



MEETING DATE: January 25, 2023

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-005-22 (Valley Farms Solar)**

CASE COORDINATOR: Sangeeta Deokar

Executive Summary:

This is a non-major amendment to the Pinal County Comprehensive Plan to re-designate approximately 360± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production to allow a photovoltaic solar power plant south-east of central Coolidge in the unincorporated area of Pinal County.

If This Request is Approved:

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility on 360± acres.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends **denial** for the applicant's request.

LEGAL DESCRIPTION: Sections 31 and 32, T05S, R09E, G&SRB&M

TAX PARCEL: 202-35-0040, 202-36-003B, 202-36-003C and 202-36-003D

LANDOWNER/AGENT: Nevitt Farms LLLP, Gregory Wuertz landowner/applicant, Valley Farms LLLP., JD Rulien, agent.

REQUESTED ACTION & PURPOSE: PZ-PA-005-22 – PUBLIC HEARING/ACTION: Nevitt Farms LLLP, Gregory Wuertz landowners/applicants, Valley Farms LLLP, JD Rulien, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 360± acres of land from **Moderate Low Density Residential (1-3.5 du/ac)** and **High Intensity Activity Center** to **Green Energy Production**, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

LOCATION: Located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

SIZE: 360± acres

COMPREHENSIVE PLAN: Pinal County Comprehensive Plan designation is Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center as shown below for the 4 parcels:

- APN 202-35-0040 as **High Intensity Activity Center** and **MLDR (1-3.5 du/ac)**
- APN 202-36-003B as **High Intensity Activity Center.**
- APN 202-36-003C as **High Intensity Activity Center.**
- APN 202-36-003D as **High Intensity Activity Center.**

STAFF FINDINGS-

PUBLIC COMMENT:

To date received one email in opposition.

PUBLIC PARTICIPATION:

Agency mail out:	Week of 10/17/2022
Neighborhood Meeting:	10/10/2022
Property mail out:	Week of 10/17/2022
Web posting:	Week of 10/17/2022
Site Posting Applicant:	Week of 10/17/2022
Site Posting Staff:	10/31/2022

OTHER REVIEW AGENCY COMMENTS:

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

COMMISSION ACTION/RECOMMENDATION (PZ-PA-005-22): At the hearing, after discussion with staff and the Commission, together with evidence presented, & public testimony the Commission voted unanimously (0-8) to recommend **denial** of **PZ-PA-005-22** based upon the record as presented with no stipulations.

*No proposed stipulations

Date Prepared: 12/30/22 SD

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 247994)

Regular Meeting

9:00 a.m.

Thursday, November 17, 2022

Pinal County Administrative Complex
Board of Supervisors Chambers Historic Courthouse
135 N. Pinal Street, Florence, Arizona

INDEX:

CALL TO ORDER & ROLL CALL: p. 1

DISCUSSION OF ACTION ITEM REPORT AND BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES: pp. 1-3

PLANNING MANAGER DISCUSSION ITEMS: pp. 3-4

VICE CHAIR ELECTION: pp. 4-5

EXECUTIVE SESSION: p. 5

WORK SESSION: pp. 6-19

CONTINUED CASES:

- PZ-026-22 - pp. 20-52

TENTATIVE PLATS:

- S-019-22 - pp. 52-53 (withdrawn)

NEW CASES:

- PZ-PA-005-22 - pp. 54-145
- PZ-PD-015-22, PZ-027-22, PZ-PD-014-22 - pp. 145-172
- PZ-033-22, PZ-PD-025-22, PZ-PD-025-22 - pp. 173-216

CALL TO THE COMMISSION: None.

ADJOURNMENT: pp. 216

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 RIGGINS: Okay, thank you very much. I'm going to
2 call for a 10 minute adjournment before we begin the next
3 case. It is 11:40 - 38, and we'll be back at 10 minutes till
4 noon.

5 [Break]

6 RIGGINS: ...prepared for the staff report.

7 DEOKAR: Good morning Chairman, Vice Chair is not
8 there, and Commission Members. Myself, Sangeeta Deokar,
9 presenting the next case, which is a change in land use
10 designation. The case number is PZ-PA-005-22. Another solar
11 project, the project name is Valley Farms Solar. The proposal
12 is - I am sorry, the applicant is now Nevitt Farms LLLP and
13 the agent is Valley Farms LLLP, JD Rulien. It is basically
14 designating 360 acres from Moderate Low Density Residential
15 and High Intensity Activity Center to Green Energy Production.
16 Area is 360 acres. Location is 4.5 miles southeast of central
17 Coolidge. And this is the location map showing exactly
18 Central Pinal County. You can see that it's marked by a
19 yellow and red star. North of Coolidge, it's in between -
20 it's kind of a County island. I will show you the next map,
21 which shows that further location. South of Florence.
22 Existing land use designation is Moderate Low Density
23 Residential, which calls for 1 to 3.5 dwelling units per acre
24 and a High Intensity Activity Center. It has two land use
25 designations currently. Proposed land use designation is

1 Green Energy Production, and the map is showing the portion in
2 the circle portion, which is part of the activity center,
3 which is a High Intensity Activity Center. You can see that
4 the extent of the site project is shown with a yellow dotted
5 line. Further showing the vicinity map as what I was talking
6 about, this portion in part of unincorporated Pinal County and
7 kind of forming the County island in between the north, which
8 is Coolidge, and south which is Coolidge, again incorporated
9 Coolidge. And you can see on the eastern portion is the State
10 Land, and southern portion is CR. So this private land is
11 what has come up for a change in land use designation. Aerial
12 map showing again the aspects that I was just talking about,
13 largely the unincorporated Pinal County area, kind of in a
14 portion which is sandwiched between the Coolidge to the north
15 and south. Further zoning zoomed down showing the Coolidge to
16 the south, State Land on the south again, and Employment land
17 use designation to the north. One can see that the circle is
18 the area which is the activity center for - which is a High
19 Intensity Activity Center. Currently the zoning for this is
20 GR and it's private land. The portion which is on the
21 northwest portion is the portion which is the Moderate Low
22 Density, just a little darker hatched portions. A large part
23 is a the High Density Activity Center zone. The extent also
24 shows the - the red line is showing the 600 feet buffer where
25 the property owners were intimated for this change in land use

1 designation. Again, showing the number of parcels that were
2 intimated of the change, and like (inaudible) like 10-12.
3 Site context showing you the portion of the site and the
4 project area extended showing in the High Intensity area. One
5 can see the land use designation on the western portion as
6 Moderate Low Density, a portion coming into the project area,
7 and the eastern portion being employment, and this being
8 largely part of the activity center - High Intensity Activity
9 Center with the existing infrastructure which is going to be
10 useful for the solar facility if it goes there. The 500 kV
11 transmission line and the 230 kV transmission line crossing
12 across on the larger eastern portion of the parcel. There's
13 also a canal that goes - crosses north/south on the eastern
14 portion of this project area as showing in a blue line. Some
15 of the project overview is a standard solar facility, active
16 agricultural land, relatively flat topography, transmission
17 lines existing that are going to be used if it moves forward.
18 Solar generation of 100 megawatt and battery storage to
19 include solar array of PV modules. Battery storage system,
20 operation and maintenance building and associated
21 infrastructure that goes along with every solar facility.
22 Timing of development expected, commercial operation date is
23 2024. Some discussion items for - from a planning
24 perspective. This project area is 360 acres. It has 330
25 acres designated under High Intensity Activity Center.

1 Approximately 30 acres is Moderate Low Density Residential,
2 which is what I showed you in the dark and light portion. The
3 Activity Centers locations are strategic areas projected for
4 economic activity, growth to create jobs, and our service
5 centers. This is a graphical depiction model of an activity
6 center. It has, from a planning perspective, it has land use,
7 a mix of land use and projected land uses that are expected to
8 grow and what that shows is a core zone and a core periphery
9 zone, and a transition zone, which goes as centrally, highly
10 intense, are service establishments, commercial zones, and
11 then it goes to a periphery zone which has retail
12 establishments, and then it goes to a high intense, I would
13 say, higher density residential, and then it kind of
14 dissipates into a more or less, I would say, intense uses,
15 which is residences. So trying to project and show some of
16 the aspects that have been part of the Comprehensive Plan for
17 High Intensity Activity Centers. It shows that the core zone
18 is expected to have those suggested land use mixes, which
19 includes employment services, employment and residential,
20 which is what I was talking about as a model in the prior
21 slide. The core periphery zone and transition zone similarly,
22 so it has different percentages which shows reducing, I would
23 say, employment and increase of residential, then it goes to
24 the transition zone. Central areas, largely basic employment
25 service establishments. Just to give you an idea in terms of

1 what activity centers are and how they are planned based on
2 the larger, I would say, map, you can see that those are along
3 large major transportation corridors. There's a reason why
4 those activity nodes have been projected in the Comprehensive
5 Plan as they are shown. And those are the red dots - let's
6 see. Okay. Basically trying to establish that those
7 locations are strategic locations based on economic aspects,
8 they're movement corridors for transportation, services and
9 locations that expect employment at various levels. So that's
10 the idea to show where those activity centers are, and based
11 on the size and the projected growth factors, the sizes of
12 those are determined, whether it is a Low Intensity Activity
13 Center, whether it is a Medium Activity Center or a High
14 Intensity Activity Center, this being the High Intensity
15 Activity Center. So vision for the County. The Valley Farms
16 Solar facility at this proposed location actually does not
17 align with the vision that the Pinal County Comprehensive Plan
18 has for its proposed land use. The location is along
19 regionally significant routes, principle arterials, as I was
20 talking about lies also within the ADOT and the Pinal
21 preferred alignment for the North-South Freeway. One can see
22 that the parkways - it's shown in the pink line at the bottom
23 - is another transportation planned corridor that is going to
24 be just below that project area. The black line shows the
25 high capacity roads that are still under study and are again

1 part of a larger economic studies that have been going on for
2 this region. The reason why we feel - or staff feels that
3 this is going to be a loss of commercial potential is based
4 off where the location for this has been proposed. If the
5 land use is changed to Green Energy Production, it would lock
6 the land for only solar use for a span of approximately 35 to
7 40 years. There was a discussion whether it's 25 to 40 years,
8 but definitely 20 years is the first contract that is usually
9 signed by these solar companies. This is considered as a lost
10 opportunity and a potential for any commercial development in
11 a prime location and vision for a diverse use, a rich mix that
12 is expected as per the Comprehensive Plan, generating
13 employment for Pinal County residents. We already know that
14 solar facilities generate employment during the construction
15 phase; however, across the larger span they do have a reduced
16 employment, I would say, number. Existing - so that was one
17 of the reasons that was - that came up in the discussion. The
18 last point that I have to share is we have over 20,000 acres
19 of land that has been classified as Green Energy Production.
20 Not all of it has moved forward in, you know, for solar
21 facilities, so we are still - they kind of landlocked at this
22 point. So it's kind of we're just waiting to be rezoned, so
23 that's another reason why we feel that I think we do have
24 enough, and therefore, we were - you know, recommending
25 denial. Some of the pictures taken across for this Valley

1 Farms Solar project. This is along north. South. East. And
2 west. We received no responses from agencies, positive or
3 negative. Property owners, we received one in writing that
4 opposed this solar facility, and one email in support also,
5 but not really (inaudible) that applicant would - or rather
6 the person wanted to also share that through the Google meets
7 to talk his opinion about this project. Staff recommends
8 denial and I'm open for any questions at this point.

9 RIGGINS: Thank you very much. Commissioners, any
10 questions at this point on the staff report? Any questions at
11 all? Thank you very much.

12 DEOKAR: Thank you.

13 RIGGINS: We'll go ahead at this time and call the
14 applicant up to speak to the case.

15 RULIEN: Thank you, Chairman. My name is JD Rulien,
16 I represent NextEra Energy. I'm just going to need some help
17 getting the slide deck up for a moment.

18 RIGGINS: Please make sure and get your name and
19 address on the log and then give us your address.

20 RULIEN: Yes sir, will do.

21 RIGGINS: Please.

22 RULIEN: They weren't kidding, we're running out of
23 paper. Good afternoon, Chairman, Members of the Commission
24 staff, thank you for having me here today to present on behalf
25 of Valley Farms Solar. I'm going to talk a little bit about

1 who we are as a company very quickly, and then move on into
2 the merits of the actual project itself and then to questions.
3 NextEra Energy is comprised of a strong business platform.
4 We've been up here several times before and I'm certainly not
5 going to be one to read every word off the slide. What I can
6 tell you is we're an American-owned and operated company with
7 strong values. We were born out of one of the top utilities
8 in the country that consistently provides the cheapest power
9 rate for the nation, to 12 million people while on-ramping
10 significant amounts of renewables. We came from Florida Power
11 & Light, that's who we came from about 20 years ago, and I
12 know Florida Power & Light's pretty excited to be on the back
13 end of hurricane season. Okay. We continue to maintain our
14 position in the market as the top producer of renewables in
15 the country at the most competitive price. We don't flip
16 projects. We don't ask for permitting and then move on or try
17 and sell to another bank. We don't ask for zoning and then
18 sell to another developer. We develop, construct, own, employ
19 and operate every project we take through permitting.
20 Whoever's in front of you from NextEra asking for permitting,
21 be it in Pinal County or be it anywhere else in the country,
22 is the same person that will build that project, the same
23 person that will operate that project in perpetuity. Getting
24 closer to why we're here today. Investing in Arizona.
25 NextEra showed up in Arizona approximately 15 years ago. It's

1 one of the most strategic states for American energy in the
2 coming decade. I just want to say that again to Arizona.
3 Arizona is one of the two most strategic states in energy
4 transition in the coming decade. We've been in this state
5 since our inception decades ago, and it is our goal to
6 continue that tradition. Coconino, Apache, Navajo, Pima,
7 Yuma, Mojave, and most importantly, Pinal County, who has the
8 best sun resource in the entire United States. We own,
9 operate and employ at dozens of locations within the Copper
10 State. In 2022 alone, we contributed almost \$50 million to
11 the state of Arizona. Every dollar to the landowners, rural
12 municipalities and local employees. We are committed to being
13 the best developer in Arizona. Anybody that meets me is given
14 my immediate cell phone number that's in my back pocket. I
15 will pick up the phone at any time, regardless of the
16 complaint, regardless of the topic. You have my attention to
17 have that conversation. We're rolling up our sleeves on the
18 water issues here in Pinal County, where we have several
19 operating assets that sit on top of water that we clearly
20 don't need. I look forward to updating the staff and the
21 Commission in the future with some very good news on that
22 front. Okay, so why are we here? Why is the State of Arizona
23 and Pinal so important to us? Very simply put, it's a
24 significant amount of demand for renewable energy. The return
25 to onshore American manufacturing is a good thing for all of

1 us. I think something that all of us have been waiting for a
2 long time. In order to do so, it's going to take some time,
3 and in order for producers to move onshore and take on their
4 activities while keeping their prices low, which we've all
5 become accustomed to, costs have to stay low while achieving
6 their net zero published goals. The utilities of Arizona have
7 recognized this, including the ACC, and to attract
8 manufacturing giants into the County and into the state, they
9 need to produce renewable energy at a low price with little
10 price volatility. Anything going on in the world
11 geopolitically cannot affect the prices that then they move on
12 to customers, and that's where we have a place in the market,
13 when it becomes a virtuous cycle. And I just for a moment
14 want to talk a little bit about this, about P&G, Lucid,
15 Nikola, Intel, PSMC, Heritage and dozens more that continue to
16 land here. It's a virtuous cycle because they can get cheaper
17 energy here than anywhere else in the country. They have a
18 phenomenal labor market here in Pinal County, but they have to
19 make their net zero goals in order to satisfy their
20 shareholders. The only way that they can do that is if the
21 utilities provide them renewable energy, and that's how we can
22 do it. It's a virtuous cycle, that although I understand
23 staff did say that we only employ 5 to 6 people when we're
24 there, we are part of a cycle here of an industry that is
25 building a chain, much like many of the other industries that

1 are here in this County. It's not just where the product is
2 made, it is what that product goes and does that offers lots
3 of employment. Okay, to Valley Farms Solar & Storage. I
4 understand staff just went over a lot of our things. One
5 thing I would like to clarify that the 100 megawatts has not
6 yet been decided whether it's going to be solar, but we would
7 like to have a grid charging energy station here, which would
8 mean standalone storage. So it is by no means, this is not a
9 contracted project, this is a project that has not been sold
10 yet, and we believe that it could be a storage project just as
11 well as it could be a solar project. In fact, we believe it's
12 got a greater chance of being contracted as a battery project.
13 Again, I want to quickly thank staff for their professionalism
14 during this amendment process. We do believe, however, that
15 this is an ideal site for an energy center. The site in front
16 of you is a landowner supported planned south of Bartlett and
17 located on top of San Carlos Irrigation District on
18 approximately 360 acres of land. The Randolph to Milligan 230
19 kV line, which is the infrastructure, the power infrastructure
20 that staff talked about earlier, you see there is one of the
21 only transmission lines - again, one of the only transmission
22 lines in Arizona with the capacity to accept generation to
23 support the load of 2024 summer for all utilities and all co-
24 ops. Megawatts, when they're contracted, are traded every
25 minute between APS and SRP in the co-ops. As Pinal County has

1 sited High Intensity Activity to Green Energy Production in
2 the past, we believe this too is an ideal site for numerous
3 reasons. We believe the overarching theme of solar being a
4 temporary use of the land makes this a site ideal for Green
5 Energy, to maintain the land value, increase the tax base and
6 serve as a steward of the property before returning it to the
7 original condition. This is not a permanent site, and though
8 I understand 20 to 25 years may seem significant here, if you
9 were to look at how development has grown over the past 50
10 years, we are still well with inside the growth trajectories
11 at a 20 or 25 year contract. Upon the end of its useful life
12 of the technology, we go through a stringent decommissioning
13 process: removal of all elements of any manmade material, and
14 return the land to its original condition - agricultural or
15 grazing. I just want to be very clear there that anything
16 that that land looks differently than today if you were to go
17 out and look at it at the end of this contract is exactly what
18 it has to look like at the end. Down to the soil level, the
19 materials that are in the soil level, and the tests that are
20 done, and the water tables under it. It all has to be above
21 ground and below ground or significant penalties are paid by
22 the builder. This is directly to Pinal County. We truly
23 believe, and we believe we have plenty of third party industry
24 studies that one of the primary attractants to modern
25 manufacturing facilities in Pinal County is the investment

1 that Pinal County continues to make in renewable energy. It
2 is the cheapest megawatt price that a lot of these folks that
3 need a significant amount of power, especially P&G, to make
4 their products, can pay. There's no volatility in their
5 price. It's a fixed price for 20 to 30 years, where
6 regardless of what's going on in the world, regardless of what
7 the policy folks in Washington say of whether you can frack or
8 not frack, it's the same price. We believe it creates jobs
9 and an economic growth chain, which I believe I touched on
10 earlier. We take great pride in the past 12 months, 15
11 months, of over \$100,000 of investment into education,
12 nonprofits and first responders. That's cash. That's not
13 grants or anything, that's cash into the pockets of those
14 three entities, which we will continue to do that comes off
15 the projects that are operating today. Not projects that are
16 in the future, that are not capitalized, that don't create any
17 revenue because they're imaginary, that's projects that we
18 made the commitments to do so in other areas of Pinal County
19 and ensure that we share the goodness of those. It's 40-X
20 taxes to the local community. This isn't something like other
21 developers that we can come in here and speculate on, this is
22 something that we could walk right across the street to the
23 assessor's office, pull the tax code or the tax receipts that
24 have come off of other operating assets and show you exactly
25 what came off in 2018 or 2017 when it was agriculture versus

1 exactly what's being paid to Pinal County and all the school
2 systems in operating here. It places no burden on local
3 services. We have no desire for sewage or water, in fact
4 we've got lots of water that we'll soon be releasing plans of
5 what we plan on doing it for the local communities. Purchase
6 of goods and services, and the land continues to be used as a
7 before was at the end of the life of the project. That's the
8 end of our presentation, Chairman, or my presentation, I'm
9 happy to take your questions, sir.

10 RIGGINS: Thank you much. Commissioners, questions
11 of the applicant? Any at all? Thank you very much.

12 RULIEN: Thank you, sir.

13 RIGGINS: Okay, at this time we will open the public
14 participation portion of this case and ask if there is anyone
15 that wishes to come and speak to this case. Yes, please come
16 up. I'll remind everybody that wants to come up that we do
17 need to sign our name and our address first, and then give
18 that to the Commission before you begin speaking.

19 HISCOX: I've already signed my name and address,
20 but I'll announce it. My name is Noah Hiscox. My address is
21 at 296 West Central Avenue, Coolidge, Arizona. I'm a high
22 school graduate from Coolidge, Arizona, I graduated from the U
23 of A in 1974, taught math for four years down in Tucson, and
24 then I came back to my family farm in 1978. And I've farmed
25 full time cotton, alfalfa and small grains ever since that

1 date. That's right, makes me my 45th year of farming and I
2 won't tell you how old I am. We farm 3,000 acres, we employ
3 seven full time workers whose families all reside here in
4 Pinal County. I am currently a supervisor .n two local
5 agricultural boards, Chandler Ginning Company located in
6 Coolidge, and also San Carlos Irrigation and Drainage District
7 Board located here in Coolidge. I'd like to say I have a
8 great deal of respect for you Commissioners, and I want to
9 thank you for your service to Pinal County. I was privileged
10 to serve on the P&Z Board for the City of Coolidge for one
11 term, and I have some idea of the hard work and dedication you
12 provide. I'm here today to ask you, Mr. Chairman and
13 Commissioners, to recommend to our Pinal County Board of
14 Supervisors that they refuse even one more additional acre of
15 industrial solar. There are many appropriate uses for solar,
16 but to replace farmland with industrial solar is absolutely
17 not one of them. I have lifelong friends in that community
18 that may want to sell out to solar, and I pray that, you know,
19 I only wish them well. But my conscience compels me to share
20 my opinion on this serious matter. Farmland that is covered
21 with industrial solar will never again produce food. That's
22 my opinion. That's final. It'll be altered forever. Each of
23 us have a number in our mind when we feel that one more acre
24 of industrial solar would be too many. Everybody's is
25 different, but each one of us have in our mind a number. How

1 many acres are okay? Is it 5 percent of the County? But not
2 one more acre? Or 10 percent, but not one more. About 25
3 percent. How about 50 percent? Well okay, but not one more
4 than that. Why? Why is one more acre too many? At that
5 point, how is one more wrong? How is it that one more acre is
6 any more wrong than was the first acre? It's not. One more
7 acre is not more wrong than the first acre, because they're
8 both equally wrong. Every acre of industrial solar that
9 replaces farmland is wrong. There have been two reasons
10 argued to support converting large tracts of land here in
11 Pinal County to industrial solar. I ask your permission, Mr.
12 Chairman, to address just one of them. The false claim that
13 Pinal County farmers have no water and therefore selling out
14 to industrial solar is their only hope. Here in Pinal County
15 we have four large irrigation districts: CAIDD, that's Central
16 Arizona Irrigation and Drainage District, Hohokam Irrigation
17 and Drainage District, MSIDD, Maricopa Stanfield Irrigation
18 Drainage District, and SCIDD - S-C-I-D-D - San Carlos
19 Irrigation Drainage District Water. Water allotments for
20 2023, with CAP no longer available to non-Indian AG will be
21 two and a half feet per acre in CAIDD, that's CAIDD. One to 3
22 acre feet in MSIDD, and Hohokam, the same individual well
23 water irrigation supplies that they have always enjoyed,
24 remain. Prior to CAP's arrival, Hohokam farmers successfully
25 farmed their lands and they will continue to do so in the

1 future without any CAP water. Hohokam Farms are also
2 privileged to enjoy the option of purchasing federal crop
3 insurance, just as San Carlos growers have, and that
4 protection will help ensure their future success. CAIDD,
5 MSIDD, and Hohokam will all average enough water to be able to
6 plant a minimum of approximately half their farmland each year
7 and enable them to achieve an excellent crop rotation. As I
8 have stated, I farm 3,000 acres in San Carlos Irrigation and
9 Drainage District, and I'm honored to be a supervisor on the
10 San Carlos Governing Board. Today, a minor land use change is
11 to be considered. Farmland located in San Carlos Irrigation
12 Drainage District will be recommended by this board of
13 Commissioners to either remain farmland or be converted to
14 industrial solar. San Carlos Irrigation and Drainage District
15 was incorporated in 1930 and is responsible for the delivery
16 of irrigation waters to 100,000 grandfathered water right
17 acres. Many of these water rights were established in the
18 late 1800s. Water delivered to San Carlos lands is collected
19 and stored in San Carlos Lake behind Coolidge Dam at Globe,
20 Arizona. Rains and snowpack from our enormous watershed
21 located across northern, northeastern Arizona and western New
22 Mexico, flows or runs off into San Carlos Lake. The capacity
23 of San Carlos Lake is 900,000 acre feet. By the way, an acre
24 foot of water is equivalent to one acre of land covered by
25 water one foot deep. As we speak, there's a little over

1 174,000 acre feet of water in storage in San Carlos Lake
2 today. That's a result of our recent monsoon summer rains.
3 Storage at San Carlos Lake only a few short weeks ago in June
4 was zero. We collected fully 20 percent of the lake's storage
5 capacity in fewer than 16 weeks. The overwhelming majority of
6 water collected behind Coolidge Dam in San Carlos Lake is from
7 snowpack, not from summer rains, from snowpack. Winter storms
8 or the lack thereof can handout every possible scenario from
9 droughts to flooding. We have experienced water allotments
10 from over four acre feet per acre to as little as .5 acre feet
11 per acre. The historical average water allotment on the San
12 Carlos project is two acre feet per acre, which would be
13 enough water to plant approximately 50 percent of all San
14 Carlos farmlands during any given year, and rest the other
15 half to prepare for rotation to plant in the next year. Rain
16 and snow falling on the San Carlos watershed is renewable. It
17 is guaranteed to be renewable. God renews it. It's a water
18 source that seems to revolve around a 20 year cycle. Previous
19 to 1978, we experienced about 20 dry years. Starting in 1978,
20 we had about 20 wet years. In 2001, we began a drought cycle,
21 one of the harshest ever recorded in Arizona. Now, having
22 just completed a plentiful summer monsoon, we may, God
23 willing, have turned the corner and begun another 20 year wet
24 cycle. San Carlos is currently enjoying an amazing makeover.
25 Approximately 75 percent of its hundreds of miles of large

1 irrigation canals have recently been concrete lined. The
2 remaining 25 percent are slated to be lined in the next few
3 years. In the past, due to seepage into the old dirt canals,
4 San Carlos was only able to deliver half its stored water.
5 The other half was lost due to absorption into the dirt
6 canals. Soon, all of our large canals will be concrete lined.
7 Coupled with the installation of our 6 new DCP drought wells -
8 they're already paid for, by the way, and we've already
9 completed drilling one of them - San Carlos will be able to
10 deliver nearly double its past water allotments. Not quite,
11 but almost. The historic annual water allotments for San
12 Carlos have averaged 2.0 acre feet per acre. Imagine our
13 future allotments when we will soon be able to nearly double
14 our past allotments by dramatically improving efficiencies and
15 eliminating losses due to seepage. In closing, I want to
16 continue to express my support for clean energy, and though I
17 applaud all efforts, it's debatable that industrial solar can
18 ever be defined as clean or green. Especially when it
19 replaces productive farmland, which grows plants that clean
20 and cool our planet to be converted to industrial solar, which
21 does the exact opposite. I believe, and I sincerely hope that
22 most current forms of clean energy, green energy, will soon
23 become dramatically improved as technology advances. Solar
24 energy can benefit all of us, but only when it's located in
25 the proper place, on rooftops or shade over parking lots, on

1 and on. Converting irrigated farmland to industrial solar is
2 not reversible. Productive soils, which produce food and
3 fiber for hundreds of years, would be lost forever. Another
4 puzzling question is the fact that the alignment of our North-
5 South Freeway has finally been set - you've seen the pictures,
6 the transmission lines go right with the freeway - that
7 freeway's to be constructed and to provide movement for new
8 future growth here in Pinal County. Developers will soon
9 succeed in propelling the government to convert AG water to
10 municipal water. I'll repeat that, developers are soon going
11 to convert AG water to municipal water. When that soon
12 happens, and it absolutely will, even more rapid growth will
13 come to Arizona, and particularly into Pinal County. Large
14 tracts of individual solar would certainly hinder Pinal
15 County's ability to grow. We must, however, pursue remedies
16 to cleaner, sustainable forms of energy coupled with
17 commonsense. We're all opposed to warming our Earth's
18 atmosphere, so let's not replace farmland that cleans and
19 cools our planet with something that does quite the opposite.
20 Let's limit solar to suitable locations and save our finite
21 irrigated farmlands. Let's not exacerbate the food shortages,
22 which remain a common challenge in many parts of the world
23 today. Ask yourselves, how could Pinal County in any way
24 benefit by trading an agricultural paradise, which either
25 directly or indirectly supports nearly all of its residents

1 for thousands of acres of industrial solar? Imagine the job
2 loss alone. Imagine the numbers of families that would be
3 forced to leave Pinal County in search of work. Would this be
4 a more beautiful, healthier place to live and raise a family,
5 or would it be much hotter and much unhealthier, with far
6 fewer jobs? Would Pinal County benefit, or Maricopa County?
7 Or fill in the blank, some industrial solar company. The City
8 of Mesa had a plan years ago to trade Pinal County for its
9 groundwater - maybe you remember that - in exchange for their
10 garbage. They wanted to take our groundwater and in return
11 cover Pinal County with landfills. What a deal. Thank God we
12 were smart enough to say no. Today Maricopa County, the
13 current administration in Washington, and multiple industrial
14 solar companies want to cut a new deal with Pinal County,
15 forever eliminate thousands of acres of our life-giving farms
16 in exchange for thousands of acres of industrial solar. Our
17 answer: not no, but hell no. Thank you.

18 RIGGINS: Before you step down, Commissioners any
19 questions of the speaker? Commissioner Mennenga.

20 MENNENGA: Great comments, by the way.

21 HISCOX: Thank you, sir.

22 MENNENGA: So is it - the property and farmland in
23 question, is that currently being farmed in agriculture?

24 HISCOX: Yes, it's currently being farmed. It is a
25 San Carlos Farm. It's irrigated with San Carlos water.

1 MENNENGA: Okay.

2 RIGGINS: Any the other Commissioners, questions?

3 HISCOX: Thank you, gentlemen, for your (inaudible).

4 RIGGINS: Thank you. Any other speakers wish to
5 come forward? Whoever wants to come up.

6 BILLINGSLEY: If I could please reiterate, staff has
7 asked me to remind folks if you are speaking, please sign at
8 the podium as well. We need that for the record. Thank you.

9 REDD: I've already signed. My name is Randy Redd.
10 I live at 52 West Red Fern Road in Queen Creek, Arizona. I am
11 a member of the family that owns this farm and we've been -
12 the Nevitt family has been farming in this Pinal County since
13 1954. I have come from a long agricultural background myself,
14 as well as the family that we represent. One of the things
15 that makes this country very unique is the private ownership
16 of property and the ability to be able to use that property in
17 the way that you individually see fit. I appreciate the fact
18 that the County has designated our property a certain way and
19 has it as in a high industrial zone. The thing you have to
20 understand about our family is since 1954, like I said, we've
21 been continuously farming in Pinal County. Most of the
22 members of our family now are reaching retirement age, and if
23 any of you are farmers, you know that most of your assets,
24 most of your ability to retire is in the value of your farm.
25 Now, the County says that they're going to have a new

1 development for it. Well, in 30 years from now, it's not
2 going to make much difference for me or my family on when we
3 can sell our farm or when we can get assets or be able to
4 provide for our families from the proceeds of this farm and
5 provide for our retirement. I appreciate the comments that
6 were said by the other gentleman, the farmer. There's always
7 two sides to each story. As you know, San Carlos Reservoir
8 has struggled over the last years. Since its inception, it's
9 dead pooled 20 times, which is the point where no water can be
10 extracted from it, and it's only been filled three times in
11 that same time period. So to say that we have enough
12 renewable water or there's enough water for the growth doesn't
13 make sense to me. We're talking about he doesn't want solar
14 on this, but he's talking about, well we'll - we're going to
15 have more growth. Well, what does growth mean? That means
16 more homes. So you're going to have more homes on there,
17 you're going to have - the farmland's still gone. Farming is
18 going to be very, very difficult in the southwest over the
19 next few years. We've all seen that Lake Powell has dropped
20 150 feet. It drops another 150 feet, it'll dead pool as well
21 and you won't be getting any power out of Lake Powell. We
22 need to find alternate sources of energy. Just so that you
23 know, I have associations with - my brother in law works for
24 APS, he's a nuclear engineer in the control room there - APS
25 just signed a contract with Taiwan Semiconductor to provide

1 1.2 gigawatts of power for their solar - I mean for their
2 semiconductor plant in North Phoenix. That represents one
3 full reactor of Palo Verde. So 25 percent of all the power
4 from Palo Verde is going to be dedicated to one industrial use
5 in the valley. I don't see any nuclear power plants being
6 built, I don't see any coal generation power plants being
7 built. Where is this power coming from? People want more
8 power. You need more energy, you need more electricity. I
9 think it's shortsighted to think that it's just automatically
10 going to spring up. We are in a drought situation. This
11 gives us an opportunity to do two things: One is to utilize
12 the water for other things. Development, homes need water,
13 and like was mentioned before, that's one of the things that
14 is an ancillary benefit from this. The most important thing
15 to me, though, is, you know, this land isn't owned by some
16 faceless corporation. It's owned by our family, and we
17 support the use of this property in this way, and it's
18 something that's important to our family. We're not, you
19 know, some faceless corporate giant from out, you know, out of
20 state. We've been in this state, I was born in the state, my
21 family's been in this state, and my wife's family's been in
22 this state for over a hundred years. So we're very familiar
23 with Arizona. We're very familiar. We love the agricultural.
24 We all see what's writing is on the wall. And just want to
25 let you know that we do support this, our family does. Thank

1 you for your time.

2 RIGGINS: Thank you. Commissioners, any questions
3 of the speaker? None being, thank you very much. Next
4 speaker, who would like to come up?

5 MCCARVILLE: My name's Kirk McCarville, I'm a Pinal
6 County representative for the Land Advisors Organization.
7 I've been in the land brokerage business in Pinal County for
8 44 years. My father practiced law -

9 RIGGINS: Did you get your name and address put on
10 the log?

11 MCCARVILLE: Oh yeah.

12 RIGGINS: Yeah, it's looked to me like you were
13 getting started without that.

14 MCCARVILLE: Yeah, I am.

15 RIGGINS: That's why I brought it up.

16 MCCARVILLE: I was fudging a little bit. My address
17 is rather long. My father practiced law here in Pinal County
18 for 54 years, and the first 20 years was probably right here
19 in this building. I remember as a young boy, he'd bring in me
20 and my brothers here on a Saturday because my mom said take
21 the boys. We'd run around in here and play in the clock tower
22 and I have very fond memories of this building. At any rate,
23 my degree's in agronomy and agricultural economics, and when I
24 first got back to Pinal County, I wanted to be a farmer. I
25 didn't have the entry level, so my dad said, for 300 bucks you

1 can get a real estate license. I said that's great, can I
2 borrow three bucks? I started out brokering farmland, that
3 was my primary business. I didn't want to sell houses, I
4 didn't want to do anything else. I helped a lot of local
5 families expand their farming operations, sell their lands
6 when they got in trouble, and my dad's practice dealt a lot
7 with agricultural bankruptcies. Even back then, farming's
8 always been a very tough business. You're always at the whims
9 of the weather and commodity cycles, etc. About 10 years ago,
10 there's one other person in my company that does farmland,
11 it's Greg's son, Bobby. I kind of recruited Bobby to land
12 advisor to help me on the AG side, because it was just me.
13 But, you know, we go to national investment conferences for
14 agriculture, and agriculture for a long time and still to this
15 day is seen as a very important investment class for financial
16 institutions, pension funds, writs, because agriculture over
17 the long term has a pretty steady increase in value. It's a
18 very stable investment. The funds stopped looking at Arizona
19 farms about 10 years ago, and about five years ago I told
20 Bobby, I said, hey, there's no more institutional market for
21 Arizona farms, we'd better do something. And we did. I went
22 and got my brokerage license in the state of Mississippi, he
23 went and got his in California, and when we sell farms now
24 that's primarily where we sell them, unless they're in the
25 path of growth. Like I just sold a farm for Mr. Keeling to

1 the Koehler Corporation. I sold - I'm selling farms for
2 (inaudible) to industrial users that are in town with
3 infrastructure. The idea about this location being an
4 activity center was tried once before. Westcor Mall bought a
5 property very nearby here for a mall back in the last bubble
6 in '05. They still own it and it's under solar option. They
7 don't see any chance for an activity center out here in any
8 near-term investment cycle. But anyway, the problem here is
9 we're way oversubscribed on the water demand with the amount
10 of farm acreage that we have. There's way more farmland than
11 there is water. We can only fix one of those things. We
12 can't make more water, and while it's true that San Carlos had
13 a record year, the allocation from the district for farming is
14 one acre foot. The allocation from Hohokam is closer to zero.
15 So I thought 1,000, I can farm 100. What happens the other
16 900 acres? It's the insurance policy the previous speaker
17 just mentioned. The government has stepped in, they always
18 did in San Carlos, but for the first time now in the other
19 districts, they are subsidizing the farmers. They're giving
20 them a preventive planning check to not farm, and I think they
21 should. It's not the farmer's problem that we're in a
22 drought, which we clearly still are. It's not the taxpayers'
23 fault either, but this is an unsustainable economic model. It
24 will not stand for a long period of time. There has to be a
25 solution. What's the solution? My proposition is that solar

1 is the best way to help resolve the problem. And I'll give
2 you a direct example. The first farm that came in was over
3 off 11 Mile Corner Road, it was a NextEra project, 340 acres.
4 It went on the books a couple years ago, and I noticed in JD's
5 proposal he had a number up there that was a very large
6 multiple of the property tax income to the taxing districts.
7 And a lot of people tell me that number's not true. A lot of
8 people would say that in this room. So I went and got an
9 example of that specific project, the first one that came
10 online. I got my numbers from the Department of Revenue,
11 State of Arizona. I called up there and I asked for the
12 Central Assessment Department, which it's centrally assessed
13 because it's a utility now, it gets taxed as a utility. So
14 before it went online, it was three tax parcel (inaudible),
15 334 acres, total tax revenue to all of the taxing district,
16 which by the way seven of them are schools, most of the
17 benefit of these taxes goes to school districts, bond
18 elections, overrides, M&O, high school, CAVIT, college,
19 elementary, high school, 70 percent of this money goes to
20 schools. This is a really good way for Coolidge to grow their
21 school system, to help expand the system for companies like
22 Procter and Gamble to come in. But anyway, the total taxes
23 paid prior to solar was \$15,000 for the whole 334 acres.
24 Flash forward, that was in 2018. In 2020, the property taxes
25 multiplied. I asked people, do you think it doubled?

1 Tripled? 10 times? 20 times? 30 times? Keep going. It's
2 closer to 40. These numbers are economic development. I
3 mean, even though they are low employment, they're tremendous
4 economic drivers for the local tax industries. The fire
5 district there, Central Arizona Water Conservation District
6 gets some of that money, and that's just on 334 acres. It
7 went to \$350,000 from \$15,000. That's a real time example.
8 If anybody wants to argue with those numbers, call the DOR,
9 that's where I got them from. So that's real. So what
10 happens when we put a solar farm on top of the farm? It takes
11 about five acre feet more for hay to plant a crop, as you well
12 know. What happens to that water? It either stays in the
13 ground or it stays in the canal, and the neighbors can use it.
14 So we have more farmland than water. Solar actually adds to
15 the water bottle. It helps balance that equation. It helps
16 create the equilibrium and creates tremendous income at the
17 same time. That's the definition of economic development.
18 And so what happens is the farmers who are going to survive -
19 and they're not all going to survive, because if the
20 preventive planning payments goes away, some of these farms
21 are going to go back to desert. There's too much farmland
22 with the amount of water we're going have. There's no near-
23 term solution for water. Is there a higher and better use for
24 this land? Yes. And it's solar. It's not a bad use
25 (inaudible), so it's the best use. It's a way to try to

1 balance. And then when you get back to property tax rights or
2 property tax, I mean, you have the (inaudible) and the
3 Nevitts, they want to retire. They've been farming all their
4 life. (Inaudible)'s farm has no crop on it right now. The
5 Nevitt's farm only has 200 acres on it. The other 200 acres
6 are probably under preventive planning. They're getting paid
7 not to farm it. Again, an unsustainable economic model. So
8 the reason why we brought the Colorado River water 334 miles
9 uphill 14 times was because we were relying on well water.
10 The aquifers were depleting, the valley floors were falling,
11 it was getting more and more expensive to pump deeper and
12 deeper and deeper. So we brought the Colorado River water in
13 so we could stop pumping groundwater. Now Colorado River's
14 going to zero. What are we doing? We're starting to pump
15 groundwater again. He just talked about the new wells they're
16 drilling. They're drilling them in every district. We're
17 going to start sucking the ground dry again, we're going to
18 have subsidence again, we're going to have cracking.
19 Groundwater is not the answer. There is no answer for the
20 amount of farmland we have right now versus the amount of
21 water available. We have to find some equilibrium. The most
22 powerful tool we have is solar farms, and I think all those
23 things are true. The proposition that this land can never go
24 back to farming is absolutely not true. He just showed you,
25 they're required when they're done. You vibrate these polls

1 in the ground, there's not even a concrete footer in there.
2 In 30 years or 40 years when it's time to transition back to
3 the original use, the salvage value of that equipment is
4 greater than the demolition value, and a lot of these guys
5 will put a bond in the lease or the sale to return it. They
6 have to return it to the way they found it. That's the
7 absolute truth. The idea that it's despoiled will never be
8 farmland again, that's true of the Phoenix (inaudible), you
9 know, you'll never farm that again because of all the concrete
10 structures and base and stuff, but this land can absolutely go
11 back to farming. And in 30 years from now, the new model is
12 actually to merge solar with AG, put the poles up higher in
13 the air, put them on trackers, bilateral or unilateral
14 trackers to follow the sun, let the sunshine come through to
15 the ground, plant the crop down there. The shading creates
16 more efficient use of water. I mean I think in the future
17 what we're going to see is solar and AG coexisting. That's a
18 technology solution. That's possible. We're not going to
19 find more water and the drought's not over, and the drought,
20 by all accounts, is not going to be over anytime soon. So
21 thank you.

22 RIGGINS: Before you step down, Commissioners, any
23 questions of the speaker? Commissioner Mennenga.

24 MENNENGA: Your comment on the paying the farmers
25 not to farm is unsustainable, I believe you said. Well, when

1 I was a really young boy about 70 years ago, my dad was a
2 farmer in the Midwest, we said that then. We're 70 years
3 later, and we're still doing the same thing, Kirk, and I don't
4 see that going away.

5 MCCARVILLE: Midwest?

6 MENNENGA: Huh?

7 MCCARVILLE: In the Midwest?

8 MENNENGA: Huh? In the Midwest, yes. And we did it
9 all over the country. That's such a political ploy, it's been
10 done in this country for a 100 years and it's not going to
11 change.

12 MCCARVILLE: What are you referring to?

13 MENNENGA: Illinois.

14 MCCARVILLE: Huh?

15 MENNENGA: I'm sorry, what was that?

16 MCCARVILLE: I didn't understand the statement.

17 MENNENGA: Well, that's just the - paying all these
18 farmers to not farm this land, that's not going away. That's
19 been a political ploy for 100 years and that's going to stay
20 there, you know, it's just not -

21 MCCARVILLE: Yeah, but it's never been done at this
22 level before. This is an unsustainable level. I don't think
23 the taxpayers will put up with forever. That's my opinion.

24 MENNENGA: Well, yeah, we all have opinions.

25 MCCARVILLE: Just an opinion.

1 MENNENGA: Yeah, I understand.

2 RIGGINS: Any other Commissioners?

3 MCCARVILLE: I did get asked one other question,
4 though, when I came up with this model and it was, so how does
5 residential development compare then? Because agriculture is
6 tax exempt on property tax. What if we put a subdivision out
7 there? What if we build houses out there? What would that
8 look like? I talked to Larry Rains, the City Manager of Casa
9 Grande who used to be the finance director, and he says Kirk,
10 we get a one time impact fee on a house. From that day
11 forward, it's a tax loss to the city because the cost of
12 service. Residential development is a tax user, not a
13 taxpayer. Once those homes are there, you have sewer, fire,
14 water, trash, curb, gutter, sidewalk maintenance, street
15 maintenance. Once those house - once they get that one time
16 impact fee on that house, it's a dead loss from then forward,
17 and you guys can check that fact out too. Any other
18 questions?

19 RIGGINS: Well, I don't have a question, but I have
20 to state that that was certainly an opinion too.

21 MCCARVILLE: Yes.

22 RIGGINS: Yeah.

23 MCCARVILLE: Fair enough. Check them out.

24 RIGGINS: Okay. Well, and you the same.

25 MCCARVILLE: Yeah, I have.

1 RIGGINS: And I have too.

2 MCCARVILLE: I'm happy with my opinion.

3 RIGGINS: Yeah. Yeah. Anybody else? Anybody else?

4 Yes, come on up.

5 WHITE: Quickly jot down here for you guys.

6 RIGGINS: Thank you.

7 WHITE: Good afternoon. My name is Joshua White, I
8 am a climatologist who specializes in dust and dust transport.
9 Specifically, I have presented at the Arizona Dust Storm
10 Workshop, which is a local workshop that they do here in Pinal
11 County. Scientists and other public officials come together
12 to discuss different dust storm events and mitigations. I was
13 Commissioned by a local community, including some of the
14 farmers here, to speak to you today about concerns that I have
15 regarding the implementation of solar panel fields and how
16 they relate to dust and dust proliferation. So the
17 construction of solar panel fields, especially in arid regions
18 like here, you clear bare large swath of land and the loss of
19 local vegetation, whether it be farmland or in the indigenous
20 species, means that it's very easy for dust to be generated,
21 even under low winds. That extra dust can have an impact on
22 the surrounding ecological systems, including the disruption
23 of photosynthesis, evapotranspiration, and it can physically
24 damage the surrounding plant life. That would be crops or
25 local flora and fauna. That can also impact the local

1 wildlife pushing them out to the periphery. And once these
2 fields are cleared and the solar panels are put in place, dust
3 production is going to be a constant problem because these
4 solar panels are very sensitive to dust. So they have a few
5 tools for which to mitigate the dust on these panels. So they
6 can use water, they can use salts and brines, they can use
7 organic non-petroleum products, synthetic polymers, organic
8 petroleum, electrochemical substances, clay additives or mulch
9 and fibrous mixtures. These suppressants impact the water
10 table. They get into the drinking water and they can increase
11 the amount of water runoff in the area, all of which has an
12 effect on our usable water. These harsh chemicals used to
13 suppress the dust also seep into topsoil. They can damage
14 plant life and they can - that means not only the naturally
15 occurring plants, but also crops. Anywhere around them. And
16 in spite the use of suppressants, because we live in the place
17 we live, blowing dust and dust storms are still a feature of
18 the Sonoran Desert. So during any particular event of a dust
19 storm, there is a loss of efficiency in solar farms, ranging
20 from 26 to 87 percent during any given event. The solar
21 panels themselves create artificial high pressure above them
22 because they're a dark surface, so they absorb heat and
23 radiate out. So this creates a laminar flow over the panels
24 themselves, it makes airflow over them very easy, which means
25 it's like a - in the movement in the upper atmosphere, you

1 basically created like a slide for them to go down. It makes
2 it really easy to pull dust over them. So that's another
3 issue you're going to have with us on these panels. A
4 continuing problem, which means that long term you're going to
5 have an efficiency decrease of 15 to 30 percent in the solar
6 panels themselves. This is usually caused by solar burnout.
7 So the cells themselves, they collect dust and then the
8 individual parts of the cells burn out because they get
9 overwhelmed. This is because there's CAD ions in the dust and
10 they're reacting with the negatively charged platform. So now
11 you have an overall loss of productivity out of these cells
12 over time. Also, just so happens solar panels don't react
13 very well to extreme heat, which is another product of our
14 summers. So in extreme heat events, this will also cause cell
15 burnout, which will over time decrease the efficiency of these
16 cells. These are just the issues specifically with the solar
17 panels and their surrounding area. There's also a larger
18 concern because these solar panel cells, because they're dark
19 surface, they generate high pressure above them, they increase
20 what's known as the urban heat island. That's when urban
21 areas or metropolitan areas are significantly warmer than
22 their surrounding rural areas because of human activity. The
23 temperature difference is usually larger at night, and it's
24 usually more prevalent under weak wind conditions. So an
25 increase in urban heat island is a decrease in overall

1 vegetation in the surrounding areas, and it is also a decrease
2 in soil moisture overall. The loss of soil moisture can also
3 contribute to the production of dust. So the reason I care so
4 much about dust and dust production is because there are some
5 negative consequences to increased dust production. There are
6 various pollutants in our soil, heavy metals, pesticides,
7 spores, fungus and bacteria that all of a sudden becomes
8 introduced into the atmosphere. These have been linked with
9 respiratory conditions like asthma, pneumonia, allergic
10 rhinitis, silicosis, cardiovascular issues like asthma, or
11 like a stroke. Conjunctivitis, skin irritations,
12 meningococcal meningitis, valley fever, diseases associated
13 with toxic algal blooms, and specific interest to us is the
14 valley fever, because one third of all cases of the valley
15 fever that occur in the Southwest occur in Arizona. And a
16 study showed that as of 2019, valley fever had a total
17 lifetime cost on the Arizona economy of \$730 million. The
18 dust proliferation also directly impacts mortality rates and
19 injuries related to accidents. So according to the National
20 Center for Environmental Information, dust storms since 1996
21 have caused 6 deaths, 134 injuries and \$3.9 million in
22 damages. So there are always consequences for any action,
23 intended or unintended. I would ask you today to simply
24 consider the possible consequences of large scale industrial
25 solar panels. Thank you.

1 RIGGINS: Thank you, Commissioners, any questions of
2 the speaker? Okay, thank you very much.

3 WHITE: Thank you.

4 RIGGINS: Anyone else? Please.

5 NEELY: I previously signed in, do I need to do that
6 again?

7 RIGGINS: If you've signed in and given your address
8 in the log, just give it to us verbally and you can begin.

9 NEELY: Okay, very good. Thank you. Good
10 afternoon. My name is Debie Neely. I am here today as a
11 concerned Coolidge resident, and I'm going to ask you again,
12 obviously it probably appears that I am on the opposition side
13 of this rezoning that's before you today. I'm going to take
14 you a little quick trip back. I won't be labor it, but I've
15 been in Coolidge for a little over 30 years and I had never
16 really paid an awful lot of attention to the solar
17 development. I could see it popping up. In my occupation,
18 I'm all over Pinal County and various other counties close by
19 to here, so I could see it popping up here in Pinal County
20 here and there. But it was interesting the timeframe here,
21 but it was about a year ago, October 2021, when this same
22 applicant that is before you here today was petitioning the
23 City of Coolidge for a minor general plan amendment to change
24 1,600 acres of land that was already voter approved for urban
25 development, and they wanted it changed to business commerce

1 use so they could put in a solar development. I'll just go
2 back a little bit. I live in Coolidge and I am exactly a
3 little, close to a mile just north of Bartlett Road. So when
4 that came, because that was very, very close to my home, I
5 started looking around what, you know, what's this solar thing
6 in Coolidge? What's the big attraction? My - I kind of
7 looked into what was going on at Coolidge at the time, and I
8 learned that the City of Coolidge had at that time already
9 approved 8,400 acres within its city limits for solar
10 development, and I thought wow that's really taken me by
11 surprise and I'm not sure if I really like that idea. Started
12 talking to other neighbors, residents, business owners, trying
13 to find out do you know about this? What do you think about
14 this? Is this what you want to see for Coolidge? So myself
15 and other residents started meeting with more Coolidge
16 residents and business owners, and we basically just wanted to
17 find out, is this what you all want? Is this the direction -
18 do you even care? Do you even care? And the response that we
19 got from the Coolidge residents at that time, it was pretty
20 much unanimous. They didn't even know. Nobody knew. I'll
21 share with you, I even - so we started talking door to door
22 with residents that were close by to this project. There were
23 a couple handfuls of people that I met over at - and I suspect
24 you all know where this is at - KLC Ranch, and then also over
25 at Thunder Mountain, trying to find out what they felt about

1 this project that was going in at the time, Valley Farms
2 Solar, and they said you know what, first I heard about that
3 and I came out, up for sale, we're out of here. Our place is
4 listed, we're leaving. What I was surprised with is, is those
5 type of people - excuse me if I'm too close - those are
6 exactly the type of people that every community wants brought
7 into their community. They're moms and dads, business owners,
8 they are gainfully employed on a daily basis. Their kids are
9 going to school, they're supporting the church, they're
10 supporting local businesses, and those people were telling me,
11 we're out of here. We're not going to wait and see what else
12 Coolidge is coming up with. We bought a place up in Prescott
13 Valley, we're going to Apache Junction on the east side.
14 We're gone. So we're losing that type of thing. And so here
15 we are again today. I will share with you - and I have a -
16 just I won't take long, but I do have some what I believe is
17 important information to share with you. I have a printed
18 paper for the Commissioners. I will, if you don't mind, for
19 those Commissioners that are not here personally, but are
20 virtual, and for the listening audience, I will share with you
21 what is in this packet that I'm going to reference today is
22 public record. So there's nothing here that can't be accessed
23 by others later. At that time with Coolidge, the residents
24 met with the Coolidge city and we were able to agree that we
25 had a problem, that we were all trying to look for a solution

1 for. The City of Coolidge, together with the citizens, came
2 up and decided that it would be in the best interest of the
3 city going forward if we removed solar development from
4 precious agricultural zoning and changed it to industrial
5 solar development rather than AG, because solar development is
6 not farming, it's a commercial industrial development. And at
7 that time we agreed - and I'm sorry, I should have referenced
8 this earlier, it's on Exhibit 1, sitting there at the bottom.
9 This is the Coolidge overlay. We agreed that if your property
10 was already zoned for solar development, it was going into the
11 overlay. That's a done deal, nothing could be changed about
12 it. But going forward, to preserve the farmland and one of
13 Pinal County's most valuable assets, there would be no further
14 AG allowed development for solar. It's no question that this
15 property on the table today is - and you've seen it twice
16 already - is surrounded by Coolidge city limits, property that
17 is land destined for future home and commercial development.
18 I'll just share with you, the developer touts that this
19 project is a little over four, I believe, four and a half
20 miles from Coolidge. Well, let me share with you, if you
21 don't mind, it is. It is four miles, four and a half miles to
22 Walmart. I will tell you, as you all probably know, there is
23 a lot of people in town between Martin Road and Walmart. As a
24 matter of fact, the whole Town of Coolidge is between Martin
25 Road and Walmart. So it's not four and a half miles away from

1 Coolidge, it's probably about two, two and a half, okay? And
2 then we just listened to our climatologist, Josh White,
3 reference of how those - how it can impact citizens in terms
4 of dust and heat. You'll see on this Exhibit 1, the blue land
5 is the Coolidge city limits, and that is property that is
6 undoubtedly has a future destiny for residential and
7 commercial development. I'm going to, if you don't mind, ask
8 you to look at Exhibit 2. And unfortunately, that's written
9 on the side and not at the bottom, which is so - which might
10 be easier. But what you're going to be looking at is this map
11 with the purple line through it. Okay? This land that we're
12 talking about here today is situated right off the North-South
13 Freeway, which has been previously stated. As a matter of
14 fact, one of the corners, I think, almost intersects with the
15 North-South Freeway. Years of planning and millions of
16 dollars have already been invested in the creation of
17 transportation to support the intentional economic growth,
18 both residential and commercial for this area. This current
19 zoning allows for 1 to 3 homes per acre. Not the cookie
20 cutter ones we all see where you can reach out your window and
21 touch your neighbor's house. We're looking for people that
22 want more, that are going to be attracted to this area because
23 they will have economical, occupational, environmental and
24 social desires. They're going to come down here and they will
25 build that half million or greater home on land that has some

1 options and opportunity for them. That, and those people are
2 going to want more. They're going to want all the amenities
3 that kind (inaudible) with that. They're going to want - the
4 other part of this, this zoning, is still here. The high
5 intensity for activity, they're going to want the fitness
6 complex, they're going to want the (inaudible). They're going
7 to want the restaurants, the theater complex. This is already
8 a plan there. But, you know, here today it's like, no, no,
9 let's just take that all away, let's put solar in. And I
10 don't believe that we will get those same type of quality
11 (inaudible) people to improve our County with the solar
12 panels. The Pinal County Comprehensive Plan has already been
13 established on the land and zoning that is set for you today.
14 And you know, I just - that's a testament. Yes, these things
15 all take time, and no they don't happen overnight, and we have
16 to wait for growth. And then in the middle of all of that,
17 there's going to be change, so we have to adapt and go with
18 that as well. But that plan, it's a testament to what people
19 want for the future shape and growth of Pinal County, and I
20 think we need to pay attention to that. I want to - just a
21 couple of other things. I'm going to touch on a solar
22 neighborhood agreement. When we were working with the City of
23 Coolidge this came up and it's not authored by the developer
24 that's here today, it was authored by Orsted. But it's handed
25 out, it's an agreement that if you're a landowner and we're

1 going to enter into a lease or purchase agreement with you to
2 put solar on your land, here's this agreement that we'd like
3 for you to take a look at. I want to share with you that
4 agreement in part. On page 1, the first part of that
5 agreement says, there remains the potential for at least some
6 adverse impacts, known or unknown, to the property owners
7 arising from this solar project. And they list impact to
8 views, glares, visual effects, noise, light vibration, dust,
9 heat, electromagnetic and frequency interferences, etc., etc.
10 Orsted wants the landowner to sign off and indemnify them for
11 any of those impact adverses. But if you listen to the solar
12 developers, there aren't any. Well, if there aren't any, why
13 are they in this agreement? If it's not broke, why are we
14 trying to fix it? But they don't exist. That just exists for
15 maybe Orsted Solar, not NextEra. The last thing that's in
16 your pocket there is Exhibit 3. This is ARS 42-13501. It is
17 statutes for the State of Arizona, it is the law currently.
18 And this addresses lease agreements between solar companies
19 and property owners. I'm going to kind of just summarize that
20 a little bit, if you don't mind, but I gave it to you to read
21 in entirety. I'm concerned for my growers and my farmers.
22 I'm questioning whether you'll take great comfort with this
23 law. It basically says if you enter into a lease agreement
24 when your land was being taxed as AG at the time, and if you
25 don't have any interest in that solar development, in other

1 words, you don't - you're not an owner of the solar company -
2 if the solar company stops making payments to you under the
3 lease agreement and has abandoned the property, don't worry,
4 the State of Arizona's got your back. When the solar company
5 bails, we're going to revert those taxes back on your property
6 to AG use at the lowest tax rate that you could have had. Now
7 you can focus on that piece of property, grower. You may not
8 be able to turn it into residential development anymore, you
9 may not be able to grow crops on it any more, you may not be
10 able to do anything with it because it is an abandoned
11 dustbowl and there's panels sitting on it that who knows where
12 the developer went to? But you're going to pay AG taxes on
13 that property again. I know it was said earlier that, you
14 know, unfortunately many of us are kind of entering into the
15 golden later years of our lives and been doing a lot of the
16 same thing for a long time and would like to move on and maybe
17 not continue on the same lane that we have in the past. I'm
18 not really sure if I know if - what solar companies are
19 specifically offering at this time for purchase of an acre of
20 land. And you may say that that statue that I gave you
21 before, referenced to just a moment ago, well that's just for
22 lease and lessors. You know, I don't know if there's a
23 statute out there yet, I haven't gotten that far into my
24 searches, whether the same applies for a buy/sell agreement,
25 but whether the statute is there or not, I would bet you

1 anything that lease/lessor - lease/lessor agreement that is on
2 the books will probably take precedent, whether it was a
3 buy/sell agreement. Just take that statute, change it from
4 lessee to lessor and change it to buyer/seller, I bet it's the
5 same thing. You know, land just north of us here in Queen
6 Creek/San Tan, is going by the square inch, right, in price,
7 it's just astronomical. And so when they think about what
8 maybe the growers are receiving for their land purchases right
9 now, you know, 20,000, 30,000, \$50,000 an acre, times it by
10 200, okay, you're making pretty good money. You know, but
11 what about selling that acreage again later on for the exact
12 purpose that this plan has zoned for, those residential
13 homeowners that we're talking about, 1 to 3 acre - 1 to 3
14 homes per acre. Those type of people are going to pay because
15 this is what they're paying just north of us right now, 100,
16 \$200,000 per acre. You know, that's like doubling your money.
17 I realize you may not want to have to wait for that, but it's
18 coming and it's coming closer, particularly we talked earlier
19 about how, you know, we've all been - well we heard - we've
20 been waiting around for this growth of Pinal County, Coolidge,
21 Florence to happen. Haven't we seen that things are changing,
22 things are coming, and they're going to keep coming? The
23 North-South Freeway just recently got approved after many,
24 many years. It's going to come and I hate to tell a lot of
25 people, myself in some respects included, it's probably going

1 to come quicker than I'm even ready for and would like to see.
2 This panel's appointment here, in my opinion - and this is
3 definitely my opinion - is to plan, promote, preserve and
4 protect the economical development of Pinal County. We're not
5 here to prostitute it, and I know that seems like perhaps a
6 harsh word, but look up the definition. I just ask you what
7 would be more economic for Pinal County to serve the wants or
8 the benefits of maybe two or three people, or thousands of
9 people coming forward? I urge you to do all that you can for
10 Pinal County to reject this applicant's requests for rezoning
11 and to reject any future requests for further solar
12 development in Pinal County. Thank you.

13 RIGGINS: Thank you. Commissioners, any question?
14 Commissioner Mennenga.

15 MENNENGA: Well, I just want to correct you on your
16 - what property north of here's selling for. There was just
17 five acres of agricultural land in Gilbert sold for a million
18 bucks an acre. Okay?

19 NEELY: I know.

20 MENNENGA: So there you go.

21 NEELY: I know I was downsizing that because I will
22 tell you, my daughter just recently built a new home up in
23 Queen Creek, and when she was looking at the property to
24 purchase, I asked her about it, where it was at and what it
25 was going to cost, and when she told me, I was like, no, no,

1 that's with the house, right? She said, no, no, it's not with
2 - that's without the house. So yeah, well above \$100,000 an
3 acre, yes.

4 RIGGINS: Any other Commissioners? Okay, thank you
5 very much.

6 NEELY: Thank you.

7 RIGGINS: Another? Yes, please come on up.

8 WORKS: I signed in. My name is Greg Works. I live
9 at 12006 North Hazeldine Road in Casa Grande, and I am in
10 favor of this solar project. But my reasons are selfish. Our
11 family's been here not as long as the Nevitts, but we've been
12 here a long time and there are water issues. Every, you know,
13 a lot of the stuff, we are a shortage. But my wife and I are
14 downsizing our farming operation, and the main reason is no
15 one wants the farm. I'm the last one, and it's time to get
16 out. And so we put the land up for sale, and lo and behold,
17 that was - NextEra had the highest offer. I guess other
18 people didn't realize I was sitting on a center of a mega
19 million industrial area that was going to be worth multi-
20 millions, because the offers were less than half of what I'm
21 getting. A lot of money, a lot of difference. So that's why
22 I'm in favor of this. I think it's good, what Kirk McCarville
23 has said. I'm struggling - I guess the main thing, another
24 reason I want to sell, is I don't feel I control my destiny in
25 farming, it's getting harder. What's really making the things

1 work now is the crop insurance on the federal level, and it
2 works. The gentleman's right, it's not going to go away. But
3 I've been in discussions recently about the new farm bill
4 coming in 2024, and they're sure going to change the rules.
5 It is going to be green, and it's not going to be green for
6 the farmer, it's going to be green. They're talking mandating
7 the use of biofuels. Mandating you have to have some solar on
8 your farm, you know, no gas engine, no (inaudible), I mean
9 it's bad. So that's something, and that's part of it. I just
10 don't feel like we control it. It cost a lot of money. Right
11 now my crop insurance on my cotton ground, that's what I grow
12 and that's what I pay on it for preventive planting, is over
13 \$300 an acre, but the federal government subsidizes that 55
14 percent. So the real cost of my crop insurance is over \$700,
15 and as long as the people in this country keep paying their
16 taxes, it works. I don't know how long that's going to work.
17 Another reason is I, I don't know about the dust issue, but
18 that kind of perplexes me. I've been farming next to a solar
19 panels down on Steel Road now for several - two years, and
20 they're the ones that are always coming and telling me to stop
21 doing what I'm doing because I'm making too much dust. So I'm
22 not following that one. But again, I think it can be taken
23 out if things aren't right, you know, all these things that
24 they say might be bad. I guess you could pull them out and
25 redo them, but I don't think it's a permanent loss of the

1 crop. I've seen studies at the U of A, they've spent a lot of
2 money trying to figure out how to farm underneath these things
3 and I think that's going to happen. Because they're just not
4 here in this country, they're all over there. They're
5 (inaudible) United States and the world. I was up at a
6 meeting with the Gila River Indian Community, and they're
7 talking about putting solar panels on all their canals. So
8 there's going to be those (inaudible) around, and they're
9 actually going to counter them. They say they can get more
10 power if you put solar panels on both sides. You get
11 reflection off the water and the sun, and you cut your water,
12 your water loss, your evaporation. And another thing that Mr.
13 Hiscox said is true, they're drilling wells, and I think all
14 that's going to help, but I just don't know what it's going to
15 cost. If we lose our hydropower, and that looks like it's
16 going that way, this water is going to be well over \$100 an
17 acre foot, and I can't make that work growing cotton. We
18 tried growing produce for a lot of years in this County, 20
19 years, and I tell you I wish I had some of that peat areas
20 where you would be hotter areas. We might get to pick some
21 melons before the 4th of July and make some money. But we
22 tried doing it for 20 years, and that's a hard thing to do.
23 So you might be - that's why I think the growing crops under
24 the solar panels might work. It might be a real - for food.
25 I don't know about corn and stuff, it'd work for food. What

1 else was I going to say? I think that's about it. I just, I
2 am in favor of it. I think it has to happen. The electrical
3 thing's coming. I think a lot of it was - maybe everybody
4 thought it was going to be a big red wave, but it's not, and
5 we're going to have to deal with a lot of environmental
6 issues, farming, and this is going to fit in. My dad always
7 tells me, you know they came here - my family came here in
8 '29, and he's told me I don't know how many times, he says
9 Greg you're going to see farm land go back to desert. I saw
10 it Eloy, I saw it in the 50s and 60s, and you're going to see
11 it here. Oh dad, that can't happen, won't happen. He says
12 you wait, you'll see it. Taxes will get so high, people won't
13 be able to sell it, people won't want it, it won't be
14 developable, and it'll go back to desert. And I kind of
15 believe him. So with that, I'll finish my remarks. Thank you
16 for hearing me. But I am in favor of the development.

17 RIGGINS: Thank you very much. Any questions for
18 the speaker? Any Commissioners? Thank you very much.

19 WORKS: Thank you.

20 RIGGINS: Anybody else to come up?

21 HENNESSEY: I already signed in. My name's Arlette,
22 Hennessey, and I've been in Coolidge since '99.

23 RIGGINS: Would you give us your address?

24 HENNESSEY: 774 North Wheeler Road.

25 RIGGINS: Thank you.

1 HENNESSEY: And I get to see the beautiful black
2 swimming pool, or whatever you want to call the heat radiation
3 pool, when I go home every evening. I feel the warmth when we
4 go through, as Goldman Dairy is being surrounded by these
5 panels. When I first learned about solar, I was honestly kind
6 of excited about it. It's like, hey, great, we get to harness
7 the sun. Then I started learning more about it and the
8 processes of making it, the panels, the silicone, the arsenic,
9 and some other metals besides lead that - [tellurum] or
10 something like that. And then I started learning - I stumbled
11 across a site, New Jersey Solar Tech, and they speak about -
12 they go back and forth between Fahrenheit and Celsius. I
13 found that quite entertaining because they talk about when a
14 panel reaches about 65 Celsius, this is when it starts
15 becoming really inefficient. And this is actually pass point
16 from some other ones I've come across. 65 degrees Celsius,
17 that's 140 degrees. At about 90 to 95 degrees, our pavement
18 gets to between 130 and 150. So this is the what's coming off
19 of these panels and what's hitting these panels. And they
20 also speak about how well these panels are made so that they
21 can handle 150 degrees and these mega-winds. That's great
22 that they can withstand it, but the actual efficiency, when
23 there's clouds, you're not getting solar. When there's dust
24 cover, your solar panels go way down. People with homes are
25 finding that you're having to have maintenance done on these

1 things so that you can keep what level you're at. Much less
2 that they learn that they make great pigeon roosts. So 2016,
3 there was some research done on large solar fields, and yeah,
4 they do aid in climate. More tornadic, more what we call
5 microburst, macroburst, and we've had I think it was three or
6 four tornadoes this year in Arizona. We do get them
7 occasionally, but it seems like the last couple of years we've
8 had some more harsher events. Like my dad, he lives in Casa
9 Grande and in his almost 40 years of being here in Arizona,
10 between Tucson and up here, he's never seen a wind come in
11 with rain that hard. In 45 minutes in his unscientific cup,
12 he had two and a half inches of rain. That was this year.
13 Arizona City, we all know. We're talking steel towers looked
14 like they had melted in the sun, and Arizona City was without
15 power for three days. I wonder why the solar panels couldn't
16 help them. Then our farmland. You know, I don't know how
17 many of you like cream in your coffee, your bacon, your eggs,
18 all that baseline takes farming. It takes alfalfa. It takes
19 grain so that the cattle can eat and make cows - or make milk,
20 or produce meat. Or the grains, so that the chickens can eat
21 and make those scrambled eggs for you in the morning. Or the
22 bread at Mediterra Bakery. One of our local farmers makes -
23 grows the wheat that they make their bread with. And we keep
24 turning our farm fields, we keep taking water away from our
25 farmers so we can have another carwash in Casa Grande. I fail

1 to see the logic behind that. But as I learn more and more
2 about the solar, and yes, there's some climate changes, is
3 there a place for solar? Yeah, there is. And I firmly
4 believe that we already have asphalt and concrete jungles. We
5 have how many thousands of acres of parking lots that could be
6 covered, or schools and their roofs and their parking lots
7 like Walmart has. Why not finish it out? Why not hit the
8 cities where we already have a heat index from the asphalt and
9 start there instead of killing our fields and, as spoken,
10 maybe future residential areas. But hay, if you want to have
11 a place where a family can have their horses, they're going to
12 need hay. Where are they going to get their hay? Little
13 things, it's the little things. I'm just a little person, I'm
14 not a farmer, but I live in the middle of it, and I get to see
15 it. I get - when I go to church, I see miles and miles of
16 these black panels. No more birds flying in these areas. No
17 more - a lot more dust. And no, I am not for our farmlands
18 being turned into solar fields. There is a place for it, but
19 not our fields. Thank you.

20 RIGGINS: Thank you. Before you step down, any
21 questions of the speaker?

22 MENNENGA: I have a comment.

23 RIGGINS: Commissioner Mennenga.

24 MENNENGA: Well, I agree with most of what you say,
25 but I kind of take exception to the carwashes, since we own

1 one. And honestly, most of that water's recycled, okay? I
2 don't know if you knew that or not. We really don't use a
3 minimal amount of water out of those. We probably use what,
4 maybe eight or 10 houses use, totally, okay? It's pretty
5 minimal, okay?

6 HENNESSEY: Okay, but do you realize in Casa Grande,
7 Cottonwood, there's two, Pinal there's two, then there's
8 another one. How many do we need?

9 MENNENGA: I don't know, we were going to build one
10 there and I pulled the plug on it.

11 HENNESSEY: And the one off the freeway, but anyway.

12 MENNENGA: You know what, we should do a one carwash
13 per about 10,000 people. Casa Grande's got 70,000.

14 RIGGINS: Well we can't deviate into carwashes here.

15 MENNENGA: I know, I'm sorry.

16 RIGGINS: Any other questions of the speaker? Okay,
17 thank you very much.

18 HENNESSEY: Thank you.

19 RIGGINS: Do we have anybody else that wishes to
20 come up? Yeah, please come up. Did you get signed in?

21 CALL: Yes sir, I did. My name is Jared Nevitt
22 Call. I live at 24820 South 223rd Place, Queen Creek,
23 Arizona. I am here representing Nevitt Farms and I'm a member
24 of the Nevitt family, and I am in support of approval of this
25 project. Though I am not a resident of Pinal County, my

1 family has been here since the 50s. I have grown up actually
2 working this particular farm all through my childhood and my
3 adolescence. I remember even waking up at 3 a.m., leaving my
4 house in Queen Creek and getting to the farm by 4 a.m. I'd
5 throw some beans on a tortilla, wrap it in a tin foil and put
6 it on the engine block of the tractor. That was my lunch.
7 It's a trick I also learned by my uncle, and honestly never
8 have - I've never had a better bean burrito than those days
9 working that farm. And actually it was this very farm which
10 was the first farm I ever worked. My uncle threw me in a
11 tractor cab at the age of 13. And I have countless memories
12 and experiences working this farm with my cousins and other
13 friends, and currently my cousin still runs this farm. It is
14 my family who runs this farm. It is my blood, my sweat and my
15 toil, it's found in that soil, decades worth since again, the
16 50s. I am grateful for this farm, what it has provided me
17 personally, but also my family generally. Driving tractors,
18 shoveling ditch, pulling weeds, using the flamethrower. I
19 remember once during high school, it was summer and I actually
20 started a fire using that flamethrower. Didn't use it
21 properly. And actually, again, this farm led me to my current
22 position and profession as a philosophy professor. I realized
23 actually that I didn't want to farm forever. And many of my
24 students are residents of Pinal County. So again, we have -
25 we're here. My family has been bettered because of farming.

1 We are farmers, but like I have myself, I wish this farm to
2 evolve into a renewable source of energy for the benefits and
3 the merits provided by the applicant. Again, I want to
4 reiterate, I grew up working this farm. I'm not a stranger to
5 this land. It's ours, it's my family's. As citizens of this
6 great nation and this great state, we are endowed with
7 inalienable rights, among these rights are the enjoyment of
8 life, liberty, and the pursuit of happiness and acquiring and
9 possessing of property. My family has acquired this property
10 many decades ago. We farmed this property since those many
11 decades ago, and we still do today. It's our property. As
12 such and as a representative and a member of Nevitt Farms,
13 again who grew up farming this land, I support the right to
14 life, liberty and the pursuit of happiness. And my family, we
15 support the approval of this project. Thank you.

16 RIGGINS: Thank you. Commission members, any
17 questions of the speaker? Any at all?

18 CALL: Thank you.

19 RIGGINS: Thank you very much. Do we have anybody
20 else that wishes to come up to speak?

21 THIEM: My name is Chris, last name is Thiem. I
22 live at 3817 North Wheeler Road. I live just south of this
23 proposed solar industrial complex and I drive past this
24 everyday. I've been to a lot of the meetings over with
25 Coolidge, and watched what's happened over there. I'm a

1 farrier for a living. I travel around all of Pinal County.
2 I've been born and raised in Pinal County. I graduated from
3 Queen Creek High School. I make my living here and I
4 currently live here, along with my wife. We're very involved
5 in the horse community, between what I do for a living and
6 what my wife does for a living. I travel to multiple people's
7 residences daily and you get to have a lot of conversations
8 with people when you're talking - you know, when you're there
9 working on their horses and stuff. And I know a lot of
10 people, especially in the Queen Creek area, that have put
11 their houses up for sale, moved to Coolidge because they've
12 made some money, they've invested in a new place, they've
13 built a new house, and they spent a lot of money here because
14 they don't want to be around Queen Creek stuff. And I've
15 talked to a lot of those people recently and said, do you know
16 about any of this solar stuff? And some know a little bit,
17 some don't know anything, and some know a lot. Every single
18 one of them don't want any part of it. That's not why they
19 moved here. They moved here so they could get on their horse
20 and ride out their front gate, much like we do everyday where
21 we live. We don't - it changes the community and what the
22 potential growth is. Coolidge, Pinal County, Florence, all
23 that area out that direction where this is proposed, that
24 could be and probably will be the next Queen Creek. We've
25 seen what's happened up there. I was born and raised up

1 there, I know exact - I remember when there was nothing but a
2 stop sign in town. And we all know that's not the case
3 anymore. That's the direction Coolidge is going. And if we
4 start putting this stuff in, people aren't going to move
5 around it. They don't want to be around it, and it destroys
6 the land. We don't even know, you know they say well you can
7 turn it back to farmland. To be 100 percent honest, I would
8 like to see studies where that's stated, because it's not.
9 The solar has - these projects have not been around for 20
10 years where they can turn around and say, yeah we've done a
11 study after it's been there for 20 years and we know for a
12 fact we can turn it back, because it hasn't been around that
13 long. This is very, very, very new. So in closing, I'd just
14 like to ask, you know, instead of thinking about the shiny toy
15 that's in front of you and the new next big thing, let's think
16 down the road. Let's think 10 or 15 years, because a lot of
17 people - a lot of y'all will not be sitting on this Commission
18 10-20 years. You may be, you may not. Right? He says
19 hopefully not. Let's think about making decisions that will
20 better the community in the future and will hopefully set up
21 those that sit right where you're sitting in the future, set
22 them up for success. Let's think about those things instead
23 of just what's right in front of us at the moment. So that
24 being said, I appreciate you guys' time, I appreciate the
25 opportunity to speak and look forward to hearing what you have

1 to decide.

2 RIGGINS: Thank you very much. Commissioners, any
3 questions of the speaker?

4 THIEM: Thank you.

5 RIGGINS: Thank you. Anybody else? Do we have -
6 there we go. Do we have anybody else? There we are.

7 RAMIREZ: Good afternoon, I'm Courtney Ramirez, and
8 I live at 729 Bunker Hill Drive, right here in Florence. I
9 already signed in.

10 RIGGINS: Thank you.

11 RAMIREZ: And I'm a native of the area, and I
12 personally love to see our farmland, I love to see growth, but
13 it really scares me. A few things scare me about all this,
14 about the growth in general is getting rid of our farmland is
15 scary in itself. But then to have it go to things like this
16 with solar, just hundreds of acres of solar, and like the
17 gentleman just mentioned, this is such a new kind of
18 technology to have such these huge solar farms, what is really
19 the long term hazards? So, you know, I've learned a lot, too.
20 I'm not an expert, I'm far from it, but anybody could do the
21 research on these solar panels and see the toxins that's made
22 with them, including, yes, arsenic, cadmium telluride, copper
23 indium, cyanide, cadmium gallium, silicone tetrachloride,
24 hexafluoroethane, lead and polyvinyl fluoride. All these
25 chemicals, they're toxic. They're toxic to humans, they're

1 toxic to the animals, and they're toxic to our land. And from
2 what I understand is when these solar panel companies come in,
3 they then also sterilize the land to prevent weed growth.
4 Just look at the warning on your Roundup, you know, and
5 there's cancer warnings even on all that stuff, but then these
6 companies like this come in and sterilize the land. Yes, the
7 dust is a huge problem. I believe our area's already a
8 nonattainment area, which means we have horrible air pollution
9 that's way over the, you know, guidelines, and then clearing
10 out so much land makes it worse. Do we really know? And I
11 encourage you guys to even look at the Solana Generating
12 Station that was way in the West Valley that was, I think one
13 time one of the largest solar farms in the world. It's kind
14 of like a guinea pig for Arizona with solar. Shortly after
15 they opened, they had transformer fires, which the
16 representatives before doing presentations say that when these
17 things start fire, they just let them burn. And then we have
18 all these chemicals that just go into the air and poison the
19 people and poison the land. When these things burn, there's
20 really no way of putting these fires out. All the chemicals
21 that these panels are made with, there is leakage. They seep
22 into the air and they seep into the ground and they get into
23 the water. So I find it very hard to believe that they claim
24 that all this land can be put back to its future, you know,
25 what it was before - fertile and everything else. I find that

1 really hard to believe if these chemicals that are in these
2 panels are truly, you know, as toxic as we all know they are,
3 how can you just snap your fingers, do some drilling, and
4 claim that the whole thing is fixed and back to fertile and
5 healthy and safe? And again, these projects only last 40, 30,
6 40 years, and then they're decommissioned, a lot of times with
7 bonds. Who pays the bonds? The taxpayers do, right? All
8 this comes from - and then these solar companies are also
9 subsidized with lots of taxpayer money. How much of our
10 taxpayers go to this? It's our money that goes to this.
11 Meanwhile, the only thing green I think about a lot of this
12 stuff is the green that goes into these companies' pocket. I
13 think some of those solar fields back in the Casa
14 Grande/Coolidge area that's already there, none of that power
15 even stays in Pinal County, it goes to Maricopa County. But
16 they're here poisoning our environment while they then provide
17 the power into Mesa School District, Albertson's, Walmart and
18 some other places. Where was that? Digital Realty Trust,
19 whatever that is. The City of Chandler and some other places.
20 So we don't even really benefit from it, it's just, it's toxic
21 and it really doesn't need to be here. And I'm sorry, the
22 planner, Sangeeta, well it's on the agenda, there's 20,000
23 acres - over 20,000 acres already tainted for green energy in
24 Pinal County. I think that's enough. And I really encourage
25 everybody, you know, all you gentlemen on the Board, the

1 people listening, the people in the audience, to just do your
2 research. Green energy does sound amazing. How great is it
3 to think that we could harvest our sun and create energy, but
4 at the cost of human life, cancer, poisoning of the water,
5 poisoning the land, when and if these solar farms do get
6 decommissioned, really, truly, truly, you know, are they safe
7 for the homes? Are they safe for parks? Is it safe? So just
8 something to think about. I do think 20,000 already reserved
9 is too many in itself. And there's a lot of information out
10 there about the toxins, and then again, these things, a lot of
11 these panels aren't even truly recyclable. Where do they go?
12 They go in our landfills with all the toxins in them. So no
13 more solar farms, we'd really appreciate it. And we get - and
14 I can respect the fact, I am not the farm owner, obviously I'm
15 not the landowner, but we the people do have a right to say
16 how we feel about it. We live around it too. We drink the
17 water that comes from the ground that, you know, everything
18 seeps. We all drink the water and we breathe the air that's
19 around all this stuff, and so we do have the right to say,
20 voice our opinion about it. It's our right. So that's all I
21 wanted to say is just I'm totally opposed to it. I had a
22 friend who wanted to come, another neighbor, but she was home
23 sick with the flu for the last few days so she couldn't make
24 it. But she said, speak for me if you could, so there's
25 another per - you know. We don't want this in our area, so we

1 really thank you guys for your consideration and hope that no
2 more green energy in Pinal County.

3 RIGGINS: Thank you.

4 RAMIREZ: Unless it's absolutely 100 percent
5 healthy, which it's not.

6 RIGGINS: Thank you. Before you step away, any
7 questions of the speaker?

8 RAMIREZ: Questions?

9 RIGGINS: None being. Do we have anybody else?
10 There we go.

11 VINCENT: I signed in early. My name's Larry
12 Vincent. I live at 22143 Sunar Drive over in Florence, off of
13 Florence-Kelvin. I'm here today because some neighbors
14 informed me of this and it's - I've got to be careful, I'm
15 walking the tight edge of personal opinion versus department
16 opinion, but a lot has been spoken about impacts of proposed
17 projects. And you guys need to know, and the folks behind me
18 need to know, that I live two miles south of town, two miles
19 south of that imaginary blue line where it says Florence. And
20 we got our start because a home caught fire, and from the
21 bright city lights of Florence, nobody came. Our community
22 pulled together and put together a fire department. As ragtag
23 and piecemeal as it could be, we got a bunch of guys together
24 said that we got to do something. We have to do something.
25 In the two years - November 2nd we've been established two

1 full years - in the two years that we've been established,
2 there have been 161 new homes built within 6 miles of the
3 radius that I call home. 161, without any previous fire
4 coverage. In the midst of all this, I was contacted by a
5 third party that said we understand you started a fire
6 department, we have an initiative here. What can we do to
7 help your community? And they came together and we sat down
8 and explained to them what our bare bones logistics were, and
9 they brought money, they brought connections for gear, and not
10 only do those 161 homes now have fire protection - I spoke
11 with the Kitchells that were here earlier, they were unaware
12 we even existed, that how small and how new we are. Okay? I
13 fight this everyday, I hand out business cards like suckers at
14 the park, I mean it's crazy. Nobody knows we exist. But at
15 the end of the day, our goal - and I've heard all kinds of
16 phrases - my goal when I started this - I'm a design engineer,
17 I went to college, I wanted to get it far away from farming as
18 I can get. Where am I at? Right back. I was tired of
19 getting up at 4:00 in the morning and milking cows, and I was
20 tired of being cold, and the building I work in could be a
21 milk house, that's how cold they keep it, and I get up at 4:00
22 in the morning, so I'm not sure I'm very successful. But at
23 the end of the day, I live in a rural community and I enjoy
24 it. I understand the passion and the pleas that you folks
25 hear about the concerns. By the way, Mr. Mennenga, a carwash

1 in Florence would be duly noted because we don't have one,
2 just saying, all right? If we're going to expand. But at the
3 end of the day, you know, we're all about community. Why did
4 I move out there? For the exact same reason all these good
5 people did, right? But on January the 20th in 2020, they shut
6 down the Keystone pipeline. On January the 21st, they fired
7 all the workers on the Alyeska Pipeline in Alaska. They're
8 not letting us use oil. None of us got hamsters running
9 generators. Where are we going to get this electricity from?
10 Do you know what the number one reason there's 161 homes by me
11 instead of 261? They can't get the power from San Carlos.
12 San Carlos right now is 14 months out, trying to expand their
13 grid to get us power. So my question as a guy that protects
14 the community, what do you think the number one thing I go out
15 on is fires. Well the gentleman, the one gentleman was very
16 articulate about the rain in the aquifer. Well, I wish he
17 would ride with me one Sunday night about 9:30, because that's
18 when I get the fire call. Our state's drier than a dog bone,
19 and it only takes 30 minutes for somebody flicking a
20 cigarette, and I get to spend my Sunday evening and my Monday
21 morning before work putting out fires. And people don't know
22 that yeah, there's a water shortage. Well, guess what?
23 They're still building houses on this farmland. They're still
24 expanding on this farmland. They're still sucking up the
25 farmland. And I understand that you want to draw good people.

1 I think I'm good people. I moved here, I like to think I'm
2 good people. I move here. But at the end of the day, they're
3 going to lose this farmland by hook or by crook. I grew up on
4 a farm in Ohio. Do you know what sits there now? All of
5 these acre and a half homes, right? All these acre and a half
6 homes. It's coming. And you guys see it, you approve all the
7 zoning. So I want you guys to know I'm not either for or
8 against this, but from a standpoint of what we're doing as a
9 small volunteer fire department, you had a bunch of guys come
10 to a perfect stranger and say, we want to be prepared. I work
11 in engineering, I work on helicopter crashes, and it's always
12 a lack of preparedness that causes crashes. Crashes are human
13 error, rarely are they mechanical. It's lack of preparation.
14 And you guys are dealing with somebody that came to us and
15 said this is what we want to do to help. I want to speak to
16 the one lady in Coolidge, because he took a beating over the
17 South Florence Volunteer Fire Department, somebody said well
18 you might look, you're in Coolidge. Well, guess what? We
19 went to Christianson and Richardson - or Reynolds Road on fire
20 28 miles from our location. You know why? Because Chief
21 Dillon needed it. When they had the pipeline fire down here
22 off of Bartlett, does anybody in this room care to guess who
23 got their carcass out of bed at 5:28 in the morning and got
24 there first? One guess anybody? Us. Why did we get there?
25 We weren't dispatched. My garbage man said Larry, there's a

1 big fire, and our guys rolled out of bed at 5:30 on that
2 Sunday morning, August the 14th - I know, I just got back from
3 Alaska fishing, had 2 hours sleep - and we went to that fire.
4 Not much we could do, but we're a community involved in this.
5 We have a stake in this. We have a stake in this, our
6 community does, but we're growing like crazy, and as a small
7 volunteer fire department, we see it. But I want you guys to
8 know that they reached out to us and they did everything they
9 said they were going to do for us, and that's all I can speak
10 to. I live here, I work here, I run a fire department here.
11 Any questions?

12 RIGGINS: Thank you. Commissioners, any questions
13 of the speaker? Thank you very much.

14 VICTOR: I'm the only one that didn't get one, I
15 kind of feel jaded.

16 RIGGINS: We have anybody else that'd like to stand
17 up and speak?

18 SOUTH: Good afternoon, I've already signed in. I
19 have - I'm going to talk a little bit about state statute and
20 I printed it off here if you'd like to see those. My name's
21 Liz South, address is 9655 North Valley Farms Road. There's
22 been considerable data that suggests solar farms have little
23 to no impact on nearby property values, but because those
24 findings come from appraisers hired by solar developers to
25 provide reports and testimony for regulatory proceedings, some

1 question their thoroughness. A 2020 study from the University
2 of Rhode Island found that solar facilities reduced property
3 values to nearby properties. The study examined more than
4 400,000 housing transactions occurring within 1 to 3 miles of
5 208 different solar installations. The study found that homes
6 built closer to solar installations suffer about a 7 percent
7 property value decrease than those that are further away.
8 Reductions in property value were also higher in suburban
9 areas than those areas that are less populated. This may be
10 why we don't see many solar installations in ritzier areas.
11 When we look at taxes brought to Pinal County by solar, those
12 numbers aren't in favor of the residents either. Based on
13 Code 42-13056, which is in front of you, solar energy devices
14 shall be valued annually at its taxable original cost, minus
15 any appropriate depreciation as prescribed by the tables
16 adopted by the department. According to the table, solar
17 devices have a 10 year life. The taxable original cost means
18 the original cost minus the value of any investment tax
19 credits, production tax credits, cash grants in lieu of
20 investment tax credits applicable to the taxable renewable
21 energy equipment. Meaning there is no taxation on battery
22 storage or energy credits to be sold. Hard numbers on
23 original value of solar projects are difficult to obtain.
24 Based on research, it is reasonable to say that a 300 acre
25 farm converted to solar has about a \$145 million taxable

1 original cost. Roughly 50 percent of that original cost is
2 battery storage and credits - nontaxable. If we do the math,
3 Pinal County will get about \$314,000 in the second year of
4 depreciation. Over a 10 year period, Pinal County will get
5 about \$3 million. That's about 2 percent of the initial value
6 of the project in taxes over the duration of 10 years. At
7 year 11, according to the code, the property reverts to its
8 lowest tax rate, which is AG. At this point, the solar
9 project will only be taxed on the value of the land, not the
10 personal property on it. This is a pretty great deal for the
11 solar companies that want to produce power that doesn't stay
12 here. When we allow a piece of property to go from farm to
13 solar, we essentially lose that land forever. It will never
14 be farmed again, nobody will want to build homes on it because
15 of the ground contamination and extensive cleanup. The
16 property taxes on used solar property will be insignificant.
17 The residents here get to suffer the consequences of these
18 projects long after the solar companies reap their massive
19 profits. An abandoned ship for the next easy targets.

20 RIGGINS: Thank you. Any questions of the speaker?
21 Commissioner Mennenga.

22 SOUTH: You're not going to ask me about carwashes,
23 are you?

24 MENNENGA: No, we're done with carwashes. No, I
25 will say thanks for the information. We've been asking for

1 months here from solar companies, give us some financial data
2 on taxes and stuff, and nobody will give us this because it's
3 so frickin' negative to these solar (inaudible), okay?

4 SOUTH: It's not easy. It's not easy to find that.

5 MENNENGA: Well, thanks.

6 SOUTH: You're welcome.

7 MENNENGA: We've been looking for this for a while.

8 SOUTH: You bet.

9 RIGGINS: Any other questions, Commissioners? Okay,
10 do we have another speaker? Yep, please come up.

11 HISCOX: Hopefully I'm the last. And I know they're
12 thinking, they're hoping I'm the last. I'm on the log. My
13 name is Brenda Hiscox. My address is 229 West Central Avenue,
14 number 309 in Coolidge. Before I begin my prepared remarks, I
15 would like it recorded here today, I am the wife of a farmer.
16 In October of 2021, our farm was asked to join this 1,600
17 acres of solar on our eastern border Mrs. Neely referred to.
18 When my husband retires, we will continue to lease our farm.
19 When I am farming alone, I will lease my farm. And when I am
20 gone, my son will lease our farm. I may not die wealthy, but
21 I will die growing your food. Thank you, Mr. Chairman and
22 Commissioners, for allowing us this time to speak. Thank you
23 for allowing us this time to express our concerns regarding
24 industrial solar in our County, especially located in
25 potential job-creating, highly desired corridors. As a side

1 note, preventative planning insurance was set up to help
2 farmers keep farms farms in hard times, because you can't make
3 new farm ground, but it will always eternally one day rain.
4 The upcoming construction of the new Procter & Gamble facility
5 in Coolidge and the 500 new jobs in the County is a welcome
6 and exciting prospect. We as citizens welcome progress,
7 especially within our industrial corridor, and especially when
8 new jobs are coming into our area. I feel like I'm standing
9 here before you today with a case of déjà vu. Since October
10 of last year and becoming aware of the solar - sorry, aware
11 that the City of Coolidge had already approved 8,000 acres of
12 solar within our city limits, the concerned citizens of Pinal
13 County against industrial solar on farmland and pristine
14 desert for the benefit of Maricopa County and California,
15 began attending P&Z and city council meetings to tell our
16 elected representatives we were 100 percent against a single
17 additional acre of new industrial solar within our city. And
18 now we stand before you as County advisors to voice these same
19 concerns in hopes that you will share our concerns with our
20 elected Supervisors. We began our journey knowing nothing
21 about solar. We learned the claims of no water, huge tax
22 windfalls, in 20 years after the solar left we should go back
23 to farming land, were all completely not true. In fact, Mr.
24 Rulien just stated this farm has lots of water. Our retained
25 climatologist laid out the environmental concerns against

1 solar. We learned about the human toll of the solar industry,
2 especially to the humans who build them in China. Mr. Hiscox,
3 a leader in agriculture in Pinal County for 45 years,
4 dispelled the lack of water sales pitch frequently used in
5 favor of going solar. We had a soil expert and former
6 professor at CAC lay out the irreplaceable value of our
7 particular dirt. Our County sits on some of the most
8 productive agricultural soil in the United States. Karen
9 spoke of the destruction of future use of this soil if solar
10 was removed based on the mitigation methods required because
11 of our unique desert location by our climatologist.
12 Additionally, by not allowing anything to grow in the dirt for
13 decades because of the mitigation, the micronutrients and
14 biology of the soil would cease to exist, they would die. In
15 her expert opinion, that which took thousands of years to
16 achieve, humans will have effectively sterilized. We had
17 citizens who presented their heartfelt pleas not to destroy
18 the reasons they moved to Pinal County over all other
19 counties, specifically telling us they had researched solar
20 and having come up with no solar projects in sight, decided to
21 build their dream homes in Pinal County. We had citizens
22 express worrisome concerns, gut wrenching fears of reduced
23 property values if large blocks of solar were built near their
24 property investments. We must ask ourselves as a County and
25 as a community of like minded people, do we want to take the

1 first dance partner who asks us off the line, or do we want to
2 see if something more attractive comes to the dance? Florence
3 was asked to dance with a first dance partner back in the day,
4 they chose a penitentiary. Did that choice entice other dance
5 partners to come to Florence? In 1937, Coolidge was the
6 number one fastest growing city in the United States.
7 Coolidge has a population as of 2021 of 14,709 souls. Today,
8 as people seek to live healthier, more rural lifestyles, we
9 have the potential to become the next Queen Creek if we plan
10 well. These solar companies promise huge tax revenues to
11 cities and counties, and a way for farmers to do something
12 with their otherwise valueless land. And yet we learned that
13 the huge taxes the solar industry promises are a very small
14 fraction of what they claim because solar is written into tax
15 law as green energy. We learned those taxes are only
16 collected for 10 years, and in fact, things like batteries are
17 not even taxable as Liz just showed us, according to statute.
18 My degree is in marketing, and on the first day of classes we
19 learned there is no truth in advertising, thus the Latin
20 phrase, caveat emptor, buyer beware. Do you see, if we are
21 patient and plan well and research and do not become an
22 industrial solar County with no specific gain to ourselves,
23 others, like Procter & Gamble and 500 new jobs will continue
24 to come. Otherwise, I would say save the millions and don't
25 build the North-South Freeway to bring people here. Nobody is

1 going to come to see what we became. NextEra is in the energy
2 business, that is what Mr. Rulien told me. We are in the
3 energy business, we do wind, solar, natural gas and oil. Mr.
4 Rulien told me he believed in solar because I do not want the
5 United States to be dependent on China for our energy. And
6 yet 80 percent of the solar panels in the world are made in
7 China, and 90 percent of the photovoltaic cells used on the
8 actual panels are made in China. And while that may be
9 changing, solar cannot exist without oil and coal to make it,
10 to mine it and produce it. How many permanent jobs would
11 industrial solar bring to Pinal County? How many permanent
12 jobs will be lost as a result of industrial solar? Because as
13 farmers, our employees only know how to drive tractors, run
14 GPS, irrigate and mechanic, and do the everyday things needed
15 to grow food. Not one of our employees knows how to write
16 apps. They only know how to grow your food. Who will grow
17 our food? Where will we grow our food if industrial solar
18 replaces where we grow our food now? At what point have we
19 lost one too many acres that once grew food? How is that
20 first acre any different than the last, as Mr. Hiscox pointed
21 out. Let us remember the conclusion gained from Mr. Hiscox.
22 It is also written on the wall in our water office, it always
23 rains after a dry spell. In conclusion, if I were sitting in
24 your chair, and on this Board, the question I would be asking
25 myself would be this: Will I be comfortable with the decision

1 I make today knowing I hold the power to alter these farmlands
2 and natural desert beauty for eternity? Because once they go
3 solar, they are lost. You will never build a house, plant a
4 garden, plant a tree, or grow food on these lands ever again.
5 In a few short years when the technology changes, just look at
6 how fast our cell phones become old. Will we want our County
7 to be covered in solar fields destined to remain relics
8 forever? The Crescent Dunes power plant outside of Las Vegas
9 was obsolete before it was even completed. Today it is
10 limping along producing a trickle of power, covered in
11 lawsuits to a billion dollars. This happens when the
12 government picks winners and losers, when the technology is
13 not there to support the desired outcome, and it is always the
14 taxpayers who end up footing the bill. My husband and I just
15 returned from Illinois. Solar litters the once thick soybean
16 and corn fields. Our friend Greg, who lives in the country,
17 said his neighbor cut down all of their trees to build a mini
18 industrial solar array because the solar company told them
19 they needed to clear the trees to get enough sun to have the
20 solar work. Greg said, when I was in school they taught us
21 fighting pollution starts with planting a single tree. All
22 plants clean the air and cool the planet, solar does not do
23 that. This spring we are planting a new hedge of trees to
24 hide our view of the neighbor's solar field, is what he told
25 me. Our property rights don't stop at our border, not when we

1 share borders. Thank you for your time as we ask you to vote
2 no on any additional industrial solar. Rezoning job creating
3 areas away from zoning them to solar is not a benefit for our
4 County. It may benefit Maricopa County and the state of
5 California, but it is not in our best interest. As a side
6 note, this morning. I really like to read AG news, I read it
7 every day. I got a press release this morning from the U.S.
8 Department of Agriculture, I'll submit to you guys. It was
9 dated this morning at 6:05. It's really exciting. It reads,
10 the USDA provides nearly 24 million boost for beginning
11 farmers and ranchers. That's really exciting news, because
12 the federal government has finally realized that this
13 generation of farming is getting older. We need to do
14 something about it. Converting farmland into solar isn't the
15 answer. What's right for me may not be right for what's right
16 for the next guy. I'm going to farm beyond the grave. When
17 you retire, your only option is not just to sell, you can keep
18 leasing the land. You can lease it for your kids, you can
19 lease it for your grandkids. You can keep a productive farm.
20 That's my closing remark.

21 RIGGINS: Thank you. Commissioners, any questions?
22 There none being, thank you very much. Do we have anybody
23 else that wishes to come up to speak? And just as an aside,
24 because this has taken a while, anybody else that plans to
25 come up, could you hold your hand up? So we have one more

1 after this speaker. Okay, thank you.

2 LEPLEY: Hi, my name is Kai Lepley. I'm from
3 Tucson, Arizona, I was born and raised. My address is 732
4 North Avenida Palma in Tucson, Arizona. Yeah, I'm not here
5 advocating for and against the project. I'm a Ph.D. student
6 at the U of A, I'm a researcher, and I study agrivoltaics. So
7 just down the road at the Biosphere 2, we do agriculture
8 underneath solar. So I kind of just wanted to talk about some
9 of the things that I've heard and maybe dispel some myths or
10 misinformation. It's been amazing hearing all of the
11 different opinions and facts and information and feelings
12 regarding this proposed project. You know, clearly, this is
13 an agricultural place and solar photovoltaics is being
14 developed across the country and AG land is the primary place
15 to do it. The alternative really is to destroy our natural
16 ecosystems. I come from a background in ecology and I really
17 value the desert, growing up in Tucson, living here. I
18 cherish that and I've watched my city become developed by
19 highly packed residential units that have a much greater heat
20 island effect than photovoltaics does. I know that
21 photovoltaics, in the literature and the studies, it doesn't
22 have any meaningful effect on the air, the water or the soil
23 in terms of pollution, in terms of toxins, even at the highest
24 standards. And actually we find that growing food under solar
25 is a benefit here. We have so much sunlight that we're able

1 to put the highest density of solar above our crops and still
2 produce without a loss of yield, and save at least 50 percent
3 of the irrigation we would use in the full sun. And that's a
4 beginning point. It's actually too wet underneath our solar
5 panels right now. We've seen improvements in soil quality,
6 and we've actually seen increases in yield for many of our
7 crops. So I think there's a lot to consider here, and I just
8 wanted to talk about some of these things and advocate that
9 there's other solutions, too, and it doesn't have to be one or
10 the other, even, when we're thinking about these types of
11 developments. Thank you.

12 RIGGINS: Moment. Any - Commissioner Mennenga.

13 MENNENGA: Well, it's really interesting. It's
14 actually kind of exciting to hear that we're working on
15 growing crops, food crops, whatever, underneath these solar
16 panels. I drive by a bunch of these all the time and I have a
17 friend that works at the U of A farm in Maricopa. Are we
18 doing any of that yet? Are we developing any of that at the U
19 of A farm? You may not be familiar with that, or -

20 LEPLEY: We're trying to start a new project and a
21 lot of it has to do with we're stuck in some bureaucracy. We
22 have two local utilities on one of our extension AG lots, and
23 so it's just hard to get through the bureaucracy sometimes.
24 But we have multiple sites here. We have some at schools
25 where the kids are actually gardening under the solar panels,

1 carrying out experiments of their own. And then we're also
2 doing research up in Colorado, where they have the biggest
3 agrivoltaic farm in North America, doing the agriculture under
4 solar, putting a tractor through it. So it's pretty cool.
5 But yeah, hopefully we'll have more of that in Arizona.

6 MENNENGA: Especially food crops.

7 LEPLEY: Yeah.

8 MENNENGA: A few melons or whatever. It seems like
9 just a great opportunity. Because I can see where we use a
10 lot of water, and the double - to get the sun off the double
11 side for that. So, one other comment. Those panels and stuff
12 you talk about, you know, those don't come to our businesses
13 and shop and spend money and grow our businesses, okay? That
14 doesn't help our businesses at all. You know, it creates no
15 future growth opportunity for the existing businesses and new
16 businesses coming.

17 RIGGINS: Other Commissioners? I find myself
18 required just to deposit an opinion, and I will state
19 unequivocally that a great deal of what you've just stated has
20 been opinion. But as a person that's been involved in
21 production agriculture for 45 years and has my degree from
22 University of Arizona in agronomy and plant genetics, I can
23 assure you with my opinion that desert-adapted plants don't
24 make more yield when they're shaded. That's just a fact of
25 life.

1 THIEM: No crop plants do.

2 RIGGINS: Have you grown any?

3 THIEM: Yes.

4 RIGGINS: Yeah? Well, put them out in field
5 conditions and see how it works. Not pilot projects, not
6 tended things that are really close. You shade plants in the
7 desert that are desert adapted plants that grow through the
8 summertime, you do not increase their yields.

9 THIEM: I agree.

10 RIGGINS: Oh, okay. I thought you said it the other
11 way.

12 THIEM: No, we're growing agricultural crop plants,
13 food crops.

14 RIGGINS: I said agricultural crops that are desert
15 adapted, which is what we grow here. Okay, very good. Just
16 so we know that these statements can oftentimes be very much
17 as you stated when you began your conversation, opinion.

18 THIEM: Thank you.

19 RIGGINS: Thank you. Anybody else? And I think
20 this is our last speaker, is it not? Okay, thank you very
21 much.

22 BIEDE: Good afternoon, I guess it is now, Chairman
23 and council members. My name's Roger Biede. I am the Greater
24 Florence Chamber of Commerce Executive Director, and my job as
25 director is to advocate for not only small businesses and

1 large businesses that are here, but also the workforce that is
2 coming. And there's - and a part of my membership, I will put
3 out, is first of all NextEra is a member of my chamber, also
4 is a number of farms and ranches that we've only touched on a
5 little bit since we've been having this conversation. And
6 I'll be really quick because we've been talking all morning
7 and afternoon, but the point I wanted to make is that in order
8 for businesses to come, we have to put some infrastructure.
9 We have to have some things, I think Brent made the term back
10 when he was manager of Florence, have it shovel ready. And
11 one of the reasons why we are getting the wins that Coolidge
12 is because of the inland port and the things that they did to
13 create it and make it welcoming for these businesses. While
14 we're having a huge power shortage, the power grid needs some
15 help and I think we all know that here, I think this project
16 is a great start to helping that and to help supply the
17 electricity that Pinal County either residents and businesses
18 need. I totally understand and have been against some of the
19 solar projects that have affected some of the farms in
20 Coolidge, because I'm a big proponent of the farms, and I hope
21 that they continue and will do everything I can to help them.
22 But in this case, in the area that they are putting it over by
23 the airport, somewhere that is not as desirable to put houses,
24 would be a perfect area for the next 20-25 years to put a
25 solar farm, to supply the power that some of these businesses

1 are going to need, and then when it's decommissioned, to be
2 able to use that property. It will be in the middle of
3 Coolidge or maybe Florence if we take it back a little bit
4 because it is south of us. But in my opinion that's what I
5 hope that you guys will see is that we do need some power, we
6 do need it soon, because these businesses are coming. And I
7 hope you vote yes. Thank you.

8 RIGGINS: Don't leave. Don't leave. Commissioners?

9 BIEDE: And we do have space in Florence for a
10 carwash.

11 RIGGINS There you are. Commissioners, anything? I
12 find myself again, it is more than wonderful to have opinions
13 on these things and to get up and speak about them and talk;
14 however, the manufacturing base that is foreseen to move into
15 Pinal County, the last time I checked they don't run just
16 during the time of day, they run at night, too.

17 BIEDE: And this will support the businesses, and I
18 -

19 RIGGINS: But no, let me as, let me ask you a
20 question. When you put a baseload power into a manufacturing
21 facility, what happens for the 16 hours of the day that not
22 adequate power's coming out of that sort of facility?

23 BIEDE: Very easily, there are other power sources.

24 RIGGINS: But then you have to build something that
25 can fully power that, that could equally power it during the

1 daytime.

2 BIEDE: There's less usage at nighttime.

3 RIGGINS: Not in all processes there's not.

4 BIEDE: In number of it's -

5 RIGGINS: And air conditioning.

6 BIEDE: I'm not going to - I don't have the numbers,

7 I'm not (inaudible) opinion if I start trying to have

8 discussion with you regarding (inaudible).

9 RIGGINS: And again, all I am stating is, that there
10 were several very large concepts that you discussed that I
11 think have a whole lot more to them than just the, yes, this
12 is going to be wonderful.

13 BIEDE: I 100 percent agree, there's a lot of ways
14 (inaudible), and there's many ways that we (inaudible).

15 RIGGINS: And I'm not asserting anything myself.

16 BIEDE: Exactly.

17 RIGGINS: I'm just pointing out some inconsistencies
18 that need to be considered. Okay.

19 BIEDE: Call them inconsistencies, okay. I'd
20 probably say discussion points, but -

21 RIGGINS: I'll change it to discussion points.

22 BIEDE: Okay, there we go.

23 RIGGINS: I'll stand corrected.

24 BIEDE: Have a good day.

25 RIGGINS: All right, you too. Okay, do we have

1 anybody else that wishes to come up? Anybody at all? There
2 none being, we will close the public participation portion of
3 this case and we will ask the applicant if he wishes to come
4 back up to speak before we turn it back to the Commission.

5 RULIEN: Thank you, Chairman and Commission, and I
6 just want to say thank you to the entire community for
7 participating in these long hours. I have no further
8 comments, unless there are any further questions.

9 RIGGINS: Thank you. Is there any questions of the
10 applicant before he sits down? None being.

11 RULIEN: Thank you.

12 RIGGINS: Okay. Well, in that case, it's back to
13 the Commission. We can have any discussion among ourselves at
14 this point. We can call staff back up and ask them questions.
15 If that's not being, we can have a motion. It's the pleasure
16 of the Commission.

17 MENNENGA: Can I make a couple comments?

18 RIGGINS: Certainly. Commissioner Mennenga,
19 comments are totally correct.

20 MENNENGA: Sangeeta, bring back - open up your
21 presentation and the pictures of the site itself, because I
22 want to make it relevant to the comment I want to make here.
23 So let's go back in history a little bit in Pinal County.
24 Right there. So many, 15, 20 years ago, I joined the Central
25 Arizona Economic Development Foundation in Casa Grande, as a

1 member, later become president of that. And, you know, that
2 organization was responsible, we brought Frito-Lay, we brought
3 Ross Labs, and lots of those businesses, but one of the things
4 that we were presented with was this mega powerline - that's a
5 picture of it right there - that we pretty much had shoved
6 down our throat in Pinal County by SRP and the state of
7 Maricopa. That's kind of (inaudible) is, you know, and we
8 said we don't want that coming through Pinal County, why can't
9 you go - because it comes way from the west side all the way
10 down around here. It basically (inaudible) comes around the
11 reservation, okay? And I always wondered, what's the effect
12 of that going to be someday? Well, you do realize none of
13 these solar farms would be here if that power line wasn't
14 there, because they all gotta be right next to a transmission
15 line. So here we are 20 years later and, you know, arguing
16 over these solar farms. So, and also then we struggled as an
17 organization somewhat just to get businesses to come here.
18 What's amazing to me is incredible opportunities we have in
19 Pinal County. You know in Casa Grande there's 5 million
20 square feet of industrial buildings under construction. All
21 have users. Kirk, you were responsible for some of those,
22 helping out. Just incredible. I never thought in my dreams
23 we would see that here. We've got Proctor - we've got major
24 companies coming here, development projects. And as I've
25 said, the solar thing - matter of fact back then, the City of

1 Casa Grande come out and said, we're not interested in solar,
2 it doesn't bring us jobs. And I've always kind of had that
3 adage, it doesn't bring us jobs, you know? I believe this is
4 correct. When they build these solar facilities, they don't
5 even pay construction tax on these. Which is a huge deal in
6 Arizona. The State of Arizona's taking in probably a billion
7 a year right now from construction sales taxes because of all
8 the activity going on. These don't pay any tax, okay. So,
9 you know, the opportunity to Pinal County for businesses that
10 generate jobs, come into our businesses in Coolidge and stuff.
11 I just had a discussion with the manager (inaudible) this
12 morning. He said we knew see new buyers, new clients everyday
13 in that business and at our carwash obviously, so that's so
14 important to any area to grow. You know, for eight years
15 under the prior, prior administration, we had no growth. All
16 us businesses kind of struggled just to survive. We didn't
17 grow any. Fortunately, now we're growing. So we have to have
18 that for growth. You know, and I've had a lot of experiences
19 over 40, almost 50 years in business. So the recession hit in
20 '08, killed all of us in the development. So we found an
21 avenue to go install solar panels on houses. All these great
22 programs came out, you know, SRP, APS is doing these rebates
23 and everything, and so we started doing some of that and it
24 was going pretty good. Well, after we did that for 6-8
25 months, we kind of realized it was kind of a fraud because

1 people were getting all these rebates. Well, guess what?
2 They were also getting 1099s, they had to pay tax on those
3 rebates and it caused some real issues, so we pretty much just
4 said, we're done. We're not interested in this happening, you
5 know. It's a huge company, SolarCity, was here promoting it,
6 they're gone today, and there's very little of that left. I
7 mean, solar panels are great, but honestly, you know, they
8 really help. We built a shop building in Coolidge that was
9 specifically designed with one slope to put solar panels on.
10 It's a great application for solar, and unfortunately it never
11 got done, you know. So I've had a lot of experience with
12 this. And with that experience, you know, one of the things
13 that I think is just a huge frickin' fallacy here is these are
14 temporary facilities. That's such a lot of B.S., it's a mile
15 long. You're going to tell me I'm going to build a \$3 million
16 carwash and call it temporary, and in 20 years close this
17 thing down? No, no, no, they just - these are never going
18 back to farmland or anything. These solar fields, they're
19 good for - I mean I did some study, I went to school, they're
20 good for 50-60 years, actually. My son's got panels on his 20
21 years ago, they still work quite well, actually, and these are
22 going to continue to work. So can't we call it permanent,
23 because that's really what it is, you know. So yeah, there's
24 no jobs. You know, agriculture, a couple of years ago I took
25 this, I thought it was really cool picture in Arizona, over by

1 where I live in Casa Grande. It's a country road, on one side
2 of that - it was in the fall about this time of year - there
3 was cotton bales rolled up, stacked, and on the other side of
4 the road was hay stacked up. And I took a picture and put it
5 on Facebook, I said how cool is this in Arizona that we can
6 clothe the world and we could feed the world with our
7 agriculture? There's very few places in the country that you
8 can do that, you know? One other comment, I was born and
9 raised in central Illinois, on a farm, understand all that.
10 And I have a couple really good friends there went to high
11 school with that still farm. And just about a week ago I had
12 a conversation with one of them, a big farmer, there's really
13 a pretty strong - at least in that part of the country - youth
14 movement, where a lot of younger people are getting back into
15 agriculture. They realize there's some money in it, it's not
16 a hard way to make a living. You know, my dad bounced around
17 an old crappy tractor. I mean, these guys, I've gone back and
18 helped them, I mean my god, the cab on that John Deere tractor
19 was incredible. It's nicer than my office, you know. So
20 there is a huge youth movement, and that may not be happening
21 here, but it is, you know. So anyway, just some comments.
22 Kirk talked about the city and Larry Rains, a friend of mine
23 in Casa Grande. Well, there's one thing he didn't mention.
24 City of Casa Grande's probably sitting on \$200 million or more
25 of impact fees. I mean, of the 100 houses we built, I paid a

1 lot of impact fees, and that money's all still sitting. It
2 might not be - it may be negative growth, but there's a lot of
3 money sitting there for future projects there, you know? So
4 we heard so much here, and it seems to me like we need to
5 study this a little farther, investigate a little farther on
6 what (inaudible), what's the future of this? What's it going
7 to bring? What's it going to do? You know, granted, these
8 solar panels do create some heat island, heat island. We just
9 finished a project this summer, 32nd Street in Indian School,
10 right in the middle of frickin' heat island in Phoenix, and it
11 was hot there. I come home to Casa Grande, like traffic's 10
12 degrees cooler here, you know? So anyway, we just need some -
13 I think we need some further studies on some of this to kinda
14 see what the impact is some day. You know, (inaudible)
15 Coolidge, there's a lotta. lotta solar out there, I mean, in
16 different areas. And again, being from the farm, I hate to
17 see the farm (inaudible) taken out.

18 RIGGINS: Okay. Commissioners, other discussion or
19 comments? Motion? Commissioner Hardick.

20 HARDICK: [Mic is off.] Chairman, I move the
21 Planning and Zoning Commission forward a recommendation of
22 denial on planning case PZ-PA-005-22 to the Board of
23 Supervisors.

24 RIGGINS: Okay, we have a motion, do we have a
25 second?

1 MENNENGA: I'll second it.

2 RIGGINS: Commissioner Mennenga seconds. Since we
3 have people on telephonic, let's go ahead and do it as a roll
4 call vote.

5 BILLINGSLEY: (Inaudible), are you going to call the
6 roll call, or do you want me to?

7 RIGGINS: If you would, please.

8 BILLINGSLEY: Okay. Very good. Member Davis.
9 Member Davis. Member Hardick.

10 HARDICK: (Inaudible - mic off).

11 RIGGINS: That's affirmative. Just to help here.
12 Since it was a motion of denial, an aye means denial.

13 BILLINGSLEY: Correct.

14 RIGGINS: So aye.

15 HARDICK: Aye.

16 BILLINGSLEY: Member Lizarraga.

17 LIZARRAGA: Aye.

18 BILLINGSLEY: Member Heaton.

19 HEATON: Aye.

20 BILLINGSLEY: Member Schnepf.

21 SCHNEPF: Aye.

22 BILLINGSLEY: Member Mennenga.

23 MENNENGA: Aye.

24 BILLINGSLEY: Member Riggins.

25 RIGGINS: Aye.

1 BILLINGSLEY: Motion passes.

2 RIGGINS: Motion for denial passes unanimously.

3 Okay, there's a Planning and Zoning Commission - or a
4 Supervisors meeting that will address this recommendation to
5 them. The decision is made there. There'll be meetings and
6 schedules posted so it all can be followed by those people
7 that have an interest in it. And we're going to go ahead and
8 take a 10 minute break. I believe that we have two, basically
9 two combined cases left. I think we want to just get it done,
10 do we not? So let's take a 10 minute break and then come back
11 and finish up. Thank you all very much.

12 DEOKAR: Thank you.

13 [Break]

14 RIGGINS: We're going to reconvene the regular
15 meeting of the Pinal County Planning and Zoning Commission on
16 November 17, 2022. We have two remaining cases, they're both
17 multiple cases. The first one will be our items 10, 11 and 12
18 on our agenda. The first one being PZ-PD-015-22. And I'll
19 remind the Commission we'll be hearing three separate cases
20 here at the same time, but in the end, we have to vote on each
21 one separately. So with that, I'll ask our presentor [sic] -
22 presen - I can't even talk.

23 GREEN: Presentater [sic]?

24 RIGGINS: Presentater, that's exactly the way you
25 say it, yeah, to go ahead and begin the staff report.



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 Neutt Farms 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 for development of 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 Land-use change, Case No. PZ-PA-005-22, which are attached hereto as

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

By signing below, Owner acknowledges that the approval of the Land-use change, Case No. PZ-PA-005-22, 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-005-22, 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 Land-use change in Case No. PZ-PA-005-22 because 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: Newitt Farms LLC
[Print Entity Name]

OWNER: _____
[Print Entity Name]

[Signature]
Signature

Signature

Its: General Partner
[Title, if applicable]

Its: _____
[Title, if applicable]

Dated: 01/17/23

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 Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 17 day of January,
2023, by Monte Nevitt as General Partner,
of Nevitt Farms LLC, an Arizona corporation,
[Insert Name of Officer] [Insert Title]
[Insert Name of Company] [Insert State of Incorporation] General Partnership
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.

Leanne Grossman
Notary Public

My commission expires: 2/24/23



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

of _____, an _____ corporation,
[Insert Signor's Name] [Insert Title]
[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

Legal Description of Property

PARCEL NO. 1:

The Southwest quarter and the Northwest quarter of the Southeast quarter of Section 32, Township 5 South, Range

9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT any portion thereof lying East of the Florence-Casa Grande Canal; and

EXCEPT that portion of the Southwest quarter of Section 32, Township 5 South, Range 9 East of the Gila and Salt

River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Section 32, being a 1 1/2" pipe, from which the South quarter corner

of said Section 32 bears South 89 degrees 23 minutes 08 seconds East 2,570.97 feet;

Thence North 01 degree 53 minutes 12 seconds East, along the West line of said Southwest quarter 365.68 feet;

Thence South 88 degrees 21 minutes 37 seconds East 1312.84 feet to the Westerly right-of-way of the Florence

Canal, per Fee Number 2008-037478;

Thence South 27 degrees 38 minutes 24 seconds West, along said right-of-way 384.02 feet to the South line of

said Southwest quarter;

Thence North 89 degrees 23 minutes 08 seconds West, along said South line 1,146.45 feet to the POINT OF

BEGINNING.

PARCEL NO. 2:

That portion of the Southwest quarter of Section 32, Township 5 South, Range 9 East of the Gila and Salt River

Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Section 32, being a 1 1/2" pipe, from which the South quarter corner

of said Section 32 bears South 89 degrees 23 minutes 08 seconds East 2,570.97 feet;

Thence North 01 degree 53 minutes 12 seconds East, along the West line of said Southwest quarter 365.68 feet;

Thence South 88 degrees 21 minutes 37 seconds East 1312.84 feet to the Westerly right-of-way of the Florence

Canal, per Fee Number 2008-037478;

Thence South 27 degrees 38 minutes 24 seconds West, along said right-of-way 384.02 feet to the South line of

said Southwest quarter;

Thence North 89 degrees 23 minutes 08 seconds West, along said South line 1,146.45 feet to the POINT OF

BEGINNING.



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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 Loralee Wuertz ("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 for development of 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 Land-use change, Case No. PZ-PA-005-22, which are attached hereto as

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

By signing below, Owner acknowledges that the approval of the Land-use change, Case No. PZ-PA-005-22, 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-005-22, 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 Land-use change in Case No. Pz-PA-005-22 because 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: Loralee Whertz
[Print Entity Name]

OWNER: _____
[Print Entity Name]

Loralee Whertz
Signature

Signature

Its: _____
[Title, if applicable]

Its: _____
[Title, if applicable]

Dated: 1-19-2023

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

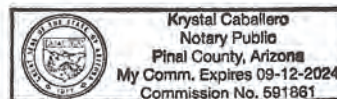
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me this 19 day of January,
2023, by Loralee Wuertz
[Insert Name of Signor(s)]

Krystal Caballero
Notary Public

My commission expires: 9-12-2024



CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____,
_____, by _____ as _____
[Insert Name of Officer] [Insert Title]
of _____, an _____ corporation,
[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.

Notary Public

My commission expires: _____

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

Legal Description of Property

The Southeast Quarter (SEY..) of Section 31, Township 5 South, Range 9 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXHIBIT A

RESOLUTION NO. 2023-PZ-PA-005-22 [Legal Description of the Properties]

APN'S: 202-35-0040, 202-36-003C, 202-36-003D and 202-36-003B.

MODERATE LOW DENSITY RESIDENTIAL AND HIGH INTENSITY ACTIVITY CENTER TO GREEN ENERGY PRODUCTION

APN 202-35-0040

The Southeast Quarter (SEY..) of Section 31, Township 5 South, Range 9 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

HIGH INTENSITY ACTIVITY CENTER TO GREEN ENERGY PRODUCTION

APN 202-36-003C

That portion of the Southwest quarter of Section 32, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Section 32, being a 1 1/2" pipe, from which the South quarter corner of said Section 32 bears South 89 degrees 23 minutes 08 seconds East 2,570.97 feet;

Thence North 01 degree 53 minutes 12 seconds East, along the West line of said Southwest quarter 365.68 feet;

Thence South 88 degrees 21 minutes 37 seconds East 1312.84 feet to the Westerly right-of-way of the Florence Canal, per Fee Number 2008-037478;

Thence South 27 degrees 38 minutes 24 seconds West, along said right-of-way 384.02 feet to the South line of said Southwest quarter;

Thence North 89 degrees 23 minutes 08 seconds West, along said South line 1,146.45 feet to the POINT OF BEGINNING.

APN 202-36-003D and 202-36-003B

The Southwest quarter and the Northwest quarter of the Southeast quarter of Section 32, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT any portion thereof lying East of the Florence-Casa Grande Canal; and

EXCEPT that portion of the Southwest quarter of Section 32, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Section 32, being a 1 1/2" pipe, from which the South quarter corner of said Section 32 bears South 89 degrees 23 minutes 08 seconds East 2,570.97 feet;

Thence North 01 degree 53 minutes 12 seconds East, along the West line of said Southwest quarter 365.68 feet;

Thence South 88 degrees 21 minutes 37 seconds East 1312.84 feet to the Westerly right-of-way of the Florence Canal, per Fee Number 2008-037478;

Thence South 27 degrees 38 minutes 24 seconds West, along said right-of-way 384.02 feet to the South line of said Southwest quarter;

Thence North 89 degrees 23 minutes 08 seconds West, along said South line 1,146.45 feet to the POINT OFBEGINNING.

**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		SWCA ENVIRONMENTAL CONSULTANTS	
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment
159.76			
21 Current Net Amount Due		22 30 Days	60 Days
.00		.00	.00
4 Page Number		5 Memo Bill Date	6 Billed Account Number
1		12/23/22	13134 ZOE C.
			7 Advertiser/Client Number
			13134

8 Billed Account Name and Address		Amount Paid:
SWCA ENVIRONMENTAL CONSULTANTS 20 E. THOMAS ROAD SUITE 1700 PHOENIX AZ 85012		
		Comments:
		Ad #: 159204

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	159204 PTRI	PZ-PA-005-22 NOTICE OF PUBLIC HEARI 12/29 CGIT CGTR AZ TPT TAX	1.0X11.05 11.25	1 156.94	156.94	159.76
	AZTPT			2.82		
						

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		159.76

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	Advertiser Information				
1 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name		
159204	12/2022	13134	13134	SWCA ENVIRONMENTAL CONS	

STATE OF ARIZONA

COUNTY OF PINAL

} SS.

Affidavit of Publication

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 ON THE 25TH DAY OF JANUARY, 2023, IN 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 TO AMEND THE PINAL COUNTY COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-005-22 - PUBLIC HEARING/ACTION: Nevitt Farms LLLP, Gregory Wuertz landowners/applicants, Valley Farms LLLP, JD Rulien, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 360± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

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

DATED this 1st day of December 2022, Pinal County Community Development Dept.

By: /s/Brent Billingsley
Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)

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

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

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

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY

DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)

FLORENCE, AZ 85132

NO LATER THAN 4:00 PM on January 16, 2023. Contact for this matter: Sangeeta Deokar, Planner
E-mail Address: sangeeta.deokar@pinal.gov Phone #: (520) 866-6641 Fax (520) 866-6045

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

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 Tri-Valley Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

12/29/2022

TRI-VALLEY DISPATCH

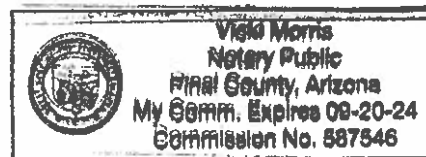
By [Signature]
agent and/or publisher of the Tri-Valley Dispatch

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



**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 12/2022		2 Advertiser/Client Name SWCA ENVIRONMENTAL CONSULTANTS	
23 Total Amount Due 65.97		3 Terms of Payment	
21 Current Net Amount Due .00		22 30 Days .00	
		60 Days .00	
		Over 90 Days .00	
4 Page Number 1	5 Memo Bill Date 12/23/22	6 Billed Account Number 13134 ZOE C.	7 Advertiser/Client Number 13134

8 Billed Account Name and Address SWCA ENVIRONMENTAL CONSULTANTS 20 E. THOMAS ROAD SUITE 1700 PHOENIX AZ 85012		Amount Paid: Comments: Ad #: 159207	
--	--	---	--

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	159207 P WEEK AZTPT	PZ-PA-005-22 NOTICE OF PUBLIC HEARI 12/29 CGIT CGPC AZ TPT TAX	1.0X11.05 11.25	1 64.80 1.17	64.80	65.97



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		65.97

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information
1 Billing Period 159207 12/2022	6 Billed Account Number 13134
	7 Advertiser/Client Number 13134
	2 Advertiser/Client Name SWCA ENVIRONMENTAL CONS

STATE OF ARIZONA

COUNTY OF PINAL

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By: /s/Brent Billingsley
Brent Billingsley, Community Development Director

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PINAL COUNTY COMMUNITY

SS.

DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
NO LATER THAN 4:00 PM on January 16, 2023. Contact for this matter: Sangeeta Deokar, Planner
E-mail Address: sangeeta.deokar@pinal.gov Phone #: (520) 866-6641 Fax: (520) 866-6045
No. of publications: 1; date of publication: Dec. 29, 2022.

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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:

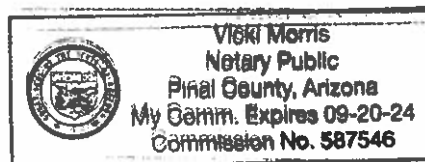
12/29/2022

PINAL CENTRAL DISPATCH

By Kara K. Cooper
agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this Jan. day of 2023

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



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 ON THE **25TH** DAY OF **JANUARY, 2023**, IN 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** TO AMEND THE PINAL COUNTY COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

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DATED this **1st** day of **December 2022**, Pinal County Community Development Dept.

By: 
Brent Billingsley, Community Development Director

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Phone #: (520) 866-6641 Fax: (520) 866-6045

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Florence Reminder & Blade Tribune
Trivalley 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: 
[signature] Sangeeta Deokar, Planner
[print name and title]

DATED: 1/9/2023

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 ON THE **25TH** DAY OF **JANUARY, 2023**, IN 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** TO AMEND THE PINAL COUNTY COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

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Brent Billingsley, Community Development Director

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Phone #: (520) 866-6641 Fax: (520) 866-6045

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Florence Reminder & Blade Tribune
Trivalley Dispatch

PZ-PA-005-22



MEETING DATE: November 17, 2022

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-005-22 (Valley Farms Solar)**

CASE COORDINATOR: Sangeeta Deokar

Executive Summary:

This is a non-major amendment to the Pinal County Comprehensive Plan to re-designate approximately 360± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production to allow a photovoltaic solar power plant south-east of central Coolidge in the unincorporated area of Pinal County.

If This Request is Approved:

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop a photovoltaic solar energy production facility on 360± acres.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends **denial** for the applicant's request.

LEGAL DESCRIPTION: Sections 31 and 32, T05S, R09E, G&SRB&M

TAX PARCEL: 202-35-0040, 202-36-003B, 202-36-003C and 202-36-003D

LANDOWNER/AGENT: Nevitt Farms LLLP, Gregory Wuertz landowner/applicant, Valley Farms LLLP., JD Rulien, agent.

REQUESTED ACTION & PURPOSE: **PZ-PA-005-22 – PUBLIC HEARING/ACTION:** Nevitt Farms LLLP, Gregory Wuertz landowners/applicants, Valley Farms LLLP, JD Rulien, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 360± acres of land from **Moderate Low Density Residential (1-3.5 du/ac)** and **High Intensity Activity Center** to **Green Energy Production**, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

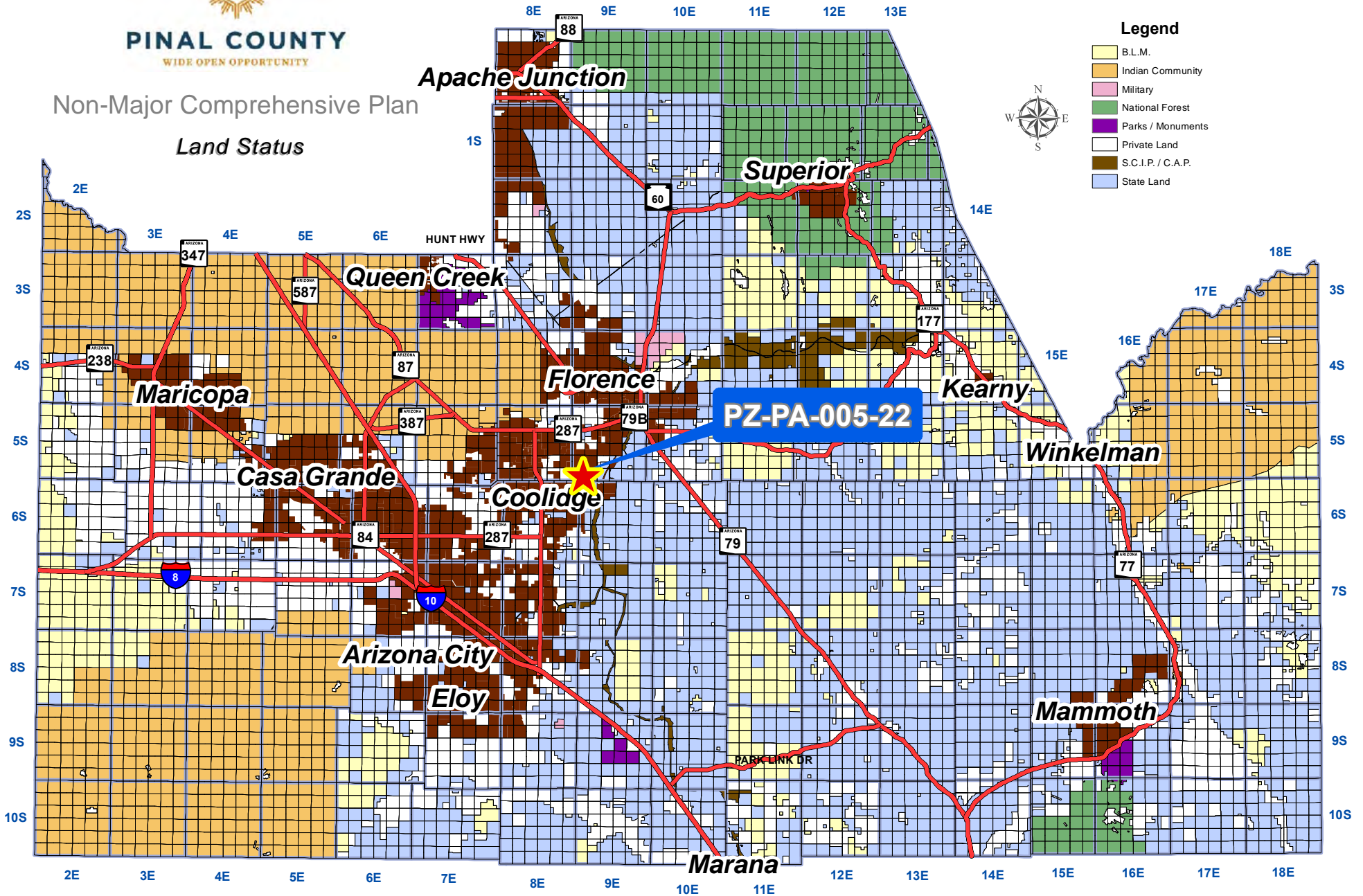


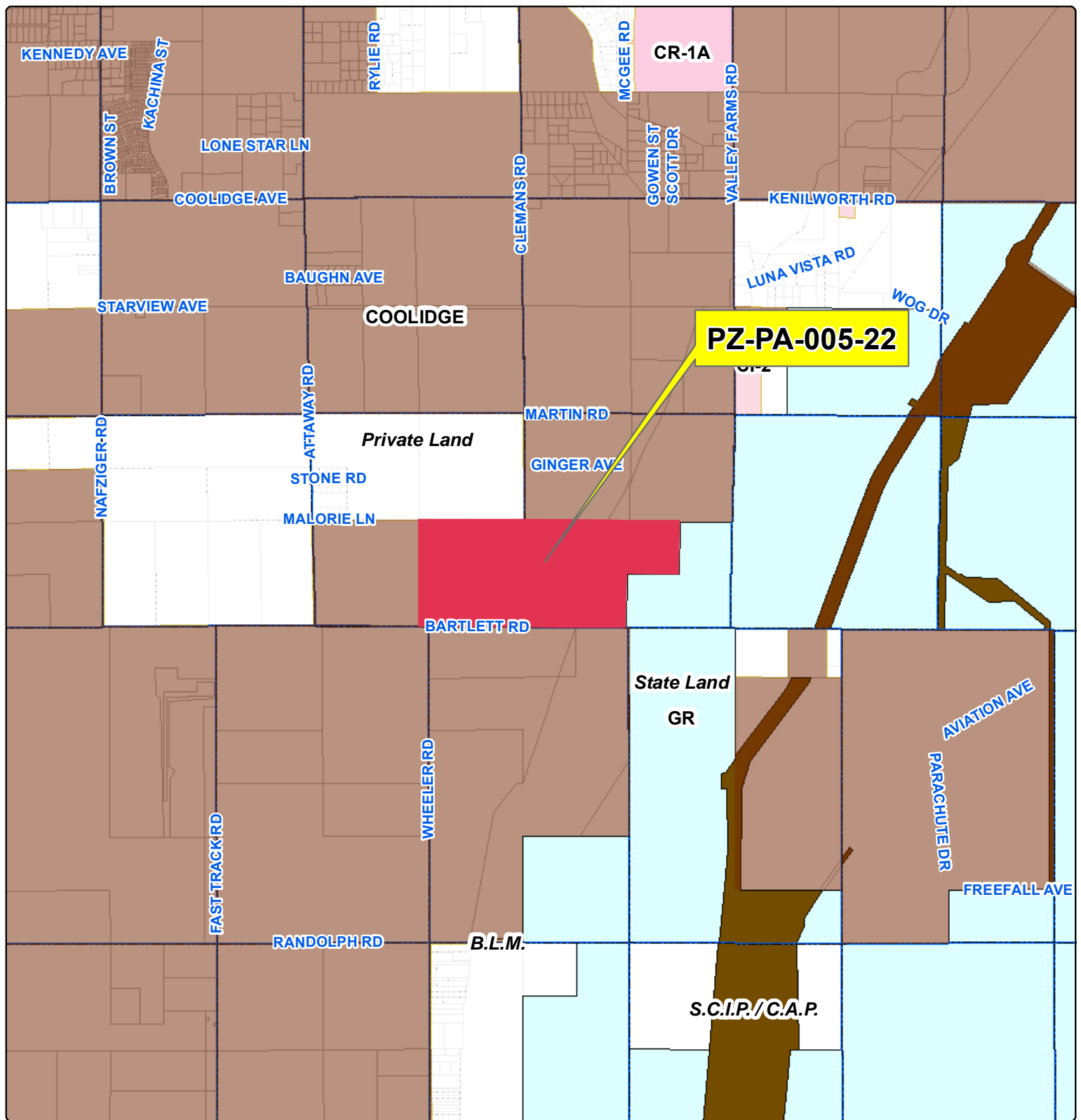
PINAL COUNTY

WIDE OPEN OPPORTUNITY

Non-Major Comprehensive Plan

Land Status





Rezone/Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.



Sheet No.

1 of 1

Owner/Applicant: NEVITT FARMS LLLP, GREGORY WUERTZ
VALLEY FARMS LLLP, JD RULIEN

Drawn By:

GIS / IT / LJT

Date:

10/18/2022

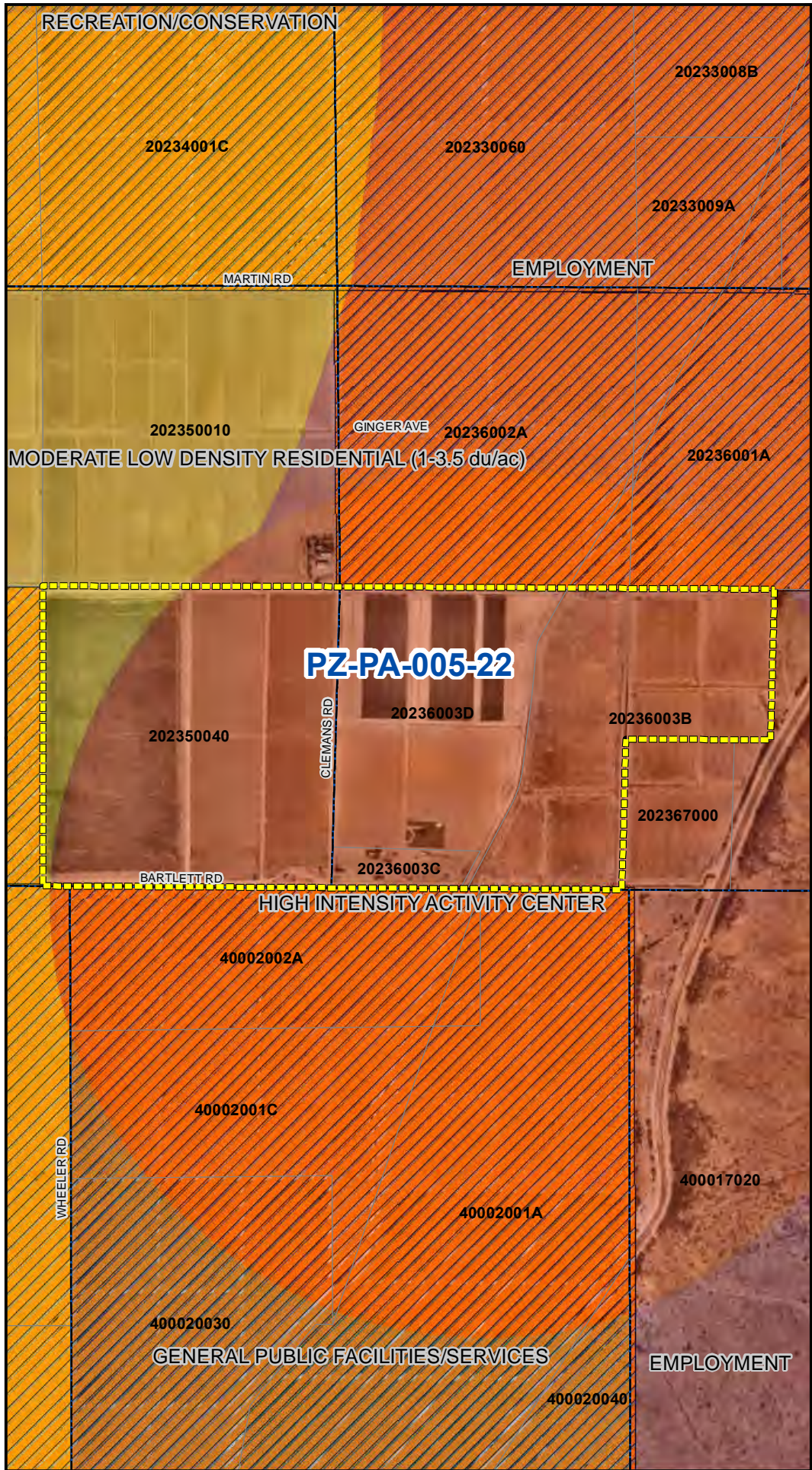
Sections 31,32

Township 05S

Range 09E

Case Number:

PZ-PA-005-22

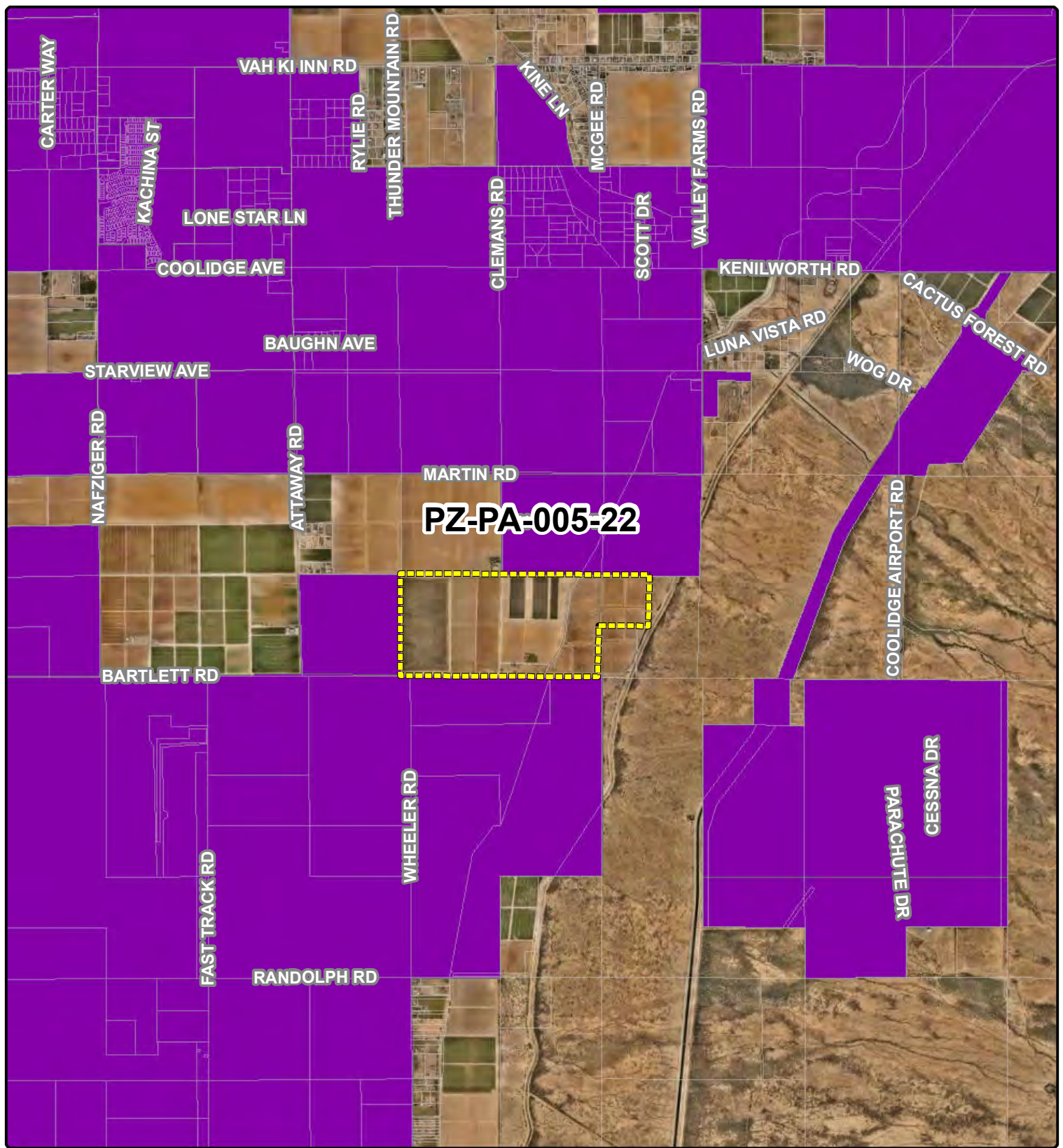


PZ-PA-005-22

FROM:
MODERATE
LOW DENSITY
RESIDENTIAL,
HIGH INTENSITY
ACTIVITY CENTER

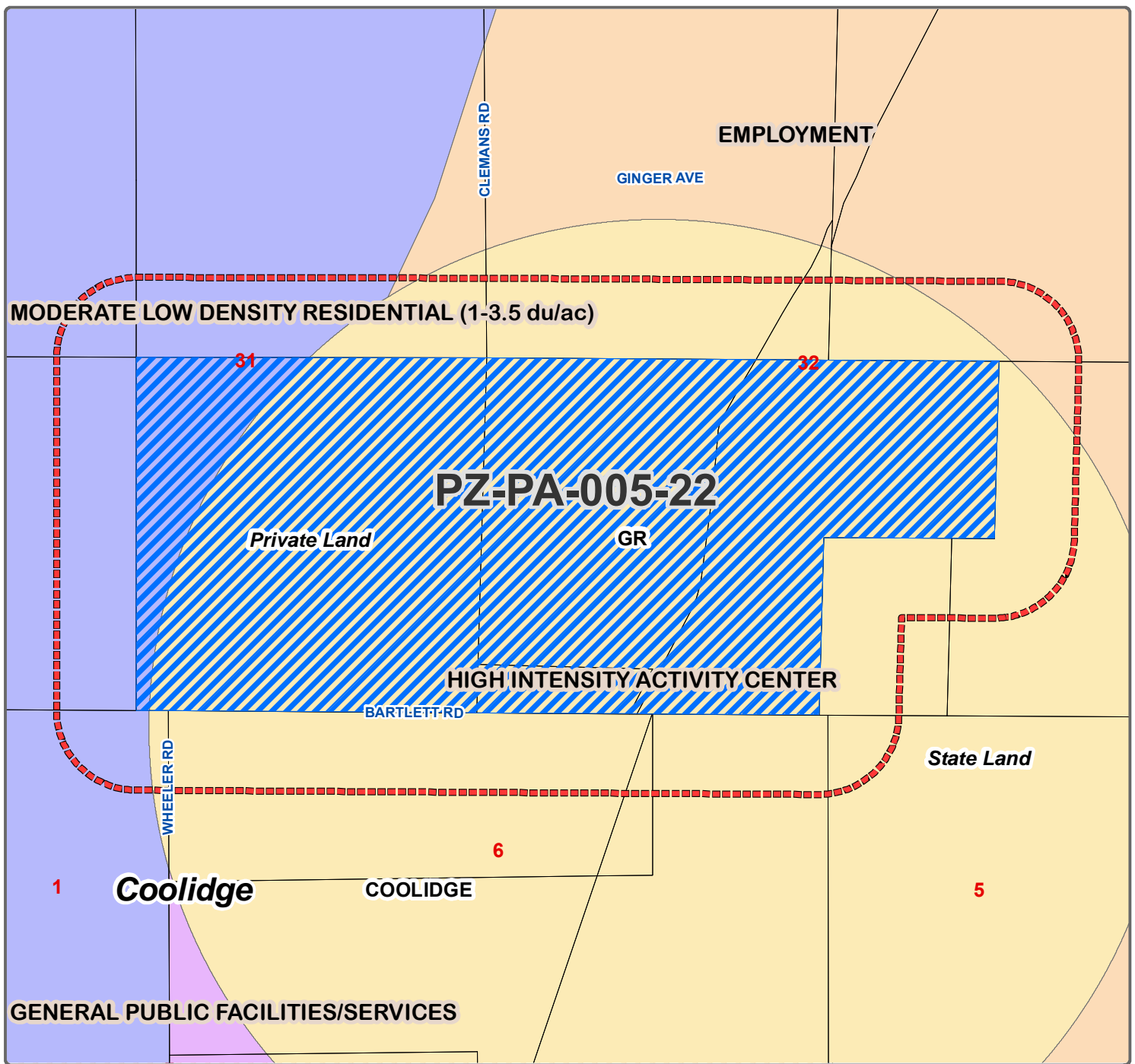
TO:
GREEN ENERGY
PRODUCTION





Rezone/Community Development





Rezone

PZ-PA-005-22 – PUBLIC HEARING/ACTION: Nevitt Farms LLLP, Gregory Wurtz landowners/applicants, Valley Farms LLLP, JD Rulien, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 360± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MLDR, HIGH INTENSITY ACTIVITY CENTER



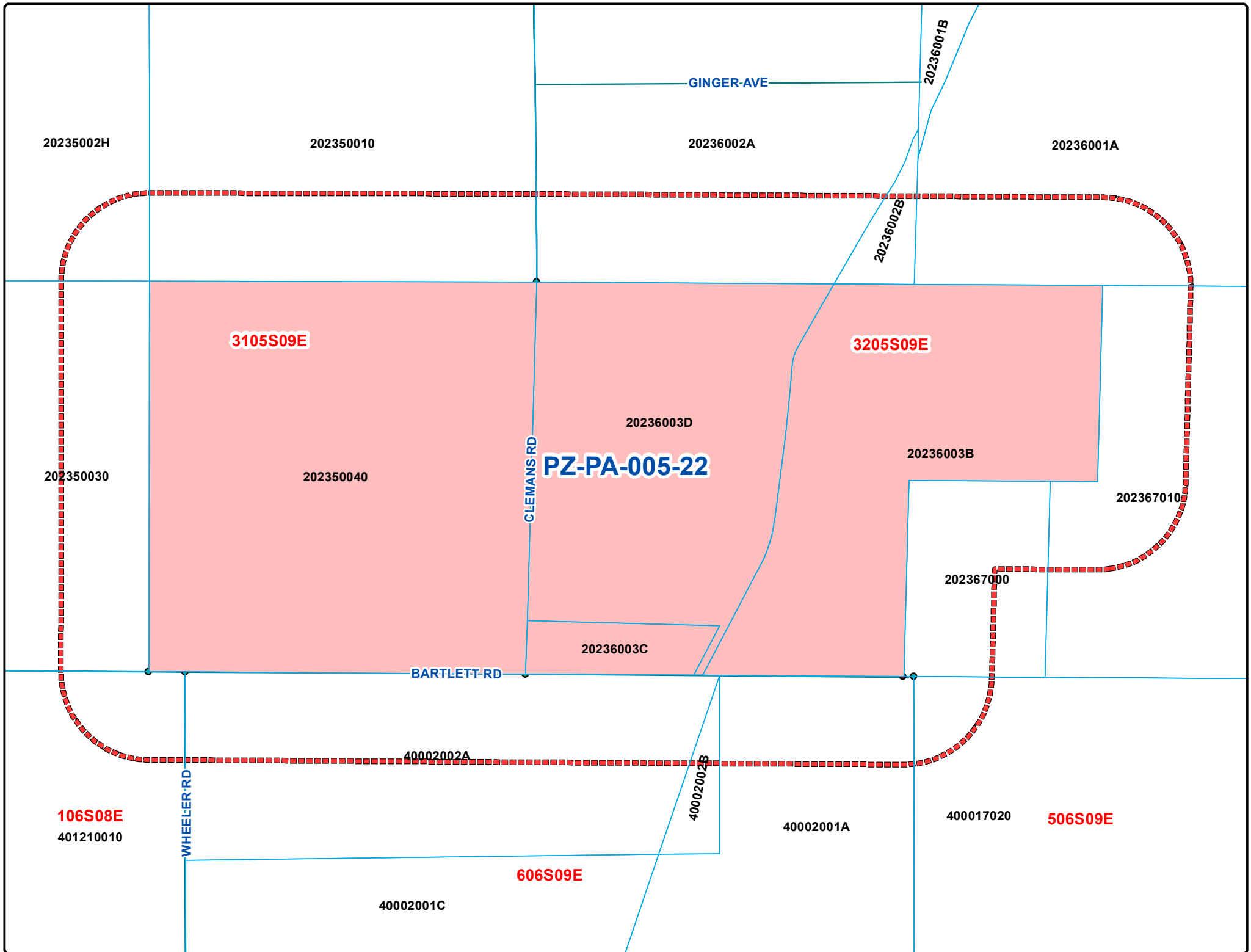
Legal Description:

Situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.



Owner/Applicant: NEVITT FARMS LLLP, GREGORY WURTZ VALLEY FARMS LLLP, JD RULIEN		
Drawn By: GIS / IT /LJT	Date: 10/18/2022	
Sections 31, 32	Township 05S	Range 09E
Case Number: PZ-PA-005-22		

Sheet No.
1 of 1



LOCATION: Located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

SIZE: 360± acres

STAFF FINDINGS-

PUBLIC COMMENT:

To date received one email in opposition.

PUBLIC PARTICIPATION:

Agency mail out:	Week of 10/17/2022
Neighborhood Meeting:	10/10/2022
Property mail out:	Week of 10/17/2022
Web posting:	Week of 10/17/2022
Site Posting Applicant:	Week of 10/17/2022
Site Posting Staff:	10/31/2022

OTHER REVIEW AGENCY COMMENTS:

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

PLAN AMENDMENT DISCUSSION:

Request:

The applicant is requesting a non-major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan from **Moderate Low Density Residential (1-3.5 du/ac)** and **High Intensity Activity Center** to **Green Energy Production** on approximately 360± acres. The property is currently zoned General Rural (GR) and has been used as active agricultural land with portions that are fallow and also disturbed vacant lands. The project area has one residential building on the parcel 202-36-003D.

Project Proposal:

The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with an energy output of approximately 100 megawatts of solar generation with battery storage facility. The project includes all infrastructure required by a Solar project that includes substation, O&M building, Solar arrays and electrical distribution lines. The proposal intends to interconnect to the SRP existing transmission lines close to the project area. The project abuts the Gila River along the south edge with the 100 year floodplain.

Site data:

The project area consists of active agricultural lands. The project area is bordered with similar use of agriculture, single family low density, privately owned vacant land and state trust land. The project site includes 4 parcels, has one residential structure and several outbuildings. The Florence Canal, owned by the San Carlos Irrigation and Drainage District (SCIDD) runs north to south through the eastern portion of the Project Site. The project boundary on the south has a parkway planned that joins the I-10 on the west and AZ-79 to its east.

Land Use Designation:

The Project area consists of 4 parcels with the following land-use designations as per the Comprehensive Plan:

- APN 202-35-0040 as **High Intensity Activity Center** and **MLDR (1-3.5 du/ac)**
- APN 202-36-003B as **High Intensity Activity Center**.
- APN 202-36-003C as **High Intensity Activity Center**.
- APN 202-36-003D as **High Intensity Activity Center**.

Moderate Low density residential (MLDR) land use classification intends to provide for a larger lot development pattern with options for suburban residential pattern. This classification applies to only a portion of one parcel of the project area amounting to approximately 30 acres.

High Intensity Activity center land use classification intends to provide a mix of uses that include professional office, business parks, and industrial in campus settings with high and medium density residential. These are planned for approximately 1,000 or more acres. The Valley Farms project area of 360 acres currently is classified for 330 acres approximately under the High Intensity Activity Center. The Activity centers are located at major transportation corridors that are projected for economic activity and growth to create jobs. Access to skilled workforce, movement of goods and services, proximity to urban services/infrastructure are factors considered for location of the Activity centers. Pinal County Comprehensive Plan clearly outlines the land-use and characteristics for High Intensity Activity centers shown below in the table 3-15 on page 75 of the document.

3-15: High Intensity Activity Center Characteristics (Approximately 1,000 Acres Illustrated)					
	Activity Center Development Zone Suggested Land Use Mix	Approximate Area of Activity Center	Suggested Land Use Mix	Primary Means of Mobility	General Activity Center Characteristics
Core Zone	<ul style="list-style-type: none">• 50% Basic Employment• 20% Service Employment• 30% Residential	<ul style="list-style-type: none">• 15-20%• 150-200 acres• 1,300' radius from center core	<ul style="list-style-type: none">• Corporate Offices• Medical, Educational, Governmental Campus• High Density Hospitality and Entertainment• High Density Residential	<ul style="list-style-type: none">• Transit Circulator• Neighborhood Electric Vehicles• Walking• Bicycling	<ul style="list-style-type: none">• Most Height Ranging to High-rise• Most Vertical Mixed Use• Structured Parking
Core Periphery Zone	<ul style="list-style-type: none">• 40% Basic Employment• 35% Service Employment• 25% Residential	<ul style="list-style-type: none">• 40-50%• 400-500 acres• 2,400' radius from center core	<ul style="list-style-type: none">• Mid Density Professional Office• Regional Retail• Hospitality and Entertainment• Office/Research Park• Mix of High and Mid Density Housing	<ul style="list-style-type: none">• Transit Circulator• Neighborhood Electric Vehicles• "Car Share" Program• Bicycling	<ul style="list-style-type: none">• Mid-rise to High-rise Character• Vertical and Horizontal Mixed Use• Mix of Structured and Surface Parking
Transition Zone	<ul style="list-style-type: none">• 50% Basic Employment• 15% Service Employment• 35% Residential	<ul style="list-style-type: none">• 35-40%• 350-400 acres• 3,800' radius from center core	<ul style="list-style-type: none">• Garden Office• Business and Light Industrial Parks in Campus Setting• Lifestyle Retail• Mid Density Residential	<ul style="list-style-type: none">• Transit Circulator• Neighborhood Electric Vehicles• Bicycling• Fixed Route Bus• Private Automobile	<ul style="list-style-type: none">• Mid-rise to Garden Scale Character• Mostly Horizontal Mixed Use• Mostly Surface Parking

The project area covers all the three zones shared in the above table: Transition Zone, Core Periphery and the Core Zone.

Location and Accessibility:

The Project Site is approximately 4.5 miles southeast of Central Coolidge. The site is accessible via north Clemens Road, East Starlight Drive and Bartlett Road. Interstate 10 and Union Pacific Railroad, a major transportation and Freight corridor are located approximately 15 miles east of the project. The project site is also bordered by a planned Parkway to the site edge of the proposed project. Parkways are high capacity corridors that are planned for higher traffic volumes transfer and mobility in the transportation plan for Pinal County.

Environmental Studies:

The Project site is not located in an environmentally sensitive area. The Florence Canal bisects the Project site. No designated or proposed critical habitat for the federally protected species is known to occur in or within 5 miles of the Project.

The applicant has provided a detailed analysis of existing environmental constraints, which preliminarily states that within the site vicinity of 5 miles shows 19 species listed by the US Fish & Wild Life Services as endangered and threatened. However the project site does not possess any geographic and/or landscape features that support these species. Occurrence of these species to be seen is unlikely and thus the proposed project also does not anticipate any impacts to any endangered species.

Further analysis, study and research will be completed in consultation with US Fish & Wild Life Services and Arizona Game & Fish Department with relevant state and federal laws when the project moves forward in the rezoning process. Mitigation strategies would be required as directed by the Arizona Game and Fish Department if the land-use change is approved.

STAFF ANALYSIS:

COMPREHENSIVE PLAN ANALYSIS:

The Comprehensive Plan Land Use designation is Moderate Low Density Residential (approximately 30 acres) and High Intensity Activity Center (approximately 130 acres)

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff recommends **denial** for the land use change. Following are the reason for denying the land-use amendment:

1. **Comprehensive Plan:** Pinal County Comprehensive Plan designation is Moderate Low Density Residential and High Intensity Activity Center with a vision for land uses for offices, business parks, community and convenience retail with projected 50% Basic employment and 20% service employment and 30% residential. Solar facilities do not generate employment. They require minimal employment across the 30-40 years life span.
2. **Vision:** The comprehensive plan amendment for a Solar Facility will **NOT** create a more comprehensive development for the area as it does not align with the larger vision of the Pinal County Comprehensive plan.

3. **Location:** The project is along a Regionally Significant Route- Principal Arterial and lies within the ADOT and Pinal preferred alignment for the North-South Freeway.
4. **Loss of Commercial Potential:** The project area abuts major transportation corridors, and has potential for commercial and residential uses that generate employment opportunities for the residents. Land-use change if approved for Green Energy production will lock the use for 3 to 4 decades and lose the opportunity for alternate employment generating uses.
5. **Green Energy Production land-use Classification:** Currently Pinal County has over 20,000 acres of land classified as Green Energy Production that can only be used for Solar Facilities and awaiting to be rezoned. This acreage is locked for a single use that remains un-utilized.

STAFF RECOMMENDATION (PZ-PA-005-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends **denial** of this request.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-005-22 to the Board of Supervisors with a favorable recommendation.

*To Deny: I move the Planning and zoning commission forward a recommendation of **denial** of Case PZ-PA-005-22 to the Board of Supervisors.*

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-PA-005-22.*

*no proposed stipulations

Date Prepared: 11/01/22 SD

Date modified: 11/7/22 SD



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

Comprehensive Plan Amendment unincorporated & Property Information:

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

1. The legal description of the property: Refer to Boundary Survey, attached to Narrative Report as Appendix A

2. Parcel Number(s): 202350040, 20236003B, 20236003C, 20236003D Total Acreage: 360
3. Current Land Use Designation: Moderate Low Density Residential and High Intense Activity Center
4. Requested Land Use Designation: Green Energy Production
5. Date of Concept Review: January 25, 2022 Concept Review Number: Z-PA-001-22
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): See narrative.

7. Discuss any recent changes in the area that would support your application. See narrative.

8. Explain why the proposed amendment is needed and necessary at this time. See narrative.

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

COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

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

****Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information.***

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

NEVITT FARMS LLLP

22128 E CLOUD RD QUEEN CREEK AZ 85142

480-710-2997

Name of Landowner (Applicant)

Address

Phone Number

Signature of Landowner (Applicant)

E-Mail Address

VALLEY FARMS LLLP

700 Universe Boulevard, Juno Beach, FL 33408

512-968-3551

Name of Agent

Address

Phone Number

Jd.Rulien@nexteraenergy.com

Signature of Agent

E-Mail Address

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

AGENCY AUTHORIZATION

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

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

NEVITT FARMS LLLP

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 200 acres located at
[Insert Address of Property]
East of Clemens rd and Barlett rd, Coolidge AZ, and further identified
as assessor parcel number 202-36-003C, 202-36-003D, 202-36-003B and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

Owner hereby appoints Valley Farms, LLC

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

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

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

[Signature] _____

[Signature] _____

[Address] _____

[Address] _____

Dated: _____

Dated: _____

STATE OF _____)
) ss.

COUNTY OF _____)

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

My commission expires _____

Printed Name of Notary

Signature of Notary Public

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

NEVITT FARMS LLLP
[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: General Partner
[Insert Title]

Dated: 3 May 2022

STATE OF Arizona)

COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me, this 3rd day of May 2022, by Monte A. Nevitt General Partner of Nevitt Farms LLP, an [Insert Name of Company or Trust], [Insert Title], [Insert State of Incorporation, if applicable]



LEANNE M. GROSSMAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 559807
Expires February 24, 2023

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

My commission expires: Feb. 24, 2023

[Signature]
Notary Public

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

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, before me, the undersigned, personally appeared

_____, Who acknowledged himself/herself to be
[Insert Signor's Name]

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

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

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

My commission expires: _____

Printed Name of Notary

Signature of Notary

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

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

**Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information.*

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

Greg Wuerst 12006 N Hazelbice Rd CG 85194 520-251-0420
Name of Landowner (Applicant) Address Phone Number

Greg Wuerst gwuerst@hotmail.com
Signature of Landowner (Applicant) E-Mail Address

Valley Farms, LLC _____
Name of Agent Address Phone Number

Signature of Agent E-Mail Address

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

AGENCY AUTHORIZATION

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

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

Gregory Wuerltz
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 160 acres located at
NW corner of Clemons & Bullett, and further identified
[Insert Address of Property]
as assessor parcel number 202-35-004 and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]
Said property is hereinafter referred to as the "Property."
Owner hereby appoints VALLEY FARMS, LLC
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

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

Gregory Wuerltz [Signature]
12006 W Hazelhurst Rd Can. Ariz [Address]
AZ 85194 [Address]

Dated: 5/5/2022 Dated: _____

STATE OF ARIZONA
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me this 5th day of May by Gregory Wuerltz
[Insert Name of Signor(s)]

My commission expires 4-30-25

Cynthia Logan [Signature]
Printed Name of Notary
Cynthia Logan [Signature]
Signature of Notary Public





Valley Farms Solar Project Application for a Non-Major Comprehensive Plan Amendment Narrative Report

MAY 2022

SUBMITTED TO

Pinal County Planning Division

PREPARED BY

SWCA Environmental Consultants

**VALLEY FARMS SOLAR PROJECT
APPLICATION FOR A NON-MAJOR
COMPREHENSIVE PLAN AMENDMENT
NARRATIVE REPORT**

Z-PA-001-22

Prepared for

Pinal County Planning Division

85 N. Florence Street

First Floor

P.O. Box 2973

Florence, Arizona 85132

(520) 866-6442

Attn: Gilbert Olgin, Senior Planner

Prepared by

SWCA Environmental Consultants

20 E. Thomas Rd. #1700

Phoenix, Arizona 85012

(602) 274-3831

www.swca.com

On Behalf of

Valley Farms Solar, LLC

700 Universe Blvd.

Juno Beach, Florida 33408

(512) 968-3551

Attn: J.D. Rulien

March 2022

CONTENTS

A. Executive Summary	1
A.1 Proposed Land Use	5
A.2 Location and Accessibility.....	5
A.3 Site Suitability.....	5
A.4 Public Services/Utilities.....	5
B. Project Narrative.....	5
B.1 Introduction.....	5
B.2 Physical Settings, Existing Uses, and Relationship to Surrounding Land Uses	6
C. Comprehensive Plan Amendment Criteria.....	7
C.1 Consistency with Pinal County’s Vision Components	7
C.1.1 Sense of Community.....	8
C.1.2 Mobility and Connectivity.....	8
C.1.3 Economic Sustainability	9
C.1.4 Open Spaces and Places.....	9
C.1.5 Environmental Stewardship.....	10
C.1.6 Healthy, Happy Residents.....	11
C.1.7 Quality Educational Opportunities	11
C.2 Consistency with the Plan’s Key Concepts Illustrated on Land Use, Economic, and Circulation Graphics	11
C.2.1 Consistency with the Land Use Designation Shown on the Graphics	11
C.2.2 Consistency with the Mixed Use Activity Center Concepts.....	12
C.2.3 Consistency with the Planning Guidelines Described in the Land Use Element.....	12
C.2.4 Quality Employment Opportunities County-Wide	12
C.2.5 Viable Agriculture, Equestrian, and Rural Lifestyle.....	12
C.2.6 System of Connected Trails and Preservation of Open Space.....	13
C.2.7 Natural Resource Conservation	13
C.2.8 Water Resources, Public Facilities/Services, and Infrastructure Support.....	15
D. Literature Cited.....	17

Appendices

Appendix A. Boundary Survey

Figures

Figure 1. Project parcels.	2
Figure 2. Existing land use.....	3
Figure 3. Planned land use.	4

Tables

Table 1. Proposed Comprehensive Plan Amendment Parcels	1
Table 2. Previously Conducted Archaeological Surveys in the Project.....	14
Table 3. Previously Recorded Archaeological Sites within the Project Site	15

A. EXECUTIVE SUMMARY

Valley Farms Solar, LLC (Valley Farms Solar), is requesting an amendment to the 2019 Pinal County Comprehensive Plan (Comprehensive Plan) to construct and operate the Valley Farms Solar Project (Project), a photovoltaic (PV) solar facility and Battery Energy Storage System (BESS) comprising four parcels (Project Site) (Figure 1). Table 1 lists the Project parcels, including the Assessor's Parcel Numbers (APNs), individual and total parcel acreage, and Public Land Survey System (PLSS) locations. The results of a boundary survey of the Project are included as part of this narrative report (Appendix A).

Table 1. Proposed Comprehensive Plan Amendment Parcels

APN	Acreage	PLSS Location
202350040	160	31 05S 09E
20236003B	98	32 05S 09E
20236003C	10	32 05S 09E
20236003D	92	32 05S 09E
Total Acreage	360	-

The Project would include (1) a PV solar field; (2) a BESS; (3) a 230-kilovolt (kV) generation intertie (gen-tie) transmission line; and (4) additional infrastructure including a Project substation. A 1-mile study area around the Project (Study Area) has been identified for land use surveys; this can be seen on Figures 2 and 3. Other items outside of the Study Area but that have still been considered in the analyses for this Non-Major Comprehensive Plan Amendment (NMCPA), such as roadways, are referred to as the Project vicinity.

Unpaved dirt roads provide access to the site and adjacent properties. These roads include North Clemans Road, running north to south through the Project; East Starlight Drive, running north to south along the eastern extent of the Project; and Bartlett Road, running east to west along the southern extent of the Project. The intersection of State Route 287 and State Route 87 is approximately 5.5 miles northwest of the Project.

The amendment is needed to facilitate development of the Project, in turn allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. This Project would likely connect to the existing Salt River Project (SRP) Abel to Randolph 230-kV transmission line located within the Project Site and would take approximately 2.5 years to develop, inclusive of planning, design, and construction.

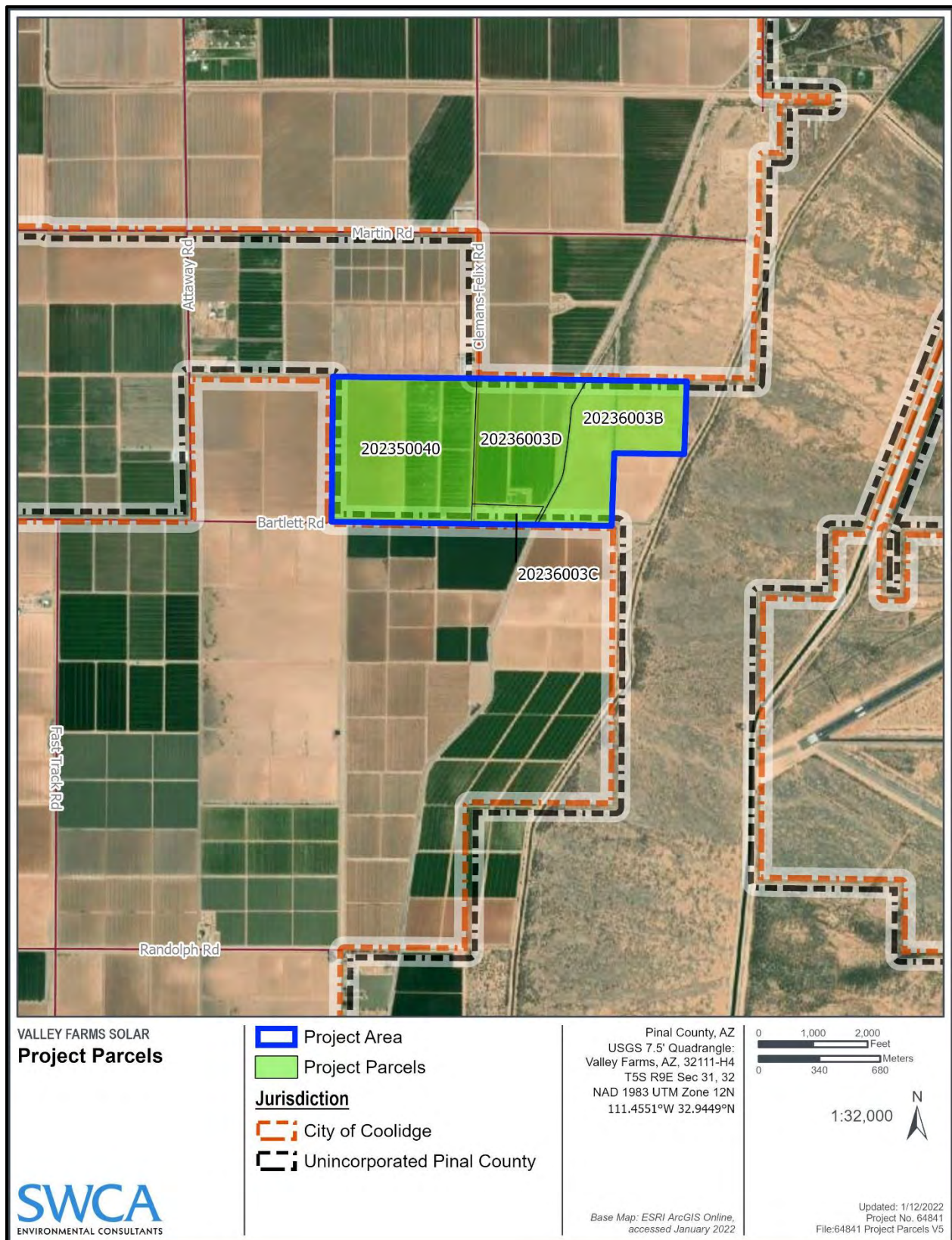


Figure 1. Project parcels.

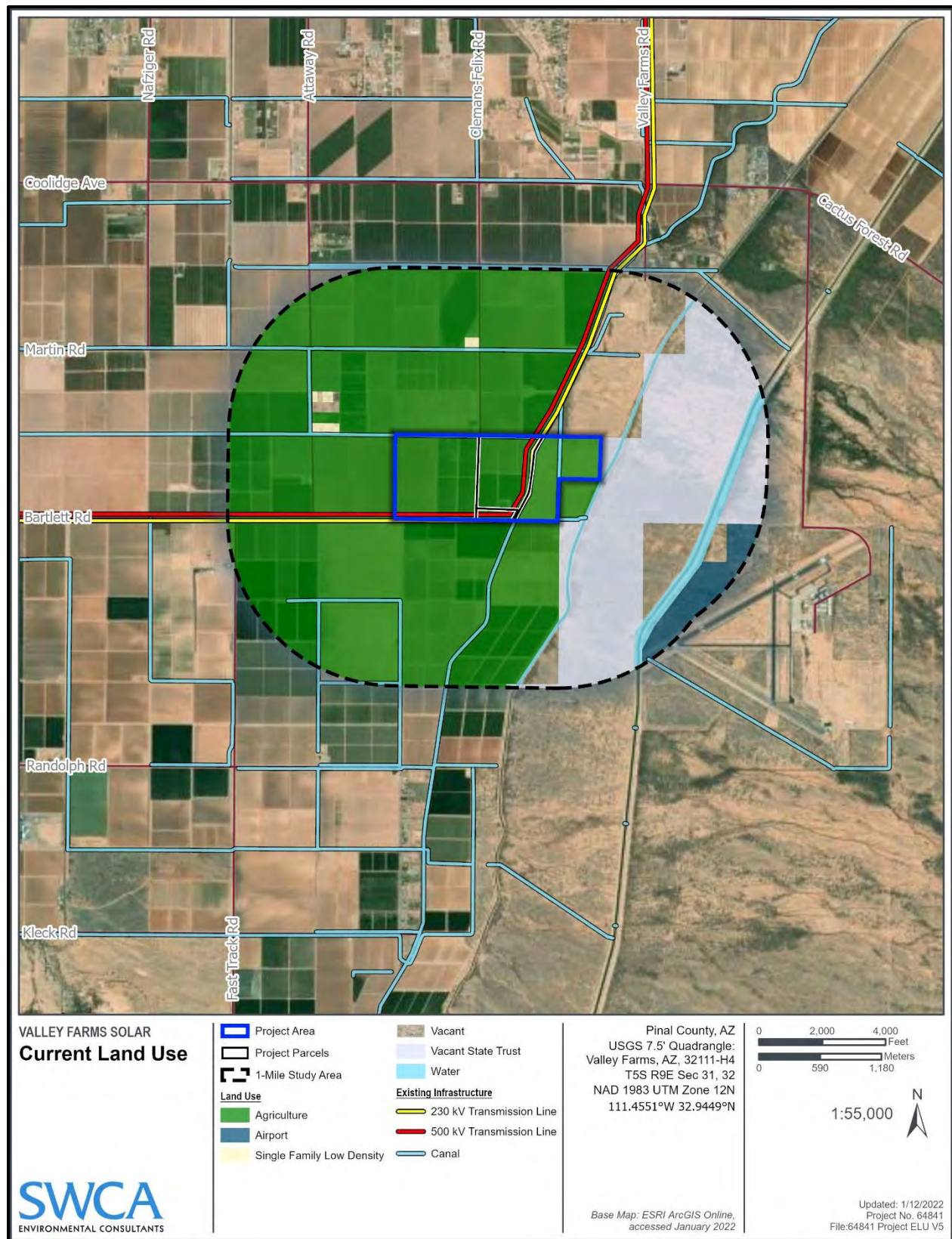


Figure 2. Existing land use.

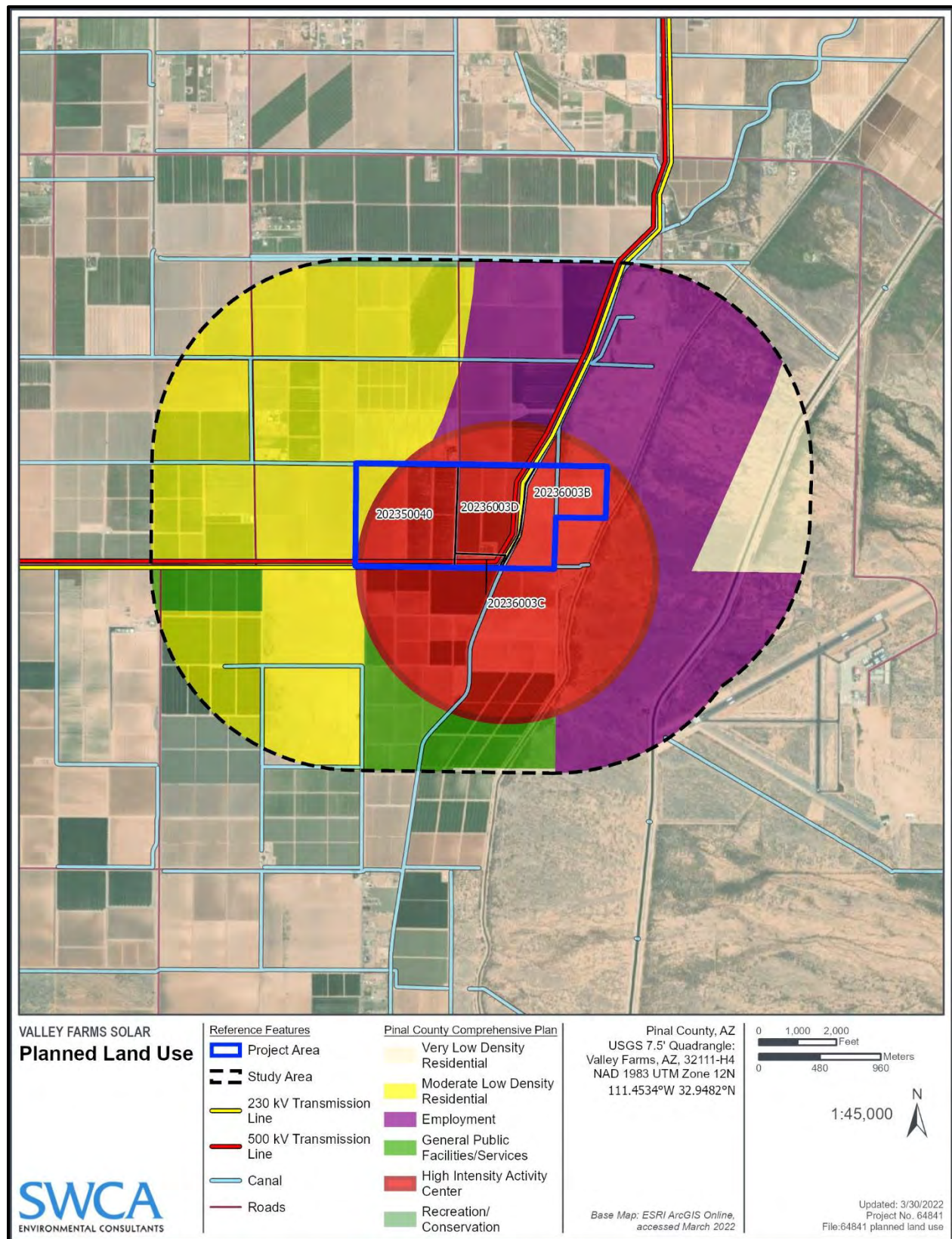


Figure 3. Planned land use.

A.1 Proposed Land Use

The Comprehensive Plan land use designations for the Project Site include High Intensity Activity Center and Moderate Low Density Residential. The proposed land use for the Project is Green Energy Production.

A.2 Location and Accessibility

The Project Site is located within unincorporated Pinal County, approximately 4.5 miles southeast of central Coolidge, Arizona. The site is accessible via North Clemans Road, East Starlight Drive, and Bartlett Road, which bisect or bound portions of the site.

Interstate 10 and the Union Pacific Railroad, a major transportation and freight corridor, are located approximately 15 miles east of the Project.

A.3 Site Suitability

Valley Farms Solar identified the Project Site as an optimal location for an electrical generation facility based on favorable resources available in Pinal County. These resources include large, generally level areas with a lack of sensitive biological resources, and close proximity to existing transmission lines and electric load centers.

There are no perennial surface waters or wetlands on the Project Site; however, the Florence Canal and a short crosscut to the Florence Casa Grande Canal, owned by the San Carlos Irrigation and Drainage District (SCIDD), run north to south through the eastern portion of the Project Site. No Special Flood Hazard Areas (100-year floodplains) have been identified by the Federal Emergency Management Agency or the Flood Control District of Pinal County on the Project Site.

A.4 Public Services/Utilities

Existing utilities within the Project vicinity include a 230-kV transmission line (Abel to Randolph) and a 500-kV transmission line (Pinal Central to Browning), both owned by SRP. The proposed gen-tie transmission line would run from the Project substation to the 230-kV transmission line. There are also numerous electrical distribution lines, communications cables, and irrigation canals, laterals, and ditches on and in the vicinity of the site.

The Pinal County Sheriff's Office provides law enforcement services to the Project vicinity, and the Coolidge Fire Department and Florence Volunteer Fire Department will provide fire and emergency medical services to the region. New or additional public services resulting from the amendment are not anticipated. Water is expected to be hauled to the site during construction and operation or obtained from new or existing wells on-site. See Section C.2.8 for more details.

B. PROJECT NARRATIVE

B.1 Introduction

This narrative report provides the required information to support Valley Farms Solar's request for an NMCPA for the Valley Farms Solar Project on unincorporated land in Pinal County.

Valley Farms Solar is requesting this amendment to construct and operate a PV solar facility on the Project Site, which consists entirely of privately owned parcels controlled by Valley Farms Solar (see Figure 1). In addition to the solar array, Valley Farms Solar would construct a BESS, a Project substation, and a gen-tie transmission line. The gen-tie transmission line would connect the Project substation to an existing, SRP-owned 230-kV transmission line, which runs parallel to the Florence Canal and bisects the Project Site. Valley Farms Solar plans to begin Project operations as early as June 2023.

Should Pinal County approve the NMCPA, Valley Farms Solar intends to subsequently pursue and apply to Pinal County for a zoning change from *General Rural* (GR) to *Industrial Zoning* District (I-3) with a Planned Area Development overlay to allow for the development of the PV solar facility.

A Certificate of Environmental Compatibility (CEC) will be required from the Arizona Corporation Commission (ACC) to allow construction of the Project because the gen-tie transmission line would operate at a voltage greater than 115 kV. All requisite environmental studies and public outreach for the Project would be compiled, formatted, and incorporated into a CEC application pursuant to the requirements of Arizona Revised Statutes 40-360 et seq. and ACC Rules of Practice and Procedure R14-3-219. The ACC considers land use plans of local governments as part of its review of a CEC application; as such, consistency with Pinal County's Comprehensive Plan would be necessary for the ACC to grant a CEC. Completing Pinal County's Comprehensive Plan Amendment process ensures the County's authority and opportunity for review prior to the State siting process (CEC). The public involvement process to be conducted for the Pinal County zone change application process will supplement the Arizona CEC public involvement requirements.

Changing the Comprehensive Plan land use designation from High Intensity Activity Center and Moderate Low Density Residential to Green Energy Production and subsequently granting a zoning change from GR to I-3 would allow development of the Project. The Project would increase the production of clean, renewable energy for Pinal County and surrounding areas, where electrical demand is increasing. Additionally, the Project would generate a positive economic effect in the form of local, short- and long-term job creation, tax benefits to Pinal County, and increased economic activity from Project contractors transacting with local businesses. Valley Farms Solar would use local contractors and materials as much as possible for the Project.

The Project Site is well suited for the proposed changes to the Comprehensive Plan. The primary criteria for determining the location of power generation facilities include the existence of compatible adjacent and nearby land uses; minimal topographic variability; and the proximity to existing electrical infrastructure. Figures 1, 2, and 3, above, show the Study Area and existing compatible nearby land uses.

B.2 Physical Settings, Existing Uses, and Relationship to Surrounding Land Uses

The Project is located in unincorporated Pinal County approximately 4.5 miles southeast of central Coolidge; the City of Coolidge borders the Project Site to the north, west, and south. Existing land uses within 1 mile of the Project Site (Study Area) (see Figure 2) include agriculture, single family low density, the Coolidge Municipal Airport, privately owned vacant land, and vacant state trust land. The Study Area includes a network of canals, including the Florence Canal and the Florence Casa Grande Canal, irrigation/drainage ditches, and high voltage, SRP-owned transmission lines. The Project Site includes one residential structure and several outbuildings; one residential structure, located north of East Bartlett Road and east of North Clemans Road abuts the Project Site. Land adjacent to the Project Site is privately owned and largely used for agricultural production. There are no areas designated as Open

Space on the Project Site or in the Study Area. The Project would not impact any planned recreational uses.

Transportation and travel routes in the Project vicinity include Interstate 10 running east to west, approximately 15 miles west of the Project Site, State Route 287 running north to south, approximately 3.25 miles west of the Project Site, and several paved and unpaved local roads. The proposed North-South Freeway Corridor is planned to run adjacent to the west of the Project Site and intersect the northwest corner of the Project Site. Development within the proposed freeway corridor will be avoided.

The Project Site is zoned as GR, and the land uses entail a combination of active farmland, fallow farmland, and vacant lands. The property is privately owned and contains no residences or buildings.

C. COMPREHENSIVE PLAN AMENDMENT CRITERIA

Pinal County describes the overall purpose of the Comprehensive Plan as:

“The landmark document to steer the County on a positive course of action to manage growth, preserve the quality of life, and promote sustainability. It is a long-term vision that promotes effective economic vitality while ensuring environmental stewardship. The Plan articulates the vision and outlines the strategic direction to position Pinal as a vibrant, healthy, and economically sustainable region within the state of Arizona.” (Pinal County 2019).

The amendment is consistent with the vision components of the Comprehensive Plan, as discussed in the next section of this application. These include the following: Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities.

To ensure conformity with the Comprehensive Plan, all development proposals must meet the criteria outlined in the Plan’s compliance checklist as found in Appendix A of the Comprehensive Plan (Pinal County 2019). The following sections are provided in response to the criteria listed in the Comprehensive Plan compliance checklist, which is focused on two major components:

- Consistency with Pinal County’s Vision Components
- Consistency with the Plan’s Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

C.1 Consistency with Pinal County’s Vision Components

The proposed land use associated with this amendment would be consistent with the goals, objectives, and policies of the current Comprehensive Plan.

The chapters of the Comprehensive Plan include the following: Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities. These chapters are also the vision components and are discussed below with specific responses to the applicable questions included in the Comprehensive Plan compliance checklist found in Appendix A of the Comprehensive Plan (Pinal County 2019).

C.1.1 Sense of Community

Is the proposal consistent with the Sense of Community vision component?

The amendment is consistent with the Sense of Community vision component. Sense of Community is largely achieved by paying close attention to residential and commercial land uses in the area. Densities of development either encourage or discourage a sense of community based on the land uses described in the Comprehensive Plan. To that end, the Comprehensive Plan, Chapter 3: Sense of Community, includes Policy 3.1.1.5, “locate more impactful commercial and industrial uses in areas away from homes” The Project Site is in an area predominantly characterized by rural land uses including active and fallow agricultural land, low density residential, and vacant land. As noted above, high-voltage transmission lines and canals bisect the Project Site.

Other existing and planned solar developments proximate to the Project provide evidence of the Project’s compatibility with the land use changes in this area. Saint Solar, an approximately 100-megawatt (MW) solar generating facility began operation in 2020. The Saint Solar site is located within the city of Coolidge, approximately 3.6 miles southwest of the Project Site. Storey Solar, a proposed 88-MW solar generating facility and BESS is located approximately 2.4 miles southwest of the Project Site in Pinal County and the city of Coolidge. The amendment would be consistent with the Sense of Community vision as described in the Comprehensive Plan by locating the Project away from existing sensitive land uses (e.g., establish residential neighborhoods) and consolidating the Project with existing energy facilities and compatible land uses such as agricultural land that is no longer considered viable (see Section C.2.5 for additional information).

Although the Project Site is entirely within unincorporated Pinal County, the Project Site abuts the city of Coolidge to the north, west, and south and is within the City’s Planning Area Boundary, as defined in the City’s 2025 General Plan (General Plan) (Coolidge 2014). Land within Coolidge abutting the Project Site is zoned “AG” for agricultural use, a district in which “solar farms” are a conditionally permitted use. The City’s Land Use Policy Map designates the Project Site and surrounding areas as Business & Commerce (Coolidge 2014). The Coolidge General Plan identifies “appropriate zoning” codes for each land use category in its Land Use Plan; the Business & Commerce land use designation does not include any zoning classifications that specifically allow “solar farms” as a permitted use. The Business & Commerce category does, however, include Garden and Light Industrial Zone (I-1) and Commerce Park Zones (C-P); both I-1 and C-P allow “essential public service or utility installations.”¹ In addition, the Coolidge General Plan notes that Coolidge is located in an area well suited for solar energy systems and states that the “use of solar power is encouraged for new development within the City” (City of Coolidge 2014).

C.1.2 Mobility and Connectivity

Is the proposal consistent with the Mobility and Connectivity vision component?

The amendment is consistent with the Mobility and Connectivity vision component. Chapter 4: Mobility and Connectivity of the Comprehensive Plan explains Pinal County’s vision to strive to serve persons with multimodal transportation options in transportation corridors at appropriate locations. Under the goals, objectives, and policies in this chapter, Policy 4.1.1.4 states that “*The County will evaluate the transportation impacts of all proposed Comprehensive Plan amendments and rezonings on Pinal*

¹ City of Coolidge Zoning Code, chapters 6 and 7: https://www.coolidgeaz.com/vertical/sites/%7BAE188E70-DD7F-47BE-99EF-B58B70641DF9%7D/uploads/Coolidge_Zoning_Code.pdf.

County's regional transportation system" (Pinal County 2019). Power generation facilities on the Project Site would have minimal impact on planned land uses from traffic and the goals that address this vision.

During Project construction, traffic on local roadways would increase due to contractors arriving at and departing from the Project Site and the routine delivery of equipment and materials. Valley Farms Solar anticipates 40 trips per day for the duration of Project construction, approximately 12 months. Contractors and equipment deliveries would access the site predominantly from East Bartlett Road and North Clemans Road. Valley Farms Solar expects that existing roadways and railroads are sufficient to accommodate construction traffic. Any internal access roadways would be constructed in accordance with all applicable state or local building requirements. Valley Farms Solar will work with Pinal County Public Works Department to preserve the alignments of East Bartlett Road and North Clemans Road, as necessary.

During the operational phase of the Project, Valley Farms Solar anticipates 35 trips per month for the expected 30-year life of the Project. Therefore, the transportation and traffic impacts associated with the Project construction and operation are anticipated to be minimal.

C.1.3 Economic Sustainability

Is the proposal consistent with the Economic Sustainability vision component?

The amendment is consistent with the Economic Sustainability vision component. Balancing residential growth with job creation is the central theme of the Economic Sustainability element. The Economic Sustainability element concentrates on the County's ability to provide quality employment opportunities for its residents by setting specific goals, objectives, and policies. Two main goals that address this vision are to:

1. *Encourage a full range of quality jobs for residents of Pinal County and increase the jobs per capita ratio.*
2. *Encourage sustainable development consistent with Pinal County's environmental preservation philosophy* (Pinal County 2019).

The amendment would further promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operational life of the proposed facility. Additionally, power generated by the proposed facility could potentially support residential growth and job creation by providing clean, safe, affordable, and efficient electricity to local communities and the region. The Project would provide construction employment opportunities, considered an important employment sector for Pinal County (Pinal County 2019). The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability as described in the Comprehensive Plan.

C.1.4 Open Spaces and Places

Is the proposal consistent with the Open Spaces and Places vision component?

The amendment is consistent with the Open Spaces and Places vision component. According to the Comprehensive Plan, siting of specific proposed open space and trails is based on the "suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources" (Pinal County 2019).

There are no existing dedicated Open Space areas, designated scenic resources, or designated view corridors within the Study Area. The Comprehensive Plan (Pinal County 2019) and the Open Space and Trails Master Plan (Pinal County 2007) indicate that the Project's 1-mile Study Area includes a proposed multi-use trail corridor that would run parallel to the Central Arizona Project Canal. Neither the proposed amendment nor the Project would conflict with this proposed land use.

C.1.5 Environmental Stewardship

Is the proposal consistent with the Environmental Stewardship vision component?

The amendment is consistent with the Environmental Stewardship vision component. Throughout initial Project planning, Valley Farms Solar has considered potential environmental impacts in its Project plans and is committed to minimizing impacts to the human, natural, and cultural environments that would result from the proposed development. The Project will comply with all applicable federal, state, and local laws, regulations, and guidelines.

Solar generation conserves natural resources, and battery energy storage facilitates the integration of renewable energy sources into the power grid (see Section C.2.7 for additional information regarding Project natural resource conservation). The Comprehensive Plan, Chapter 7: Environmental Stewardship, states in relevant part that "Pinal County will provide support for the development and location of renewable sources" and that "the expansion of renewable energy opportunities should be supported by the County through its land use planning and permitting process" (Pinal County 2019). Under the goals, objectives, and policies of the same chapter, Policy 7.6.2.1 states that the County will "identify through specific area planning potential locations for renewable energy production" (Pinal County 2019). The Project would provide a source of renewable energy production and, therefore, is consistent with the Environmental Stewardship vision of the Comprehensive Plan as it relates to energy.

Regarding air quality and water resources, the Comprehensive Plan, Chapter 7: Environmental Stewardship, includes Goal 7.1.3, "improve air quality," and Goal 7.2.2, "encourage the maximum conservation of water resources currently available in Pinal County." As previously noted, the Project would use PV solar panels to generate electricity; as a renewable energy source, solar PV facilities generate no air emissions and use less water compared to traditional fossil fuel-based energy sources. As such, the Project would allow the County to further its Environmental Stewardship objectives as they relate to promoting renewable energy, without compromising air quality or water resources.

Chapter 7 of the Comprehensive Plan also notes that environmentally sensitive areas require special consideration during the development design process. Refer to Section C.2.7 for a discussion of biological and cultural resources at the Project Site.

No other environmentally sensitive areas, as described in the Comprehensive Plan Chapter 7: Environmental Stewardship, were identified at the Project Site. Valley Farms Solar will continue to develop this Project in a manner that minimizes impacts to the human, natural, and cultural environments.

Should the County approve the requested amendment, Valley Farms Solar intends to coordinate with the Arizona Game and Fish Department and Pinal County Open Space and Trails Department prior to the Planning and Zoning Commission hearing on this NMCPA.

C.1.6 Healthy, Happy Residents

Is the proposal consistent with the Healthy, Happy Residents vision component?

The amendment is consistent with the Healthy, Happy Residents vision component. Factors that contribute to Healthy, Happy Residents include well-designed neighborhoods, the cost of housing and public services, and the availability of healthy foods. Chapter 8: Healthy, Happy Residents of the Comprehensive Plan includes the following goals:

Goal 8.3: Promote a philosophy that new growth pays for its share of financial impacts in an equitable manner.

Goal 8.4: Maintain long-term financial sustainability for Pinal County.

The amendment would be consistent with this vision and would contribute to maintaining long-term financial stability (Goal 8.4) by generating revenues and contributing to the tax base for Pinal County, and by allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. Additionally, the amendment would be consistent with Goal 8.3 because Valley Farms Solar is committed to paying its proper and reasonable share of the costs of new infrastructure, services, and other public improvements that may be required for this Project. While no project-related public expenditures are currently proposed, the Project may require internal access roads that intersect with roadways under the jurisdiction of the Pinal County Public Works Department. Valley Farms Solar would finance and construct any such access roads in coordination with Pinal County Public Works Department and would not require public expenditures.

C.1.7 Quality Educational Opportunities

Is the proposal consistent with the Quality Educational Opportunities vision component?

As stated in the Comprehensive Plan compliance checklist found in Appendix A of the Comprehensive Plan (Pinal County 2019), this vision component may not apply to all projects. Valley Farms Solar does not anticipate that this vision component would apply to this Project because no educational opportunities are associated with the Project.

C.2 Consistency with the Plan's Key Concepts Illustrated on Land Use, Economic, and Circulation Graphics

C.2.1 Consistency with the Land Use Designation Shown on the Graphics

The Comprehensive Plan's Land Use graphic indicates that the Project Site is designated as High Intensity Activity Center and Moderate Low Density Residential; surrounding land use designations include General Public Facilities/Services and Employment (Pinal County 2019). This application for a proposed NMCPA is requesting to change the land use designations at the Project Site from High Intensity Activity Center and Moderate Low Density Residential to Green Energy Production.

If approved, the Project Site would only account for approximately 31 percent of the High Intensity Activity Center. As such, the requested change would provide the opportunity for economic development and clean energy production, without compromising the entire development of the High Intensity Activity

Center.² A small portion of the Project Site would convert from Moderate Low Density Residential to Green Energy Production. The Land Use graphic indicates that much of the land west of the Project Site is designated as Moderate Low Density Residential. Converting the relatively small area of Project Site from Moderate Low Density Residential to Green Energy Production would not preclude the future development of such housing in the area west of the Project Site. The Land Use Plan states that it “must be flexible enough to adjust to changing conditions and economic opportunities” (Pinal County 2019). Therefore, the proposed land use change would not be inconsistent with the Comprehensive Plan’s Land Use graphic.

C.2.2 Consistency with the Mixed Use Activity Center Concepts

Renewable energy production is not listed as a component of the suggested land use mix for High Intensity Activity Center, as described in Table 3-15 of the Comprehensive Plan (Pinal County 2019). As noted above, the Project would only account for about one third of the intersecting High Intensity Activity Center; therefore, the Project would not preclude the entire development of that area. In its planning and developing, Valley Farms Solar sought to locate the Project near other similarly sized solar PV developments and existing high-voltage transmission lines.

C.2.3 Consistency with the Planning Guidelines Described in the Land Use Element

The amendment seeks to change existing designations from High Intensity Activity Center and Moderate Low Density Residential to Green Energy Production. The Comprehensive Plan does not include planning guidelines for Green Energy Production. In general, the Comprehensive Plan encourages developments that are compatible with surrounding land uses. As described in Sections B.2 and C.1.1, the Project would be located near existing large-scale solar PV developments, high-voltage transmission lines, and agricultural and vacant land.

The amendment would be a step toward allowing additional power generation and battery energy storage facilities and infrastructure, which would contribute toward meeting regional electrical needs.

C.2.4 Quality Employment Opportunities County-Wide

The proposal is consistent with the Economic Sustainability element. The amendment would further promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the facility. The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability of the Comprehensive Plan. Valley Farms Solar notes that the Comprehensive Plan’s Economic Development Plan (Figure 3-10) does not identify any areas for Green Energy Production, indicating that any land designated as such must be done so via a Comprehensive Plan amendment (Pinal County 2019).

C.2.5 Viable Agriculture, Equestrian, and Rural Lifestyle

The amendment would cluster industrial (utility) development into an area that now supports several existing and planned utility uses, thus limiting dispersed impacts to open space and agriculture, or sprawl. Although much of the Project Site and vicinity contain active agricultural areas, current private landowners have determined that the subject site is no longer best suited for agricultural uses.

² The County's Comprehensive Plan GIS viewer indicates that a similar proportion (approximately 30 percent) of another High Intensity Activity Center, located approximately 8.5 miles north of central Florence, was previously redesignated as Green Energy Production.

C.2.6 System of Connected Trails and Preservation of Open Space

The Open Spaces and Places chapter of the Comprehensive Plan's vision is to site specific proposed open space and trails based on the "suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources" (Pinal County 2019). Pinal County's Open Space and Trails Master Plan promotes the quality of life of the region by providing areas of passive and active recreational opportunities, while conserving existing resources, such as natural scenic beauty, view corridors, wildlife habitat, agricultural resources designated at risk, and cultural heritage for the benefit of present and future generations (Pinal County 2007).

There are no existing dedicated Open Space areas, designated scenic resources, or designated view corridors within the 1-mile Study Area. The Comprehensive Plan and the Open Space and Trails Master Plan indicate that the Project's 1-mile Study Area includes a proposed multi-use trail corridor that would run parallel to the Central Arizona Project Canal. Neither the proposed amendment nor the Project would conflict with this proposed land use.

The amendment would be compatible with Pinal County's vision regarding open space and trails.

C.2.7 Natural Resource Conservation

The proposal addresses environmentally sensitive areas it may impact, as described below.

Valley Farms Solar has considered potential environmental impacts of the Project and would mitigate impacts to the natural and cultural environments by minimizing ground disturbance where possible. Development of the Project would comply with all applicable federal, state, and local environmental laws, regulations, and guidelines, as required.

Based on preliminary review, the Project Site is in an area with minimal sensitive environmental resources present. Detailed environmental studies, including pedestrian biological and cultural/archaeological surveys may be completed and documented as part of potential National Environmental Policy Act compliance activities and/or the Arizona CEC application process. Results of a preliminary environmental review of the Project Site are described below.

C.2.7.1 BIOLOGICAL RESOURCES

As part of the Project's planning and development, Valley Farms Solar engaged SWCA Environmental Consultants (SWCA) to complete a biological resources survey of the Project Site. During site visits for the survey, suitable habitat for western burrowing owl (*Athene cunicularia hypugaea*) and nesting birds were observed. Specifically, eroded areas of concrete-lined ditches throughout the Project Site provide burrows for western burrowing owl. In addition, some trees and other nesting habitat for nesting birds were observed in the Project Site. Nesting season is from approximately March to September. Valley Farms Solar will take measures to avoid impacting western burrowing owls and nesting birds during Project construction.

The survey also indicated that one of 19 species listed by the U.S. Fish and Wildlife Service as endangered, threatened, Experimental Non-Essential Population, or candidate species for Pinal County is likely to occur in the Project Site (USFWS 2022). The monarch butterfly (*Danaus plexippus*) may occur within the Project Site because the site is within the known range of the species and contains suitable habitat. The other 18 species are not likely to occur in the Project Site because the Project Site is clearly beyond the known geographic or elevational range of these 18 species, or it does not contain vegetation or landscape features known to support these species, or both. Removal of flowering plants

from the Project Site may impact individual monarch butterflies but is not likely to result in a trend toward federal listing or loss of viability.

The Arizona Game and Fish Department Heritage Data Management System–generated response reported that there are records of Gila longfin dace (*Agosia chrysogaster chrysogaster*), western burrowing owl, desert sucker (*Catostomus clarkii*), yellow-billed cuckoo (*Coccyzus americanus*), southwestern willow flycatcher (*Empidonax traillii extimus*), Yuma Ridgway’s rail (*Rallus longirostris yumanensis*), and antelope jackrabbit (*Lepus alleni*) within 5 miles of the Project Site (AGFD 2022). Habitat for western burrowing owl and antelope jackrabbit is present in the vicinity of the Project; however, antelope jackrabbit is unlikely to use the Project Site for habitat, given that the site consists of agricultural fields. Two individual western burrowing owls were observed during the site visits; no antelope jackrabbits were observed. The remaining five species are not likely to occur in the Project Site because it is clearly beyond the known geographic or elevational range of those species, or it does not contain vegetation or landscape features known to support these species, or both.

C.2.7.2 CULTURAL RESOURCES

Valley Farms Solar engaged SWCA to complete a desktop review of AZSITE, Arizona’s online cultural resources database, which includes records from the Arizona State Museum (ASM), Arizona State University, and the Bureau of Land Management, to identify previous cultural resources investigations and known cultural resources in the current Project Site.

AZSITE identified eight previous cultural resources investigations within the Project Site (Table 2), accounting for approximately 8% of the Project Site. Previous surveys were conducted between 1998 and 2011 for various linear projects, including telecommunication line construction, transmission line construction and maintenance, roadway construction and improvements, and canal construction and improvements.

Table 2. Previously Conducted Archaeological Surveys in the Project Site

Agency Number	Project Name (AZSITE Data)	Consultant or Institution
1998-559.ASM	Cochise and Pinal Counties Survey	Tierra Archaeological and Environmental Consultants, Tucson, Arizona.
2000-723.ASM	AT&T NexGen/Core Project Link 3 Class 3 Survey	Western Cultural Resource Management, Inc., Farmington, New Mexico.
2004-679.ASM	AT&T NexGen/Core Project	Western Cultural Resource Management, Inc., Farmington, New Mexico.
2007-692.ASM	Pinal West to Dinosaur Transmission Line Surveys	Desert Archaeology, Inc., Tucson, Arizona.
2010-70.ASM	SCIP First Quarter 2010	San Carlos Irrigation Project, Coolidge, Arizona.
2010-258.ASM	SCIP Second Quarter 2010	San Carlos Irrigation Project, Coolidge, Arizona.
2010-338.ASM	SCIP Third Quarter 2010	San Carlos Irrigation Project, Coolidge, Arizona.
2011-461.ASM	SCIDD Florence Canal	Archaeological Consulting Services, Tempe, Arizona.

Four archaeological sites have been previously recorded within the Project Site (Table 3). A historic-era farmstead (AZ AA:3:281[ASM]) is recorded within the Project Site but would be avoided by Project activities. An ASM site number was assigned to Bartlett Road (AZ AA:2:216[ASM]); however, current ASM policy classifies this resource as an in-use historic-era structure that no longer qualifies as an archaeological site. Similarly, the Florence Canal (AZ AA:3:211[ASM]) would now be classified

as an in-use historic-era structure. An unimproved road segment (AZ AA:3:283[ASM]) west of the Florence Canal was recorded south of the Project Site and would extend north into the Project Site. This would also now be classified as an in-use historic-era structure.

In-use historic-era structures may still constitute historic properties (i.e., be eligible for listing in the Arizona Register of Historic Places [ARHP] and National Register of Historic Places [NRHP]). Bartlett Road has been determined not eligible for listing in the NRHP by the State Historic Preservation Officer (SHPO). The Florence Canal has been determined eligible for listing in the NRHP under Criteria A and D by the SHPO. The unimproved road segment (AZ AA:3:283[ASM]) has been determined not eligible for listing in the NRHP by the SHPO. The historic-era farmstead (AZ AA:3:281[ASM]) has been determined eligible for listing in the NRHP under Criterion D by the SHPO.

Table 3. Previously Recorded Archaeological Sites within the Study Area

Site No.	Site Description	National Register of Historic Places (NRHP) Eligibility
AZ AA:2:216(ASM)	Bartlett Road	Determined not eligible by the SHPO
AZ AA:3:211(ASM)	Florence Canal	Determined eligible under Criteria A and D by the SHPO
AZ AA:3:281(ASM)	Historic-era farmstead	Determined eligible under Criterion D by the SHPO
AZ AA:3:283(ASM)*	Unimproved dirt road	Determined not eligible by the SHPO

The Project Site and surrounding areas were historically used by the O’odham people and their prehistoric ancestors. It is near the reservation lands of the Gila River Indian Community. There are no known or evidently likely traditional cultural properties in the Project Site. Additionally, a review of current aerial imagery shows no formal cemeteries visible in the Project Site.

Valley Farms Solar may need to conduct additional cultural resources surveys for compliance requirements, depending on the involvement of federal or state agencies. Valley Farms Solar would need to coordinate with the lead agency (who will then coordinate with the SHPO) regarding the findings of additional cultural resources surveys. Consultation with these agencies would be completed in order to determine the NRHP eligibility of the previously known and newly discovered sensitive cultural resources, and to determine if there would be impacts to these historic resources from Project development.

C.2.8 Water Resources, Public Facilities/Services, and Infrastructure Support

The proposal has accounted for adequate services being in place or planned for within a reasonable time of the start of the new development.

The Pinal County Sheriff’s Office provides law enforcement services to the Project vicinity. The Regional Fire and Rescue Department provides subscription-based fire and emergency medical services to the region. New or additional public services resulting from the amendment are not anticipated.

No public improvements to roads, sewer systems, or water systems would be needed for the Project. Water is expected to be hauled to the site during construction and operation or obtained from new or existing wells on-site. Water hauled to the site would be from permitted sources, and any new or existing wells on-site would be permitted through the Arizona Department of Water Resources, as needed. Any proposed road construction needed to access the Project would be constructed and paid for by Valley Farms Solar, in coordination with Pinal County Public Works Department as necessary.

As such, the Project will increase the land's taxable value while adding little, if any, burden to public services.

Development of the Project would not impact existing water quality. The site would be designed to pass off-site stormwater through or around the site and release it in a manner similar to the existing conditions. Based on a final hydrologic analysis of the site, on-site drainage would be routed as necessary to retention basins as per Pinal County Public Works regulations. This drainage design concept would allow the site to be developed, while not increasing stormwater runoff or creating an adverse impact on adjacent properties. Site design that is sensitive to existing topography and drainage patterns would also function to protect water quality.

In areas where there is any potential for contamination, all stormwater would be retained on-site to comply with Arizona Department of Environmental Quality requirements. Valley Farms Solar will submit a Notice of Intent to be covered the Arizona Pollutant Discharge Elimination System Construction General Permit and develop a site-specific Storm Water Pollution Prevention Plan, which describes how permit conditions will be met during construction. In addition, the Project will adhere to the Arizona Department of Environmental Quality Aquifer Protection Program and bi-annual Water Quality Assessment Report, as required by the Clean Water Act.

D. LITERATURE CITED

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APPENDIX A
Boundary Survey



ONE COMPANY.
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION
NEXTERA ENERGY
PROPOSED SOLAR PROJECT
PARCEL OF LAND
PINAL COUNTY, ARIZONA**

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4 INCH IRON PIPE, ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST;

THENCE, N00°00'11"W A DISTANCE OF 540.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 2189.56 FEET, WITH A RADIUS OF 11710.11 FEET AND THE RADIAL BEARING OF S81°17'00"E AND A CENTRAL ANGLE OF 10°42'48";

THENCE, S89°52'25"E A DISTANCE OF 2114.24 FEET;

THENCE, S89°37'17"E A DISTANCE OF 2566.41 FEET;

THENCE, CONTINUING ALONG SAID LINE, S89°37'17"E A DISTANCE OF 1282.43 FEET;

THENCE, S01°28'21"W A DISTANCE OF 1336.62 FEET;

THENCE, N89°37'45"W A DISTANCE OF 1283.96 FEET;

THENCE, S01°32'16"W A DISTANCE OF 1336.82 FEET;

THENCE, N89°38'13"W A DISTANCE OF 2570.98 FEET;

THENCE, N89°38'03"W A DISTANCE OF 2569.59 FEET TO THE **POINT OF BEGINNING.**



ONE COMPANY.
INFINITE SOLUTIONS.

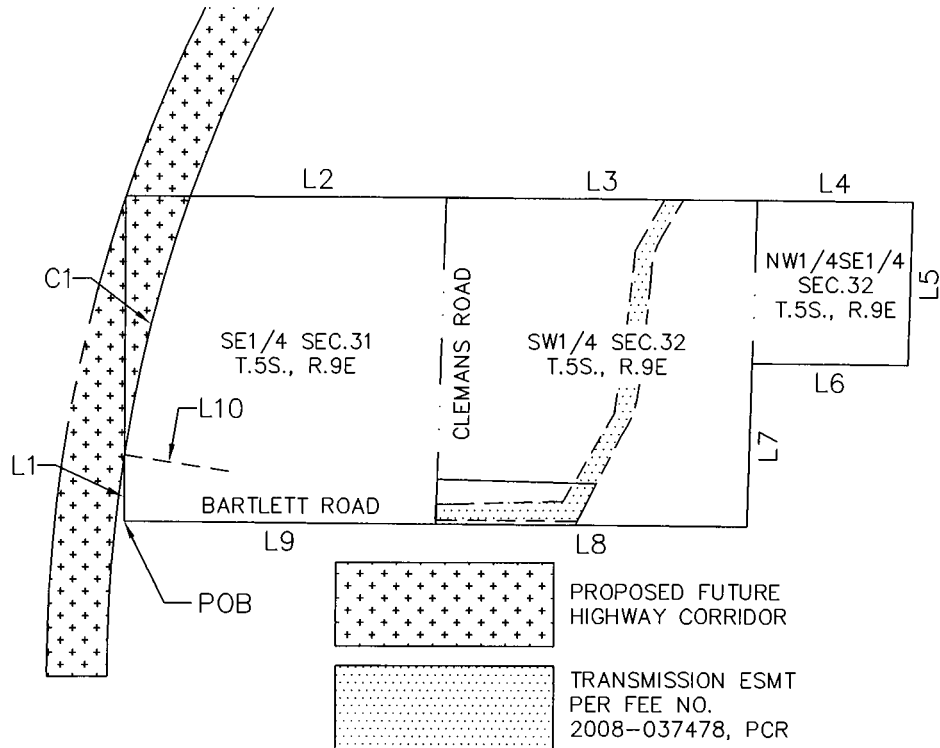
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 15,050,711 SQUARE FEET OR 345.517 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO.2200000

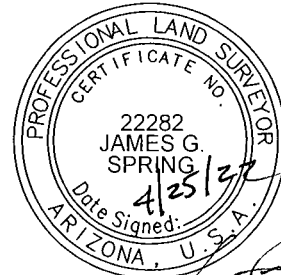


A handwritten signature in black ink, appearing to be "James G. Spring", written over the bottom portion of the professional seal.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°00'11"W	540.85'
L2	S89°52'25"E	2114.24'
L3	S89°37'17"E	2566.41'
L4	S89°37'17"E	1282.43'
L5	S01°28'21"W	1336.62'
L6	N89°37'45"W	1283.96'
L7	S01°32'16"W	1336.82'
L8	N89°38'13"W	2570.98'
L9	N89°38'03"W	2569.59'
L10	S81°17'00"E	863.45'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	2189.56'	11710.11'	010°42'48"




Scale: 1"=1500'

JOB NO. 22000000 DATE: 04-25-2022 SHEET 3 OF 3



EXHIBIT "A"
PARCEL OF LAND
NEER SOLAR SITE
PINAL COUNTY, ARIZONA



Valley Farms Solar Project Application for a Non-Major Comprehensive Plan Amendment Public Participation Results Report

OCTOBER 2022

SUBMITTED TO

Pinal County Planning Division

PREPARED BY

SWCA Environmental Consultants

VALLEY FARMS SOLAR PROJECT PUBLIC PARTICIPATION RESULTS REPORT

PZ-PA-005-22

Prepared for

Pinal County Planning Division

85 N. Florence Street
First Floor
P.O. Box 2973
Florence, Arizona 85132
(520) 866-6442
Attn: Sangeeta Deokar

Prepared by

SWCA Environmental Consultants

20 E. Thomas Rd. #1700
Phoenix, Arizona 85012
(602) 274-3831
www.swca.com

On Behalf of

Valley Farms Solar, LLC

700 Universe Boulevard
Juno Beach, Florida 33408
Attn: JD Rulien

October 2022

Table of Contents

A. Introduction	1
B. Report Purpose	1
C. Project Description.....	1
D. Description of Community Involvement Area.....	4
E. Pinal County NMCPA process	4
F. Description of How Valley Farms Solar Executed the Pinal County NMCPA process	5
F.1 Stakeholders Identification	5
F.2 Sign Posting	5
F.3 Notice Mailing	5
F.4 Neighborhood Meetings.....	6
G. Public Participation Program Summary.....	6
H. Next Steps.....	6
I. Attachments	8

A. INTRODUCTION

This report provides the summary of the public involvement activities and materials provided by Valley Farms Solar, LLC, (Valley Farms Solar) to support their request for a Non-Major Comprehensive Plan Amendment (NMCPA) for the Valley Farms Solar Project (Project) on privately owned land within unincorporated Pinal County.

B. REPORT PURPOSE

The purpose of the Public Participation Results report is to document that Valley Farms Solar completed and fulfilled the necessary public participation requirements for the Pinal County NMCPA process, and to outline how it was achieved. This includes providing information for each of the following topics, which are described in greater detail below:

- A description of the community involvement area.
- A list of stakeholders Valley Farms Solar contacted to inform them about the application.
- A description of how Valley Farms Solar made information available to interested parties, prior to public hearings.
- A description of how Valley Farms Solar responded to stakeholders' feedback and recommendations.
- The timeline for the public participation program.

C. PROJECT DESCRIPTION

Valley Farms Solar has requested approval of a Non-Major Comprehensive Plan Amendment (NMCPA) to the 2019 Pinal County Comprehensive Plan to construct and operate the Valley Farms Solar Project (Project), a photovoltaic (PV) solar facility and battery energy storage system (BESS) comprising of 360 acres across 4 parcels of private land (Figure 1), located near the city of Coolidge in unincorporated Pinal County. Table 1 below lists the Project parcels, including the Assessor's Parcel Numbers (APNs), individual and total parcel acreage, and Public Land Survey System (PLSS) locations. The Project would redesignate approximately 360 acres from *Moderate Low Density Residential* and *High Intensity Activity Center* to *Green Energy Production* and *General Public Facilities/Services* to allow for the Project's intended use.

Table 1. Proposed Comprehensive Plan Amendment Parcels

APN	Acreage	PLSS Location
202-35-004-0	160.0	Section 31 T5S R9E
202-36-003-D	92.1	Section 32 T5S R9E
202-36-003-B	97.9	Section 32 T5S R9E
202-36-003-C	10.1	Section 32 T5S R9E
Total Acreage	360.1	-

The Project includes a solar generation facility with an output of approximately 100 megawatts (MW), BESS, a project substation, generation intertie (gen-tie) transmission line, switchyard, operation and maintenance building, and associated project infrastructure, such as collector lines between the solar panels and substation.

Major thoroughfares and unpaved roads would provide access to the site and adjacent properties. Primary access roads to the Project include E Bartlett Road and N Clemans Road, which are both maintained, unpaved roads. E Bartlett Road trends east and west, bordering the southern portion of the Project and eventually connecting to State Route 87 (3.5 miles west). N Clemans Road trends north and south, crossing through the Project area and eventually connecting to State Route 287 (4.5 miles north).

The amendment is needed to facilitate development of the Project, in turn allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. The anticipated start of operations is anticipated for 2023.

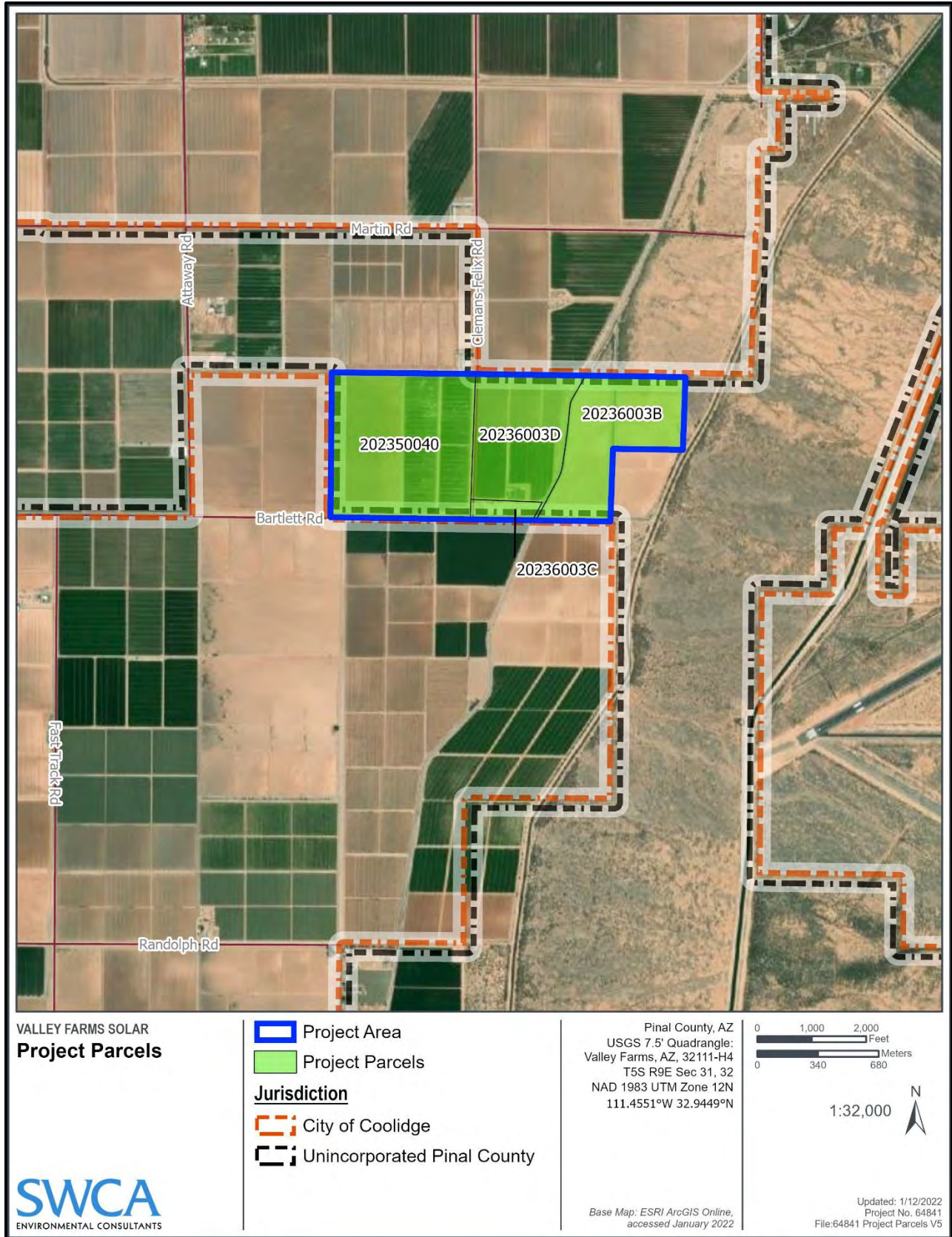


Figure 1. Project parcels.

D. DESCRIPTION OF COMMUNITY INVOLVEMENT AREA

The Project is located in unincorporated Pinal County, Arizona, approximately 5 miles southeast of the city of Coolidge and 5 miles northeast of the community of Randolph. Existing land uses within 1 mile of the Project area include low density residential, agricultural, vacant land (associated with the Florence Casa Grande Canal), and a portion of the Coolidge Municipal Airport. A transmission line crosses through the Project along the Florence Canal and Bartlett Road. Scattered single-family residences are located adjacent to the Project, including nine residences along N Attaway Road and E Marlorie Lane; one residence along N Clemans Road and E Marlorie Lane; one residence along N Clemans Road and E Martin Road; and three residences off the Florence Canal.

Major thoroughfares in the vicinity include State Route 87 (which runs south to Interstate 10 and northwest into the Gila River Indian Community), State Route 287 (which runs east towards State Route 79), and State Route 79 (which runs north past Florence and southeast towards Tucson). The project is accessed using local paved and unpaved roads that connect each of these major routes.

Land adjacent to the Project site is privately owned and largely used for agricultural production. There are no areas designated as Open Space on the Project site. The Project would not impact known planned recreational uses.

The Project site is zoned as GR – General Rural, and the land uses entail a combination of active farmland, fallow farmland, a residence, roadways, and a transmission line ROW. The property is privately owned, contains at least one residence, and four structures.

E. PINAL COUNTY NMCPA PROCESS

As part of the NMCPA process, Pinal County requires the applicant to complete the following public involvement activities prior to a hearing with the Planning and Zoning Commission:

Table 2. Public Participation Activity Events

Public Participation Activity
Mail neighborhood meeting notification letters to landowners within 1,200' of the Project
Neighborhood Meeting
Submit Public Participation Plan Results Report
Install Broadcast Sign postings
Mail Notice of Hearing (NOH) to landowners within 1,200' of the Project
Newspaper posting of the NOH
Public Hearing of the Planning and Zoning Commission

F. DESCRIPTION OF HOW VALLEY FARMS SOLAR EXECUTED THE PINAL COUNTY NMCPA PROCESS

Valley Farms Solar public participation activities helped to educate the public and interested parties about the proposed project and receive their input and opinions. The following mechanisms allowed Valley Farms Solar to provide opportunities for public education and input and meet Pinal County NMCPA process requirements.

F.1 Stakeholders Identification

Valley Farms Solar, supported by SWCA Environmental Consultants (SWCA), developed one mailing list that included stakeholders within 1,200 feet of the Project. This mailing list was used to send out the Notification Letter to inform the stakeholders of the neighborhood meeting, held on October 10, 2022, and the Notice of Public Hearing, to be provided by the County prior to scheduled hearings (see Section F.3 below). A detailed list of adjacent landowners within 1,200 feet of the Project that were contacted is provided as part of this report (see Attachment 1).

F.2 Sign Posting

As required by the Pinal County NMCPA process, Valley Farms Solar had installed 4 broadcast sign notifications on or before October 26, 2022, in accordance with the NMCPA process guidelines for posting 21 days prior to the Planning Commission hearing. Table 3 below lists the coordinates and locations of where the broadcast signs were installed. Each sign was placed adjacent to every road that borders the Project site (see Attachment 2). The signed and notarized Affidavit of Posting of Broadcast Signs will be provided to the County after the signs are installed.

Additionally, as required by the Pinal County NMCPA application process, Valley Farms Solar will be provided by Pinal County Planning Department 3 small signs that are to be installed around the perimeter of the project site as depicted in Attachment 2.

Table 3. Broadcast Sign Coordinates

Sign	Y coordinate	X coordinate
1	32.944900	-111.463880
2	32.944823	-111.4600016
3	32.944736	-111.455582
4	32.944588	-111.451591
5	32.944526	-111.447586
6	32.948228	-111.455669
7	32.951740	-111.455289

F.3 Notice Mailing

Valley Farms Solar mailed the Notification Letter on September 26, 2022 to stakeholders within 1,200 feet of the Project and will mail the Notice of Public Hearing letters to stakeholders within 1,200 feet of the project once the Notice of Hearing is prepared and provided by the County Planning Department. A copy of the Notification Letter is included as Attachment 3 to this report.

F.4 Neighborhood Meetings

Valley Farms Solar held an in-person neighborhood meeting on October 10 from 5:00 to 7:00 PM at the Coolidge Woman’s Club located at 240 W. Pinkley Ave, Coolidge, Arizona 85128. One member of the public attended this meeting. Valley Farms Solar, supported by SWCA facilitators, conducted the meeting in an open house format where posterboards were displayed around the room where stakeholders could learn more about the project and ask questions (see Attachment 4).

Valley Farms Solar provided meeting sign-in sheets, comment forms, posterboards, and provided light refreshments. A list of attendees from the in-person neighborhood meeting and a copy of the comment form are attached to this report (see Attachment 5).

G. PUBLIC PARTICIPATION PROGRAM SUMMARY

Table 4 provides a summary table for implementation of community outreach activities.

Table 4. Public Participation Activity Events and Timelines

Public Participation Activity	Primary Responsibility	Completed Date	Key Date
Install Broadcast Sign postings	Applicant	On or before October 26, 2022	21 calendar days prior to the P&Z Committee Hearing
Mail Neighborhood Meeting Notification letters	Applicant	September 26, 2022	14 calendar days prior to scheduled meeting
Mail Notice of Public Hearing letters	Applicant	TBD	Date set when Notice is provided by County prior to Hearing
Newspaper Ad(s)	County	TBD November 1, 2022	15 days prior to the Public Hearing of the Planning and Zoning Commission
Neighborhood meeting(s)	Applicant	October 10, 2022	-
Public Participation Results Report	Applicant	October 14, 2022	10 calendar days prior to the date of the public hearing held by the commission.

H. NEXT STEPS

The overall goal of this stakeholder comment review and response process is to ensure that all substantive comments or questions are heard, responded to, tracked, and considered as part of the NMCPA process.

Valley Farms Solar is committed to responding to stakeholder feedback and recommendations, and complying with applicable federal, state, and local laws, regulations, and guidelines for this project. To date, no comments have been received. If any comments or questions are made about the project prior to the Planning and Zoning Commission Hearing, Valley Farms Solar will provide those questions and responses to the County. Valley Farms Solar will consider stakeholder comments received within this context and will base responses to stakeholder comments on this premise. Valley Farms Solar will respond to all comments that are substantive to the Project and its plans.

Additionally, Valley Farms Solar will continue to be regularly available to answer questions from the public through the methods described within the Notification Letter and at the neighborhood meetings, as needed. Valley Farms Solar representatives will continue to keep records of the comments and/or questions provided, as well as Valley Farms' responses.

I. ATTACHMENTS

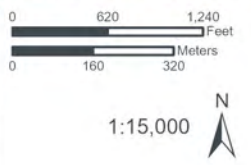
OBJECTID	PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTAT	PSTLZIP5	PSTLZIP4
4	40002002A	NEVITT FARMS LLLP		22128 E CLOUD RD	QUEEN CREEK	AZ	85142	2939
5	401210010	COOLIDGE HOLDING LLC	C/O THOMSON REUTERS ATTN: HILARY RAYMON	PO BOX 4085	SANTA MONICA	CA	90411	1408
11	202350040	WUERTZ GREGORY C & LORALEE FAM TRUST		12006 N HAZELDINE RD	CASA GRANDE	AZ	85194	4965
16	20235002H	FAUL MARY A	SHAW JAMIE & MARGARET	6334 E MARTIN RD	COOLIDGE	AZ	85128	8938
17	202350010	WALLACE JAMES DEAN TR		PO BOX 263	COOLIDGE	AZ	85128	8000
18	20236002A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS		50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150	0002



VALLEY FARMS SOLAR
**Broadcast Sign
Locations**

-  Project Area
-  Project Parcels
-  Broadcast Sign Location
-  Small Sign Location

Pinal County, AZ
USGS 7.5' Quadrangle:
Valley Farms, AZ, 32111-H4
T5S R9E Sec 31, 32
NAD 1983 UTM Zone 12N
111.4534°W 32.9482°N





September 26, 2022

Invitation to Learn About the Proposed Valley Farms Solar Project

Dear Neighbor:

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

Valley Farms Solar, LLC (Valley Farms Solar), proposes to construct and operate a Photovoltaic (PV) solar facility and battery energy storage system (BESS) on approximately 360 acres of privately owned lands within unincorporated Pinal County, Arizona. The Project site is outlined in Figure 1 (see attachment). The Project includes a solar generation facility with an output of approximately 100 megawatts (MW), BESS, a project substation, generation intertie (gen-tie) transmission line, switchyard, operation and maintenance building, and associated project infrastructure, such as collector lines between the solar panels and substation.

Valley Farms Solar has applied for a Non-Major Comprehensive Plan Amendment (NMCPA) from the Pinal County Planning Department (application number PZ-PA-005-22) to request the change of the current land use designation in the *We Create our Own Future: Pinal County Comprehensive Plan* from *Moderate Low Density Residential* and *High Intensity Activity Center* to *Green Energy Production*, which would allow for the Project's proposed use.

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

Neighborhood Meeting

- **Date:** Monday, October 10, 2022
- **Time:** 5:00 pm –7:00 pm
- **Location:** Coolidge Woman's Club, 240 W. Pinkley Ave, Coolidge, AZ 85128

The neighborhood meeting will be an open house. Participants are encouraged to view presentations, ask questions, and provide written comments.

Should you like to provide comments or learn more about the Project, please send your questions and/or comments via email to JD.Rulien@nexteraenergy.com or call (202) 349-3347.

Sincerely,

JD Rulien
Developer Director
Valley Farms Solar, LLC

Attachments: Project site map

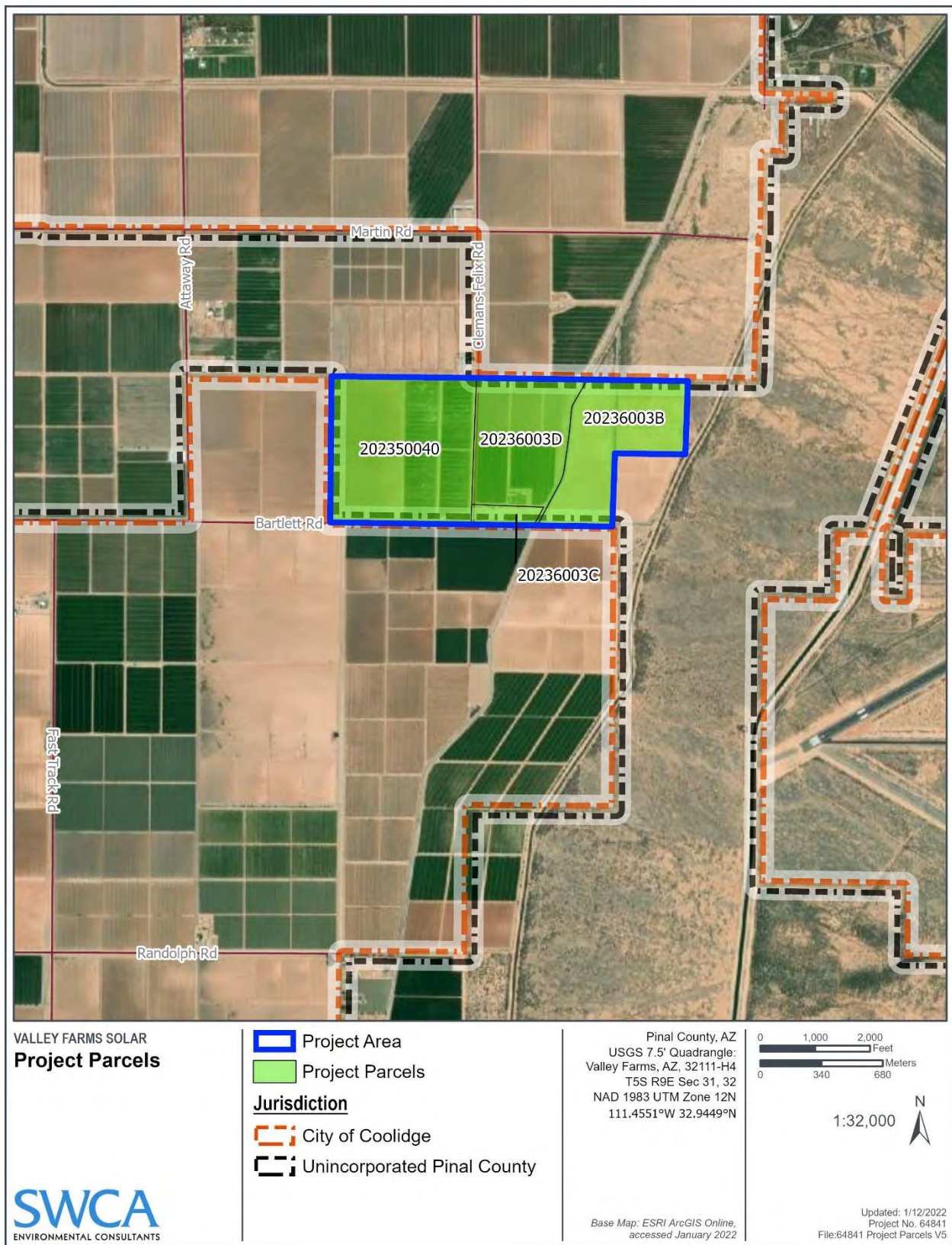


Figure 1: Proposed Valley Farms Solar Project site

Welcome



to the neighborhood meeting for the Valley Farms Solar Project

This meeting is to solicit input and exchange information about the proposed Valley Farms Solar Project.

Please review the informational posters to learn more about the team, the project, and the Non-Major Comprehensive Plan Amendment (NMCPA) application submitted to the Pinal County.

Team members are standing by to answer your questions and to take your written comments.

Thank you for attending this meeting
and providing your input.






NextEra Energy is
comprised of
strong businesses
supported by a
common platform



~\$170 billion market capitalization ⁽¹⁾

~\$57 GW in operation ⁽²⁾

~\$128 billion in total assets ⁽³⁾

Strategic partnership with 



The largest electric
utilities in the nation by
retail MWh electric sales



The world leader in
electricity generated
from the wind and sun

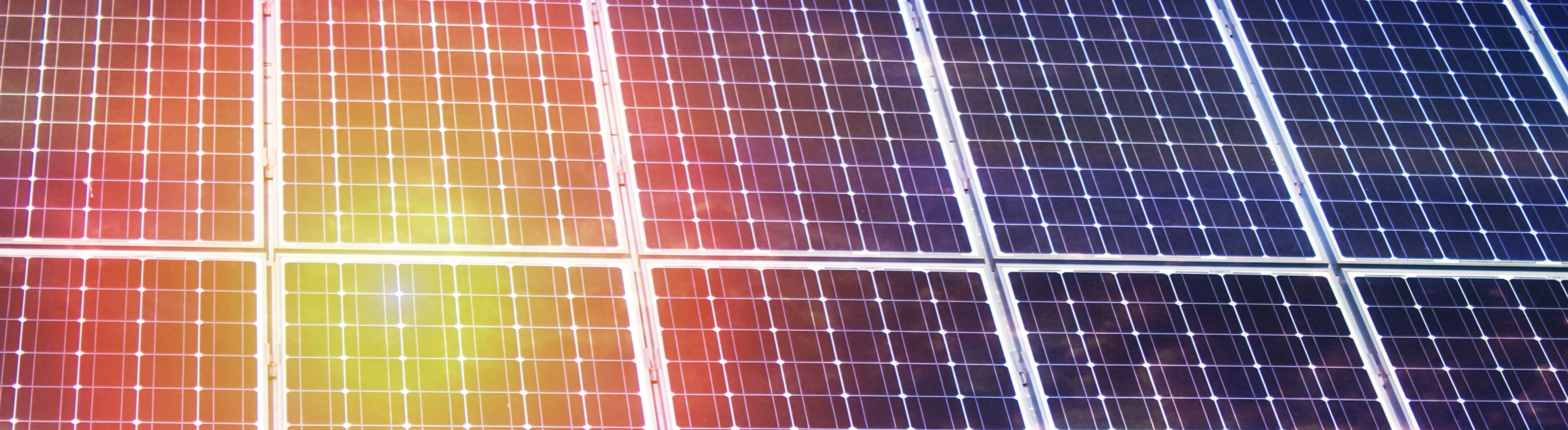
1. As of January 25, 2021; Source: FactSet
2. Megawatts shown includes assets operated by Energy Resources owned by NextEra Energy Partners as of December 31, 2020; all other assets are included at ownership share
3. As of December 31, 2020



NextEra Energy Resources

- ✓ American owned and operated
- ✓ Investments in 32 states and Canada
- ✓ More than 26,000 MW in operation
- ✓ Renewable energy leader
- ✓ World leader in energy storage

world's
#1
generator of
renewable
energy from the
wind and sun



Investing in Arizona

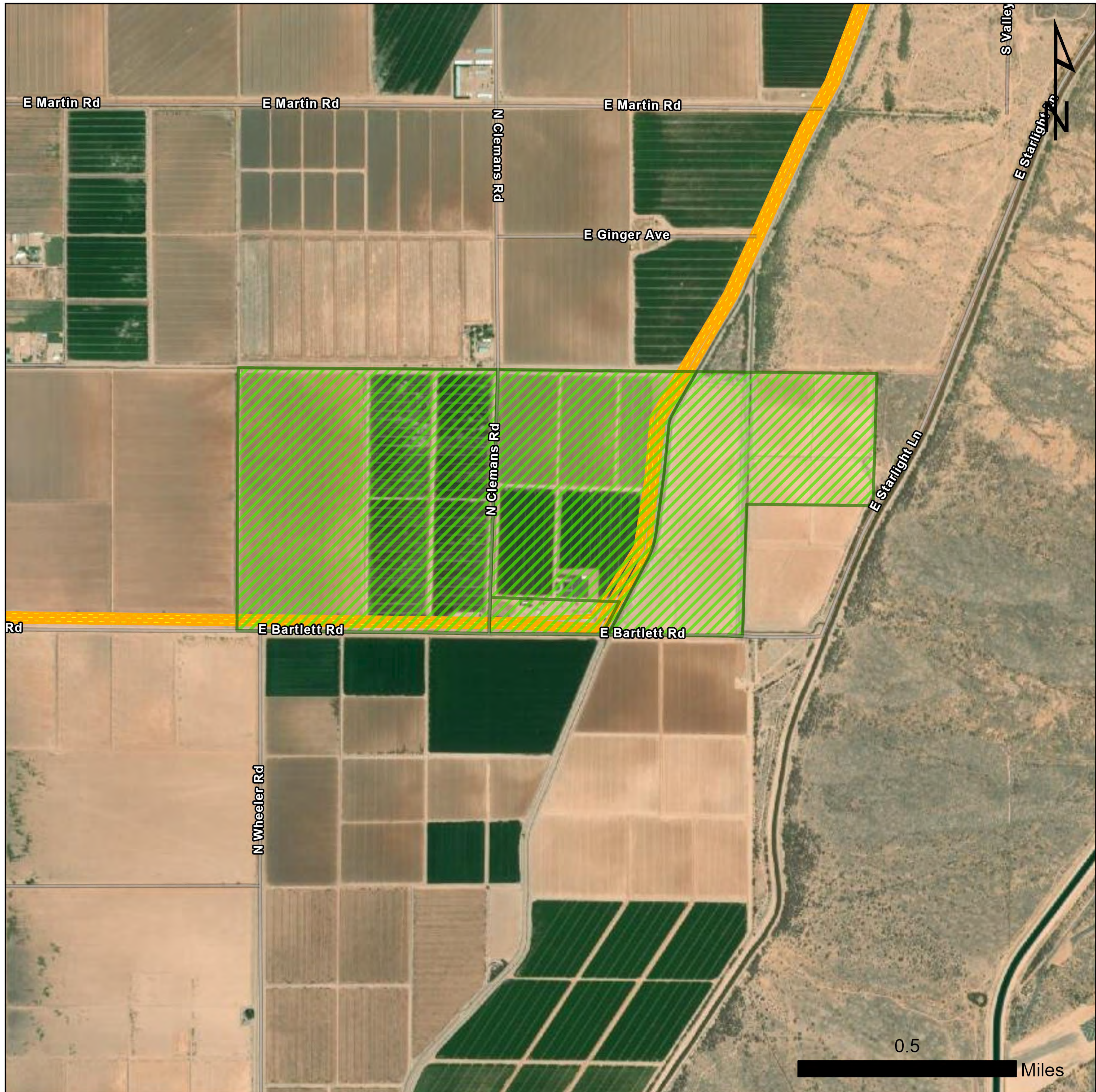
- ✓ Approximately \$1 billion total capital investments
 - Our subsidiaries own and operate two wind, three solar, and three energy storage sites and a portfolio of private or distributed generation solar facilities.
 - We also have several projects in development.
- ✓ \$1.1 million in property taxes in 2020 to local counties and cities
- ✓ \$990,000 in annual land payments to landowners
- ✓ Approximately \$1.5 million in annual payroll for solar and wind technicians and site managers

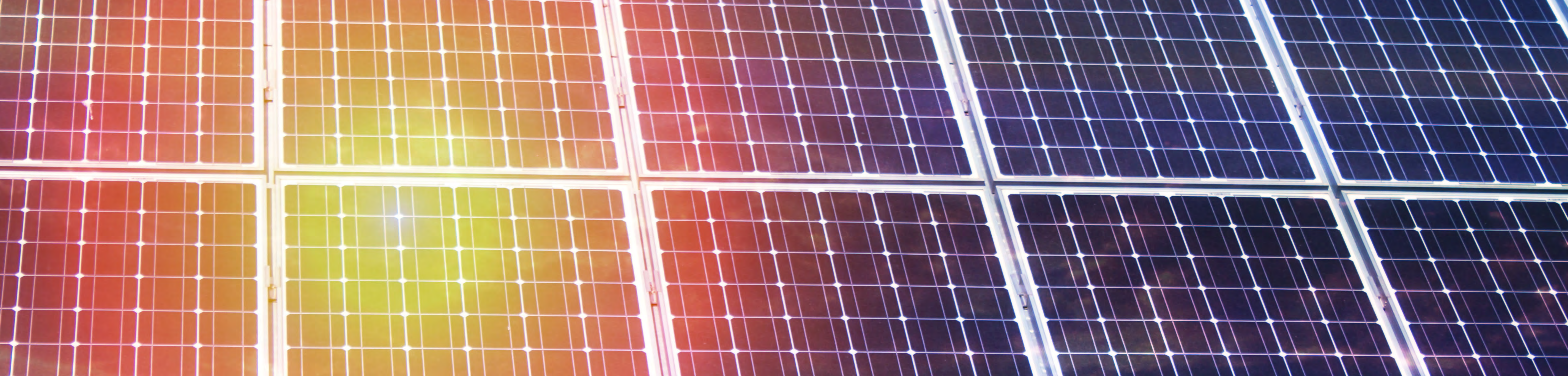


Valley Farms Solar Project

- ✓ Located within unincorporated Pinal County, Arizona
 - Approximately 4.5 miles southeast of central Coolidge
- ✓ Accessible by North Clemans Rd, East Starlight Dr, and Bartlett Rd
- ✓ 100 MW solar and battery storage
- ✓ 360 acres comprising four privately owned parcels
- ✓ A NMCPA is being requested to redesignate the land use to Green Energy Production
- ✓ After the NMCPA, a zoning change from General Rural to Industrial Zoning is needed for the proposed site
- ✓ Will contribute to long-term financial stability in Pinal County by generating revenues and contributing to the tax base
- ✓ Interconnecting into SRP's 230 kV Abel to Randolph transmission line

Project Area

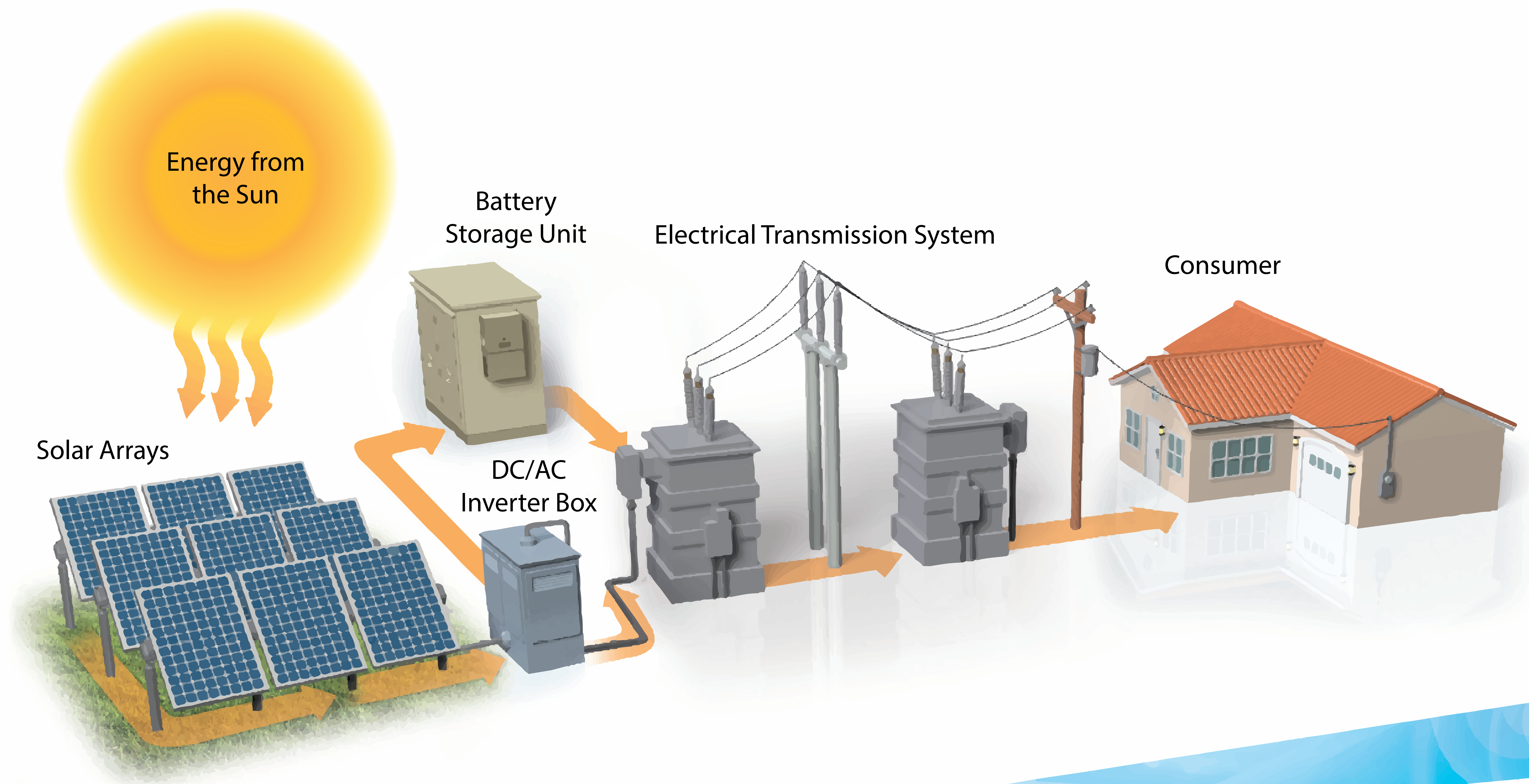




Benefits of Solar Energy

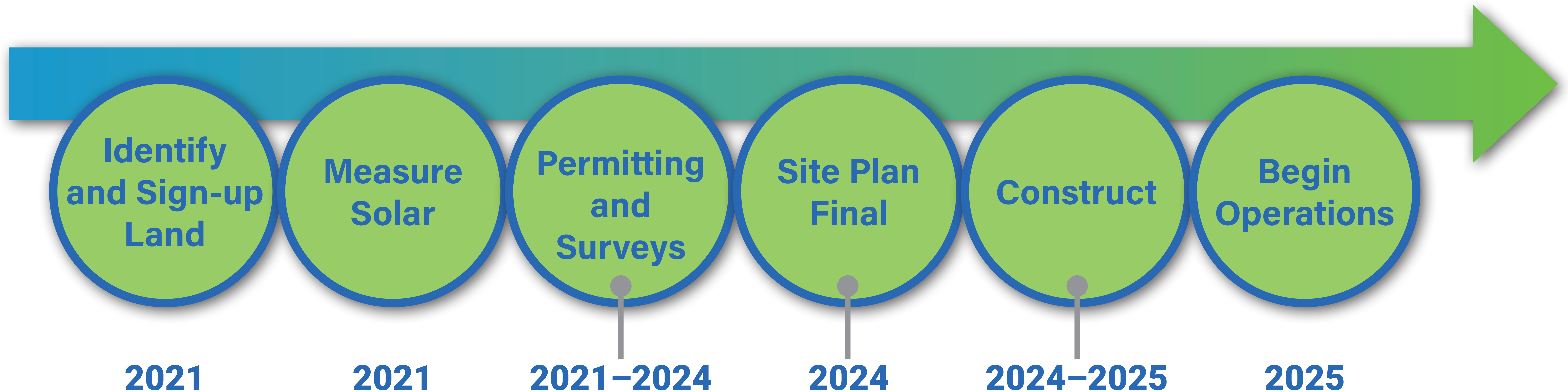
- ✓ Cost competitive
- ✓ Clean, renewable source of energy
- ✓ No air, water or soil pollution
- ✓ Creates jobs
- ✓ Places no burden on local services
- ✓ Minimal water use during operations
- ✓ Payments to landowners
- ✓ Taxes to communities
- ✓ Purchase of local goods and services
- ✓ After decommissioning, land continues to be used as before

How Solar and Energy Storage Works





Project Timeline





Valley Farms Community Benefits

- ✓ Approximately **\$35 million property taxes** over the lifespan of project that benefit state and local governments as well as schools
- ✓ **300 construction jobs**
- ✓ **Up to 5 full-time jobs**
- ✓ **Increase local business** to supply materials for construction
- ✓ Increase in worker activity **supports local service industries**
- ✓ **Build partnerships** and sponsors civic, environmental and community organizations and events
- ✓ **Helping America become energy independent**



Project Construction Overview

1. Install a fence for safety
2. Build roads
3. Construct a substation
4. Install solar arrays
5. Install transmission line
6. Construct battery pad and install batteries
7. Test and commission the completed arrays



Fire Safety Planning

- ✓ Solar panels are primarily metal and glass – **no fuel source to support a fire**
- ✓ Battery containers are installed with **chemical-based fire suppression systems** which minimize the risk of a significant fire
- ✓ Each **storage facility is equipped with its own air conditioning** to ensure operation within a prescribed temperature range
- ✓ **Work with local first responders** and fire officials to coordinate any response, in the unlikely event of fire
- ✓ Off-site, **24-hour control room** with trained technicians constantly monitor each site and can remotely shut down the facility



Project Decommissioning

- ✓ Remove all elements of solar and return the land to its original condition, e.g., agriculture or grazing
- ✓ Remove, dispose and, where feasible, recycle:
 - solar arrays
 - batteries
 - inverters
 - concrete foundations
 - pads
 - fences
 - transmission line
- ✓ Recycle glass, polymer, aluminum, copper and semiconductor materials recovered from photovoltaic panels
- ✓ Recycle and reclaim lithium-ion batteries with the manufacturer
- ✓ Our company makes financial commitments to pay the full costs of decommissioning



Connect With Us

JD Rulien

Work: (202) 349-3347

JD.Rulien@nexteraenergy.com

Ashley Johnson

Work: (561) 313-9534

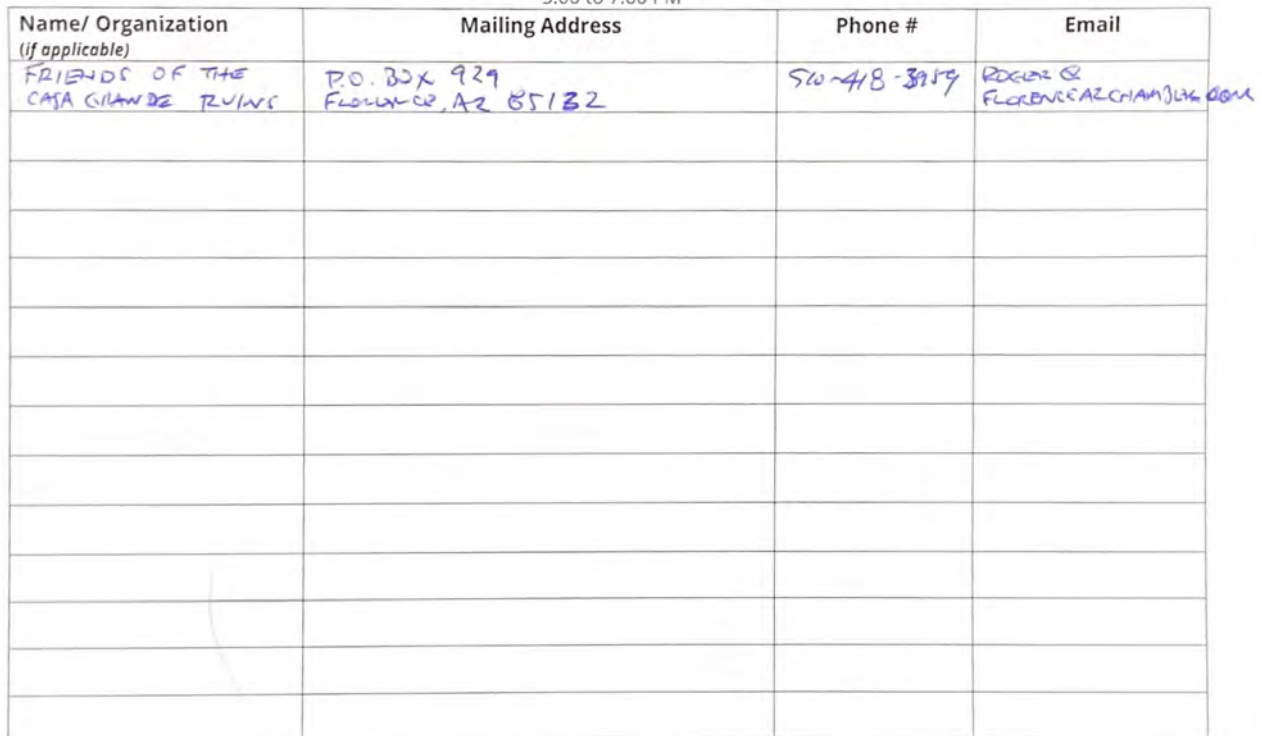
Ashley.Johnson@nexteraenergy.com

24-Hour Media Line: (561) 694-4442

media.relations@nexteraenergyresources.com

Comment cards are available in this meeting.

NextEra Energy
Valley Farms Solar Project
Neighborhood Meeting
Monday, October 10, 2022
5:00 to 7:00 PM



Welcome

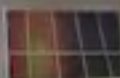
to the neighborhood meeting for the Valley Farms Solar Project

This meeting is to assist you and exchange information
with the proposed Valley Farms Solar Project.


Please review the informational packet in each
room along the path, the project, and the Solar Energy
Department's Plan. Please direct all questions to the staff
volunteers in the room.

Representatives are standing by to answer your questions
and to take your written comments.

Thank you for attending this meeting
and providing your input.







Connect With Us

JD Rulien

Work: (202) 349-3347
JD.Rulien@nexteraenergy.com

Ashley Johnson

Work: (561) 343-9534
Ashley.Johnson@nexteraenergy.com

24-Hour Media Line: (561) 694-4442
media.relations@nexteraenergyresources.com
Comment cards are available in this meeting.



OBJECTID	PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTAT	PSTLZIP5	PSTLZIP4
4	40002002A	NEVITT FARMS LLLP		22128 E CLOUD RD	QUEEN CREEK	AZ	85142	2939
5	401210010	COOLIDGE HOLDING LLC	C/O THOMSON REUTERS ATTN: HILARY RAYMON	PO BOX 4085	SANTA MONICA	CA	90411	1408
11	202350040	WUERTZ GREGORY C & LORALEE FAM TRUST		12006 N HAZELDINE RD	CASA GRANDE	AZ	85194	4965
16	20235002H	FAUL MARY A	SHAW JAMIE & MARGARET	6334 E MARTIN RD	COOLIDGE	AZ	85128	8938
17	202350010	WALLACE JAMES DEAN TR		PO BOX 263	COOLIDGE	AZ	85128	8000
18	20236002A	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS		50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150	0002

STATE OF ARIZONA

COUNTY OF PINAL

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF NOVEMBER, 2022, IN 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 TO AMEND THE PINAL COUNTY COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-005-22 - PUBLIC HEARING/ACTION: Nevitt Farms LLLP, Gregory Wuertz landowners/applicants, Valley Farms LLLP, JD Rullen, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 360± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located Coolidge, in the unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <http://pinal-countyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED this 17th day of October 2022, Pinal County Community Development Dept.

By: /s/Brent Billingsley
Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
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- 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.
- WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT

} SS.

DEPARTMENT PO BOX 2973 (31 N. PINAL, BLDG. F FLORENCE, AZ 85132
NO LATER THAN 4:00 PM on November 7, 2022. Contact for this matter: Sangeeta Deokar, Planner E-mail Address: sangeeta.deokar@pinal.gov
Phone #: (520) 866-6641
Fax: (520) 866-6045
No. of publications: 1; dates of publication: Oct. 27, 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 Tri-Valley Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

10/27/2022

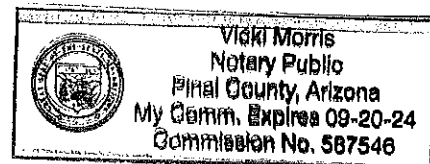
TRI-VALLEY DISPATCH

By Kara K. Cooper
agent and/or publisher of the Tri-Valley Dispatch

Sworn to before me this 31st
day of Oct. A.D., 2022

Vicki Morris

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



STATE OF ARIZONA

COUNTY OF PINAL

} SS.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF NOVEMBER, 2022, IN 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 TO AMEND THE PINAL COUNTY COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-005-22 - PUBLIC HEARING/ACTION: Nevitt Farms LLLP, Gregory Wuertz landowners/applicants, Valley Farms LLLP, JD Rulien, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 360± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located Coolidge, in the unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <http://pinal-countyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED this 17th day of October 2022, Pinal County Community Development Dept.

By: /s/Brent Billingsley
Brent Billingsley, Community Development Director

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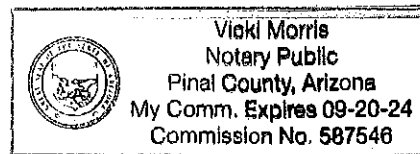
PINAL CENTRAL DISPATCH

By Kara K. Cooper
agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this 1st
day of Nov. A.D., 2022

Vicki Morris

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



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DATED this **17th** day of **October 2022**, Pinal County Community Development Dept.

By: 

Brent Billingsley, Community Development Director

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Phone #: (520) 866-6641 Fax: (520) 866-6045

[Anything below this line is not for publication.]

PUBLISHED ONCE:

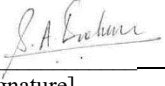
Florence Reminder & Blade Tribune

Casa Grande Dispatch

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 10/31/22.

COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Sangeeta Deokar, Planner DATED: 11/8/2022
[signature] [print name and title]

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DATED this **17th** day of **October 2022**, Pinal County Community Development Dept.

By: 
Brent Billingsley, Community Development Director

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Phone #: (520) 866-6641 Fax: (520) 866-6045

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PUBLISHED ONCE:
Florence Reminder & Blade Tribune
Trivalley Dispatch

Debra J. Neely
PO Box 711
Florence, AZ 85132
520-251-0961

November 10, 2022

Re: PZ-PA-005-22
Non-Major Comprehensive Plan Amendment

Pinal County Board of Supervisors:

Please consider this letter my notice of opposition to the above amendment slated for public hearing November 17, 2022.

To date, thousands of acres, in fact over 10,000 Pinal County acres, have been by approved for solar development; many of those acres already construction completed. Solar developers are stripping this County of one of its most valuable assets: raw land. Land available for business and residential development that will bring far more growth and commerce to this County long after any solar development is long gone having contaminated our environment, property and public health and values.

Allowing Pinal County to be developed acre after acre in solar guarantees this county to become a dying dust bowl that nobody wants to visit, live in or work in. **I implore you, stop making Pinal County toxic a solar dump.**

Respectfully,

A handwritten signature in black ink, appearing to read "Debra J. Neely", written in a cursive style.

Debra Neely