



Cochise County

Development Services
Planning Division

Public Programs...Personal Service
www.cochise.az.gov

APPLICATION FOR A SPECIAL USE

Applicant's Name: _____

Name of All Property Owner(s): _____

Applicant Mailing Address:

Street # Town State Zip code

Subject Property Address (if different than mailing address):

Street # Town State Zip code

Email Address: _____

Phone Number: _____

Tax Parcel Number: _____

Current Zoning Designation: _____

Comprehensive Plan Land Use Category/Growth Area: _____

Comprehensive Plan Land Use Designation: _____

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): _____

How many acres will be cleared and developed? _____

Describe your relationship to this application. (Select one)

- I am the property owner
- I am an authorized agent for the property owner

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online “Appeal: Board of Supervisors.”

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See “concept plan instructions for special uses” (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		
Waste Disposal		

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Will the project be constructed/completed within one year or phased?

One year

Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

What are the days and hours of operation (if applicable)?

Days of the week: _____

_____ AM to _____ PM

Number of employees (if applicable):

Initially _____ Future: _____

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? _____

Total trucks (e.g., by type, number of wheels, or weight)? _____

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

If more than one direction, estimate the percentage that travel in each direction.

At what time of day, day of week and season (if applicable) is traffic the heaviest?

Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day _____per year _____

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

What impact will this have on the traffic volume of roads serving this subject property?

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Does the subject parcel have site access onto a major road?

Yes No

Are you requesting any modifications or waivers from site development standards? Please explain.

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		
Waste Disposal		

Describe any outdoor activity associated with your special use proposal.

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

Derek Fromm

Applicant Signature

Date



Cochise County

Development Services
Planning Division

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APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: _____

Name of All Property Owner(s): _____

Applicant Mailing Address:

Street #	Town	State	Zip code
Subject Property Address (if different than mailing address):			
Street #	Town	State	Zip code

Email Address: _____

Phone Number: _____

Tax Parcel Number: _____

Current Zoning Designation: _____

Proposed Zoning Designation: _____

Comprehensive Plan Land Use Category/Growth Area: _____

Comprehensive Plan Land Use Designation: _____

Area Plan Designation (if applicable): _____

Is more than one parcel included in this request? (Select one) Yes No

If more than one property owner is involved, all property owners must sign the attached consent signature form.

Are you applying for more than one zoning district on a single parcel? Yes No

If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel, then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of Re-Zoning

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request. Note: this step is not required for rezonings to less intensive districts.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Recommendation to the Board of Supervisors)
6. Public Hearing – Board of Supervisors (Approval or Denial)

Required Submittals

1. This application
2. Citizen Review Report
3. Land use/concept plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See our website for an example plan: <https://www.cochise.az.gov/development-services/rezoning>
4. Letter of Authorization (for authorized agents, if applicable)
5. Copy of survey with an associated legal description (if more than one zoning district is requested on a single parcel, if applicable)
6. Processing Fee

Please state the reason for this request and why it should be supported.

Is this request consistent with all deed restrictions or private covenants in effect for this property?

Yes No Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

What impact will this have on the traffic volume of roads serving this subject property?

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Will this rezoning encourage/result in the use of any residential street for through traffic to and from the proposed District? Note: this only applies to rezonings to GB, LI, or HI. Rezonings to any other district should select "not applicable."

Yes No Not applicable

Does the subject parcel have site access onto a major road?

Yes No

Please indicate whether the subject property occurs within the following:

- Within the Sierra Vista Sub-Watershed Overlay Zone
- Within two miles of the San Pedro Riparian National Conservation Area
- Within one mile of the Babocomari River
- None of the Above

If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes No

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		
Waste Disposal		

Can the subject parcel accommodate typical uses within the proposed zoning district in full compliance with all applicable site development standards? Explain.

Will any adjacent parcels be reduced in size or altered in shape as a result of this amendment? If so, will they remain capable of reasonable future development in full compliance with the Zoning Regulations?

Is there a significant amount of nonconforming uses in the area currently? Will this amendment result in additional nonconforming lots or uses in the area?

Is the proposed zoning adjacent to, or near, other parcels with the same zoning designation? Explain.

Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

- The proposed District is buffered by an intermediate District of sufficient size to provide a reasonable transition of intensity from the existing area.
- The proposed District is a reasonable extension of a similar density District within the area;
- The proposed District provides a transition between an existing less intense District and a more intensive District or an arterial street; or
- The proposed District is designed to provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.
- Not applicable, this is not a request to a more intense zoning district.

Are there any areas of unstable soils, steep slopes, severe washes, floodplains on the subject parcel? If so, please indicate their location on the concept plan. Indicate how these areas will be protected from future development.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

- Yes No

20 MWac Bella Vista Solar Energy Facility



Application for a
Rezoning & Special Use Permit
for the proposed
Bella Vista Solar Facility
Cochise County, AZ

Prepared by
Greenstone Capital

October 29, 2020

1. Introduction

Greenstone Capital (**Greenstone**) is requesting rezoning and a Special Use Permit to construct and operate the proposed Bella Vista Solar Facility, which is a planned 20 MWac solar photovoltaic (**PV**) energy generation facility possibly to be coupled with some battery energy storage capacity (**Project**). As proposed, the Project would be located on currently vacant, undeveloped land lying just northeast of the City of Sierra Vista, AZ.

The Project will occupy a portion of Assessor Parcel Number 10701001C, a 231 acres parcel (**Parcel**) that is currently zoned R-36 Rural Development Category D. The project will require between 125 and 150 acres (subject to final design and community feedback).

The full 231 acres of the Parcel are included in this Application, to enable us to optimize the configuration relative to E. Charleston Rd. and existing utility power lines that run across the site as well as community feedback.

The implementation of the Project is contingent on a number of factors, including contracting for the sale of the output of the solar project. Assuming a contract is executed for the energy output, Commercial Operation Date would be anticipated to occur within 2022.

2. Reason for the Requested Rezone and Special Use

Greenstone is **requesting rezoning from R-36 to R-2**, together with a Special Use Permit of the Parcel to construct and operate a solar photovoltaic (PV) energy generating facility in Cochise County, near the City of Sierra Vista. In addition, Greenstone is requesting a **Waiver from the maximum site coverage of 25%**. The proposed site is not subject to any deed restrictions or covenants.

The city of Sierra Vista represents the largest load pocket Cochise County, with a stable, year-round power consumption without significant seasonal fluctuations between “heavy summer” and “light winter” loads that dominate the rural areas of the County.

To be meaningful from a power generation and cost-effectiveness point of view, utility-scale solar PV systems must have a minimum capacity/size of 20 MWac, which requires a footprint of 125 acres and larger. There are very few suitable sites close to an energy load pocket (such as Sierra Vista) that lie outside of the city boundaries and also meet the many other selection criteria that determine the viability and cost-effectiveness of a proposed project site, including ease of interconnection.

The proposed site meets all these criteria, including the fact that the local utility’s sub-transmission and local distribution power lines run across the site north of and parallel to E. Charleston Road. As a result, the proposed parcel provides an excellent site from which to meet increasing and all-year interest in solar power.

20 MWac Bella Vista Solar Project

E. Charleston Road bisects the Project site. E. Drake Road runs along the southern boundary of the parcel. Cochise Memory Gardens abuts the southwestern property boundary (south of E. Charleston Road). Cochise County owns the land to the east and north of the parcel. The owner of the parcels also owns the land to the west of the parcel boundary (north of E. Charleston Road). Buena High School is located approximately 3,000 feet to the west of the Project.

We are including the full 231 acres of the Parcel in this Application, such that we can accommodate washes, floodplain areas, and other obstacles that we may encounter on the site, including the existing utility power lines that run across the site along E Charleston Rd., as part of the optimization of the Project configuration, also taking into account community feedback. Accordingly, the project footprint can still accommodate adjustments.

Nearby concrete batch plant and sand/gravel pit operations on nearby land zoned R-36 & LI

The southern property boundary abuts a small strip of residential parcels (approx 16 parcels lie within a 1,000 feet buffer zone from the property boundary). However, directly to the south of of these parcels (at a distance of 370 feet south of the SW corner of the Subject Parcel, starts a property (14 parcels for a total of 282 acres) that, although they are zoned R-36 and LI all formed part of a concrete batch plant with sand and gravel operation. This industrial operation was recently abandoned by the operator and the business and land was repossessed by the Commerce bank of Arizona and is available for sale.

A map of the abandoned concrete batch plant and sand/gravel site is shown below.

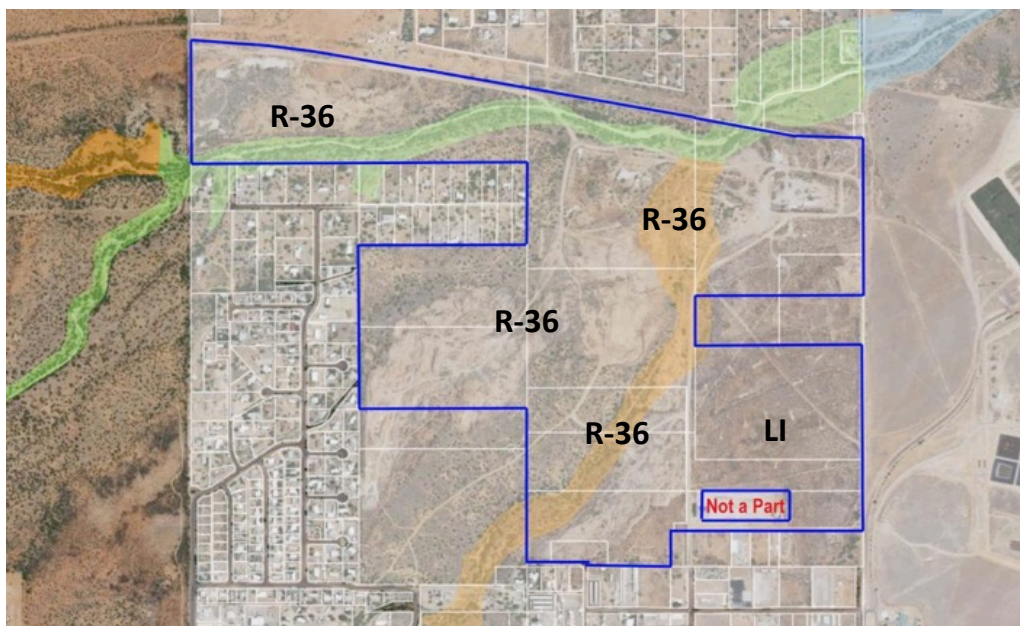


Figure 2. Aerial Map of abandoned concrete batch and sand/gravel operations to the south of Subject Parcel.

4. Existing and Proposed Structures

With the exception of the existing SSVEC sub-transmission power lines (69-kV) that run to the north of and parallel to E. Charleston Rd), there are no existing structures on the subject parcel.

Proposed structures will include solar PV modules, racking systems (single-axis trackers that rotate east-to-west), inverters, transformers a small substation and a switchyard (most likely owned by the load serving utility). The solar photovoltaic panels generate direct current (DC) power. Inverters will convert this DC power into alternating current (AC) power. Step-up transformers (in a small, fenced of area (**Substation**) will step up the AC power to the voltage of the nearby, existing overhead power lines (69-kV) and interconnect via a pole riser (“Point of Interconnection”). A Concept Site Plan is provided herewith as **APPENDIX 4**

Depending on the solar energy customer’s requirements, we may be requested to include some battery energy storage system capacity, which would enabling the system to store excess solar energy generation for use at a later point in time.

5. Site Access

The Project will be split in two discrete project sites, one located to the north and one to the south of E. Charleston Road. As proposed, each of these project sites will be accessed (ingress and egress) from E. Charleston Rd. As proposed, the separate access points/driveway cuts would be located towards the western parcel boundary. These access points and any required driveway turnoffs will be permitted though Cochise County. The project sites will also include internal service roads with an anticipated width of 30 feet.

The southern section of the proposed Project abuts E Dake Road, which is the main residential access road for the residential parcels located to the south of the road. This residential area is mainly located in the unincorporated area of Cochise, rather than within the city of Sierra Vista. In order to minimize any impacts on the neighborhood, it is not currently anticipated that the project site be accessed from E Dake Road.

Traffic volume will increase during the early phase of construction (equipment deliveries). During commercial operations no impact on traffic volumes is expected given that the project will largely be operated remotely (via SCADA) and will not require on-site technical staff.

6. Impact on Neighborhood

The subject parcel is flanked to the north, east and northwest by vacant land owned by Cochise county. To the west (north of E Charleston Rd), the parcel abuts additional vacant, undeveloped land owned by the Parcel’s current owner. To the west, south of E Charleston Rd), the parcel abuts land zoned GC and used by a funeral services enterprise, whose parcel in turn abuts “Cochise Memory Gardens”.

Directly to the south, the subject parcel is flanked by E Dake Road, a residential road serving as access road to a limited number of residential parcels. Nineteen discrete parties own property within 1,000 feet from the subject parcel, of which 15 are residential lots. A map of the Subject Parcel relative to its Neighborhood is shown below:

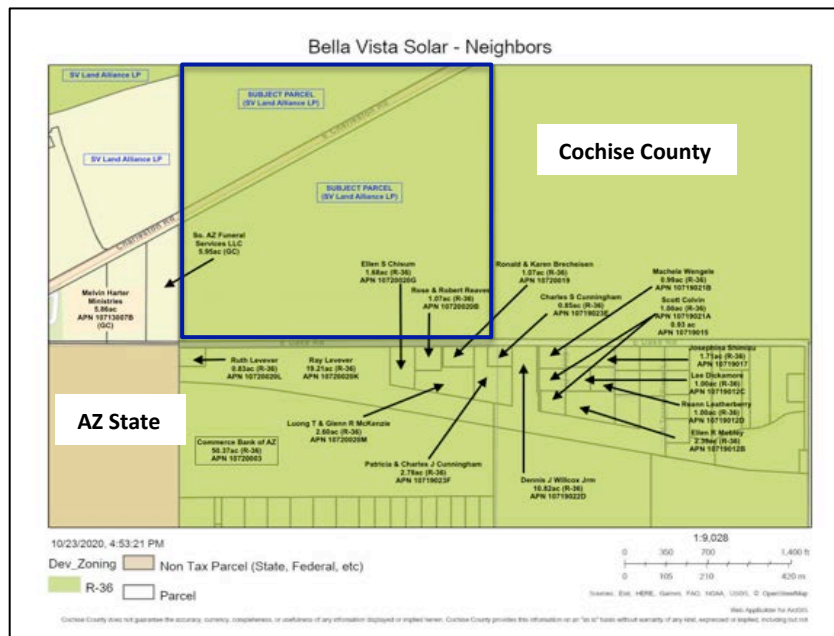


Figure 3. Aerial Map of Neighborhood

Per Cochise County Code (Section 1824), Greenstone designed its solar site plan based on a minimum offset of 40 feet from the parcel boundary. The public right-of-way comprising E Drake Road is 30 feet wide, for a total minimum distance of 70 feet distance from the closest parcels. In addition, the project site will include a service road along the inside of the perimeter of the project site, for additional separation from nearby residential lots.

Proposed Mitigation

Applicant proposes to keep the existing native vegetation along E Dake Rd intact. In addition, Applicant is willing to consider additional view obstructing mitigation measures, including vegetative screening and/or sand-colored slats along the perimeter fence. **APPENDIX 6** shows two pictures of a view-obstructing screen we have used for one of our solar PV projects in Mohave County. In addition, Applicant is willing to consider a reasonable increase in set-off.

7. Compatibility with Cochise County Code

The Comprehensive Plan encourages the use of solar energy resources in Element E, Renewable Energy.

Goal 1 states: Support the development of local renewable energy projects and technologies. This is implemented by several policies including:

- a. Encourage utility-scale renewable energy projects, using the University of Arizona's Renewable Energy Opportunity Analysis and other resources as a guide for determining the suitability of proposals in any one location
- b. Encourage renewable energy business development
- c. Permit flexible site development standards

As proposed, we believe that the proposed Project is compatible with the Purpose of the Cochise County Code, including particularly the following Sections:

601.02

To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living

601.06

To protect the quality of the natural environment as it relates to safeguarding the health, safety and welfare of the people in Cochise County

601.07

To allow consideration of some more intense non-residential uses as Special Uses that are inappropriate in more densely populated urban/suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site and in conformance with Section 601.06.

8. Permitting

The Project will conform to all applicable federal, state and local statues, regulations, and enforceable plans. Project will comply with Cochise County Code, including outdoor Lighting Regulations

Federal Aviation Authority

On September 1, 2020, the Federal Aviation Administration (FAA), having conducted an aeronautical study concerning the proposed solar PV facility relative to the nearby Sierra Vista Municipal Airport, issued its formal determination to the effect that “the structure does not exceed obstruction standards and would not be a hazard to air navigation.”

9. Site Resource Inventory

The Project site is located in the Sonoran Desert in a predominantly agricultural area in central Cochise County, just Northeast from the City of Sierra Vista. The site consists of approximately 231 acres of vacant, flat, undeveloped private land.

Based on the development history of the Project site, as well as preliminary natural resources desktop reviews, the Project site is located in an area with minimal sensitive resources. Results of the preliminary review of the Project site are described below

Biological Resources

Ecoregional Setting The Project lies within the Madrean Archipelago Level III Ecoregion. This region of basins and ranges varies from medium to high local relief, typically 3,000 to 5,000 feet. Native vegetation in the region is mostly grama-tobosa shrub-steppe in the basins and oak-juniper woodlands on the ranges, except at higher elevations where ponderosa pine is predominant (Griffith et al. 2014).

Within the Madrean Archipelago, the Project area lies within the Apachian Valleys and Low Hills Level IV Ecoregion (79a), characterized by valley plains, alluvial fans, and some low hills. This region's precipitation is influenced by monsoons, and elevations in the Arizona part of the ecoregion range from about 3,200 to 5,500 feet. A variety of human and natural influences over the past 100-150 years has caused significant landscape changes. Droughts and precipitation events, livestock overgrazing, agricultural clearing and irrigation, fire suppression, road and residential construction, and introduction of exotic plants have altered the ecological patterns in these "desert seas" and their relations to the sky islands of the adjacent mountain ecoregions.

Although this region has areas of desert scrub and semi-desert grassland, often in a complex mosaic, shrub and cacti encroachment and exotic species, as well as the proliferation of honey mesquite, have greatly altered historical grassland areas (Griffith et al. 2014).

Project Area Habitat Description

Currently, the Project area comprises vacant ranchland. According to the GAP Land cover Dataset, land cover at the site is primarily comprised of Apacherian-Chihuahuan Warm Desert & Semi-Desert Grassland and Steppe (USGS 2018).

9. Site Resource Inventory (Continued)

Federally Listed Species

Species listed as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) are provided regulatory protection under the Federal Endangered Species Act. The USFWS Information for Planning and Conservation (IPaC) tool was consulted to determine whether the Project site is within the range of any of the 22 animal or 6 plant species that are listed as occurring in Cochise County, Arizona.

According to the IPaC report for the Project area (USFWS 2018a), the Project site is located outside of the critical habitat of each of the species listed as threatened or endangered by the USFWS.

The Planning tool indicates that “THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICES JURISDICTION.”

Bella Vista Solar - Site Resource Inventory

Species listed under the Federal Endangered Species Act and their likelihood of occurrence within the Project Area.

Taxonomic Group/ Critical Habitat	Common Name	Scientific Name	Status ¹	Likelihood of Occurrence within the Project Area ^{2, 3}	Discussion / Recommendations ²
Mammals	Ocelot	<i>Leopardus (=Felis) pardalis</i>	FE	There is final critical habitat for this species. Your location is outside the critical habitat.	No anticipated impacts.
	Jaguar	<i>Panthera onca</i>	FE	No critical habitat has been designated for this species.	No anticipated impacts.
Birds	Mexican Spotted Owl	<i>Strix occidentalis lucida</i>	FT	There is final critical habitat for this species. Your location is outside the critical habitat.	No anticipated impacts.
	Northern Aplomado Falcon	<i>Falco femoralis septentrionalis</i>	EXPN	No critical habitat has been designated for this species.	No anticipated impacts.
	Southwestern Willow Flycatcher	<i>Empidonax traillii extimus</i>	FE	There is final critical habitat for this species. Your location is outside the critical habitat.	No anticipated impacts.
	Yellow-billed Cuckoo	<i>Coccyzus americanus</i>	FT	There is proposed critical habitat for this species. Your location is outside the critical	No anticipated impacts.
Reptiles	Northern Mexican Gartersnake	<i>Thamnophis eques megalops</i>	FT	There is proposed critical habitat for this species. Your location is outside the critical	No anticipated impacts.
Amphibians	Chiricahua Leopard Frog	<i>Rana chiricahuensis</i>	FT	There is final critical habitat for this species. Your location is outside the critical habitat.	No anticipated impacts.
Fishes	Desert Pupfish	<i>Cyprinodon macularius</i>	FE	There is final critical habitat for this species. Your location is outside the critical habitat.	No anticipated impacts.
	Gila Topminnow (incl. Yaqui)	<i>Poeciliopsis occidentalis</i>	FE	No critical habitat has been designated for this species.	No anticipated impacts.
Flowering Plants	Huachuca Water-umbel	<i>Lilaeopsis schaffneriana</i> var. <i>recurva</i>	FE	There is final critical habitat for this species. Your location is outside the critical habitat.	No anticipated impacts.
	Wright's Marsh Thistle	<i>Cirsium wrightii</i>	C	No critical habitat has been designated for this species.	No anticipated impacts.

FE = Federally Endangered; FT = Federally Threatened; C = Federal Candidate Species; EXPN = experimental non-essential population; A field visit has not been conducted for this site. The likelihood of occurrence and discussion/recommendations for a species may be subject to changes based on the results of a site visit. In addition, contact with agencies is recommended to determine if there is any additional information or specific species of concern for the Project site. See References for species citation information.

9. Site Resource Inventory (Continued)

Arizona Department of Game and Fish

See Attached letter from AZDGF.

Wetland Resources

The Project site is located in Federal Emergency Management Agency (FEMA) Zone X, which is determined to be outside the 0.2% annual chance floodplain. A dry wash bisects the Northern portion of the Project site. This wash will be avoided during the construction and operation of the proposed Project.

10. Citizens Review

Greenstone has contacted each of these 16 parties in writing. A list of all communications between Greenstone and each of these parcel owners supplied as part of this Application and this information will be updated up to the Public Hearing date.

11. Contact Information

CONTACT DETAILS	
Greenstone Capital	Adapture Renewables
Address:	
13951 N Scottsdale Rd, STE 133, Scottsdale, AZ 85254	1901 Harrison Street, Suite 1630, Oakland, CA 94612
Contacts:	
Derek Fromm T: 480-330-9011 E: dfromm@greenstonecap.com	Peter Davis T: 415-866-7450 E: pdavis@adapturerenewables.com

APPENDIX 3 – Land Use

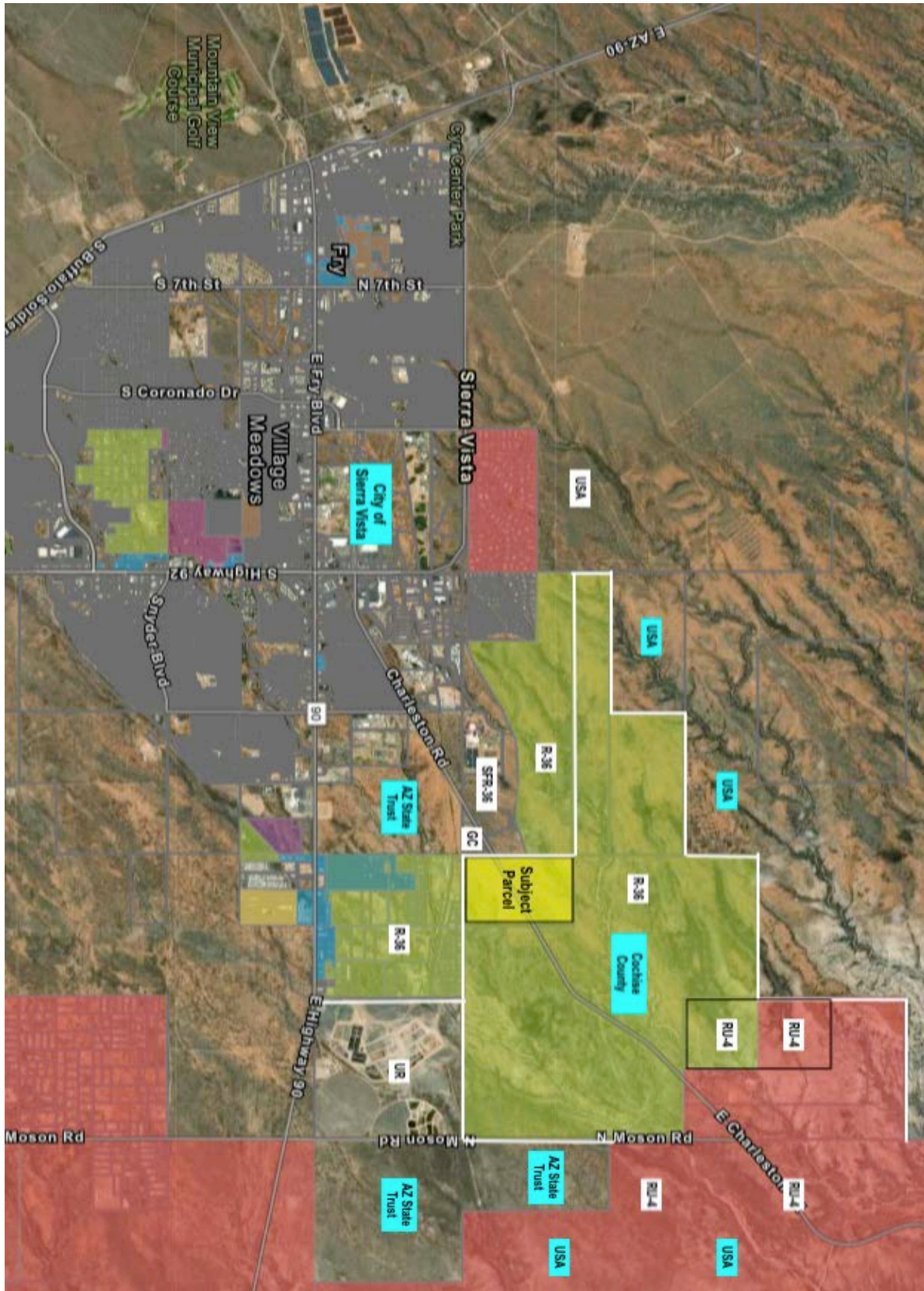


Figure 7. Segment of Cochise County Comprehensive Plan Map.

APPENDIX 6 – Sample of view-obstructing screening for solar PV Plant

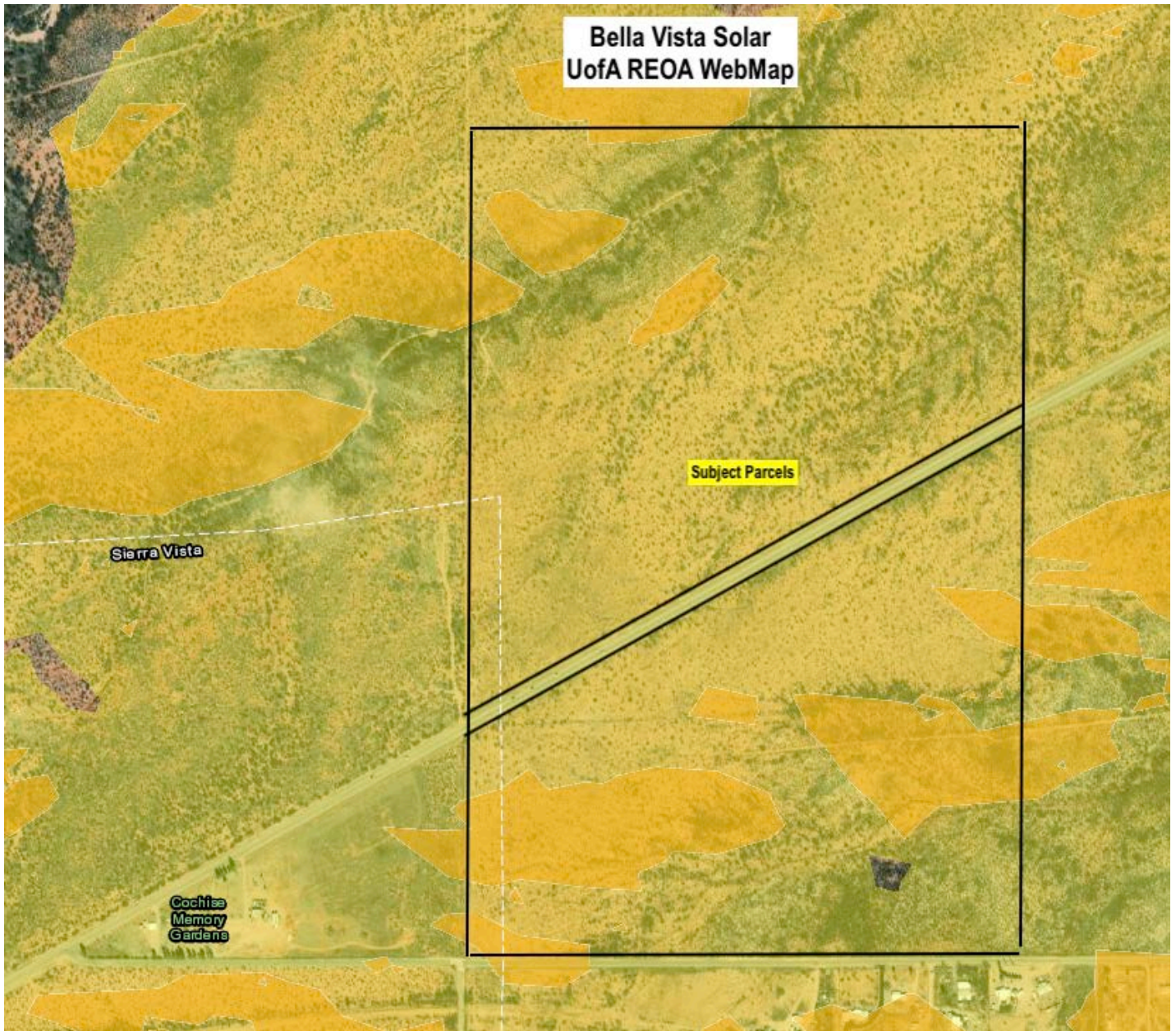


Mohave Sunrise Solar II, Fort Mohave, AZ



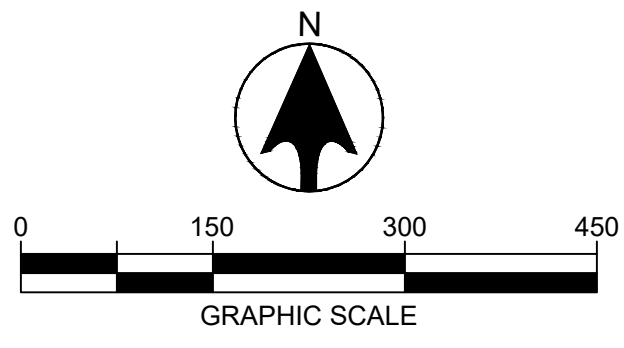
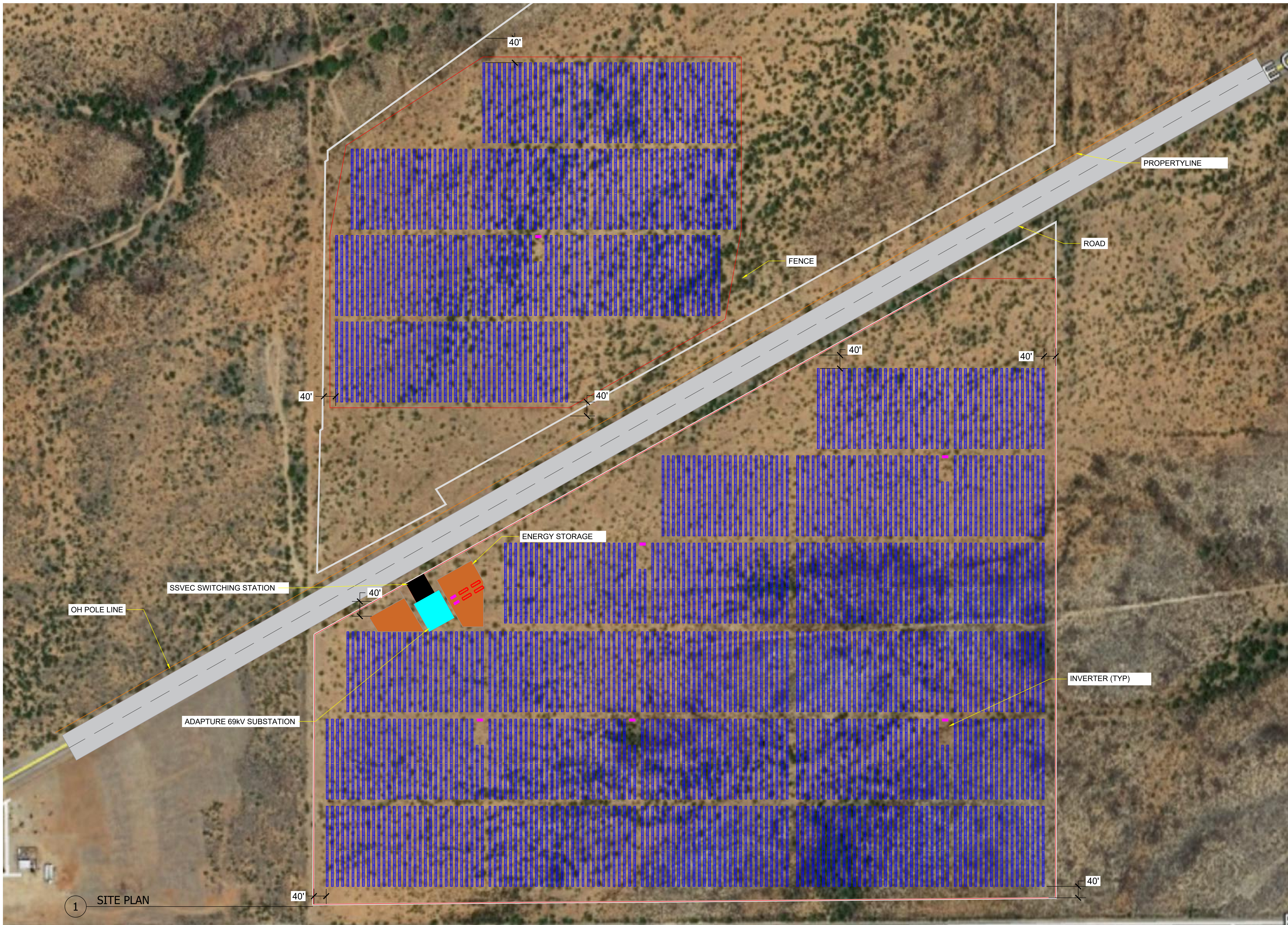
Mohave Sunrise Solar II, Fort Mohave, AZ (view from E. Joy Land, looking South)

APPENDIX 7 – UofA Renewable Energy Opportunity Analysis of Subject Site



REOA WebMap of Cochise County APN 10701001C

Source: <https://cals.arizona.edu/reoa/>



REV	DESCRIPTION	DATE
0	PROPOSAL	08/07/20
1	SCALE CHANGE	10/14/2020
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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ADAPTURE
 RENEWABLES
 ADAPTURE RENEWABLES, INC.
 1901 Harrison St, Ste 1630
 Oakland, CA 94612, USA

PROJECT NAME:
BELLA VISTA SOLAR PROJECT

PROJECT ADDRESS:
 31.5730°N, -110.2191° W

SEAL:	DATE: 8/07/2020
	PROJECT #: -
	DRAWN BY: TS
	CHECKED BY: ZZ

TITLE:
SITE LAYOUT

SHEET:
 E-100