



MEETING DATE: November 18, 2020

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-006-20 (SunDog Energy Center)**

CASE COORDINATOR: Sangeeta Deokar

Executive Summary:

This is a major amendment to the Pinal County Comprehensive Plan to re-designate approximately 1642± acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production to allow a photovoltaic solar power plant in the Eloy/Coolidge Area.

If This Request is Approved:

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility on 1642± acres. The approval of this amendment would consider the existing open space corridor to maintain the continuity of the McClellan Wash that flows into the historic Santa Cruz river.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval for the applicant's request.

LEGAL DESCRIPTION: Sections 14, 15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M

TAX PARCEL: 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560.

LANDOWNER/APPLICANT: The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant

REQUESTED ACTION & PURPOSE: **PZ-PA-006-20 – PUBLIC HEARING/ACTION:** The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant, requesting approval of a Major Comprehensive Plan Amendment to amend the 2019 Pinal County Comprehensive Plan by changing the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production on approximately 1642± acres (inclusive of Pinal County ROW) to develop a photovoltaic solar energy production facility, situated in a portion of Sections 14,15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-

COMMUNITY DEVELOPMENT
Planning Division

01-0560, (legal on file) (located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

LOCATION: Located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

SIZE: 1642± acre project area.

STAFF FINDINGS-

PUBLIC COMMENT:

To date three comments in writing have been received.

PUBLIC PARTICIPATION:

P&Z Work Session:	7/16/2020
BOS Work Session:	8/12/2020
Web posting and 60 day review:	6/12/2020
Citizen Advisory Committee:	9/03/2020
Neighborhood Meeting:	9/08/2020
P&Z Commission Meeting:	9/17/2020
Newspaper Advertisement:	Week of 10/19/2020
Web posting:	10/27/2020
Site Posting:	10/28/2020

OTHER REVIEW AGENCY COMMENTS:

As of the writing of this report no agency comment has been received.

PLAN AMENDMENT DISCUSSION:

The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 1642± acres. The property is currently zoned General Rural (GR) and has been used as agricultural land. Lands to the west have been incorporated into the City of Eloy and to the east have been incorporated into the City of Coolidge.

The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with an energy output of approximately 200 megawatts. The proposal is intended to interconnect with an existing Pinal Central substation located approximately 1.5 miles to the east of the site utilizing existing 500 kv lines, parallel to and south of the W Highway 287. There are twenty three parcels that are spread in a north-south direction in between the incorporated cities of Casa Grande and Eloy and Coolidge and split by the Highway 287 on both sides. One of the parcel is an isolated parcel that is not contiguous to the other larger parcel.

The Land Use Open Space for Pinal County shows a proposed open space along the parcels. This open space has been part of the historical McClellan wash that flowed northwards and also aligns with the historic Anza trail. Currently the wash has been diverted by a canal to the south which redirects the flow

of the water. The open space corridor has been recommended for conservation at a regional level to ensure continuity of the wash if drainage patterns revert back for the Santa Cruz River. The project site covers almost 50% of these parcels.

The designations within the Comprehensive Plan for adjacent properties to the site is Moderate Low Density Residential (1-3.5 du/ac). Although there is no development in the immediate area, the proposal is located within the Casa Grande area and has been used for farming. Nearly all parcels are irrigated farmland and have been leveled to facilitate irrigation. The entire site has a very flat topography and none of the parcels support native habitats. The fields are in crops or fallow.

The applicant has provided a detailed analysis of existing environmental constraints, which preliminarily show that the site is relatively free of sensitive Cultural and habitat resources. Arizona Game and Fish Department online tool was used and the report showed no important wildlife area or habitats on the site or within five miles. Two species of concern- the western burrowing owl and antelope jackrabbit are known to occur within the five mile of the site.

The open space corridor's alignment with the Anza historic trail at a regional scale demands conservation of this open space. A 300 feet wide corridor is recommended to memorialize this Anza historic corridor combining the open space, trail connectivity and signage in the region.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff recommends approval of this request. However, in addition to staff comments, should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment 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 staff recommends that the Planning and Zoning Commission forward **PZ-PA-006-20**, to the Board of Supervisors with a favorable recommendation. If the Board of Supervisors cannot find for all of the factors listed above, then staff recommends the Board for denial.

CITIZENS ADVISORY COMMITTEE ACTION:

After a detailed discussion and decision, with no public input at the public hearing, the Citizen's Advisory Committee voted 10-0 to recommend approval of case PZ-PA-006-20 with a recommendation to conserve the open space corridor that aligns with the historic Anza trail.

PLANNING AND ZONING COMMISSION ACTION:

After a detailed discussion and decision, with no public input at the public hearing, the Planning and Zoning Commission voted 7-1 to recommend approval of case PZ-PA-006-20 to the Board of Supervisors.

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2020-PZ-PA-006-20

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A 2019 MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTY LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC) TO GREEN ENERGY PRODUCTION; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-006-20

WHEREAS, the Pinal County Board of Supervisors ("Board") is authorized pursuant to Arizona Revised Statutes § 11-805 and Pinal County Development Services Code § 2.170.110 to approve Major Comprehensive Plan Amendments; and

WHEREAS, on May 28th, 2020, the Pinal County Community Development Department received an application for a Major Comprehensive Plan Amendment from the applicant representing owner of certain property comprising approximately 1,642± acres located in the Eloy/Coolidge area. (Tax Parcel Nos. 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560 and portions of Sections 14, 15, 22, 23, 26, and 27.) as legally described in the attached Exhibit A (the "Property") to re-designating approximately 1,642± acres from moderate low density residential to Green Energy Production Land Use designation.(Case No. PZ-PA-006-20); and

WHEREAS, on September 17, 2020, the Pinal County Planning and Zoning Commission held a public hearing on Case No. PZ-PA-006-20, after providing notice pursuant to statutory requirements, and following the public hearing voted 7 to 1 in favor of forwarding a recommendation of approval with a 300 feet wide, open space corridor as per staff report, to the Board; and

WHEREAS, on November 18, 2020, the Board held a public hearing on Case No. PZ-PA-006-20, after providing notice pursuant to statutory requirements, and considered the application for the Major Comprehensive Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the application for the Major Comprehensive Plan Amendment in Case No. PZ-PA-006-20 is hereby approved the Comprehensive Plan Land Use Map for the Property legally described in the attached Exhibit A is hereby amended by changing the Land Use designation from moderate low density residential to Green Energy Production Land Use designation.

PASSED AND ADOPTED this 18th day of November, 2020, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

**EXHIBIT A
TO
RESOLUTION NO. 2020-PZ-PA-006-20**

[Legal Description of the Property]

See following page(s).

APN'S:

401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560

EXHIBIT A

LEGAL DESCRIPTION

SUNDOG ENERGY CENTER

PARCEL AREA TABLE			
PARCEL NO.	APN NO.	ARE (SQ. FT.)	AREA (AC.)
Parcel 1	401070010	3,528,595	81.005
Parcel 2	401010670	6,974,493	160.112
Parcel 3	40172006A	3,371,939	77.409
Parcel 4	40172007A	6,838,012	156.979
Parcel 5	40115001D	3,540,557	81.280
Parcel 6	401720090	3,516,212	80.721
Parcel 7	401070050	5,288,063	121.397
Parcel 8	401070020	3,529,151	81.018
Parcel 9	40107003A	6,945,114	159.438
Parcel 11	40115001B	3,549,429	81.484
Parcel 12	401720050	7,055,605	161.974
Parcel 13	401010500	7,049,181	161.827
Parcel 16	401010390	7,053,718	161.931
Parcel 17	401190010	1,848,492	42.436
Parcel 18	401010550	878,299	20.163
Parcel 19	401010560	878,807	20.175
TOTAL		71,845,667	1,649.350

Note: Parcel acreages may not add to total due to rounding error. Parcel nos. 10, 14 and 15 have been intentionally deleted.

PARCEL NO. 1 (APN 401070010):

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL CONTY ARIZONA.

PARCEL NO. 2 (APN 401010670):

THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PART LYING WITHIN THE RIGHT-OF-WAY FOR THE FLORENCE – CASA GRANDE CANAL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 27, FROM WHICH THE 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL, BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE NORTH 12 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.60 FEET;

THENCE NORTH 13 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 117.93 FEET TO THE BEGINNING OF A TANGENT CURVE OF 400.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 47 MINUTES 11 SECONDS, A DISTANCE OF 403.42 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID EAST LINE, A DISTANCE OF 226.60 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL, BEING ON A 200.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 40 DEGREES 26 MINUTES 27 SECONDS EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 04 MINUTES 38 SECONDS, A DISTANCE OF 125.93 FEET;

THENCE SOUTH 13 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 116.01 FEET;

THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID SOUTH LINE, A DISTANCE OF 204.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3 (APN 40172006A):

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 45.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 AS DESCRIBED IN WARRANTY DEED

RECORDED IN DOCKET 927, PATE 868, RECORDS OF PINAL COUNTY, ARIZONA;
AND ALSO

EXCEPT THAT CERTAIN PARCEL OF LAND DESCRIBED IN FEE NO. 2010-085083,
RECORDS OF PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, BEING
MARKED BY AN H.D. BRASS CAP IN A HAND HOLE;

THENCE WEST (ASSUMED AND BASIS OF BEARING), ALONG THE SOUTHERLY
LINE OF SAID SECTION 23, A DISTANCE OF 419.61 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.01
FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST, BEING PARALLEL WITH AND 45.00 FEET NORTHERLY OF SAID
SOUTHERLY LINE OF SECTION 23, A DISTANCE OF 312.13 FEET TO A POINT FROM
WHICH AN A.H.D. ALUMINUM CAP R/W MARKER BEARS WEST 1310.77 FEET
DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 27 MINUTES 22 SECONDS EAST, A DISTANCE OF
258.35 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 17278";

THENCE SOUTH 89 DEGREES 07 MINUTES 26 SECONDS EAST, A DISTANCE OF
311.78 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 29864";

THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF
253.58 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4 (APN 40172007A):

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY,
ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST
CORNER OF SAID SECTION 23, FROM WHICH THE 1" IRON PIPE MARKING THE
EAST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 00 DEGREES 26
MINUTES 49 SECONDS EAST, A DISTANCE OF 2,647.97 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG THE SOUTH
LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2,087.60
FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST,
ALONG SAID SOUTH LINE, A DISTANCE OF 417.42 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF
417.42 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 417.12 FEET
NORTHERLY, AS MEASURED AT RIGHT ANGLE, FROM THE SOUTH LINE OF THE
SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 38 MINUTES 53 SECONDS EAST, ALONG SAID
PARALLEL LINE, A DISTANCE OF 417.42 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 07 SECONDS WEST, A DISTANCE OF
417.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5 (APN 40115001D):

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA.

PARCEL NO. 6 (APN 401720090):

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY ARIZONA.

PARCEL NO. 7 (APN 401070050):

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF
OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA.

PARCEL NO. 8 (APN 401070020):

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6
SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL CONTY ARIZONA.

PARCEL NO. 9 (APN 40107003A):

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 10 - INTENTIONALLY DELETED

PARCEL NO. 11 (APN 40115001B):

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 12 (APN 401720050):

THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 13 (APN 401010500):

THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 14: - INTENTIONALLY DELETED

PARCEL NO. 15: - INTENTIONALLY DELETED

PARCEL NO. 16 (APN 401010390):

THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE OR DECISIONS OF COURT, TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT NO. 7076 FROM THE STATE OF ARIZONA.

PARCEL NO. 17 (APN 401190010):

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 363.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 500.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 01 SECONDS, A DISTANCE OF 289.29 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 200.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 37 MINUTES 01 SECONDS, A DISTANCE OF 169.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 2,100.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 46 MINUTES 49 SECONDS, A DISTANCE OF 248.51 FEET;

THENCE SOUTH 87 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 824.36 FEET TO THE BEGINNING OF A TANGENT CURVE OF 425.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 34 MINUTES 40 SECONDS, A DISTANCE OF 352.92 FEET;

THENCE SOUTH 39 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 934.52 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID WEST LINE, A DISTANCE OF 1,564.36 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING THE SAME AS THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE EAST ON THE NORTH LINE THEREOF TO A POINT 1080 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 13 DEGREES 41 MINUTES WEST 545 FEET;

THENCE SOUTH 42 DEGREES 6 MINUTES WEST 280 FEET;

THENCE SOUTH 88 DEGREES 53 MINUTES WEST 1362 FEET;

THENCE SOUTH 40 DEGREES 33 MINUTES WEST TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ;

THENCE WEST THEREON TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER TO THE POINT OF BEGINNING.

PARCEL NO. 18 (APN 401010550):

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 19 (APN 401010560):

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 243360)

Regular Meeting
9:00 a.m.
Thursday, September 17, 2020
BOS Supervisors Chambers Historic Courthouse
135 N. Pinal St., Florence, Arizona

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CALL TO ORDER & ROLL CALL: p. 1-2

DISCUSSION OF ACTION ITEM REPORT/BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES: 2-3

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NEW CASES:

- **PZ-005-20 & PZ-PD-005-20** - pp. 5-21
- **PZ-PA-012-19; PZ-009-19; & PZ-PD-009-19** - pp. 21-99
- **SUP-001-20** - CANCELLED

TENTATIVE PLATS:

- **S-028-19** - pp. 99-104
- **S-011-20** - pp. 104-110

2020 MAJOR COMPREHENSIVE PLAN AMENDMENTS:

- **PZ-PA-004-20** - pp. 153-160
- **PZ-PA-005-20** - pp. 160-192
- **PZ-PA-006-20** - pp. 111-153

WORK SESSION: pp. 196-211

ADJOURNMENT: pp. 212-213

TRANSCRIPTION PROVIDED BY

Julie A. Fish
Quick Response Transcription Services
829 East Windsor Avenue
Phoenix, Arizona 85006
602-561-2283

ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 Thank you. Okay, we move from tentative plats, I believe to
2 Comprehensive Plan Amendments. Our first case is PZ-PA-004-
3 20.

4 ABRAHAM: Mr. Chair?

5 RIGGINS: Yes sir.

6 ABRAHAM: May I ask a favor?

7 RIGGINS: It depends.

8 ABRAHAM: Can we move case PZ-PA-006-20 first? We
9 need to get our expert here for the other cases, so just to
10 keep the meeting moving.

11 RIGGINS: Oh okay. Okay. Is the applicant here and
12 prepared on case PZ-PA-006-20? You would not have any
13 problems moving it forward in the agenda? Okay, the applicant
14 approves of the agenda change, so we will wait for resident
15 experts to be in presence before we tackle the first two
16 general plan amendments, and we will move on now to PZ-PA-006-
17 20.

18 ABRAHAM: Oh, and one other procedural note, to keep
19 the public hearing open during the duration of all three
20 cases, and then close it at the end. You can - under state
21 law you have to have one public hearing, so we can talk about
22 them individually, but don't close the public hearing.

23 RIGGINS: A general plan amendment has to be -

24 ABRAHAM: One public hearing, yes.

25 RIGGINS: One public hearing on all cases.

1 ABRAHAM: On all cases, yeah. But what we can do is
2 you open the public hearing for each case, just don't close it
3 until the end.

4 RIGGINS: All right. I'm game, that's okay.

5 DEOKAR: Sorry for the delay.

6 RIGGINS: Virtual meetings have delays.

7 DEOKAR: Well thank you, thank you for your patience
8 and -

9 RIGGINS: Not a problem.

10 ABRAHAM: Hold on Sangeeta before you go,
11 Commissioner Pollard that's going to be 462.

12 POLLARD: Got it. Got it. Thank you so much.

13 ABRAHAM: Sure.

14 DEOKAR: Just coming to a point where we begin that
15 presentation. Okay. Good afternoon, Chair, Vice Chair,
16 Commission Members, Sangeeta Deokar presenting the case PZ-PA-
17 006-20. This is the SunDog Energy Center. It's a proposal to
18 change the Comprehensive Plan designation from Moderate Low
19 Density Residential to Green Energy Production. The total
20 acreage for this is 1,624 acres. Location is along Highway
21 287 in Coolidge and Eloy area, Pinal County. The applicant is
22 Lonesome Valley Farms and the agent, Susan Innis, from
23 Invenergy. She's also present here. This is the County map
24 showing the location of this project and the proposal. One
25 can see that it's in the central portion of the County and

1 zoom down to the project location on the vicinity map which
2 shows that this is the unincorporated area of Pinal County,
3 which is surrounded by the incorporated - sorry, it is the
4 unincorporated area surrounded by the incorporated areas of
5 cities of Coolidge on the east side, the southern side Eloy,
6 and Casa Grande on the west. The Comprehensive Plan
7 designation shows again the Moderate Low Density Residential
8 which is 1 to 3.5 dwelling units per acre. The aerial
9 photograph again showing the location of the various parcels
10 and again showing the extent of this whole project. There is
11 a parcel to the south with is surrounded by the City of Eloy.
12 Again, this is the further zoomed down zoning showing the map
13 which shows, again, the extent of the project, with the Kleck
14 Road on the northern portion, intersected - this whole parcel
15 is being intersected by the Highway 287. There's a portion to
16 the southern portion of this, so it's the whole parcel - the
17 whole project is going to be divided between the Highway 287
18 on the north and southern portion of the County. This map
19 actually shows the site posting locations. The red dots
20 indicate the smaller signs that were posted, and the yellow
21 dots and the pins show the larger sign boards that were
22 posted. There were 45 of those, the smaller ones, 6 of the
23 larger ones along the major roads and intersections that were
24 being posted. Site posting photographs showing the multiple
25 locations, and ensuring that the posting reached out to all

1 property owners and people crossing those roads and having to
2 know that this is the project proposal in this area. Some of
3 the concerns that we kind of have been discussing was the
4 location of the site, which is cut across by a large open
5 space corridor which is being proposed in our Comprehensive
6 Plan as a major open space corridor that connects, you know,
7 it's part of the drainage patterns and also follows the
8 historic Anza Trail that was there earlier. So just to give
9 you a perspective of this open space corridor and the trail
10 map that was - the original trail that you'll see on the left-
11 hand side and the location shown by - of the project shown by
12 that red circle, that blue line is the line that indicates the
13 historic Anza Corridor which was there and the adopted trail
14 for this was shifted later on and you can see in the right -
15 on the right side the historic trail being shifted southern
16 and then taken on the western side. So there was a change in
17 that trail and that disconnected that open space corridor
18 which connects the north and south portions of the open space,
19 but the trail was separated from that. So basically again
20 showing a zoomed down location of this open space corridor
21 which kind of was left and kind of disconnected from the trail
22 and the location of the proposal that kind of is showing like
23 it actually crosses north/south. Covers over, I would say, 50
24 percent of the parcels of this project. It's originally
25 basically that open space corridor did align with the

1 watersheds that were existing earlier and right now they seem
2 to have kind of lost that connect with that open space
3 corridor. The project overview for this, its current
4 conditions are agricultural land. All parcels are irrigated
5 farmland, it's largely a flat topography that no native
6 habitats as kind of supported, which are, you know,
7 (inaudible). And there are no federally listed threatened or
8 endangered species except for the west burrowing owl and the
9 antelope jackrabbit (inaudible) within 5 miles of this site.
10 This is the images of those species. The project proposal is,
11 again, 1,642 acres, capacity's 200 megawatt photovoltaic solar
12 project with battery energy storage. Location is near an
13 existing Pinal Central Substation, and of course the project
14 would have the solar field, the (inaudible) and all of this
15 part of the site plan which is not yet detailed out. Some of
16 the staff findings and concerns was largely of the open space
17 corridor that cuts across this whole project north/south.
18 Letters that we received, public response, we received three
19 letters with concerns of reduced property values and increased
20 heat island effect of this, and that - those were kind of -
21 those were the letters that had those concerns itself which
22 have been in your packet to. With agency comments, we have
23 received no comments even from the cities of Coolidge or Eloy
24 and the CAC comments that we had the 5th of September, we had
25 the CAC meeting. They did support recommendation of approval

1 with - considering that open space with reasonable width as
2 recommended by the County. Staff recommends approval with an
3 open space corridor of 300 feet wide, and if you have any
4 questions we also have the applicant here, and also Kent
5 Taylor, the Director of Open Space and Trails, if you have any
6 questions for - regarding this open space corridor.

7 RIGGINS: Okay. Do we have questions,
8 Commissioners? Vice Chair Hartman.

9 HARTMAN: Thank you Chair Riggins. Sangeeta, did
10 you say 200 feet on the open space? 200 feet wide? How many
11 feet wide on the open space?

12 DEOKAR: 300.

13 HARTMAN: 3?

14 DEOKAR: Yes.

15 HARTMAN: Okay, gosh that's.... And my question is,
16 on that open space, is that - does that duplicate the drainage
17 of the north branch of the Santa Cruz?

18 DEOKAR: This would definitely need further
19 discussions and more detailed analysis with the, I would say,
20 Flood District and with the Open Space and Trails Director,
21 and then to reach a consensus exactly where it would be. The
22 discussions for this are ongoing with the applicant. They did
23 share a map, but we have not at this stage approved anything
24 that is exactly where that would be.

25 HARTMAN: Okay, my other question is why didn't the

1 Anza Trail piggyback on this open space?

2 DEOKAR: I would let Kent talk about this more, and
3 shed some light on that.

4 HARTMAN: All right. All right.

5 DEOKAR: Thank you.

6 RIGGINS: Before you step down, Commissioner
7 Pollard, you had a question?

8 POLLARD: Yes, Commissioner Hartman just answered
9 that question for me on that last question that he asked.

10 RIGGINS: Okay.

11 POLLARD: The other question I have is I'm just
12 going to ask it because I don't know another way to ask it, is
13 why did it need to be so big all of a sudden? Why can't we do
14 this to see what impact it has, and then vote on the rest of
15 it? Why does it have to be such a large project all at once?
16 I guess that's my question.

17 DEOKAR: I would - I would assume that the - there's
18 a single owner for this whole area, and they have been
19 approached - I mean they approached the applicant to take it
20 forward, so I mean that's all I can say.

21 RIGGINS: Okay. Other questions Commissioners? I
22 have a question.

23 DEL COTTO: (Inaudible).

24 RIGGINS: Who is it?

25 DEL COTTO: Commissioner Del Cotto.

1 RIGGINS: This is Commissioner Del Cotto, please go
2 ahead.

3 DEL COTTO: I was just wondering if (inaudible).

4 DEOKAR: I'm sorry, I did not get the question
5 clearly.

6 HARTMAN: Where does the power go.

7 ABRAHAM: Commissioner Del Cotto, did you - you
8 wanted to know where does the power go from the facility?

9 DEL COTTO: Yeah, who's going to be receiving this
10 sounds like a ton of solar.

11 ABRAHAM: Let's have the applicant address the power
12 sharing agreement.

13 RIGGINS: Okay. I have a question. On your map of
14 open spaces, there is - and maybe you've already addressed
15 this and I missed it - but there is a corridor of open space
16 that calls itself existing open space that goes down the
17 Storey Cottonwood Road alignment.

18 DEOKAR: Yes, okay.

19 RIGGINS: Would it be better for Kent to...

20 DEOKAR: Yeah, he (inaudible).

21 RIGGINS: Not a problem, not a problem at all. So,
22 no further questions, we will go ahead and have our trails
23 expert come up. Kent, if you would, please.

24 TAYLOR: Good afternoon Chairman, Commissioners,
25 Kent Taylor Director of Open Space and Trails. So I'll see if

1 I can answer - if I can remember that far.

2 RIGGINS: I'll ask it again.

3 TAYLOR: Okay, thank you. I've been around you long
4 enough, Chair, that I know that you will not forget. So just
5 some, I think Vice Chair Hartman was asking about the history
6 of the corridor and the trail. So, and the short answer to
7 this is yes, that is the parallel and consistent with the
8 actual Anza trip corridor from the late 1700s. The trail and
9 open space corridor were married together in the original Open
10 Space and Trails Master Plan. We began doing some early
11 implementation work, had some early discussions with the Gila
12 River Indian Community which is where that corridor leaves the
13 County, goes through their community, goes back out just west
14 of Maricopa. The early indications from the Gila River Indian
15 Community was they were not interested in having the
16 recreational trail component go through their lands, so we -
17 the County went back, revisited that trail corridor and got to
18 the same place going via a different direction, and that's how
19 those two separated. The open space piece still remained
20 because that is still consistently with - or consistent with
21 the historic Anza Travel Corridor, and that's how that piece
22 remained in the Open Space and Trails Master Plan.

23 HARTMAN: Question.

24 RIGGINS: Vice Chair Hartman.

25 HARTMAN: Thank you. Kent, so what you're saying is

1 the north branch of the Santa Cruz is basically what the Anza
2 Trail followed?

3 TAYLOR: Yes. And so a little history, if I could
4 real quick. I went over this with the Citizens Advisory
5 Commission. So if you're not familiar with the Anza
6 Expedition, late 1700s from middle of Mexico north, and then
7 west through Arizona, through California to San Francisco.
8 Basically they found San Francisco Bay. And they left Mexico
9 with about 300 people in the party, of that 300 over half were
10 women and children. Plus all of their livestock that went
11 with that: horses, cattle, pigs, all their food, went with
12 that excursion. As near as we can tell and when they
13 translated Anza's diary, I mean they - that's how they came
14 to, the National Park Service came to the conclusion where
15 that corridor goes by interpreting that diary. They, you
16 know, with that large of a group going through the Sonoran
17 Desert and desert in California, they had to travel closely by
18 water to get from place to place. So the theory is that yes,
19 through that corridor there was probably water. And if you
20 look at - if you look at aerial maps you can kind of see the
21 green corridors coming up from the south part of the County,
22 you can see them pass this project heading towards the Gila.
23 It's now intersected by, you know, highways, railroads, farms,
24 communities. So - and as I said a couple weeks ago, you know,
25 that's the nearest we can tell. I'm old, but I wasn't around

1 in 1700, so I can't tell you exactly where that water went,
2 but the theory is that that's how they traversed Pinal County.

3 HARTMAN: Okay. The Anza Trail now goes over to the
4 Maricopa-Casa Grande highway and then it goes around the Gila
5 River west.

6 TAYLOR: Correct.

7 HARTMAN: Okay. And so are you proposing that the
8 Anza Trail will still go through this property, or?

9 TAYLOR: I think we have opportunity to do some
10 other more localized trail planning that would be consistent,
11 you know, again consistent with our Trails and Open Space
12 Master Plan that would, you know, go through this corridor,
13 but end at the Gila River Indian Community since we're not
14 going to go much further than that, and kind of connect some
15 more of the regional trail network and communities through
16 that piece, and then still be able to commemorate and
17 publicize the actual historic corridor.

18 HARTMAN: Okay. Did this Anza Trail - refresh my
19 memory - did it go by the Casa Grande ruins and then head
20 west?

21 TAYLOR: It didn't go as far east as the ruins.
22 They were - they stopped and camped a little farther west, but
23 they made - and I can't remember how many trips from their
24 camp to the Casa Grande Ruins, yes.

25 HARTMAN: Okay, thank you.

1 TAYLOR: Oh, and one other note about the trip in
2 case you didn't know. So that long trip, they had - they
3 ended the trip with more people in the group than they left
4 with because they had several births along the way, and they
5 only had one death.

6 RIGGINS: Other Commissioners, questions? Okay.

7 TAYLOR: And I think you had a question on this
8 other corridor that's there?

9 RIGGINS: Well I have a couple of three questions,
10 but we can talk about the corridor first.

11 TAYLOR: And actually I think that's - it's colored
12 green, but I believe that's an actual trail corridor, not an
13 open space corridor. Is that correct? So that's the
14 connectivity for a regional trail between Coolidge and Casa
15 Grande, along the Cottonwood Storey Road alignment.

16 RIGGINS: Okay, so that's an actual -

17 TAYLOR: That's an actual trail corridor.

18 RIGGINS: Actual fixed and -

19 TAYLOR: Well it's not there yet, but it was in - so
20 as it's designated in our -

21 RIGGINS: But its legal accessibility is fixed.

22 TAYLOR: Yes, yes.

23 RIGGINS: Not the trail, but the legal accessibility
24 is completed.

25 TAYLOR: That's correct. That's correct. Well

1 there's legal right-of-way there, but not for a trail yet. So
2 that would be the distinguishing piece there, yes.

3 RIGGINS: And tell us about the legal status of the
4 proposed de Anza northern branch alignment.

5 TAYLOR: So we - and some more department history,
6 we were - our department's relatively new - 2013. We have our
7 Trails and Open Space Master Plan on the trail and open space
8 side, reimplementation-wise, we have three national level
9 trails within the County. We have the Arizona National Scenic
10 Trail, which is totally complete. We have the CAP National
11 Recreation Trail, which we have done a site-specific master
12 plan on, and we are implementing that as we speak. And then
13 we have the Anza National Historic Trail. We have not done
14 anything site-specific as far as a master plan for the Anza
15 Trail. So we have not - we have not done - if you remember
16 what we did with the CAP Trail, we have not got to that level
17 with the Anza Trail, and it would be my, you know, it would be
18 my guess that's next on the implementation schedule now that
19 we've gone this far with the other two national level trails.

20 RIGGINS: Okay.

21 POLLARD: Chair Hartman.

22 RIGGINS: What Commissioner?

23 POLLARD: This is Commissioner Pollard.

24 RIGGINS: Oh, Commissioner Pollard, please go ahead.

25 POLLARD: Before you go farther in your question, I

1 think (inaudible) that I ask mine right now, is that why it
2 needs to be so big and so large (inaudible)?

3 ABRAHAM: Commissioner Pollard, are you referring to
4 the width of the open space corridor, or the width of the
5 entire project? Or the size of the project.

6 POLLARD: The width of the - the size of the
7 project. The big section, not the little section, but the big
8 section. Are we trying to keep that so big so we can keep
9 intact that whole corridor?

10 ABRAHAM: Well, I think we're going to hear from the
11 applicant that they would like to talk about that corridor and
12 that width moving forward. Staff is recommending a 300 foot
13 width through the project.

14 POLLARD: Yeah, I didn't know that this was the
15 person to answer that question, I apologize.

16 ABRAHAM: Oh no, that's quite all right. We'll let
17 the applicant present and then we can get some more clarity.

18 RIGGINS: Okay. Okay. Any more questions of our
19 trail specialist Kent? None being.

20 TAYLOR: Thank you.

21 RIGGINS: Thank you very much. So at this time
22 we'll go ahead and ask the applicant to come forward, and if
23 you'll please sign your names and addresses in, and then give
24 us those verbally prior to beginning your presentation.

25 HARTMAN: Chair.

1 RIGGINS: Vice Chair Hartman.

2 HARTMAN: Thank you Chair Riggins. While we're
3 taking a little break, Steve's talking to the applicants, but
4 I had the honor of sitting in the Citizens Advisory Committee
5 and Sangeeta did an excellent job of presenting the case
6 there. I was just a bystander because I had to take my wife
7 over there. But anyway, it worked out real good because I got
8 to listen to - Sangeeta, how many citizen advisory members are
9 there?

10 DEOKAR: 10.

11 HARTMAN: 10?

12 DEOKAR: Yes.

13 HARTMAN: And they asked some really good questions,
14 and I hope that those question will, you know, come back. But
15 I do, as a Commission Member, want to give them credit for
16 coming over and asking the questions that they did on this
17 energy green Comprehensive Plan amendment. Thank you.

18 DEOKAR: Thank you.

19 POLLARD: Commissioner Hartman. I mean Commissioner
20 Riggins.

21 RIGGINS: Yes, Commissioner Pollard.

22 POLLARD: Commissioner Pollard again. I just -
23 being virtual we don't see who's up there and I didn't really
24 get the beginning of who that speaker was, and so I apologize
25 for stepping the ranks a little bit.

1 RIGGINS: Oh, not a problem at all. We all are
2 struggling through these type of meeting formats, so we do the
3 best we can. Did Steve break the computer?

4 ABRAHAM: No, I actually fixed it.

5 RIGGINS: Oh.

6 ABRAHAM: Okay, and then I'd like to forward this
7 presentation to our Commissioners on the telephone as well.
8 So if you - oh you did? So Commissioners, the SunDog Energy
9 Center presentation should be arriving to you real soon here.

10 RIGGINS: We didn't have that?

11 ABRAHAM: Okay, Susan please.

12 RIGGINS: Okay.

13 INNIS: Good afternoon, my name is Susan Innis. I'm
14 with Invenergy. My business address is 1401 17th Street, Suite
15 1100, in Denver, Colorado 80203. Chairman, Members of the
16 Commission, thanks very much for your time today. You've had
17 a packed agenda, so I will keep my remarks brief. Sangeeta
18 did a great job presenting an overview of the project, so I
19 just wanted to introduce my company who's proposing to develop
20 this solar project and explain to you a little bit what we
21 have in mind. Invenergy is the world's largest privately-held
22 sustainable energy company. We've developed over 160 projects
23 across North America, Europe and Asia, a total of 25,000
24 megawatts, worth about \$33 billion in investments. Our
25 company employs over 1,000 people. Our U.S. headquarters is

1 in Chicago, and I'm based in our Denver regional office and
2 manage our development of solar, wind and battery storage
3 projects across the southwest. We take partnerships with
4 communities very seriously. We have strong commitments to
5 giving back to the local economy. Obviously we pay wages and
6 benefits, lease payments to landowners, sales and property
7 taxes. We also have a strong, charitable giving component,
8 and a big commitment to hiring military veterans and
9 reservists. The SunDog Energy Center we're proposing here in
10 unincorporated Pinal County is proposed to be up to 200
11 megawatts on 1,600 acres. The actual footprint of the solar
12 project on the property, about 30 to 50 percent of those
13 acreage would be covered with solar panels, and the remainder
14 of the acreage is for sort of the ancillary equipment we use
15 to transmit that energy. We collect it from each of the rows
16 of panels through a series of underground wires, then we
17 change the voltage from DC current to AC current, step it up
18 and feed it into the transmission grid. And the reason for
19 the size of this project is simply economies of scale. The
20 largest solar projects going in across the country these days
21 around the order of 500 to 600 megawatts. So by Arizona
22 standards, this is on par with what Eloy and Coolidge have
23 approved for similar projects in the area. And the attraction
24 for this particular site on the Lonesome Valley Farm property
25 is the proximity to Salt River Project's Pinal Central

1 Substation over by the fairgrounds. And you can see that on
2 the map, we've got a little red triangle here. And the
3 fairgrounds, you can see the racetrack is that big oval across
4 the street there. The solar panels use photovoltaic
5 technology to capture the energy in the sunshine. This is the
6 racking system we install on. These are steel posts mounted
7 into the ground and then the solar panels sit on top of that,
8 and then they track on a single axis and follow the sun to
9 maximize energy production. We've recently started using
10 what's called bifacial panels where we actually have solar
11 cells on both the top and bottom of the panels. So not only
12 do they collect the sunshine shining directly down on them,
13 but also any sunshine that's bounced off the ground
14 underneath. So with reflective sandy conditions in this area,
15 that'll boost our solar production. We estimate the project
16 benefits here would include between 200 and 400 short term
17 construction jobs, approximately 3-5 fulltime operations jobs,
18 property and sales tax revenue for the County. These projects
19 also have a minimal impact on local infrastructure services on
20 the environment. There's no noise, there's no pollution, it's
21 a pretty quiet neighbor. And during all of the construction
22 and our long-term operations, we do a lot of business in the
23 local area. So we do also see additional benefits from
24 increased economic activity in the local area. Sangeeta
25 mentioned we had a couple of public comments and I want to

1 thank - we've got some neighbors to the project who are here
2 today and have been very patient as they've waited through the
3 whole hearing, so really appreciate them participating in the
4 process today and sharing their questions and concerns about
5 the project. What we've heard so far from the community are
6 some concerns about environmental impacts, the heat island
7 effect, and potential property value impacts. I can tell you
8 from the environmental perspective, we've reviewed the tool
9 through - excuse me, reviewed the project through Arizona Game
10 and Fish Department's Environmental Review Tool, that's their
11 online mapper that flags any high level concerns. That report
12 we included in our application that's in your packet showed
13 there are no important wildlife area or habitats on the site
14 or within 5 miles. We also, in addition to that online
15 mapping tool, we do on the ground site-specific due diligence.
16 At this site we've done a Phase 1 ESA, a site characterization
17 study that included desktop wetland delineation, and we've
18 done soil sampling, Geotech studies and topographic studies.
19 One of the other concerns we heard from the public was about
20 the potential for a heat island effect, and that's essentially
21 like when you go into a big city and you're surrounded by
22 concrete and it feels hot because the concrete soaks up the
23 energy all day and then dissipates it back out. Some research
24 has shown that solar panels can do the same thing and so
25 immediately around the solar panels it's probably going to be

1 a little bit warmer feeling than it is farther away from the
2 panels. We've seen studies that show that that effect of that
3 additional heat can't be measured as you get more than 100
4 feet away from the panels. So we don't believe that's going
5 to be a concern for any of these adjacent property owners in
6 the area. We've also had a number of folks express concerns
7 about property values. You'll probably hear some of that
8 during the public comments today, and we certainly respect
9 that folks make a big investment when they purchase property,
10 either for homes to live in or as an investment for future
11 development. We've looked at this issue across the country at
12 pretty much every project we've developed, and there's really
13 not any evidence to support any negative impact. And in fact
14 for agricultural properties hosting solar projects like this,
15 generate additional solar income from the lease agreements and
16 that can hedge volatile commodity prices. I know a number of
17 counties in Arizona have filed - farmers have filed for
18 drought assistance because it's been a tough farming year, so
19 this additional income from leasing land for solar provides a
20 hedge against that. I think I addressed the question about
21 size. There was also a question about where the power is
22 going to go. We do have an interconnection agreement. Salt
23 River Project has studied our project to make sure they have
24 room for the capacity at that Pinal Central Substation, so we
25 have an agreement pending with them for the engineering on

1 that. And then we are actively marketing the project, looking
2 for somebody to sign a power purchase agreement. Salt River
3 Project is a natural potential purchaser of the energy from
4 this facility. You may have heard in the news in the last
5 couple weeks they signed a big deal over in Eloy to have a
6 solar project feed the Boeing facility up in Mesa. So in
7 addition to the utilities, there are also large corporate
8 customers that often buy power from facilities like this. So
9 while we don't have a power purchase agreement yet, we're
10 hoping that by going through Pinal County's permitting process
11 that will show potential buyers our commitment to developing
12 this project and show them that we have de-risked it and it's
13 a good investment for them to make. That was all I had for
14 you, I'm happy to answer any questions.

15 RIGGINS: Vice Chair Hartman.

16 HARTMAN: Thank you Chair Riggins. Susan, I
17 remembered you said something about you're going to have
18 battery storage also on this site? Would you elaborate on
19 that a little bit because that's always been the big hang-up
20 of solar energy, it's only good as long as there's sun. And
21 then my other question is, would this smoke, haze that we have
22 today, would that reflect upon the energy production level of
23 your solar panels?

24 INNIS: I appreciate both those questions. The
25 first one, the smoke in the air, yes. I have heard in

1 California, in the pacific northwest where the wildfires are
2 pretty bad, they have seen some decline in rooftop solar
3 production. I haven't seen any numbers, but that is a
4 potential concern. This is great solar resource. You guys
5 know better than I do how much the signs here, so it's a
6 fantastic place for a solar generating facility like this.
7 And then Mr. Hartman, to answer your question about the
8 battery energy storage, you're exactly right. We put in
9 batteries these days at pretty much every project we're
10 developing so that the energy that's generated during the heat
11 of the day we can store in batteries and then deliver it into
12 the grid, into the evening after the sun has set, but we're
13 all still using power in our homes and businesses. So
14 especially here in Arizona, I think most of the projects that
15 will be going in will include a battery storage component.

16 HARTMAN: Thank you.

17 RIGGINS: Commissioners, other questions of the
18 applicant?

19 POLLARD: Commissioner Pollard.

20 RIGGINS: Commissioner Pollard.

21 POLLARD: Yes, every panel has a lifespan, what is
22 the lifespan of the panel, may I ask?

23 INNIS: That's a good question. I think these days
24 we're looking at something like 25 to 30 years for the
25 lifetime of the panels.

1 POLLARD: Okay.

2 RIGGINS: Other Commissioners? Okay. Vice Chair
3 Hartman.

4 HARTMAN: Susan, one more thing that you mentioned
5 at the Citizens Advisory Commission but not here, was that at
6 the end of that 35 years period, if this was not - the site
7 wasn't going to be used anymore, what would you do with it?

8 INNIS: Yeah, thanks for that question, Vice
9 Chairman, I appreciate that. We do have a clause in our lease
10 agreement with the landowner that we will fully decommission
11 the project and in his case we actually agreed to post a bond
12 to cover those costs in the event something happens - there's
13 a bankruptcy, he will be made whole at the end of the project.
14 So we restore it so that his family could use it for continued
15 agriculture or whatever other sort of development they want to
16 pursue at that point.

17 HARTMAN: Very good, thank you.

18 INNIS: I should also mention we really appreciated
19 working with the planning staff, Sangeeta and Kent Taylor from
20 the Open Space Department on the historic trail corridor and
21 proposed open space corridor through the project area. This
22 is on private land and the County currently doesn't have any
23 easements or other formal agreements with the landowner, but
24 we recognize the importance of preserving open space in the
25 community, so we're happy to agree to a more narrow corridor

1 and discussing with staff exactly what that looks like as we
2 come back through, hopefully, the rezoning and site plan
3 review process.

4 RIGGINS: Vice Chair.

5 HARTMAN: Thank you, Chair Riggins. Susan, one more
6 question that you answered in the other - how are these units
7 going to be connected? With overhead power lines and
8 whatever, or whatever.

9 INNIS: Yeah, let me go back to the map of the
10 project area. So we are just over a mile from the Pinal
11 Central Substation and what we would do is have a collector
12 system between all of the solar panels that feeds into a
13 series of inverters, and then a small project substation on
14 our project site. From there, we would have an overhead
15 powerline that would connect into the Canal Central
16 Substation, and we would go through the State powerline siting
17 committee for approval of that transmission line route and
18 technology to make sure it's safe and so forth.

19 HARTMAN: But the solar panels themselves would be
20 connected by underground wire?

21 INNIS: Yep, underground low voltage cables.

22 HARTMAN: Okay, thank you. That's it.

23 RIGGINS: You brought up the de Anza trail corridor.
24 How mature are your conversations at this point with Pinal
25 County concerning what the eventual dimensions of such a thing

1 could be?

2 INNIS: Yeah, I think in Sangeeta's presentation she
3 was suggesting 300 feet. We were hoping to shrink the
4 corridor and shift it to one side of the property. That's
5 sort of consistent with what we've seen in a planned area
6 development that was approved by the City of Eloy just south
7 of this area. There's a housing development that kept some
8 narrow green space corridors in their development, so to
9 preserve, you know, this proposed open space sort of
10 hypothetical corridor, we'd recommend, you know, we reserve a
11 portion of land on the west side of the project along existing
12 roads. I think in the staff report we saw 200 feet, and today
13 we saw 300 feet. We had initially proposed something like 50
14 to 100 feet, but in that range is much easier for us to plan
15 around than a half a mile wide corridor. And I should also
16 mention the existing trail along Storey and Cottonwood, we
17 will plan around that and leave space for that trail to go in.
18 I haven't reviewed the title commitments for those parcels in
19 a while, but if there's no existing easement, obviously the
20 property owner would work with the County on that.

21 RIGGINS: Just a correction, I don't think 300 feet
22 is quite a half a mile.

23 INNIS: The original open space corridor proposed
24 through the area is a half a mile wide. That would make our
25 solar project unworkable if we had to fit panels around that.

1 What staff recommended today was 300 feet wide.

2 RIGGINS: Half a mile is over 2,500 feet.

3 INNIS: Yes.

4 RIGGINS: I didn't see anything on here that said
5 anything about 2,500 feet.

6 ABRAHAM: Mr. Chair if I could jump in. The
7 original corridor on the Comprehensive Plan is a half a mile.

8 RIGGINS: I stand corrected then.

9 ABRAHAM: Yeah, and staff's okay with shrinking that
10 down to 300 feet.

11 RIGGINS: Okay. Okay.

12 HARTMAN: Chair.

13 RIGGINS: Vice Chair Hartman.

14 HARTMAN: Steve, one question to you. Now this is
15 only the Comprehensive Plan change request for a change, this
16 case would come back before us through Planning Zoning for a
17 zoning change?

18 ABRAHAM: Yes it would.

19 HARTMAN: So a lot of the questions that weren't
20 answered today will be addressed at the zoning request.

21 ABRAHAM: That's correct. You'll see a much more
22 detailed site plan, you'll see much more detailed
23 infrastructure plans. You'll see a trail corridor going
24 through the property, or on the western side, depending on -
25 and I'll just go ahead and tackle that issue right now, that

1 if the Commission would like to forward this, part of your
2 motion we're going to need some policy direction on how big of
3 that corridor you'd like to see because there appears to be
4 some disagreement between staff and the applicant on that.

5 RIGGINS: Okay. Okay. Any other questions of the
6 applicant at this time? We will probably have you come back
7 up, but thank you very much.

8 INNIS: Thank you for your time.

9 RIGGINS: We will open the public participation
10 portion of this case, not to be closed for the rest of the
11 afternoon. But it is open now. Is there anyone in the
12 audience that wishes to come up and speak to this general plan
13 amendment? If you could please put your name and address down
14 first please?

15 R. MCQUILLEN: You got it. My name is Richard
16 McQuillen. Lifelong resident of Casa Grande and Pinal County.
17 My address is 402 East Paseo de Enrique in Casa Grande. I
18 have some concerns as we have some horse property that are -
19 you can look up there encased around it. So three sides of
20 the - our horse property is surrounded, is going to be
21 surrounded by solar panels. This is a little disturbing
22 because we, you know, I thought one of the fans of Pinal Canal
23 keep, you know, the agriculture, the openness and all of a
24 sudden now I'm going to be surrounded by solar panels. So the
25 visual impact is really - I mean we already have one eyesore,

1 you know, the Phoenix Mart, so now you're going to drive down
2 387 and see solar panels everywhere, so that's just - that
3 doesn't sit well with me. What else? I guess the - I was
4 looking at some of the Comprehensive Plan that you guys have,
5 the Pinal County, and it just looks like you guys are kind of
6 moving things around to make it fit into this stuff. Like
7 this, this corridor thing kind of threw me off a little bit
8 because I thought well that was cool, that whole corridor, but
9 then hearing comments that they're moving stuff a little bit
10 to help them put their solar panels. I'm like okay, that was
11 history but okay yeah you can move history around, I guess, if
12 you want to, so.... Yeah, and I was - we kind of got some more
13 information about like how is this going to actually help
14 Pinal County. We have enough energy, I know that. I don't
15 think we're hurting for energy anywhere, and I'm pretty sure
16 this energy's going to go to California. So if it's to help
17 Pinal County, I understood that. But this, to me this is like
18 a money making machine that they're gonna drop on our property
19 and lease it for 30 years or whatever, to transfer energy to
20 another state. So that doesn't sit with me very well as well,
21 so yeah, my property val - I have horse property, I've got
22 corrals, and you know, an arena and everything, and I won't be
23 able to sell that property to another horse lover because
24 there's solar panels everywhere. So I mean me being a - you
25 know, if I went to go look for a place, that's the last place

1 I'd look to put my horses. So I just - and it kind of popped
2 up out of nowhere. We got a flyer on our house maybe, maybe
3 less than a month ago and it said they're only obligated to
4 tell people within 500 feet of the area. So that - I guess
5 that's policy, but it seems like what the - you know? I was a
6 little thrown back on that, but I appreciate the Board and
7 everything that you guys do. I watched you all day and I'm
8 very impressed with you all, so I appreciate you letting me
9 talk to you guys.

10 RIGGINS: Don't go away. Any questions of the
11 presenter?

12 HARTMAN: Chair Riggins?

13 RIGGINS: Vice Chair Hartman.

14 HARTMAN: I didn't get your first name.

15 R. MCQUILLEN: Richard.

16 HARTMAN: Okay. A lot of the questions, in my
17 opinion a lot of the questions that you're asking us or
18 telling us, is going to come up in the zoning, when it's
19 actually zoned. Because then there'll be setbacks, there'll
20 be buffers, there'll be screening, there'll be all kinds of
21 things that you as a resident and - will be able to interject
22 into what happens and how it will affect your - actually
23 affect - today we're just looking at the Comprehensive Plan
24 saying that this might be an energy source.

25 R. MCQUILLEN: Okay.

1 HARTMAN: And then during the zoning process, then
2 that's when it really is important. I was down in Gila Bend
3 and they have numerous solar sites down there, and I was going
4 to a farm to the north of Gila Bend, and I was amazed at the
5 wall that they built out in the middle of nowhere to screen
6 off the solar sites. I guess it was because of the reflection
7 or whatever, it had something to do with the solar and the -
8 these people can do a lot of things, if it's economical. So
9 that's - your points are really well taken. As a farmer, I'm
10 basically against all this solar energy stuff, but anyway, it
11 -

12 R. MCQUILLEN: I appreciate that, yeah.

13 HARTMAN: And like I said earlier, with this smoke
14 over - covering that we have, cuts down on their energy
15 production, so you know, it's got its disadvantages at times
16 also. Thank you. Thank you, Chair.

17 RIGGINS: I just have one comment and maybe I'm not
18 answering a question you asked, but I thought I heard you ask
19 it concerning the shape of this proposal, the way it weaves in
20 and out and all those things. Well it really is, this is a
21 single property owner's amendment.

22 R. MCQUILLEN: I get that.

23 RIGGINS: Yeah. So it has no reason to be that
24 shape other than ownership. That's the only reason it's that
25 way. Okay. All right, thank you very much.

1 R. MCQUILLEN: Thank you.

2 RIGGINS: Do we have anybody else that wishes to
3 come up and speak to this case?

4 S. MCQUILLEN: Hi.

5 RIGGINS: Hello.

6 S. MCQUILLEN: I'm Stacy McQuillen, kind of by
7 marriage related to him, but we live separately. I actually
8 live at 2192 West Legend Court, which his in the neighborhood
9 that is gonna be surrounded three ways by the solar panel
10 farm. If you go out there to our area, it is completely wide
11 open. You can even see Phoenix Mart from where we're at. A
12 wall surrounding, you know, solar panels cuts down on that.
13 We moved out there because it was very rural, very quiet. I
14 understand that in their presentation they said that the solar
15 panels were quiet, well anytime you have that much
16 electricity, energy running, there's going to be a hum and it
17 is very, very, very close to our neighborhood. We just had
18 four houses built there within the last year. The neighbors
19 couldn't make it today, the majority of them I've spoken to.
20 They would not have purchased their homes knowing that there
21 was a solar panel farm going in around us. I mean it's - I
22 understand why they picked this one, the farmers wanting to
23 lease it out for the 35 years, but it affects our living
24 there. We moved there because it's - I'm nervous - because
25 it's rural, not because we want solar panels surrounding us.

1 Would you go to a neighborhood and buy a house with solar
2 panels within a mile on three sides of you? With block walls
3 blocking it? We're all opposed. There would be more here
4 today if they weren't traveling. We have some that spend half
5 their time in Canada and the other half here. They couldn't
6 be here today. Nobody in that neighborhood wants it. If they
7 want to buy us out of our houses, then we'll be more than
8 happy to, but to be forced to live there, there's no way
9 anybody who would walk into that neighborhood of 12 houses and
10 go yeah let's live here, there's solar panels here, solar
11 panels here, solar panels here. We don't need it in Pinal
12 County, you already have so many of them. We don't need more.
13 We're not Gila Bend. That's all.

14 RIGGINS: Commissioners, any questions? Comments?
15 Thank you very much. Anybody - yes please, please come up.

16 BATES: Hi, my name is Gary Bates and I live at 5028
17 Del Pueblo Avenue in Las Vegas, Nevada, so not a resident
18 here. Wife and I do own a parcel of land on Storey Road right
19 near Tweedy, so we're literally right across the street from
20 where the solar project is. We bought this land several years
21 ago as an investment hoping the area would grow and develop
22 someday and we'd make some money off of it. The financial
23 collapse of 2008 kind of changed that plan as property values
24 plummeted and we've seen it slowly increase. I think this
25 project is going to put an end to all that. I am a licensed

1 real estate agent in Nevada, I do commercial and residential
2 real estate. We've done investment in I think seven different
3 states on different projects, commercial and residential
4 properties, so I have some experience in this. Susan was kind
5 of enough to send me a report that they base their - part of
6 their understanding on impact of property values and I looked
7 through that report and it's a little more mixed, I think,
8 than what you might think. The report is done by a professor
9 at the University of Texas in Austin and they did a survey of
10 different ways, and one of the surveys was just public opinion
11 asking people, you know, what do you think of - would you buy
12 a house across from a solar project. They made a point that
13 these are people that would not be as familiar with solar or
14 whatever. 70 percent of the people said they would not. Now
15 if I develop my property and put some houses on it or
16 whatever, and 70 percent of the market disappeared, those
17 property values are going to plummet. It's supply and demand
18 with that large of a market, and just the fear of it. It may
19 not be rational, doesn't matter, it's the fear of it. Other
20 studies showed research from realtor.com and things like that
21 they put in there, and as high as 50 percent of those
22 respondents said they would not. The most data intensive part
23 of it was a survey of appraisers throughout the country
24 appraising their feelings about appraisals, the impact of
25 property values on houses near solar projects, and they - a

1 couple different - well basically what they said, they said
2 the averages suggest that respondents estimate the greater
3 proximity of the utility scale solar installations is linked
4 to a more negative property value impact, and those impacts
5 would be larger as the size of the solar installation
6 increases, and they go through several different studies that
7 back that up. So basically the larger the solar project - and
8 the projects they surveyed went up to 100 megawatts, this
9 project is 200. So this is twice the size of anything that
10 they surveyed. So the larger the project, the greater the
11 negativity impact on property values, and the closer
12 proximity. And they broke it down to 100 feet, 500 feet, etc.
13 up to a mile away. Anything within 500 feet was negatively
14 impacted. 100 feet had the greatest impact, 500 feet was
15 impacted as well. Now if you look at the boundaries of this,
16 everybody that got notice of here within 500 feet of the
17 project. So, every property owner that got notified of this
18 project is at risk of property values dropping, and because of
19 the shape of it, it's irregularly shaped, you couldn't ask for
20 probably more maximum exposure to people within 500 feet just
21 from the design of it. I understand it's a single property
22 owner and that's why they did the lease, it's easy negotiating
23 with one lease than to try to consolidate and get, you know,
24 several leases on property, but it's just going to impact
25 property values throughout this whole area, all around it, and

1 there was - we had a zoom conference with the developers a
2 week ago and I think every person that dialed into that was
3 opposed to it. All these property owners just have the same
4 fear, it's going to negatively impact the property values
5 around. And the things they could do to try to mitigate that
6 - put up fences or whatever, it's just going to, like you say,
7 it's going to obstruct the views, feel more walled in. I mean
8 our property's actually surrounded on three sides, but we're
9 literally across the street from one of them, so I can't
10 imagine anybody's going to want to build or buy that land.
11 Not for living on anyway.

12 RIGGINS: Commissioners, any questions? Thank you
13 very much. Anybody else in the audience wish to give
14 testimony in this case? Okay, well we will not close the
15 case, or the public participation, but we will call the
16 applicant back, please. I heard quite a bit of concern among
17 neighbors with property value issues. Pretty sincere
18 comments, could you address that please?

19 INNIS: Sure. There have been a number of different
20 studies. I shared one of them with the applicant and
21 encouraged him to find other research to send to me showing
22 that there is an impact. We've seen studies both ways, to be
23 quite honest with you. If we wanted to find out what's
24 happening in Pinal County with respect to the solar projects
25 here, we could probably call the tax assessor's office and

1 find out what the impacts have been, because there are a
2 number of large solar projects that have gone online in the
3 County and in the jurisdictions, and the incorporated parts
4 inside the County. So you could find out first-hand from the
5 tax assessor, but I think with the items that Vice Chairman
6 Hartman mentioned would be addressed during zoning, you know,
7 we can look at buffers, we can look at landscaping, we can
8 look at masonry walls, things like that to mitigate the
9 impacts. I encouraged the landowners who have contacted me to
10 take a drive around and look at the existing solar projects
11 and get a sense for what they actually look and feel like. I
12 think a lot of folks picture things that are a little bit
13 scarier than they end up being once they're built. I don't
14 know if anybody's actually taken me up on that, but there are
15 quite a number of projects up and running in the area, and
16 several under construction that will be online in the next
17 year or so.

18 RIGGINS: Well there is one just down the street
19 from you, so I imagine that they have been able to see them.

20 Other Commissioners, questions of the applicant?

21 POLLARD: Commissioner Pollard.

22 RIGGINS: Go ahead Commissioner Pollard.

23 POLLARD: Do we have any idea to the question that
24 was asked by the homeowner of where this power is going to be
25 going? Is it going to be staying in Arizona? Is it going to

1 be staying in Pinal County, or is it in fact going to other
2 states, and other municipalities?

3 INNIS: At this point in time we don't have a
4 purchaser of the power, however, we do have an interconnection
5 at SRP's Pinal Central Substation, so the power would first go
6 to SRP here in Arizona.

7 POLLARD: But you don't have that in writing, you
8 only have that as a potential, correct?

9 INNIS: The interconnection agreement we do indeed
10 have in writing. The power purchase contract, we do not have
11 a deal yet.

12 POLLARD: Okay, thank you.

13 RIGGINS: Other Commissioners?

14 FLISS: Commissioner Fliss.

15 RIGGINS: Who is it?

16 FLISS: Commissioner Fliss, can you hear me?

17 ABRAHAM: Commissioner Fliss.

18 RIGGINS: Commissioner Fliss, please go ahead.

19 FLISS: So are you currently working on purchasing
20 agreements with other entities?

21 INNIS: We are actively marketing the project. I
22 tried to answer this a little bit before, maybe I didn't do a
23 very good job. We look to both utility companies here in
24 Arizona, those would naturally be folks like Salt River
25 Project, Arizona Public Service, Tucson Electric, smaller

1 municipal utilities and other energy providers. We also look
2 to companies, like I mentioned, Boeing has recently inked a
3 deal for a solar project in Eloy, so we also look to companies
4 like that who can buy large amounts of power, for example, for
5 manufacturing facilities or data centers.

6 RIGGINS: Other questions from Commissioners? Vice
7 Chair Hartman.

8 HARTMAN: Thank you, Chair Riggins. Susan, one
9 statement that hasn't been made, when do you plan on this
10 being online, if you know, if everything goes favorable?

11 INNIS: Thanks for the question. If we receive all
12 the approvals we need through Pinal County and the State power
13 line siting process, we would expect to go online in 2023.

14 HARTMAN: 23, thank you.

15 RIGGINS: Any other questions? Okay, thank you very
16 much.

17 INNIS: Can I take one second to do a quick wrap up
18 summary?

19 RIGGINS: You certainly can.

20 INNIS: Great. Since we are looking at an amendment
21 to the Comprehensive Plan, I did just want to point out that
22 the County has established a number of goals in the
23 Comprehensive Plan related to renewable energy. We detailed
24 all of this in our application, but just to highlight them for
25 you. Goal number 7.6 is to expand renewable energy in Pinal

1 County. Policy 7.6.1.6 is to support the transmission of
2 renewable energy from sources within and outside of Pinal
3 County. Objective 7.6.2, support the growth of renewable
4 energy in Pinal County. Policy 7.7.2.2, support innovative
5 designs for new generating facilities that minimize water use.
6 We didn't touch on water use, but I know that's a hot topic
7 for your next case. Solar panel washing uses a minimal amount
8 of water, so compared to existing irrigated farmland, this
9 project would use significantly less water, making that water
10 currently used available for other uses. Thank you very much
11 for your time.

12 RIGGINS: Okay. And you might - you might stay up
13 for a moment because we do have - we do have a discussion that
14 needs to happen among the Commission at this point in time.
15 There is an issue concerning the width of a trail easement
16 through the properties which staff has indicated that would be
17 a good idea for the Commission to weigh in at this point in
18 time what their thoughts were. There has been everything from
19 up to half a mile, which no one's considering anymore. 300
20 feet, 200 feet, 100 feet, 50 feet, a lot of things have been
21 said. It probably would be a good idea if the Commission
22 would speak to this, possibly give an opinion Commissioner by
23 Commissioner. So I would ask the Commissioners on the phone
24 to go first.

25 POLLARD: Commissioner Pollard.

1 RIGGINS: Commissioner Pollard.

2 POLLARD: Yes. Stated through the County,
3 (inaudible) and Susan got up there, justice issue, she
4 immediately went down to 100 and 150, and that's substantially
5 half of what the County in their proposal recommended. I
6 would (inaudible) keep it at what the County has initiated in
7 the packet, 300 feet.

8 RIGGINS: I believe, just to help with everybody, I
9 see in the staff narration in the case that a 200 foot wide
10 corridor was what is suggested. Am I right in what I'm saying
11 here?

12 ABRAHAM: There was a little miscommunication
13 between staff members, it was supposed to be 300.

14 RIGGINS: Okay, 300 is where we are then, not as per
15 the written, but 300 feet is the recommendation. Commissioner
16 Pollard says 300 feet. Can we have another Commissioner weigh
17 in?

18 DEL COTTO: Commissioner Del Cotto.

19 RIGGINS: Yes sir, Commissioner Del Cotto.

20 DEL COTTO: I'm certainly no expert on the wildlife
21 corridor. We could collectively just could figure that out,
22 figure out what we think is necessary, and then I think maybe
23 trying to do it over the phone right now, so we'll have some
24 time to go over it, might be a good idea.

25 RIGGINS: Okay, that's fine, as far as trying to

1 give some direction at this point in time, then, we'll just
2 put you as an undecided. Is that -

3 DEL COTTO: Okay, that's fine.

4 RIGGINS: Okay, very good. Other - are other
5 Commissioners on the phones?

6 LIZARRAGA: Commissioner Lizarraga.

7 RIGGINS: Yes, Commissioner Lizarraga.

8 LIZARRAGA: Yeah, the same thing would apply for me
9 as far as what the County's recommending, 300 feet. I think
10 that would be pretty reasonable.

11 RIGGINS: Okay, thank you very much. Who else do we
12 have on the phone? I know we have one more.

13 ABRAHAM: Commissioner Fliss did we lose you? I
14 think we lost Commissioner Fliss.

15 RIGGINS: Okay. We still have six.

16 ABRAHAM: Okay.

17 RIGGINS: Commissioner Ply.

18 PLY: I am on the fence on this one.

19 RIGGINS: Okay, we're undecided.

20 PLY: I'm on the fence on this one at the moment,
21 thank you.

22 RIGGINS: Okay. Vice Chair Hartman.

23 HARTMAN: Thank you Chair Riggins. I too am
24 undecided. I - you know, there's so many details on access
25 and whatever that I think will have to be considered, but I

1 can't personally make a recommendation.

2 RIGGINS: Not a problem. I, like several of the
3 Commissioners, think a good working number is the 300 feet,
4 and so through the short polling that we just took, it seems
5 the direction of the Commission insofar as we do need to make
6 sort of a recommendation at this point in time, would be the
7 300 foot boundaries as proposed by the County. Okay, any
8 other questions, comments on this case by the Commission?

9 DEL COTTO: Commissioner Del Cotto.

10 RIGGINS: Commissioner Del Cotto.

11 DEL COTTO: Can we ask the question, or please
12 elaborate in regards what help to the veteran community that
13 the company has engaged with?

14 RIGGINS: The applicant is still up, would you like
15 to address that?

16 INNIS: Sure. The main thing is jobs. 11 percent
17 of our American workforce are military veterans and
18 reservists.

19 DEL COTTO: And has there been any other projects or
20 veteran-related projects that you may have been involved with?

21 INNIS: There have been and I'm sorry I don't have
22 those details off the top of my head today, but I'd be happy
23 to follow up with more information on that for you.

24 DEL COTTO: Thank you.

25 RIGGINS: Okay. Okay, thank you very much. Do you

1 have another -

2 POLLARD: Commissioner Hartman.

3 RIGGINS: Is this -

4 POLLARD: Pollard.

5 RIGGINS: Pollard do you have a question for -

6 POLLARD: Commissioner Pollard.

7 RIGGINS: Do you have a question for the applicant?

8 POLLARD: Yes I do.

9 RIGGINS: Okay, if the applicant can stay up. Go
10 ahead Commissioner Pollard.

11 POLLARD: You said that was three percent of the
12 workforce, that's not including the construction and the
13 building of it, that is only the fulltime employees?

14 INNIS: Yeah, the figure is 11 percent of our U.S.-
15 based employees are military or reservists. Our contractors
16 and subcontractors and suppliers who work on our projects
17 probably also employ and have programs for veterans. I'm not
18 familiar with those details, though.

19 POLLARD: 11 percent of 5 is - okay, thank you.

20 INNIS: Our U.S. workforce is over 1,000 employees.

21 POLLARD: Okay. (Inaudible) speaking of this
22 application. So you're saying the total number, and I think -
23 correct me if I'm wrong, Commissioner Del Cotto, but you were
24 - were you considering just this project, or you consider all
25 of them?

1 DEL COTTO: No, I (inaudible) taken part in multiple
2 different veteran-related maybe organizations and/or by
3 hiring, and/or helping with the veteran-related projects it
4 sounded like to me.

5 POLLARD: Okay.

6 RIGGINS: Okay Commissioners, any more questions for
7 the applicant? None being, thank you very much. Among
8 ourselves, now, Commissioners, discussions, questions, motion?
9 Vice Chair Hartman.

10 HARTMAN: Chair Riggins and Commission Members, I
11 would like to make a motion on case PZ-PA-006-20, that we send
12 to the Board of Supervisors a favorable recommendation for
13 this Comprehensive Plan Amendment.

14 RIGGINS: We have a motion, do we have a second?

15 LIZARRAGA: Lizarraga second it.

16 RIGGINS: Commissioner Lizarraga seconds the motion.
17 All those in favor please signify by saying aye.

18 COLLECTIVE: Aye.

19 RIGGINS: Opposed?

20 PLY: Opposed.

21 RIGGINS: We have Commissioner Ply is opposed.

22 Okay, it passes. So you'll move onto the Board of

23 Supervisors. Okay, very good. We will be reverting back to

24 our original agenda schedule now, which is PZ-PA-004-20. I

25 have a question. Is there a water bottle or anything? Thank

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NUMBER OF INSERTIONS: **ONE (1) TIME**

DATE TO START: **week of October 19, 2020**

SEND INVOICE AND AFFIDAVIT TO: **2020 Mjr.Amends.**

☒ FLORENCE REMINDER
& BLADE TRIBUNE

☒ TRI-VALLEY CENTRAL

☐ CASA GRANDE DISPATCH

☒ ELOY ENTERPRISE

☐ COOLIDGE EXAMINER

☐ APACHE JUNCTION NEWS

☒ SUPERIOR SUN

☒ SAN MANUEL MINER

☒ COPPER BASIN NEWS

Pinal County Planning & Zoning Commission

P O Box 2973

Florence, AZ 85132

Listed By: Steve Abraham (520) 866-6045

Mail Notices To: Emma Cortez (520) 866-6675

NOTICE OF PUBLIC HEARING by the Pinal County Board of Supervisors on the **18th** day of **November, 2020** at **9:30 a.m.** at the Pinal County Administrative Complex, in the Board of Supervisors Hearing Room, 135 N. Pinal Street, Florence, Arizona, to consider the following requests for major amendments to the 2019 Pinal County Comprehensive Plan.

PZ-PA-004-20–PUBLIC HEARING/ACTION: Pinal County, requesting approval of a **Major Comprehensive Plan Amendment** to the 2019 Pinal County Comprehensive Plan to amend the text of **Chapter 7: Environmental Stewardship, Water Resources** (pgs.269 through 290) The proposed amendment will modify the referenced Chapter by adding goals objectives and policies relating to water topics and concerns including water consumption estimates & water conservation within Pinal County.

PZ-PA-005-20–PUBLIC HEARING/ACTION: Pinal County, requesting approval of a **Major Comprehensive Plan Amendment** to the 2019 Pinal County Comprehensive Plan to amend the text of **Chapter 3, Sense of Community**, subchapter **Land Use - Goals, Objectives and Policies (pp.91,105)**, **Chapter 6, Open Spaces & Places**, subchapter **Goals, Objectives and Policies (p.242)**, and **Chapter 7, Environmental Stewardship**, subchapter **Environmental Planning (p.267)**. The proposed amendment will modify the referenced chapters by modifying goals objectives and policies relating to riparian areas, wildlife corridors, and foothills, referencing and promoting the Arizona Game and Fish Department's on-line Environmental Review Tool (ERT), and by promoting the Pinal County and Arizona Birding Trails and other watchable wildlife opportunities within Pinal County.

PZ-PA-006-20–PUBLIC HEARING/ACTION: The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant, requesting approval of a **Major Comprehensive Plan Amendment** to amend the 2019 Pinal County Comprehensive Plan by changing the land use designation from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 1642± acres (inclusive of Pinal County ROW) to develop a photovoltaic solar energy production facility, situated in a portion of Sections 14,15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560, (legal on file) (located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PINAL COUNTY COMPLEX, BUILDING F, 31 N. PINAL STREET, FLORENCE, ARIZONA, MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00AM AND 4:30PM.

DATED this **14th** day of **October, 2020**, Pinal County Community Development Dept.

By:  _____

Lester Chow, Interim Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. 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 you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (31 N. PINAL, BLDG. F)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON November 6, 2020.

Contacts for this matter: Gilbert Olgin: PZ-PA-004-20
 Sangeeta Deokar: PZ-PA-006-20
 Evan Evangelopoulos, PZ-PA-005-20

E-mail Address: gilbert.olgin@pinal.gov
 evan.evangelopoulos@pinal.gov
 Sangeeta Deokar@pinal.gov

Phone: #(520) 866-6442 Fax: (520) 866-6530

Anything below this line is not for publication.

PUBLISHED ONCE:

Florence Reminder & Blade Tribune
Tri-Valley Dispatch
Casa Grande Dispatch
Eloy Enterprise
Superior Sun
San Manuel Miner
Copper Basin
Arizona Republic

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, Maria Hitt, Applicant's representative for case PZ-PA-006-20, personally caused 6 sign to be posted in a visible place on or near the proposed project site at North and South corner East of Signal Peak Road and Route 287, at least 28 days before the Planning and Zoning Commission Public Hearing, in unincorporated Pinal County.

The notice was posted as indicated on the attached photograph.

Dynamite Signs, Inc.
Sign Company Name

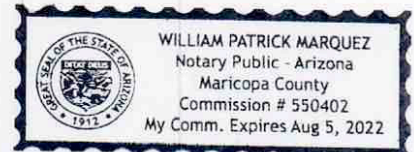
[Signature]
Sign Company Representative

Subscribed and sworn to be on this 28th day of October, 2020 by
Maria Hitt.

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

[Signature]
Notary Public

My Commission expires: Aug 5, 2022



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 18th DAY OF NOVEMBER, 2020, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET FLORENCE, ARIZONA, TO CONSIDER THE FOLLOWING REQUEST FOR MAJOR AMENDMENTS TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN:

PZ-PA-006-20-PUBLIC HEARING/ACTION: The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant, requesting approval of a **Major Comprehensive Plan Amendment** to amend the 2019 Pinal County Comprehensive Plan by changing the land use designation from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 1642± acres (inclusive of Pinal County ROW) to develop a photovoltaic solar energy production facility, situated in a portion of Sections 14,15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560, (legal on file) (located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PINAL COUNTY COMPLEX, BUILDING F, 31 N. PINAL STREET, FLORENCE, ARIZONA, MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00AM AND 4:30PM.

DATED this **16th** day of **October, 2020**, Pinal County Community Development Dept.

By: _____

Lester Chow, Interim Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. 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 you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (31 N. PINAL, BLDG. F)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON November 6, 2020.

Contacts for this matter: Sangeeta Deokar

E-mail Address: sangeeta.deokar@pinalcountyz.gov

Phone #: (520) 866-6441 Fax: (520) 866-6530]

Anything below this line is not for publication.]

PUBLISHED ONCE:

Florence Reminder & Blade Tribune (and San Tan Sentinel)
Tri-Valley Dispatch
Casa Grande Dispatch
Eloy Enterprise
Arizona Republic
Superior Sun
San Manuel Miner
Copper Basin







MEETING DATE: September 17, 2020

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-006-20 (SunDog Energy Center)**

CASE COORDINATOR: Sangeeta Deokar

Executive Summary:

This is a major amendment to the Pinal County Comprehensive Plan to re-designate approximately 1642± acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production to allow a photovoltaic solar power plant in the Eloy/Coolidge Area.

If This Request is Approved:

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility on 1642± acres. The approval of this amendment would consider the existing open space corridor to maintain the continuity of the McClellan Wash that flows into the historic Santa Cruz river.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval for the applicant's request.

LEGAL DESCRIPTION: Sections 14, 15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M

TAX PARCEL: 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560.

LANDOWNER/APPLICANT: The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant

REQUESTED ACTION & PURPOSE: **PZ-PA-006-20 – PUBLIC HEARING/ACTION:** The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant, requesting approval of a Major Comprehensive Plan Amendment to amend the 2019 Pinal County Comprehensive Plan by changing the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production on approximately 1642± acres (inclusive of Pinal County ROW) to develop a photovoltaic solar energy production facility, situated in a portion of Sections 14,15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-

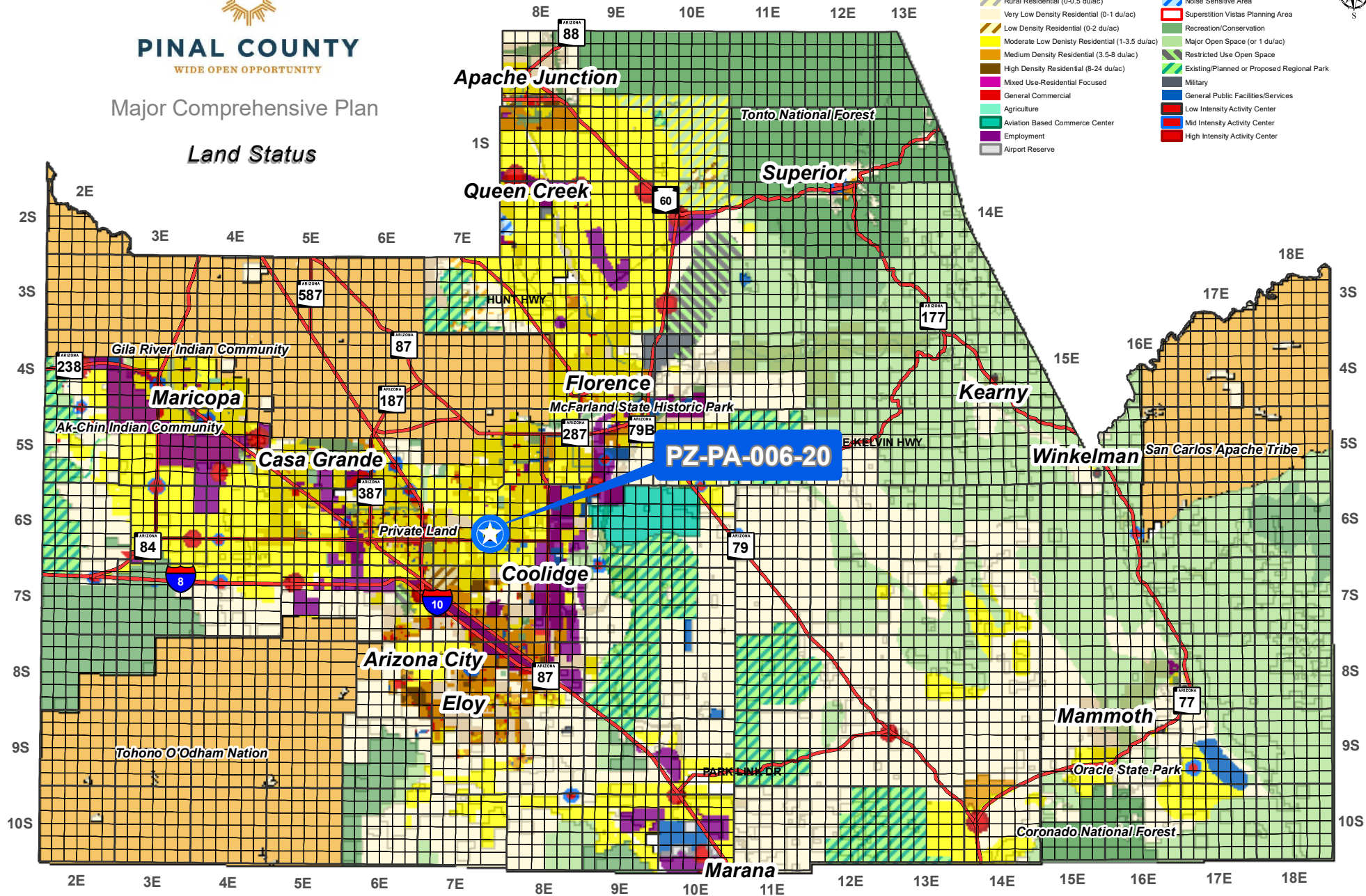


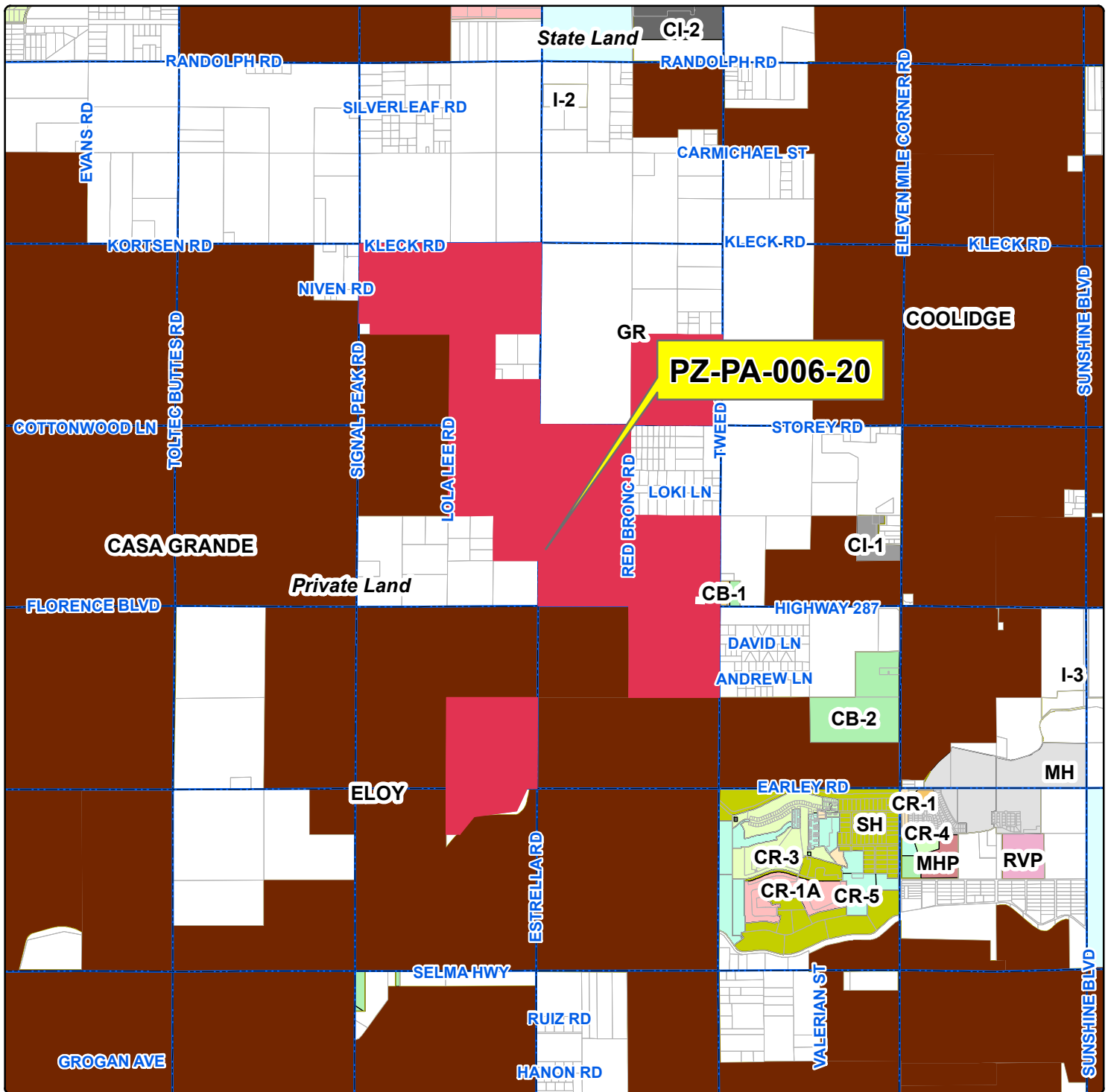
PINAL COUNTY

WIDE OPEN OPPORTUNITY

Major Comprehensive Plan

Land Status





REZONE

Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Community Development

Legal Description:

Situated in a portion of Sections 14, 15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560, (legal on file) (located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)



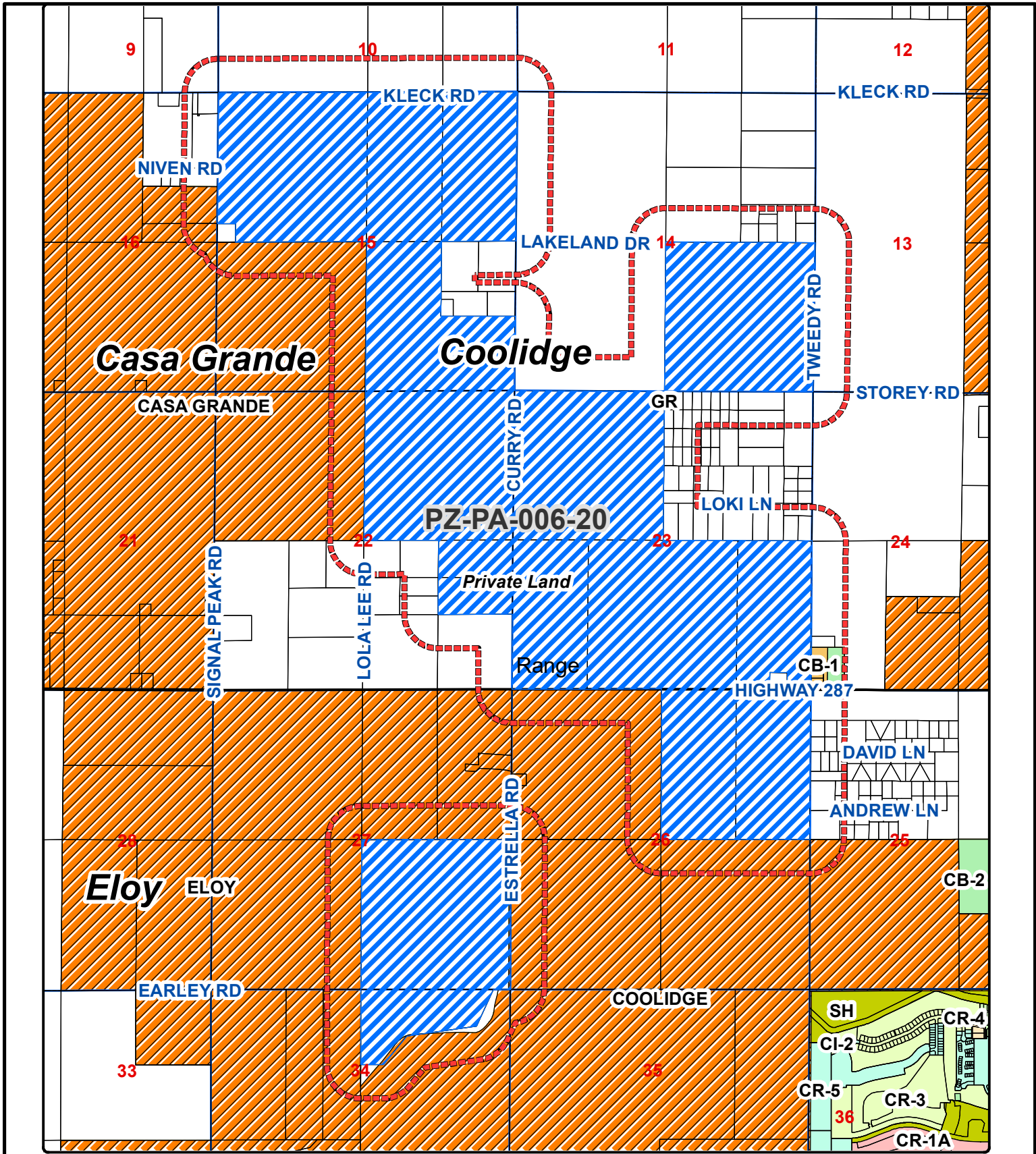
Sheet No.
1 of 1

Owner/Applicant: The Alice Group, Inc/Alice Robertson
Susan Innis/Invenergy

Drawn By: GIS / IT / LJT Date: 06/30/2020

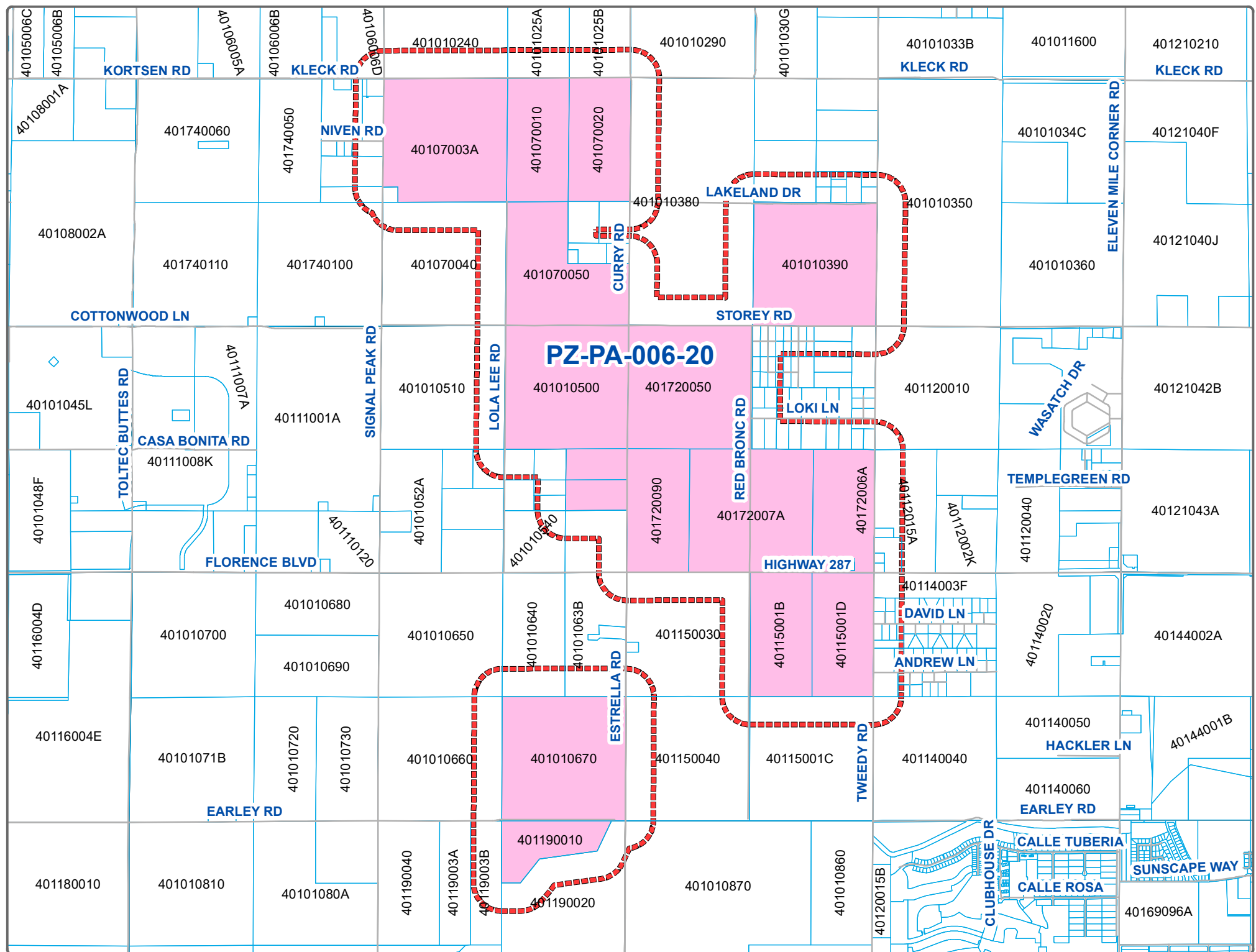
Section: 14, 15, 22, 23, 26, 27 Township: 06S Range: 07E

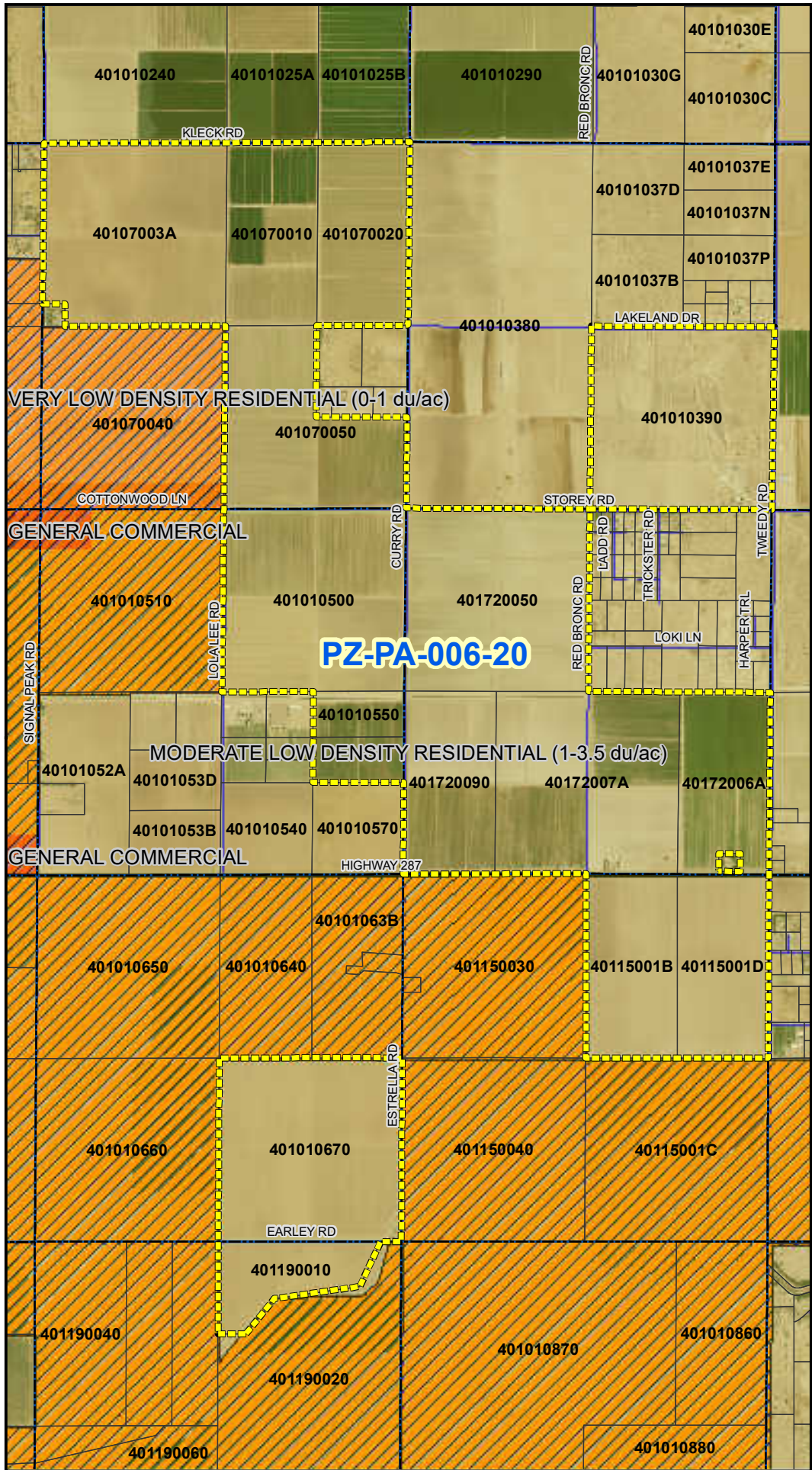
Case Number: PZ-PA-006-20



REZONE

The Alice Group, Inc/ Alice Robertson Susan Innis/Invenery			Legal Description: Situating in a portion of Sections 14, 15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560, (legal on file) located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak.	 Sheet No. 1 of 1	 PINAL COUNTY WORLD-OPEN OPPORTUNITY	Current Zoning: GR Requested Zoning: REZONE Current Land Use: MLDR
GIS/IT - LJT	06/30/2020					
Section 14, 15, 22, 23, 26, 27	Township 06S	Range 07E				
PZ-PA-006-20						





PZ-PA-006-20

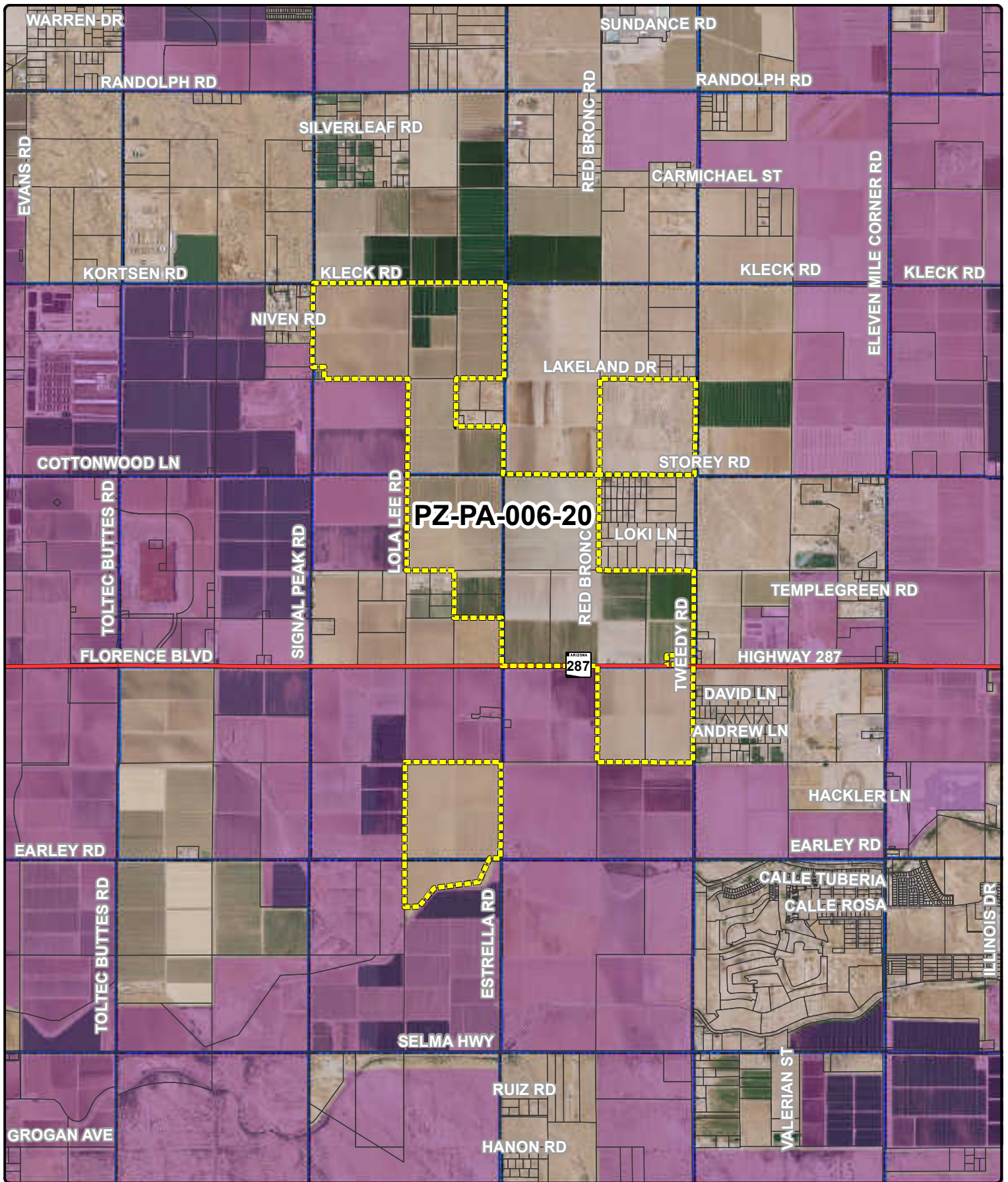
FROM:

MODERATE
LOW DENSITY
RESIDENTIAL
(1-3.5 du/ac)

TO:

GREEN ENERGY







01-0560, (legal on file) (located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

LOCATION: Located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

SIZE: 1642± acre project area.

STAFF FINDINGS-

PUBLIC COMMENT:

To date three comments in writing have been received.

PUBLIC PARTICIPATION:

P&Z Work Session:	7/16/2020
BOS Work Session:	8/12/2020
Web posting and 60 day review:	6/12/2020
Citizen Advisory Committee:	9/03/2020
Neighborhood Meeting:	9/08/2020

OTHER REVIEW AGENCY COMMENTS:

As of the writing of this report no agency comment has been received.

PLAN AMENDMENT DISCUSSION:

The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 1642± acres. The property is currently zoned General Rural (GR) and has been used as agricultural land. Lands to the west have been incorporated into the City of Eloy and to the east have been incorporated into the City of Coolidge.

The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with an energy output of approximately 200 megawatts. The proposal is intended to interconnect with a existing Pinal Central substation located approximately 1.5 miles to the east of the site utilizing existing 500 kv lines, parallel to and south of the W Highway 287. There are twenty three parcels that are spread in a north-south direction in between the incorporated cities of Casa Grande and Eloy and Coolidge and split by the Highway 287 on both sides. One of the parcel is an isolated parcel that is not contiguous to the other larger parcel.

The Land Use Open Space for Pinal County shows a proposed open space along the parcels. This open space has been part of the historical McClellan wash that flowed northwards and also aligns with the historic Anza trail. Currently the wash has been diverted by a canal to the south which redirects the flow of the water. The open space corridor has been recommended for conservation at a regional level to ensure continuity of the wash if drainage patterns revert back for the Santa Cruz River. The project site covers almost 50% of these parcels.

The designations within the Comprehensive Plan for adjacent properties to the site is Moderate Low Density Residential (1-3.5 du/ac). Although there is no development in the immediate area, the proposal is located within the Casa Grande area and has been used for farming. Nearly all parcels are irrigated farmland and have been leveled to facilitate irrigation. The entire site has a very flat topography and none of the parcels support native habitats. The fields are in crops or fallow.

The applicant has provided a detailed analysis of existing environmental constraints, which preliminarily show that the site is relatively free of sensitive Cultural and habitat resources. Arizona Game and Fish Department online tool was used and the report showed no important wildlife area or habitats on the site or within five miles. Two species of concern- the western burrowing owl and antelope jackrabbit are known to occur within the five mile of the site.

The open space corridor's alignment with the Anza historic trail at a regional scale demands conservation of this open space. A 200 feet wide corridor is recommended to memorialize this Anza historic corridor combining the open space, trail connectivity and signage in the region.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff recommends approval of this request. However, in addition to staff comments, should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment 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 staff recommends that the Planning and Zoning Commission forward **PZ-PA-006-20**, to the Board of Supervisors with a favorable recommendation. If the Planning and Zoning Commission cannot find for all of the factors listed above, then staff recommends that the Citizen Advisory Committee forward this case to the Board of Supervisors with recommendation of denial.

CITIZENS ADVISORY COMMITTEE ACTION:

After a detailed discussion and decision, with no public input at the public hearing, the Citizen's Advisory Committee voted 10-0 to recommend approval of case PZ-PA-006-20 with a recommendation to conserve the open space corridor that aligns with the historic Anza trail

Date Prepared: 09/10/20 SD



May 29, 2020

Pinal County
Community Development – Planning Division
31 North Pinal Street, Building F
PO Box 2973
Florence, AZ 85132

SUBJECT: Application Submittal
 Major Comprehensive Plan Amendment (CPA)
 SunDog Energy Center

To Whom It May Concern,

Attached are the required materials for our application for a Major Comprehensive Plan Amendment (CPA) for the SunDog Energy Center, a proposed photovoltaic (PV) solar project with battery energy storage. This project would be located in Pinal County about a mile west of Eleven Mile Corner and near the existing Pinal Central Substation. A pre-application meeting was conducted by telephone on May 26.

Included with this application are:

- Application form
- Property owner agency authorization
- A Project Narrative that includes:
 - Location map
 - Topography map
 - Biological summary from the AGFD on-line data
- A site map (full ALTA is nearly finalized and will be provided shortly)

As discussed on our call, we are filing this application via email and will pay the application fee when you confirm the required amount.

Please feel free to contact me or our consultant with ENValue, Randy Schroeder (303-819-3313) if you have any questions. Thanks.

Sincerely,

Susan Innis

Susan Innis
Senior Manager, Renewable Development
Invenergy, 1401 17th Street, Suite 1100, Denver, CO 80202
303-557-4502
sinnis@invenergy.com

**COMPREHENSIVE PLAN AMENDMENT
APPLICATION FORM**

SUNDOG ENERGY CENTER



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: see attached parcel list
2. Parcel Number(s): see attached parcel list Total Acreage: 1,642
3. Current Land Use Designation: Moderate Low Density Residential (1-3.5 du/ac)
4. Requested Land Use Designation: Green Energy Production
5. Date of Concept Review: 5/26/20 Concept Review Number: Z-PA-021-20
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 proposed SunDog Energy Center would be a 200 MW photovoltaic (PV) solar project with battery energy storage. More detail is provided in the attached narrative.
7. Discuss any recent changes in the area that would support your application.
The proposed Project location is near the existing Pinal Central Substation where the energy generated would be interconnected to the electrical grid. More detail is provided in the attached narrative.
8. Explain why the proposed amendment is needed and necessary at this time.
The amendment is needed now to provide sufficient time to acquire all other needed approvals, complete final design, procure materials, and construct the Project to meet the needed commercial operations date (COD) currently projected to be 2023.

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. One copy of a **certified** A.L.T.A. 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. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

Lonesome Valley Farms Ltd Partnership 1800 W Hwy 287, Casa Grande, AZ 85194 **520-705-2101**

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

Alie Mail Robertson for Lonesome Valley Farms LTD

jr11mile@gmail.com

Signature of Landowner (Applicant)

E-Mail Address

Susan Innis	1401 17th St. - #1100, Denver, Co 80202	303-557-4502
-------------	---	--------------

Name of Agent

Address

Phone Number

Susan Innis

sinnis@invenenergy.com

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

LANDOWNER AGENCY AUTHORIZATION

SUNDOG ENERGY CENTER

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

Lonesome Valley Farms Ltd Partnership

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at _____, and further identified

[Insert Address of Property]
as assessor parcel number _____ and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]
Said property is hereinafter referred to as the "Property."
Owner hereby appoints Susan Innis, Invenergy

[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.]

[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.

The Alice Group, Inc.
[Insert Company or Trustee's Name]

By: Alice Gail Robertson
[Signature of Authorized Officer or Trustee]

Its: President
[Insert Title]

Dated: 5/20/20

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 Arizona)
) ss.
COUNTY OF Pinal)

On this 20 day of May, 2020, before me, the undersigned, personally appeared

Alice Gail Robertson Who acknowledged himself/herself to be
[Insert Signor's Name]

President of The Alice Group, Inc
[Title of Office Held] [Second Company]

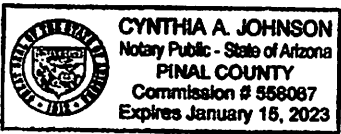
As Manager for Lonesome Valley Farms Ltd Partnership, and who being
[i.e, member, manager, etc.] [Owner's Name]

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

My commission expires: January 15, 2023

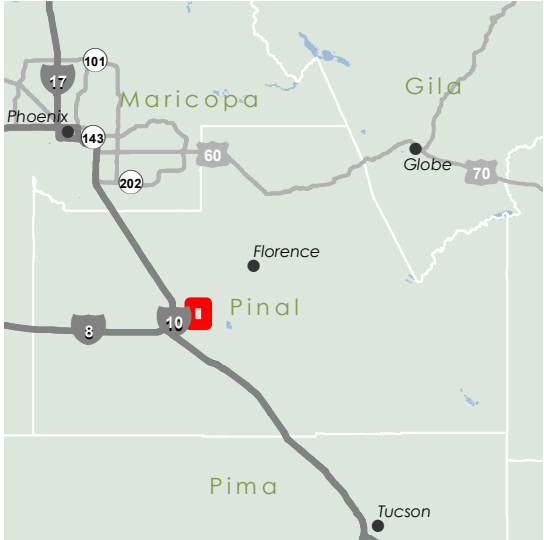
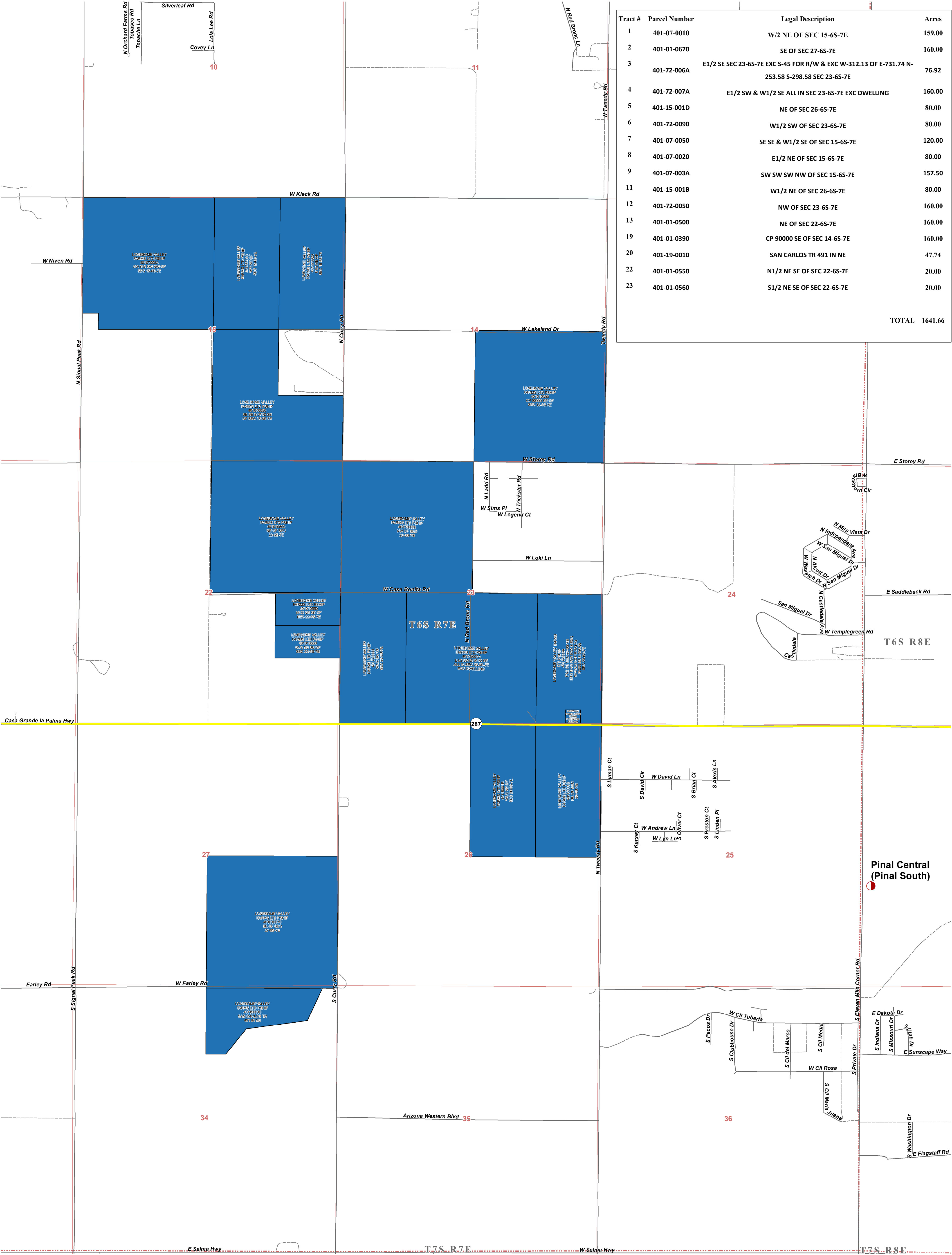
Cynthia A Johnson
Printed Name of Notary

Cynthia A Johnson
Signature of Notary

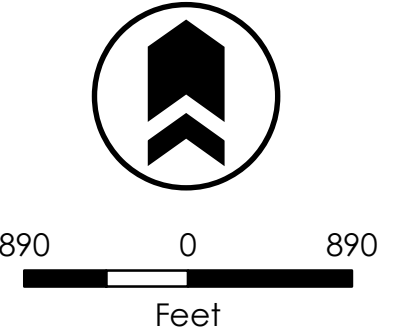


SITE MAP

SUNDOG ENERGY CENTER



- Legend**
- Point of Interconnection
 - Township/Range Boundary
 - Section Line
 - Project Area
 - Road Classification
 - US/State Route
 - Local Road
 - Dirt/Unpaved Road



PROJECT NARRATIVE

SUNDOG ENERGY CENTER

APPLICATION NARRATIVE

Major Comprehensive Plan Amendment

SunDog Energy Center



Submitted by:

SunDog Energy Center LLC

Invenergy

Submitted to:

PINAL COUNTY

Planning and Development Department

May 2020

NARRATIVE REPORT FOR SUNDOG ENERGY CENTER COMPREHENSIVE PLAN AMENDMENT

This narrative report provides information to support the request for a Major Comprehensive Plan Amendment (CPA) for the SunDog Energy Center (Project) on lands in unincorporated Pinal County in the vicinity of the Pinal Central Substation. The proposed use is the development of a photovoltaic (PV) solar energy facility with battery energy storage to be located on approximately 1,642 acres of private land both north and south of Highway 287 just west of Eleven Mile Corner. **Figure 1** shows the general project location and **Figure 2** shows the Project parcels that are the subject of the CPA request.

To support the development of the Project, SunDog Energy Center LLC (Applicant, an affiliate of Invenenergy LLC) proposes a Major CPA to change the land use designation on the approximately 1,642 acre site from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production (see **Figure 3**).

This proposed site for the Project is approximately 1.5 miles west of the existing Pinal Central Substation where the Project would deliver the energy it generates via a new 230kV gen-tie transmission line.

The Applicant will construct the Project in response to market demand - when a Power Purchase Agreement(s) or PPAs for the Project output is/are acquired. The currently anticipated timing of development of the Project is to meet a commercial operations date (COD) in 2023.

PROPERTY DESCRIPTION

The Project site is in unincorporated Pinal County and is currently in agriculture as are nearly all the surrounding lands. Lands to the west have been incorporated into the City of Casa Grande and the lands to the southwest have been incorporated into the City of Eloy. Lands that have been incorporated into the City of Coolidge are located east of the site (see **Figure 4**).

The Project would be located on the following Pinal County parcels:

- 401-07-0010
- 401-72-006A
- 401-72-007A
- 401-15-001D
- 401-72-0090
- 401-07-0050
- 401-01-0670
- 401-07-0020
- 401-07-003A
- 401-15-001B
- 401-72-0050
- 401-01-0500
- 401-01-0390
- 401-19-0010
- 401-01-0550
- 401-01-0560

The Project site includes parts of Sections 14, 15, 22, 23, 26, 27, and 34 of Township 6 South, Range 7 East. **Figure 2** shows the site and the included parcels and **Table 1** includes the acreages and legal description of each parcel.

CURRENT LAND USE / SITE CONDITIONS

The current use of the subject properties is agriculture. Nearly all the parcels are irrigated farmland and have been leveled to facilitate irrigation. A portion of one parcel is an equipment yard used for storage of farm equipment and supplies. The entire site has very flat topography as shown on **Figure 5**.

Being in agriculture, none of the parcels support native habitats. The fields are in crops or fallow at any given time and the irrigation water system (canals, ditches) are primarily concrete-lined. To determine the potential for sensitive biological resources to be present, the Arizona Game and Fish Department (AGFD) Environmental Online Review Tool was used and the resulting report is Included in **Appendix A**.

As shown in the report, there are no important wildlife areas or habitats on the site or within five miles. No federally-listed threatened or endangered species and only two species of concern (SC) - (the western burrowing owl and antelope jackrabbit) - are known to occur within five miles of the site. Several other species could occur in the general area based on predictive range models.

PROJECT DESCRIPTION / PROPOSED USE

The proposed use for the subject lands would include up to 200 megawatts (MWs) of solar generation and up to 200 MWs of battery storage. The Project will operate year-round. The primary components of the Project would include:

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

A more detailed description of some of the Project components is included in the sections below. **Figure 5** shows a conceptual site plan for the Project.

Solar Field and Generation System

The PV modules will produce the electricity generated by the Project by converting sunlight directly into electricity. The major equipment in the solar field is listed above. Most of the site would be covered by anti-reflective PV modules mounted on single-axis tracking supports that move to allow the panels to track the sun across the sky. The tallest part of the solar array is expected to be approximately 12 feet

high. The energy generated by the solar arrays is routed to Power Conversion Stations (PCSs) via a direct current (DC) collection system of underground DC cabling and combiner boxes. From the PCS locations, a medium voltage (34.5 kV) collection system will move the energy to the Project Substation that will include a voltage step-up transformer, breakers, other associated substation equipment, meteorological stations, and telecommunications equipment. At this substation, the voltage will be increased to 230kV so the energy can be transmitted to the Pinal Central Substation via a short (approximately 2 miles) new gen-tie line that would be evaluated in a Certificate of Environmental Compatibility (CEC) issued by the Arizona Corporation Commission (ACC).

In addition to the structures associated with the solar field, the Project could include an operations and maintenance (O&M) building and control house adjacent to the Project Substation. The O&M building would house maintenance staff workspace, equipment, and documents and the control house would store protective relay and communications equipment. The O&M building and control house are currently planned to be approximately 1,200 square feet each. During operations, the O&M building would have potable water and possibly a septic system. The design and construction of the buildings, solar arrays (panels, etc.) will be consistent with County building standards.

Solar arrays and other structures will be designed consistent with applicable setbacks along the Project's external property boundaries. Fencing will be installed along project boundaries in accordance with federal regulations for energy facilities, and any relevant setback requirements.

Battery Energy Storage System

The energy storage system would be designed to supply energy each day after the solar field stops generating power. The BESS will allow the Project to take the large amount of solar energy generated during the middle of the day and discharge it in the evening to meet the highest energy demand requirements.

The BESS would be housed in a series of buildings or storage containers composed of batteries and inverters - battery modules in trays that fit into racks. The batteries would be controlled by a Battery Management System, which both monitors their condition and performance and allows for their control. They would be monitored by Invenenergy's Control Center 24 hours a day, 7 days a week.

The storage system buildings will meet all applicable codes, and will include an electronic security system, smoke detectors, and a containment lip around the floor edges to contain any spills from batteries. The climate control system will keep the batteries running at optimal and safe temperatures to maximize performance and longevity. Should the air conditioning units fail and temperatures inside the buildings climb, the batteries and their control systems have redundant mechanisms to shut the batteries down. The BESS would be designed to meet all applicable life safety codes.

Grading and Drainage

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

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

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

Site Access / Traffic and Circulation

Primary access to the Project site would be provided via Highway 287 and the primary local roads such as Signal Peak Road, Curry Road, Kleck Road, and Casa Bonita Road. Access to each parcel would be the same as that currently used for the agricultural operations on the parcels.

Water Use

The Project will use relatively small amounts of water during construction and operation. During construction, non-potable water will be used to facilitate soil compaction and as needed to control fugitive dust on exposed soils. This water would be obtained from local water providers. Potable water during construction would be brought on-site by operational personnel. Portable toilets, a temporary septic system, and/or holding tanks will be used to provide needed sanitary facilities.

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

Fire Protection System

The Project will incorporate fire protection systems for the solar project and the battery storage system that are required by the County.

Employment

The Project would generate employment opportunities during construction and operation. During construction, the number of workers on the site would be expected to vary over the construction period but would be expected to average up to approximately 200 each month with a peak of up to 400.

Approximately 3 to 5 full-time workers would be employed during operation of the Project. These personnel would perform maintenance and security functions.

Lighting System

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

CONSIDERATION OF COMPREHENSIVE PLAN COMPLIANCE FACTORS

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

- "Pinal County will provide support for the development and location of renewable sources to meet current and future needs and to lessen the regions dependence on non-renewable energy sources. These might be stand-alone facilities or co-located with other energy providers."
- "The expansion of renewable energy opportunities should be supported by the County through its land use planning and permitting processes. One very exciting viable renewable energy source in Arizona is solar. Historically, the economics of solar power have been for smaller, individual property generation units and this solution should continue to be encouraged by the County."
- Goal 7.6 - Expand renewable energy in Pinal County.
 - Policy 7.6.1.6 - Support the transmission of renewable energy from sources within and outside of Pinal County.
- Objective 7.6.2 - Support the growth of the renewable energy in Pinal County.
- Policy 7.7.2.2 - Support innovative designs for new generating facilities that minimize water use.

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

PART ONE - VISION

Sense of Community

The proposed Project would be consistent with the Sense of Community vision. The Project would not alter or reduce the number of urban centers or gathering places within the County. While the Project would occur in a rural part of the County, it would be in the vicinity of other utility and solar projects.

Mobility and Connectivity

The Project would not affect mobility and communications / connectivity in the County. Operation of the proposed Project will not permanently or significantly impact the transportation corridors within Pinal County or the State of Arizona. There would be increased traffic during the relatively short construction period for delivery of equipment/supplies and the commuting of the construction workforce but there would be no significant increase in traffic during the operational life of the Project.

Economic Sustainability

The proposed Project would be consistent with the Economic Sustainability vision. The Plan states "Conservation and the development of renewable energy sources will be effective in ensuring that the

County's energy future moves toward sustainability..."(page 280). Also, the Project would provide job opportunities and employment diversity. The proposed Project would provide up to 400 jobs during construction and will require a small number (3 to 5) of permanent operational employees.

Open Spaces and Places

The proposed Project would be consistent with the Open Spaces and Places vision. The Project is located on relatively flat lands that are predominantly used for agricultural purposes. The Project is near a potential trail corridor but should not affect it any differently than the current agricultural uses. The current land use does not support significant wildlife habitat and the low profile of the solar panels will not impact views of the terrain.

Environmental Stewardship

The proposed Project would be consistent with the Environmental Stewardship vision. Because of its low profile, the Project would not impact open vistas or views of the mountains. Also, it would not impact the conservation of natural resources and would increase the renewable energy resources in the County.

Healthy, Happy Residents

The proposed Project is consistent with the Healthy, Happy Residents vision. The Project would not adversely impact resident's access to healthcare or healthy lifestyle choices. It would not impede resident's ability to access community centers or interact with the natural environment.

Quality Educational Opportunities

The proposed Project would have no impact (positive or negative) on access to educational opportunities at any level.

PART TWO – KEY CONCEPTS

Land Use Designation Graphics

The proposed Project requires a Major Comprehensive Plan Amendment to change the land use designation of the Project area from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production. The Project would be near other existing energy uses.

Mixed Use Activity Center Concept

This is not applicable. The proposed Project would not be a Mixed-Use project and would not be located within a Mixed-Use Activity Center.

Consistency with the Planning Guidelines described in the Land Use Element

The proposed Project requires a Major Comprehensive Plan Amendment to change the land use designation of the Project area from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy Production.

Quality Employment Opportunities County-wide

The proposed Project would be consistent with the Economic Development concept. The Project would provide up to 400 jobs during construction and a small number (3 to 5) of permanent operational employees.

Viable Agriculture, Equestrian and Rural Lifestyle

The proposed Project would not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. It is consistent with the Plan that states “Solar and wind energy generation and other renewable energy production are compatible with the farming heritage (page 85).” While it would temporarily convert land currently used for agriculture to non-agricultural uses, it is located near other existing utility uses and solar energy facilities. The Project would further consolidate utility uses in the County. In addition, this site is adjacent to and near lands annexed within the cities of Casa Grande, Eloy, and Coolidge that will likely have future residential development.

System of Connected Trails and Preservation of Open Space

The proposed Project would be consistent with the Trails and Open Space concept. The proposed Project will not impact any existing trails or open spaces. It would be located near a potential future trail corridor but should not affect it any differently than the current agricultural uses on the parcels.

Natural and Cultural Resource Conservation

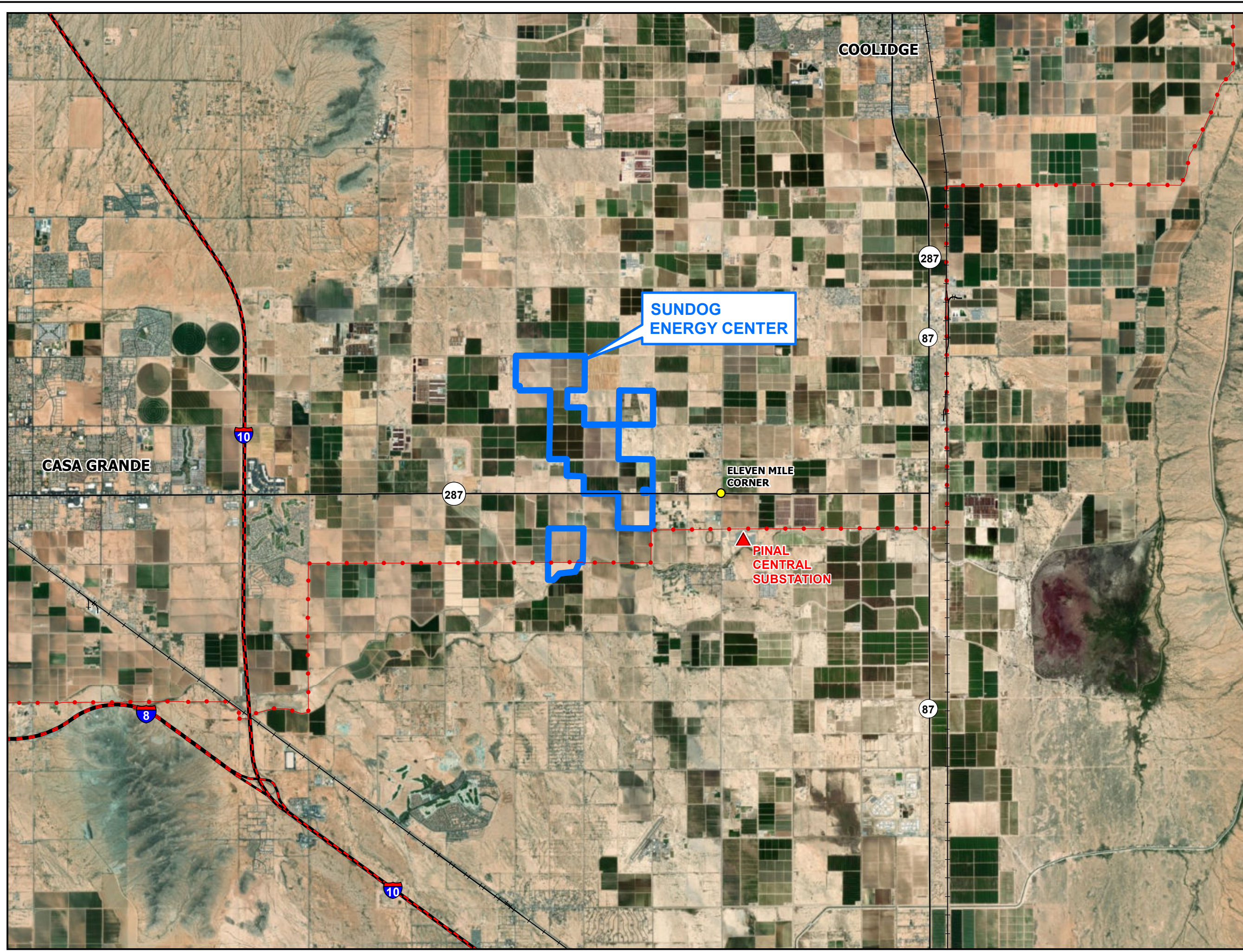
The proposed Project would be consistent with the Natural and Cultural Resource Conservation concept. It would have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas. Drainage and flooding patterns would not be negatively impacted. Since all of the lands have been impacted by long-term agriculture, they would not be expected to have significant historical or archaeological resources.

Water Resources, Public Facilities/Services, and Infrastructure Support


The proposed Project would be consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. The Project would not require any new public facilities or infrastructure. The Project would not require any new public facilities, services, or infrastructure.


Table 1
Sun Dog Solar Energy Center
Project Parcels


Tract #	Parcel Number	Legal Description	Acres
1	401-07-0010	W/2 NE OF SEC 15-6S-7E	79.5
2	401-01-0670	SE OF SEC 27-6S-7E	160.00
3	401-72-006A	E1/2 SE SEC 23-6S-7E EXC S-45 FOR R/W & EXC W-312.13 OF E-731.74 N-253.58 S-298.58 SEC 23-6S-7E	76.92
4	401-72-007A	E1/2 SW & W1/2 SE ALL IN SEC 23-6S-7E EXC DWELLING	160.00
5	401-15-001D	NE OF SEC 26-6S-7E	80.00
6	401-72-0090	W1/2 SW OF SEC 23-6S-7E	80.00
7	401-07-0050	SE SE & W1/2 SE OF SEC 15-6S-7E	120.00
8	401-07-0020	E1/2 NE OF SEC 15-6S-7E	80.00
9	401-07-003A	SW SW SW NW OF SEC 15-6S-7E	157.50
11	401-15-001B	W1/2 NE OF SEC 26-6S-7E	80.00
12	401-72-0050	NW OF SEC 23-6S-7E	160.00
13	401-01-0500	NE OF SEC 22-6S-7E	160.00
19	401-01-0390	CP 90000 SE OF SEC 14-6S-7E	160.00
20	401-19-0010	SAN CARLOS TR 491 IN NE	47.74
22	401-01-0550	N1/2 NE SE OF SEC 22-6S-7E	20.00
23	401-01-0560	S1/2 NE SE OF SEC 22-6S-7E	20.00
		TOTAL	1641.66





Legend


 Pinal Central Substation



 Existing 500 kV Transmission Line

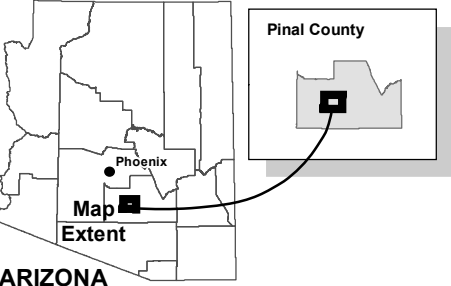
 Interstate

 Road

 Railroad

 Sun Dog Solar Energy Center



Miles
State Plane Coordinate System
North American Datum 1983
Arizona Central
Linear Unit: Foot US


Pinal County
Phoenix
Map
Extent
ARIZONA

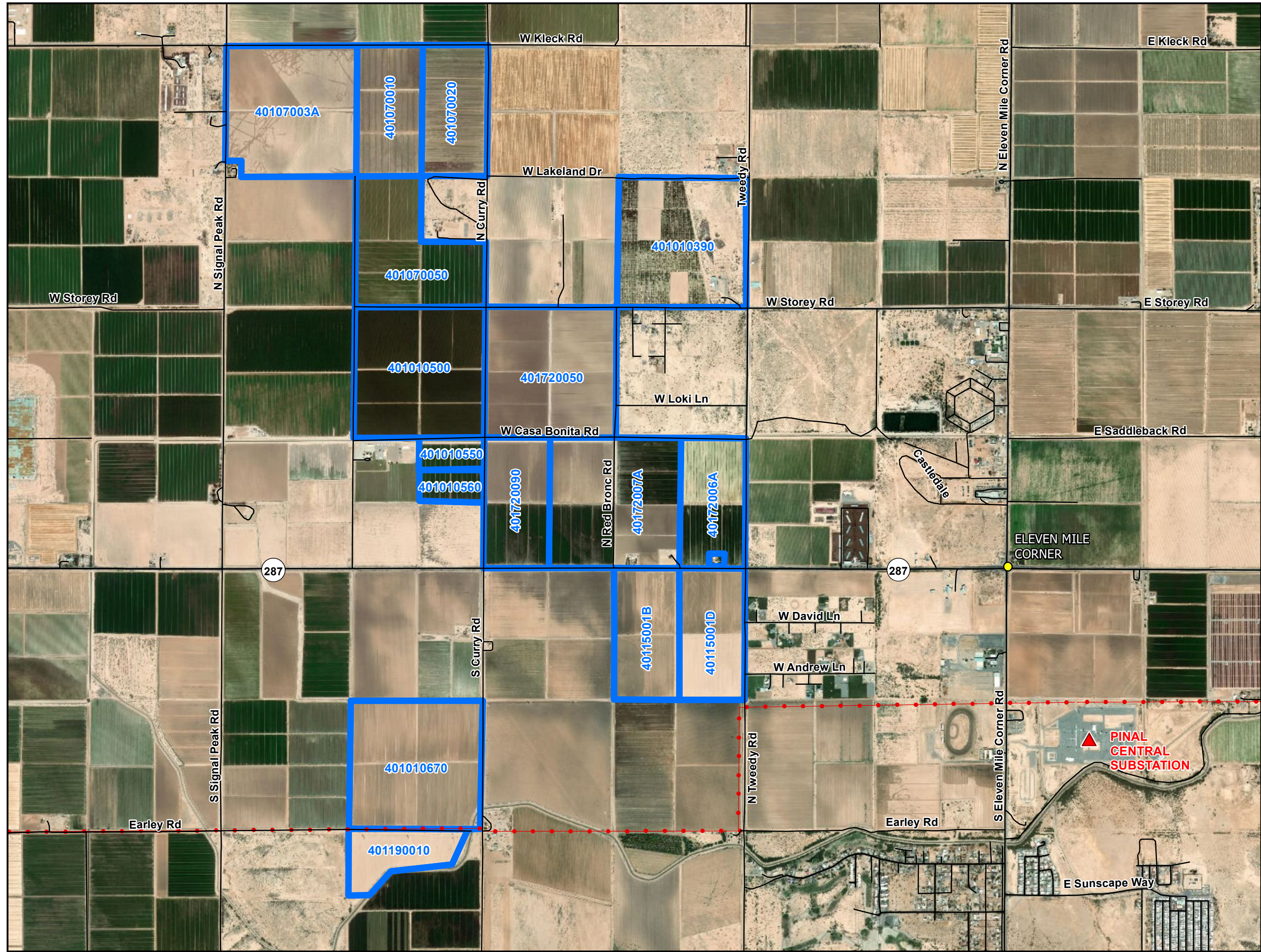
SUNDOG ENERGY CENTER

FIGURE 1 PROJECT LOCATION


Map Extent: Pinal County, Arizona

Date: 04.29.20


Author: djb





Legend

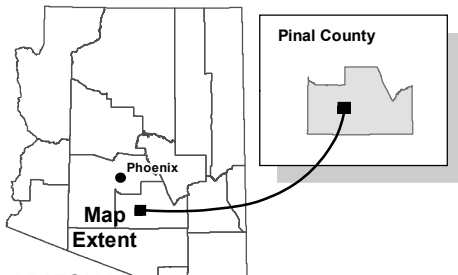
 Pinal Central Substation

 Existing 500 kV Transmission Line

 Road

 Sun Dog Solar Project Parcel


0 0.25 0.5
Miles
State Plane Coordinate System
North American Datum 1983
Arizona Central
Linear Unit: Foot US


Pinal County
Phoenix
Map Extent
ARIZONA

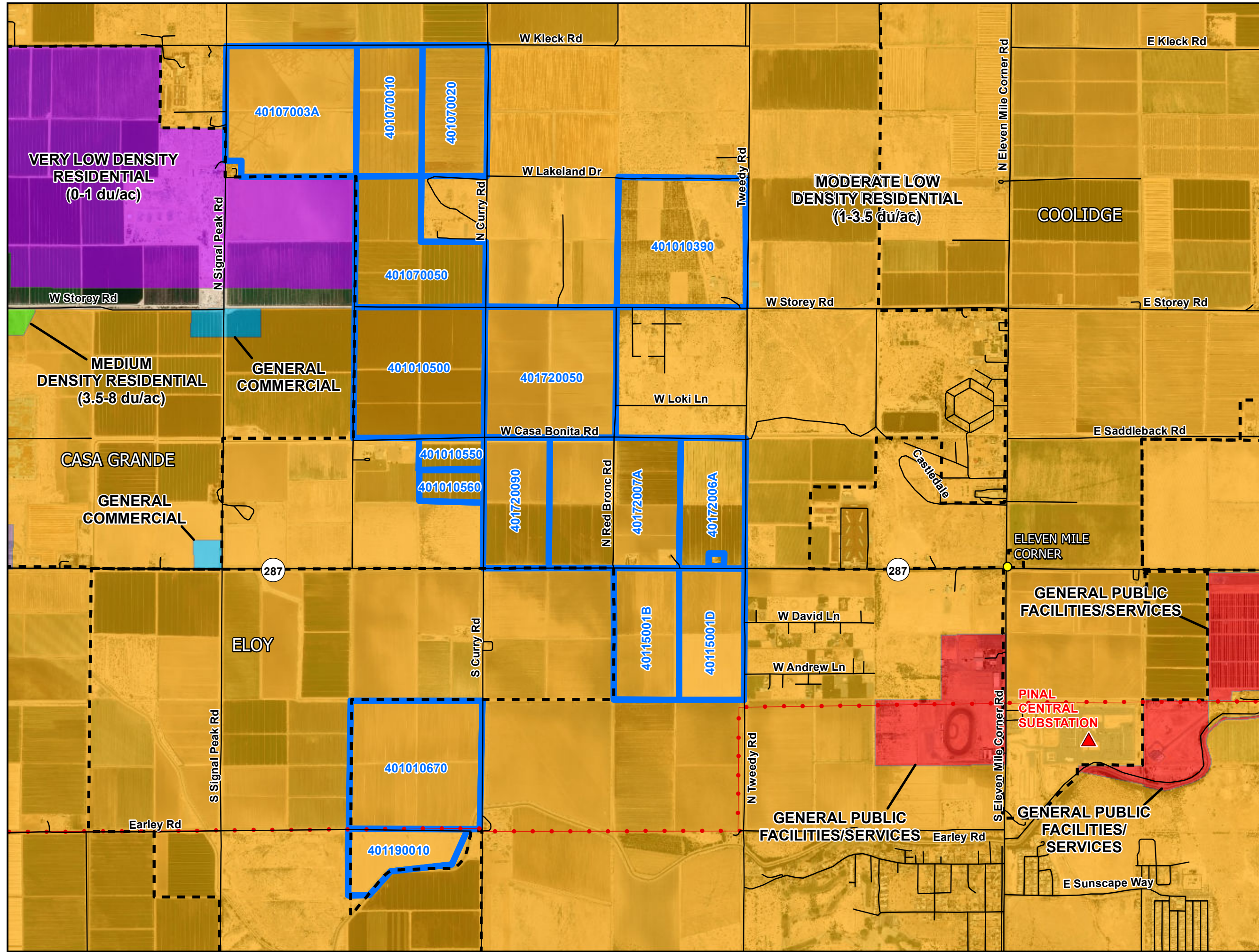
SUNDOG ENERGY CENTER

FIGURE 2 PROJECT PARCELS

Map Extent: Pinal County, Arizona

Date: 04.29.20

Author: djb



Legend

- Pinal Central Substation
- Existing 500 kV Transmission Line
- Road
- Sun Dog Solar Project Parcel
- Municipal Boundary

Land Use Designations

- General Public Facilities/Services
- General Commerical
- Moderate Low Density Residential (1-3.5 du/ac)
- Medium Density Residential (3.5-8 du/ac)
- Very Low Density Residential (0-1 du/ac)

Miles

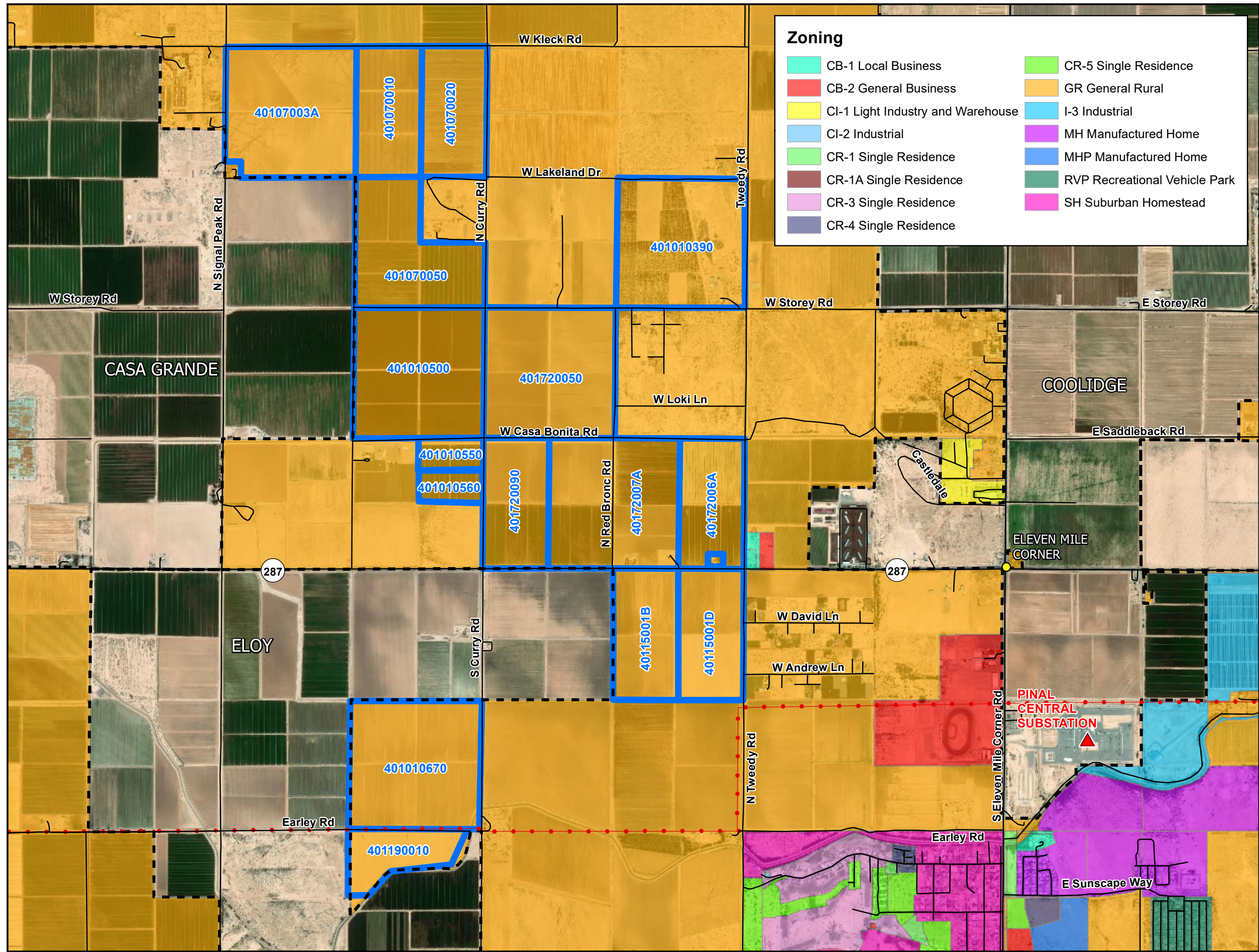
State Plane Coordinate System
North American Datum 1983
Arizona Central
Linear Unit: Foot US

SUNDOG ENERGY CENTER

Figure 3
DESIGNATED LAND USE

Map Extent: Pinal County, Arizona

Date: 05.18.20	Author: djb
----------------	-------------



Legend

Pinal Central Substation

Existing 500 kV Transmission Line

Road

Sun Dog Solar Project Parcel

Municipal Boundary

Zoning

CB-1 Local Business	CR-5 Single Residence
CB-2 General Business	GR General Rural
CI-1 Light Industry and Warehouse	I-3 Industrial
CI-2 Industrial	MH Manufactured Home
CR-1 Single Residence	MHP Manufactured Home
CR-1A Single Residence	RVP Recreational Vehicle Park
CR-3 Single Residence	SH Suburban Homestead
CR-4 Single Residence	

0 0.25 0.5
Miles

State Plane Coordinate System
North American Datum 1983
Arizona Central
Linear Unit: Foot US

Pinal County

Phoenix
Map Extent
ARIZONA

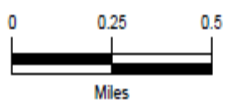
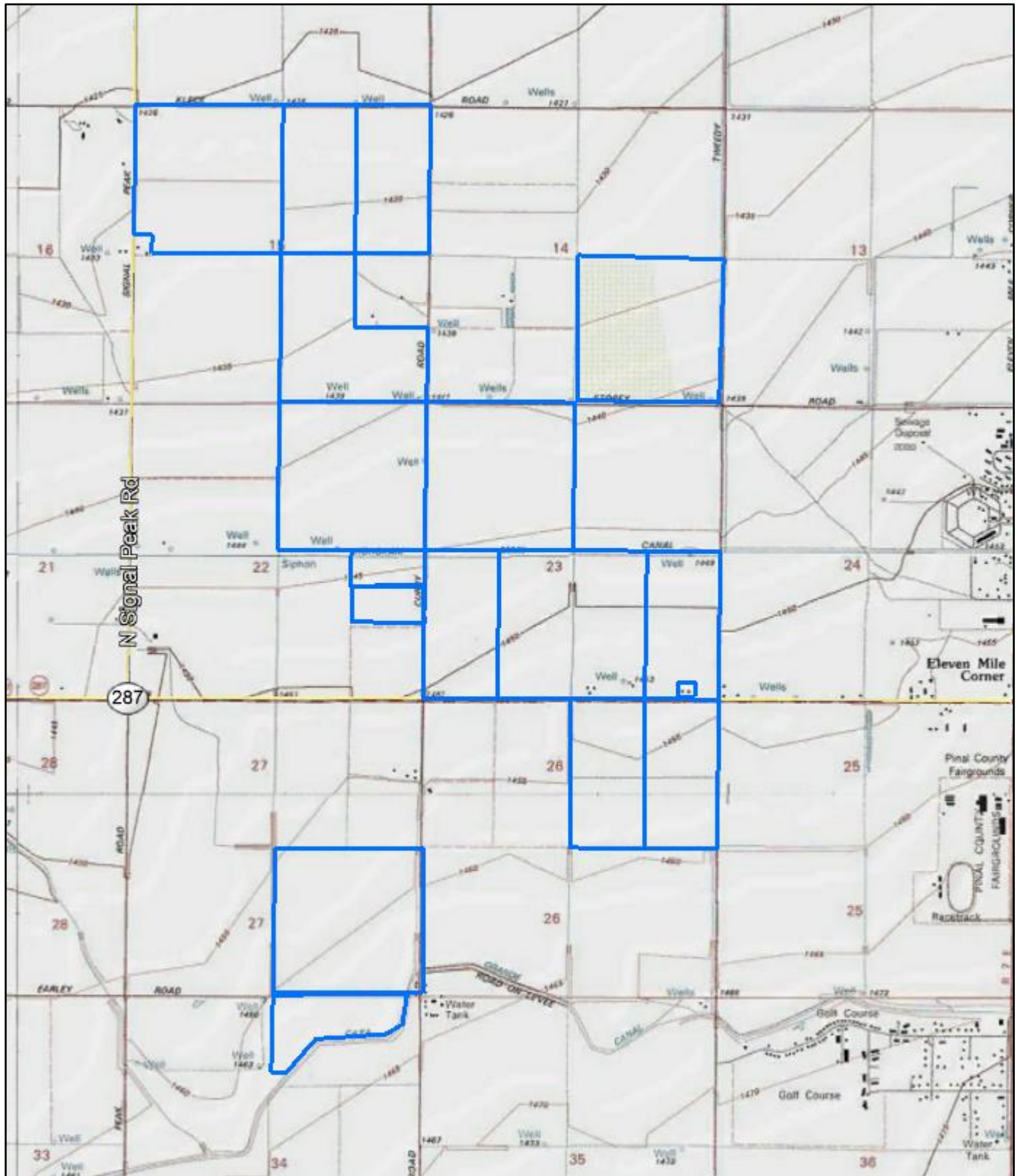
SUNDOG ENERGY CENTER

Figure 4
ZONING

Map Extent: Pinal County, Arizona

Date: 05.18.20

Author: djb



SUNDOG ENERGY CENTER

Figure 5
Site Topography

APPENDIX A

ARIZONA GAME AND FISH DEPARTMENT

Environmental Online Review Tool Report

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

SunDog

Project Description:

PV Solar

Project Type:

Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Contact Person:

Jamie Wilson

Organization:

Invenergy

On Behalf Of:

OTHER

Project ID:

HGIS-11254

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

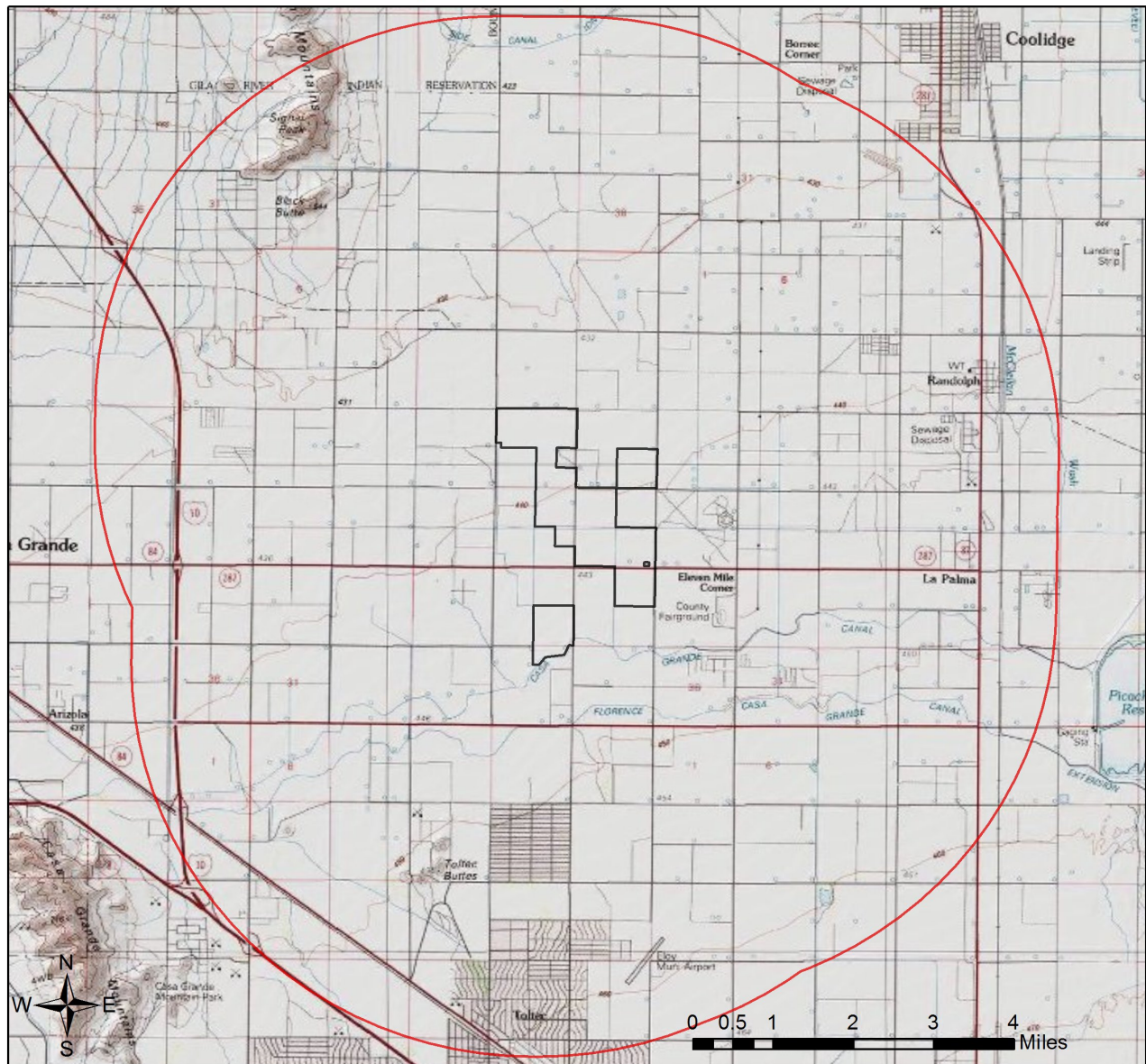
Locations Accuracy Disclaimer:



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

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

SunDog USA Topo Basemap With Locator Map



-  Project Boundary
-  Buffered Project Boundary

Project Size (acres): 1,658.44

Lat/Long (DD): 32.8888 / -111.6002

County(s): Pinal

AGFD Region(s): Mesa

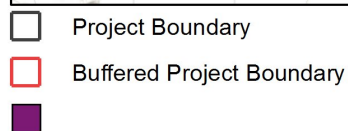
Township/Range(s): T6S, R7E

USGS Quad(s): COOLIDGE; ELOY NORTH

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



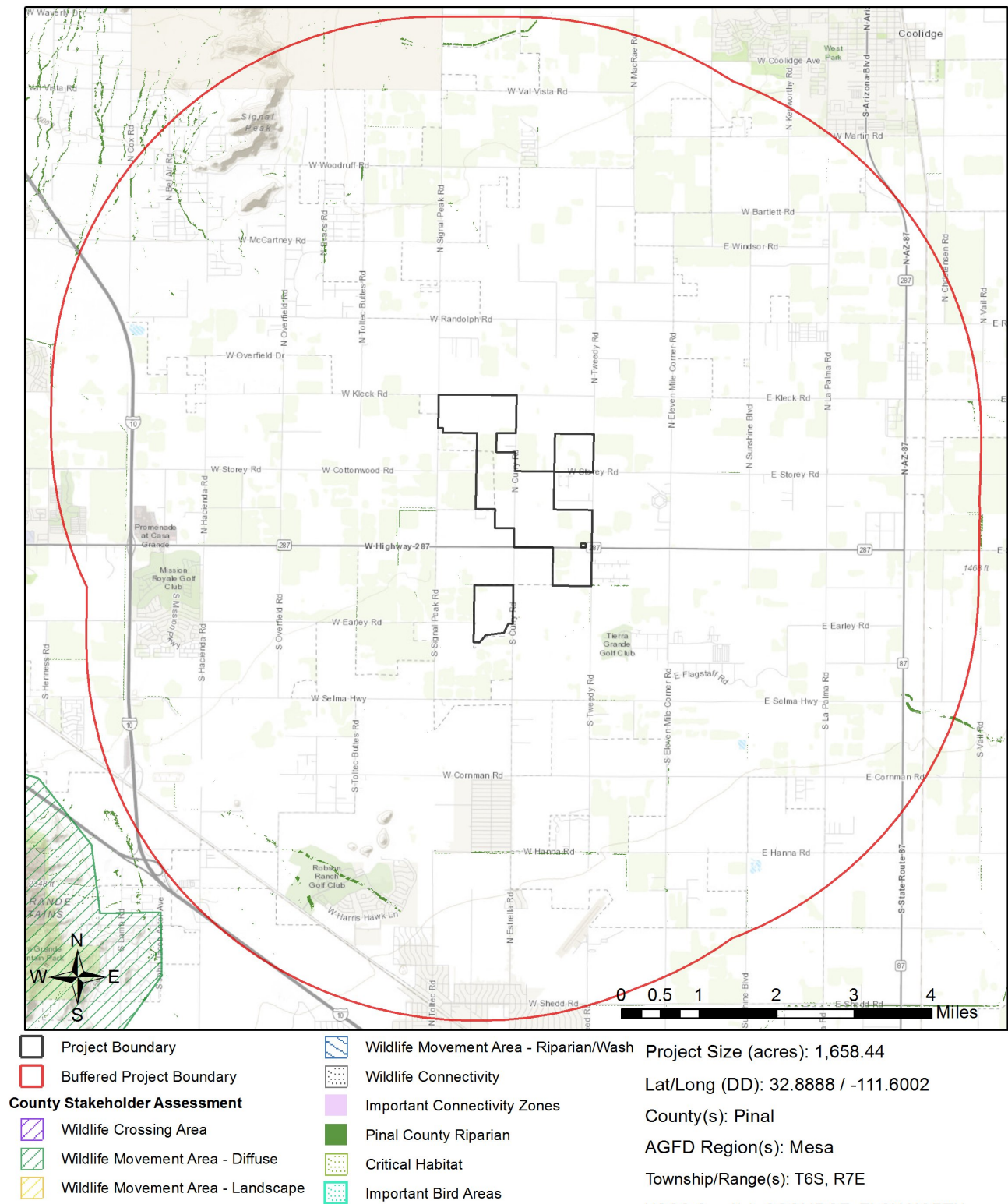
Web Map As Submitted By User



USGS Quad(s): COOLIDGE; ELOY NORTH

Page 5 of 11

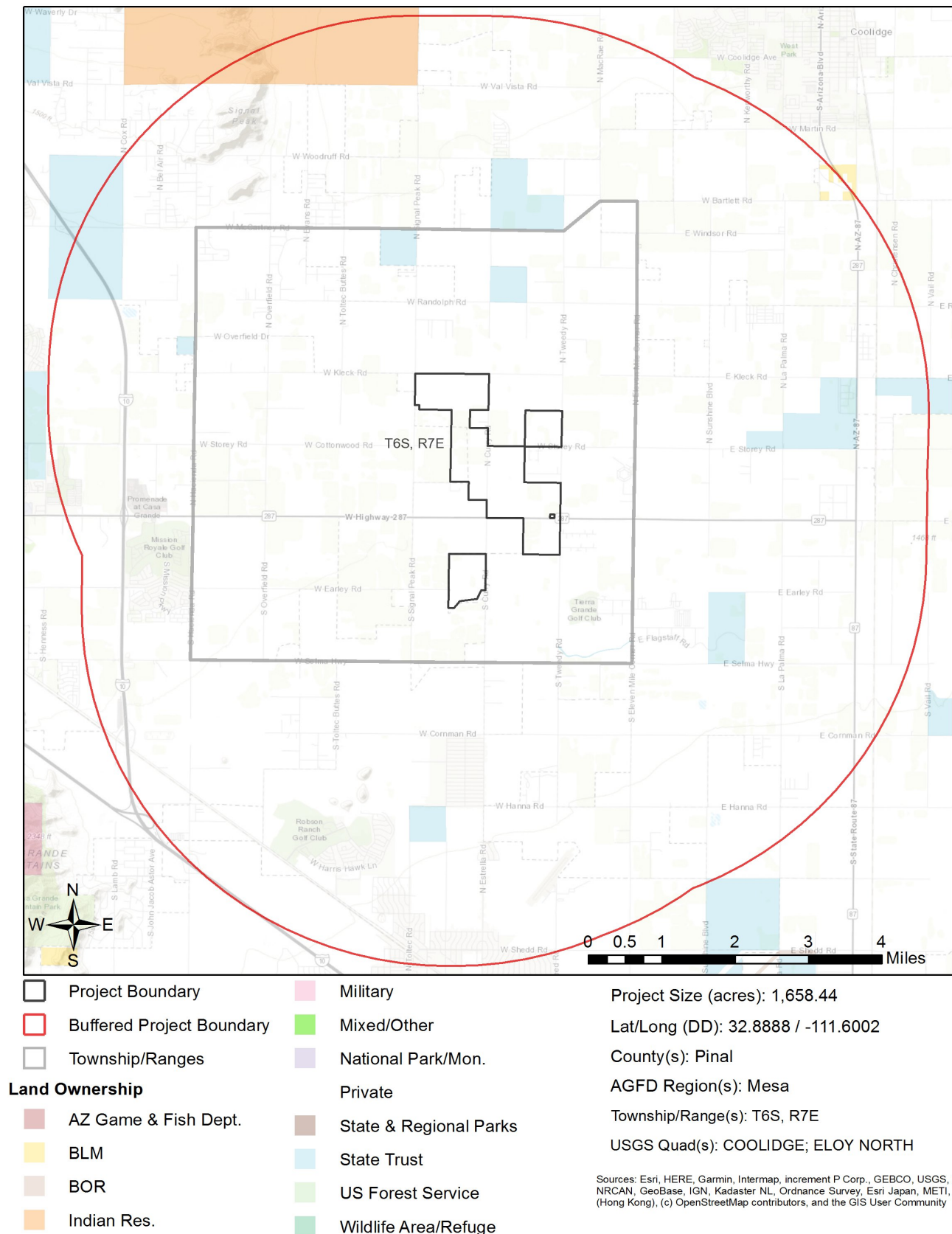
SunDog Important Areas



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SunDog

Township/Ranges and Land Ownership



Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Lepus alleni	Antelope Jackrabbit					1B

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

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

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

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis occipitalis klauberi	Tucson Shovel-nosed Snake	SC				1A
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolni	Lincoln's Sparrow					1B
Melospiza aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus longimembris	Little Pocket Mouse	No Status				1B
Phrynosoma goodei	Goode's Horned Lizard					1B
Phrynosoma solare	Regal Horned Lizard					1B
Setophaga petechia	Yellow Warbler					1B
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

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

Project Type Recommendations:

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

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

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, <https://agriculture.az.gov/>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, <https://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/national/water/quality/?cid=stelprdb1044769>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information <https://www.azgfd.com/hunting/regulations>.

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

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

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

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (<http://www.fws.gov/southwest/es/arizona/>).

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

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

Project Location and/or Species Recommendations:

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at:
<https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/>.

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **17th** DAY OF **SEPTEMBER, 2020**, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX BUILDING A, ADMINISTRATIVE HEARING ROOM, FLORENCE, ARIZONA, TO CONSIDER THE FOLLOWING REQUESTS FOR MAJOR AMENDMENTS TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN:

PZ-PA-006-20-PUBLIC HEARING/ACTION: The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant, requesting approval of a **Major Comprehensive Plan Amendment** to amend the 2019 Pinal County Comprehensive Plan by changing the land use designation from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 1642± acres (inclusive of Pinal County ROW) to develop a photovoltaic solar energy production facility, situated in a portion of Sections 14,15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560, (legal on file) (located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PINAL COUNTY COMPLEX, BUILDING F, 31 N. PINAL STREET, FLORENCE, ARIZONA, MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00AM AND 4:30PM.

DATED this **29th** day of **June, 2020**, Pinal County Community Development Dept.

By:  _____

Lester Chow, Interim Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. 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 you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (31 N. PINAL, BLDG. F)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON September 7, 2020.

Contacts for this matter: Sangeeta Deokar

E-mail Address: sangeeta.deokar@pinalcountyz.gov

Phone #: (520) 866-6441 Fax: (520) 866-6530]

Anything below this line is not for publication.]

PUBLISHED ONCE:

Florence Reminder & Blade Tribune (and San Tan Sentinel)

Tri-Valley Dispatch

Casa Grande Dispatch

Eloy Enterprise

Coolidge Examiner

Arizona City Independent

Apache Junction News

Superior Sun

San Manuel Miner

Copper Basin

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, Maria Hitt, Applicant's representative for case PZ-PA-006-20, personally caused 6 sign to be posted in a visible place on or near the proposed project site at North and South corners East of Signal Peak Road and Route 287, at least 28 days before the Planning and Zoning Commission Public Hearing, in unincorporated Pinal County.

The notice was posted as indicated on the attached photograph.

Dynamite Signs, Inc.
Sign Company Name

Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 26th day of August, 2020 by

Maria Hitt.

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

Marybeth Conrad
Notary Public



My Commission expires: 10.25.20



