



Leo Lew  
County Manager

**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

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

**Comprehensive Plan Amendment unincorporated & Property Information:**

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

1. The legal description of the property: HIGH CHAPARRAL RANCHES LOT 31 CAB C SLD 170 SEC 18-7S-4E  
1742400 SQ FT 40.00 AC
2. Parcel Number(s): 500620310 Total Acreage: 40
3. Current Land Use Designation: VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)
4. Requested Land Use Designation: GREEN ENERGY
5. Date of Concept Review: 5/12/2025 Concept Review Number: CR-010-25
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):  
The Applicant is submitting a Formal Major CPA application with the goal to construct, operate, maintain, and decommission a 150 megawatt (MW) Photovoltaic (PV) solar and 200 MW Battery Energy Storage System (BESS) Project.
7. Discuss any recent changes in the area that would support your application.  
The proposed location and surrounding region is undeveloped / vacant land without recent changes. However, the planned I-11 corridor lies just to the north of APN 500-03-004
8. Explain why the proposed amendment is needed and necessary at this time.  
The Project is located on approximately 801 acres of privately owned land. According to the Pinal County Comprehensive Plan (Plan) and Comprehensive Plan Viewer, the Project Area has a land use designation of Very Low-Density Residential. Per Chapter 10 of the Plan, a

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_  
COMMUNITY DEVELOPMENT  
Planning Division

## PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

### IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal County environs.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Narrative in PDF format.
- ☐ I. Neighborhood meeting report

***Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>***

***Please call or email the Planning Division for more information.***

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

**Mokhlis Shammami**

6334 Timberwood S. W Bloomfield, MI 48322

**313-995-6600**

Name of Landowner (Applicant)

Address

Phone Number



marks7001@icloud.com

Signature of Landowner (Applicant)

E-Mail Address

Name of Agent

Address

Phone Number

Signature of Agent

E-Mail Address

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

**AGENCY AUTHORIZATION**

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

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

Mokhlis Shammami

**[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]**

hereinafter referred to as "Owner," is/are the owner(s) of 40 acres located at  
N/A, and further identified

**[Insert Address of Property]**

as assessor parcel number 500620310 and legally described as follows:

**[Insert Parcel Number]**

HIGH CHAPARRAL RANCHES LOT 31 CAB C SLD 170 SEC 18-7S-4E 1742400 SQ FT 40.00 AC

**[Legal Description is attached hereto as Exhibit A]**

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

Owner hereby appoints Silver Reef Energy, 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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

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

Mokhlis Shammami

**[Signature]**

**[Signature]**

6334 Timberwood S.

**[Address]** West Bloomfield, MI 48322 **[Address]**

Dated: 5-29-2025

Dated: \_\_\_\_\_

STATE OF MICHIGAN

COUNTY OF OAKLAND ) ss.

The foregoing instrument was acknowledged before me this 29 day of MAY <sup>2025</sup> by Mokhlis Shammami  
**[Insert Name of Signor(s)]**

My commission expires July 10, 2030

William Allen Feise

Printed Name of Notary

WILLIAM ALLEN FEISE  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MONROE  
My Commission Expires July 10, 2030  
Acting in the County of Oakland

William Allen Feise  
Signature of Notary Public

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

[Insert Company or Trustee's Name]

By: \_\_\_\_\_  
*[Signature of Authorized Officer or Trustee]*

Its: \_\_\_\_\_  
[Insert Title]

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ of  
\_\_\_\_\_ *[Insert Signor's Name]* *[Insert Title]*  
\_\_\_\_\_, an \_\_\_\_\_  
\_\_\_\_\_ *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

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

**Notary Public**

My commission expires: \_\_\_\_\_

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

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

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

\_\_\_\_\_ of \_\_\_\_\_  
 [Title of Office Held] [Second Company]  
 As \_\_\_\_\_ for \_\_\_\_\_, and who being  
 [i.e. member, manager, etc.] [Owner's Name]

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

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Printed Name of Notary

Signature of Notary



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County Manager

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JMS RANCH PROPERTIES LLC

27500 NORTHWESTERN HWY, Southfield, MI 48034

313-995-6600

Name of Landowner (Applicant)

Address

Phone Number



marks7001@icloud

Signature of Landowner (Applicant)

E-Mail Address

Name of Agent

Address

Phone Number

Signature of Agent

E-Mail Address

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

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

JMS RANCH PROPERTIES LLC

**[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]**

hereinafter referred to as "Owner," is/are the owner(s) of 40 acres located at  
N/A, and further identified

**[Insert Address of Property]**

as assessor parcel number 50011027H and legally described as follows:

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SW NW OF SEC 19-7S-4E 40.00 AC

**[Legal Description is attached hereto as Exhibit A]**

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

Owner hereby appoints Silver Reef Energy, LLC

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

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

**[Signature]** \_\_\_\_\_

**[Signature]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
**[Insert Name of Signor(s)]**

My commission expires \_\_\_\_\_

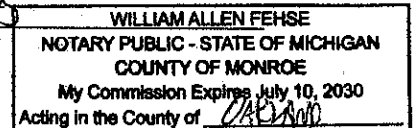
\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary Public

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

JMS Ranch Properties LLC  
[Insert Company or Trustee's Name]  
By: Mohlis Shammami  
[Signature of Authorized Officer or Trustee]  
Its: Member  
[Insert Title]  
Dated: 5/29/2025

STATE OF MICHIGAN  
COUNTY OF OSHTON ) ss.



The foregoing instrument was acknowledged before me, this 29 day of MAY, 2025, by MOKHLIS Shammami,  
[Insert Signor's Name] Member of  
JMS Ranch Properties, an Arizona Limited Liability Company  
[Insert Name of Company or Trust] [Insert Title] [Insert State of Incorporation, if applicable]

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

My commission expires: July 10, 2030

William Allen Fehse  
Notary Public

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

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_

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

\_\_\_\_\_ of \_\_\_\_\_  
[Title of Office Held] [Second Company]  
As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]

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

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Printed Name of Notary

Signature of Notary



# **Major Comprehensive Plan Amendment Application Narrative**

## Silver Reef Energy Solar and Storage Project

### Pinal County, AZ

Revised June 2, 2025

**Submitted to:**

Pinal County Community Development Planning Division  
85 N Florence Street, First Floor  
Florence, AZ 85132

**Prepared for**

**Silver Reef Energy, LLC**  
1 Bridge Street, Suite 11  
Irvington, NY 10533

**Prepared by**



1560 Broadway, Suite 1400  
Denver, CO 80202

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## Acronyms and Abbreviations

|  |                                 |
|--|---------------------------------|
| alternating current                          | AC                              |
| APN  | Assessor Parcel Number          |
| APS  | Arizona Public Service          |
| BESS   | Battery Energy Storage System   |
| CPA  | Comprehensive Plan Amendment    |
| COD  | Commercial Operation Date       |
| direct current                               | DC                              |
| MW   | Megawatt                        |
| kilowatt                                     | kV                              |
| O&M  | Operations and Maintenance      |
| Plan   | Pinal County Comprehensive Plan |
| PV   | Photovoltaic                    |
| Silver Reef Energy Solar and Storage Project | Project                         |
| 801 acres of private land                    | Project Area                    |

## 1.0 INTRODUCTION

Silver Reef Energy, LLC (Applicant) is requesting a Major Comprehensive Plan Amendment (CPA) for the Silver Reef Energy Solar and Storage Project (Project) in Pinal County, Arizona (Figure 1). The Applicant held a Major CPA Pre-Application Meeting with Pinal County on May 13, 2025. Following guidance received during the Pre-Application Meeting, the Applicant is submitting a Formal Major CPA application with the goal to construct, operate, maintain, and decommission a 150 megawatt (MW) Photovoltaic (PV) solar and 200 MW Battery Energy Storage System (BESS) Project.

The Project is located approximately 6.5 miles southwest of Casa Grande in Pinal County, Arizona on approximately 801 acres of privately owned land (Project Area). According to the Pinal County Comprehensive Plan (Plan) and Comprehensive Plan Viewer, the Project Area has a land use designation of Very Low-Density Residential. Per Chapter 10 of the Plan, a Major CPA is required for proposed changes from a residential or nonresidential land use to green energy production of 640 acres or more. Therefore, the Applicant is requesting a Major CPA to change the land use designation to Green Energy Production in accordance with Chapter 10 of the Plan.

The following narrative provides a description of the proposed Project (Section 3.0) and responses to the Comprehensive Plan Compliance Checklist (Section 4.0). Although not listed as a requirement on the Formal Major CPA application form, the Applicant was instructed by Pinal County staff to include responses to the Comprehensive Plan Compliance Checklist as part of this application narrative.

## 2.0 NEED, PURPOSE, AND JUSTIFICATION OF THE REQUEST

The Silver Reef Energy Solar and Storage Project is proposed to help meet Arizona's growing demand for reliable, clean energy by delivering renewable electricity to the grid. The Project was recently short-listed and is progressing into negotiations with a qualified off-taker, evidence that the Project will help address an important transmission need. Pinal County presents optimal conditions for utility-scale solar development due to its high solar irradiance and access to existing transmission infrastructure. Pairing solar generation with battery energy storage enhances the value and reliability of renewable energy. The storage system will capture excess solar energy during periods of low demand and discharge it when energy is needed most—particularly during evening hours or peak usage events. This ability to shift generation to match demand reduces reliance on inflexible baseload generation and supports overall grid efficiency. Energy storage is a critical enabling technology in the transition to a low-carbon energy system. It provides flexibility to balance supply and demand in real time, enhances system resilience, and can help avoid power disruptions. By stabilizing intermittent renewable output and supporting traditional power systems during ramp-up periods, energy storage strengthens grid performance and ensures consistent service to Arizona's electricity consumers.

## 3.0 PROJECT DESCRIPTION

The Project consists of a Photovoltaic (PV) solar array, Battery Energy Storage System (BESS), onsite project substation, an APS owned substation/switchyard, and ancillary facilities such as an access

road, and an operation and maintenance building (O&M). The BESS will have the capability to store energy generated by the solar array and may also be charged from the grid, allowing for flexible energy management and dispatch to the grid based on system needs. Detailed descriptions of the project components are provided in Section 3.3 of this narrative.

### 3.1 Project Location

The Project is located approximately 6.5 miles southwest of Casa Grande in Pinal County, Arizona on approximately 801 acres of privately owned land. The proposed Project is generally located south of Interstate 8 (I-8) and west of Standfield Road. **Table 1** provides the Assessor Parcel Numbers (APNs), legal descriptions and acreage of participating parcels within the Project. The Project is sited on currently undeveloped land characterized by undulating but generally flat topography (Figure 2). A significant portion of the Project Area is located on the former site of the U.S. Army South Pacific Division Williams Field Bomb Target Range #12, and munitions debris and munitions constituents were observed in a Site Inspection Report prepared for the U.S. Army Corps of Engineers in 2009. The main bomb and buffer area constituted 649 acres. Practice bombs, demolition bombs and spotting charges were detonated in the area between 1942 and 1946; TNT and lead, among other chemical constituents, were detected in surface soil samples. In 2015, Arizona Department of Environmental Quality concurred with a recommendation by the U.S. Army Corps of Engineers that no remedial action was necessary to protect public health, welfare, or the environment. The reuse of this previously impacted land for the Project represents a highly responsible siting choice. By transforming a legacy military training area into a productive hub for clean energy, the Project minimizes land-use conflicts, avoids sensitive habitat, and contributes to Arizona's clean energy transition while enhancing local grid reliability.

Table 1. APNs, Legal Description, and Acreage

| APN       | Legal Description   | Acreage |
|-----------|---|---------|
| 500030040 | E2 SEC 14 7S 3E   | 320     |
| 500620160 | LOT 16 HIGH CHAPARRAL RANCHES CAB C SLD 170 SEC 12 & 13-7S-3E | 40      |
| 500620200 | LOT 20 HIGH CHAPARRAL RANCHES CAB C SLD 170 SEC 12 & 13-7S-3E | 40      |
| 500620230 | HIGH CHAPARRAL RANCHES LOT 23 CAB C SLD 170 SEC 12 & 13-7S-3E | 40      |
| 500620310 | HIGH CHAPARRAL RANCHES LOT 31 CAB C SLD 170 SEC 18-7S-4E      | 40      |
| 500620320 | LOT 32 HIGH CHAPARRAL RANCHES CAB C SLD 170 SEC 12 & 13-7S-3E | 40      |
| 500620330 | LOT 33 HIGH CHAPARRAL RANCHES CAB C SLD 170 SEC 12 & 13-7S-3E | 40      |
| 500620340 | LOT 34 HIGH CHAPARRAL RANCHES CAB C SLD 170 SEC 12 & 13-7S-3E | 40      |
| 50011027G | E1/2 NW OF SEC 19-7S-4E                                       | 80      |
| 50011027H | SW NW OF SEC 19-7S-4E   | 40      |
| 50011028D | SW NE OF SEC 19-7S-4E   | 40      |
| 50011028E | SE NE OF SEC 19-7S-4E   | 40      |

Source: [Pinal County Assessor 2025](#)

### 3.2 Project Schedule

The Project would be constructed as a single phase. Construction of the Project is anticipated to commence in the first quarter of 2028, pending approval of Pinal County permits. The construction

effort is anticipated to be complete in the second quarter of 2030, with facility testing and commissioning taking place during the third quarter of 2030 and the facility commercial operation date (COD) on October 1, 2030.

### **3.3 Project Components**

The Project consists of a PV solar array, BESS, onsite project substation, and an APS owned substation/switchyard, and ancillary facilities such as an access road, and an operation and maintenance building (O&M) as shown on the Site Map (Figure 3). Details on these components are provided in the following sections.

#### **3.3.1 Photovoltaic Solar Panels and Tracking System**

The Project would use PV technology by which the sun's light energy is converted into direct current (DC) electrical energy within the PV panels, referred to as modules. The PV modules are configured in solar arrays by electrically connecting them in series and connecting lines at combiner boxes. The PV panels would be supported by single axis trackers that trace the sun's position during the day.

The exact model and quantity of panels would be finalized during the engineering phase. The panels would be installed on a racking system with support piles driven into the ground. For maximum efficiency, panels are typically installed between 5 to 8 feet off the ground when at their lowest point. At full tilt, the maximum proposed panel height would be 12 feet from the ground.

#### **3.3.2 Electrical Collection System**

All electrical interconnection and distribution lines within the Project Area boundary will be installed underground, with the exception of overhead lines located within the Project substation or those exiting the site for grid interconnection. All electrical infrastructure will be designed and constructed in accordance with applicable codes, industry standards, and public utility requirements, as required by Pinal County. The electrical collection system would be designed to convert the output power from the PV modules from DC to alternating current (AC), transform the power from low voltage to transmission-level voltage for connection to the grid, and supply auxiliary power to the tracking systems. The DC output from the PV arrays would be transmitted to inverters through underground electrical DC cables.

The resulting AC current from each inverter package would be routed through a medium-voltage step-up transformer. The output voltage from each inverter would increase to the desired substation feed voltage (34.5-kilovolts (kV)) by the step-up transformers. From the inverter pads, the collected 34.5-kV would be delivered to the Project substation, where the voltage is then stepped up to 230-kV.

#### **3.3.3 Inverters and Transformers**

The model and number of inverters will be determined at the time of final engineering. It is anticipated that the inverters would be bi-directional and would be connected to the solar arrays via a common connection to the Project substation medium voltage bus. Each integrated inverter/transformer is expected to have a footprint that occupies approximately 20 feet by 8 feet and does not exceed 10 feet in height.

### **3.3.4 Battery Energy Storage System**

The BESS area would occupy approximately 15-20 acres adjacent to the Project substation, near the center of the Project area (see Site Map, Figure 3). It will provide up to 200 Megawatt hours (MWh) of instantaneous discharge capacity. The BESS will consist of containerized battery units—anticipated to be lithium iron phosphate chemistry—mounted on concrete pads, along with associated PCS units, cooling systems, fire suppression equipment, and medium-voltage transformers. The exact model and number of containers will be determined at the time of final engineering. The BESS will be charged from the solar facility array (and possibly from the grid) and dispatched to the grid when called upon.

### **3.3.5 Project Substation and Generation Tie Line**

The Project substation will be located in the central portion of the site, near the existing 230 kV Santa Rosa to Tat Momoli transmission line. It will include power transformers, switchgear, overhead bus, protection systems, and metering equipment. The Project will interconnect directly to the APS-owned 230 kV line, eliminating the need for a new long-distance gen-tie. Because no new transmission line over one mile is proposed, a Certificate of Environmental Compatibility from the Arizona Corporation Commission will not be required.

### **3.3.6 Project Interconnection and Access**

The Project site was selected based upon proximity to the existing energy infrastructure. The Project will supply electricity to the grid through a tap into the 230kV Santa Rosa to Tat Momoli transmission line which runs through the rough center of the Project. Siting analysis confirms the proposed site location is compatible with existing land uses. Access to the proposed Project will be from the east via Stanfield Road to Connelley Road.

### **3.3.7 Operations and Maintenance Building**

The Project will include an onsite O&M building. The Project will require 10 to 20 long-term positions, including technicians for panel cleaning and maintenance, battery system monitoring, vegetation management, security, and general facility upkeep.

### **3.3.8 Fencing, Lighting & Warning Signage**

As requested by the County during the Pre-Application Meeting, the Project components would be surrounded by a 6-foot-tall CMU Block Wall (or other acceptable alternative material) where the Project abuts rural or residentially zoned property. The site entry gates would be locked to ensure access is limited to authorized personnel. Warning signage would be posted at the entrance and along the fencing perimeter.

Temporary lighting would be provided at the site entrances and in the substation yard to ensure safety and security of the construction area. Temporary lighting would be replaced with security lighting to ensure the safety and security of the site during operations.

### 3.4 Traffic Impact Study

New development tends to increase traffic volumes (i.e. trip generation) and may result in impacts to traffic operations and roadway configurations. Therefore, a traffic study is required for all new developments that generate traffic within Pinal County. If approved by the Pinal County Traffic Engineer, the Applicant may be permitted to submit a Traffic Impact Statement (TIS) in lieu of a Traffic Impact Analysis (TIA). The Applicant will discuss this with the Pinal County Traffic Engineer, prior to commencing work, to determine which report type is acceptable. The Pinal County Engineer or Pinal County Traffic Engineer shall make the final decision on whether a Traffic Impact Statement (TIS) may be substituted for a Traffic Impact Analysis (TIA). Subsequently, the Applicant will prepare either the TIS or TIA that complies with the Pinal County requirements. The traffic study will be prepared under the direction of an appropriately licensed Professional Engineering in the state of Arizona.

### 3.5 Drainage Report

Accompanying the development of open areas, rate of runoff is expected to increase with the installation of added impervious surfaces. The Applicant will prepare a conceptual level drainage study to provide analysis for rate of runoff control as minimally required by the local jurisdiction for proposed development. Drainage analysis will provide an order of magnitude value for peak flows and retention/detention requirements. The drainage study will be prepared under the direction of an appropriately licensed Professional Engineering in the state of Arizona.

## 4.0 COMPREHENSIVE PLAN COMPLIANCE CHECKLIST

The following section provides the Applicant's responses to the Comprehensive Plan Compliance Checklist. The purpose of this checklist is to evaluate whether development proposals are compatible with the Comprehensive Plan.

### 4.1 Consistency with Pinal County's Vision Components

#### Sense of Community

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

*The proposal:*

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

The Project is consistent with Pinal County's Sense of Community vision component. The Project is located next to existing agricultural operations and minimal residences and therefore will not contribute to adverse impacts on the rural character of Pinal County or emerging urban centers.



## Mobility and Connectivity

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

*The proposal:*

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

The Project is not anticipated to have an adverse impact on the County's transportation corridors. During construction there will be an increase in traffic in the immediate area from construction workers commuting to the site and delivery of materials; however, it is not anticipated this will have a significant impact on traffic. Upon completion of construction, there will be minimal to no increased traffic during Project operations. The Project does not utilize reflective components (e.g., exposed mirrors), and proposed infrastructure is less than thirty feet in height; therefore, glare impacts to traffic traveling on I-8 are not anticipated.

## Economic Sustainability

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

*The proposal:*

☒ *Is consistent with the Economic Sustainability vision component*

The Project directly supports Pinal County's vision for long-term economic viability by introducing high-tech, environmentally responsible infrastructure that aligns with the County's conservation values. The Project will generate a range of employment opportunities throughout its lifecycle—from construction to ongoing operations and maintenance—including positions in solar array maintenance, battery system monitoring, vegetation management, security, and general facility operations.

The Project represents a strategic investment in Pinal County's clean energy economy and helps position the region as a hub for sustainable infrastructure. In addition to job creation, the Project will attract economic activity through procurement of local goods and services. By locating advanced energy systems near existing infrastructure in a rural setting, the Project exemplifies how innovative, low-impact development can bring economic opportunity while preserving the County's environmental character.

## Open Spaces and Places

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

*The proposal:*

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

The Project is located near existing agriculturally developed areas and therefore will not contribute to adverse impacts on Pinal County's open spaces. The surrounding area mainly includes private rural residential and agricultural crop land and feedlots. There are no known recreational uses of the land in the surrounding area. It is not anticipated that the Project will have an adverse impact on wildlife, habitat, or wildlife corridors.

## Environmental Stewardship

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

*The proposal:*

☒ *Is consistent with the Environmental Stewardship vision component*

The Project is designed to uphold and advance Pinal County's commitment to environmental stewardship. The Project is not anticipated to adversely impact open vistas or natural resources. It is sited on undeveloped desert shrubland characterized by low-lying vegetation and ephemeral streambeds. The surrounding area includes existing rural development - such as roadways, agricultural operations, transmission infrastructure, and scattered residences - making the Project compatible with its visual and environmental context.

The Project's infrastructure is low-profile by design, with all structures under 40 feet in height and no reflective components (e.g., mirrors) that could impact surrounding viewsheds. By repurposing previously impacted lands and avoiding environmentally sensitive areas, the Project exemplifies responsible, conservation-minded land use planning.

Importantly, the integration of energy storage enhances the environmental value of the Project. Energy storage enables the capture and delivery of renewable energy when it is needed most—particularly during peak evening demand or system disruptions. This flexibility supports real-time balancing of supply and demand, improves system resilience, and reduces reliance on inflexible fossil-based generation.

Energy storage is a critical enabling technology in the clean energy transition. It ensures that when the sun isn't shining or the wind isn't blowing, renewable energy can still be reliably delivered to Arizona's homes and businesses. The Project demonstrates a forward-looking approach to sustainable development that aligns with the County's goals for conservation, resilience, and innovation in renewable energy.

### Healthy, Happy Residents

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

*The proposal:*

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

The Project does not pose a threat to the health and safety of Pinal County residents and measures would be taken to ensure the safety of residents. The nearest residentially zoned parcel is located northeast of the site, adjacent to Interstate 8, and is currently undeveloped. The Project will be fully enclosed with secure perimeter fencing, and access will be restricted through locked entry gates. Emergency personnel will have access via Knox boxes and designated keys provided at the site entrance. The Project is not located within a Pinal County Fire District; however, the nearest Fire District is the Stanfield Fire District located northeast of the proposed Project. The Applicant will coordinate closely with the Stanfield Fire District to ensure appropriate emergency preparedness. This includes offering on-site training specific to the operational characteristics and safety protocols associated with the Project. Ongoing site maintenance will include the removal of grasses, weeds, and other flammable materials, and vegetation management practices will prioritize groundwater protection by using environmentally responsible methods. These proactive safety and fire mitigation measures demonstrate the Applicant's commitment to protecting the wellbeing of nearby communities and ensuring the Project operates in harmony with the County's goals for health, safety, and environmental quality. The Applicant will also offer to facilitate training relating to the specific hazards of the BESS facility for local fire departments.

### Quality Educational Opportunities

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

The Vision Component of Quality Education Opportunities does not apply to the Silver Reef Energy Solar and Storage Project.

## 4.2 Consistency with the Plan's Key Concepts

### Consistency with the Land Use Designation

*The project land uses:*

- ☐ *Are shown as indicated on the Land Use and Economic Development graphic.*
- ☒ *Are not shown as indicated on the Land Use and Economic Development graphic.*

The Project land uses are not shown as indicated on the Land Use and Economic Development Graphic. The Project footprint falls in the Very Low Density Residential (0-1 du/ac) land use designation. The Project land uses will consist of a PV solar and BESS facility, which will require a land use designation of Green Energy Production.

### Consistency with the Mixed Use Activity Center Concept

*The Project land uses:*

- ☐ *Meet the Mixed Use Activity Center requirements.*
- ☒ *Are not shown within a Mixed Use Activity Center.*

The nearest Mixed Use Activity Center is the Mid Intensity Activity Center along I-8, north of the Project. The Project land use proposal does not include a Mixed Use Activity Center land use designation.

### Consistency with the Planning Guidelines described in the Land Use Element

*The Project land uses:*

- ☒ *Are consistent with the applicable Planning Guidelines described in the Land Use element.*

The Project land uses will consist of a PV solar and BESS facility, which will require a land use designation of Green Energy Production. There are no planning guidelines listed for the Green Energy Production; however, the Project land uses are consistent with the definition of Green Energy Production in the Plan, "areas that are designated specifically for the location of large scale photovoltaic solar panel power generation facilities."

### Quality Employment Opportunities County-wide

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

*The proposal:*

- ☒ *Is consistent with the Economic Development element.*
- ☒ *Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.*

The proposed project is consistent with the Economic Development Vision in the Comprehensive Plan. The Project would provide temporary construction employment opportunities for qualified local populations in the trades. Over 150 temporary construction jobs are anticipated, and 10 to 20 employment positions would be filled for Project operations and maintenance post construction. The ongoing operation of the facility would more than likely include local citizens

who are based in close proximity to the facility. In addition, prior to and during construction, the Project would utilize both local and non-local consultants and contractors for the design and construction of the Project. The design and construction scopes of work are typically bid out to a range of consultants and contractors. Depending on the availability, experience, and qualifications of available local firms, it is the Applicant's preference to utilize local labor as much as is practicable and Applicant would instruct those acting on its behalf to utilize local labor when possible.

The economic stability of Pinal County hinges upon its ability to increase the jobs per capita ratio to a target of 500 jobs per 1,000 residents. The County can achieve this through sound economic development policies. The Project will augment capacity and stability of the electricity supply in Pinal County which is essential to attracting job creating businesses.

### **Viable Agriculture, Equestrian and Rural Lifestyle**

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

*The proposal:*

- ☒ *Clusters development to protect open space and agriculture.*
- ☒ *Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.*

The Project complies with the Viable Agriculture, Equestrian, and Rural Lifestyle of Pinal County as described in the Comprehensive Plan. The Project is a reasonable option for use of the subject property considering it is adjacent to an existing transmission line corridor. In addition, the Project is located less than half a mile from I-8. The Project is compatible with surrounding land uses and would provide an economic benefit to Pinal County to preserve land for agricultural, equestrian and rural uses elsewhere.

### **System of Connected Trails and Preservation of Open Space**

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

*The proposal:*

- ☒ *Is consistent with Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter.*
- ☒ *Includes additional information about how the development addresses the open space Vision and goals.*

Pinal County residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and corridors. The proposed Project is consistent with the Pinal County

Trails and Open Space Master Plan. The Project would not interfere with any existing, planned or proposed multi-use trail corridors or off-highway vehicle trails as identified in the Pinal County Trails and Open Space Master Plan. The proposed Project location supports the preservation of open space in Pinal County and protection of the mountains, wildlife habitats, natural landmarks, rivers and sensitive areas.

### **Natural and Cultural Resource Conservation**

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

*The proposal:*

☒ *Address environmentally sensitive areas it may impact.*

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

The Project has been designed to protect natural resources, wildlife corridors and environmentally sensitive areas and the Applicant does not anticipate any impacts. The proposed Project is not anticipated to have an impact on cultural resources. The Archaeological sensitivity of the Project Area is moderate. The Applicant will coordinate with the appropriate state agencies and obtain all necessary permits and approval as required by Arizona Department of Environmental Quality, Arizona Game and Fish Department and the Arizona State Historic Preservation Office.

### **Water Resources, Public Facilities/Services, and Infrastructure Support**

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

*The proposal:*

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

The Applicant will ensure that adequate public facilities are provided as needed for on-site personnel and the O&M facility. The Project would use no water resources to generate electricity. Water would be used during construction for hydration and compaction, backfill, cement stabilization, and dust control. The Applicant would obtain water from legally permitted water resources near the Project, which would be transported to the site as needed.

## FIGURES



Silver Reef Solar  
Pinal County, Arizona

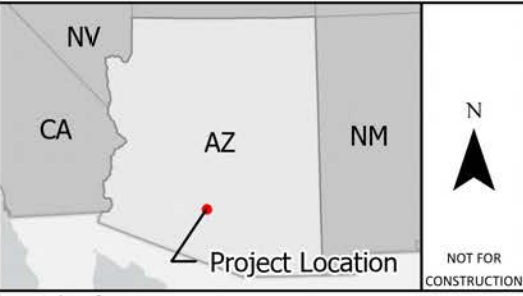
Figure 1: Location Map

LEGEND

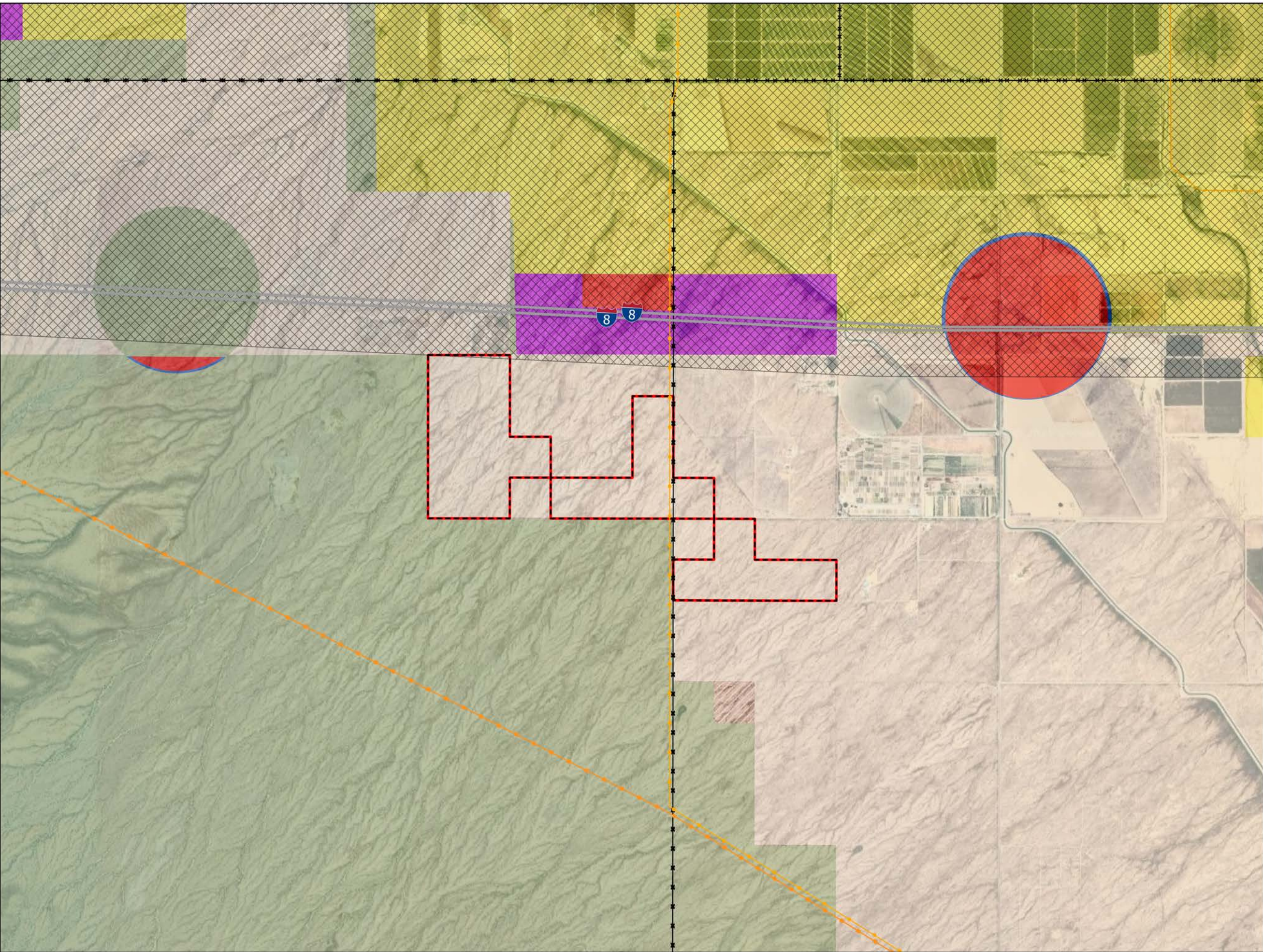
- Major Roads
- Project Area
- Existing Transmission Lines
  - 220-287 (Kilovolts)
  - 345 (Kilovolts)
  - 500 (kilovolts)
- I-11 Study Area
- PLSS (Township)
- Land Use Category
  - Employment
  - General Commercial
  - Low Density Residential (0-2 du/ac)
  - Moderate Low Density Residential (1-3.5 du/ac)
  - Mid Intensity Activity Center
  - Recreation/Conservation
  - Very Low Density Residential (0-1 du/ac)

**Data Sources:**  
Google Aerial Imagery 2023; ADOT 2023;  
AZGEO 2024; Pinal County GIS 2025

**Prepared for:** Nadara North America, Inc.  
**Prepared by:** Tetra Tech GIS Team (NB)  
**Updated:** 5/20/2025



Spatial Reference  
NAD 1983 StatePlane Arizona Central FIPS 0202 IntlFeet





Silver Reef Solar  
Pinal County, Arizona

Figure 2: Topographic Map

LEGEND

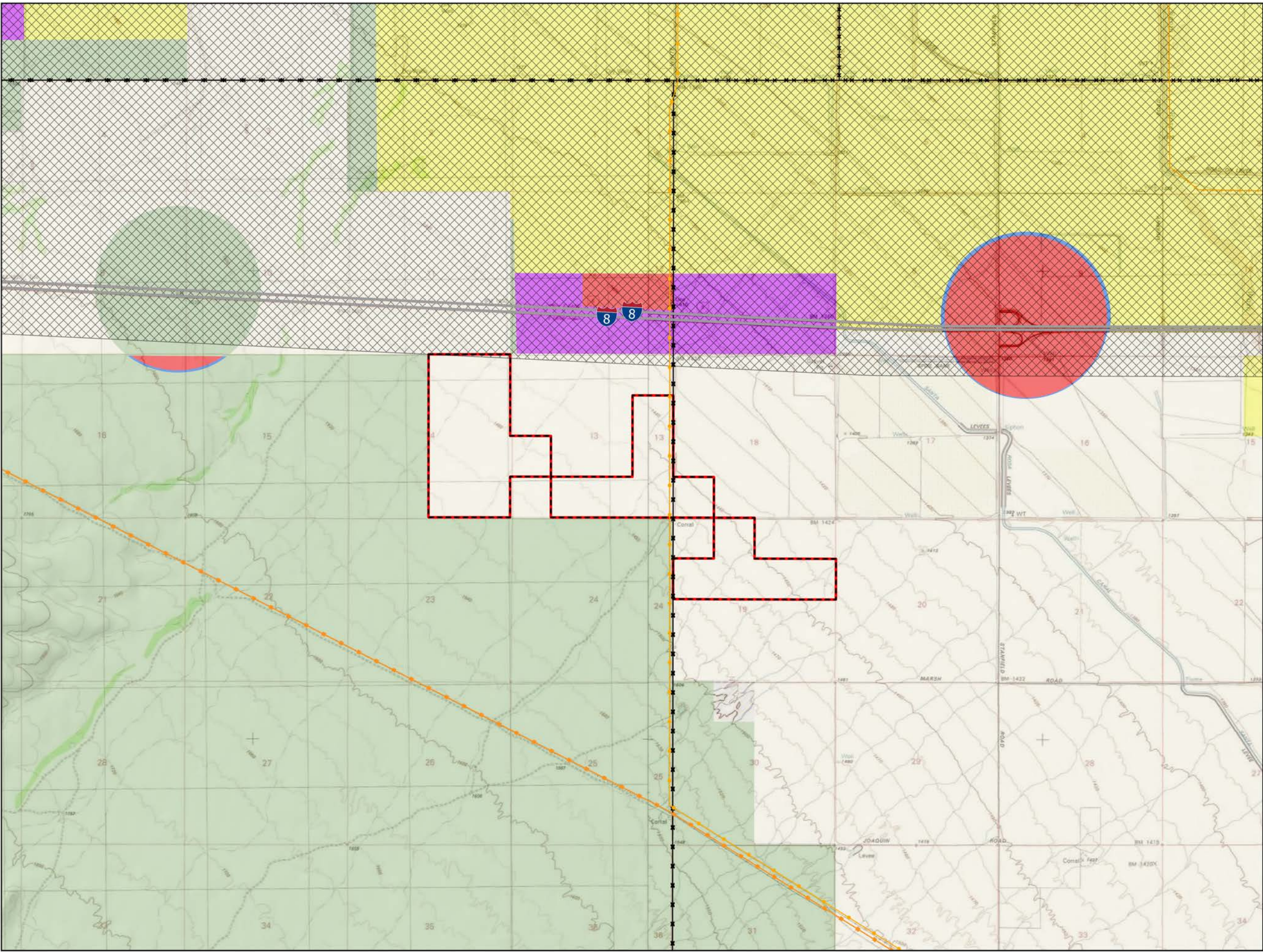
- Major Roads
- Project Area
- Existing Transmission Lines
  - 220-287 (Kilovolts)
  - 345 (Kilovolts)
  - 500 (kilovolts)
- I-11 Study Area
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  - Moderate Low Density Residential (1-3.5 du/ac)
  - Mid Intensity Activity Center
  - Recreation/Conservation
  - Very Low Density Residential (0-1 du/ac)

**Data Sources:**  
USGS 7.5-Minute Indian Butte & Double Peak Topographic Quadrangle 2021; ADOT 2023; AZGEO 2024; Pinal County GIS 2025

**Prepared for:** Nadara North America, Inc.  
**Prepared by:** Tetra Tech GIS Team (NB)  
**Updated:** 5/20/2025



Spatial Reference  
NAD 1983 StatePlane Arizona Central FIPS 0202 IntlFeet





Silver Reef Solar  
Pinal County, Arizona

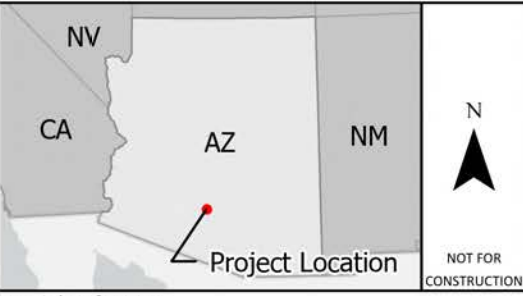
Figure 3: Site Map

LEGEND

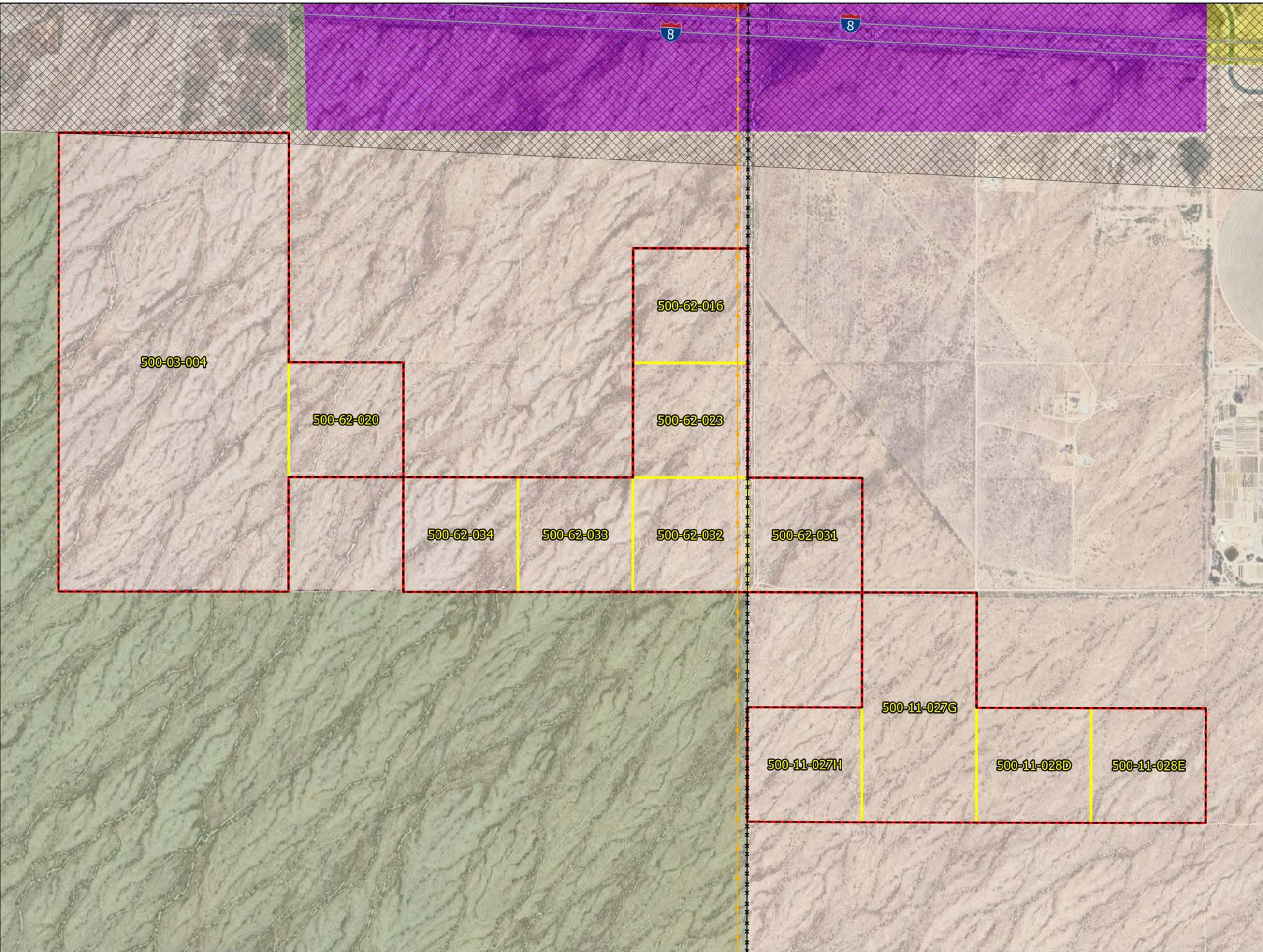
- Major Roads
- Project Area
- Existing Transmission Lines
  - 220-287 (Kilovolts)
  - I-11 Study Area
  - PLSS (Township)
- Land Use Category
  - Employment
  - General Commercial
  - Moderate Low Density Residential (1-3.5 du/ac)
  - Recreation/Conservation
  - Very Low Density Residential (0-1 du/ac)
- Parcel Boundary

**Data Sources:**  
Google Aerial Imagery 2024; ADOT 2023;  
AZGEO 2024; Pinal County GIS 2025

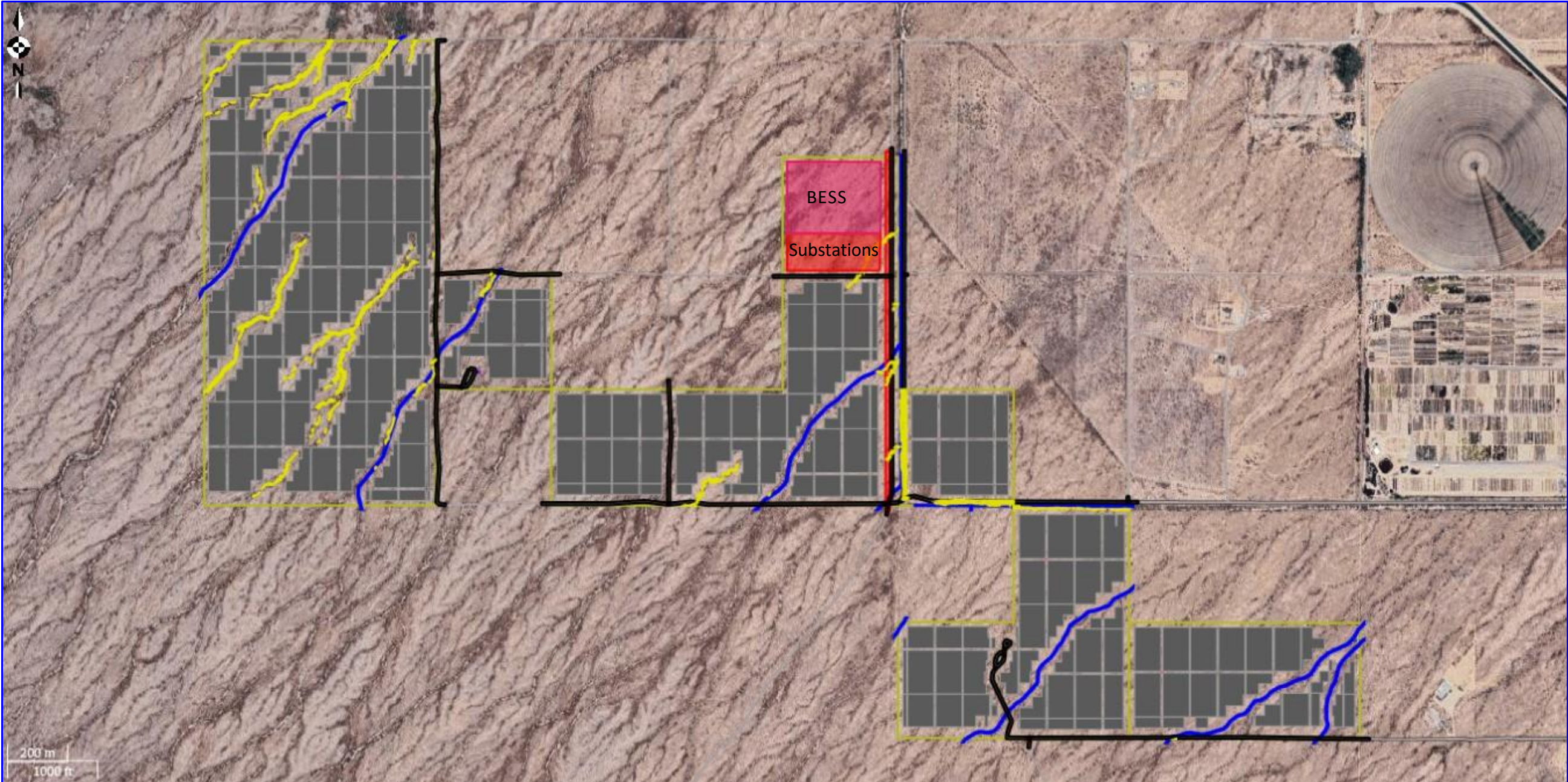
**Prepared for:** Nadara North America, Inc.  
**Prepared by:** Tetra Tech GIS Team (NB)  
**Updated:** 5/20/2025



Spatial Reference  
NAD 1983 StatePlane Arizona Central FIPS 0202 IntlFeet







[www.plantpredict.com](http://www.plantpredict.com)

**Novis - Silver Reef**  
Novis Silver Reef Site Eval Layout  
  
AZ  
United States  
  
140 MWac Net Capacity



Location Map Scale NTS

**Project Site Description**

803.1 +/- Acre Site  
476.73 +/- Acre Array  
Latitude 32.815  
Longitude -112.002  
Elevation 445.67 meters

**Solar Production**

Tracker Mounting System  
180 degrees Azimuth  
1500 Volt DC PV System Design  
40% Ground Coverage Ratio

**Photovoltaic System Parameters**

140 MWac LGIA Limit (POI)  
146.3 MWac Inverter Capacity  
184 MWdc Nominal Capacity  
1.2577 DC:AC Ratio (Inverter Loading)  
1.31 DC:AC Ratio (POI)

THIS PRINT IS DESIGNED FOR ' X ' PRINTING

THIS PLANTPREDICT LAYOUT IS PRELIMINARY AND SUBJECT TO REVISION BASED ON, AMONG OTHER THINGS, CHANGES IN PROJECT SCHEDULE, TECHNOLOGY, CAPACITY, AND/OR SITE SPECIFIC CONSTRAINTS.

THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION

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| Designer: Denay Garay            |
| SCALE: NTS (NOT TO SCALE)        |
| SHEET TITLE:                     |
| PlantPredict Layout              |
| PLP-1000                         |
| Printed: 1/23/2025<br>ID: 964240 |

PRELIMINARY LAYOUT - THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION



# **Citizen Participation Plan**

Silver Reef Energy Solar & Storage Project  
Pinal County, AZ

May 29, 2025

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## 1.0 INTRODUCTION

This Citizen Participation Plan (CPP) was prepared to fulfill the neighborhood meeting report requirement listed on the Major Comprehensive Plan Amendment application for. The following CPP describes the objectives and methodology for holding the Neighborhood Meeting. Following the Neighborhood Meeting a report of the meeting will be provided to Pinal County.

## 2.0 OBJECTIVE OF THE CITIZEN PARTICIPATION PLAN

The objective the CPP is to develop and implement a public involvement program that will:

- Involve the public and the various stakeholders in defining how they will participate in the Project.
- Implement a public involvement program that meets Project requirements.
- Create distinct participation programs to recognize concerns and information needs of the widely diverse stakeholders throughout the Project Area.
- Provide participation opportunities that result in useful information for decision-makers at key milestones.

The goal of the CPP is to inform, involve, and collaborate with the interested and affected public, jurisdictions, agencies, and stakeholders. Stakeholders will be informed through a series of factsheets, media coverage, and meetings. The CPP will be flexible and may require periodic adjustments as the need to respond to specific issues arise. The CPP is designed so that members of the public can participate according to their interest and time available.

The CPP efforts will be decentralized, but targeted. We will focus the public participation effort around Project milestones – ranging from the early identification of issues and concerns to addressing these issues within the permitting effort. The entire process will be transparent and carefully documented.

The innovation in a Project of this scope is demonstrated in being able to completely integrate the CPP with the environmental planning process and to appropriately involve the public in resolving concerns early in the process.

## 3.0 METHODOLOGY

The following efforts will be employed to ensure execution of a comprehensive CPP for the Silver Reef Energy Solar and Storage Project:

### 3.1 Identify Key Issues and Stakeholders

The Applicant will hold a workshop with the Project team to fully understand the extent of their existing and past relationships with key stakeholders in the Project Area. The Applicant will brainstorm potential issues and stakeholders that may have an interest in the Project and assess the level of concern these stakeholders may have with the Project. Examples could include business owners or non-governmental organizations (NGOs), Native American communities, agricultural interests, and economic development interests.

### 3.2 Refine Citizen Participation Plan

From the Project initial team workshop, and other fact finding activities, a Final CPP will be developed. The Final CPP will document how stakeholders, including Native American communities, key agency staff, landowners, community organizations, and other potential stakeholders, will be involved. The Final CPP will clarify roles and responsibilities for both the Project team and the public.

### 3.3 Implement the Communications Plan

The communications program includes the media relations program, Project information, telephone line, development of key messages, and informational fact sheets. Additionally, protocols for team communications will be developed and Project internal communications will be coordinated, identifying single points of contact for stakeholders to communicate with.

### 3.4 Develop a Project Mailing List

A comprehensive Project mailing list will be developed and maintained throughout the Project, including both mailing addresses and email addresses where possible. It will include state, county and local elected officials and leaders of community groups and NGOs. Key stakeholder groups may include the following (in addition to others identified):

- Pinal County including Flood Control, Parks, Planning, and Transportation
- Pinal County Board of Supervisors
- Economic Development Leaders
- Various Chambers of Commerce
- Developers
- Landowners
- Public school districts
- NGOs
- Homeowner's associations
- Civic organizations
- Arizona Game and Fish Department
- US Army Corps of Engineers
- Arizona Department of Environmental Quality
- Arizona State Historic Preservation Office

### 3.5 Develop Fact Sheets

Two fact sheets will be developed for the Project to provide an overview of the need for the Project and the overall study process and schedule. The content will be brief but informative, addressing geographical boundaries, planning criteria, scope of the Project and timing of outreach activities. The format will be flexible to allow for a variety of distribution methods. The fact sheet would be mailed/emailed to those identified within the stakeholder mailing list. This list will be added to and

maintained as the MCPA process evolves. Fact sheets will be mailed/emailed three weeks and later 3 days (email) prior to public meetings.

### **3.6 Managing Media Relations**

The Applicant will assist Pinal County with its ongoing program of contacting interested parties and providing information by developing draft material that would be reviewed and incorporated by the County into the CPP. The Applicant will prepare media materials and provide support and counsel, as needed. Tools will include a media kit, news releases, display ads, as well as conducting media briefings.

### **3.7 Coordinate Internal Communications for Pinal County**

Once the informational materials are finalized, they will be sent to the County at least 30 days prior to the public meeting. This will help to ensure coordination and keep the messaging around the Project consistent. Key briefings will be held as appropriate to clarify intent and messaging within informational materials. The Applicant will revise draft materials as required.

### **3.8 Define Project Team Communications Protocols**

The Project team will follow specific guidelines with regard to documentation of all contacts with the public and Project stakeholders. “Record of Conversation” forms, with a set distribution, will be used for this Project. Project spokesperson(s) will be designated and trained if necessary. Procedures for media contacts will also be clearly specified. Single points of contact will be identified.

### **3.9 Document Public Contact and Comment**

Written documentation is specified in the above tasks. Public comments made during the CPP will be catalogued in conformance with County requirements. Received comments will be analyzed, filed appropriately, and addressed, as required, within the MCPA process.

### **3.10 Hold Public Meeting**

The CPP is used to identify and define the relevant Project issues and concerns that the MCPA permitting process will specifically address. It also provides the basis of determining the level of analysis necessary to address relevant issues and concern adequately within the CPP. Another important purpose is to inform the public of the details of the Project so that their input is based on an accurate perception of the Project as described within materials developed during the CPP.

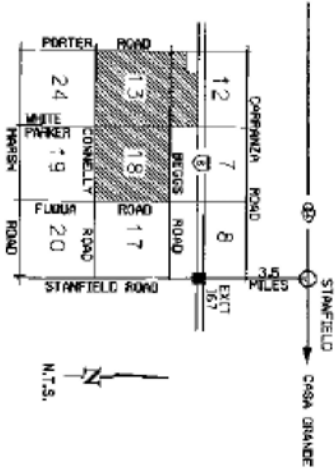
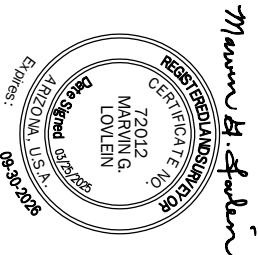
For the Project, two public open houses will be held. These meetings will be noticed in local newspapers and local mailings (electronic and hard copies). Recommended locations for the public meetings are to be determined. The meetings would be held from 5 p.m. – 8 p.m. to allow people to come and go as their schedules allow. The room would be arranged with “stations” that focus on specific aspects of the Project. These stations could include: (1) purpose and need for the Project, (2) overview of the Project Area, (3) MCPA process (4) detailed maps of the Project Area showing key environmental resources, and (5) how people can stay involved in the CPP process. Public attendees would be able to visit the various stations and speak with Project team personnel and ask questions.



Comments from the public attendees will be taken in several ways. The Project team will organize and collate comments from both meetings and prepare a meeting report that will be provided to Pinal County.

|                           |                                  |
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| 20-320<br><br><b>T 32</b> |                                  |

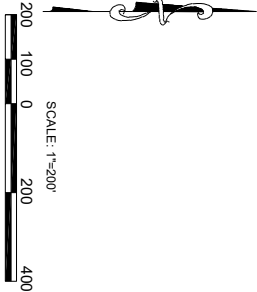
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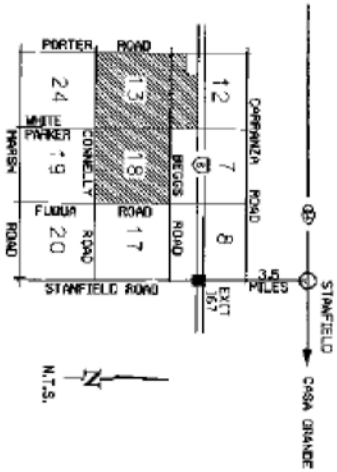
LEGAL DESCRIPTIONS

- PARCEL 500-110-28E**  
All that part of the Southeast Quarter of the Northeast Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona. Containing 40 acres more or less.
- PARCEL 500-110-28D**  
All that part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona. Containing 40 acres more or less.
- PARCEL 500-110-27G**  
All that part of the East Half of the Northwest Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona. Containing 80 acres more or less.
- PARCEL 500-110-27H**  
All that part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona. Containing 40 acres more or less.
- PARCEL 500-620-310**  
Lot 31, High Chaserna Ranches, according to the recorded plat thereof, Pinal County, Arizona. Containing 40,013 Acres more or less.
- PARCEL 500-620-320**  
Lot 32, High Chaserna Ranches, according to the recorded plat thereof, Pinal County, Arizona. Containing 40,034 Acres more or less.
- PARCEL 500-620-330**  
Lot 33, High Chaserna Ranches, according to the recorded plat thereof, Pinal County, Arizona. Containing 40,030 Acres more or less.
- PARCEL 500-620-340**  
Lot 34, High Chaserna Ranches, according to the recorded plat thereof, Pinal County, Arizona. Containing 40,030 Acres more or less.
- PARCEL 500-620-200**  
Lot 20, High Chaserna Ranches, according to the recorded plat thereof, Pinal County, Arizona. Containing 40,022 Acres more or less.
- PARCEL 500-620-220**  
Lot 22, High Chaserna Ranches, according to the recorded plat thereof, Pinal County, Arizona. Containing 40,044 Acres more or less.
- PARCEL 500-620-180**  
Lot 18, High Chaserna Ranches, according to the recorded plat thereof, Pinal County, Arizona. Containing 40,038 Acres more or less.
- PARCEL 500-600-040**  
All that part of the East Half of Section 14, Township 7 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona. Containing 320 Acres more or less.

MAP REFERENCES:  
R1) CATALINA ESTATES BK29 PG.82



|   |             |   |
|---|-------------|---|
| BOUNDARY<br>SURVEY  |             | <br><b>DARLING<br/>GEOMATICS</b><br>8040 S. RITA ROAD<br>SUITE 2350<br>TULACSON, AZ 85747<br>(620)-288-2725 (O)<br>(620)-288-2767 (F)<br>www.darlinggb.com |
| OWNER'S PROPERTY<br>APN: X BEING A PORTION OF<br>SECTION X,<br>TOWNSHIP X, RANGE X EAST,<br>GILA AND SALT RIVER MERIDIAN,<br>PIMA COUNTY, ARIZONA |             |   |
| DATE:   | DRAWN BY:   |   |
| CHECKED BY:   | CHECKED BY: |   |
| JOB NO:   | SCALE: 1" = |   |
| REVISION DATE:  |             |   |
| SHEET<br>1 OF 1   |             |   |



LOCATION MAP

PROPERTY WITHIN  
SECTION 13, 14, TOWNSHIP 7 SOUTH, RANGE 3 EAST,  
SECTION 18, 19, TOWNSHIP 7 SOUTH, RANGE 4 EAST,  
GILA AND SALT RIVER MERIDIAN  
PINAL COUNTY, ARIZONA

LEGAL DESCRIPTIONS

PARCEL 500-110-28E

All that part of the Southeast Quarter of the Northwest Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona, Containing 40 acres more or less.

PARCEL 500-110-28D

All that part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona, Containing 40 acres more or less.

PARCEL 500-110-27G

All that part of the East Half of the Northwest Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona, Containing 80 acres more or less.

PARCEL 500-110-27H

All that part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona, Containing 40 acres more or less.

PARCEL 500-020-310

Lot 31, High Chaparral Ranches, according to the recorded plat thereof, Pinal County, Arizona, Containing 40,013 Acres more or less.

PARCEL 500-020-320

Lot 32, High Chaparral Ranches, according to the recorded plat thereof, Pinal County, Arizona, Containing 40,034 Acres more or less.

PARCEL 500-020-330

Lot 33, High Chaparral Ranches, according to the recorded plat thereof, Pinal County, Arizona, Containing 40,030 Acres more or less.

PARCEL 500-020-340

Lot 34, High Chaparral Ranches, according to the recorded plat thereof, Pinal County, Arizona, Containing 40,030 Acres more or less.

PARCEL 500-020-200

Lot 20, High Chaparral Ranches, according to the recorded plat thereof, Pinal County, Arizona, Containing 40,022 Acres more or less.

PARCEL 500-020-230

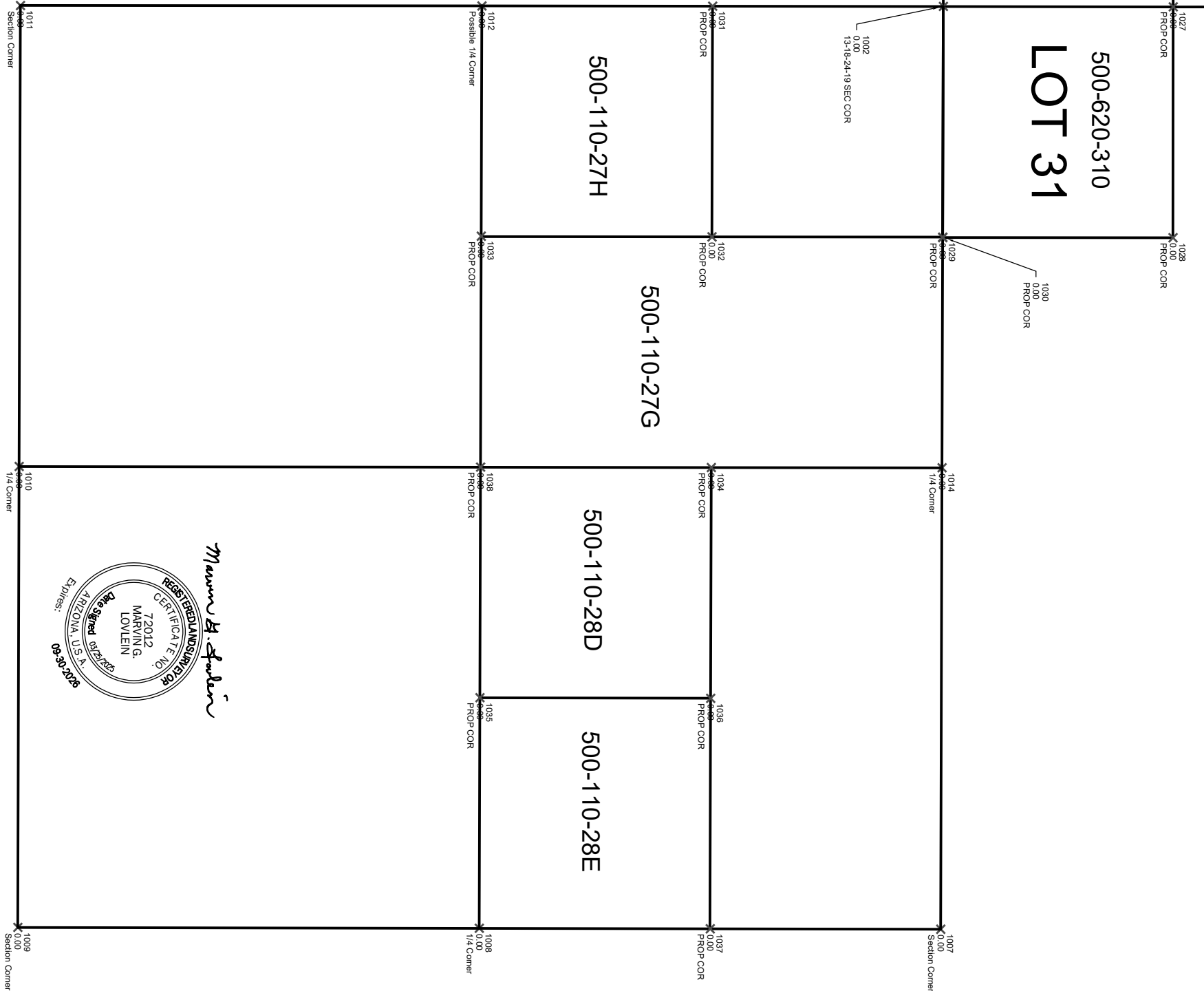
Lot 23, High Chaparral Ranches, according to the recorded plat thereof, Pinal County, Arizona, Containing 40,044 Acres more or less.

PARCEL 500-020-180

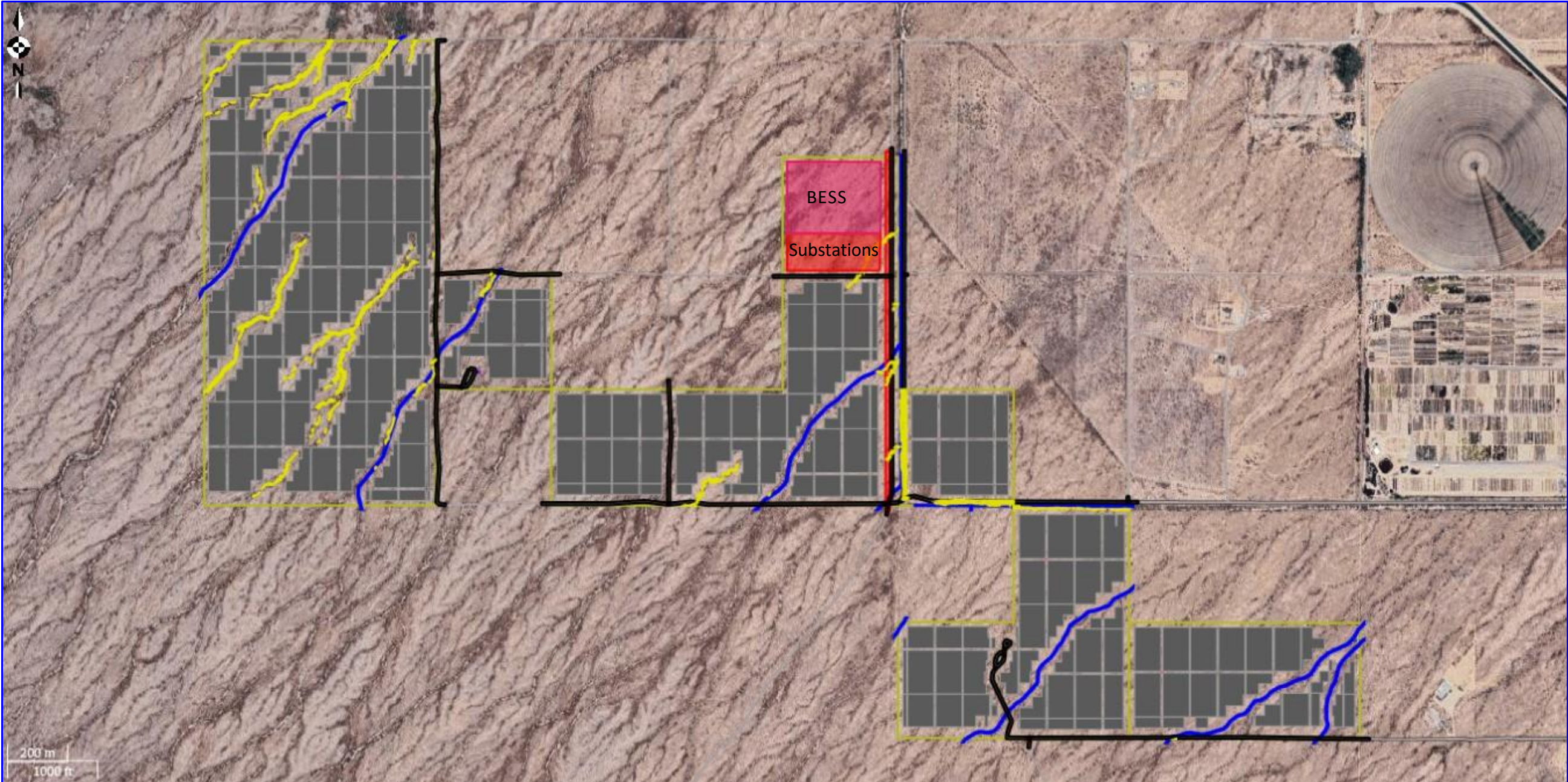
Lot 18, High Chaparral Ranches, according to the recorded plat thereof, Pinal County, Arizona, Containing 40,038 Acres more or less.

PARCEL 500-020-040

All that part of the East Half of Section 14, Township 7 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County Arizona, Containing 320 Acres more or less.







www.plantpredict.com

Novis - Silver Reef  
Novis Silver Reef Site Eval Layout  
  
AZ  
United States  
  
140 MWac Net Capacity



Location Map Scale NTS

**Project Site Description**

803.1 +/- Acre Site  
476.73 +/- Acre Array  
Latitude 32.815  
Longitude -112.002  
Elevation 445.67 meters

**Solar Production**

Tracker Mounting System  
180 degrees Azimuth  
1500 Volt DC PV System Design  
40% Ground Coverage Ratio

**Photovoltaic System Parameters**

140 MWac LGIA Limit (POI)  
146.3 MWac Inverter Capacity  
184 MWdc Nominal Capacity  
1.2577 DC:AC Ratio (Inverter Loading)  
1.31 DC:AC Ratio (POI)

CREATED BY:  
Blended Power

Designer: Denay Garay

SCALE: NTS (NOT TO SCALE)

SHEET TITLE:  
PlantPredict Layout

PLP-1000

Printed: 1/23/2025  
ID: 964240

THIS PRINT IS DESIGNED FOR ' X ' PRINTING  
THIS PLANTPREDICT LAYOUT IS PRELIMINARY AND SUBJECT TO REVISION BASED ON, AMONG OTHER THINGS, CHANGES IN PROJECT SCHEDULE, TECHNOLOGY, CAPACITY, AND/OR SITE SPECIFIC CONSTRAINTS.  
THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION

PRELIMINARY LAYOUT - THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION



Silver Reef Solar  
Pinal County, Arizona

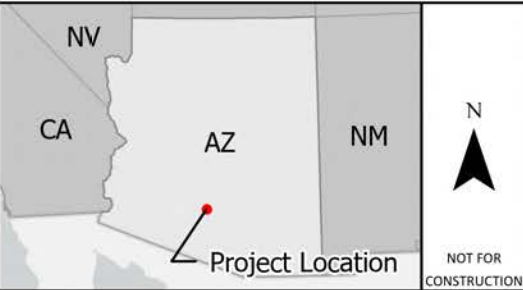
Figure 1: Location Map

LEGEND

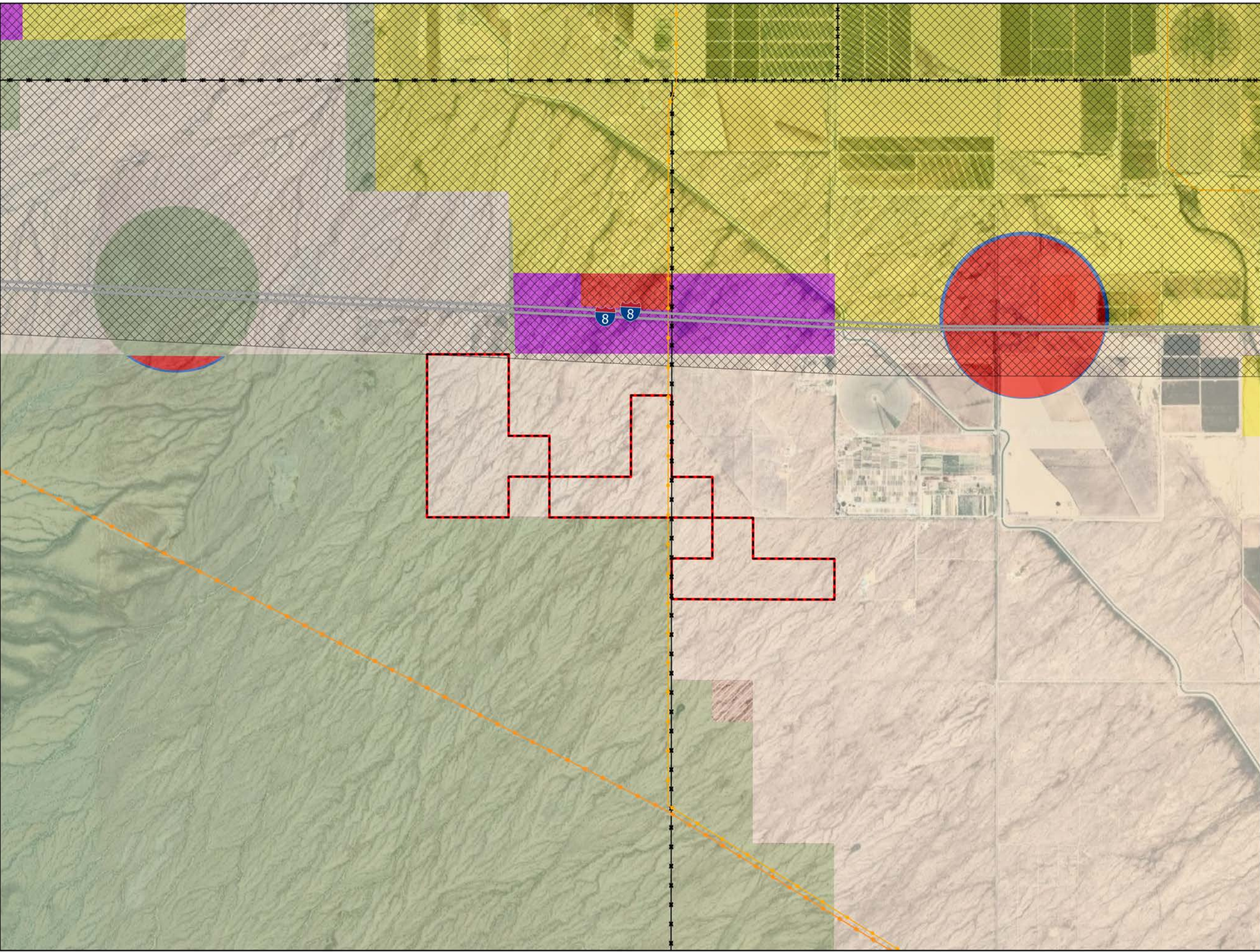
- Major Roads
- Project Area
- Existing Transmission Lines
  - 220-287 (Kilovolts)
  - 345 (Kilovolts)
  - 500 (kilovolts)
- I-11 Study Area
- PLSS (Township)
- Land Use Category
  - Employment
  - General Commercial
  - Low Density Residential (0-2 du/ac)
  - Moderate Low Density Residential (1-3.5 du/ac)
  - Mid Intensity Activity Center
  - Recreation/Conservation
  - Very Low Density Residential (0-1 du/ac)

**Data Sources:**  
Google Aerial Imagery 2023; ADOT 2023;  
AZGEO 2024; Pinal County GIS 2025

**Prepared for:** Nadara North America, Inc.  
**Prepared by:** Tetra Tech GIS Team (NB)  
**Updated:** 5/20/2025



Spatial Reference  
NAD 1983 StatePlane Arizona Central FIPS 0202 IntlFeet





Silver Reef Solar  
Pinal County, Arizona

Figure 2: Topographic Map

LEGEND

- Major Roads
- Project Area
- Existing Transmission Lines
  - 220-287 (Kilovolts)
  - 345 (Kilovolts)
  - 500 (kilovolts)
- I-11 Study Area
- PLSS (Township)
- Land Use Category
  - Employment
  - General Commercial
  - Low Density Residential (0-2 du/ac)
  - Moderate Low Density Residential (1-3.5 du/ac)
  - Mid Intensity Activity Center
  - Recreation/Conservation
  - Very Low Density Residential (0-1 du/ac)

**Data Sources:**  
USGS 7.5-Minute Indian Butte & Double Peak Topographic Quadrangle 2021; ADOT 2023; AZGEO 2024; Pinal County GIS 2025

**Prepared for:** Nadara North America, Inc.  
**Prepared by:** Tetra Tech GIS Team (NB)  
**Updated:** 5/20/2025



Spatial Reference  
NAD 1983 StatePlane Arizona Central FIPS 0202 IntlFeet

