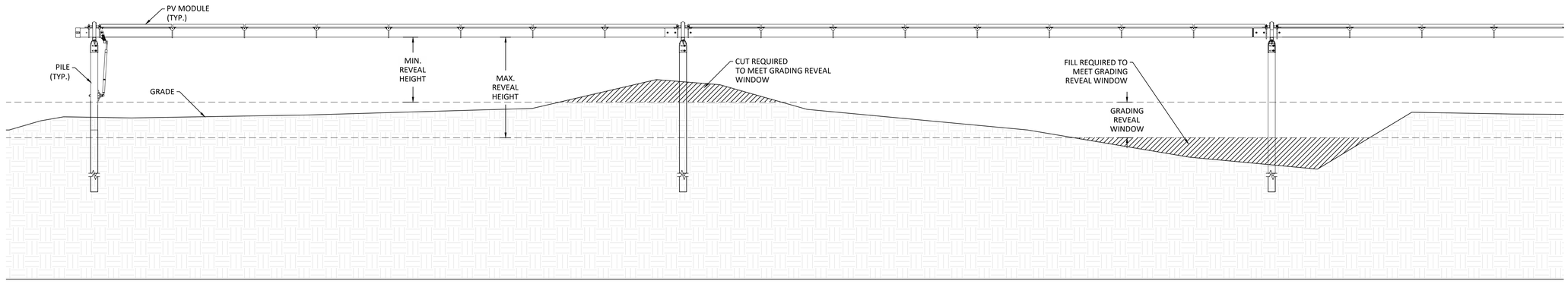
DRAWING NUMBER
C401



1 TYPICAL PV MODULE SECTION DETAIL
SCALE : N.T.S



3 TYPICAL SOLAR FIELD
SCALE : N.T.S



2 TYPICAL PV MODULE ELEVATION ENLARGED VIEW
SCALE : N.T.S

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PROJECT NO.: 23309

DRAWING TITLE
PV ARRAY
DETAILS

DRAWING NUMBER
C402

Valley Farms Energy Center

Approximately 160 acres

Pinal County, Arizona

Open Space & Recreation Plan (OSRP)

Prepared by:

Kimley-Horn
Keith Nichter
1001 W. Southern Avenue, Suite 131
Mesa, AZ 85210
602.-313-7206

Pew & Lake, PLC
Ralph Pew/Vanessa MacDonald
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670

On behalf of:

Vally Farms Energy Center, LLC

Submitted to:

Pinal County Development Services Department
85 North Florence Street
Florence, AZ 85132

Version 1.0- October 3, 2024



Exhibit A: Vicinity Map

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-Exhibit A: Vicinity Map
-Exhibit B: Aerial Map
-Exhibit C: Open Space Context Map
-Exhibit D: Slope Analysis Plan
-Exhibit E: Native Vegetation Analysis
-Exhibit F: Offsite Stormwater Analysis

List of Appendices:

-Appendix A: Development Plan
-Appendix B: Landscape Plan
-Appendix C: Fence Plan & Elevations

A. Executive Summary: Open Space and Recreation Plan

Located generally between Attaway and Clemans Roads on the north side of Bartlett Road, generally south of the Randolph area within Pinal County, Valley Farms Energy Center (the "Project") encompasses approximately 160 acres of private property (APN: 202-35-0040), owned by The Gregory and Loralee Wurtz Family Trust (the "Property"), to be rezoned as a Planned Area Development (PAD) with Industrial Zoning (I-3) *(See Exhibit A: Vicinity Map)*. Consistent with the County PAD requirements, this Open Space and Recreation Plan (OSRP) will describe the site-specific details of the proposed development and surrounding areas consistent with the Pinal County Open Space and Recreation Area Guideline Manual (OSRAM).

1. Site Analysis

Analysis of the site and surrounding area revealed the following *(See Exhibit B: Aerial Map)* for a visual overview of the site's current condition as disturbed agricultural land:

- Given the proposed utility scale solar power generation and energy storage uses, there is no intended target group designation defined in the OSRAM.
- The site is not located near any proposed Open Space or Trails areas *(See Exhibit C: Open Space Context Map),*
- The site has less than a 1% slope and is considered disturbed vacant/agricultural land *(See Exhibit D: Slope Analysis Plan),*
- The site is not located within a regulated floodplain.



Exhibit B: Aerial Map

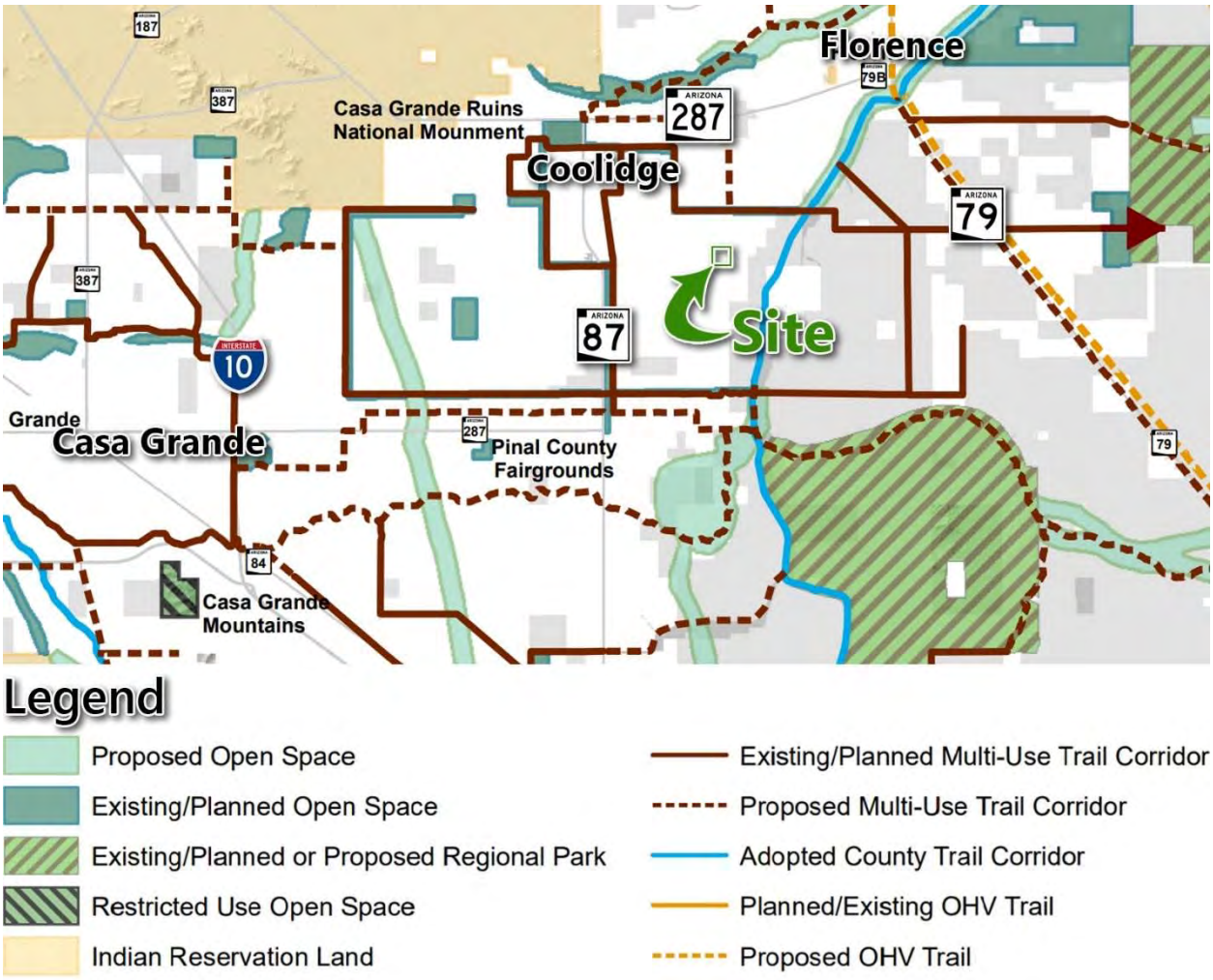


Exhibit C: Open Space Context Map

2. *Proposed Site Plan and Open Space*

As shown in *Appendix A: Conceptual Development Plan*, the proposed Project will include various elements that are required for the capture, storage and transmission of solar energy. These elements include:

- A field of photovoltaic panels, also known as arrays,
- Solar trackers or fixed-support structures,
- Battery Energy Storage System (BESS) facilities,
- An electrical collection system that includes switchgears, power conversion stations, inverters, transformers and collection lines,
- A substation,
- A switchyard,
- A gen-tie transmission line and
- Required infrastructure including perimeter fencing and gates, internal access driveways and roads and water storage facilities for landscape and fire suppression needs.

There are no buildings proposed within the Project. The Project will feature a generation interconnect "gen-tie" line. Gen-tie lines are power lines that connect the original source of electric power, solar energy in this case, to the greater electrical transmission system, or "grid".

The gen-tie line that is specific to this Project consists of a single 230-kV transmission line, mounted on steel poles connecting the project substation to a newly constructed switchyard that will also be located on the project site. The switchyard will connect the Project to the existing Abel to Randolph 230 kV transmission line. This line is located adjacent to the Project, at the intersection of Bartlett and Clemans Roads.

The site has less than 1% slope and is disturbed agricultural land. Therefore, conservation open space is not provided per the open space requirements for disturbed conservation open space (0%). Additionally, consistent with the requirements of the OSRAM and the Pinal County Development Services Code (PCDSC), there is no open space or recreational facilities planned within the Project. Similarly, there are no plans to tie the Project into any adopted transportation or open space plans. The Project has been deliberately designed with the security of the site and safety of the community in mind. To affect a consistent level of security requires a restriction of the Property to only those involved in the construction, maintenance and operation of the facility, in addition to County or other governmental officials who may need access to the Property for inspection purposes.



Exhibit D: Slope Analysis Plan

3. *Compliance with County Standards*

A review of the Pinal County Open Space and Recreation Area Manual (OSRAM) and the PCDSC were performed to ensure development of this project will be in conformance with those guidelines and standards. A detailed analysis of this project's compliance is provided in Section D of this report. It was determined that this project is in conformance with the open space requirements, landscaping requirements, and level of recreation amenity required.

B. Existing Conditions, Context, and Site Analysis

1. *Project Context: Site Description*

The Property is currently used for agricultural purposes, as are all the surrounding properties. The Property is bound on the south and west by property that lies within the City of Coolidge's jurisdictional boundaries. Both of those properties are zoned for agricultural uses. On the north and east, the Property is adjacent to properties within unincorporated Pinal County, that are currently zoned for General Rural uses. The proposed energy production uses for the Property are consistent with the existing Green Energy Production Comprehensive Plan land use designation, which allows for utility scale solar use.

2. *Project Context Regional Location*

The Valley Farms Energy Center Property is located regionally within the southeast quarter of Section 31, Township 5 South, Range 9 East, approximately four (4) miles southeast of the City of Coolidge, seven (7) miles southwest of the Town of Florence and a few miles northwest of the Coolidge Municipal Airport.

3. *Surrounding Recreation Opportunities*

There are no recreation opportunities within or near the subject Property.

4. *Target Group Analysis*

There is no corresponding Target Group within the OSRAM for the proposed industrial use of the Valley Farms Energy Center, which include the production, storage and transmission of solar energy consistent with the approved (Resolution No. 2023-PZ-PA-005-22) Green Energy Production Comprehensive Plan land use designation.

5. *Site and View Shed Analysis*

Given the Property has no significant topography, and the surrounding area is primarily agricultural uses, no real viewsheds exist on-site. Furthermore, the low-profile site improvements paired with a 100' Property setback will not impede any viewsheds.

6. *Slope Analysis*

Analysis of existing slope for residential projects is critical in determining the lands of high value, view sheds, and lands that should be set aside for conservation. Slopes exceeding 15% are generally set aside as conservation areas. Additionally, slope is used in determine the overall project requirement for Conservation Open Space and Recreation Area Open Space. Despite the proposed industrial use and this criterion not applying, the subject site has a slope percentage of 0.4% slope across the site, mostly draining in a westerly direction, which would not require any conservation open space to be provided.

7. *Existing Vegetation and Biological Habitat Analysis*

In reviewing the Pinal County Open Space and Trails Master Plan (OSTMP), the site is in an area of low-quality habitat value with no designated critical habitat present. According to the OSTMP, neither native grassland nor conservation areas are present on the site or in adjacent areas. Given the sites developable area has been previously disturbed for agricultural uses, only a visual native vegetation analysis was conducted to determine existing vegetation on the site that would meet the required 3" or greater caliper to be analyzed according to Native Plant Inventory Plan requirements. As shown in the table below, no such plants were determined to exist within the proposed development area.

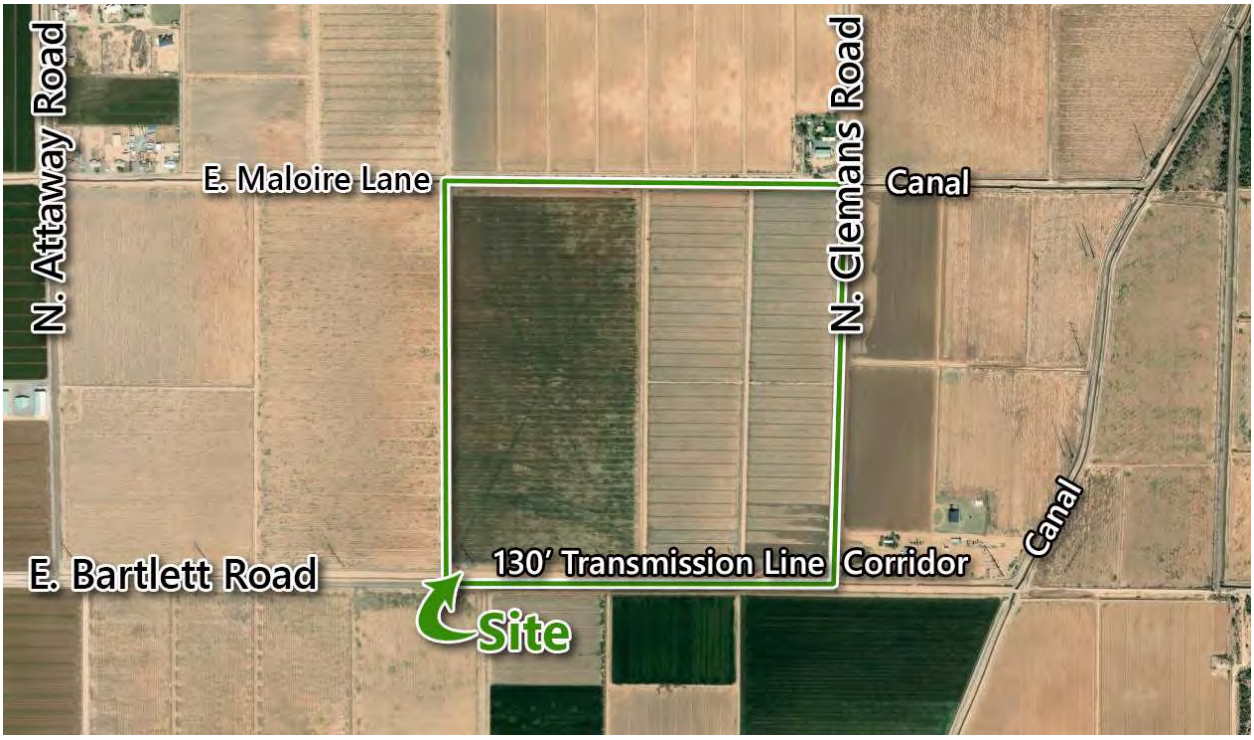


Exhibit E: Native Vegetation Analysis

Native Plant Inventory Summary				
Species	Salvage	Protect in Place	Destroy	Total
Trees	0	0	0	0
Cacti	0	0	0	0

8. *Preliminary Hydrology Analysis*

The Project generally drains from east to west. The engineered site plan will convey all off-site stormwater flows safely through the site, as necessary, with on-site drainage being addressed through a series of basins, as approved by County staff, through the site plan approval process.

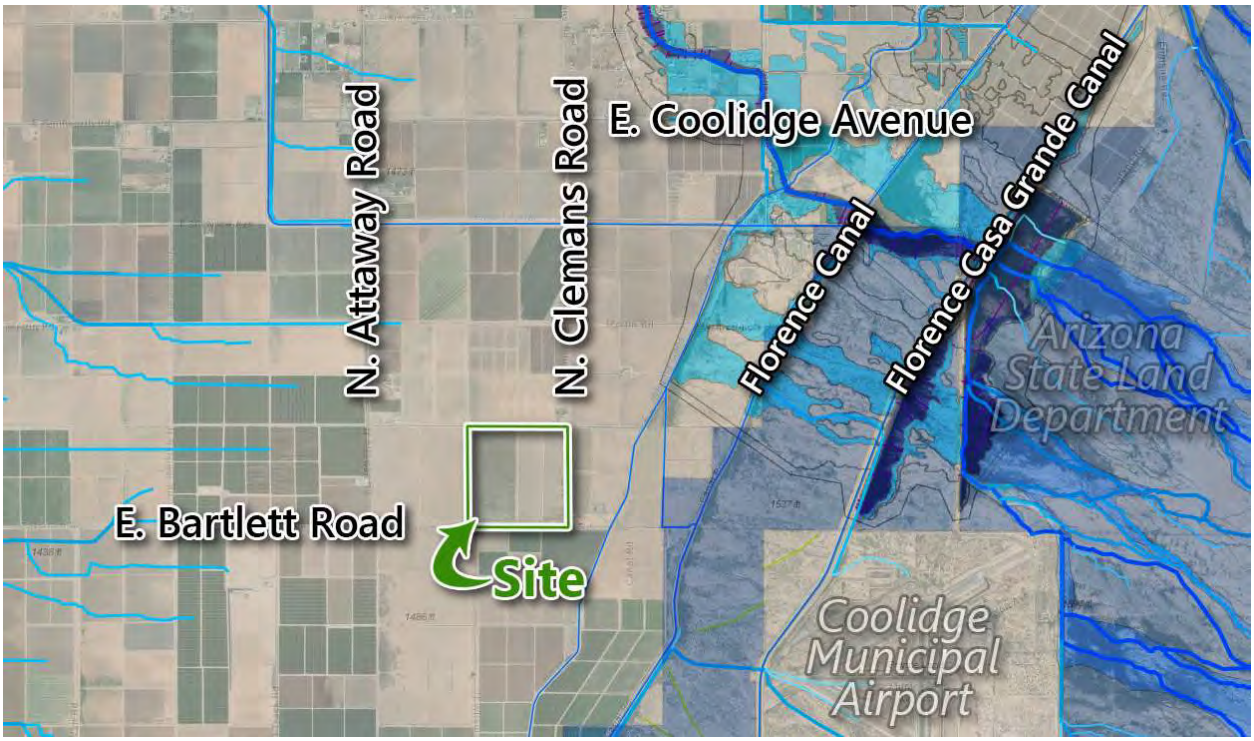


Exhibit F: Offsite Stormwater Analysis

9. *Flood Zone Designation*

The Property is not located within a flood zone. According to FEMA Flood Insurance Rate Map 04021C1250E, dated December 03, 2007, the Property is in an area of minimal flood hazard.

C. Implementation: Proposed Development Plan

1. Development Concept

The Project will construct and operate a hybrid solar photovoltaic (PV) plant, battery energy storage system (BESS) and associated infrastructure.

a) Development Plan and Open Space Data

With no required or proposed open space, the Valley Farms Energy Center Development Plan proposes to utilize the entire 160 acres of the Property for the proposed I-3 PAD use of utility scale solar power generation facilities including solar arrays, BESS, gen-tie lines and ancillary facilities, as shown in the table below:

Industrial Land Use Table	
Gross Acreage	160 acres
Area of Arterial & Collector Streets	0 acres
Net Acreage	160 acres
Total Area of Open Space Active, Common and Private	0 Acres
Percentage of Open Space	0%

b) Vehicular Circulation Concept

The site will be accessed by a single-entry point on Clemans Road. Internal circulation is planned via a network of private maintenance and service drive aisles to provide vehicular access to the solar arrays, associated equipment, BESS yard(s) and substation(s) facilities. All driveway aprons (as specified by County) shall be paved with a minimum asphalt milling bound with a liquid binding emulsifier, or comparable, with the remainder of the typical 20' internal drives being compacted decomposed granite (DG), or similar road base material to minimize imperviousness and stormwater runoff, as proposed with an approved dust control permit. Construction and maintenance of the drives will conform to applicable requirements of the County Air Quality Control Department.

c) Pedestrian Circulation Concept

Because there are no buildings or full-time employees proposed to be located on this Property, no pedestrian circulation is planned within the Project. Off-site employees and maintenance crews will be able to access the Property and associated equipment via the private maintenance and service drive aisles.

d) Development Phasing Concept

Construction on the project will begin after the site planning and permit approval process in Pinal County, and to meet the timing of standard commercial agreements. Currently, construction is expected in one phase to begin in late 2026.

2. Developed Open Space

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no proposed formal developed open space is required or proposed as part of the Valley Farms Energy Center Project.

a) Developed Open Space

Despite providing no quantified developed open space, the Project will meet the intent of this requirement through the development of the proposed landscape buffers along the Project perimeter.

b) Proposed Entry, Walls and Signage

As discussed, the Property is surrounded mostly by vacant and agricultural lands along with a few residential structures located to the north and east. To ensure proper site security and screening, related to these surrounding uses, the site perimeter will be enclosed with chain link fence (7-feet in height), setback 100 feet from the property line, with an entry gate at the Clemans Road access point. Additionally, the BESS and substation will be screen with a secondary fence type with slats (8-feet in height) to increase visual screening. Fencing section elevation details have been provided in *Appendix C: Fence Plan & Elevations* along with the site plan submittal.

3. Recreation Open Space

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no proposed recreation open space is required or proposed as part of the Valley Farms Energy Center Project.

4. Landscaping

The Valley Farms Energy Center Project, as shown in *Appendix B: Conceptual Landscape Plans,* provides a 50-foot landscape buffer within the surrounding 100-foot Property setback. The landscape design concept is intended provide a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and trees. Plant materials selected for use within the project will be derived from the Arizona Department of Water Resources (ADWR) Low Water Using Plant List, remaining cognizant of the Sonoran Desert environment and the needs for sustainability and water conscious development practices. All landscaping within the boundaries of this development shall be maintained by the Project.

a) Landscape Character

The proposed landscaping will match the native desert vegetation found within the surrounding undeveloped desert lands, including Palo Verde and Mesquite trees accented by drought tolerant accents and ground coverings.

b) Landscape Calculations

The proposed landscape areas shall be planted in conformance with *Appendix B: Conceptual Landscape Plans* showing the proposed plant quantity, density, and sizes for this Project. Detailed calculations will be provided with the final landscape plans.

c) Irrigation Source

To minimize landscape irrigation demand, all plants will be low water use, per the ADWR plant list. Passive rainwater techniques will be employed in the proposed landscape areas to direct rainwater towards clustered tree stands.

D. Compliance with County Guidelines and General OSRP Design Guidelines

1. Conformance to the Open Space and Recreation Area Manual (OSRAM)

The OSRAM identifies criteria for open space, recreation areas, and multi-use path and trail guidelines for all new residential portions of Planned Area Developments (PAD), which is not directly applicable to this proposed industrial (I-3 PAD) Project. Although, the Open Space and Recreation Area Manual has been reviewed and relevant key design guidelines are noted below and are related to the proposed Valley Farms Energy Center.

a) General Open Space Design Guidelines

The Project will provide a 100-foot Property setback, which includes a 50-foot landscape buffer along the project perimeter and adjacent streets.

b) Storm Water Retention and Detention Basins

Storm water retention and detention basins within the Project will not be landscaped and are not intended to meet the residential developed open space requirements within the OSRAM. Proposed basin slopes, shapes and materials will be coordinated with County staff during the review of the separate site plan and grading and drainage plan approvals.

c) Planting Standards

Consistent with the proposed Valley Farms Energy Center landscape plan, the proposed perimeter 50-foot landscape buffer will be planted with one of four planting designs, with varying plant densities, dependent on the project frontage. Detailed calculations will be provided with the final landscape plans.

d) Conservation Areas

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use and existing slope percentage (0.4%), no proposed conservation areas are required or proposed as part of the Valley Farms Energy Center PAD.

e) Recreation and Amenities

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no proposed recreation open space or amenities are required or proposed as part of the Valley Farms Energy Center PAD.

2. Conformance to the PCDSC

The development standards within Chapter 2.176 of the PCDSC are being addressed within the Valley Farms Energy Center PAD, as discussed below:

a) Section 130 - Minimum requirements for open space

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no minimum open space requirement is required or proposed as part of the Valley Farms Energy Center PAD.

b) Section 140 – Uses Permitted

The permitted land uses within the Valley Farms Energy Center PAD are being amended to only allow Utility Scale Solar Power Generation Facilities including Solar arrays, BESS, gen-tie lines and ancillary facilities.

c) Section 150 – Uses Prohibited

Any existing permitted land uses within the I-3 Industrial Zoning District (2.340.020) will be prohibited within the Valley Farms Energy Center PAD, which will only allow Utility Scale Solar Power Generation Facilities including Solar arrays, BESS, gen-tie lines and ancillary facilities.

d) Section 160 – Minimum Requirements for Recreation Areas

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no minimum requirements for recreation areas are required or proposed as part of the Valley Farms Energy Center PAD.

e) Section 170 – Minimum Requirements for Multi-use Paths and Trails

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use and the Property's location outside of any identified Open Space or Trails areas, no minimum requirements for multi-use paths or trails are required or proposed as part of the Valley Farms Energy Center PAD.

f) Section 180 – Minimum Requirements for Storm Water Retention and Detention Basins

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no minimum requirements for storm water retention and detention basins are required or proposed as part of the Valley Farms Energy Center PAD.

g) Section 190 - Minimum Requirements for Streetscape and Entryways

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no minimum requirements for streetscape and entryways are required as part of the Valley Farms Energy Center PAD, other than what is proposed within the Conceptual Development and Landscape Plans.

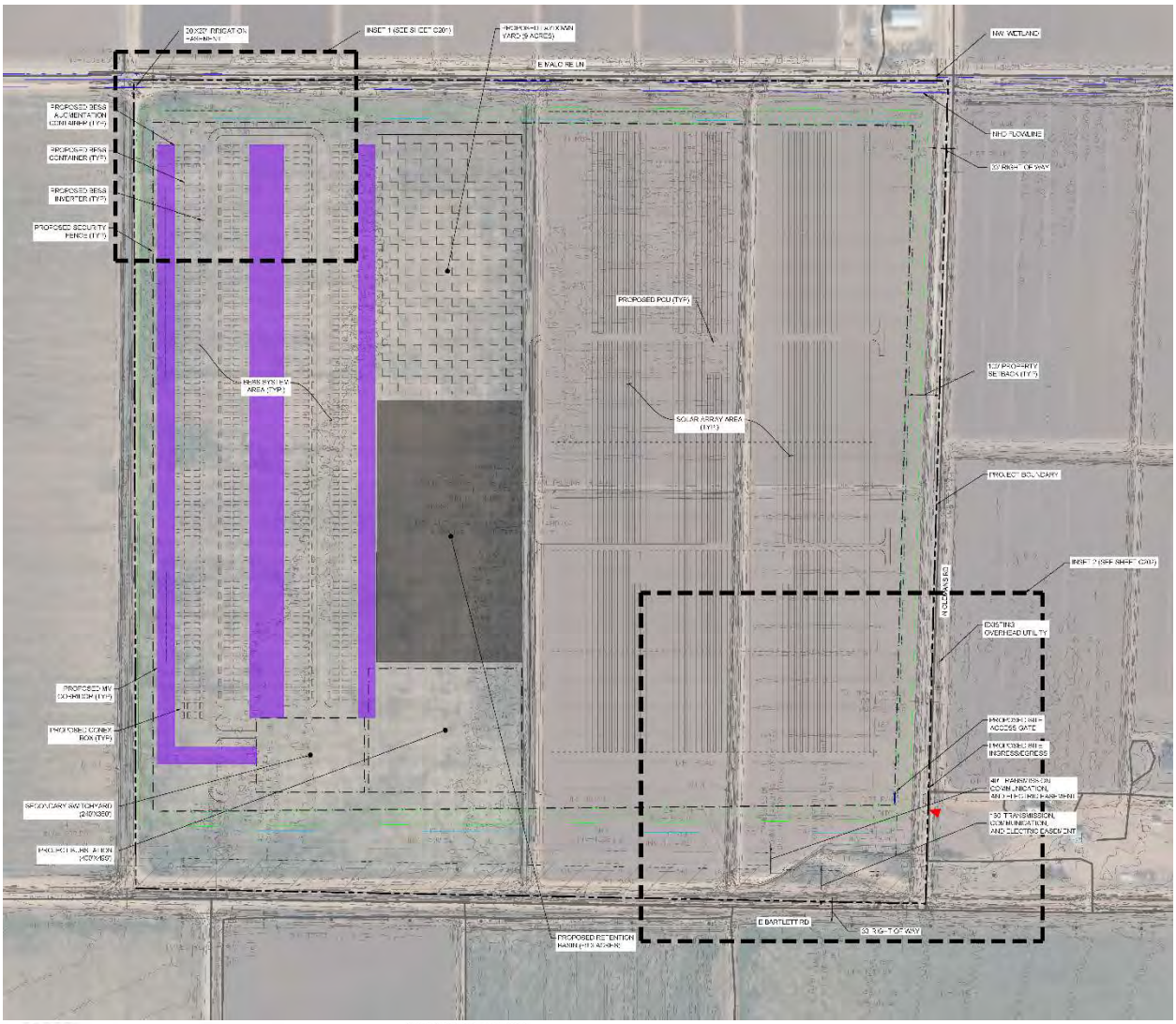
h) Section 200 – Minimum Requirements for Conservation of Open Space

Consistent with the requirements of the OSRAM and PCDSC, given the proposed industrial land use, no minimum requirements for conservation of open space is required or proposed as part of the Valley Farms Energy Center PAD.

i) Section 220 – Regionally Significant Routes (RSR)

The Property lies on the north side of Bartlett Road, which is designated on the Regionally Significant Roadway Maps as a Principal Arterial for a small +/-250' stretch, of the +/-2,500' frontage, before heading south along the Wheeler Road alignment. This Principal Arterial is planned for a 150-foot ultimate roadway width. Although, with the Property only being adjacent to the planned Principal Arterial roadway in the southwest corner of the Property, Valley Farms Energy Center, LLC will work with Pinal County Planning Staff during the site planning process to ensure that the interim use of the Project will conform with, and not impede the ultimate improvement of this significant roadway in the County.

Appendix A: Conceptual Development Plan



LEGEND

- PROJECT BOUNDARY
- EXISTING POWER POLE
- EXISTING ROAD CENTERLINE
- EXISTING DIRT ROAD EDGE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING EASEMENT BOUNDARY
- SETBACK
- RIGHT OF WAY (ROW)
- BUILDABLE AREA
- NWI WETLANDS, 25 FT SETBACK (TYP)
- NHD FLOWLINES
- PROPOSED FENCE LINE
- PROPOSED ROAD
- GATE
- SITE ACCESS
- PROPOSED LAYDOWN YARD
- PROPOSED RETENTION BASIN
- PROPOSED VEGETATIVE BUFFER
- PROPOSED MV CORRIDOR

DEMOLITION NOTES

1. THERE SHALL BE NO DEMOLITION OUTSIDE THE MARKED LIMITS OF DISTURBANCE UNLESS SPECIFICALLY CALLED FOR IN THE PLANS.
2. EXISTING VEGETATION WITHIN THE LIMIT OF DISTURBANCE SHALL BE PROTECTED WHEN POSSIBLE DURING CONSTRUCTION.
3. REMOVAL OF ANY EXISTING ITEMS SHALL BE COORDINATED WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES, UTILITY COMPANIES, OR LANDOWNERS.
4. ALL SECTION LINES WILL HAVE HALF STREET RIGHT-OF-WAY DEDICATIONS.
5. ALL ROADS IN THE DEDICATED RIGHTS-OF-WAY WILL BE DOUBLE CHIPPED SEALED AND 28' IN WIDTH.

FIRE NOTES

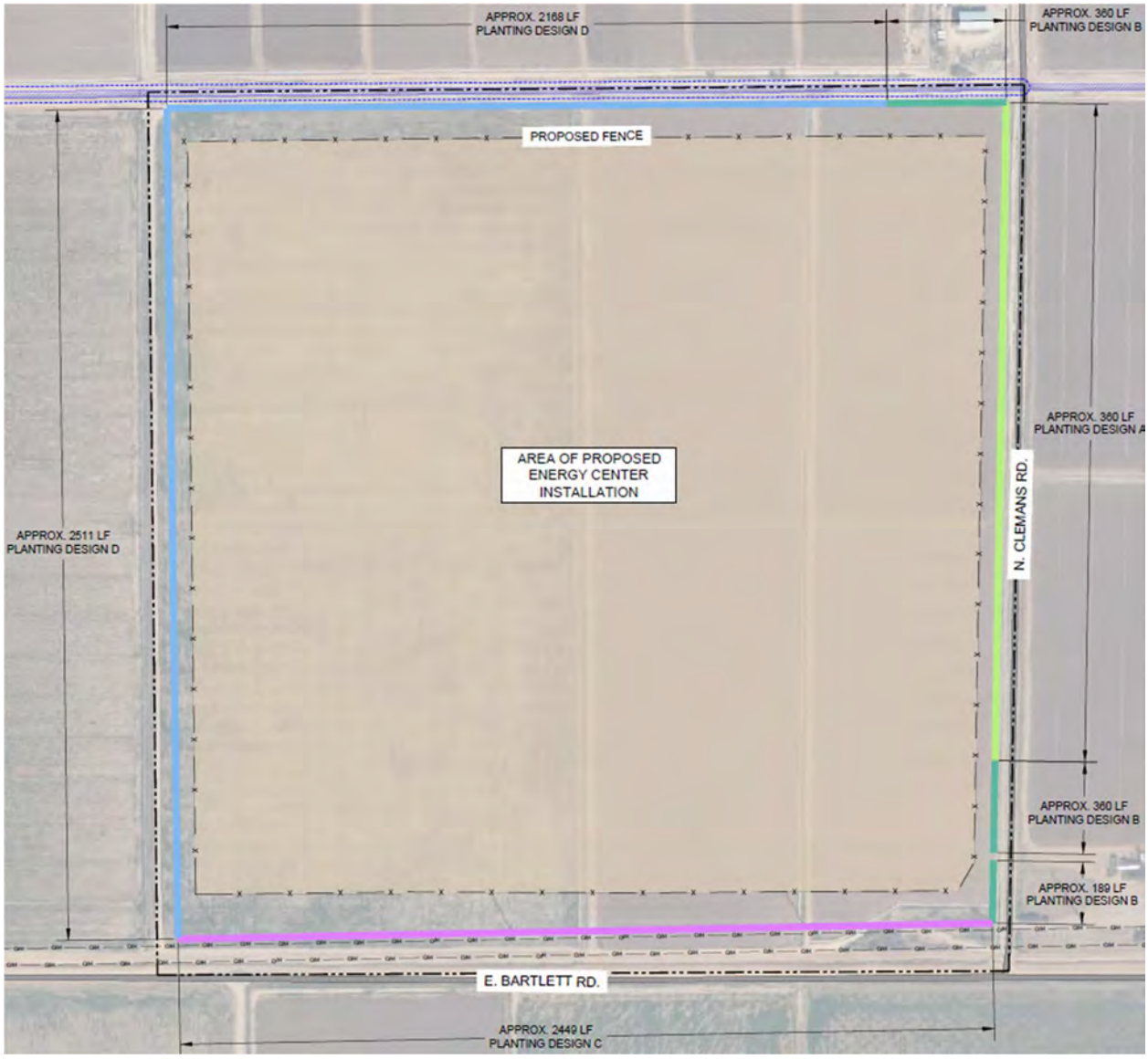
1. WATER STORAGE TANK OF (20,000 TO 30,000 GAL) SHALL BE PROVIDED WITHIN 1000 FT OF THE BESS, UNLESS AN EXISTING WELL IS ACCESSIBLE WITHIN 1000 FT.
2. ALL WEATHER ROADS AND DRIVE SURFACES SHALL BE A MINIMUM OF 4-IN AGGREGATE COMPACTED TO 95% AND 12-IN NATIVE SOIL COMPACTED TO 95% PER IFC 2018. ALL ROADS SHALL BE ABLE TO SUPPORT A 75,000 LB APPARATUS.
3. KNOX BOXES SHALL BE PROVIDED AT ALL LOCKED GATES.
4. ROAD TURNING RADII SHALL COMPLY WITH INTERNATIONAL FIRE CODE REQUIREMENTS.
5. FENCE SETBACK FROM ARRAY IS ADEQUATE TO ALLOW FIRE ACCESS AROUND THE PERIMETER OF THE SITE.

REVAMP ENGINEERING, INC.

PRELIMINARY NOT FOR CONSTRUCTION

Note: For reference only. Drawing not to scale, see separate site plan attachment for detailed plan set.

Appendix B: Conceptual Landscape Plan



LEGEND:

- CANAL
- CANAL BUFFER: 25 FEET OFFSET
- PROJECT BOUNDARY
- OVER HEAD TRANSMISSION LINES
- FENCE LINE
- PLANTING DESIGN A
- PLANTING DESIGN B
- PLANTING DESIGN C
- PLANTING DESIGN D

PREPARED BY:

SWCA ENVIRONMENTAL CONSULTANTS

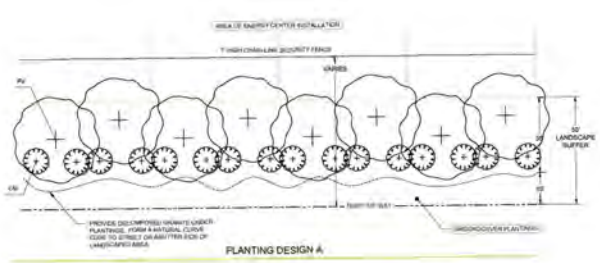
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Landscape Architecture

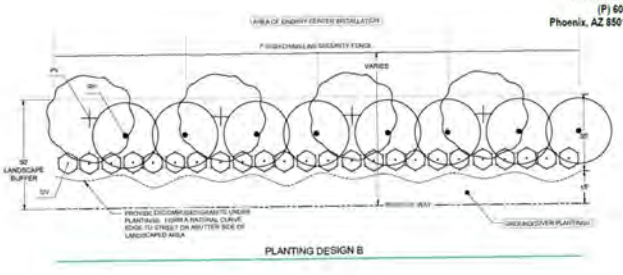
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Phoenix, AZ 85013 www.swca.com

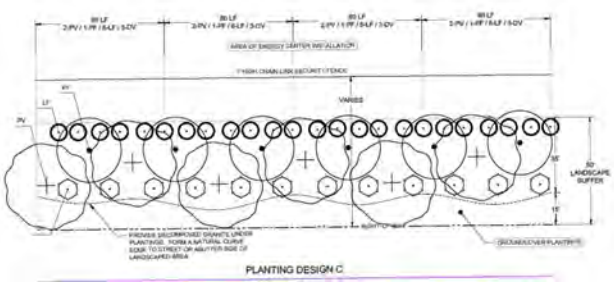
Note: For reference only. Drawing not to scale, see separate landscape plan attachment for detailed plan set.

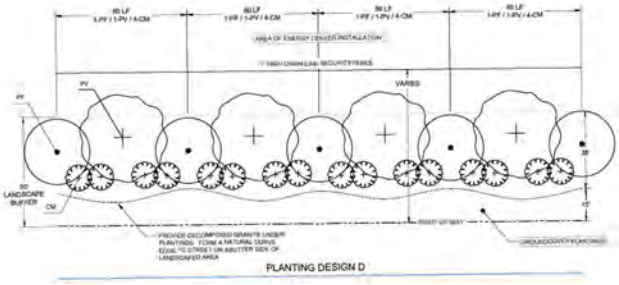
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Appendix B (Cont'd): Conceptual Landscape Plan









PLANT SCHEDULE

Key	Botanical Name	Common Name	Size	Container	Mature Height	Comments
CM	Caesalpinia mexicana	Mexican Bird of Paradise	#2	Cont.	15-ft	
DV	Dodonea viscosa	Hop Bush	#2	Cont	12-ft	
LF	Leucophyllum frutescens 'Green Cloud'	Texas Sage	#1	Cont.	6 to 8-ft	
PF	Parkinsonia florida	Blue Palo Verde	#2	Cont.	25-ft	
PV	Prosopis velutina	Velvet mesquite	#2	Cont.	30 to 50-ft	







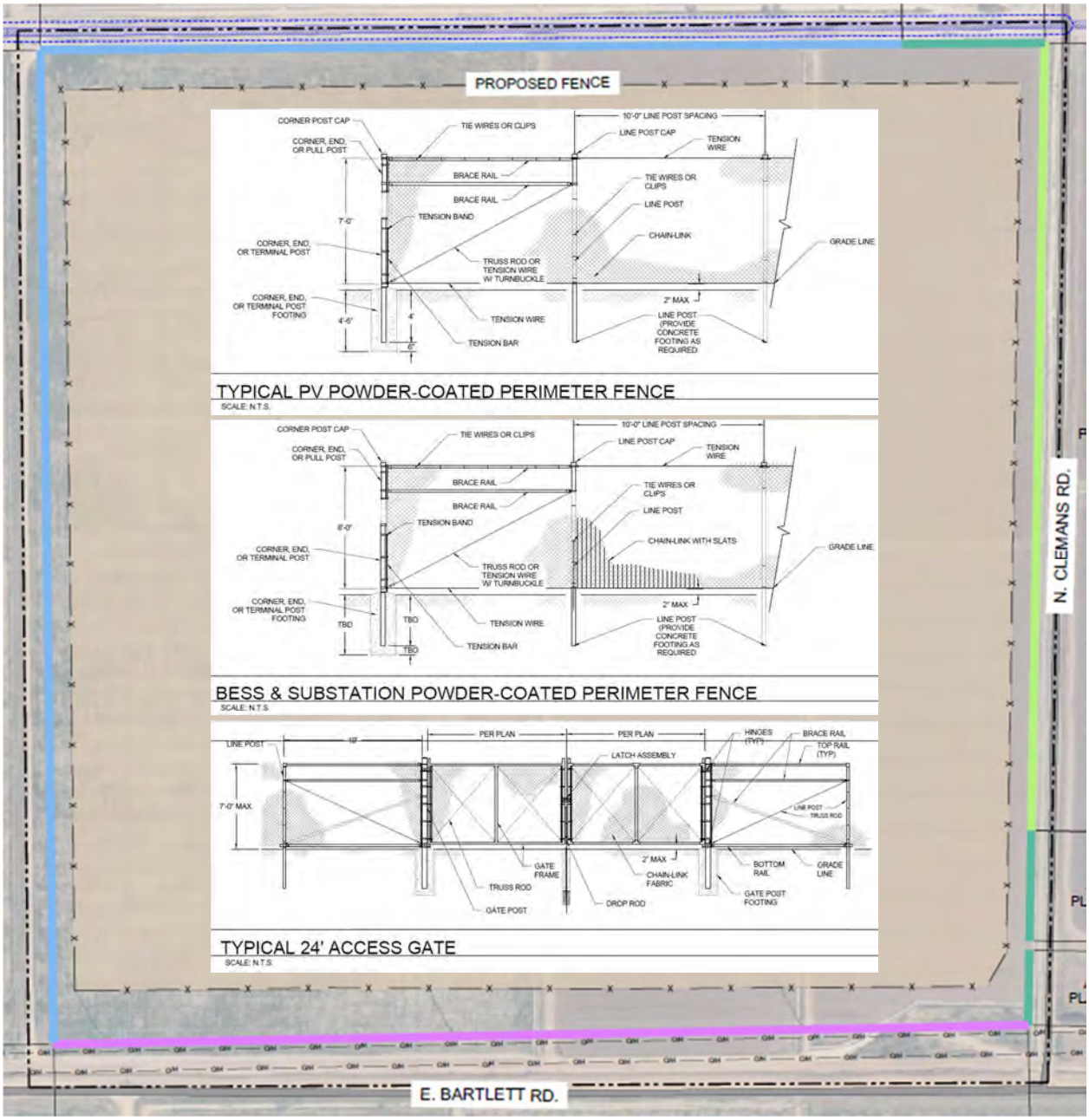


NOTES:

1. ALL LANDSCAPED AREAS SHALL BE FINISHED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACEMENT OF:
   1.1. GROUNDCOVER PLANTINGS (27% OF TOTAL LANDSCAPE AREA: PLANTING DESIGNS D AND E).
   1.2. MULCH: 2" OF DECOMPOSED GRANITE (REMAINING 73% OF TOTAL LANDSCAPE AREA; 100% OF PLANTING DESIGNS A, B, AND C).
2. CONTRACTOR SHALL WORK WITH THE COUNTY TO CHOOSE GROUNDCOVER PLANT MATERIAL OPTIONS.
3. LABELED DISTANCES AND PLANT COUNTS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY DISTANCES AND CALCULATE NUMBER OF REQUIRED PLANTS BASED ON PLANTING DESIGN (INCLUDED ON THIS SHEET) INDICATED FOR EACH GENERAL AREA SHOWN ON SHEET LA.01 AND LA.02.
4. PLANTING DESIGNS A, B, AND C WERE DEVELOPED TO PROVIDE ONE TREE AND THREE SHRUBS FOR EVERY 30-FT. ALONG STREET FRONTAGES. PLANTING DESIGNS D AND E WERE DEVELOPED TO INCREASE PLANTINGS ALONG RESIDENTIAL STREET FRONTAGES.
5. BUFFERS AS REQUIRED PER PCDSC SEC. 2.340.040.
6. TREES AND SHRUBS HAVE BEEN SELECTED FROM THE ADWR LOW WATER USE/DROUGHT TOLERANT PLANT LIST, PINAL ACTIVE MANAGEMENT AREA.
7. PROPERTY LINES TO BE DETERMINED AFTER ROW DEDICATION.

Note: For reference only. Drawing not to scale, see separate landscape plan attachment for detailed plan set.

Appendix C: Fence Plan & Elevations



NOTES:
1. BATTERY ENERGY STORAGE SYSTEM AND SUBSTATION PERIMETER FENCE WILL BE IMPROVED WITH SLATS TO INCREASE OPACITY (NOT SHOWN IN PLAN).
2. SLATS WILL INCREASE WIND LOAD. WIND STUDIES MUST BE COMPETED TO DETERMINE POST FOOTING DEPTHS.
3. PV PERIMETER FENCE AND BESS/SUBSTATION FENCES SHALL BE SAGE GREEN WITH LVR < 40%.

REVAMP
DEVELOPMENT, INC.

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Note: For reference only. Drawing not to scale, see separate site plan and landscape plan attachments for detailed plan sets.

NEXTERA VALLEY FARMS ENERGY CENTER
CONCEPTUAL LANDSCAPE PLAN SET

PINAL COUNTY, AZ

JULY, 2024

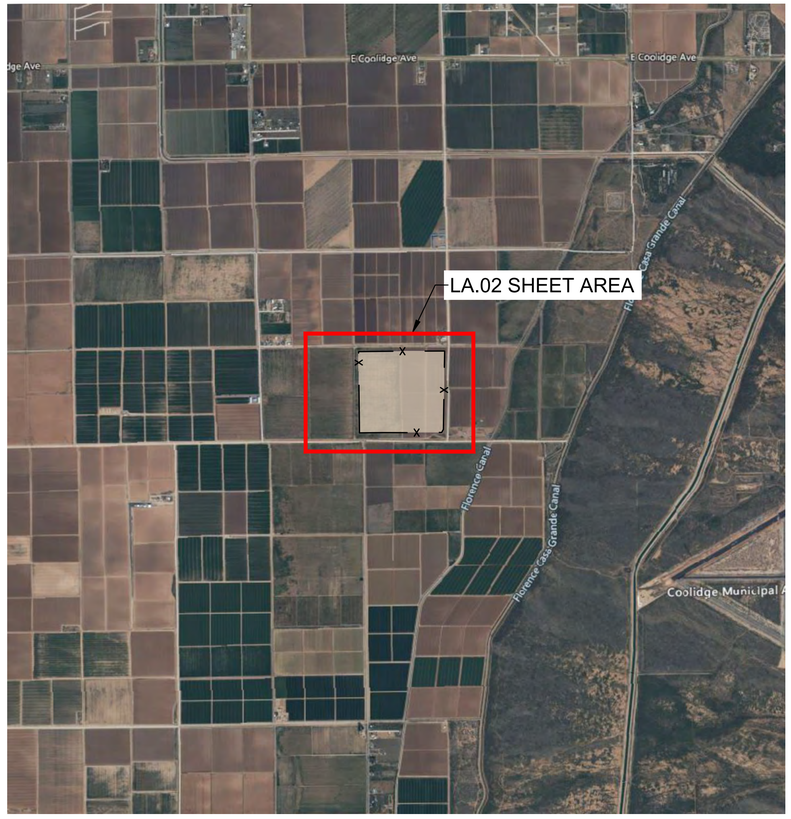


1 LOCUS MAP

BASE MAP SOURCE: AUTODESK GENERATED BING MAPS

ARCH D (24"X26") SCALE: 1"=4000'

0 1000 4000 8000



2 CONTEXT ORTHO-PHOTOGRAPHY

BASE MAP SOURCE: AUTODESK GENERATED BING HYBRID ORTHO-PHOTOGRAPHY

ARCH D (24"X26") SCALE: 1"=2000'

0 1000 2000 4000

LEGEND

LA.01	COVER SHEET
LA.02	LANDSCAPE PLAN
LA.03	LANDSCAPE TEMPLATES
LA.04	LANDSCAPE TEMPLATE ELEVATIONS

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SWCA ENVIRONMENTAL CONSULTANTS

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PREPARED FOR:

NEXTera ENERGY RESOURCES

DRAWN BY: CD | APPRV
DESIGNED BY: CD | DESCRIPTION
CHECKED BY: TS | DATE | REV

VALLEY FARMS ENERGY CENTER
PINAL COUNTY, AZ

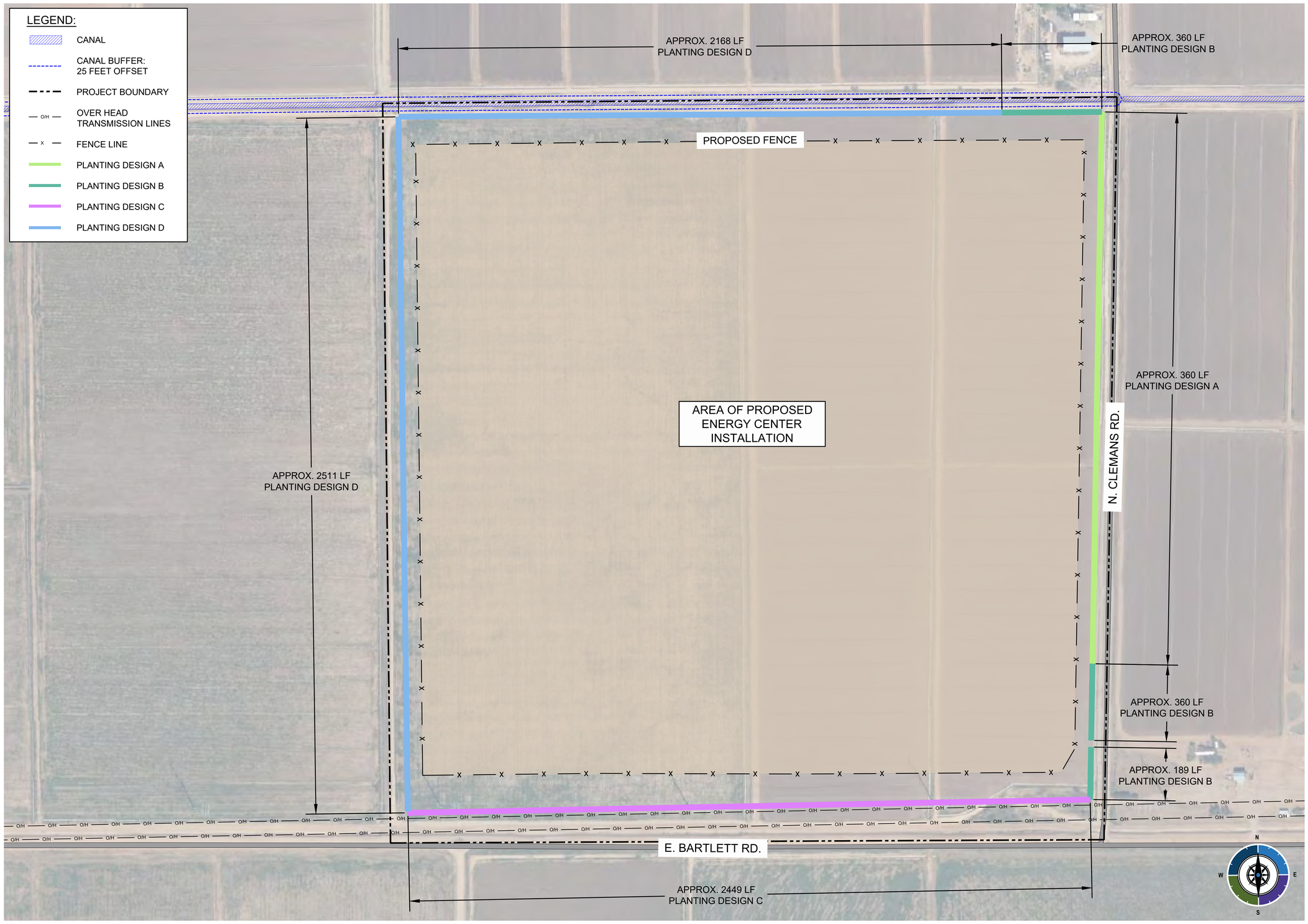
COVER SHEET

DRAFT

DATE: 07/29/2024

0 2000 4000
SCALE IN FEET

SHEET
LA.01



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PREPARED FOR:
NEXTera ENERGY RESOURCES

CHECKED BY: TS	DESIGNED BY: CD	DRAWN BY: CD
REV	DESCRIPTION	APPRV
DATE		

VALLEY FARMS ENERGY CENTER

PINAL COUNTY, AZ

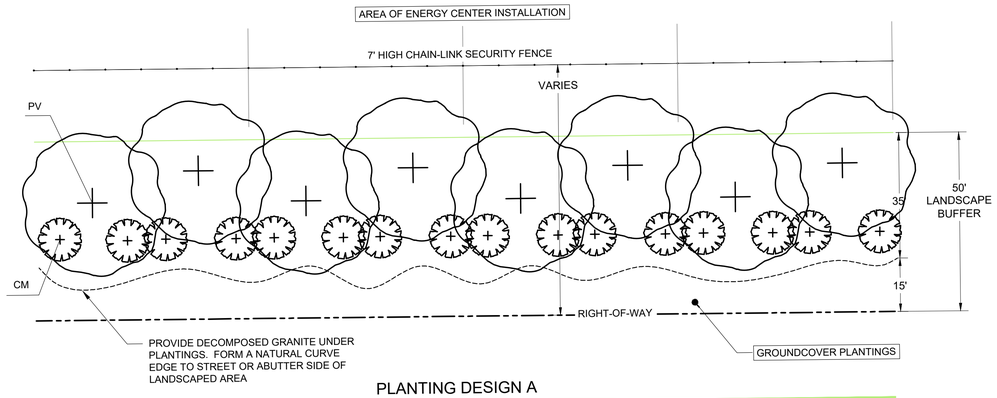
LANDSCAPE PLAN

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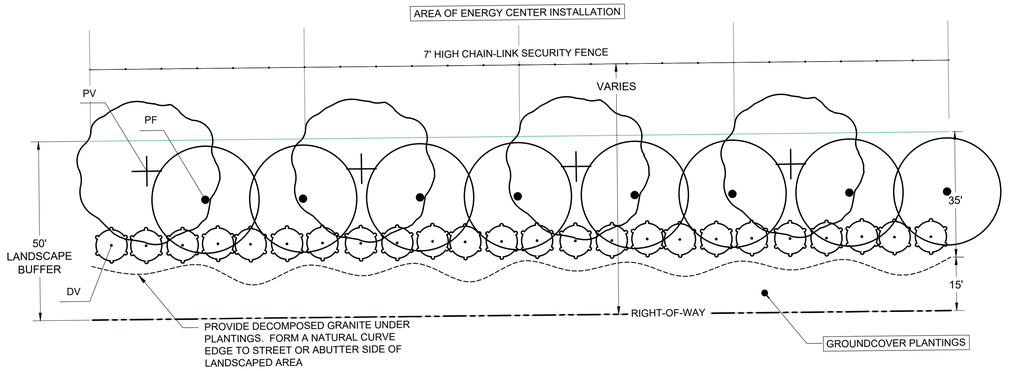
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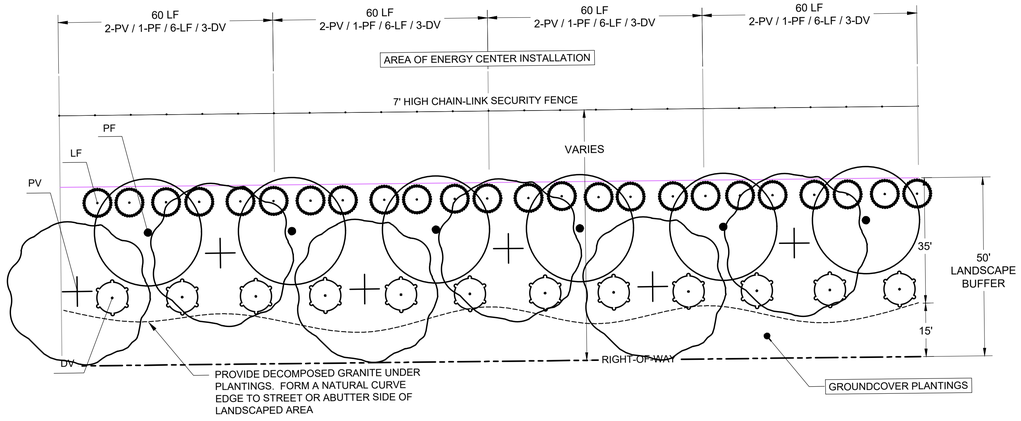
SHEET
LA.02



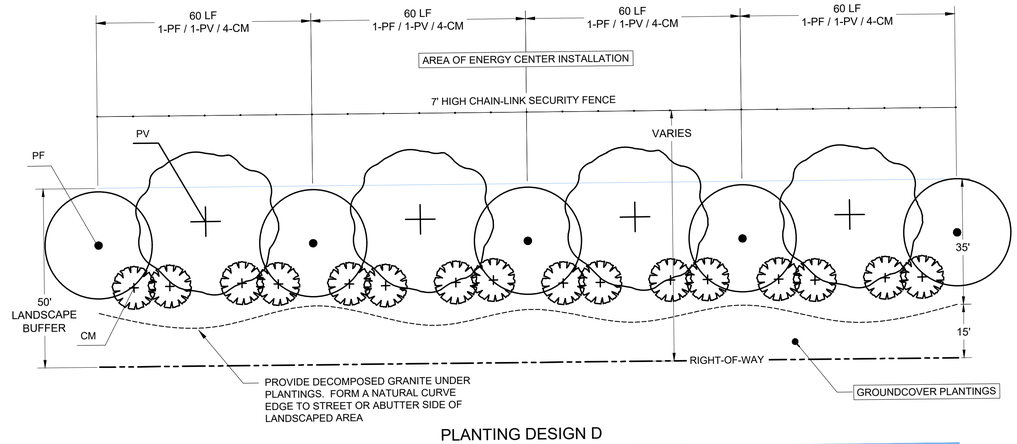
PLANTING DESIGN A



PLANTING DESIGN B



PLANTING DESIGN C



PLANTING DESIGN D

PLANT SCHEDULE

Key	Botanical Name	Common Name	Size	Container	Mature Height	Comments
CM	Caesalpinia mexicana	Mexican Bird of Paradise	#2	Cont.	15-ft	
DV	Dodonea viscosa	Hop Bush	#2	Cont	12-ft	
LF	Leucophyllum frutescens 'Green Cloud'	Texas Sage	#1	Cont.	6 to 8-ft	
PF	Parkinsonia florida	Blue Palo Verde	#2	Cont.	25-ft	
PV	Prosopis velutina	Velvet mesquite	#2	Cont.	30 to 50-ft	

NOTES:

1. ALL LANDSCAPED AREAS SHALL BE FINISHED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACEMENT OF:
   1.1. GROUNDCOVER PLANTINGS (30% OF TOTAL LANDSCAPE AREA).
   1.2. MULCH: 2" OF DECOMPOSED GRANITE (REMAINING 70% OF TOTAL LANDSCAPE AREA).
2. CONTRACTOR SHALL WORK WITH PINAL COUNTY TO CHOOSE GROUNDCOVER PLANT MATERIAL OPTIONS.
3. LABELED DISTANCES AND PLANT COUNTS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY DISTANCES AND CALCULATE NUMBER OF REQUIRED PLANTS BASED ON PLANTING DESIGN (INCLUDED ON THIS SHEET) INDICATED FOR EACH GENERAL AREA SHOWN ON SHEET LA.01 AND LA.02.
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NEXTera ENERGY RESOURCES

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REV	DESCRIPTION	APPRV
DATE		

VALLEY FARMS
ENERGY CENTER
PINAL COUNTY, AZ

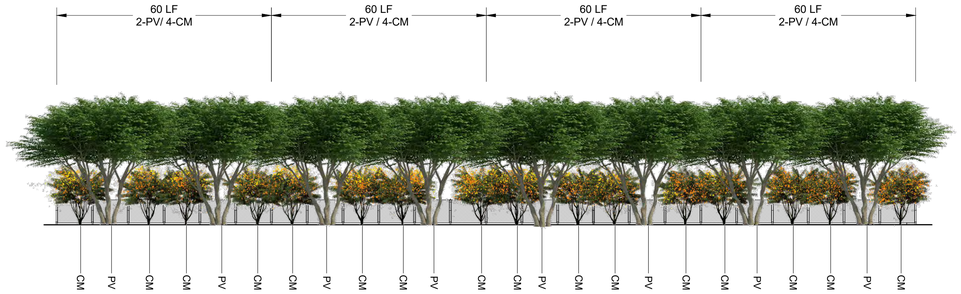
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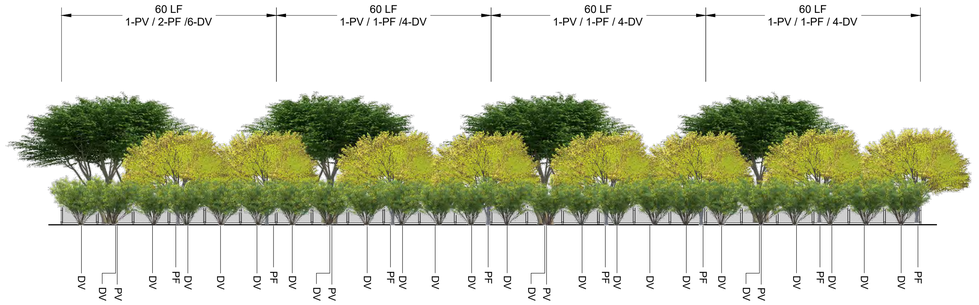
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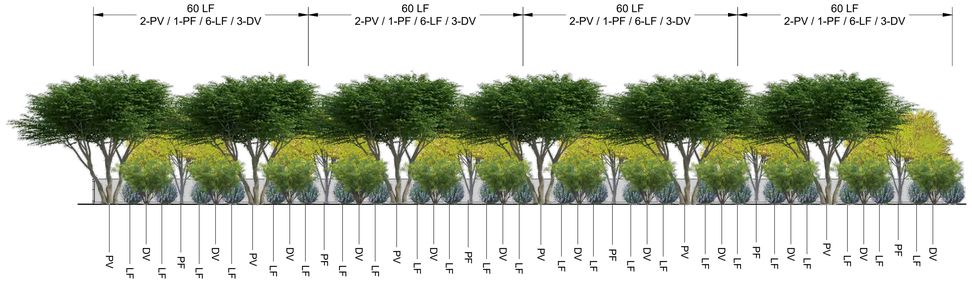
SHEET
LA.03



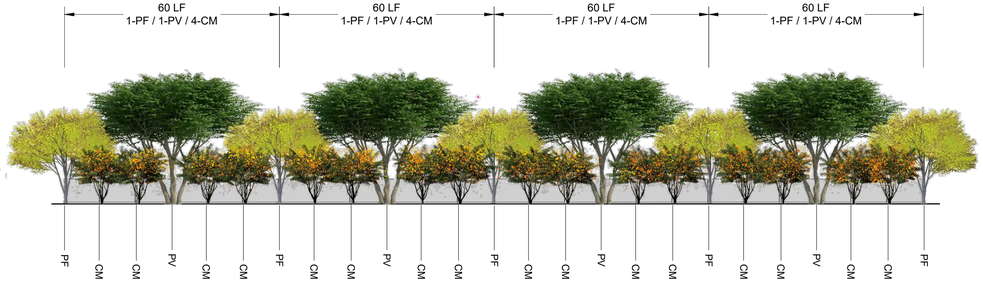
PLANTING DESIGN A



PLANTING DESIGN B



PLANTING DESIGN C



PLANTING DESIGN D

PLANT SCHEDULE

Key	Botanical Name	Common Name	Size	Container	Mature Height	Comments
CM	Caesalpinia mexicana	Mexican Bird of Paradise	#2	Cont.	15-ft	
DV	Dodonea viscosa	Hop Bush	#2	Cont	12-ft	
LF	Leucophyllum frutescens 'Green Cloud'	Texas Sage	#1	Cont.	6 to 8-ft	
PF	Parkinsonia florida	Blue Palo Verde	#2	Cont.	25-ft	
PV	Prosopis velutina	Velvet mesquite	#2	Cont.	30 to 50-ft	

NOTES:

1. ALL LANDSCAPED AREAS SHALL BE FINISHED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACEMENT OF:
   1.1. GROUNDCOVER PLANTINGS (27% OF TOTAL LANDSCAPE AREA: PLANTING DESIGNS D AND E).
   1.2. MULCH: 2" OF DECOMPOSED GRANITE (REMAINING 73% OF TOTAL LANDSCAPE AREA; 100% OF PLANTING DESIGNS A, B, AND C).
2. CONTRACTOR SHALL WORK WITH THE COUNTY TO CHOOSE GROUNDCOVER PLANT MATERIAL OPTIONS.
3. LABELED DISTANCES AND PLANT COUNTS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY DISTANCES AND CALCULATE NUMBER OF REQUIRED PLANTS BASED ON PLANTING DESIGN (INCLUDED ON THIS SHEET) INDICATED FOR EACH GENERAL AREA SHOWN ON SHEET LA.01 AND LA.02.
4. PLANTING DESIGNS A, B, AND C WERE DEVELOPED TO PROVIDE ONE TREE AND THREE SHRUBS FOR EVERY 30-FT, ALONG STREET FRONTAGES. PLANTING DESIGNS D AND E WERE DEVELOPED TO INCREASE PLANTINGS ALONG RESIDENTIAL STREET FRONTAGES.
5. BUFFERS AS REQUIRED PER PCDSC SEC. 2.340.040.
6. TREES AND SHRUBS HAVE BEEN SELECTED FROM THE ADWR LOW WATER USE/DROUGHT TOLERANT PLANT LIST, PINAL ACTIVE MANAGEMENT AREA.
7. PROPERTY LINES TO BE DETERMINED AFTER ROW DEDICATION.

PREPARED BY:
SWCA ENVIRONMENTAL CONSULTANTS
SWCA Environmental Consultants
Landscape Architecture
20 E. Thomas Rd, Suite 1700
(P) 602.274.3831
Phoenix, AZ 85013 www.swca.com

PREPARED FOR:
NEXTera ENERGY RESOURCES

REV	DATE	DESCRIPTION	DESIGNED BY: CD	DRAWN BY: CD	CHECKED BY: TS	APPRV

VALLEY FARMS
ENERGY CENTER
PINAL COUNTY, AZ

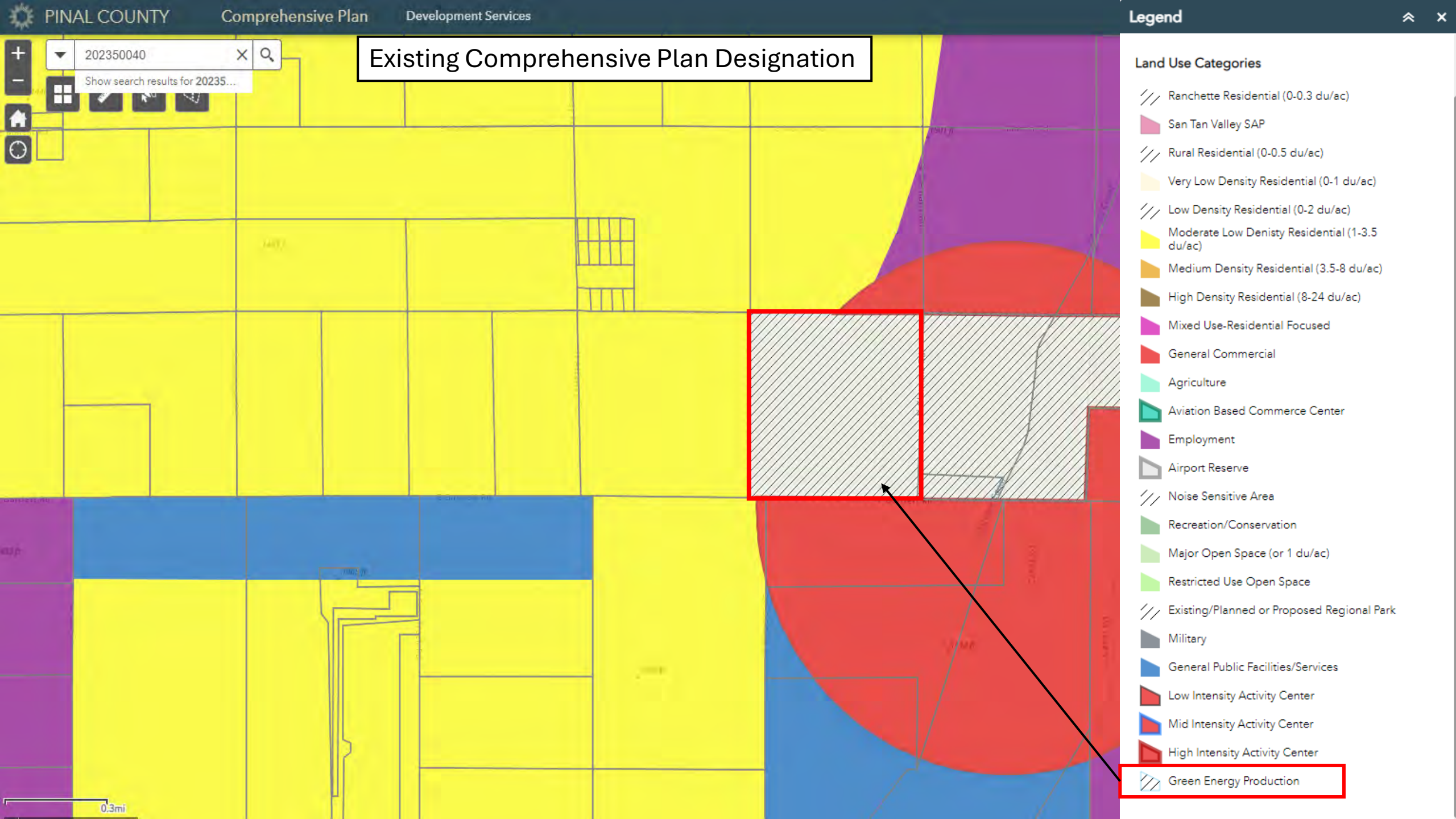
LANDSCAPE TEMPLATE ELEVATION

DRAFT

DATE: 07/29/2024

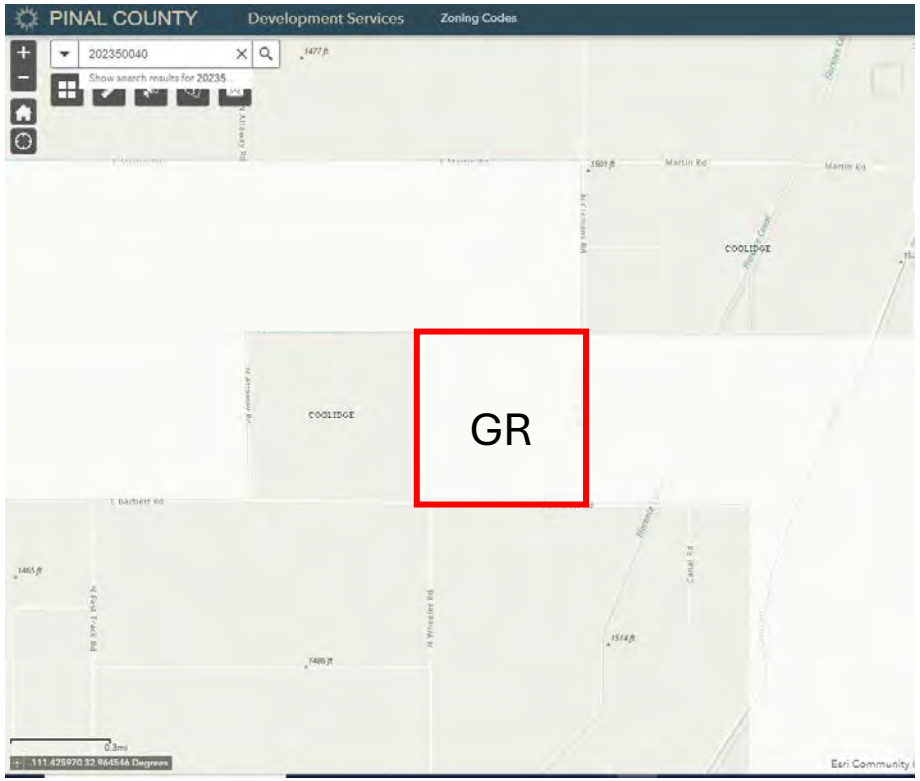
0 20 40
SCALE IN FEET

SHEET
LA.04

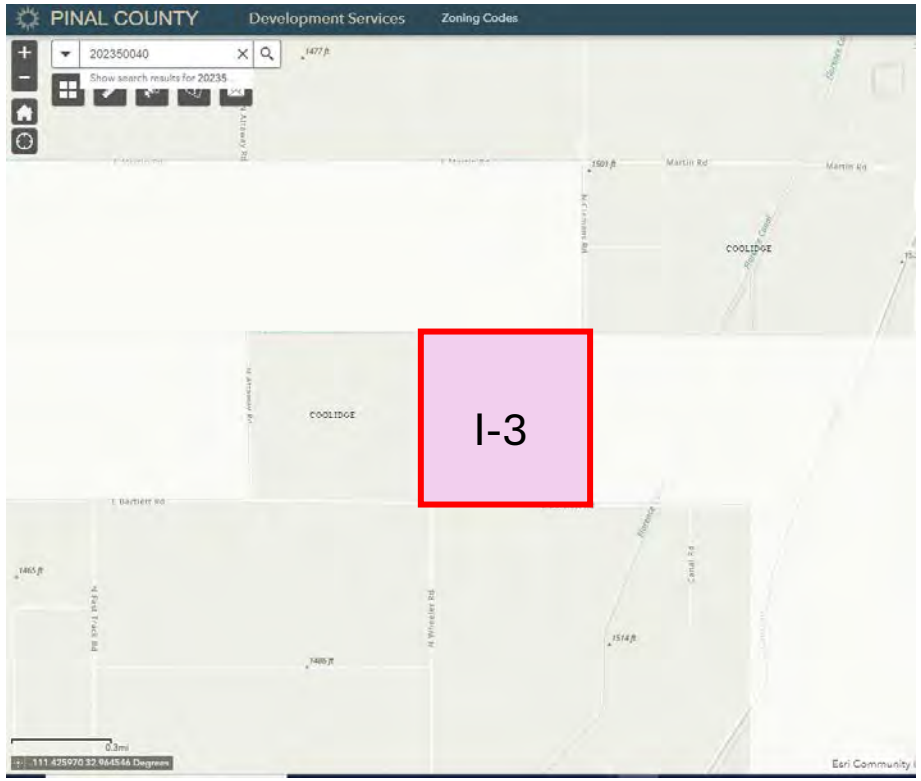

PINAL COUNTY
Comprehensive Plan
Development Services
202350040
Show search results for 20235...
Existing Comprehensive Plan Designation
0.3mi
Legend
Land Use Categories
Ranchette Residential (0-0.3 du/ac)
San Tan Valley SAP
Rural Residential (0-0.5 du/ac)
Very Low Density Residential (0-1 du/ac)
Low Density Residential (0-2 du/ac)
Moderate Low Denisty Residential (1-3.5 du/ac)
Medium Density Residential (3.5-8 du/ac)
High Density Residential (8-24 du/ac)
Mixed Use-Residential Focused
General Commercial
Agriculture
Aviation Based Commerce Center
Employment
Airport Reserve
Noise Sensitive Area
Recreation/Conservation
Major Open Space (or 1 du/ac)
Restricted Use Open Space
Existing/Planned or Proposed Regional Park
Military
General Public Facilities/Services
Low Intensity Activity Center
Mid Intensity Activity Center
High Intensity Activity Center
Green Energy Production

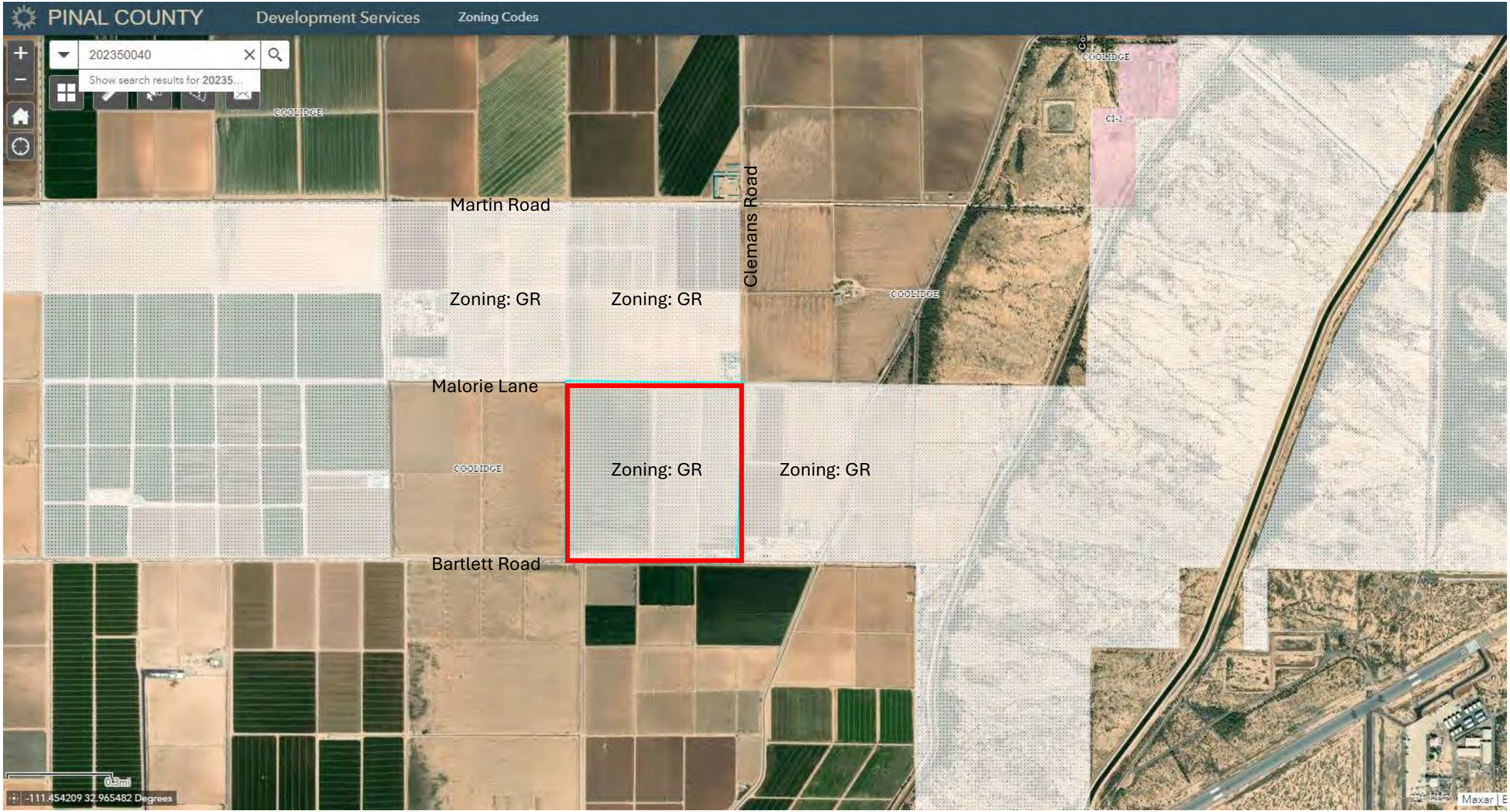
Zoning Exhibit

Current Zoning: GR



Proposed Zoning: I-3




PINAL COUNTY
Development Services
Zoning Codes
202350040
Show search results for 20235...
COOLIDGE
C1-1
Martin Road
Clemans Road
Zoning: GR
Zoning: GR
Malorie Lane
Zoning: GR
Zoning: GR
Bartlett Road
0.3mi
-111.454209 32.965482 Degrees
Maxar

Neighborhood Meeting Report for the Valley Farms Battery Energy Storage System Project

MARCH 2024

SUBMITTED TO

Pinal County Planning Division

PREPARED BY

SWCA Environmental Consultants

APPLICANT

Valley Farms Energy Storage, LLC

NEIGHBORHOOD MEETING REPORT FOR THE VALLEY FARMS BATTERY ENERGY STORAGE SYSTEM PROJECT

PRE-APPLICATION CASE NO: Z-PA-014-24

Prepared for

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Prepared by

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On Behalf of

Valley Farms Energy Storage, LLC
700 Universe Boulevard
Juno Beach, Florida 33408
(954) 719-4556
Attn: Ashley Johnson

March 2024

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Literature Cited ..... Error! Bookmark not defined.

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Attachment C. Neighborhood Meeting Informational Poster Displays
Attachment D. Neighborhood Meeting Supporting Materials
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INTRODUCTION

Valley Farms Energy Storage, LLC (Applicant), a wholly owned subsidiary of NextEra Energy Resources, is requesting a Zone Change and Planned Area Development (PAD) Overlay District to construct, operate, and maintain the Valley Farms Battery Energy Storage System Project (project), a battery energy storage system (BESS) on approximately 160 acres of private land in unincorporated Pinal County, Arizona.

The Applicant applied and received approval from the Pinal County Board of Supervisors for a Non-Major Comprehensive Plan Amendment (NMCPA) to the *We Create Our Future: Pinal County Comprehensive Plan* (Pinal County 2019) to change the underlying land use designation from High Intensity Activity Center and Moderate Low Density Residential to Green Energy Production (see Resolution No. 2023-PZ-PA-005-22 and Pinal County Community Development Department Case No. PZ-PA-005-22). The Zone Change and PAD Overlay District are needed to facilitate development of the project in accordance with the Pinal County Zoning Ordinance. The Applicant held a pre-application meeting with Pinal County for the Zone Change and PAD Overlay District (Case No. Z-PA-014-24) on February 27, 2024.

As part of the Zone Change and PAD Overlay District process, the Applicant was required to hold a neighborhood meeting that complied with the Citizen Review process outlined in Chapter 2.166.050, Section E: Citizen Review, of the Pinal County Development Services Code (Pinal County 2023), as shown below.

The process for the neighborhood meeting is described as follows:

i. *Notice of the meeting shall be sent to the head of homeowners' or community associations nearest the property proposed for rezoning.*

ii. *Notice shall be sent to all real property owners, as shown on the last assessment of the property, within 1,200 feet of the property proposed for rezoning.*

iii. *Notification shall include the date, time and location of the meeting; a description and location of the project; and how verbal and written comments can be submitted.*

iv. *Notwithstanding the notice requirement, the failure of any person or entity to receive notice shall not constitute grounds for preventing any action by the county* (Pinal County 2023).

As part of the process, this Neighborhood Meeting Report must include the following:

i. *Dates and locations the meeting where citizens were invited to discuss the applicant's proposal.*

ii. *Content, dates mailed, numbers of mailings, including letters, meeting notices, newsletters and other publications, and names and addresses where mailed.*

iii. *Copies of mailings.*

iv. *Copies of sign-in sheets from all public meetings.*

v. *A summary of concerns, issues and problems expressed during the process, including:*

   A. *The substance of the concerns, issues, and problems.*

   B. *Statement as to how the applicant has addressed or intends to address concerns, issues and problems expressed during the process.*

   C. *A statement about the concerns, issues, and problems the applicant is unwilling or unable to address and why* (Pinal County 2023).

The purpose of this Neighborhood Meeting Report is to document that the Applicant complied with the neighborhood meeting process and to meet the reporting requirements described in Chapter 2.166.050 of the Pinal County Development Services Code. This Neighborhood Meeting Report is part of the Application for a Zone Change and PAD Overlay District for the project.

NEIGHBORHOOD MEETING NOTIFICATIONS

Mailing List

The Applicant developed a mailing list that included the six real property owners within 1,500 feet of the project. The Applicant extended the outreach area an additional 300 feet beyond the requirements to ensure that any property owners on the edge of the 1,200-foot notice requirement were included. The mailing list is included in Table 1; duplicates have been omitted. The mailing list and parcel data were obtained from the Pinal County Assessor's Office. The Applicant sent the property owners on the mailing list the informational mailer described in the following section. The Applicant also sent the informational letter to Pinal County, the City of Coolidge, and the Town of Florence to ensure that jurisdictions within 3 miles of the project were notified.

Table 1. Mailing List for the Valley Farms Battery Energy Storage System Project Neighborhood Meeting

Name	Mailing Address	City	State	Zip Code
Nevitt Farms LLLP	22128 East Cloud Road	Queen Creek	AZ	85142
Coolidge Holdings LLC c/o Thomson Reuters Attn: Hillary Raymon	P.O. Box 4085	Santa Monica	CA	90411
Wuertz, Gregory C, and Loralee Fam Trust	12006 North Hazeldine Road	Casa Grande	AZ	85194
Church of Jesus Christ Latter-Day Saints	50 East North Temple, Room 2225	Salt Lake City	UT	84150
Faul, Mary A Shaw, Jamie and Margaret	6334 East Martin Road	Coolidge	AZ	85128
Wallace, James Dean TR	P.O. Box 263	Coolidge	AZ	85128

Informational Mailer

The informational mailer was sent to the names on the mailing list (see Table 1, above). The informational mailer was a full-color, 8.5 × 11–inch informational flyer that included the date, time, and location of the meeting; a description and map of the project location; and guidance on submitting comments, including a physical address, telephone number, and email address **(Attachment A)**. The flyer was mailed on February 15, 2024, approximately 2 weeks before the neighborhood meeting.

NEIGHBORHOOD MEETING

The Applicant held a neighborhood meeting on Thursday, February 29, 2024, from 6:30 p.m. to 8:30 p.m., at the City of Coolidge Youth Center gymnasium/meeting room. The City of Coolidge Youth Center

gymnasium/meeting room address is 660 South Main Street, Coolidge, Arizona, 85128, and is within 5 miles of the project.

The neighborhood meeting was presented in an open-house format. There was no formal presentation. Upon entering, attendees were asked to provide their contact information at a sign-in table, were invited to take copies of the informational flyers, and were then led to a series of informational posters. Applicant subject matter experts were available to answer attendee questions on a one-on-one basis.

Images of the neighborhood meeting, taken both before and during the meeting, are shown in **Attachment B.**

Copies of the informational posters displayed in the room are included in **Attachment C.**

Copies of additional supporting materials, including the informational flyers, a blank sign-in sheet, and a blank comment form, are included in **Attachment D.**

A copy of the completed sign-in sheet from the community meeting is provided in **Attachment E.**

Stakeholder Feedback

The Applicant did not receive any inquiries from stakeholders in advance of the neighborhood meeting. Approximately 50 to 60 people attended the neighborhood meeting. Some attendees signed in when prompted; however, many attendees declined to sign in. Three written comments were provided and are provided in Attachment F; however, the vast majority of comments were verbal discussions that occurred during the neighborhood meeting. A summary of these discussions and responses is provided in Table 2.

Table 2. Stakeholder Comments (verbal) and Responses during the Neighborhood Meeting

Verbal Comments	Responses
Commenter was concerned about fire safety of the BESS.	Applicant provided responses to how BESS facilities integrate fire safety into their design. Applicant noted that they continuously monitor these facilities and are immediately alerted to any potential issues. Additionally, Applicant provides technical information and resources to local fire departments before and after construction to ensure emergency services are equipped to respond to battery storage project emergencies.
Commenter was concerned about the location of the project.	Applicant provided information on how the project location was chosen (such as being relatively flat land, close to existing electrical infrastructure, having landowner interest in the project, etc.).
Commenter was concerned about environmental issues and contamination issues	Applicant provided responses on how the NextEra facilities and local permitting requirements minimize these risks
Commenter was concerned about property taxes and values	Applicant noted that multiple, peer-reviewed studies have looked at property values near large-scale solar projects and found no impact on property values.
Commenter was concerned about the political motivations of the project	Applicant noted that the project is not a political endeavor.
Commenter was overall opposed to the project.	Applicant thanked them for their comment.

Proposed Mitigation of Concerns

Based on the comments provided during the neighborhood meeting (see Table 2), no concerns, issues, or problems were identified during the neighborhood meeting that require additional mitigation. If any concerns, issues, or problems arise during the project permitting process that require additional mitigation, the Applicant will address those to the extent feasible.

ATTACHMENT A

Informational Flyer

Feb. 15, 2024

Invitation to learn about the proposed Valley Farms Energy Storage project

Dear Interested Party:

We invite you to join us for an in-person neighborhood meeting to meet our team, provide input, and learn more about our company and the proposed Valley Farms Energy Storage project (the Project).

Valley Farms Energy Storage, LLC (Applicant) proposes to construct, operate and maintain a battery energy storage system (BESS) on approximately 160 acres of private land in unincorporated Pinal County, Arizona. The Project parcel in unincorporated Pinal County is outlined in Figure 1 (see attachment). The Project includes a BESS facility with an output of approximately 400 megawatts (MW), and a 230-kilovolt (kV) generation intertie (gen tie) transmission line. There are also other minor components needed to support the major components of the Project.

The Applicant has applied for a Zone Change and Planned Area Development Overlay District from the Pinal County Planning Department to request a zone change and associated planned area development to the current zoning district designation on the site. The current zoning district designation identified for the site is General Rural (GR). The Applicant proposes to amend this zoning district designation to Industrial Zoning District (I-3) with a PAD Overlay District, which would allow for the Project's proposed use.

Please join us for the neighborhood meeting. Details are listed below.

Neighborhood meeting

- **Date**: Thursday, Feb. 29, 2024
- **Time**: 6:30-8:30 p.m.
- **Location**: City of Coolidge Youth Center gymnasium/meeting room – 660 S. Main Street, Coolidge, Arizona, 85128

Participants are encouraged to view the project information, ask questions and provide written comments.

Should you like to provide comments or learn more about the Project, please send your questions and/or comments via email to ValleyFarmsEnergyStorage@nexteraenergy.com or call (561) 313-9534. Written comments or questions may also be mailed to Ashley Johnson, Valley Farms Energy Storage, LLC, 700 Universe Blvd., Juno Beach, FL 33408.

Sincerely,

Ashley Johnson
Lead Project Manager, Development
Valley Farms Energy Storage, LLC

Attachments: Project site map

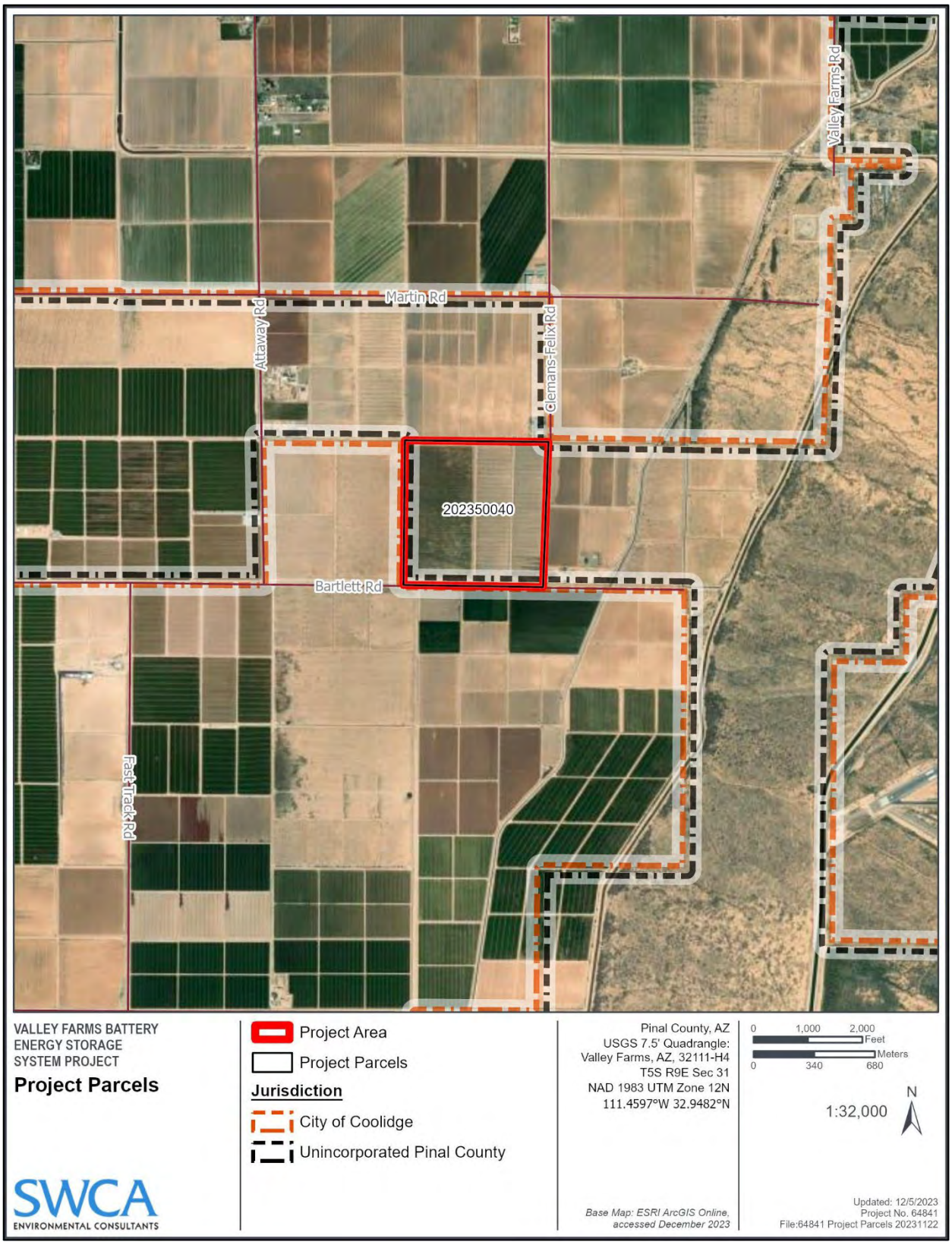


Figure 1: Proposed Project site

ATTACHMENT B

Images of Neighborhood Meeting



Photograph B-1. Attendees during the open house meeting.



Photograph B-2. Attendees during the open house meeting.



Photograph B-3. Attendees during the open house meeting.



Photograph B-4. Attendees during the open house meeting.

ATTACHMENT C

Neighborhood Meeting Informational Poster Displays

Welcome

We are here to:

- Provide an overview of NextEra Energy Resources
- Provide information about the proposed energy storage project
- Hear your feedback
- Answer your questions



NEXTera® ENERGY RESOURCES

Construction Process

Electrical Work

» Battery containers are typically shipped to the site fully loaded, and set in place via crane onto concrete pads or steel pilings

» One or more containers are connected through a series of underground cables to an inverter

» Inverters will be installed to convert the power from direct current to alternating current (generating), and back (charging)

» A project substation will be constructed to increase the voltage for connection to the power grid

» The project creates many well-paying construction jobs

» Battery energy storage facilities take 4-8 months to construct

Site Access

» We plan to work with the state, county and town to minimize the impact on roads and local traf

» Public roads will be used to transport equipment to the construction sites

» Gravel roads will be constructed to access the site

» Equipment will be delivered by truck and trailer as needed throughout the construction phase and stored at a temporary lay-down yard

NEXTera® ENERGY RESOURCES

Technology

While different types of storage technologies exist, most new energy storage facilities installed in the U.S. today use lithium-ion battery technology, due to it exibility, scalability and safety. NextEra Energy Resources has focused on the use of batteries as costs have declined, but is continuing to evaluate other storage technologies.

» Lithium ion is the dominant technology because it bene ts from more than $100 billion in research and development from the electric vehicle industry

» We have a battery testing facility to measure battery performance and degradation, as well as testing alternative technologies

» Maintained properly, a battery system can last 15-20 years or longer, and can be replenished over time



NEXTera® ENERGY RESOURCES

Recycling

Like cell phone, laptop and electric vehicle batteries, most of the batteries used in utility energy storage applications will degrade over time and eventually reach an “end of life” (typically 20+ years). There are several factors we consider once our batteries reach end of life:

» Used lithium-ion batteries are not considered hazardous waste by the EPA; there are EPA guidelines (EPA’s Universal Waste Regulations) which address the responsible disposal and recycling of these batteries

» NextEra Energy Resources follows the EPA’s Universal Waste Regulations at our battery energy storage facilities and will not dispose of battery cells in a municipal land ll

Many of the battery manufacturers we work with offer to reclaim their lithium-ion batteries as many of the component parts can be recycled from spent batteries and used in new products. In addition to re-use in new battery cells, the recycled materials extracted can be used in a wide variety of consumer products such as lithium grease, concrete additives and some glass products.

NEXTera® ENERGY RESOURCES

