

MEETING DATE: January 25, 2023

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-014-22** and **PZ-PD-046-22 (SunZia Converter Station)**

CASE COORDINATOR: Sangeeta Deokar, Planner

Executive Summary:

Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting a Non-Major Comprehensive Plan amendment and a Planned Area Development to allow for the development of the SunZia Converter station in the Coolidge Area.

If This Request is Approved:

The applicant will apply for building permits for the SunZia Converter Station under the updated development design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval for the Non-Major Comprehensive Plan Amendment (PZ-PA-014-22), and the Planned Area Development (PAD) overlay (PZ-PD-046-22), with attached stipulations.

LEGAL DESCRIPTION: Located east of Sunshine Blvd and north of Earley Road in a portion of Section 29, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two cases)

- 1. PZ-PA-014-22-PUBLIC HEARING/ACTION:** Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 80± acres from **Moderate Low Density Residential** land use designation to **General Public Facilities/Services** situated in Section 29, Township 06, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.
- 2. PZ-PD-046-22-PUBLIC HEARING/ACTION:** Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting approval of a **Planned Area Development (PAD) Overlay District** on 80± acres in General Rural zoning district, to modify the development standards, situated in the Section 29, T06S, R08E G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.

LOCATION: The subject property is located east of Sunshine Blvd and north of Earley Road, Pinal County, Arizona.

SIZE: 80.00± acres.

COMPREHENSIVE PLAN: The existing land use designation for the property is Moderate Low Density Residential with a residential density range of 1-3.5 du/ac.

EXISTING ZONING AND LAND USE:

The subject site is currently zoned General Rural (GR). Staff notes the new applications will affect 80.00 ± acres, west portion of the parcel.

SURROUNDING ZONING AND LAND USE:

North: General Rural Zoning District (GR)	- Vacant
South: General Rural Zoning District (GR)	- Vacant
East: General Rural Zoning District (GR))	- Vacant
West: Manufactured Home Zone (MH)	- Vacant

PUBLIC PARTICIPATION:

Neighborhood Meetings:	September 7, 2022
Agency mail out:	November 16, 2022
Newspaper Advertising:	Week of November 21, 2022
Site posting, Applicant:	November 17, 2022
Site Posting, Pinal County Staff:	November 22, 2022

OTHER REVIEW AGENCY COMMENTS:

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

COMMISSION/RECOMMENDATION (PZ-PA-014-22): At the hearing, after discussion with staff and the Commission, together with evidence presented, & public testimony the Commission voted unanimously (8-0) to recommend approval of **PZ-PA-014-22** based upon the record as presented with no stipulations.

COMMISSION/RECOMMEND MOTION (PZ-PD-046-22): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted unanimously (8-0), to recommend approval of **(PZ-PD-046-22)**, based as presented, with the 20 stipulations.

Staff recommends removal of Stipulation 18 and the addition of the Stipulation 20 as below:

20. Applicant to follow Noise Control Ordinance per ADEQ guidelines; applicant shall not create a sound level in excess of its ambient sound pressure level (Leq) limit, as provided in the Pinal County Zoning Ordinance. For General Rural (GR) Zoning, Leq levels may not exceed 65 dBA from 7:00 am to 9:00 pm and 60 dBA from 9:00 pm to 7:00 am at the property line. Sound levels shall be locally measurable and applied by the use of Leq levels as defined in Section 10-22 and measured in accordance with the methods set forth in section 10-23 of the Pinal County Zoning Ordinance for purposes of evaluating and alleged violation.

PZ-PD-046-22 STIPULATIONS

1. Approval of this PAD (PZ-PD-046-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public

improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;

3. A drainage report will be required to be submitted to the County Engineer at the time of Site plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
4. Half street right-of-way dedication will be required for EARLEY ROAD (southern boundary), and SUNSHINE BLVD (western boundary). The minimum required half street right-of-way for all three roadways is 55'. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
5. All right-of-way dedications shall be free and unencumbered;
6. Any roadway sections, alignments, access locations, and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
7. SunZia Converter Station Facility - PAD (PZ-PD-046-22) is to be developed as shown by the site plan/development plan submitted on December 2022, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
8. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors minor comprehensive plan amendment for land-use change approval as set forth in Planning Case PZ-PA-014-22;
9. The property is to be developed with an approved Site Plan, in accordance with the applicable criteria set forth in Section 2.200.070 of the Pinal County Development Services Code (PCDSC) and the applicant's submittal documents;
10. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department
11. Applicant/developer to provide ADA compliant parking;
12. The SunZia Converter Station Facility shall meet the Lighting Zone 1 requirements of the Pinal County Development Services code
13. Expansion of the facility will require the applicant to apply for a "Major PAD Amendment";
14. Facility shall employ the best available technology pertinent to sound mitigation, to the satisfaction of the Community Development Director;
15. Final Design of Fences, Walls and Screening will be subject to the approval of the Community Development Director;
16. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance as per Pinal County Air Quality Code of Regulations Chapter 4, Article 3;

17. All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 through 190 of the Pinal County Air Quality Code of Regulations;
18. An air quality industrial permit would be required if generators are installed.
19. The proposed Site plan should have all weather road arterial access to the project, paved road access within the project and paved parking lots. Access and roads will be designed to accommodate for emergency vehicles.
20. Applicant to follow Noise Control Ordinance per ADEQ guidelines; applicant shall not create a sound level in excess of its ambient sound pressure level (Leq) limit, as provided in the Pinal County Zoning Ordinance. For General Rural (GR) Zoning, Leq levels may not exceed 65 dBA from 7:00 am to 9:00 pm and 60 dBA from 9:00 pm to 7:00 am at the property line. Sound levels shall be locally measurable and applied by the use of Leq levels as defined in Section 10-22 and measured in accordance with the methods set forth in section 10-23 of the Pinal County Zoning Ordinance for purposes of evaluating and alleged violation.

Date Prepared: 1/18/2023 SD

Revised:

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 247994)

Regular Meeting

9:00 a.m.

Thursday, December 15, 2022

Pinal County Administrative Complex

Board of Supervisors Hearing Room

135 N. Pinal Street, Florence, Arizona

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ORIGINAL PREPARED FOR:

PINAL COUNTY, ARIZONA

1 PowerPoint that I did to revise and explain that change.

2 RIGGINS: Okay.

3 BAK: We were since able to - and again going back
4 to what Todd was referring to, we're going through some
5 growing pains with the new technology. We learned we were
6 able to then insert the new corrected staff report that brings
7 you back down to 12 stipulations, so it's essentially
8 eliminated completely.

9 RIGGINS: Well mine sure says 13, and mine still
10 have number 6.

11 DAK: Okay.

12 RIGGINS: So - but everybody else's - everybody
13 else's -

14 SCHNEPF: I read mine from the revised stipulations.

15 RIGGINS: Okay, you got yours from revised, so we're
16 - your motion is exactly correct then. Okay. We have a
17 motion, do we have a second?

18 MENNENGA: Second.

19 RIGGINS: Commissioner Mennenga seconds. All those
20 in favor signify by saying aye.

21 COLLECTIVE: Aye.

22 RIGGINS: Opposed? The motion carries. Thank you
23 very much. All righty. We'll go on to our first new case,
24 which is PZ-PA-014-22, and I do believe that is also tied to
25 the next case below it, so we'll be hearing this case

1 basically as a combined case, but we'll need to vote on it two
2 separate times on two separate cases. So we'll go ahead and
3 begin then with PZ-PA-014-22.

4 DEOKAR: Thank you. Good morning Chair, Vice Chair,
5 Commission Members. Sangeeta Deokar presenting the next two
6 cases. And to begin with [technical difficulties]. Sorry for
7 that. So these are two cases. First is a Non-Major
8 Comprehensive Plan amendment, and the second is a PAD overlay
9 for the same project. The proposal, first one, which is the
10 Non-Major Comprehensive Plan amendment, is requesting to
11 redesignate 80 acres from Moderate Low Density Residential
12 land use designation to General Public Facilities and
13 Services. Applicants, they're Viel Gluck, LLC, Far Marel LLC,
14 Piemonteis Direct, LLC, Ben Fatto, LLC - these are the
15 landowners. And we have the agent, Ralph Pew, who is
16 representing these landowners for this Non-Major Comprehensive
17 Plan amendment. The second case is a PAD overlay for the same
18 area, for 80 acres to modify the development standards for
19 General Rural zoning district. The location - the subject
20 site is located east of Sunshine Boulevard and north of Earley
21 Road in Central Coolidge area. As mentioned earlier, Pew &
22 Lake PLC is the agent, Ralph Pew. He is also present today.
23 This is the County map showing the location of this project.
24 One can see that it is in central County area and surrounded
25 by the Coolidge. However, this portion is almost like a

1 County island, it's unincorporated Pinal County. Further
2 zooming into the vicinity map, one can see that the red
3 portion that is demarcated is the portion of a parcel that is
4 requesting the two amendments. First is the Non-Major
5 Comprehensive Plan amendment and the PAD overlay. One can see
6 that it is surrounded by General Rural zoning, and you can see
7 the surrounding land uses. Coolidge surrounding the area and
8 this portion being the unincorporated Pinal County. The blue
9 portion shows the, again the same land use designation, which
10 is General Facilities, utility areas. And this is going to be
11 part of that larger, you can see the utility hub for this
12 region. Further showing the aerial map. One can see that it
13 is undeveloped area, and it kind of forms a portion of the
14 larger project that I will show you, and the purple area
15 showing the Town of Coolidge. The Comprehensive Plan showing
16 the Moderate Low Density Residential and the requested
17 proposed land use is the General Public Facilities and
18 Services. This is the exhibit showing the current land use
19 designation. The total site showing the portion which is the
20 Moderate Low Density Residential, and a proposed portion which
21 is General Public Facility/Services. One can see that the
22 abutting areas is Moderate Low Density; however it is - it
23 does have similar facilities, or I would say land use
24 designations to the north, west and to - it's in the vicinity
25 similar land use. On the eastern portion is the Employment

1 land use. This is zoning showing the surrounding land uses -
2 immediate surrounding land uses image to the west, north, east
3 and south. General Rural. There's State Land to the south,
4 immediate south of this parcel. Now this portion is showing
5 portion of the 160 acre parcel. So this is not a complete
6 parcel; however, the portion of the parcel is requesting the
7 Non-Major Comprehensive Plan amendment. So just to give an
8 overview of this SunZia Project, this is the project for a
9 large transmission project. It has been conceived around 2008
10 and multiple modification studies has been conducted since
11 then. The project in front of you is basically a portion of
12 one of the converter stations that is a part of the larger
13 project that I'm talking about. It is transmission of
14 renewable energy from New Mexico to Arizona. Its purpose is
15 to transport 4,500 megawatts of renewable energy from wind
16 energy that is produced to markets in Arizona and California.
17 This converter station in Arizona is the Western counterpart,
18 which is similar to the converter station in the New Mexico
19 area. This proposed location is along an existing and planned
20 electrical infrastructure, which is part of a large - at a
21 regional scale, a utility hub or an area as I said, at a
22 regional scale. The existing zoning for this is General
23 Rural. No zone change is requested as utilities are allowed
24 per zoning in the GR zone. 80 acres is proposed for land use
25 change which is portion of a parcel, and a PAD amendment only

1 changes the height in development standards. Rest, all of the
2 development standards for GR zone would still be valid for
3 that area - or I would say, parcel and zoning development
4 standards. So site plan adheres to all requirements,
5 including ADA parking, emergency vehicle access, grading and
6 drainage, retention areas as per the Pinal County Development
7 Services Code. Minimum traffic is expected with no pedestrian
8 access to this facility. Just to give you an overview of the
9 site context infrastructure, one can see that the location is
10 shown as portion of this larger parcel. This is only 80 acres
11 of this larger parcel. In the inset is trying to show you the
12 two maps of Arizona and New Mexico where a similar converter
13 station in - I forget the name of the County in New Mexico -
14 is there, which transports that to Arizona. The height - the
15 electric electricity that we are talking about. The location
16 of this kind of takes the advantage of existing large
17 transmission lines which are shown in this area. One can see
18 that this is the proposed transmission lines, which is going
19 to be part of the converter station and then transported to
20 various locations based on the market demand. This is the
21 overall site plan for this converter station. Just to give
22 you an overview, this is a draft; however, this would still go
23 through the whole process of site plan approval as per Pinal
24 County, you know, the code that requires site plan approval
25 process. There is an access to the road to this a converter

1 station which has the ingress and egress along this road.
2 There are these huge walled buildings which require larger
3 height as per the technical requirements for converter
4 stations. Requirements for ADA parking has been provided by
5 the applicant in this area, and there is this operations and
6 maintenance building, and multiple ancillary buildings and
7 requirements ask for their utility facilities and, you know,
8 service area. So this is as far as the overview, a draft of
9 the site plan for the converter station here. Some pictures
10 taken along north of this property. Along south looking into
11 the property. Along east. And west. Some items for
12 consideration. This is - the zoning remains the same, it is
13 GR, as it allows for utility scale projects like these. The
14 PAD development standards remains the same except for the
15 height that is requesting 80 feet and 40 feet for the two
16 large buildings - the converter station. Received no
17 responses from any public and we recommend approval for both
18 cases. For PZ-PA-014-22, with no stipulations, PZ-PD-046-22
19 with 20 stipulations. The stipulations that have been shared
20 with you in the staff report that was online is what you have,
21 except Chairman Riggins you had a copy prior to some changes
22 in the stipulations, and I think (inaudible) is going to share
23 some of those. There is an additional stipulation for noise
24 that would be added, so which would make the stipulations 21.
25 I'm not sure if I'm able to read that.

1 QUIST: And Sangeeta, would that be an added
2 stipulation or a modified? Modification to an existing
3 stipulation?

4 DEOKAR: So this is going to be an added
5 stipulation, Allen, because there are 20 stipulations which
6 were already updated. So there is a modification, Chairman,
7 in one of the one which is updated for the roadway, which I
8 would like to read into right now. Half street right-of-way
9 dedication will be required for Earley Road (southern
10 boundary). The La Palma Road (eastern boundary) has been
11 removed from this. And, Sunshine Boulevard (western
12 boundary). The minimum required half street right-of-way for
13 all three roadways is 55 feet. Any additional right-of-way
14 needed for any required infrastructure improvements (as
15 identified in the approved Traffic Impact Analysis) for any
16 roadways shall be the responsibility of the applicant. All
17 roadway and infrastructure improvements shall be in accordance
18 with the current Pinal County Subdivision Standards, or
19 approved by the County Engineer. So there was -

20 ??: The three would become a two when you deleted
21 La Palma.

22 DEOKAR: Right. So there would be a - no, there
23 were four earlier. Yes. So that was the update. The
24 document on the Web is the correct one. Chairman, this is
25 specifically for you.

1 RIGGINS: And let me ask a question on that, if I
2 may.

3 DEOKAR: Sure.

4 RIGGINS: La Palma Road is a half a mile from this
5 case, and so my curiosity is why was it ever on there in the
6 first place?

7 DEOKAR: Because that was one of the access roads
8 and this was a stipulation that was provided by Transportation
9 Planning Division. And then there was a discussion in terms
10 of this portion that is 80 acres is only a portion which is
11 now going to be accessed from Sunshine Boulevard, and
12 therefore La Palma requirement would be -

13 RIGGINS: And one would think that La Palma would be
14 dealt with when the next stage of developing this parcel
15 happens, not now.

16 DEOKAR: Correct.

17 RIGGINS: So okay. Very good. Thank you.

18 DEOKAR: Thank you. So Chairman, in your - the
19 earlier one, there was a duplicate stipulation for 15 which
20 was removed. And there was an addition of the 20th one which
21 is, The proposed site plan would have all weather road
22 arterial access to the project, paved road access within the
23 project and paved parking lots. Access and roads will be
24 designed to accommodate for emergency vehicles. Besides this
25 20, there is an additional noise stipulation which has been

1 requested and that's what I'm going to be reading. The
2 applicant would to follow noise control ordinance for ADEQ
3 guidelines. Applicant shall provide the County with an
4 ambient noise study from site prior to construction and post-
5 construction plant operations shall not increase the pre-
6 construction ambient noise levels by more than 10 decibels
7 using the rated scale, nor shall noise exceed 65 decibels as
8 measured from the property line. For purpose of this
9 stipulation, ambient noise means that all encompassing noise
10 associated with a given environment being usually a composite
11 of sounds from many sources near and far. Ambient noise level
12 is the level obtained when the noise level is averaged over a
13 period of 15 minutes without inclusion of noise from located
14 isolated identifiable sources by the use of LEQ levels at the
15 location and the time of day near that at which a comparison
16 is to be made. This is an additional noise stipulation that
17 would be added for this converter station.

18 RIGGINS: Just out of curiosity, don't you have that
19 written down to present to us?

20 DEOKAR: I am extremely sorry, this has been just
21 discussed in the morning today and I would like to -

22 RIGGINS; Well obviously it's written down -

23 DEOKAR: We can go ahead and write it down.

24 RIGGINS: Obviously it's written down some place
25 because you just read it. So could you please make sure while

1 the applicant is addressing his case, that gets written down
2 so we can look at it? I don't think any of us can fully
3 understand the intent of that, as long as it was, done in a
4 verbal fashion.

5 DEOKAR: I'm sorry again, once again.

6 RIGGINS: Which is fine, let's just make - let's
7 make sure when it comes time -

8 DEOKAR: I will go ahead and add that.

9 RIGGINS: Let's make sure we get it on the screen.

10 DEOKAR: Sure, I will do that. The only reason that
11 it did not come is when he - when Allen shared it with me over
12 the email, I was unable to open it and that's the reason. I
13 will just get it back.

14 RIGGINS: No criticism meant in any fashion
15 whatsoever, but when we go to vote on it, we need to see it.

16 DEOKAR: Absolutely. I will go ahead and add that
17 right away.

18 RIGGINS: Very good.

19 DEOKAR: We also have a presentation from the
20 applicant. By then I can go ahead and ensure that that's on
21 the screen.

22 RIGGINS: Perfect.

23 DEOKAR: Would that work?

24 RIGGINS: That works perfectly.

25 DEOKAR: Thank you.

1 RIGGINS: Are you completed with your presentation?

2 DEOKAR: I am completed with my presentations and
3 I'm open for any questions if there are.

4 RIGGINS: Commissioners, any questions of staff?
5 Vice Chair Mennenga.

6 MENNENGA: Thank you. So this is directly
7 underneath the existing high voltage lines that go across the
8 County, looks like, existing SRP high voltage lines. And this
9 new SunZia, whatever it is, these transmission lines have not
10 been constructed yet, is that correct?

11 DEOKAR: Sure. No. Pattern Energy has acquired the
12 rights to build this and this is part of that project.

13 MENNENGA: Okay.

14 RIGGINS: And let me just - the SunZia - and I could
15 be entirely incorrect - the SunZia lines are in place, are
16 they not? Going to New Mexico, to the east, I mean you can
17 see them going right down Steel Road.

18 DEOKAR: I'm not sure which ones, if I had seen them
19 whether they're SunZia or not, but I would want the applicant
20 to talk more on that.

21 RIGGINS: I'm sure the applicant can do so.

22 DEOKAR: Yes.

23 RIGGINS: Any other questions of staff - or of the
24 Commission from staff report? None being, thank you very
25 much. Could the applicant please come up and tell us what

1 they have in mind? You're on Mr. Pew.

2 PEW: Mr. Chairman, Members of the Commission, good
3 morning. Thank you for the chance to be with you here today.
4 My name is Ralph Pew, and I'm here on behalf of SunZia
5 transmission line project and Pattern Energy, the main and
6 principal owner of the project. With me today is Kevin Wetzel
7 and Natalie McCue, who are both senior directors of Pattern
8 Energy, and also hiding in the background somewhere is Mike
9 DeWitt, our senior planner, project planner for this project,
10 and engineer with Power Engineering. So we're delighted to be
11 with you, we don't want to take too much of your time, Mr.
12 Chairman and Commissioners, but maybe while it's fresh on our
13 mind can we talk about stipulations and then get to the
14 substance of the case while it's all right there in our minds?
15 So what just transpired was that condition number 4 was
16 changed to remove La Palma Road as a required dedication at
17 this time, and you're entirely right, Chair Riggins, that will
18 come later. And I think in fairness to the process, that
19 probably got into a stipulation because originally this was a
20 160 acre parcel that was being considered. So that's how that
21 all happened. Condition number 15 has been removed. That was
22 pretty clear on that one.

23 RIGGINS: And just so everyone knows, the one that
24 is the duplicate is number 10.

25 PEW: Correct. We got to follow the pattern here.

1 So that now, Commissioners, takes us to 10 that deserves some
2 clarification. 10 dealt with sound. So what you have here,
3 the County has a sound ordinance and a noise ordinance, as we
4 would call it, and it prohibits the emanation of sound beyond
5 property lines to a certain decibel level, depending on what
6 the adjoining property is zoned. So to the north and the east
7 and the south of us is zoned the same way as we are, and so
8 it's a 60 dBA level. To the west, there's a manufactured home
9 zoning category in the vicinity, and consequently that's a 55
10 decibel level requirement. So what happened here was the
11 stipulation originally got written to have no noise emanating
12 from the property boundary line - and we all know that's
13 physically and utterly impossible in most any circumstance.
14 So the stipulation that Sangeeta so kindly read into the
15 record today was one that is comparable to a prior case that
16 dealt with a landfill and a processing plant of some type and
17 it was adequate to describe what we need to do; which requires
18 a pre-construction sound study, and then noise levels are to
19 be adjusted based upon so many decibels above that that are
20 allowable. So I know - I mean we could get into a lot of
21 detail on that, but for our purposes as the applicant and the
22 project, we are okay with that stipulation, other than I think
23 there's a provision in there - and I apologize to the staff, I
24 just was listening to it and Natalie reminded me of it - if
25 the ambient noise level is 35, if that were true, the

1 stipulation only allows a 10 decibel level above that, and we
2 probably should work on it or think about that. I'm not sure
3 exactly how to solve that other than we can comply with the
4 County code, that's the heart of the whole issue, and so
5 however you want to deal with that stipulation, Chairman and
6 Commissioners, we're agreeable to it in the way it works, but
7 we would not like to be - we don't want to be held to a sound
8 level that is higher than the current County standard. That's
9 all we're saying, and there really is not much need because
10 frankly this is a converter station, and it's not a
11 manufacturing facility. I'll explain to you why noise, while
12 there is some noise generated, it is not a significant issue
13 here. So - and then the last stipulation was stipulation 20,
14 which dealt with paved roads versus all-weather roads. So the
15 original stip was written that all the arterial roads around
16 this converter station will be paved, when in reality all that
17 needs to be done is to make them all weather roads. Because
18 they are not going to be highly used, this project will
19 generate as close to zero traffic as possible once it's up and
20 running, so the staff made that recommendation to you on
21 condition 20. So that's a brief summary on that, Mr.
22 Chairman, Commissioner Hardick.

23 RIGGINS: Commissioner Hardick.

24 HARDICK: You're asking that after your study is
25 done you get a variance for whatever the study says your sound

1 levels are (inaudible).

2 PEW: No, Mr. Hardick, if it came out that way I
3 sure apologize because that would not make one ounce of sense.

4 HARDICK: (Inaudible) I misunderstood (inaudible).

5 PEW: No, no, no, you're totally right and totally
6 fine on that. I didn't mean to say it that way. What I meant
7 was that in that stipulation, there's something about a 35
8 decibel level point and that you can't exceed that by more
9 than 10, from what I recall, as I listened - and we worked on
10 it at the last minute here, trying to catch up on that. All I
11 was saying is, let's try to craft that stipulation that
12 complies with the County ordinance so that we can't emanate
13 more than 55 decibels from that western property boundary
14 line. That's what I'm trying to say.

15 HARDICK: So you're not trying to get a variance,
16 you just want to fall within the guidelines.

17 PEW: Yes, that's a better way to say it. Thank
18 you.

19 RIGGINS: And I would also suggest that until we
20 actually see it on paper at this last minute and can
21 understand the import of all the connective syntax, we really
22 can't even talk about it, so it will be done at the end. But
23 I appreciate the fact that you just don't want to be held more
24 than what the County codes are.

25 PEW: That I think is the point, however -

1 RIGGINS: But without having just heard it, I
2 certainly can't say what it says.

3 PEW: Yeah. In fairness to everybody, as we listen
4 to it, you gotta read it on paper and grasp it. But
5 thankfully the staff was flexible on that point and understood
6 it also, and had some alternative language to work from. So -

7 RIGGINS: Well, we shall certainly look at it when
8 we see it.

9 PEW: Yes, I got it Mr. Chairman. You've got a fair
10 point. So okay, with that then and with those issues dealing
11 with stipulations at least behind us a bit, let's just take a
12 quick look. Okay, let's see. I always have a feeling if I
13 push the wrong button something's just going to blow up,
14 right? So Sangeeta, how do I do this without ruining
15 everything here today?

16 DEOKAR: Just scroll down.

17 PEW: Thank you. So simple, right? Okay. All
18 right. Mr. Chairman, members of the Commission, so we're
19 going to get to the Non-Major Comp Amendment and the zoning
20 PAD quickly, but this is a very interesting thing. For your
21 understanding and remembrance here, this is the inverse of
22 what you typically and have sometimes seen in Pinal County,
23 where large acreages within the County are being used to
24 produce energy that's being shipped elsewhere. This is
25 exactly the opposite. This is the nation's single largest

1 renewable energy project. It will bring energy generated in
2 Torrance County, New Mexico, to the Pinal Central substation
3 here in Pinal County.

4 HARDICK: Is that solar?

5 PEW: The answer to that is no, because I haven't
6 finished that sentence yet, Supervisor - or Commissioner
7 Hardick. This is wind driven power on a scale in New Mexico
8 that I'm really not conversant with and can't describe because
9 it really doesn't affect us here in Pinal County. What
10 affects us is the end of the line and the insertion into the
11 Pinal Central SRP Substation of energy in a magnitude that we
12 just haven't seen before in renewable energy. So the way I
13 like to think about it, I get mixed up on all the kilovolts
14 and megavolts and megawatts and all that stuff, the point of
15 this is this will bring enough energy and power into Pinal
16 Central Substation that could accommodate the needs of two and
17 a half million people. That's a magnitude I think we don't
18 see very often. And the technology is advancing day by day,
19 moment by moment, and we're right on the edge of it, and I'll
20 show you that in just a second when we get to the height of
21 the valve tower that's necessary - of a valve hall for this
22 structure. So that, in a nutshell, is it. The power is
23 generated there, 550 mile transmission line here, and you're
24 right Chair Riggins, those lines have not yet been
25 constructed, but for your benefit, Commissioners, all federal

1 and state authorizations have been acquired and approved,
2 along with 100 percent of all land acquisition in this area
3 necessary to make this project work.

4 RIGGINS: If I may, I know beyond a shadow of a
5 doubt that certain areas - I don't know in New Mexico, but in
6 certain areas in Arizona, I know that corridor already has
7 lines on it. So those are lines that are already existing in
8 that corridor, and these will be further lines that will be
9 built in that corridor.

10 PEW: Chair Riggins you're exactly right. Natalie
11 was trying to explain that to me, in a very low voice to be
12 polite in this meeting, and I couldn't hear her very well.
13 But the point is, those are not our lines and they're not this
14 project, but they are indeed in the corridor and you see them.
15 So - but the important thing too to keep in mind, I mean the
16 Arizona Corporation Commission has designated, as we know,
17 this particular area of Pinal County for these transmissions.

18 RIGGINS: Ralph, they just took your fire away. You
19 were right in the middle of it, too.

20 PEW: I am, that's the problem.

21 RIGGINS: I would appreciate if you would continue
22 with your presentation, and we'll get to that.

23 PEW: Okay, we'll get to the stipulation later?

24 RIGGINS: Yes.

25 PEW: Okay, so then eventually we've got to move

1 this.

2 RIGGINS: Let's keep some continuity.

3 PEW: Yeah, fair enough Mr. Chairman. So let's get
4 rid of this and go back. We were on the topic of the power
5 lines in the corridor. So the matter is that the certificate
6 of environmental compatibility has also been approved and
7 amended and approved by the Corporation Commission. This
8 corridor coming into this location of Pinal Central, has
9 always been conceived and expected to have these type of
10 facilities here. And as you can see, 550 miles is a long way
11 and it takes a lot of coordination and effort and construction
12 and frankly modern and good technology and, you know, quality
13 experienced company. So that's what the plan is. But for
14 Pinal County, the issue boils down to an 11 acre converter
15 station within the 80 acre parcel that we are requesting the
16 Non-Major Comp Plan amendment from Moderate to Low Residential
17 Density to the General Public Facility/Services category. And
18 I think when Sangeeta showed you the map about that - and I'll
19 show you another one here just a minute - is totally
20 consistent with the area. So let's, let's then move on to
21 this. So the Non-Comp Plan amendment, it's an important
22 thought here to remember, that while this corridor's already
23 been designated, the underlying Comp Plan designations have
24 not. Right? So this 80 acres could have been designated for
25 General Public Utilities and Facilities years ago on the Comp

1 Plan when we knew this was the corridor, but these will come
2 along as time progresses and as the need is there. So our
3 request is change that Moderate Low Density Residential to
4 General Public Facilities and Services and then leave the
5 zoning the same. We'll come to the zoning in just a minute.
6 This complies with the energy sections of your Comp Plan.
7 We've cited them for you, I don't think we need to go into the
8 detail of all of those, but I think the staff has analyzed it,
9 we've taken a look at it and we are consistent with the Comp
10 Plan. This is what I was trying to demonstrate just a second
11 ago. What's outlined in yellow there in the middle is the 80
12 acre section that we're talking about, what's outlined in red
13 is the 10 to 11 acre roughly converter station. You see the
14 lines coming in from the east and being processed and
15 converted, and then shipped to the west to the Pinal Central
16 substation by SRP. And we'll come to it in a minute, just a
17 second - the customers, potential customers for these uses.
18 Now this just demonstrates that when you change the Comp Plan
19 to the General Public Facilities and Services, it changes the
20 map to blue and the blue is totally consistent with what's
21 going on in the area. In fact, Pinal Central itself would be
22 highlighted in blue if it were in the County, right? Since
23 it's in Coolidge, then our maps in the Pinal County don't
24 reflect that. So the point of all this is it's very
25 consistent with what's there and what has been expected for

1 years in this area. Now when we start talking about the
2 zoning, now we're onto the PAD. You are all very used to
3 seeing PADs in large masterplan communities and in residential
4 districts, and those PADs are used to deviate from various
5 development standards, right? You look for an offset between
6 quality improvements and amenities in a project and deviations
7 to a setback, or deviations to a landscape percentage, or
8 something like that. In this case, the sole purpose for the
9 PAD is to allow two valve halls to be up to 80 feet in height
10 and two service towers to be up to 40. That exceeds the 30
11 foot height limit in the General Rural, and it all makes
12 perfectly good sense, right? Because in the General Rural you
13 would typically not expect buildings more than 30 feet, but
14 since the Pinal County code allows private utilities as a
15 permitted use in the General Rural, there is a method to
16 accommodate a little higher height in the buildings, and
17 you'll see why it's necessary here in just a minute. You can
18 see the mechanisms that do all this marvelous conversion,
19 they're suspended from the interior of - from the ceiling of
20 the building so that there's room to maneuver on the bottom.
21 So I don't want this to look like a computer chip, but that's
22 kind of a view of what the converter station area will look
23 like. The only thing that will look different here - and I'll
24 show you a simulation of it in just a second - is that they'll
25 be a few structures. It won't just be apparatus and poles

1 with connecting utility lines. Those structures are what
2 house the genius mechanisms that make this all happen. Okay?
3 And we'll show you a little more detail of that right here.
4 So this is a really good shot of what happens inside a valve
5 tower. These pieces of equipment are made of metal, ceramic
6 and glass. They need an environment where they can be clean
7 and free from contamination, inclement weather and debris and
8 all kinds of things that would happen if they were out in the
9 open. So these mechanisms will -

10 RIGGINS: If I may.

11 PEW: Yep.

12 RIGGINS: Does that include temperature
13 modification?

14 PEW: Chair Riggins, I do not know the answer to
15 that. I'm going to let Kevin Wetzel think about that for a
16 minute and he has the option -

17 RIGGINS: We'll find that out when he comes up.

18 PEW: We'll find out, you bet. Get that - follow up
19 on that, Kevin? Does it include temperature modifications.

20 RIGGINS: Cooling.

21 PEW: When you get a minute. Okay? All right. So
22 you can see there's room to maneuver under the suspended
23 equipment. That's at least 15 feet, probably, maybe more to
24 allow men and women and equipment to maneuver in there, and
25 then there has to be space between the ceiling and the

1 facilities themselves. But this is the version of a clean
2 room for converter stations, right? We have clean rooms in
3 making microchips, we have clean rooms in hospitals. This is
4 a clean room, in essence, not quite like a hospital, but it's
5 very clean and it needs to be to protect this equipment.
6 Because what happens is when the wind's generated in New
7 Mexico, it's generated in AC form, and right there in New
8 Mexico it's immediately converted to DC. Why? Because the DC
9 has less dissipation of the power over the transport of 550
10 miles than AC would. So now it comes into Pinal Central, and
11 then we convert it back to AC and put it into the SRP
12 substation. Okay? So this is the reason for the height that
13 we need on these few buildings on the site. Okay, we talked
14 about that, we don't need to belabor that point.

15 RIGGINS: Could you go back to that slide, please?

16 PEW: Right there or the other one?

17 RIGGINS: No, this one.

18 PEW: Yep.

19 RIGGINS: Thank you.

20 PEW: Okay. So we've already talked about the major
21 approvals that have already happened in conjunction with this
22 property. That highlights, again, in yellow the 80 acres and
23 the 11 acres in the middle of it, which allows us, by the way,
24 to have a significant buffer at least 350 feet on that south
25 side, the east side and the north, and significantly more to

1 the west. So here's some visual simulations that I want to
2 show to you that were created by our engineering team and
3 other consultants. This will show you what this will look
4 like if you were standing where - there is a mobile home RV
5 park to the south and west of us, if you were standing there,
6 see the item number one, that's where the mobile home and RV
7 park is, and if you were standing right there in that corner,
8 this is what you would see looking northeast. So the top one
9 shows what's there today. The bottom exhibit would show you
10 the height of the valve halls and the service towers in
11 proportion to the power poles and lines that are out there
12 already. So it really, in our opinion, is not a significant
13 intrusion into any visual corridors in the area. This one now
14 is taken looking west. This is taken back over from closer to
15 La Palma and Earley Road, looking in a northwesterly
16 direction, that's what the valve halls would look like. And
17 then in between the valve halls are the service structures.
18 Now, there's been some discussion as to whether or not there
19 should be a block wall built around the 10-11 acre site, we
20 don't believe that's necessary for this reason. Now, this
21 simulation here - hold on. Did it fall asleep on us? Well,
22 the next one shows a wall, and you really can't tell much
23 difference. Hold on. There, that's it right there. Perfect.
24 Okay, thank you. So there's a 10 foot wall on the eastern
25 edge of the converter station parcel itself area, and it

1 really doesn't add anything esthetically, in our opinion, and
2 it's not necessary. So we just wanted to show that and let
3 people take a look at that and see how it works. This will be
4 a secure site for sure. Okay? This delicate mouse isn't
5 working, so I don't bore everybody to tears here. What do you
6 want to do? So we've talked about sound and we haven't talked
7 about lighting, but we will comply and work with the County on
8 lighting requirements here, and I don't think we need to get
9 into all those details today, it shouldn't be that
10 complicated. And we've completed biological and cultural
11 surveys with no significant findings. Why Pinal County? The
12 importance of this for the moment, based on what you've seen a
13 lot of lately over the last few years in the County, is the
14 very last portion of this project. So who are the potential
15 customers for this network, right, of power that's coming into
16 this and say where will it go and who will buy it? Obviously,
17 the customers are those who have interests in the SRP
18 substation now. So it would be Salt River Project, Tucson
19 Electric, WAPA, Arizona Power Cooperative, three local
20 electrical districts that we know of, and other commercial
21 industrial users that might want to buy power from this
22 location also. So that's the customer base, that's what we
23 intend to service and help, and by bringing this project to
24 the County, it's going to provide the renewable energy source
25 that I think has been aspired for for some time. So, Mr.

1 Chairman, those are the sum and substance of our thoughts on
2 this. We believe we meet the criteria for the Non-Major Comp
3 amendment, and the justification for the PAD is as I showed
4 you with respect to this equipment, it just can't operate in a
5 building that doesn't have the height and the room and the
6 cleanliness and the air around it to function appropriately.
7 And so with that, we would urge your recommendation to the
8 Board of Supervisors of approval of both the comp amendment
9 and the PAD, and I know I've taken way too much time, but we
10 do want to express thanks to the staff, from the Development
11 Services Department, the zoning department, they have been
12 very helpful to review this project and to move it along in an
13 expeditious way. Upon your favorable recommendation and the
14 Supervisors' recommendation, we would actually like to be
15 working on the site March 1. So it's on its way and making
16 good progress. With that, Mr. Chairman, I'll be quiet and
17 answer any questions that you all may have.

18 RIGGINS: Commissioners, questions for the
19 applicant? Commissioner Del Cotto.

20 DEL COTTO: Good morning. Would like the electrical
21 district - ours is three, but I know that there's different
22 number of numbers three, so on and so forth - will they be
23 part of receiving any of this power?

24 PEW: Mr. Chairman, Commissioner Del Cotto, the
25 answer to that question is there already is contracts in

1 place, obviously, for SunZia to bring this line into this
2 location and that list of customers are potential parties to
3 contract with. Those agreements have not been entered into.
4 Kevin can address that a whole lot better than I can.

5 WETZEL: Good morning Commissioners, Kevin Wetzel,
6 Senior Director of Development, really the lead developer for
7 the SunZia Project. So SunZia will deliver power into the
8 Pinal Central Substation. Pinal Central is co-owned by a
9 number of joint participants administered by SRP, but also
10 including Tucson Electric and a number of electric districts,
11 including, I believe three. I think it's two, three and four.

12 DEL COTTO: Is it ED3?

13 WETZEL: I believe three is one of the three, yes.
14 So no power contracts have been signed actually for this
15 power, we're still in call it marketing mode, but we certainly
16 hope that we'll be able to find some value for the electric
17 districts, as well as any other Arizona customers.

18 DEL COTT: But it will ultimately stay in our state.

19 WETZEL: The pow - the electrons, yeah, get
20 delivered into Arizona and then electrons do what they do,
21 they tend to stay local.

22 DEL COTTO: Thank you.

23 WETZEL: Yes sir.

24 PEW: Thank you, Kevin. And I think, Mr. Chairman,
25 we can get back to the stipulation, whatever questions you

1 have (inaudible). Yeah, when you're ready.

2 RIGGINS: Other Commissioners, questions?

3 Commissioner Schnepf.

4 SCHNEPF: You were speaking to the block wall and
5 you were saying that you didn't feel there was a need because
6 the site is secured, could you speak to how it is secured from
7 the public and from any other?

8 PEW: Mr. Chairman, Commissioner Schnepf, can I
9 invite - Mike DeWitt are you around? Can you address that for
10 us, Mike? Please? Thanks.

11 RIGGINS: You will need to sign in and -

12 PEW: I'll sign in while he talks.

13 RIGGINS: Okay. And give us your name and your
14 address before you begin, please.

15 DEWITT: Chairman and Commissioners, my name's Mike
16 DeWitt, I'm a project manager with Power Engineers. Address
17 is 16th Street in Phoenix, Arizona. The station itself, the
18 converter station, is secured much like the Pinal Central
19 Station or any other major substation in the state. It's an
20 eight foot chain link fence, one foot of barbed wire on top of
21 it, dual gates at the driveways to let the equipment in and
22 out, and those are padlocked. There will be some - and I
23 don't know how much - you know, security from a camera
24 standpoint, motion detectors and stuff like that, that's all
25 still in development. But from the perimeter security it's

1 secured much like Pinal Central is.

2 SCHNEPF: Is there onsite security or anyone at the
3 site 24?

4 DEWITT: No, the site's unmanned. Site's operated
5 remotely.

6 SCHNEPF: Okay, that's interesting. A chain link
7 fence can be cut easy, you know, just for what you got there
8 and the power and everything, I would think that you'd want
9 better security than a chain link fence.

10 DEWITT: And I don't know what the additional
11 security measures are. That's the perimeter security.
12 Whether the pattern has additional security measures in place
13 with regards to motion detection and that type of stuff, that
14 I don't know.

15 SCHNEPF: Interesting.

16 RIGGINS: Vice Chair Mennenga.

17 MENNENGA: Are there employees at - will there be
18 anybody working at this site daily at all, or is this remotely
19 operated like you said, Mike?

20 DEWITT: Mr. Chairman, Commissioner Mennenga, it's
21 really designed as an unmanned facility. There will be,
22 though, from time to time people on the site and if the need
23 arises, you could have, in theory, one or two people there if
24 it's necessary. That's all being worked out.

25 MENNENGA: Those - in that one slide where it showed

1 the couple pictures in the background where it showed the
2 fence, is that an existing facility you took pictures of or is
3 just proposed?

4 DEWITT: No, that's a simulation. You mean the -
5 yeah, the consultants can do those kind of things based on
6 distance and height, that's what it would look like if you
7 were standing in those two spots.

8 RIGGINS: Other Commissioners. Then I have a couple
9 of questions. The first one will go back to the cooling
10 requirements. If you could have your gentleman - and we
11 didn't have you sign in, give your name and address again.

12 WETZEL: Yes sir Mr. Chairman. Kevin Wetzel with
13 Pattern Energy, our address is 1088 Sansome in San Francisco.
14 I did just make sure to check with my engineers because I want
15 to make sure to provide the right answer, and there will be
16 temperature control in the valve halls, so HVAC, to make sure
17 that there's a, you know, a range of temperature that the
18 valves can kind of operate in to maintain that temperature.

19 RIGGINS: Generally something that handles that kind
20 of voltage and average produces a fair amount of heat. Is
21 that a fair statement?

22 WETZEL: I think that would be a fair statement,
23 although to be fair I'm not the lead engineer here, so if
24 you've got specific (inaudible).

25 RIGGINS: Well, there's a reason for this question.

1 WETZEL: Yes sir.

2 RIGGINS: We're about to discuss a sound ordinance.
3 Massive HVAC makes a lot of sound, and so a substation in
4 general is a pretty quiet thing. But you guys aren't building
5 a substation in general, and we don't really know what we're
6 talking about here as far as exactly what kind of sound
7 generation will come from this. That's the reason this
8 question is coming.

9 WETZEL: Yes sir. What I can tell you is that our
10 engineers who design these for a living have confirmed that we
11 can stay within the County sound ordinance requirements, so
12 under the 55 dBA at the property boundary limit. So they have
13 studied this and confirmed that even with the cooling
14 requirements, we can meet that requirement.

15 RIGGINS: Well, I think we can see, however, at this
16 point that the verbiage and the attention we need to pay to
17 this sound stipulation is somewhat more important, because
18 there is a potential for a great deal of sound from this
19 facility and to make sure that it absolutely coordinates with
20 our given stipulations and an ordinance is very important. So
21 this isn't a minor thing. And again leads back to the
22 question of introducing this stuff in the way that we did.
23 This came about way too fast.

24 PEW: Mr. Chairman, you're exactly correct. It came
25 about fast and in an unusual way. But the reason for the

1 language that was read and that we'll take a look at here in a
2 minute, is because the prior stip that came out recently, too,
3 was no sound beyond the property boundary, which just can't
4 happen. So we tried to find a happy medium here today, and it
5 was in a hurry, admittedly.

6 RIGGINS: And I'm not - and I am not being critical
7 of the process, sometimes things like this happen, but
8 sometimes they also tend to not allow proper discussion of
9 issues that really need to be discussed. And so I - just a
10 caution. This is not a small issue.

11 PEW: No, it's not a small issue. Although, like
12 Kevin just said, complying with the County ordinance is
13 completely doable. We're confident of that. So if we need to
14 refine it more, that's another question.

15 RIGGINS: And I have one other question.

16 PEW: Okay.

17 RIGGINS: Pretty high tech big investment operation
18 here.

19 PEW: Very high tech, very cutting edge technology,
20 and a significant monetary investment. No question about
21 that.

22 RIGGINS: And in that monetary investment, what kind
23 of revenue does Pinal County get through taxation on this
24 facility?

25 PEW: Mr. Chairman, Members of the Commission, I'm

1 assuming for the moment not being an expert in property or
2 taxes of any nature, you're going to have property taxes,
3 you're going to have other perhaps operational taxes that come
4 from the sale of the utilities.

5 RIGGINS: Well, actually, there is no transaction
6 privilege tax whatsoever for sale of electricity to utility
7 scale.

8 PEW: Kevin's dealing with that every day, so.

9 WETZEL: Yes sir, Mr. Chairman. So we've actually
10 run studies on this and -

11 RIGGINS: Could you could you give us your name
12 again?

13 WETZEL: Yes sir, Kevin Wetzel, Senior Director of
14 Development for Pattern Energy. We've estimated over 20
15 million in estimated property taxes to the County over the
16 life of the facility.

17 RIGGINS: And how long is the life of the facility?

18 WETZEL: Initial lifetime is expected to be 40
19 years, which is fairly standard for -

20 RIGGINS: So that's a half a million dollars a year.

21 WETZEL: Yes sir. Although, I believe the
22 depreciation of the facility has more payments upfront and
23 then it would tail down over time as the facilities depreciate
24 (inaudible).

25 RIGGINS: Oftentimes, that's correct. I imagine

1 that it might be a good idea as this case progresses forward
2 that you do a little bit more work and review Arizona Revised
3 Statutes and actually give some answers as this goes forward
4 that there aren't estimates, because we've seen a lot of the
5 supposed estimates and claims that have been brought forward
6 to us in energy generation projects. When they've been looked
7 at, actually the taxation that Pinal County receives is very
8 low, much lower than anybody would ever expect, and I have a
9 feeling that there's a lot of things in this project that are
10 really written into state revised statutes that are also going
11 to make the revenues that come into Pinal County very low from
12 this project. But you might actually be asked somewhere along
13 this project to come up with something that's not an estimate.
14 So I would suggest that you work to getting an answer that's
15 more relevant to be put in the public forum that actually
16 where the taxes will come in a, at least a very detailed
17 estimate that gives us a little bit better idea.

18 WETZEL: Yes sir, we can work on it.

19 RIGGINS: Okay.

20 WETZEL: Also just to respond to a previous question
21 around security, I do believe that we will be installing
22 security cameras in the perimeter. So while the facility
23 won't have a 24/7 security personnel, it will be monitored
24 24/7.

25 RIGGINS: So no wages paid in Pinal County

1 whatsoever.

2 WETZEL: Well, no sir. So there will be, of course,
3 a lot of construction jobs created by this project.

4 RIGGINS: After the construction is done.

5 WETZEL: And then there will be kind of operations
6 and maintenance that will happen on a daily basis. So while
7 there's not a permanent staff there locally, there are almost
8 kind of daily people that are going to be in there doing
9 checks and performing routine maintenance, so there will be
10 long-term jobs associated with the project.

11 RIGGINS: I'm sure it's trying to be minimized as
12 much as it possibly can.

13 WETZEL: Oh, we want to maintain a safe operation
14 and a high quality operation at that, so if staff is needed
15 (inaudible).

16 RIGGINS: Okay, thank you very much. Any other -
17 Commissioners, any other questions? Go right ahead.

18 PEW: Can I just add a little multiplier effect
19 here? Very good questions that you asked about the economics
20 and the tax to the County. The other thing to consider here,
21 like we indicated at the very beginning, this is an infusion
22 of power into Pinal County that will make available and have a
23 multiplier effect in our opinion of other businesses that can
24 come, and there'll be sufficient power, there'll be sufficient
25 energy to do some of the things they need, which in our mind

1 is important also, in addition to what you mentioned, Mr.
2 Chairman, about the taxation and that.

3 RIGGINS: And I find it that I really wish I didn't
4 have to continue with statements like that, but I find myself
5 forced to actually put an addition on your statement. Beyond
6 a shadow of a doubt this will bring energy into Pinal County,
7 connected to a major 550 kVA line that goes straight to
8 California. So yeah.

9 PEW: Some, yeah.

10 RIGGINS: Yeah. I'm sure that a very, very great
11 deal of all of this will not be staying in Arizona.

12 PEW: That I don't know the answer to.

13 RIGGINS: Well that's - I know.

14 PEW: Fair enough.

15 RIGGINS: I understand. No need for us to go into
16 that any further.

17 PEW: No, no, we got it.

18 RIGGINS: Yeah. So, any other questions from the
19 Commission? None being, thank you very much.

20 PEW: I think Mr. Billingsley has a thought.

21 BILLINGSLEY: Can we bring the noise stipulation up?

22 RIGGINS: Actually, actually, could we wait until we
23 do the public participation portion in trying to have
24 continuity? We're going to go ahead and open up the public
25 participation portion of this case. And I'm sorry, am I going

1 to open up the public participation for just one case, or can
2 I open it up for both?

3 QUIST: Mr. Chairman, I believe you can open up for
4 both cases.

5 RIGGINS: Okay. I just wanted to make sure. This
6 will be the public participation portion for both of these
7 cases, the minor general plan amendment and the zoning PAD.
8 Would anybody like to come up and speak to this case? If you
9 could please sign the register and put your address on it also
10 and then let us know those before you begin speaking.

11 EDWARDS: Okay sorry, I guess I'm nervous. My name
12 is Doskie and I live at 1190 South La Palma. And anyways, my
13 property is like kitty corner to like where they want to build
14 like the substation or whatever, and they don't really mention
15 my property at all. So I was just going to throw that in
16 there. And of course I don't like the solar, like and I'm
17 going to be living next to it. And I had a whole lot more
18 points to make, but yeah.

19 RIGGINS: Don't step down yet. Any questions? Any
20 questions, Commissioners? Commissioner Del Cotto.

21 DEL COTTO: Good morning again. If there are any
22 other little points that you'd like to make, now would be a
23 great time to just kind of relax and let it kind of -

24 EDWARDS: Well okay, so the fields like that they're
25 going to - I missed the other, whatever, the hearing for like

1 the whole entire shebang, besides the (inaudible) thingies or
2 whatever. But anyways, so this feels like they're always -
3 I've lived there for like six years and I have always planted,
4 like never not planted everything. So I just think it's kind
5 of a waste for solar and the fields like that produce money
6 for here and generate, you know, stuff for just part of it.
7 And then the solar is going to take that away. And then yeah,
8 like no one has jobs, like no one has to man the facilities
9 and stuff like that. So I think it's, yeah, not a good thing.
10 Yeah.

11 RIGGINS: Thank you. Any other questions
12 Commissioners? Thank you very much.

13 EDWARDS: All right.

14 RIGGINS: Would anybody else like to come up to
15 speak? Anybody at all? There none being, we will close the
16 public participation portion of this case and at that time,
17 let's bring up Mr. Billingsley to discuss with us stipulation
18 21.

19 BILLINGSLEY: Mr. Chairman, members of the
20 Commission, appreciate this opportunity. First, I would like
21 to say that this has been a very interesting project for the
22 staff. I don't know if you guys are aware of this, but this
23 is one of the only of this type of facility in all of the
24 United States. We've tracked down another one on the East
25 Coast, but when a project like this comes to the County,

1 there's a great deal of study both from the legal and the
2 technical perspective that have to take place to fully
3 understand the operation, its impacts and the processes by
4 which to follow for approval and pushing the project forward.
5 If you get a chance, please take a look at SunZia, what
6 they're doing and then look at transmission of DC power, what
7 that means, because it happens quite a bit in Europe. You're
8 all familiar with Nikola/Tesla, but this is a new philosophy
9 in the U.S. You can actually carry a whole lot more power on
10 a DC line than you can on an AC line, and it doesn't have the
11 same reductions over distance that AC power does, or
12 alternating current. As part of this process, we had to take
13 a look at the various impacts associated with it. Noise was
14 one of those. And I was approached this morning from Mr. Pew
15 with respect to staff's draft stipulation that was sent to the
16 applicant some time ago and its relation to the County zoning
17 ordinance, and their concerns with respect to that. I don't
18 know whether it's a blessing or a curse, but you happen to
19 have a staff member who used to do noise for a living. I used
20 to do noise and vibration. I used to be a NEPA project
21 manager for a big part of my career, and I worked on big,
22 linear corridor projects through the NEPA process, or National
23 Environmental Policy Act, and as part of that I had to do
24 noise analysis and vibration analysis quite frequently. This
25 stipulation was written for two other projects that have been

1 handled since I've been at the County, and that's why we were
2 able to pull it up. The most recent one that this Commission
3 heard was the Copper Basin Wastewater Facility in San Tan
4 Valley. In terms of trying to make sure that we maintain the
5 human base standard and consistent with our code, but at the
6 same time providing scientifically correct information, not
7 only to protect the adjacent uses, but also to assist the
8 operator, if you will, in terms of impacts. As has been
9 explained by the applicant, this is going to build what could
10 be an 80 foot tall facility that's used to convert that
11 electricity. From our research, we found that it does
12 generate noise. This is not a purely quiet process, but we
13 want to be fair to the applicant, we want to be fair to the
14 surrounding uses. The national standard that we use is a
15 health-based standard, and that health-based standard is 66
16 dBA. Now, that's 66 dBA consistent certainly can have a
17 health-based effect. So when you see this stipulation and
18 when you see our ordinance, the reason that it has 60 dBA, 65
19 dBA, has to do with trying to maintain something that's below
20 that health-based standard. When you look at our code, it's a
21 little bit interesting and therefore there's a separate
22 provision in our code outside of noise itself that pertains to
23 industrial projects, and it talks to impacts of those projects
24 and how they should be handled somewhat differently than other
25 types of projects. So when I wrote this, it was specifically

1 to address all of the above and to maintain health. I'm going
2 to go through and I'm going to read it one more time so I can
3 explain it. Applicant to follow Noise Control Ordinance per
4 ADEQ guidelines. So we, from a County perspective, or cities
5 from a city perspective, noise ordinances handle permitting
6 and requirements below that health-based threshold. Once you
7 get above that health-based threshold, that becomes ADEQ and
8 EPA that oversee those things. So that's why that sentence is
9 included in there. When you talk about ambient noise, that's
10 the noise that currently exists on the site. When Mr. Pew was
11 up earlier, he spoke to 35 dBA. I would guess that there is
12 very limited places anywhere in Pinal County where you would
13 do a noise reading and it would be 35 dBA. That is very,
14 very, very quiet. So when they go out and do an ambient noise
15 reading onsite, it is not going to be 35 dBA, nor is that
16 mentioned in this particular stipulation. Noise is on a
17 logarithmic scale, so it's not a linear relationship by noise.
18 So an increase of three dBA to the human ear is a doubling of
19 sound. So if one was to increase the noise onsite up to 10
20 dBA, that's more than triple the amount of noise that the
21 human ear would hear. That's making things a whole lot
22 louder. So that's where that 10 dBA comes in. Once again,
23 this was used on two other industrial projects here recently.
24 The 'A' Weighted scale is a factored scale that's utilized to
25 normalize sound. When these folks go onsite, they will go out

1 with something called the noise level meter, and they will set
2 up that noise level meter to measure sound in such a way in
3 dBA that it sits for a period of 15 minutes. As part of that
4 - and there's two different types of scales - but as part of
5 those scales that they go out and use in the field, if a semi
6 drives by, or if an airplane flies over, there's either a
7 button you push that eliminates that from the analysis, or
8 some of the sound level meters nowadays, if there's a peak in
9 sound, they just remove that peak so that it's an average over
10 a 15 minute period. So as this sits here today, some might
11 see this as - I believe Ralph brought it up earlier, that this
12 could be more restrictive than the code. I would argue that
13 this is consistent with the code and perhaps less restrictive
14 on these folks that operate. And the reason I say that is in
15 our code when you talk about noise, there's one level for
16 daytime operations, there's a lower level for nighttime
17 operations. This valve hall building is going to go 24 hours
18 a day, so there's not any ability to normalize that over day
19 and nighttime operations. So the thought here in terms of
20 what's provided is that they do an ambient noise study, and
21 when the project's completed at the property line - you saw
22 the property line, the property lines are way far away from
23 the valve hall building itself - there won't be more than a 10
24 dBA increase. I don't think that they're going to have a
25 problem staying under that 10 dBA increase in any way. And

1 the second part of that is nor shall this exceeds 65 dBA.
2 They've said that they can stay below 60, I believe that they
3 can, I don't think that's going to be a problem, but if they
4 did go above 65 dBA, they're going to have problems with ADEQ
5 and EPA, not us. So 65 dBA over - on average, over an
6 extended period of time would be loud. That'd be like living
7 next to - living next to a freeway with no wall. As a matter
8 of fact, I used to do highways and transit lines, that's what
9 I did. So hopefully that makes sense in terms of the
10 stipulation. One of the things that Allen and I were talking
11 about is if you would like, the stipulation could be modified
12 to say that noise analysis, what have you, will be submitted
13 to the Community Development Director for review and approval
14 to make sure that it meets County standards. I'd be fine if
15 we added that to this, but I just thought I'd give you a
16 little bit of explanation about noise and why the stipulation
17 was written the way that it is. If that's helpful.

18 RIGGINS: Commissioners? Commissioner Hardick.

19 HARDICK: If this is a facility that is nowhere else
20 in the world, how are you going to do this study? What are
21 you going to compare it to? How are you going to know what
22 it's going to do since there's nothing to compare to?

23 BILLINGSLEY: Commissioner Hardick, that's the
24 beautiful thing about this stipulation, is whether there's one
25 built or not, they will go out onsite - I would guess probably

1 in the next few months - and they'll probably do readings at
2 the property lines, all four sides or at least two of the
3 sides because there's two different land uses associated with
4 this, they'll go out with a sound level meter, they'll do
5 their readings, they'll determine that dBA measurement for
6 ambient sound, and then they'll do it again once the thing is
7 operational to see if it meets the code. So it doesn't matter
8 if they're anywhere else, it'll be measuring this facility
9 real time.

10 HARDICK: But if it doesn't meet the code -

11 BILLINGSLEY: That's a problem.

12 HARDICK: That's a problem.

13 BILLINGSLEY: Yeah.

14 HARDICK: Is that a risk to the company?

15 BILLINGSLEY: It is a risk to the company, but they
16 - I'm sure they have the abil - I don't think any way in the
17 world they're going to have a problem meeting this, but if
18 they think they're going to have a problem meeting this, then
19 I'm sure that they'll mitigate for that and there's ways that
20 they can mitigate for that.

21 HARDICK: But you don't think it's going to be an
22 issue.

23 BILLINGSLEY: I don't think it's going to be an
24 issue. Big distances, yeah.

25 RIGGINS: Commissioner Del Cotto.

1 DEL COTTO: And if I could, Chair Riggins, if there
2 is you feel like they're going to have a plan that they're
3 going to be able to modify or and/or silence. Thank you.

4 BILLINGSLEY: Yes sir.

5 RIGGINS: Commissioners. I just want to clarify
6 something you said, so I understand it. Maybe I heard it
7 incorrectly. You stated that 65 decibels would basically be
8 the same sound as living next to a freeway, but without -

9 BILLINGSLEY: Above 66 decibels, which is a health-
10 based standard.

11 RIGGINS: Okay, well 65 and 66 are not that far away
12 from each other.

13 BILLINGSLEY: It's weird how sound works. You can't
14 - the human ear can't perceive between 65 and 66 decibels, but
15 if you increase three decibels to the human ear, it's twice as
16 loud. So it's kind of strange the way that sound works, you'd
17 just know it was loud.

18 RIGGINS: Okay, but doesn't that mean that 65
19 decibels is pretty darn loud?

20 BILLINGSLEY: Well according -

21 RIGGINS: And this is at the property boundaries.

22 BILLINGSLEY: According to HUD, 65 is legal and 66
23 requires mitigation. So that's - you have to have a cutoff
24 somewhere, just like all the EPA standards for arsenic or
25 nitrates, or nitrites, they have a standard and if you're

1 below it, it's safe, and if it's above it, they believe there
2 could be a health impact. That's just - you have to figure
3 out a deadline - a baseline.

4 RIGGINS: And you're qualifying this because of ADEQ
5 and federal health standard concepts, how about Pinal County,
6 what do we say?

7 BILLINGSLEY: In our ordinance it has to do with
8 what the adjacent land use is. So for that, that is GR would
9 be 65 decibels at the daytime, and 60 decibels at night. And
10 if it was directly adjacent to a residential zoning category -
11 which it isn't directly next to, but there's one in the
12 vicinity of where the valve hall is going to be - it's 55
13 decibels.

14 RIGGINS: So the uses that are already in place to
15 the west, do they require the western sound test on their
16 boundary to be at 60 decibels?

17 BILLINGSLEY: No.

18 RIGGINS: For County standards?

19 BILLINGSLEY: No, the way that this is written is
20 specifically health-based standards at those boundaries.

21 RIGGINS: So this allows them to exceed County
22 standards.

23 BILLINGSLEY: It could exceed, however, as I
24 mentioned before, noise is two places in the ordinance, one of
25 them is for other uses, the other one is for industrial. So

1 for - if it was another type of use and not industrial, it
2 would have to meet the 55. Under our code since this is an
3 industrial type use, it has to meet the health-based standard.
4 And I think that's at the discretion of the director. Allen,
5 is that how the reads in the industrial piece?

6 QUIST: I'm not sure, Brent.

7 BILLINGLSEY: Okay. He was reading it to me over
8 there before.

9 QUIST: That, what I was reading to you relates to
10 the PAD, planned area development, and yeah, and I can
11 certainly answer questions about the flexibility and PAD going
12 both ways. Sometimes liberalizing the rules and sometimes
13 providing additional restrictions.

14 BILLINGSLEY: So in this way we're maintaining the
15 health-based standard through technical means instead of if we
16 just applied the code, Mr. Riggins, nobody has to go out there
17 and do a measurement unless there's a complaint. This way
18 we're verifying that we meet the health-based standard, and as
19 I said before, they're not going to have a problem with the
20 distances we're looking at.

21 RIGGINS: Okay, thank you. Commissioners, any
22 further questions? None being, anything else from the
23 applicants?

24 PEW: No, Mr. Chairman.

25 RIGGINS: Okay, then we will turn it back to the

1 Commission for any discussion, questions of staff.

2 QUIST: Mr. Chairman, if I may for clarity purposes,
3 Sangeeta also has the 20 stipulations in PDF format, because
4 there was a lot of talk of modifications.

5 RIGGINS: Well I was about to go through that, and I
6 will at this point, and maybe she can get this up here. From
7 what I see that we've been talking about, I think I've more or
8 less got it put together right, but I have one hole. The
9 stipulation number 4, we should say that it's been modified
10 because it's been talked about, there's removal of La Palma
11 Road. Stipulation 15 is removed in whole, and we have a new
12 stipulation 21. But if we remove 15, what's the other
13 stipulation yet stuck in there? If we remove 15, we don't
14 have a 21, we have a 20.

15 DEOKAR: So in this case, do we want to remove 15
16 for this one?

17 QUIST: So Mr. Chairman, perhaps for clarity
18 purposes, she is presenting the 20 that are in their finalized
19 form after all the modifications, and I think for motion
20 purposes, if the board - or Commission - wishes to move
21 forward with these stipulations, it might simply note that
22 with the stipulations as presented at this point in the
23 meeting that are being presented to the board right now up on
24 the screen, and then there's the possible the additional 21
25 that she also has in a word document.

1 RIGGINS: Well, anything to get to clarity, but
2 there seems to be some confusion right now.

3 DEOKAR: Chairman -

4 RIGGINS: So why don't you go up to the top of your
5 document here so we can review it on the way down? Okay. So
6 from what I can see right now, this document that you have
7 provided for us modifies stipulation 4.

8 DEOKAR: That's correct.

9 RIGGINS: Okay, that's fine. Is there any other
10 modifications in any stipulations until we get to the removal
11 of 15?

12 DEOKAR: So there is a confusion with -

13 RIGGINS: No, there is no confusion.

14 DEOKAR: Okay.

15 RIGGINS: 15 has been removed, so now we have a new
16 15 here and -

17 DEOKAR: Which was the prior 16, so in your earlier
18 report, yes.

19 RIGGINS: Yes. But what's happened now, we don't
20 have a 21 anymore, we have a 20. Unless something new has
21 been stuck in there.

22 DEOKAR: So as I showed to you in the PowerPoint,
23 the 20th one, which is, "The proposed site plan should have all
24 weather road arterial access to the project, paved road access
25 within the project and paved parking lots. Access and roads

1 will be designed to accommodate for emergency vehicles" is the
2 added one and -

3 RIGGINS: That is an amended - okay. That is an
4 amended 19 is what it is. It used to be 19, now it's amended.
5 This is not the way to do this.

6 DEOKAR: So the printout that was given by Larry to
7 you shows exactly what is there on the board, what everybody
8 is seeing.

9 QUIST: And Sangeeta, this was revised it says
10 December 13th of 2022?

11 DEOKAR: Yes.

12 QUIST: So in their motion, if they indicate the
13 stipulations as revised on December 13, 2022, that would be
14 all the modifications -

15 DEOKAR: That would hold true of what is there as
16 seen by everybody right now, with the added noise one.

17 QUIST: 21.

18 DEOKAR: Just the 21.

19 RIGGINS: Okay, I see where your problem is. Your
20 problem is, is you haven't taken out 18. 18 says that they
21 need to have paved roads, and 20 here says that they need to
22 have all weather roads. You've left 18 in. So what we have
23 here is not correct. So again, doing things on the fly is
24 always fraught with danger. Unless the applicant is fine with
25 having both all weather roads and paved roads.

1 BILLINGSLEY: So remove 18 and 21 becomes 20, he's
2 right.

3 DEOKAR: So we remove 18.

4 RIGGINS: Okay, so the motion, if it were given then
5 - and this also doesn't have 21 on it. So we would have to -
6 a motion would have to say - no, no, please go, please go back
7 to what we had. The way the motion would have to be given is
8 we would have the 20 stipulations as enumerated in the revised
9 stipulation list of 12/13/22, with the removal of stipulation
10 18 and the addition of the new stipulation 21. That would be
11 the way the motion would have to be done. And then you're
12 right, it would -

13 DEOKAR: (Inaudible).

14 RIGGINS: Exactly. So we remove 18, then we
15 renumber this to 18, that goes to 19, and yes, the new one is
16 now 20. So when we remove 18, 19 and 20 get renumbered one
17 up.

18 DEOKAR: Yes. Okay.

19 WILLIAMS: Mr. Chairman, that would be one way to do
20 it.

21 RIGGINS: Oh, is there another?

22 WILLIAMS: If necessary, we could go through and
23 read all these. I'm not sure if the Commission would want to
24 do that or - but I think the way that you suggested would
25 work.

1 RIGGINS: Well now what we have is when we make this
2 motion, we will be making a motion to include the 20
3 stipulations as referenced by the 12/13 update of
4 stipulations. We will be removing stipulation 18. We will be
5 renumbering stipulations 19 and 20 to 18 and 19, and we will
6 be having a new stipulation 20. That is a - I think we've
7 gone through all the iterations of incorrectness. I hope.
8 And may I suggest, new systems that allow things to be
9 inserted up to the last minute lead to these kinds of things
10 in meetings. When you have a deadline that cut things off,
11 you do not have things like this happen in meetings. And this
12 is not good for public process. I think we need to look at
13 this a little bit and not have these kind of discussions in an
14 open meeting where we don't have finalized documents. Because
15 this is a pretty tangled thing, and I don't think it's an
16 objectionable thing, but it is definitely a tangled process.
17 So pardon my sermonizing. Okay, so we're at this point, I
18 hope we have it to where we know what we are truly voting on.
19 Do we have any more discussion from the Commission concerning
20 anything on the case, any questions of staff, discussion among
21 ourselves? Commissioner Del Cotto.

22 DEL COTTO: Chair Riggins and staff, I would like to
23 just make it known that I do think that this is a positive
24 move in the right direction in regards to additional help with
25 services and/or power. And even though in the past we have

1 not liked the idea that things may be headed west from here,
2 or so on and so forth, when it - maybe when it's generated
3 here like with solar, but the fact that this is being handed
4 over from a neighbor of ours, I guess you could say, and
5 whether or not all of that stays 100 percent in our state, I
6 think it ultimately is a good thing. So I would just like to
7 make that comment and that's it.

8 RIGGINS: Other Commissioners, any comments or -
9 Commissioner Schnepf.

10 SCHNEPF: I'd like to just add to Commissioner Del
11 Cotto, is yes. Once the power is generated through this
12 station and they sell it to the other entities, it's out of
13 their control where that power goes. And that can be an
14 unfortunate thing for Arizona, but I think that's the way the
15 process is set up right now. So just a comment there to add
16 to the statements.

17 RIGGINS: And I guess I'll have to add a final to
18 that, or maybe one to be additive to. I don't believe there
19 truly is much of a dissension in Pinal County concerning
20 various aspects of the power grids that we are envisioning. I
21 do know that there is some difficulties with certain positions
22 of things next to where a lot of people live, but as far as
23 these systems are concerned, there are without a doubt a
24 number of positives. I do believe, however, that beyond the
25 shadow of a doubt to put this infrastructure in this County,

1 this County also needs to get some of the revenue chain that
2 is created. And we're not. We're not getting it. It's
3 coming here, somebody else is getting the benefit for it.
4 We're not getting the economic activity, we're not getting the
5 taxation. And that's a difficulty. So as far as the more
6 ethereal aspects of how good it does for society, I don't
7 think that's the comments that really we're dealing with here;
8 we're dealing with the hard realities will this build a more
9 prosperous Pinal County, provide jobs, provide infrastructure,
10 provide taxation base. Will that do that for Pinal County?
11 And I think the full answers to that have not been fully
12 forthcoming, but that's where we are on that. Any other
13 comments from - Vice Chair Mennenga.

14 MENNENGA: Well, I kind of agree with everything.
15 You know, we've been really fortunate in Pinal County with the
16 incredible amount of manufacturing and stuff we have coming
17 here, and we have to power those up, you know. So for a
18 change, we're seeing power come here, it's not generated by
19 all these solar fields we've been approving recently and not
20 approving. So yeah, I mean this is - we need the power to
21 continue to build these manufacturing facilities, which are
22 really going a little crazy at this point. I hope they
23 continue, you know. So yeah, looks good.

24 RIGGINS: Any other comments, Commissioners? I will
25 remind you that there are two cases here, not just one. We

1 have to vote on two cases. If there is no more discussion or
2 questions, is somebody prepared to make a motion?

3 Commissioner Schnepf.

4 SCHNPF: Make a motion, Commissioners. Here we go,
5 strap in.

6 RIGGINS: Well, the first one's easy.

7 SCHNEPF: The first one is easy. I move the Pinal
8 County Planning Zoning Commission forward a recommendation of
9 approval to the Board of Supervisors for case PZ-PA-014-22,
10 with no stipulations.

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

12 MENNENGA: Second.

13 RIGGINS: Vice Chair Mennenga seconds. All those in
14 favor signify by saying aye.

15 COLLECTIVE: Aye.

16 RIGGINS: Any opposed? The motion carries
17 unanimously. Do we have another motion?

18 SCHNEPF: Commissioner Riggins.

19 RIGGINS: Commissioner Schnepf.

20 SCHNEPF: I move the Pinal County Planning and
21 Zoning Commission forward a recommendation of approval to the
22 Board of Supervisors for case PZ-PD-046-22 with the 20
23 stipulations as stated in the revised December 13th revision,
24 with the removal of stipulation 18, moving stipulation 19 and
25 20 to 18 and 19, with the addition of the following

1 stipulation as number 20. And I will need to read that in,
2 correct?

3 RIGGINS: Bravo. Is there a second?

4 SCHNEPF: The modified noise stipulation as follows:
5 Applicant to follow noise control ordinance per ADEQ
6 guidelines. Applicant shall provide the County with an
7 ambient noise study from the site prior to construction, and
8 post-construction plan operation shall not increase the pre-
9 construction ambient noise levels by more than 10 decibels -
10 dBA - using the 'A' weighted scale, or shall noise exceed 55
11 dBA as measured from the property line. For purposes of a
12 stipulation, ambient noise means that all encompassing noise
13 associated with a given environment being usually a composite
14 of sound and many sources near and far. Ambient noise level
15 is the level obtained when the noise level is averaged over a
16 period of 15 minutes, without inclusion of noise from isolated
17 identifiable sources by the use of LEQ levels at the location
18 and time of day near that at which a comparison is to be made.

19 RIGGINS: Okay, we have a motion, do we have a
20 second?

21 DEL COTTO: Second.

22 RIGGINS: Commissioner Del Cotto seconds to the
23 motion. All those in favor signify by saying aye.

24 COLLECTIVE: Aye.

25 RIGGINS: Any opposed? The motion passes

1 unanimously.

2 PEW: Thank you Mr. Chairman.

3 RIGGINS: Thank you. Okey dokey. Anybody need to
4 take a break, or do we move on to the next one? We will - it
5 is 11:00 straight up. We will adjourn until 11:10.

6 [Break]

7 RIGGINS: Okay, we'll reconvene the regular meeting
8 of the Pinal County Planning and Zoning Commission of
9 Thursday, December 15, 2022 at 11:17 a.m. And we have a final
10 new case today. And no, it's not a new case, it's an SUP, I
11 apologize. We have a new SUP, and that is SUP-007-22. And
12 Evan, I assume that you're going to give us the staff report.

13 EVANGELOPOULOS: Yes. So Planning and Zoning
14 Commission, Mr. Chairman, everyone, good morning. It's still
15 good morning. I don't know if it's still sunshine out there,
16 but let's hope. It's Arizona, right? So today I will be
17 presenting SUP-007-22. It's a case up in Queen Valley. When
18 I say up, I mean up, it's high above Queen Valley.

19 RIGGINS: It's up.

20 EVANGELOPOULOS: It's higher than Queen Valley.
21 It's in a beautiful landscape up there and you'll see the
22 photographs. So the proposal is approval of a special use
23 permit to operate a bed and breakfast plus 20 campsites on a
24 20 plus or minus acre site comprised of two parcels in the GR
25 zone. It's located about six miles northeast of the



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INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by SunZia Transmission, LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County Approve a Non- Major Comprehensive Plan Amendment and Planned Area Development Overlay District for the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A.""]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the Non-Major Comprehensive Plan, Case No. PZ-PA-014-22, and the Planned Area Development Overlay District, Case No., PZ-PD-046-22, which are attached hereto as

["Stipulations are attached here to as Exhibit "B.""]

By signing below, Owner acknowledges that the approval of the Non-Major Comprehensive Plan Amendment, Case No., PZ-PA-014-22, and the Planned Area Development Overlay District Case No., PZ-PD-046-22 might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Non Major Comprehensive Plan Amendment, Case No., PZ-PA-014-22, and the Planned Area Development Overlay District Case No., PZ-PD-046-22 and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of the Non-Major Comprehensive Plan Amendment, Case No., PZ-PA-014-22, and the Planned Area Development Overlay District Case No., PZ-PD-046-22 of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: _____	OWNER: _____
SunZia Transmission, LLC	[Print Entity Name]
	_____
Signature	Signature
Its: 	Its: _____
Authorized Signatory	[Title, if applicable]
Dated: <u>1/3/2023</u>	Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
_____, by _____.
[Insert Name of Signor(s)]

Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF Texas)
) ss.
COUNTY OF Harris)

The foregoing instrument was acknowledged before me, this 3RD day of January,
2023, by Deann Lantz as Authorized Signatory
[Insert Name of Officer] *[Insert Title]*
of SunZia Transmission, LLC, an Delaware limited liability company,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.

Emily McClary Davis
Notary Public

My commission expires: 3-15-2025



ALTERNATE ACKNOWLEDGMENT: *Use only when a second company is signing on behalf of owner:*

STATE OF _____)
) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____,
_____, by _____ as

_____ *[Insert Signor's Name]* _____ *[Insert Title]*
of _____, an _____ corporation,
_____ *[Insert Name of Second Company]* _____ *[Insert State of Incorporation]*
as _____ for _____
_____ *[i.e. member, manager, etc.]* _____ *[Owner's Name]*

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

Notary Public

My commission expires: _____

EXHIBIT A
TO SPECIAL WARRANTY DEED

(Legal Description)

The West 1/2 of the South Half of the South Half of Section 29, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**EXHIBIT B
TO
ORDINANCE NO. 2023-PZ-PD-046-22**

(Stipulations of Approval)

1. Approval of this PAD (PZ-PD-046-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
3. A drainage report will be required to be submitted to the County Engineer at the time of Site plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
4. Half street right-of-way dedication will be required for EARLEY ROAD (southern boundary), and SUNSHINE BLVD (western boundary). The minimum required half street right-of-way for all three roadways is 55'. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
5. All right-of-way dedications shall be free and unencumbered;
6. Any roadway sections, alignments, access locations, and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
7. SunZia Converter Station Facility - PAD (PZ-PD-046-22) is to be developed as shown by the site plan/development plan submitted on December 2022, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
8. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors minor comprehensive plan amendment for land-use change approval as set forth in Planning Case PZ-PA-014-22;

9. The property is to be developed with an approved Site Plan, in accordance with the applicable criteria set forth in Section 2.200.070 of the Pinal County Development Services Code (PCDSC) and the applicant's submittal documents;
10. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department
11. Applicant/developer to provide ADA compliant parking;
12. The SunZia Converter Station Facility shall meet the Lighting Zone 1 requirements of the Pinal County Development Services code;
13. Expansion of the facility will require the applicant to apply for a "Major PAD Amendment";
14. Facility shall employ the best available technology pertinent to sound mitigation, to the satisfaction of the Community Development Director;
15. Final Design of Fences, Walls and Screening will be subject to the approval of the Community Development Director;
16. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance as per Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
17. All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 through 190 of the Pinal County Air Quality Code of Regulations;
18. An air quality industrial permit would be required if generators are installed.
19. The proposed Site plan should have all weather road arterial access to the project, paved road access within the project and paved parking lots. Access and roads will be designed to accommodate for emergency vehicles.
20. Applicant to follow Noise Control Ordinance per ADEQ guidelines; applicant shall provide the County with an ambient noise study from the site prior to construction, and post-construction plant operations shall not increase the pre-construction ambient noise levels by more than ten decibels (dB(A) using the A weighted scale) nor shall noise exceed sixty-five dB(A) as measured from the property line. For purposes of this Stipulation, ambient noise means the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources, near and far. Ambient noise level is the level obtained when the noise level is averaged over a period of 15 minutes without inclusion of noise from isolated identifiable sources (by the use of Leq levels), at the location and time of day near that at which a comparison is to be made.

**CASA GRANDE VALLEY
NEWSPAPERS INC**200 W. 2ND ST.
CASA GRANDE AZ 85122(520) 836-7461
Fax (520) 836-2944

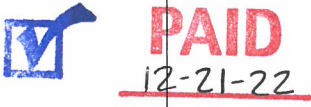
Advertising Memo Bill

1	Memo Bill Period	2	Advertiser/Client Name
	12/2022		PEW & LAKE, PLC
23	Total Amount Due	*Unapplied Amount	3 Terms of Payment
	79.16		
21	Current Net Amount Due	22	30 Days
	.00		.00
			60 Days
			.00
			Over 90 Days
			.00
4	Page Number	5	Memo Bill Date
	1		12/21/22
		6	Billed Account Number
			15829 CHRIS.
		7	Advertiser/Client Number
			15829

8	Billed Account Name and Address	Amount Paid:
	PEW & LAKE, PLC 1744 S VAL VISTA DR SUITE 217 MESA AZ 85204	
		Comments:
		Ad #: 159201

Please Return Upper Portion With Payment

10	Date	11	Newspaper Reference	12 13 14	Description-Other Comments/Charges	15 16	SAU Size Billed Units	17 18	Times Run Rate	19	Gross Amount	20	Net Amount
12/29/22		159201		PZ-PA-014-22	NOTICE OF PUBLIC HEAR	1.0X	13.32	1					
		PWEEK		12/29	CGIT CGPC		13.50	77.76		77.76			79.16
		AZTPT		AZ TPT TAX				1.40					



Statement of Account - Aging of Past Due Amounts

21	Current Net Amount Due	22	30 Days	60 Days	Over 90 Days	*Unapplied Amount	23	Total Amount Due
	0.00		0.00	0.00	0.00			79.16

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24	Invoice	25	Advertiser Information
	159201		1 Billing Period
			6 Billed Account Number
			7 Advertiser/Client Number
			2 Advertiser/Client Name
			12/2022
			15829
			15829 PEW & LAKE, PLC

} SS.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 25th DAY OF JANUARY, 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, TO AMEND THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-014-22 - PUBLIC HEARING/ACTION: Viel Gluck, LLC, Far Marel LLC, Piemontels Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 80± acres from Moderate Low Density Residential land use designation to General Public Facilities/Services situated in Section 29, Township 06, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.

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

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

DATED ON THIS 15th DAY OF December, 2022 by Pinal County Planning & Development Dept.

/s/Brent Billingsley
Brent Billingsley, Community Development Director

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 NO LATER THAN 5:00 P.M. ON JANUARY 16, 2023. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) The Planning Case Number(s)
See above

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

3) Whether you support or oppose the request

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

5) Whether or not you wish to appear and be heard at the hearing.

NO LATER THAN 5:00 PM ON January 16, 2023 Contact for this matter: Sangeeta Deokar

E-mail Address: Sangeeta.deokar@pinalcountyz.gov Phone # (520) 866-6641 Fax # (520) 866-6530

No. of publications: 1; date of publication: Dec. 29, 2022.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Pinal Central Dispatch, a newspaper section published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

12/29/2022

PINAL CENTRAL DISPATCH

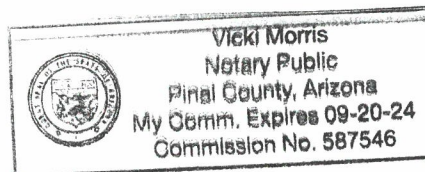
By [Signature] agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this 5th

day of Jan. A.D., 2023

[Signature: Vicki Morris]

Notary Public in and for the County
Of Pinal, State of Arizona



**CASA GRANDE VALLEY
NEWSPAPERS INC**200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461

Fax (520) 836-2944


Advertising Memo Bill

1 Memo Bill Period	2 Advertiser/Client Name		
12/2022	PEW & LAKE, PLC		
23 Total Amount Due	*Unapplied Amount	3 Terms of Payment	
191.72			
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
4 Page Number	5 Memo Bill Date	6 Billed Account Number	7 Advertiser/Client Number
1	12/21/22	15829 CHRIS.	15829

8 Billed Account Name and Address	Amount Paid:
PEW & LAKE, PLC 1744 S VAL VISTA DR SUITE 217 MESA AZ 85204	<hr/> Comments:
	Ad #: 159199

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
12/29/22	159199 PTRI	PZ-PA-014-22 NOTICE OF PUBLIC HEARI 12/29 CGIT CGTR AZ TPT TAX	1.0X13.32 13.50	1 188.33 3.39	188.33	191.72
	AZTPT					



Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		191.72

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information
159199	1 Billing Period 12/2022
	6 Billed Account Number 15829
	7 Advertiser/Client Number 15829
	2 Advertiser/Client Name PEW & LAKE, PLC

COUNTY OF PINAL

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 25th DAY OF JANUARY, 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, TO AMEND THE PINAL COUNTY COMPREHENSIVE PLAN.

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DATED ON THIS 15th DAY OF December, 2022 by Pinal County Planning & Development Dept.

/s/Brent Billingsley

Brent Billingsley, Community Development Director

SS.

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E-mail Address: Sangeeta.deokar@pinalcountyz.gov Phone # (520) 866-6641 Fax # (520) 866-6530

No. of publications: 1; date of publication: Dec. 29, 2022.

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12/29/2022

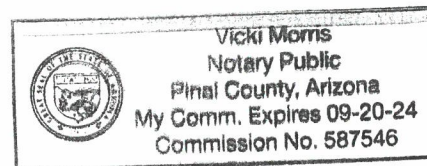
TRI-VALLEY DISPATCH

By [Signature]
agent and/or publisher of the Tri-Valley Dispatch

Sworn to before me this 5th
day of Jan. A.D., 2023

[Signature: Vicki Morris]

Notary Public in and for the County
Of Pinal, State of Arizona



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DATED ON THIS **15th** DAY OF **December, 2022** by Pinal County Planning & Development Dept.



Brent Billingsley, Community Development Director

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NO LATER THAN 5:00 PM ON January 16, 2023

Contact for this matter: Sangeeta Deokar

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

Phone # (520) 866-6641 Fax # (520) 866-6530

[Anything below this line is not for publication.]


PUBLISH ONCE:

Florence Reminder & Blade Tribune;

Tri Valley Dispatch

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 1/9/2023. COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Sangeeta Deokar, Planner
[signature] [print name and title]

DATED: 1/10/2023

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PZ-PD-046-22 – PUBLIC HEARING/ACTION: Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting approval of a **Planned Area Development (PAD) Overlay District** on 80± acres in General Rural zoning district, to modify the development standards, situated in the Section 29, T06S, R08E G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at: <http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

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

DATED ON THIS **15th** DAY OF **December, 2022** by Pinal County Planning & Development Dept.


Brent Billingsley, Community Development Director

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 NO LATER THAN 5:00 P.M. ON JANUARY 16, 2023. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing.

NO LATER THAN 5:00 PM ON January 16, 2023

Contact for this matter: Sangeeta Deokar
E-mail Address: Sangeeta.deokar@pinalcountyz.gov
Phone # (520) 866-6641 Fax # (520) 866-6530

[Anything below this line is not for publication.]

PUBLISH ONCE:
Florence Reminder & Blade Tribune;
Tri Valley Dispatch

PZ-PA-014-22/PZ-PD-046-22

MEETING DATE: December 15, 2022

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-014-22** and **PZ-PD-046-22 (SunZia Converter Station)**

CASE COORDINATOR: Sangeeta Deokar, Planner

Executive Summary:

Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting a Non-Major Comprehensive Plan amendment and a Planned Area Development to allow for the development of the SunZia Converter station in the Coolidge Area.

If This Request is Approved:

The applicant will apply for building permits for the SunZia Converter Station under the updated development design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval for the Non-Major Comprehensive Plan Amendment (PZ-PA-014-22), and the Planned Area Development (PAD) overlay (PZ-PD-046-22), with attached stipulations.

LEGAL DESCRIPTION: Located east of Sunshine Blvd and north of Earley Road in a portion of Section 29, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two cases)

1. **PZ-PA-014-22-PUBLIC HEARING/ACTION:** Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 80± acres from **Moderate Low Density Residential** land use designation to **General Public Facilities/Services** situated in Section 29, Township 06, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.
2. **PZ-PD-046-22-PUBLIC HEARING/ACTION:** Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting approval of a **Planned Area Development (PAD) Overlay District** on 80± acres in General Rural zoning district, to modify the development standards, situated in the Section 29, T06S, R08E G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.

LOCATION: The subject property is located east of Sunshine Blvd and north of Earley Road, Pinal County, Arizona.

SIZE: 80.00± acres.

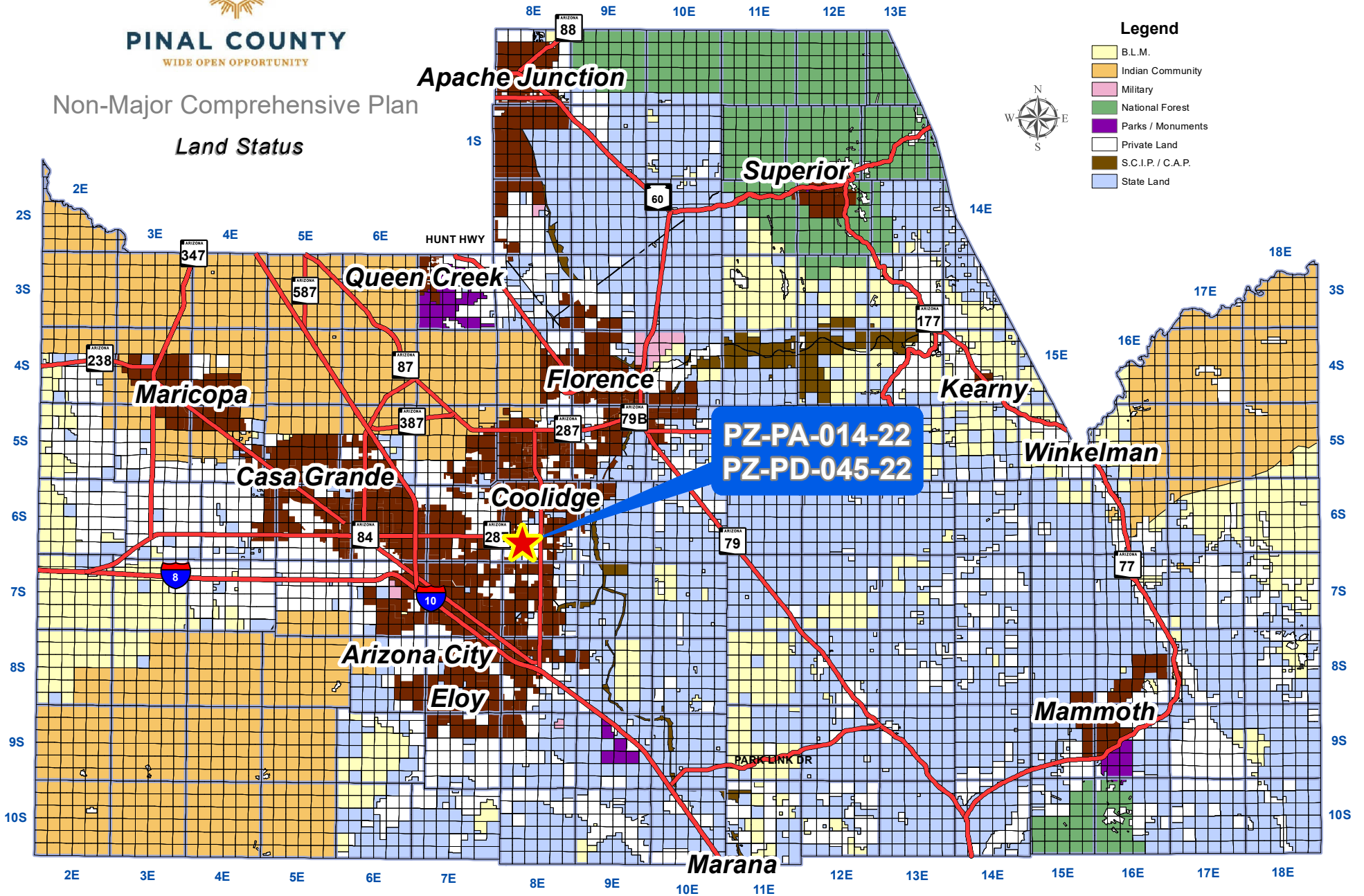


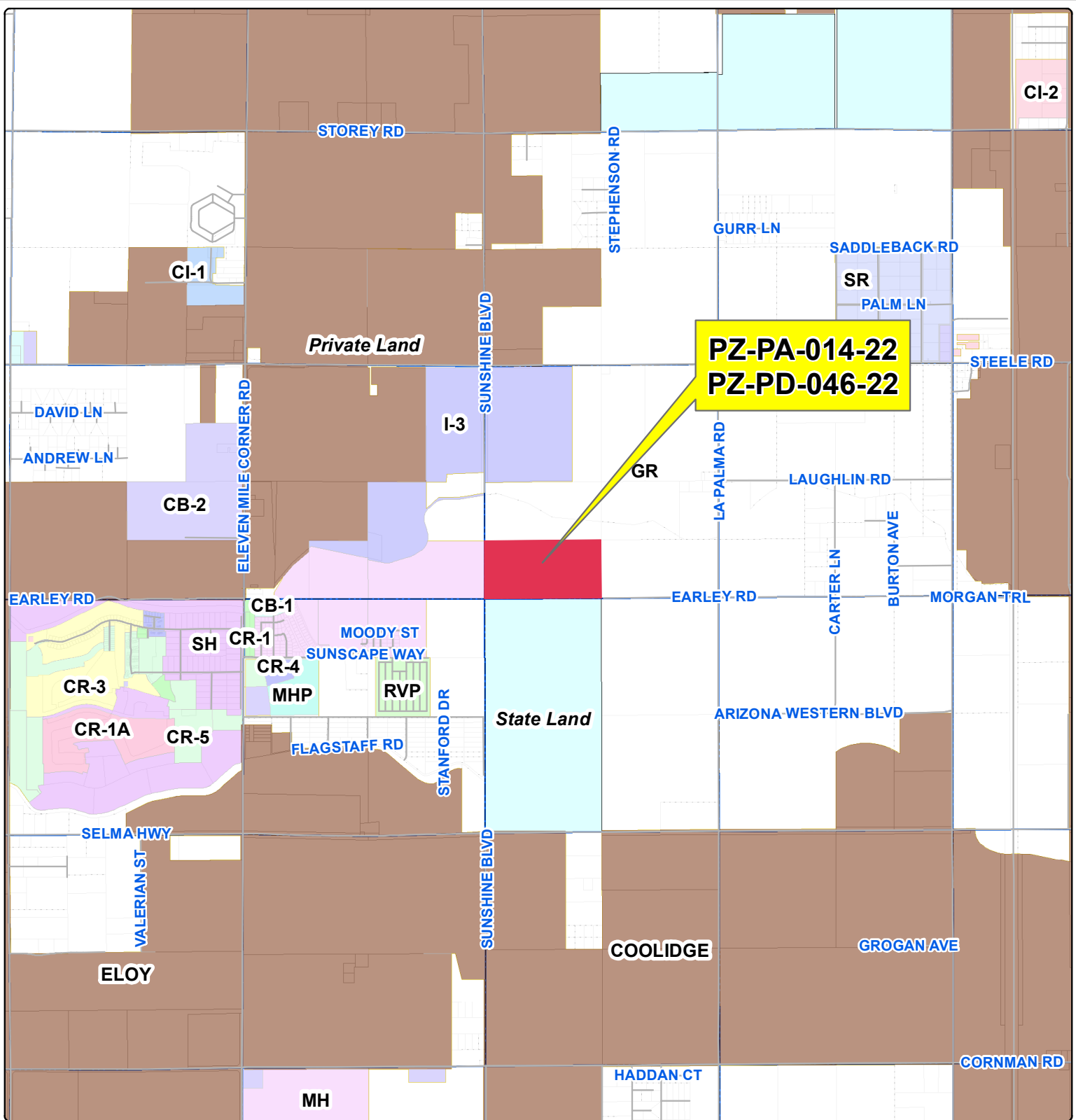
PINAL COUNTY

WIDE OPEN OPPORTUNITY

Non-Major Comprehensive Plan

Land Status





** Note: Proposed site is drawn for visual reference only and does not meet survey standards.*

Rezone/Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in Section 29, Township 06, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.



Owner/Applicant:
VLS-GLUCK, LLC, FAR MAREL, LLC, PEMONTER DIRECT, LLC AND BEN FATTO, LLC
PEW & LAKE, PLLC, RALPH PEW

Drawn By: GIS / IT / LJT Date: 11/10/2022

Sheet No.

Section 29 Township 06S Range 08E

1 of 1

Case Number: PZ-PA-014-22, PZ-PD-046-22



PZ-PA-014-22
PZ-PD-046-22

FROM:

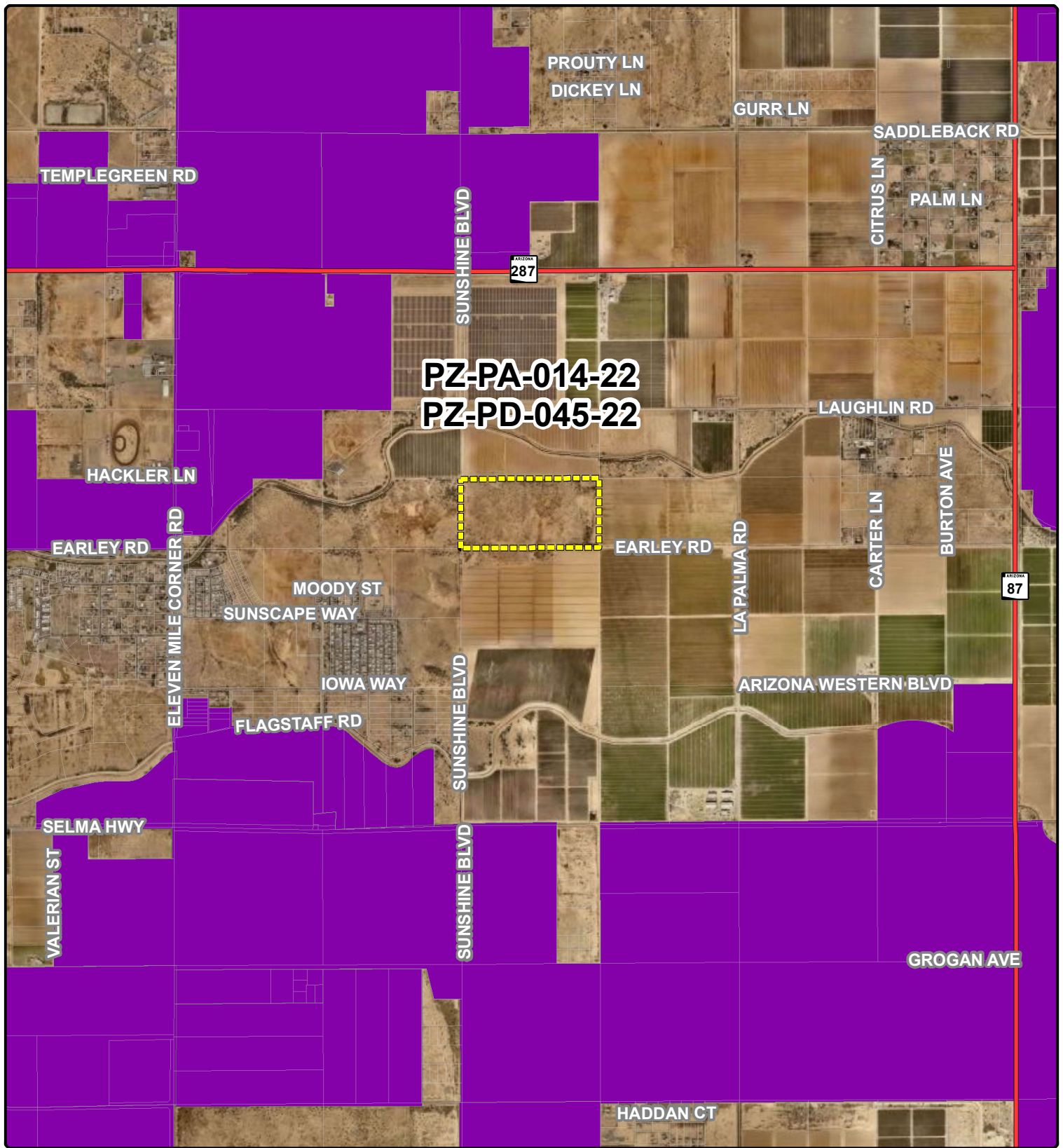
MODERATE
LOW DENSITY
RESIDENTIAL

TO:

GENERAL PUBLIC
FACILITIES/
SERVICES

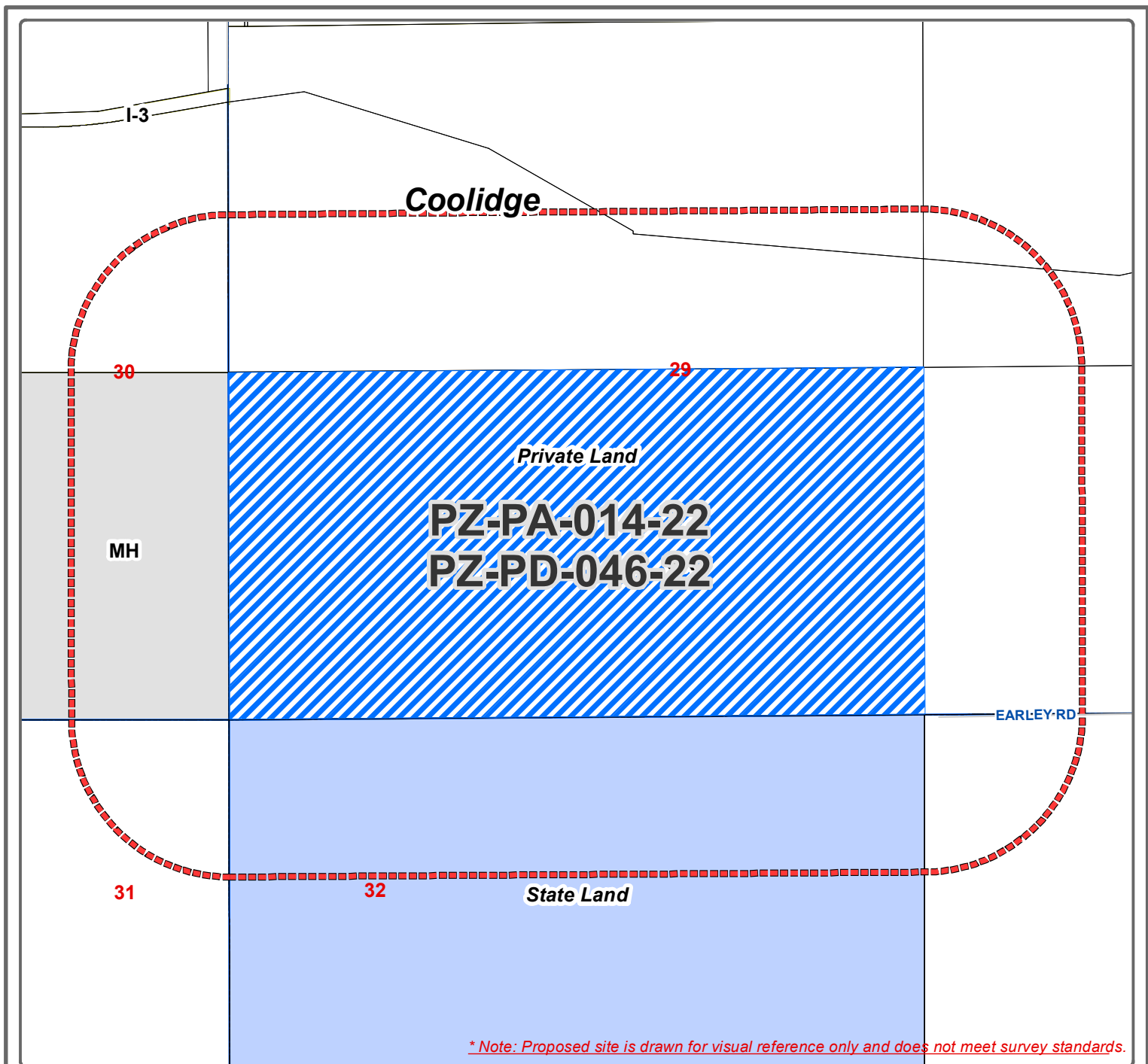


* Note: Proposed site is drawn for visual reference only and does not meet survey standards.



Rezone/Community Development





Rezone

PZ-PA-014-22 - Public Hearing/Action: Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 80± acres from Moderate Low Density Residential land use designation to General Public Facilities/Services situated in Section 29, Township 06, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MLDR



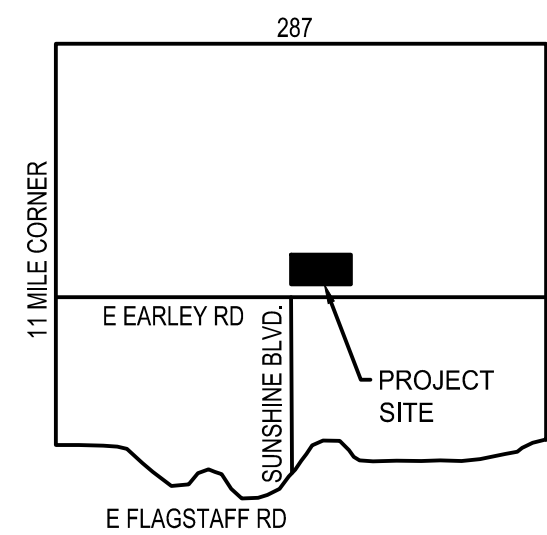
Legal Description:










Situated in Section 29, Township 06, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.




Owner/Applicant: VIEL GLUCK, FAR MAREL, PIEMONTEIS DIRECT & BEN FATTO PEW & LAKE, PLC, RALPH PEW		
Drawn By: GIS / IT /LJT	Date: 11/10/2022	
Section 29	Township 06S	Range 08E
Case Number: PZ-PA-014-22, PZ-PD-046-22		

Sheet No.
1 of 1



 EX. DIRT ROAD
 EX. OVERHEAD ELECTRIC
 PROPERTY LINE / PAD OVERLAY DISTRICT
 PERMANENT CONVERTER YARD FENCE
 CONVERTER PAD
 GRADING HIGH POINT
 COMPACTED STONE
 ASPHALT PAVEMENT
 BUILDING FOOTPRINT

JOB NUMBER	REV
178812	
DRAWING NUMBER	
SP-01	

SZW C SitePlan.dwg

COMPREHENSIVE PLAN: The existing land use designation for the property is Moderate Low Density Residential with a residential density range of 1-3.5 du/ac.

EXISTING ZONING AND LAND USE:

The subject site is currently zoned General Rural (GR). Staff notes the new applications will affect 80.00 ± acres, west portion of the parcel.

SURROUNDING ZONING AND LAND USE:

North: General Rural Zoning District (GR)	- Vacant
South: General Rural Zoning District (GR)	- Vacant
East: General Rural Zoning District (GR))	- Vacant
West: Manufactured Home Zone (MH)	- Vacant

PUBLIC PARTICIPATION:

Neighborhood Meetings:	September 7, 2022
Agency mail out:	November 16, 2022
Newspaper Advertising:	Week of November 21, 2022
Site posting, Applicant:	November 17, 2022
Site Posting, Pinal County Staff:	November 22, 2022

FINDINGS/SITE DATA:

Flood Zone X: The development will be designed to retain the 100-year, 2-hour storm, which will be retained in accordance with Pinal County design guidelines.

Access:

The parcel is accessible from North La Palma Road and East Earley Road. There is no pedestrian access planned for the facility.

History:

Southwestern Power Group initiated the 'SunZia'-a massive transmission project in 2008 that would carry wind-generated electricity from Central New Mexico to Arizona for export to western markets. Pattern Energy, a leading renewable energy company purchased rights to build one of the two 550-mile transmission lines.

Proposed SunZia Private Utility and Facility includes a converter station along with several ancillary facilities associated with the electrical converter station. The Converter Station is required to convert the high voltage direct current (DC) to high voltage alternating current (AC) before delivering electric power to the Salt River Project (SRP) Pinal Central Substation. The high voltage transmission line of 525 kV carrying capacity will transmit over 3000 (MW) of renewable electricity generated primarily from wind farms in New Mexico and deliver it to the West.

The Project has been evaluated through the National Environmental Policy Act (NEPA) process from 2009-2015 and a final Environmental Impact Statement (EIS) has been issued. Multiple amendments have been proposed with localized route modifications along the selected route of the transmission line from New Mexico to Arizona.

The overall SunZia consists of 2 converter stations. The station that is the subject of this request receives wind energy from a similar facility in Torrance County, New Mexico designed to transmit electricity over long distances. The western station in Pinal County at the proposed location is needed to convert the DC current that travels long distances to AC current for transfer to the grid to use.

ANALYSIS:

The SunZia Converter Station Planned Area Development (PAD) amendment application proposes to change land-use designation to **General Public Facilities/Services** on 80.00 acres (western portion of parcel 401-43-009) to accommodate the Transmission Utility facility

Comprehensive Plan

Pinal County Comprehensive Plan, designates the site as Moderate Low Density Residential (1-3.5 du/ac). This area is sparsely populated. Although zoned Manufactured Housing (MH) to the west, the area is vacant. Immediate surrounding area is undeveloped and is zoned as General Rural (GR). The applicant is requesting land-use change to General Public Facilities/Services.

The land use to the east is employment, ¼ mile to the north and northwest is General Public Facilities with Pinal Central Energy Center. Proposed change to similar land-use would assist expand Public Facilities with larger amenities required for the projected growth in the unincorporated Pinal and the upcoming industrial establishments in Coolidge.

Changing the land-use to Public facilities would have a ‘multiplier’ effect for economic activities. Proposed Utility facility would require infrastructure changes, road improvements, and service enhancements in the area and improving and adding overall growth in the area.

PAD Overlay

Utilities are a permitted use in General Rural Zoning District. The request is not to change the zoning classification but to modify the development standards for General Rural for 80.00 acres out of the total 160 acre parcel to build the electrical converter station facility, including associated service buildings, control structures and equipment. The PAD overlay would change the development standards for these 80.00 acres to allow increases in height up to 80 feet for valve hall building and 40 feet for service buildings only. All other development standards for the General Rural would remain the same.

Location and Access

The subject parcel is adjacent to a projected Regionally Significant Road as identified in the Regionally Significant Routes for Safety and Mobility (RSRSM). Sunshine Boulevard is located adjacent to the west parcel line of the property and is currently an unpaved dirt road. Access to the parcel is from North Palma Road and East Earley Road.

STAFF SUMMARY: Staff provides the following findings together with the information on Page 1 of the staff report and supports the proposed SunZia Utility Converter Station Facility for the following reasons:

1. **Location and Site Conditions:** The parcel is accessible from North La Palma Road and East Earley Road. The site is primarily agricultural and vacant land with residential properties in the General Rural Zoning district. The Site plan for the facility is proposed to cover about 15 of the 80 acres. The location of the site falls along the route of the SunZia transmission line where similar surrounding land uses of General Public Facilities/ Services exist.
2. **Growth:** The new facility will be able to serve the growing clean energy demand in Arizona and California. State mandates for generating energy from renewable resources has driven utility companies to look for options of delivering clean, reliable and affordable power to areas of emerging demand. SunZia is one such initiative that would serve the West’s regional demands of clean energy.
3. **Impact:** SunZia Wind and Transmission will deliver economic benefits across New Mexico and Arizona. Of the \$8 billion investments, 1 billion will go to the governments, communities, schools and landowners. The

Project would not only create construction jobs but also have over 150 permanent staff positions to operate and maintain the project. Indirect economic impacts would include spurring of commercial developments, lodging, gas, groceries, and available power supply to upcoming industries in an around the town of Coolidge.

To date, no e-mails in opposition or in support have been received from surrounding property owner within the notification area.

Staff notes all Pinal County Departments have commented and said comments will be reflected as stipulations at the end of this report.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

The proposal is located in proximity to the Town of Coolidge. As of the writing of this report, no response has been received.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD amendment, request under Planning Cases **PZ-PA-014-22** and **PZ-PD-046-22**. Furthermore, the Commission must determine that this Land-use change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and PAD request.

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

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Pew & Lake have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Minor Comprehensive Plan Amendment and a Planned Area Development.
2. To date, staff has received no letters in opposition and/or support.
3. The property has legal access.
4. The subject property is located within the Moderate Low Density Residential land-use category of the Pinal County Comprehensive Plan
5. Granting of the PAD Amendment will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PA-014-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with no stipulations.

STAFF RECOMMEND MOTION (PZ-PA-014-22): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with no stipulations:*

STAFF RECOMMENDATION (PZ-PD-046-22): Staff recommends APPROVAL, however if the Planning and Zoning Commission finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-046-22 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-046-22): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 20 stipulations as listed in the staff report:*

1. Approval of this PAD (PZ-PD-046-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
3. A drainage report will be required to be submitted to the County Engineer at the time of Site plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
4. Half street right-of-way dedication will be required for EARLEY ROAD (southern boundary), and SUNSHINE BLVD (western boundary). The minimum required half street right-of-way for all three roadways is 55'. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
5. All right-of-way dedications shall be free and unencumbered;
6. Any roadway sections, alignments, access locations, and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
7. SunZia Converter Station Facility - PAD (PZ-PD-046-22) is to be developed as shown by the site plan/development plan submitted on December 2022, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

8. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors minor comprehensive plan amendment for land-use change approval as set forth in Planning Case PZ-PA-014-22;
9. The property is to be developed with an approved Site Plan, in accordance with the applicable criteria set forth in Section 2.200.070 of the Pinal County Development Services Code (PCDSC) and the applicant's submittal documents;
10. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department
11. Applicant/developer to provide ADA compliant parking;
12. The SunZia Converter Station Facility shall meet the Lighting Zone 1 requirements of the Pinal County Development Services code
13. Expansion of the facility will require the applicant to apply for a "Major PAD Amendment";
14. Facility shall employ the best available technology pertinent to sound mitigation, to the satisfaction of the Community Development Director;
15. Final Design of Fences, Walls and Screening will be subject to the approval of the Community Development Director;
16. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance as per Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
17. All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 through 190 of the Pinal County Air Quality Code of Regulations;
18. The proposed Site Plan should have a paved road arterial access the project, paved road access to the project, paved road access within the project and paved parking lots;
19. An air quality industrial permit would be required if generators are installed.
20. The proposed Site plan should have all weather road arterial access to the project, paved road access within the project and paved parking lots. Access and roads will be designed to accommodate for emergency vehicles.

Date Prepared: 12/9/2022 SD

Revised: 12/13/22 SD



APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

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

1. Pinal County Staff Coordinator: _____
2. Date of Pre-application Review: __/__/____ Pre-Application Review No.: Z-PA-_____-_____
3. Current Zoning (*Please provide Acreage Breakdown*): _____
4. Requested Zoning (*Please provide Acreage Breakdown*): _____
5. Parcel Number(s) (Please attach a separate list if more space is needed): _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____
8. The exact use proposed under this request: _____
9. What is the Comprehensive Plan Designation for the subject property: _____
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☐ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO
If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐ YES ☒ NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

15. Explain why the proposed development is needed and necessary at this time. _____

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

COMMUNITY DEVELOPMENT
Planning Division

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No.: 40144011B
Name: 11 Mile Corner Land Trust, et al : Tammy Sheele
Address: 20301 E. Superstition Dr.
City/ST/Zip: Queen Creek, AZ 85142

Parcel No.: 401430080
Name: Wilburville, LLC : Marvin Wuertz
Address: 2487 E. Highway 287
City/ST/Zip: Casa Grande, AZ 85194

Parcel No.: 401460010
Name: Ben Fatto LTD Pship, Etal
Address: Lesueur Inv: HA 1070 LLC; Dilla LLC, Et Al 1223 S Clearview Ave Ste 103
City/ST/Zip: Mesa, Arizona 85209

Parcel No.: 401691000
Name: The Sunscape #2 Land Trust : R. J. McBride, Trustee
Address: PO Box 9252
City/ST/Zip: Chandler Heights, AZ 85227

Parcel No.: 401430070
Name: Quick Draw Farm, LLC
Address: 2487 E. Highway 287
City/ST/Zip: Casa Grande, AZ 85194

Parcel No.: 401430090
Name: Ben Fatto Limited Partnership
Address: 1223 S Clearview Ave Ste 114
City/ST/Zip: Mesa, AZ 85209

Parcel No.: 40144011A
Name: Wilburville, LLC : Marvin Wuertz
Address: 2487 E. Highway 287
City/ST/Zip: Casa Grande, AZ 85194

Parcel No.: ASL11100.060832
Name: Arizona State Land Department, Tenant: Brandon Salmons Et al
Address: 1616 W Adams St.
City/ST/Zip: Phoenix, AZ 85007

Parcel No.: AZ-PINAL
Name: Pinal County : Yvonne Hernandez
Address: 31 N Pinal St., Bldg F
City/ST/Zip: Florence, AZ 85132

Parcel No.: 40143006A & 40143006B
Name: PAUL F & MELANIE A EDWARDS
Address: 22301 W LOWER BUCKEYE RD
City/ST/Zip: BUCKEYE, AZ 85326

I hereby verify that the name list above was obtained on the 22 day of August, 20 22, at the office of Pinal County Assessor Data - online and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 22 day of August, 20 22, before me personally appeared Michael Doyle
(Name of signor)

Signature Michael Doyle Date 8/22/2022

State of Texas
County of Travis)ss.

My Commission Expires 5/31/2025



(SEAL)

Signature of Notary Public [Signature]

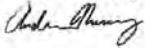
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the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

SunZia Transmission LLC

1088 Sansome Street, San Francisco, CA 94111

Name of Applicant

Address



Andrew Murray, Authorized Signatory

natalie.mccue@patternenergy.com 281-536-0247

Signature of Applicant

E-Mail Address

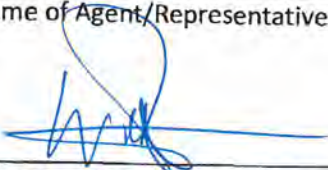
Phone Number

Ralph Pew

1744 S Val Vista Dr, Ste 217, Mesa, AZ 85204

Name of Agent/Representative

Address



ralph.pew@pewandlake.com

480-461-4670

Signature of Agent/Representative

E Mail Address

Phone Number

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

inSour Investments HA 1070, LLC, Eloy 660, LLC, Ben Fatto Limited Partnership, Andama Limited Partnership

3850 E. Baseline Road, Suite 114 Mesa, AZ 85206

Name of Landowner

Address



ty@lesueurinvestments.com

480-424-3400

Signature of Landowner

E-Mail Address

Phone Number

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

AGENCY AUTHORIZATION

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

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

Viel Gluck, LLC an Arizona limited liability company, as successor by Merger to Viel Gluck Limited Partnership

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

Hereinafter referred to as "Owner," is/are the owner(s) of 80 acres located at
S1/2 of the SW1/4 of Section 29, T06S, R08E, and further identified

[Insert Address of Property]

As assessor parcel number 401-43-009 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints Pew & Lake, PLC

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

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

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

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)
) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

Viel Gluck, LLC, an Arizona limited liability company
[Insert Company's or Trust's Name]
By: B.A. Bowden
[Signature of Authorized Officer, or Trustee]
Its: Manager of CB Vineyard Group, LLC, Manager
[Insert Title]

Dated: 09/14/2022

STATE OF ARIZONA)
) ss.

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 14th day of September, 2022 by
Brent A. Bowden, Manager of CB Vineyard Group, LLC, Manager of
[Insert Signor's Name] [Insert Title]
Viel Gluck, LLC, an Arizona limited liability company an,
[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.

My Commission Expires:



Terri Newman
Printed Name of Notary

Terri Newman
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]

_____, of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

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

My Commission Expires _____

Printed Name of Notary

Signature of Notary

AGENCY AUTHORIZATION

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

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

Ben Fatto, LLC an Arizona limited liability company, as successor by Mergert to Ben Fatto Limited Partnership

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

Hereinafter referred to as "Owner," is/are the owner(s) of 80 acres located at
S1/2 of the SW1/4 of Section 29, T06S, R08E, and further identified

[Insert Address of Property]

As assessor parcel number 401-43-009 and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints Pew & Lake, PLC
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

(SEAL)

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

Ben Fatto, LLC, an Arizona limited liability company
By: Craig D Cardon [Insert Company's or Trust's Name]
[Signature of Authorized Officer, or Trustee]
Its: Manager of Cardon Hiatt Investments, LLC, Manager of CH Vineyard Group, LLC, Manager
[Insert Title]

Dated: 09/14/2022

STATE OF ARIZONA)
) ss.

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 14 day of September, 20 22 by
Craig D. Cardon, Manager of Cardon Hiatt Investments, LLC, Manager of CH Vineyard Group, LLC, Manager of
[Insert Signor's Name] [Insert Title]
Ben Fatto, LLC, an Arizona limited liability company an,
[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.

My Commission Expires: 7-16-23

TERRI NEWMAN
Printed Name of Notary

TERRI NEWMAN
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)



(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]

_____, of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

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

My Commission Expires _____

Printed Name of Notary

Signature of Notary

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

Piemonteis Direct, LLC

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

[Insert Address of Property]

401-43-009

Owner hereby appoints Pew & Lake, PLC

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

Page | 4

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

Piemonteis Direct, LLC, an Arizona limited liability company

[Insert Company's or Trust's Name]

By:

[Signature of Authorized Officer, or Trustee]

Its: Manager

[Insert Title]

Dated: 09/14/2022

STATE OF ARIZONA)

) ss.

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 14 day of September, 20 22 by

Grif C. Hiatt, Manager

[Insert Signor's Name]

[Insert Title]

Piemonteis Direct, LLC

an Arizona limited liability company

an,

[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.

My Commission Expires: 7.18.23

Terri Newman

Printed Name of Notary

Terri Newman

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF)

) ss.

COUNTY OF)



(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by _____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____

[Title of Office Held]

[Second Company]

As _____ for _____, and who being

[i.e. member, manager, etc.]

[Owner's Name]

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

My Commission Expires _____

Printed Name of Notary

Signature of Notary

AGENCY AUTHORIZATION

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

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

Far Marel, LLC

an Arizona limited liability company

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

Hereinafter referred to as "Owner," is/are the owner(s) of 80 acres located at
S1/2 of the SW1/4 of Section 29, T06S, R08E, and further identified

[Insert Address of Property]

As assessor parcel number **401-43-009**

and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints Pew & Lake, PLC

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

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

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

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)
) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

Far Marel, LLC, an Arizona limited liability company

[Insert Company's or Trust's Name]

By:

B.A. Bowden

[Signature of Authorized Officer, or Trustee]

Its: Manager

[Insert Title]

Dated: 09/14/2022

STATE OF ARIZONA)

) ss.

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 14 day of September, 2022 by

Brent A. Bowden

Manager

[Insert Signor's Name]

[Insert Title]

Far Marel, LLC

an Arizona limited liability company

an,

[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.

My Commission Expires:

7.18.23

Terri Newman

Printed Name of Notary

Terri Newman

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)

) ss.

COUNTY OF _____)



(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by

_____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____

[Title of Office Held]

[Second Company]

As _____ for _____, and who being

[i.e. member, manager, etc.]

[Owner's Name]

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

My Commission Expires _____

Printed Name of Notary

Signature of Notary

Application Checklist:

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

A. Check the appropriate item:

- ☐ This PAD is being submitted without a zone change request
- ☐ This PAD is being submitted in conjunction with a zone change request.

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

B. Hold a Neighborhood/Community Meeting:

- ☐ 1. Notify all property owners within 1200’ (feet)
- ☐ 2. Hold the meeting within five (5) miles of the subject property
- ☐ 3. Hold the meeting between 5:00 pm – 9:00 pm
- ☐ 4. Include with the application the following:
 - ☐ Copy of Notice of Neighborhood/Community Meeting
 - ☐ List of property owners notified - ***(Use page 2 of this application)***
 - ☐ Minutes of the meeting
 - ☐ Attendance sign-in sheet with names & addresses

C. Submit a completed “Agency Authorization” form *(if applicable, Use page 4 of this application)*.

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

- ☐ 1. Title Page
- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
 - ☐ Nature of the Project
 - ☐ Proposed Land Uses
 - ☐ Building Types & Densities
 - ☐ Conformance to adopted Land Use Plans
 - ☐ Circulation and Recreation Systems

- ☐ 4. Relationship to surrounding properties within onemile
- ☐ 5. Schools
- ☐ 6. Public Services/Community Services and how will the need for these services be addressed
- ☐ 8. Location & Accessibility
- ☐ 9. Compliance with RSRSM, Access Management Manual, October 2008
- ☐ 10. Utilities & Services
- ☐ 11. Ownership & Control – [See Section 2.176.240(B)11]
- ☐ 12. Timing of Development (PhasingSchedule)
- ☐ 13. Conformance with the Comprehensive Plan
- ☐ 14. Recreational Amenities
- ☐ 15. Fences, Walls & Screening
- ☐ 16. Total number of dwelling units
- ☐ 17. Maximum Residential Density of each planning unit
- ☐ 18. Total number of parking spaces for recreational facilities
- ☐ 19. Type of landscaping
- ☐ 20. Preliminary hydrologic data and a statement on drainage
- ☐ 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
 - ☐ Total Area in acres proposed *(Commercial & Industrial Separated)*
 - ☐ Approximate retail sales floor area *(Commercial)*
 - ☐ The uses proposed uses based on permitted uses in the base zone.
 - ☐ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- ☐ 22. Tables:
 - Land Use Table(s) to include the following:
 - ☐ Total Acreage of the site
 - ☐ Total Area of arterial & collector streets
 - ☐ Total Area & Percent of Open Space
 - ☐ Total Number of each type of dwelling unit
 - ☐ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
 - ☐ The Overall proposed Density

- **Amended Development Standards Table comparing proposed and current zoning code standards for:**
 - ☐ Minimum Lot Area
 - ☐ Minimum Lot Width
 - ☐ Minimum Building Setbacks
 - ☐ Maximum Building Height
 - ☐ Minimum Distance between main & detached accessory buildings
 - ☐ Buildable Area
- **Amended Use Tables:**
 - ☐ Permitted Uses
 - ☐ Non-Permitted Uses
- **Utilities & Services Table of type and source:**
 - ☐ Sewer
 - ☐ Water
 - ☐ Electric
 - ☐ Telephone
 - ☐ Police
 - ☐ Fire
 - ☐ Schools
 - ☐ Solid Waste Disposal

☐ 24. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

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

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

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

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



1. Site Plan:

- ☐ Title of project as shown in the narrative report, such as ***“Planned Area Development for (insert name of Development)”*** in bold letters.
- ☐ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ☐ North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- ☐ Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- ☐ Existing Zone designation & requested zone change (*as applicable*)
- ☐ Legal Description of total site
- ☐ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ☐ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ☐ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ☐ Location of all existing structures and significant natural features.
- ☐ Nearest regional significant routes to proposed development as projected in RSRS Final Report, December 2008.
- ☐ All points of ingress and egress.
- ☐ Parking Areas.
- ☐ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ☐ Indicate and/or label (*as applicable*):
 - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - Phase Lines (*as applicable*)
- ☐ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - Each type of dwelling unit
 - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).
- ☐ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ☐ Indicate location, type, height, and materials for proposed walls, fences, and signs.

- ☐ Location and types of existing and proposed landscaping.
- ☐ Designated Flood Zone

N/A

2. Quantitative Development Data Tables

- ☐ Land Use table to include:
 - Total Gross Acreage of site
 - Total Area of Streets (Public & Private)
 - Total Area of Public Open Space
 - Total Net Area of all intended uses
 - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - Total Dwelling Units permitted under base zoning district
 - Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - Grand Total of Dwelling Units
 - Overall Density proposed
- ☐ Zoning Comparison Table of Existing & Proposed to include:
 - Lot area per dwelling unit
 - Setbacks
 - Minimum Lot Widths
 - Maximum Building Heights
- ☐ Parking (number of spaces)
- ☐ Utility & Services Table indicating type and source:
 - Sewer
 - Electric
 - Telephone
 - Water
 - Police/Security
 - Fire
 - Schools
 - Solid Waste Disposal
- ☐ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

N/A

3. Submit an Open Space & Recreation Plan (“OSRP”) that includes –Refer to Chapter 2.176

- ☐ Reviewed the Pinal County Open Space & Recreational Area Guideline
- ☐ Site Analysis

- Aerial Photo
 - Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
 - Site Analysis should be produced in an **8½" X 11" format for text**
 - Site Analysis should be produced in an **24" X 36" format for plans* (coordinate this requirement with your case coordinator)**
- ☐ Total acreage of proposed development
- ☐ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ☐ A concept drawing of the proposed development including:
- Gross Site Area
 - Number of proposed lots
 - Proposed Arterial & Collector street circulationsystem
 - Proposed lot size(s),
 - Proposed Retention/detention areas
 - Proposed Development Phasing
- ☐ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ☐ A concept drawing of the proposed development including:
- Gross Site Area
 - Number of proposed lots
 - Proposed Arterial & Collector street circulationsystem
 - Proposed lot size(s),
 - Proposed Retention/detention areas
 - Proposed Development Phasing
- ☐ A pedestrian circulation system
- ☐ A Slope Analysis identifying the following slope categories:
- 1) 0% - 5%
 - 2) 5% - 10%
 - 3) 10% and greater
- ☐ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ☐ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ☐ Identification of potential view corridors

- ☐ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ☐ A record check through Arizona State Museum (“ASM”) for archeological sites and identification of any sites or surveys
- ☐ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- ☐ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.



4. Submit a Landscape Plan that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC:*

- ☐ A Vegetation Salvage Plan
- ☐ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- ☐ Extent and location of all plant materials and other landscape features.
- ☐ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ☐ Location of Water Outlets.



5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.



Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:

- ☐ Minimum requirements for Open Space – (Section 130)
- ☐ Uses permitted within open space areas – (Section 140)
- ☐ Uses prohibited within open space areas – (Section 150)
- ☐ Minimum requirements for recreation areas – (Section 160)
- ☐ Minimum requirements for multi-use paths and trails – (Section 170)
- ☐ Minimum requirements for storm water retention & detention basins – (Section 180)
- ☐ Minimum requirements for streetscapes & entryways – (Section 190)
- ☐ Minimum requirements for conservation open space – (Section 200)



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



Submit a Preliminary Drainage Report*



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



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



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



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



Submit separate preliminary reports or master plans for:

☐ Storm water drainage

N/A ☐ Wastewater & Domestic water service.



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

☐ **Commercial Uses:**

- Retail sales floor area and total area proposed for commercial development
- Type of uses proposed

☐ **Industrial Uses**

- Total Area proposed for industrial uses
- Types of uses proposed
- Anticipated employment for development per major phases

☐ **Standards of:**

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation
- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)

- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls



Complete and Submit the “Comprehensive Plan Compliance Checklist”



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



Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at:

<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.

Please call or email the Planning Division for more information.



Submit **PDF files provided, per pre-app meeting discussion on 8/9/22**

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

OR

- ☐ An AutoCAD (.dwg file), which includes the following layers:
 - Parcel
 - Right-of-way
 - Sub-perimeter
 - Centerlines
 - Section Lines
 - Street names
 - Lot-numbers
 - Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).



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



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



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



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



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



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

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



Andrew Murray,
Authorized Signatory

09/09/2022

Signature

Date

SunZia Private Utility Converter Station

Application for a Proposed Planned Area Development (PAD)
Overlay District

Date of Submittal: September 15, 2022

Parcel Number: 401-43-009

Applicant: SunZia Transmission, LLC

Contact Agent/Representative:

Ralph Pew
Pew and Lake, PLC
1744 S Val Vista Dr, Ste 217, Mesa, AZ 85204
480-461-4670
ralph.pew@pewandlake.com

Natalie McCue
Senior Director
SunZia Transmission LLC
1088 Sansome St., San Francisco, CA 94111
281-536-0247
natalie.mccue@patternenergy.com

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1.0 SUB1_NEIGHBORHOOD MEETING SUMMARY REPORT

1.1 Introduction

In accordance with section 2.166.050 of the Pinal County Development Services Code pertaining to citizen review, the Applicant hosted a Neighborhood/Community Open House to provide an opportunity for citizens to review, understand and comment on the proposed action early in the Pinal County Approval Process in conjunction with the Planned Area Development Overlay District Application.

1.2 Date and Location

The Neighborhood/Community Open House was held on September 7, 2022, from 6:00 p.m to 8:00 p.m..

The open house was held at the Pinal County Fairgrounds, Building 3, 512 11 Mile Corner Road, Casa Grande, Arizona.

1.3 Notification

Pinal County requires that property owners within 1,200 feet be notified of the event. However, the Applicant extended the notification area to 2,500 feet to include the Sunscape RV Resort and Northview Estates residential subdivision. The resulting mailing list contains 55 entities. Exhibit 1A is the mailing list.

The Applicant prepared a notification, comprising a letter and maps, to send to the property owners on the mailing list. Exhibit 1B contains a copy of the notification. The notification was mailed on August 22, 2022, which was 16 calendar days in advance of the meeting.

1.4 Content

A set of seven information display boards (Exhibit 1C) were prepared to

- Introduce Pattern Energy and the SunZia Transmission project
- Describe the SunZia West high-voltage direct-current (HVDC) converter station
- Illustrate the converter station location and surrounding area (map)
- Explain the requests to Pinal County
- Provide the anticipated schedule for the Pinal County approval process and target construction and operation dates
- Explain the benefits of the SunZia Transmission project to Arizona and Pinal County
- List the steps of the Pinal County Approval Process for a Planned Area Development Overlay

The informational display boards were placed logically around the meeting room and project personnel, knowledgeable about the SunZia West Converter Station and SunZia Transmission project were present to answer questions.

No neighboring landowners or public citizens attended the Open House. Exhibit 1D contains a copy of the blank sign-in sheet.

1.5 Summary of Concerns, Issues and Problems Expressed

Since no neighboring landowners or public citizens attended the open house meeting, there are no known concerns, issues or problems pertaining to the proposed project.

1.6 Exhibits

1A - Mailing list

1B - Landowner Notification

1C - Open House Info Display Boards

1D - Open House Sign-In Sheet

1A - Mailing list

Neighborhood/Community Meeting Notification Mailing List				
NAME	ADDRESS	CITY	STATE	ZIP
CURRENT RESIDENT	1002 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8308
WILLIAM G & RUTH L VIRKLER TRS	1003 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8306
CURRENT RESIDENT	1014 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8308
WILLIAM METZ	1015 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8306
PAUL A & MARCIA FABRY REV TRUST	1027 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8306
KIMBERLY SCHLIG	1038 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8308
MARY PETTINGER	1039 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8306
SUNSCAPE ESTATES RV PARK COOPERATIVE	1083 E SUNSCAPE WAY UNIT 393	CASA GRANDE	AZ	85194-8317
PAVEL & LILIANA FILIP	11841 BROOKHURST ST	GARDEN GROVE	CA	92840-1830
CURRENT RESIDENT	1190 S LA PALMA RD	CASA GRANDE	AZ	85194-8669
JOHN FILIP	11911 GARY ST	GARDEN GROVE	CA	92840-2027
BEN FATTO LTD PSHIP ET AL	1223 S CLEARVIEW AVE STE 103	MESA	AZ	85209-3306
ARIZONA STATE LAND DEPARTMENT TENANT: BRANDON SALMONS ET AL	1616 W ADAMS ST	PHOENIX	AZ	85007-2614
RAY W & ELAINE C ANDERSON	16462 340TH AVE SW	EAST GRAND FORKS	MN	56721-9311
CAYWOOD FARMS LLC	201 E WASHINGTON ST STE 1200	PHOENIX	AZ	85004-2595
11 MILE CORNER LAND TRUST ET AL : TAMMY SHEELE	20301 E SUPERSTITION DR	QUEEN CREEK	AZ	85142-9769
BILLY J SENDLE TR	2168 ALLSTON PL	FAIRFIELD	CA	94533-2704
PAUL F AND MELANIE A EDWARDS	22301 W LOWER BUCKEYE RD	BUCKEYE	AZ	85326-5509
A LOWELL KING & NANETTE T KING	224 S 200 E	SMITHFIELD	UT	84335-1616
INLAND FARMS INC : MARVIN WUERTZ	2487 E HIGHWAY 287	CASA GRANDE	AZ	85194-8490
QUICK DRAW FARM LLC	2487 E HIGHWAY 287	CASA GRANDE	AZ	85194-8490
WILBURVILLE LLC : MARVIN WUERTZ	2487 E HIGHWAY 287	CASA GRANDE	AZ	85194-8490
WUERTZ FARM LAND LLC c/o MARVIN & KATHLEEN WUERTZ TRS: WUERTZ FAMILY TRUST	2487 E HIGHWAY 287	CASA GRANDE	AZ	85194-8490
EGINOIRE FAM TRUST	2716 STANTON AVE	DES MOINES	IA	50321-2858
PINAL COUNTY : YVONNE HERNANDEZ	31 N PINAL ST BLDG F	FLORENCE	AZ	85132-0118
ADRIAN D & ELIZABETH FILIP	6565 VIA DEL PRADO	CHINO HILLS	CA	91709-3949
PINAL CENTRAL ENERGY CENTER LLC : GABE HENEHAN P.E.	700 UNIVERSE BLVD # E5E/JB	JUNO BEACH	FL	33408-2657
TAMMY SKILES	812 S LA PALMA RD	CASA GRANDE	AZ	85194-8694
CURRENT RESIDENT	815 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8309
ALICE SKILES	820 S LA PALMA RD	CASA GRANDE	AZ	85194-8694
LEE OR FAYE SKILES	820 S LA PALMA RD	CASA GRANDE	AZ	85194-8694
CURRENT RESIDENT	823 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8309
CURRENT RESIDENT	834 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8310
LESTER C & DONNA M FREDRICKSON TRS: FREDRICKSON FAM LIV TRUST	835 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8309
MONICA & JOSHUA D WHITE	846 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8310
MARCIA A & STANLEY G SNIADOSKI	847 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8309
JULIE ANN PATNAUDE	858 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8310
KEITH & CRYSTAL MOSES	859 E BROOKFIELD CIR	CASA GRANDE	AZ	85194-8309
DIONISIE & DANIELA GOIA	8932 TRACY AVE	GARDEN GROVE	CA	92841-1630
CURRENT RESIDENT	906 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8307
LINDA GIBBONS	907 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
CURRENT RESIDENT	918 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8307
CARL J & ANNA M RANDALL	919 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
CURRENT RESIDENT	930 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8307
WEAVER FAMILY LIVING TRUST c/o ROY D & PATRICIA L WEAVER	931 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
JOHN W & MARY B STEIN	942 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8307
PHILIP L SR & SANDRA COFFMAN TRS	943 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
BIRK & ELIZABETH JO LOWRIE	9507 SW SCOUT CAMP TRL	TERREBONNE	OR	97760-8971
DELBERT & DELIA HADDOX	951 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
CURRENT RESIDENT	963 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
RICHARD W SAUPPE & DONNA M CALLODONATO	975 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
CURRENT RESIDENT	983 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
CURRENT RESIDENT	991 E LINCOLNWOOD CIR	CASA GRANDE	AZ	85194-8305
THE SUNSCAPE #2 LAND TRUST : R. J. MCBRIDE TRUSTEE	PO BOX 9252	CHANDLER HEIGHTS	AZ	85127-9252
SUNSCAPE 37 LAND TRUST c/o DESIREE SUNDERS TR	PO BOX 982	FLORENCE	AZ	85132-3020

1B - Landowner Notification



SunZia Transmission, LLC
1088 Sansome Street
San Francisco, CA 94111
T +1 415 283 4000
F +1 415 362 7900
www.patternenergy.com

August 22, 2022

NOTICE OF NEIGHBORHOOD OPEN HOUSE MEETING

Dear Neighbor:

Pattern Energy invites you to a neighborhood open house meeting about SunZia Transmission. SunZia Transmission is a 550-mile transmission line that will enable the delivery of over 3,000 megawatts (MW) of renewable energy to Arizona and the Western U.S.

The project will utilize the property located east of Sunshine Blvd alignment and on the north side of Earley Road (part of Pinal County Assessor parcel number 401-43-0090) for a converter station. This project will implement the SunZia Private Utility & Facility permitted use in the existing General Rural (GR) zoning district. The 80-acre property is outlined in yellow on the aerial picture below. The area outlined in red identifies the 10 acres within the site where the converter station for the project will be located.



SunZia Transmission, LLC is applying to Pinal County for:

1. Non-Major (Minor) Amendment to the Pinal County Comprehensive Plan from Moderate Low Density Residential to Employment and;
2. Planned Area Development Overlay on the existing General Rural zoning for the sole purpose of modifying the 30-foot maximum height standard in the General Rural (GR) zoning category. Specifically, four buildings will be requesting a height increase, two valve halls up to 80' and two service buildings up to 40'.

This request is not an application to change the zoning category from GR to another zoning designation, but rather to utilize the planning tool of a PAD to modify the height development standard within the existing GR zoning category.

A neighborhood open house meeting will be held at the Pinal County Fairgrounds to discuss the SunZia Transmission project and to answer any questions you may have. The date, time, and address are listed below. The meeting will be hosted in an open house style. We welcome the community from 6 p.m. until 8 p.m. We value and look forward to any input and comments that you may have.

Date/Time:	September 7, 2022 - 6 p.m.
Location:	Pinal County Fairgrounds 512 S. 11 Mile Corner Road Casa Grande, Arizona 85194
Building 3:	(See Enclosed Map)

If you are unable to join us for the meeting, please reach out and a member of our team will be happy to discuss the project with you.

Pinal County Planning Department has assigned this case to Evan Evangelopoulos, who can be reached at Evan.Evangelopoulos@pinal.gov.

A summary of this open house meeting will be created and provided to the Planning & Zoning Commission and Board of Supervisors as part of the public record for the project. At this time, no public meeting before the Pinal County Planning and Zoning Board has been scheduled. When that meeting date is known, signs will be posted on site with the meeting dates and time, notices will be mailed to neighbors in the vicinity, and to those that attend the neighborhood open house meeting and provide their contact information will also be notified.

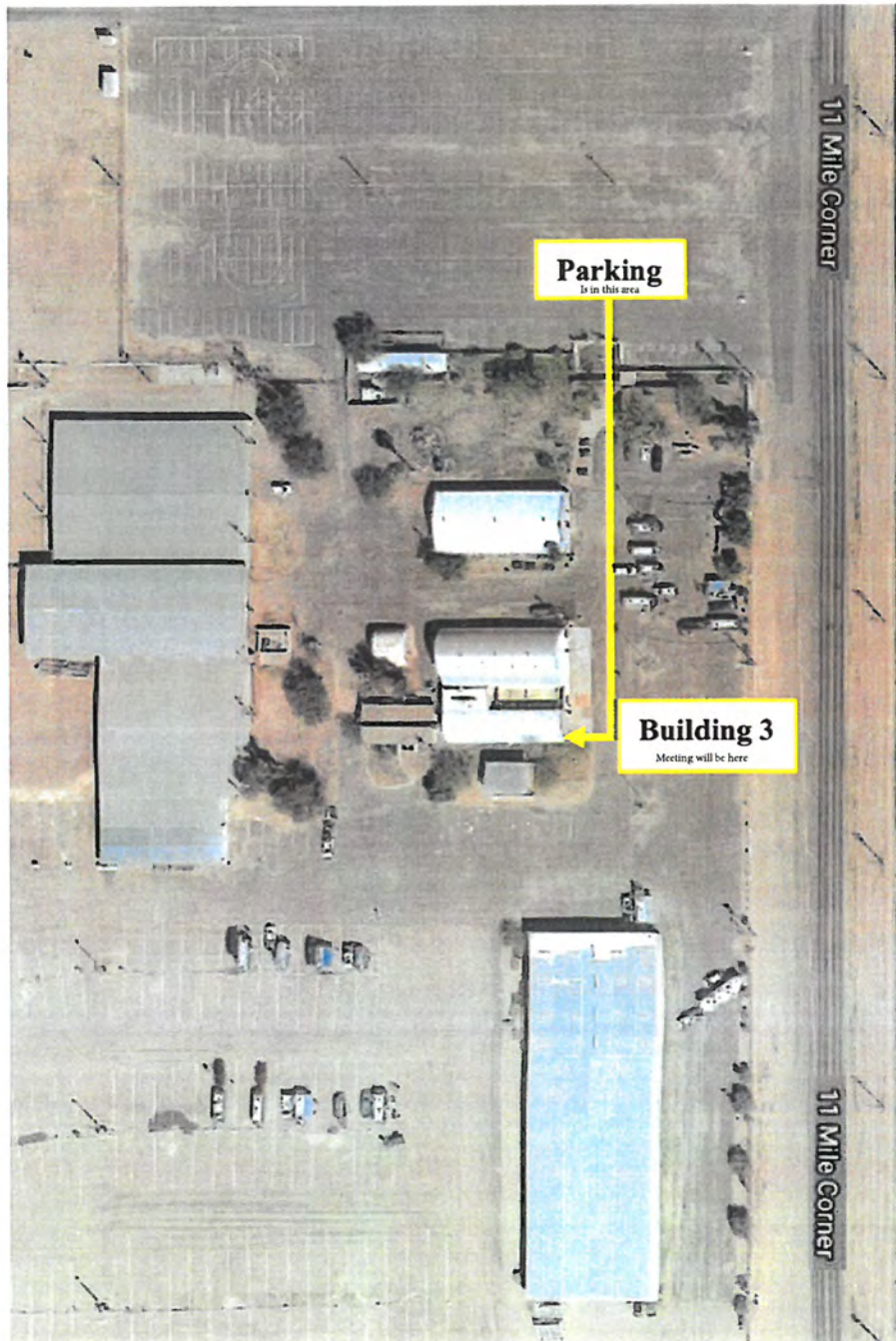
If you have any questions, please be in touch. You can call (855) 780-3859 or email sunzia@patternenergy.com.

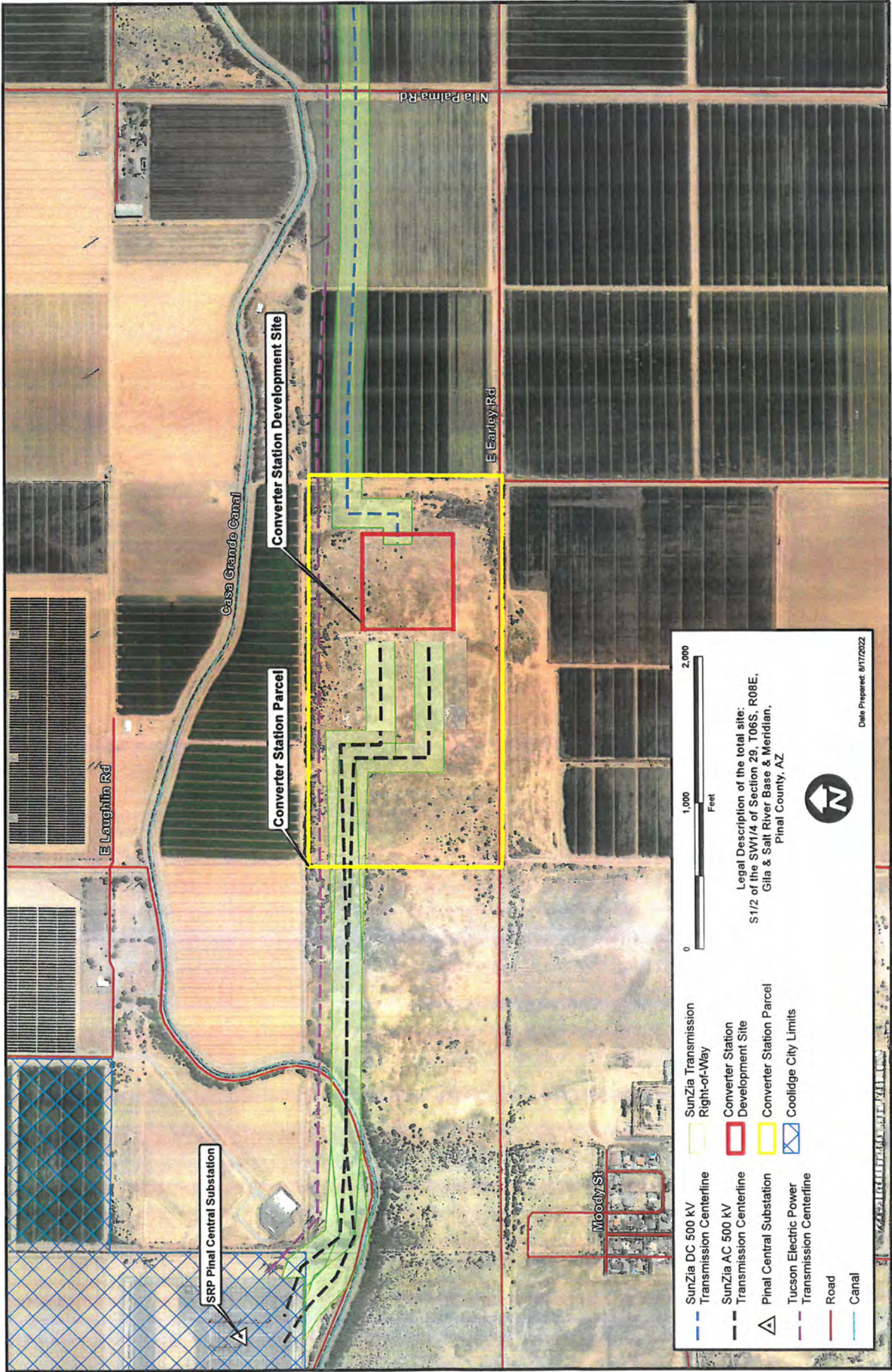
Sincerely,



Natalie McCue
Senior Director, Environmental & Permitting
PATTERN ENERGY

Meeting Location and Parking Map





1C - Open Hose Info Display Boards

SunZia Transmission

Private Utility & Facility

Welcome

Thank you for attending this Open House. Your questions and comments are important to us. We look forward to visiting with you.



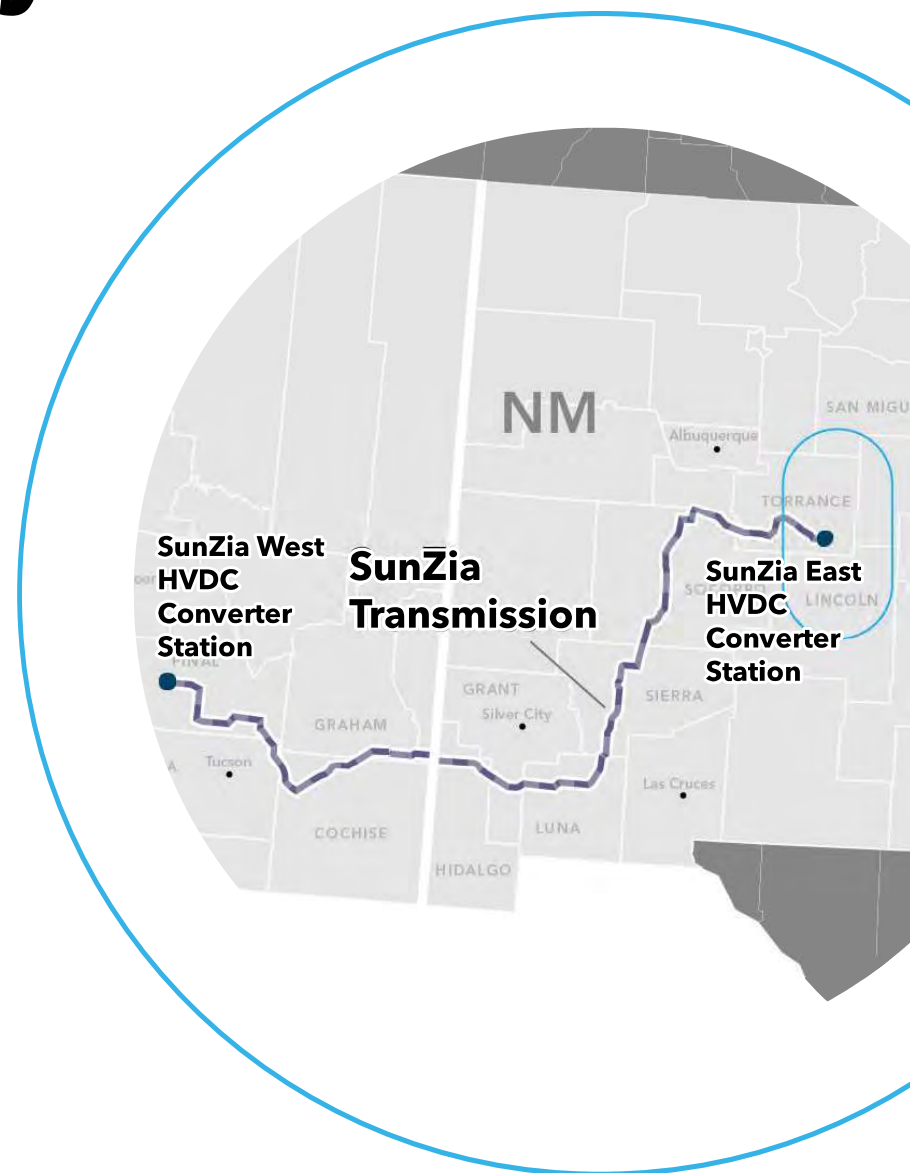
SunZia

SunZia Transmission and Pattern Energy

SunZia Transmission will enable access to some of the most abundant, constant wind resource in the United States. The 550-mile 525 kV High Voltage Direct Current (HVDC) transmission line will provide clean, reliable, and affordable power to areas of emerging demand.

The project will use state-of-the-art HVDC technology with better efficiency than comparable alternating current (AC) technology to transmit the same amount of power. HVDC is the most efficient and cost-effective technology to move large amounts of power over long distances.

SunZia Transmission, together with Pattern's SunZia Wind project, will constitute the largest clean energy infrastructure project in United States history, harnessing and delivering more than 3,000 megawatts (MW) of renewable energy; enough to power the needs of more than 2.5 million Americans.



Pattern Energy is a leading renewable energy company. We develop, construct, own and operate high-quality wind, solar, transmission, and energy storage facilities. Our mission is to transition the world to renewable energy through sustainable development and responsible operation of facilities with respect for the environment, communities, and cultures where we have a presence. Headquartered in the United States, Pattern has a global portfolio of more than 35 renewable power facilities and transmission assets, serving various customers to provide low-cost clean energy to millions of consumers. Our careful approach and diverse experience positions us to work with you and your community to build a project that provides local benefits, and we hope to be a source of community pride.

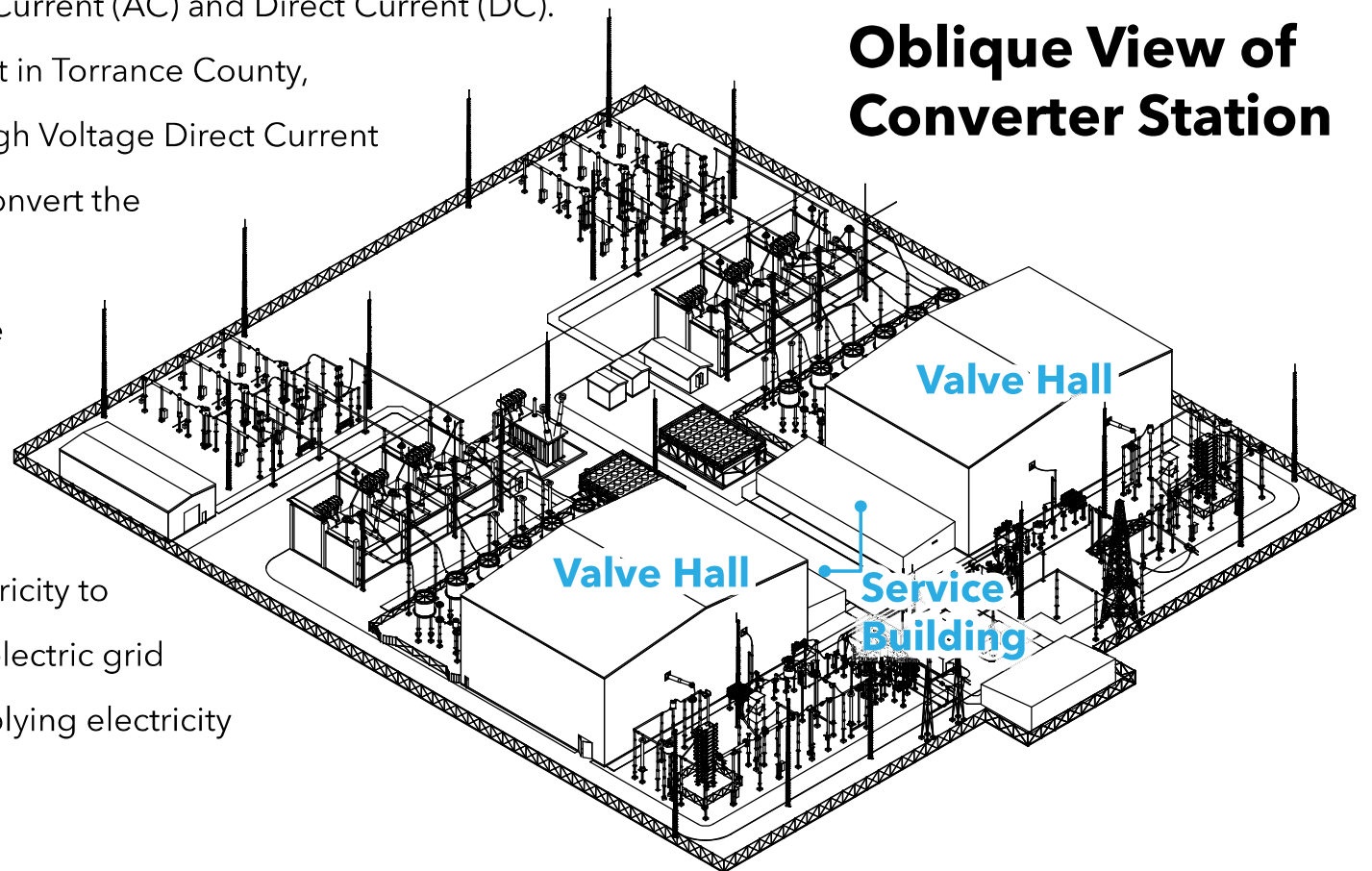
SunZia



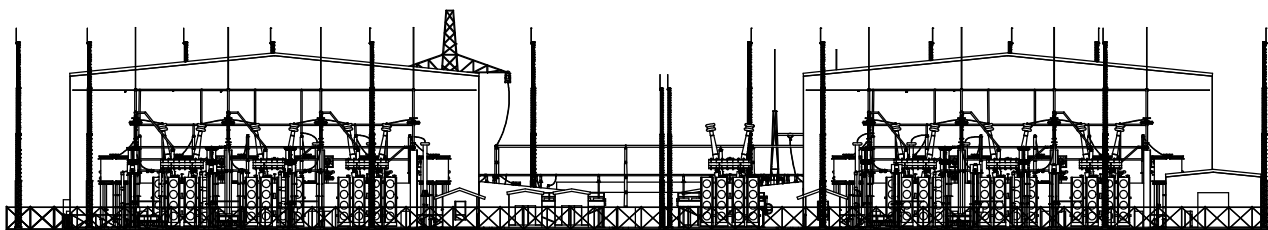
SunZia West HVDC Converter Station

A converter station, similar to a substation, is specialized to convert electricity between Alternating Current (AC) and Direct Current (DC).

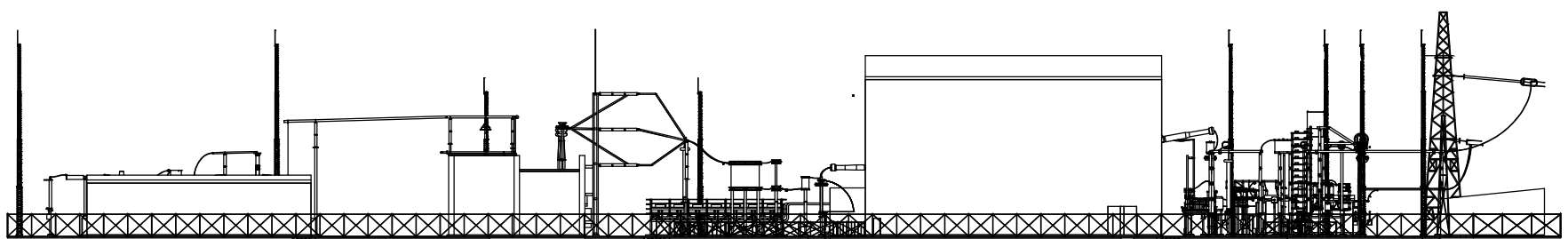
At the eastern end of the project in Torrance County, New Mexico, the SunZia East High Voltage Direct Current (HVDC) Converter Station will convert the wind-generated electricity from AC to DC for long-distance travel. At the western end in Pinal County, Arizona, the SunZia West HVDC Converter Station will convert the DC electricity to AC before connecting into the electric grid at Pinal Central Substation, supplying electricity to areas of emerging demand.



Oblique View of Converter Station



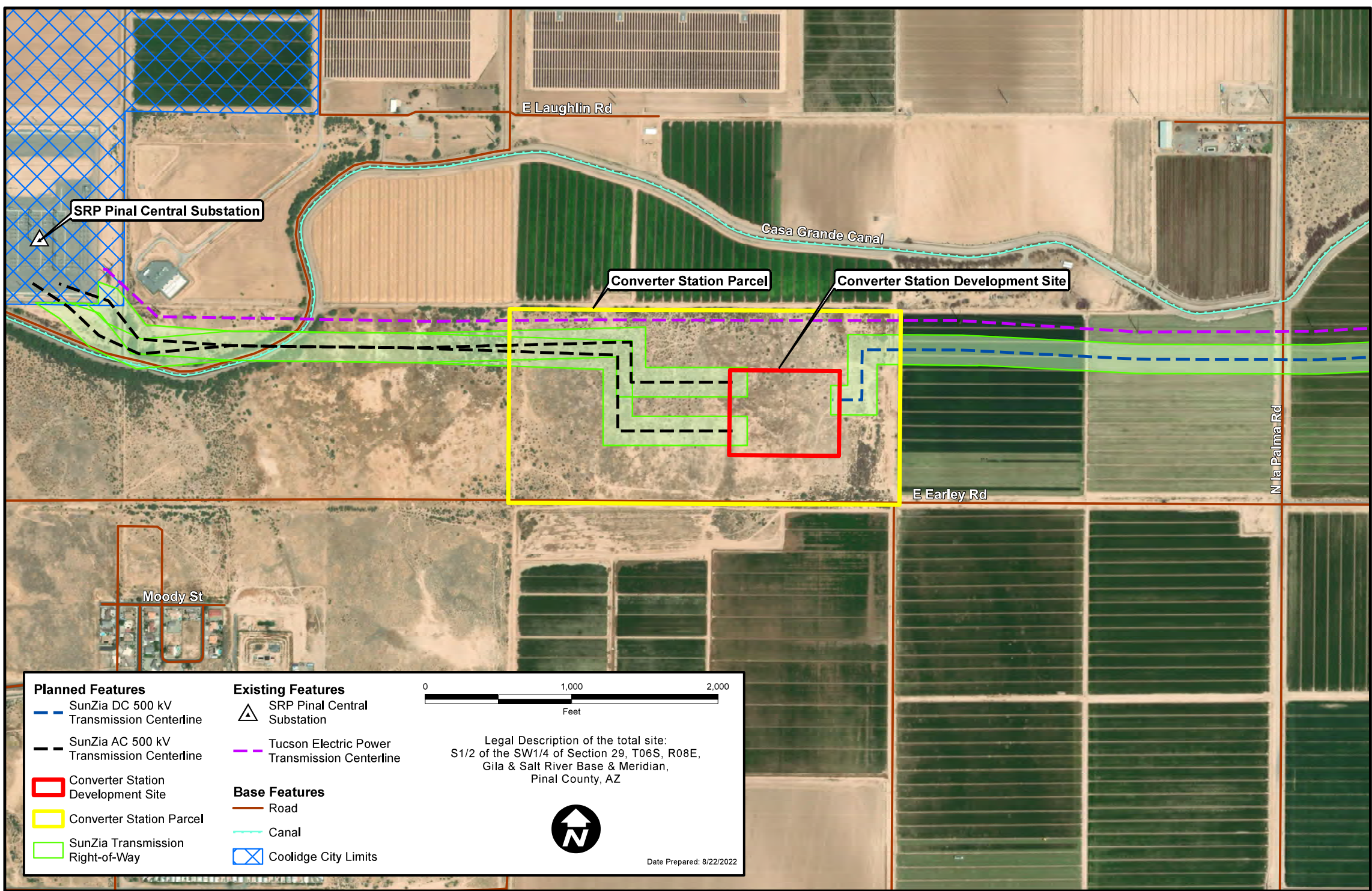
Profile of Converter Station



The converter station includes:

- Two valve hall buildings, each approximately 80 feet tall
- Two service buildings, each approximately 40 feet tall
- Transformers, cooling towers, a control structure, transmission structures, and various other equipment

SunZia West HVDC Converter Station Location and Surrounding Area



The Converter Station Parcel on which the Converter Station will be located is 80 acres and the Converter Station Development Site is 15 acres, allowing a minimum 350 feet setback from all property lines to mitigate the increase in heights of the service and valve-hall buildings.



Requests to Pinal County

- The SunZia West Private Utility & Facility is an allowed use in the County’s General Rural (GR) zoning district (per Development Services Code, Section 2.40.010).
- SunZia Transmission is requesting a Planned Area Development (PAD) Overlay District for the sole purpose of modifying the maximum height standard of 30 feet in the GR category to approximately 40 feet for the service buildings and approximately 80 feet for the valve-hall buildings.
- SunZia is requesting a Non-Major Comprehensive Plan Amendment to change the designation from Moderate Low Density Residential to General Public Facilities/Services.

Projected Schedule

- Formal PAD Overlay Pre-Application Meeting with Pinal County [Aug 9, 2020](#)
- Neighborhood/Community Open House Meeting [Sept 7, 2022](#)
- Submit application for proposed PAD Overlay District [Sept 9, 2022](#)
- Planning and Zoning Public Hearing [Nov - Dec 2022](#)
- County Board of Supervisors Public Hearing [Dec 2022 - Jan 2023](#)
- Approval [Feb 2023](#)
- Target Full Construction [2023](#)
- Target Operations [2025](#)

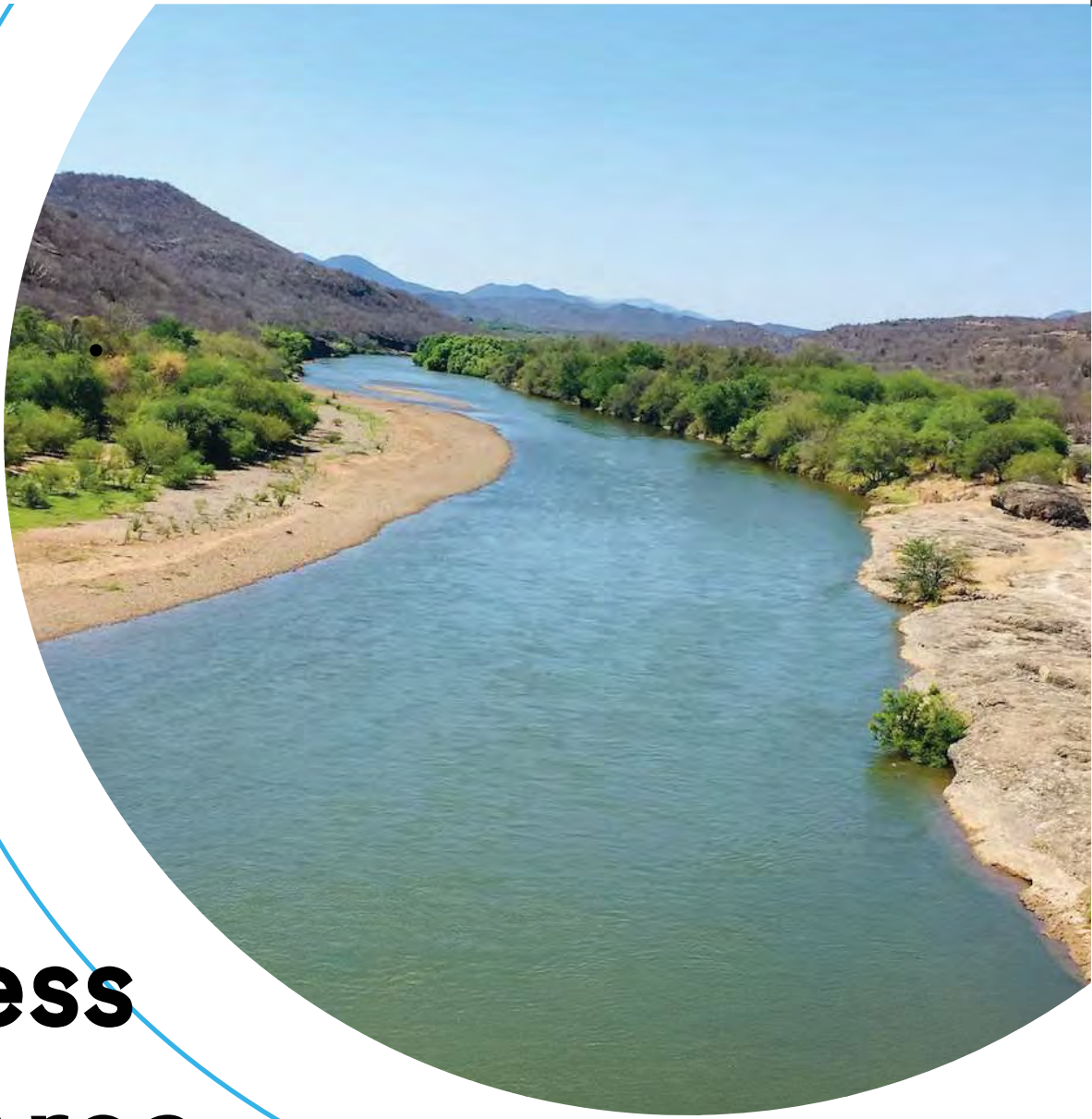


SunZia Transmission Benefits to Arizona and Pinal County

- Over \$20 million in estimated property taxes to Pinal County over project lifetime
 - Millions of dollars of estimated additional fiscal benefits to governments, communities, schools and landowners
- Up to 250 construction jobs expected during peak construction at SunZia West
 - Indirect economic benefits – lodging, gas, groceries, etc.
- Over 200 construction jobs expected during peak construction of the transmission line in Arizona
 - Approximately 80 of the 200 miles (40%) of Arizona transmission will be located in Pinal County
- Up to 7 permanent staff will be needed to operate the Arizona portion of SunZia Transmission, with some staff likely based at the SunZia West operations & maintenance building



Steps of the Pinal County Approval Process for a Planned Area Development Overlay



1. Pre-Application preparation
2. Neighborhood/Community meeting September 7, 2022
3. Submit formal application
4. Planning and Zoning staff review and comment
5. Resubmit application materials
6. Schedule Planning and Zoning Commission public hearing
7. Public hearing notification (mailers, signs posted on site)
8. Planning and Zoning Commission public hearing
9. Board of Supervisors public hearing

1D - Open House Sign-In Sheet



NAME	AFFILIATION	MAILING ADDRESS	EMAIL	ADD TO MAILING LIST (Y or N)

2.0 SUB1_PAD BOOK

PAD Book for A Proposed PAD Overlay District Application for SunZia Private Utility HVDC Converter Station

2.1 Purpose of Request

The Applicant is requesting a Planned Area Development (PAD) Overlay District for the sole purpose of deviating from the maximum height standard in the General Rural (GR) zoning category for several buildings (valve halls and service buildings) within a new proposed Converter Station. This request is not an application to change the zoning category from GR to some other zoning designation, but rather to simply utilize the planning tool of a PAD to modify development standards within the existing GR zoning category.

2.2 Description of Proposal

Nature of the Project

The SunZia Transmission Project (the “Project”) is an interstate, high voltage (HV) transmission line that will run over 550 miles from central New Mexico to central Arizona. It is intended to provide transmission capacity to deliver over 3,000 (MW) of renewable electricity generated primarily from wind farms in New Mexico to the western power grid where it can be distributed to areas of market demand. In addition to the transmission lines, the Project includes several ancillary facilities, including the Converter Station which constitutes a Private Utility and Facility and are the subject of this application.

Proposed Land Uses

The Converter Station is a specialized type of electric power substation necessary to convert HV direct current (DC) to HV alternating current (AC). Direct current is the most efficient way to transmit electricity over long distances, but it must be converted to AC so that it can be integrated into the existing AC power transmission network. For SunZia, the Converter Station is required to perform this conversion before delivering the electric power to the nearby Salt River Project (SRP) Pinal Central Substation.

The parcel on which the Converter Station will be located includes approximately 80 acres, but the total development site covers only about 15 acres, thus allowing buffers of 350 feet or more around the Converter Station development. This significantly exceeds the additional setback required for similar types of uses that are exempt from the standard height limit.

The required height of the two, approximately 80 feet valve hall buildings in the HVDC converter station development exceeds the standard 30 feet height limit of the GR zoning district. In addition, the required height of the two, approximately 40 feet service buildings also exceeds the standard 30 feet height limit. A conceptual site layout plan and 3/D elevation drawing are attached, showing the preliminary plan for site development.

Building Types and Densities

The main components of the Converter Station will be enclosed within two main buildings (the valve halls), which will be approximately 80 feet high. Adjacent to each valve hall will be a service building with a height of approximately 40 feet. Auxiliary equipment such as transformers, cooling towers, a small control structure, and transmission towers will be located outside of the buildings, as shown in the attached drawings.

Conformance to Adopted Land Use Plans

The proposed Converter Station is an element of a Private Utility and Facility that is a permitted use in the GR zoning district per Section 2.40.010(C) of the Development Services Code and with the approval by the Board of Supervisors of the proposed Planned Area Development (PAD) Overlay District, the building heights shown on this site plan will be allowed.

Circulation and Recreation Systems

The subject property and proposed development site will include ingress and egress as shown in the Site Plan, but there are no other proposed road networks or recreation systems.

2.3 Relationship to Surrounding Properties Within One Mile

The surrounding land uses are primarily agricultural and vacant land, with several residential properties within the General Rural Zoning District. Sunscape RV Resort and a residential subdivision are located over a half mile to the southwest of the property boundary. The attached Parcel Map shows the location of the property on which the Private Utility and Facility HVDC Converter Station is proposed to be located (parcel 401-43-009), along with the location of the SunZia transmission line right-of-way easement in the vicinity of the property. The SRP Pinal Central Substation is the western terminus of the Project.

2.4 Schools

The nearest school is Mary C. O'Brien Elementary school, approximately 1.9 miles away from the subject property.

2.5 Public Services/Community Services and How the Need for These Services be Addressed

Minimal utility services are needed for the Project. The Converter Station will be operated and monitored remotely from an electrical grid management facility. One to two people will be on-site during normal working hours to manage routine maintenance activities with additional staff on site for major maintenance tasks every few years.

A sanitary sewer connection is not available nearby so an on-site septic system will be designed and permitted. At present, it does not appear that potable water is available from Arizona Water. Our current plan is to truck in potable water and store the water in a small underground water tank.

The Converter Station facilities will be enclosed in a security fence and monitored remotely. Backup electrical service will be provided by Electric District 2 local distribution lines.

SunZia Transmission will coordinate with the local Pinal County Fire District on training and protocol for responding to electrical power substation incidents.

2.6 Item Not Identified in the Application

Not Applicable

2.7 Location and Accessibility

The parcel is accessible from North La Palma Road and East Earley Road. The legal description of the property is S1/2 of the SW1/4 of Section 29, T06S, R08E, Gila & Salt River Base & Meridian, Pinal County, AZ.

2.8 Compliance with RSRSM, Access Management Manual, October 2008

The subject property is adjacent to a projected RSR road as identified in Table 6 of the Regionally Significant Route (RSR) for Safety and Mobility, Final Report (2008). Sunshine Boulevard is located adjacent to the west parcel line of the property and is currently an unpaved, dirt road, as identified in the Site Plan.

2.9 Utilities and Services

Please refer to the response for Item 2.5.

2.10 Ownership and Control – [See Section 2.176.240 (B)11]

Please refer to Appendix A for property ownership agreements and authorization forms.

2.11 Timing of Development (Phasing Schedule)

As soon as project approvals are received, construction is planned to initiate in March of 2023. Construction is estimated to be completed in two years, with an in-service date of 2025.

2.12 Conformance with the Comprehensive Plan

Concurrent with this PAD request, the Applicant has filed an application for a Non-Major Comprehensive Plan Amendment. Upon approval of the proposed Non-Major Comprehensive Plan Amendment, the property that is the subject of this PAD request will be designated as a General Public Facilities/Services land use category and the proposed Converter Station will be consistent with that comprehensive plan designation.

2.13 Recreational Amenities

There are no recreational amenities located within the subject property.

2.14 Fences, Walls, and Screening

Fencing will consist of standard security fencing around the perimeter of the converter station. It will be chain link fence, 8-feet tall with 1 foot of 3-strand barbed wire at the top. Locked gates will be installed for driveway and maintenance access.

2.15 Total Number of Dwelling Units

Not applicable to subject property.

2.16 Maximum Residential Density of Each Planning Unit

Not applicable to subject property.

2.17 Total Number of Parking Spaces for Recreational Facilities

Not applicable to subject property.

2.18 Type of Landscaping

The development site within the fence will be covered in gravel, and the remaining area outside of the fence will remain undisturbed. It is common utility industry practice to not landscape similar substation facilities in this region, including the nearby SRP Pinal Central Substation, to minimize water use. The buildings will be painted a desert tan to blend in with the landscape and the significant setback will minimize visual impact of the facility.

2.19 Preliminary Hydrologic Data and a Statement on Drainage

Please refer to Drainage Report in Section 8.

2.20 Additional Information for Commercial and Industrial Uses (If Applicable)

The current zoning remains GR and the private utility service facility is a permitted use.

2.21 Tables

2.21.1 Land Use Table:

Not applicable to the subject property.

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

PINAL COUNTY	ZONING CODE STANDARDS	PROPOSED STANDARDS
Maximum Building Height	30 feet	Two Service buildings 40 feet Two Valve Halls 80 feet

2.21.3 Amended Use Tables:

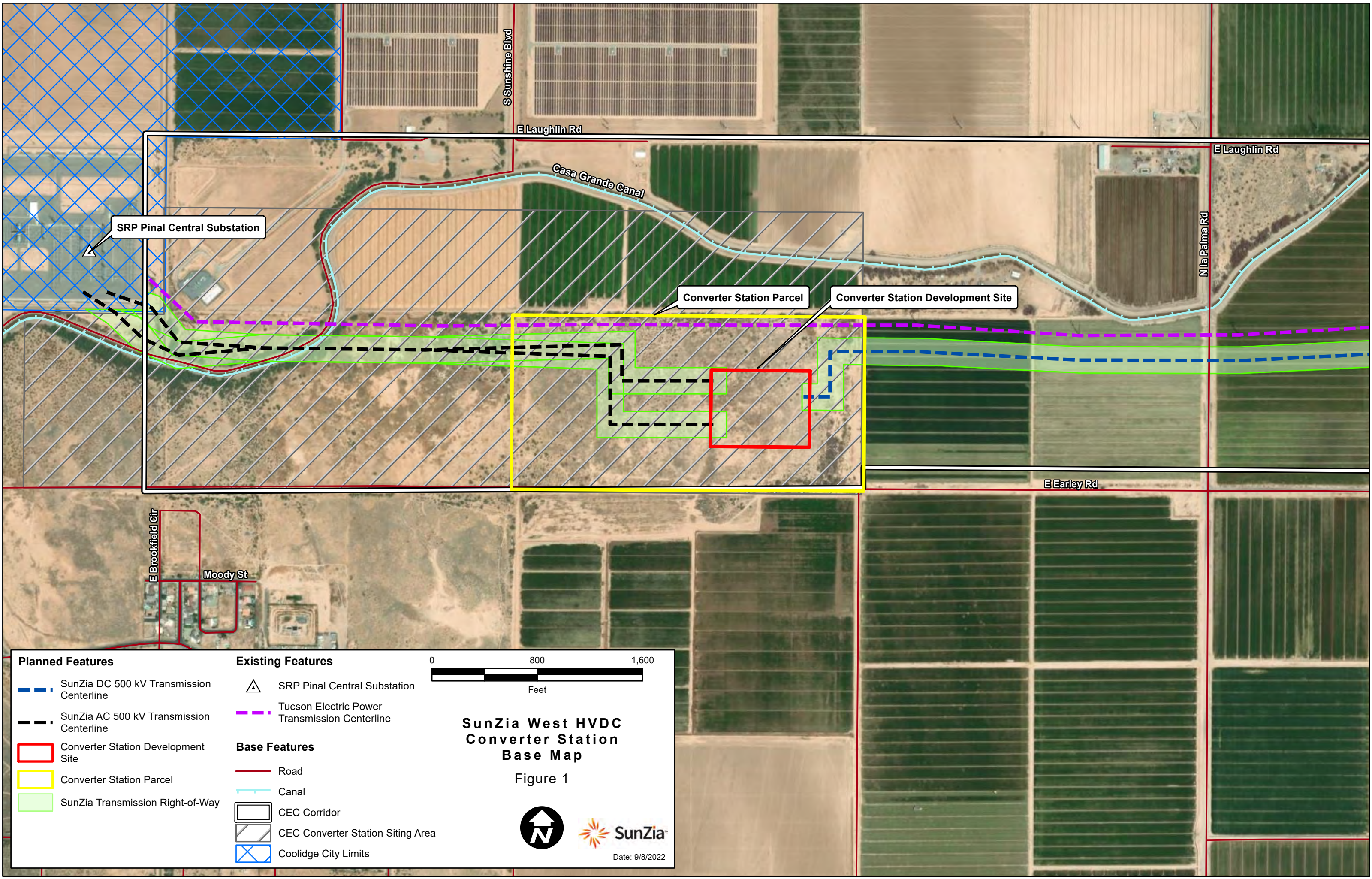
Not applicable to the subject property.

2.21.4 Utilities and Services Table of Type and Source:






Not applicable to the subject property.

2.22 Item Not Identified in the Application



Not Applicable.








Planned Features

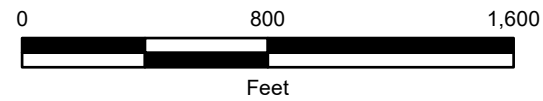
-  SunZia DC 500 kV Transmission Centerline
-  SunZia AC 500 kV Transmission Centerline
-  Converter Station Development Site
-  Converter Station Parcel
-  SunZia Transmission Right-of-Way

Existing Features

-  SRP Pinal Central Substation
-  Tucson Electric Power Transmission Centerline

Base Features

-  Road
-  Canal
-  CEC Corridor
-  CEC Converter Station Siting Area
-  Coolidge City Limits



**SunZia West HVDC
Converter Station
Base Map**

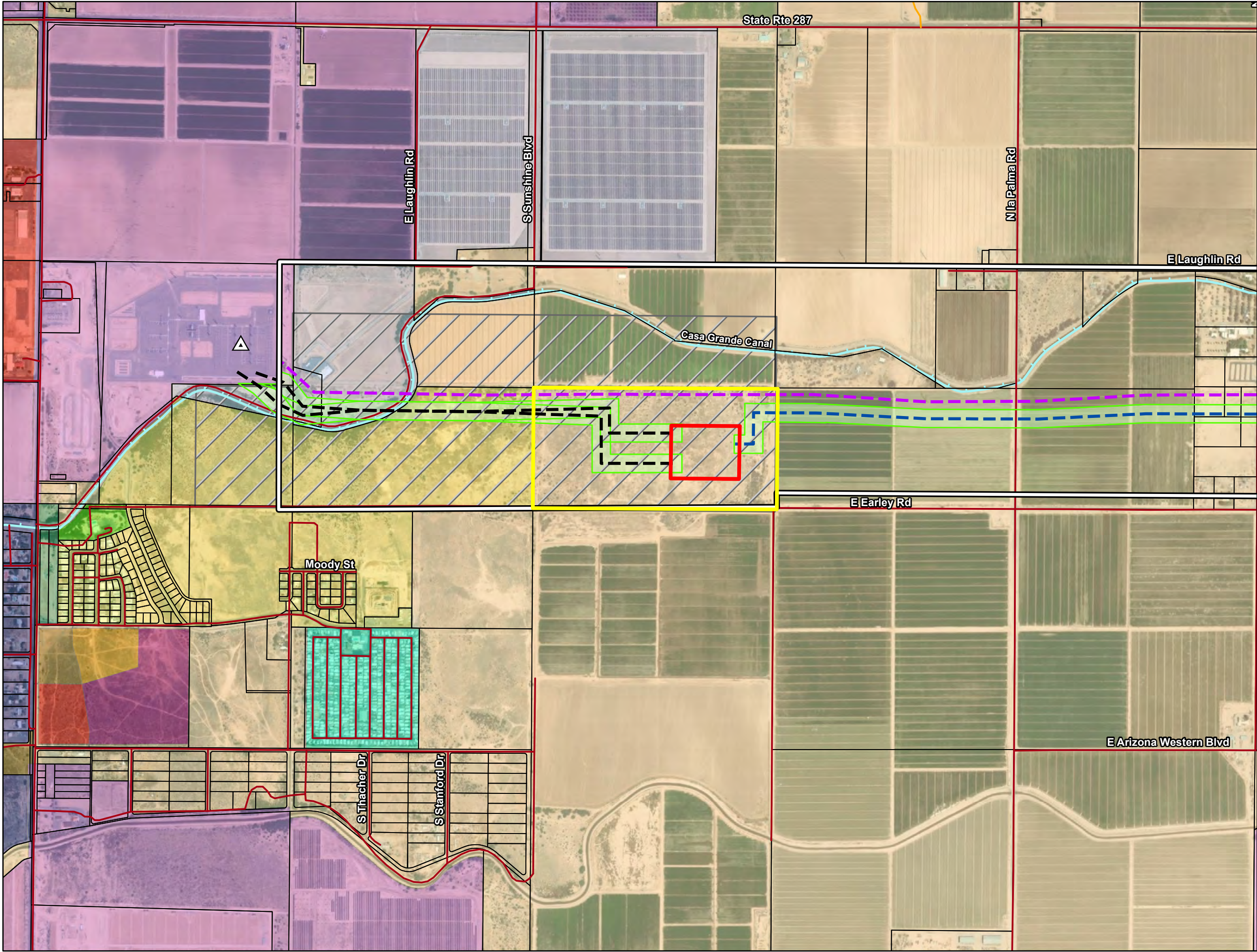
Figure 1



Date: 9/8/2022

3.0 SUB1_ZONING MAP

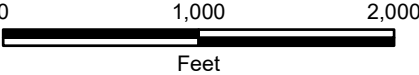
An existing zoning map using Pinal County zoning data is attached.



- Planned Features**
- SunZia DC 500 kV Transmission Centerline
 - SunZia AC 500 kV Transmission Centerline
 - Converter Station Development Site
 - Converter Station Parcel
 - SunZia Transmission Right-of-Way
- Existing Features**
- SRP Pinal Central Substation
 - Tucson Electric Power Transmission Centerline
- Base Features**
- Road
 - Vehicular Trail (4WD)
 - Canal
 - CEC Corridor
 - CEC Converter Station Siting Area
 - Parcel
- General Zoning**
- Single Residence Zoning District
 - Multiple Residence Zoning District
 - Multiple Residence Zoning District
 - Suburban Homestead Zoning District
 - General Rural Zoning District
 - Manufactured Home Zoning District
 - Manufactured Home Park Zoning District
 - Recreational Vehicle Homesite Zoning District
 - Local Business Zoning District
 - General Business Zoning District
 - Industrial Zoning District
 - Coolidge City Limits

**SunZia West HVDC
Converter Station
Zoning Map**

Figure 2



4.0 SUB1_TITLE REPORT

A current Title Report is attached.

ISSUED BY AMTRUST TITLE INSURANCE COMPANY

401-43-0090

Transaction Identification Data for reference only:

401-42-009A&B

Issuing Agent: First Nationwide Title Agency LLC

Issuing Office: 220 East 42nd Street

24th Floor

New York, NY 10017

ALTA Universal ID:

Loan ID Number:

401-43-0090

Commitment Number:

Issuing Office File Number: ATIC-20216-AZ-56 Rev. 2

Property Address: SunZia Arizona, Pima, AZ 85543

SCHEDULE A**1. Commitment Date:** August 15, 2022 at 8:00AM**2. Policy to be issued:**

a. ALTA Owner's Policy (6-17-06)

Proposed Insured: TBD

Proposed Policy Amount:

b. ALTA Loan Policy (6-17-06)

Proposed Insured:

Proposed Policy Amount:

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

4. The title is, at the Commitment Date, vested in:

Ben Fatto, LLC, an Arizona limited liability company, as Successor by merger to Ben Fatto Limited Partnership, an Arizona limited partnership, as to an undivided 59.39% interest; LeSueur Investments: HA 1070, LLC, an Arizona limited liability company, as to an undivided 30.957% interest; Viel Gluck, LLC, an Arizona limited liability company, as to an undivided 6.8302% interest; Eloy 660, LLC, an Arizona limited liability company, as to an undivided 2.373% interest; Piemonteis Direct, LLC, an Arizona limited liability company, as to an undivided 0.320% interest; and Far Marel, LLC, an Arizona limited liability company, as to an undivided 0.1298% interest

5. The Land is described as follows:See **Exhibit A**

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ISSUED BY AMTRUST TITLE INSURANCE COMPANY

EXHIBIT A

Parcel 1: (401-43-0090)

The South Half of the South Half of Sectin 29, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel 2: (401-42-009A&B)

The West Half of the Southwest Quarter and the West Half of the East Half of the Southwest Quarter of Section 28, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Excepting therefrom that portion thereof described as follows: beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 28; Thence West, along the North line of said Southwest Quarter of said Section 28, a distance of 600 feet; thence South a distance of 600 feet to the Florence-Case Grande Canal; thence Northeasterly, along said Florence-Case Grande Canal, to a point on the East line of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 28; thence North , along said East line, a distance of 157 feet to the point of beginning.

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ISSUED BY AMTRUST TITLE INSURANCE COMPANY**SCHEDULE B – PART I
Requirements**

All of the following Requirements must be met:

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

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

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

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

5. Pursuant to the Tax Reform Act of 1986, Title I, Subtitle C, Section 1521: Requires the settlement agent to report real estate transactions. Relative thereto we note the following and require:

A. At closing we must be furnished with the tax identification numbers of the recipients of any or all of the net proceeds of the transaction.

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

7. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

8. Taxes for 401-43-0090:

2021 taxes are paid in full in the amount of \$7,262.74.

9. Taxes for 401-42-009A:

2021 taxes are paid in full in the amount of \$2,607.76.

10. Taxes for 401-42-009B:

2021 taxes are paid in full in the amount of \$2,541.92.

Note: The 2022 taxes are not yet due and payable.

11. Furnish a copy of Resolution of the Board of Directors of the Corporation named below and a copy of the By-Laws and Articles of incorporation for the following corporation LeSueur Investments:HA 1070, LLC.

12. Furnish a copy of Resolution of the Board of Directors of the Corporation named below and a copy of the By-Laws and Articles of incorporation for the following corporation Eloy 660, LLC.

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13. Furnish a copy of Resolution of the Board of Directors of the Corporation named below and a copy of the By-Laws and Articles of incorporation for the following corporation Ben Fatto Limited Partnership.

14. Furnish a copy of Resolution of the Board of Directors of the Corporation named below and a copy of the By-Laws and Articles of incorporation for the following corporation Piemonteis Direct, LLC.

15. Furnish a copy of Resolution of the Board of Directors of the Corporation named below and a copy of the By-Laws and Articles of incorporation for the following corporation Ben Fatto, LLC.

16. Furnish a copy of Resolution of the Board of Directors of the Corporation named below and a copy of the By-Laws and Articles of incorporation for the following corporation Viel Gluck, LLC.

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ISSUED BY AMTRUST TITLE INSURANCE COMPANY**SCHEDULE B – PART II
Exceptions**

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

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

STANDARD EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Right or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. Taxes for the year and thereafter, not yet due or payable.

SPECIAL EXCEPTIONS

8. Drainage ditches, feeders, laterals and other drainage easements, if any.
9. Rights of the public, the municipality and the state in and to that part of the land taken and used for roads and highways, if any.
10. Road Declaration as shown in instrument recorded February 21, 1964, in [Book 375, Page 572](#), of the Official Records of Pinal County, Arizona.
11. Resolution as shown in instrument recorded June 21, 1984, in [Book 1231, Page 386](#), of the Official Records of Pinal County, Arizona.

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12. Memorandum of Option Agreement as shown in instrument recorded July 12, 2019, as [Fee No. 2019-055954](#), of the Official Records of Pinal County, Arizona; as affected by Assignment and Assumption of Option Agreement as shown in instrument recorded December 30, 2021, as [Fee No. 2021-166095](#), of the Official Records of Pinal County, Arizona.
13. Non-Exclusive Franchise for Southwest Gas Corporation as shown in instrument recorded June 21, 2016, as [Fee No. 2016-039825](#), of the Official Records of Pinal County, Arizona.
14. License Agreement to provide cable services between Pinal County and Cable Arizona Corporation as shown in instrument recorded May 2, 2003, as [Fee No. 2003-029073](#), of the Official Records of Pinal County, Arizona.
15. Resolution as shown in instrument recorded May 2, 2003, as [Fee No. 2003-029072](#), of the Official Records of Pinal County, Arizona.
16. Resolution as shown in instrument recorded January 20, 2000, as [Fee No. 2000-003019](#), of the Official Records of Pinal County, Arizona.
17. Pre-Annexation an Development Agreement as shown in instrument recorded September 6, 2006, as [Fee No. 2006-125478](#), of the Official Records of Pinal County, Arizona.
18. Memorandum of Agreement as shown in instrument recorded July 1, 2004, as [Fee No. 2004-049919](#), of the Official Records of Pinal County, Arizona.
19. Contract and Grant of Easement as shown in instrument recorded as [Book 1732, Page 629](#), of the Official Records of Pinal County, Arizona.

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PRIVACY POLICY NOTICE

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

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

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

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

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

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

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

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

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

5.0 SUB1_DEVELOPMENT PLAN

5.1 Site Plan

A Site Plan drawing is included with the Application.

5.2 Quantitative Development Data Tables

Not applicable to the subject property.

5.3 Submit an OpenSpace and Recreation Plan

Not applicable to the subject property.

5.4 Submit a Landscape Plan

A Landscape Plan is not applicable to the subject property. The Site Plan will provide details regarding the proposed treatment of ground surfaces.

5.5 Submit a report utilizing the Arizona Game and Fish ERT Online Review Tool for Habitat and Riparian Area Identification.

Attached are the Arizona Game and Fish Environmental Review Tool (ERT) Report and the Archaeological Report.