MARANA PLANNING COMMISSION
MEETING NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 24, 2024, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on April 24, 2024, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

Marana Planning Commission
Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times
Regular Commission meetings are usually held on the last Wednesday of each month at 6:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings
If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located inside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the Agenda are available the day of the meeting inside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

Public Comments
Please submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC
At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the December 6, 2023 Meeting Minutes

B. Public Hearings

1. **PCZ2402-001 Grier 138/13.8 Kilovolt Substation TEP Rezone;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 19.6 acres of land located approximately one-half mile west of the intersection of West Grier Road and North Wentz Road from Zone A (Small Lot Zone) to NC (Neighborhood Commercial). (Scott S. Radden)

C. Commission Action

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

1. **PCM2403-002; Waiver of subdivision requirements for the Cypress Gardens subdivision**. A request for a waiver of the subdivision requirement to underground existing electrical utilities adjacent to the Cypress Gardens residential development located on the west side of Sandario Road and north of Barnett Road. (Austin J. Shreffler)

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. §38-431.03 (A), Planning Commission may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Planning Commission Regular Meeting
Meeting Date: 04/24/2024

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: April 24, 2024

Subject: **Approval of the December 6, 2023 Meeting Minutes**

Attachments

12/6/2023 Summary Minutes

MARANA PLANNING COMMISSION
REGULAR MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 6, 2023, at or after 6:00 P.M.

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner
Sharon Tyson, Commissioner

SUMMARY MINUTES

DRAFT

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Chairman Schnee.**

ROLL CALL

Chairman Schnee directed the Planning Commission secretary to call roll. All commission members were present. The Planning Commission secretary stated a quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Commissioner Flint moved to approve the agenda as presented. Commissioner McIntyre seconded the motion. Motion passed, 7-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Summary Minutes of October 25, 2023.

Chairman Schnee moved, and Commissioner Flint seconded, the motion approving the minutes. Motion passed, 7-0.

PUBLIC HEARING

1. PCZ23039-003: Silverbell Nelson Rezone; A request for a recommendation to the Marana Town Council for approval to rezone approximately 3.9 acres of land located at 9996 N. Silverbell Road, on the east side of N. Silverbell Road, one tenth of a mile south of N. Coachline Boulevard, from Zone C (Large Lot) to R-36 (Residential) (Scott S. Radden)

Senior Planner, Scott Radden presented on this item. **Mr. Radden** noted this request is a translational rezone from Large Lot – Zone C to R-36 - Residential. If this item is approved, the property owner would have to dedicate the necessary right-of-way for a future 90-foot collector cross-section, to the Town.

This is a discretionary item for the Planning Commission to consider. Should the Commission choose to recommend approval of this item to the Town Council, staff recommends it be subject to the recommended conditions in the staff report.

Commissioner Bowen asked the applicant, Mr. Hanson, if the property owner is aware of this requirement and if he has agreed to dedicate the right-of-way. Mr. Hanson said the property owner is aware and has no issues with dedicating the right-of-way.

Chairman Schnee opened the public hearing at 6:06 p.m.

Joanne Rink spoke in opposition to the rezone. She felt the rezone was not compatible with the surrounding property. She stated it will detract from the character, beauty, and value of the area.

Mr. Hanson noted the Ms. Rink's property is 1.9 acres. When rezoned, the three lots would be approximately 1.3 acres, making them comparable to the size of Ms. Rink's property. **Mr. Hanson** felt the rezone would be a good transition; from R-144 (across the street) and R-6 (to the north of the property.)

Mr. Radden noted that a cultural resources study was completed to make sure there were no artifacts on the property.

Chairman Schnee closed the public hearing at 6:12 p.m.

Chairman Schnee felt this was a good project. He noted the northern lot split is similar to Ms. Rink's lot. He agreed the rezone would be a good transition to the area.

Commissioner Bowen felt this was not an excessive change in zoning or density. He agreed with **Chairman Schnee**, and felt it was a good project, as well.

Commissioner Flint noted if the applicant came in to subdivide the property into much smaller lots, he could see a greater concern, but with only 3 lots, it meets the criteria for a reasonable transition.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed, 7-0.

DRAFT

2. PCZ2309-004 NWC Oldfather - Ina Rezone; A request for a recommendation to the Marana Town Council for approval to rezone approximately 1.7 acres of land located northwest of the intersection of W Ina and N Oldfather from NC (Neighborhood Commercial) to VC (Village Commercial) (Scott S. Radden)

Senior Planner, Scott Radden presented on this item. The request is for a non-site analysis rezone to Village Commercial, with the intent to create uniform zoning along the Ina Road corridor to allow for future development in conformance with the VC Zoning District.

Addressing the Commission, **Robin Large, Lazarus & Silvyn** noted the intent is to rezone from a NC Zoning to VC Zoning, which is more of a regional type of commercial use. She also noted the applicant agrees with the conditions listed in the staff report.

Chairman Schnee opened and closed the public hearing at 6:22 p.m.

No further questions from the Commission.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed, 7-0.

3. A request for a recommendation to the Marana Town Council for approval of a minor amendment to the Marana 2040 General Plan to amend Figure 2-4 (Future Circulation Map) to reduce the right-of-way width for Adonis Road from south of the San Lucas subdivision to Tangerine Road from 250 feet to 150 feet. (Jane Fairall)

Town Attorney, Jane Fairall presented on this item. She noted this was a cleanup provision to do a minor General Plan Amendment to the Marana 2024 General Plan. In 2009 a resolution was adopted to reduce the width of Adonis Road, south of the San Lucas subdivision to Tangerine Road, from 250 feet to 150 feet. When the General Plan was adopted in 2019, the Town inadvertently reflected the 250 feet, in the Future Circulation Map. This minor amendment is a cleanup provision to revise the Future Circulation Map to reflect 150 feet.

Chairman Schnee opened and closed the public hearing at 6:25 p.m.

No further questions from the Commission

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed, 7-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

DRAFT

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner McIntyre moved to adjourn the meeting. Commissioner Flint seconded the motion. Motion passed, 7-0. The meeting adjourned at 6:29 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on December 6, 2023. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

DRAFT

Planning Commission Regular Meeting

Meeting Date: 04/24/2024

To: Planning Commission

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: April 24, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2402-001 Grier 138/13.8 Kilovolt Substation TEP Rezone;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 19.6 acres of land located approximately one-half mile west of the intersection of West Grier Road and North Wentz Road from Zone A (Small Lot Zone) to NC (Neighborhood Commercial). (Scott S. Radden)

Discussion:

Request

Sonoran Land Resources, representing Tucson Electric Power (TEP) on behalf of Cortaro Farms LTD (Property Owner), is requesting a recommendation to the Marana Town Council for approval to rezone 19.6 acres of land (Pima County Assessor Parcel No. (APN) 217-23-0310) from Small Lot Zone (Zone A) to Neighborhood Commercial (NC) in order to construct, maintain, and operate a 138/13.8 kilovolt (kV) electric substation. The proposed rezoning is accompanied by a request to amend the Marana General Plan Land Use Map category designation from Traditional Neighborhood to Commercial.

Proposed Conceptual Site Plan

To accommodate the existing electric service needs of Marana, future load growth, and improve system reliability, as well as retire the Lateral 7 ½ 46-kV Substation, TEP proposes to construct, maintain, and operate the proposed Grier 138/13.8-kV Substation. The new substation would be sourced from the existing North Loop to Tortolita Quad Circuit (east of I-10), utilizing the recently approved (by the Arizona Corporation Commission (ACC)) Arizona Electric Power Cooperative, Inc. (AEPCO)/TEP double-circuit Marana to Saguaro 115/138-kV transmission line, which would then loop back to the existing North Loop to Tortolita Quad Circuit via an as yet, undetermined route, in order to provide needed redundancy to the grid.

As shown in the proposed Conceptual Site Plan, the 19.6 acres are intended to accommodate the Grier Substation and associated transmission and distribution facilities. The proposed Grier Substation is generally located on the south half of the property, surrounded by a 12-foot-tall decorative masonry wall and 20-foot-wide security road around the perimeter of the wall. The site will be accessed through ingress and egress driveways off Grier Road. Landscape buffers consisting of drought-tolerant vegetation, typical of the Sonoran Desert will be planted along the perimeter of the property.

Facilities within the wall consist of a grounding grid, static masts, an equipment shelter, a main transformer, current transformers, circuit breakers, H-frame structures, transmission line drop-in structures, pull boxes, switchgear, as well as overhead and buried primary and secondary power lines. H-frame structure heights would be between 50-60-feet tall. Drop-in structure and static mast heights would be approximately 75-feet tall.

Marana 2040 General Plan

The Marana General Plan designates the proposed rezoning area with a land use category of Traditional Neighborhood (TN). The applicant is also requesting a recommendation to the Marana Town Council for a minor General Plan amendment from TN to Commercial (C).

History
The 19.6 acre proposed rezoning area was part of the original Town of Marana incorporation in 1977. The property is currently vacant and used as an agricultural field. In the distant past, a multi-family dwelling was located in the southeast corner of the property, likely used to house farm staff, and demolished in 1972. There are unused irrigation canals on the south property boundary, and an active Cortaro-Marana Irrigation District (CMID) irrigation canal that runs on the east and north edges of the property boundary.

Surrounding Land Use and Zoning
To the north of the subject property is Anyway Farms Master Planned Area, zoned Specific Plan (SP), with mostly agricultural land uses. Located to the east are agricultural lands zoned Small Lot (Zone A). On the west side of the property are six single-family residential lots, zoned Small Lot (Zone A). On the south side of the property, across Grier Rd, is agricultural lands, zoned Medium Lot (Zone B).

Access and Circulation
The subject property has direct access, to the south, from Grier Road.

Utilities
The rezoning area is located within the Marana Water intended service area but TEP does not intend to connect to the public water supply. There is currently no sewer service to the property, and as the substation will be unmanned, the site will not require waster water service. There is no need for natural gas for operations and electricity and communication services would be installed by TEP if the development is approved.

Fire Service
The rezoning area is currently not located within a fire district. The property is adjacent to the Northwest Fire District service area and may annex at the time of development.

Citizen Participation
The applicant mailed a letter to each of the property owners within 300 feet of the subject property informing them of the application submitted to the Town. The letter provided the opportunity for the owners to contact and meet with the applicants to discuss the project on April 4, 2024, at the Marana Municipal Complex 2nd Floor Conference Room, from 6:00PM to 7:30PM. Eleven people (10 adults, 1 child) attended the meeting. Comments involving potential decrease in property values, noise, health concerns and past issues with the AEPCO/TEP Transmission Line Project were made by concerned individuals. A full report of the meeting was provided as an attachment to this staff report.

Public Notification
This public hearing was noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at the property, various locations within the community and on the Town's website. Staff received no comments prior to the time of writing this report.

Case Analysis Review Criteria
Pursuant to Town Code section 17-3-1(D), the Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:

Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development:
Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning

changes.

The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning:
With the acceptance of the recommended conditions, this rezoning will benefit the community through the increased capacity of public utilities.

Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances:
Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development:
The rezoning amendment conforms to the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

The zoning districts and existing land uses of the surrounding properties:
B*ased on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding property zoning and existing land use.*

Whether the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development:
With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area:
Based upon the rezoning requirements and conditions, there is adequate utility infrastructure, public facilities, and public services in the area to serve the proposed rezoning area.

Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification:
Based upon the rezoning requirements and conditions, the subject property is suitable for the uses permitted within the NC zoning district.

Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character:
Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character.

Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs:
Based upon the rezoning subject area location, there is an ample supply of land available in the area and the surrounding community.

If applicable, the length of time the subject property has remained vacant as zoned:
The last residential structure was demolished in 1972 and continuously farmed since then.

Staff Recommendation:

This is a discretionary item for the Planning Commission to consider. Should the Commission choose to recommend approval of this item to the Town Council, staff recommends it be based upon the recommended findings and subject to the following conditions:

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the Conceptual Site Plan presented to and approved by the Town Council as part of this Rezoning.
3. A detailed traffic impact analysis must be submitted by the Property Owners and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
5. The Property Owners must design and construct any roadway or drainage improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis and the accepted master drainage study, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
6. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
7. The Town is not providing a designation of assured water supply and water service to the Rezoning Area at this time. If the Property Owners request a designation of assured water supply and water service to the Rezoning Area in the future, the Property Owners will be required to transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
8. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
9. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
10. The Property Owners shall dedicate 45 feet of land for Grier Road right-of-way along the southern property line of the Rezoning Area upon demand of the Town.
11. The Rezoning Area lies within the Town's intended water service area. If a well is drilled to supply the Rezoning Area and that well later becomes a barrier for siting Town wells, the Property Owners shall work with the Town to arrive at an agreeable solution to allow the Town to sit its wells.

Suggested Motion:

I move to recommend to the Town Council [approval] [disapproval] of PCZ2402-001 Grier 138/13.8 Kilovolt Substation TEP rezone subject to the recommended conditions.

Attachments

Narrative and Associated Docs
Location Map
Zoning Maps
Application
Neighborhood Meeting Summary



Grier Substation Rezone & Minor General Plan Amendment
13860 W. Grier Road Marana, Arizona 85653

Revised

April 11, 2024

General Plan Amendment Project Number: GPA2402-001
Rezone Project Number: PCZ2402-001

Grier Substation Rezone & Minor General Plan Amendment

13860 W. Grier Road Marana, Arizona 85653

Submitted to:
Town of Marana
Planning and Zoning Division
11555 West Civic Center Drive
Marana, Arizona 85653

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February 2024

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LIST OF ACRONYMS

ac	Acre
ACC	Arizona Corporation Commission
AEPCO	Arizona Electric Power Cooperative, Inc
AG	Agriculture

ALTA	American Land Title Association
amsl	Above mean sea level
APN	Assessor's Parcel Number
ASM	Arizona State Museum
AZGFD	Arizona Game and Fish Department
AZGFD	Arizona Game and Fish Department
C	Commercial
CEC	Certificate of Environmental Compatibility
Cfs	Cubic feet per second
CMU	Concrete Masonry Unit
CMID	Cortaro-Marana Irrigation District
CWA	Clean Water Act
DG	Decomposed granite
du/ac	Dwelling units per acre
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
Fps	Feet per second
Ft^2	Square feet
HDMS	Heritage Data Management System
IPaC	Information for Planning and Consultation
kV	kilovolt
KVA	kilovolt amperes
kW	kilowatts
LOMR	Letter of Map Revision
MUSD	Marana Unified School District
MVA	megavolt amperes
NC	Neighborhood Commercial
NOAA	National Oceanic and Atmospheric Administration
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
PSA	Purchase Sales Agreement
SP (zoning)	Specific Plan
SP (soils)	Standard Proctor
TEP	Tucson Electric Power Company
TN	Traditional Neighborhood
TOM	Town of Marana
TRSQ	Township Range Section Quarter
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
WOTUS	Waters of the United States
WSS	Web Soil Survey

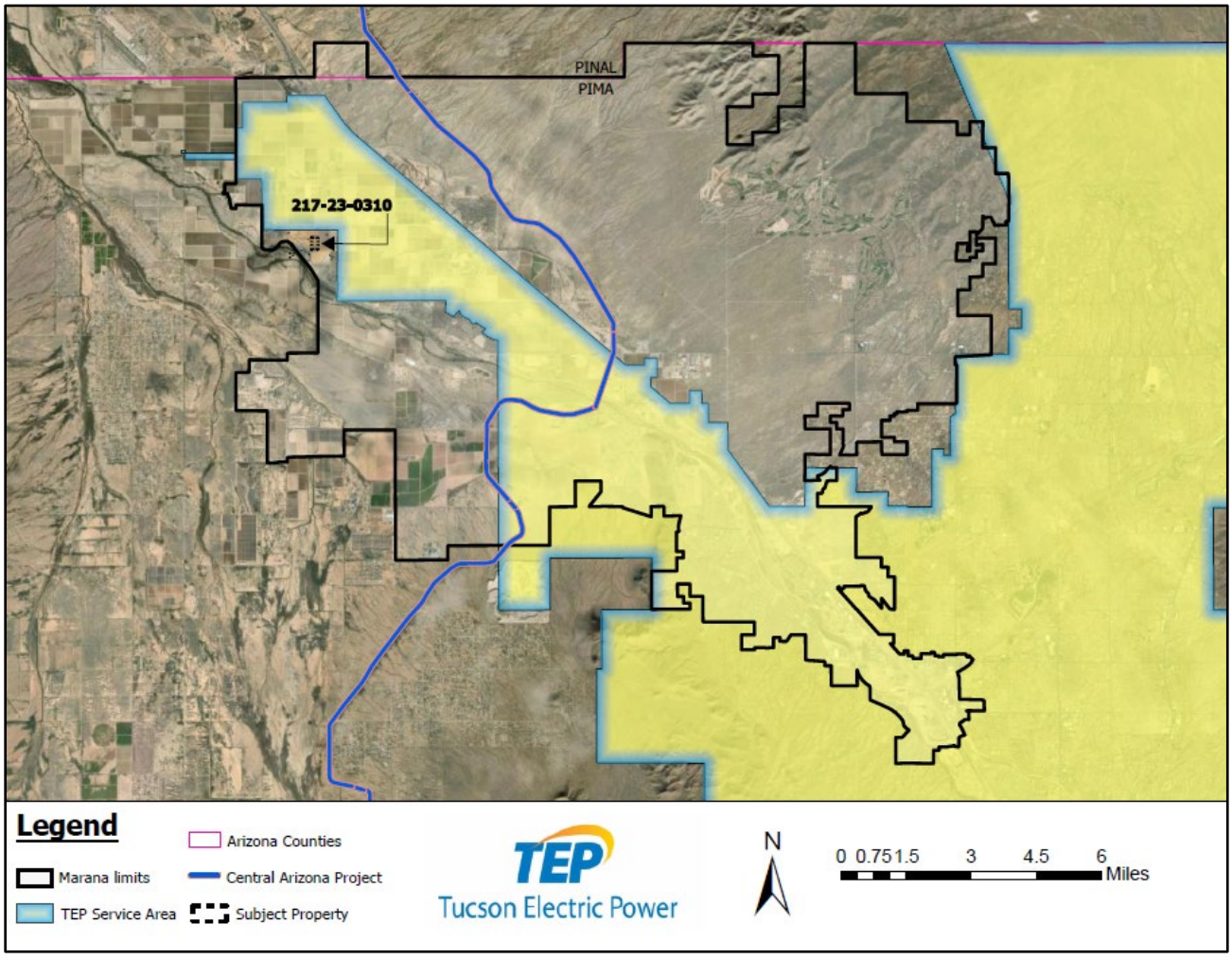
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I. INTRODUCTION

This is a request by Tucson Electric Power Company (TEP) for approval of a rezone of Pima County Assessor Parcel No. (APN) 217-23-0310 (subject parcel) from Small Lot Zone (Zone A) to Neighborhood Commercial (NC) and a minor amendment to the Make Marana 2040 General Plan (General Plan) in order to construct, maintain, and operate a 138/13.8 kilovolt (kV) electric substation. As early as 2007, TEP identified the need for a new substation in the northwest portion of its service area (**Exhibit 1: TEP Service Area**) as evidenced in the filing of its 10-year plan with the Arizona Corporation Commission in 2008. The downturn of the economy slowed this need. However, as both the economy and land development have recovered, the need for electric capacity has increased. Due to continued and steady growth in the Town of Marana (TOM), a new substation is needed to support electric services and reliability for current, planned, and future development in TOM and the surrounding area.

The subject parcel is located just outside of TEP's service area. Transmission and distribution lines would connect the substation to TEP's facilities in its service area via distribution and transmission lines. TEP operates and maintains generation and transmission facilities throughout Arizona and into New Mexico to bring safe, reliable power to customers in its service area.

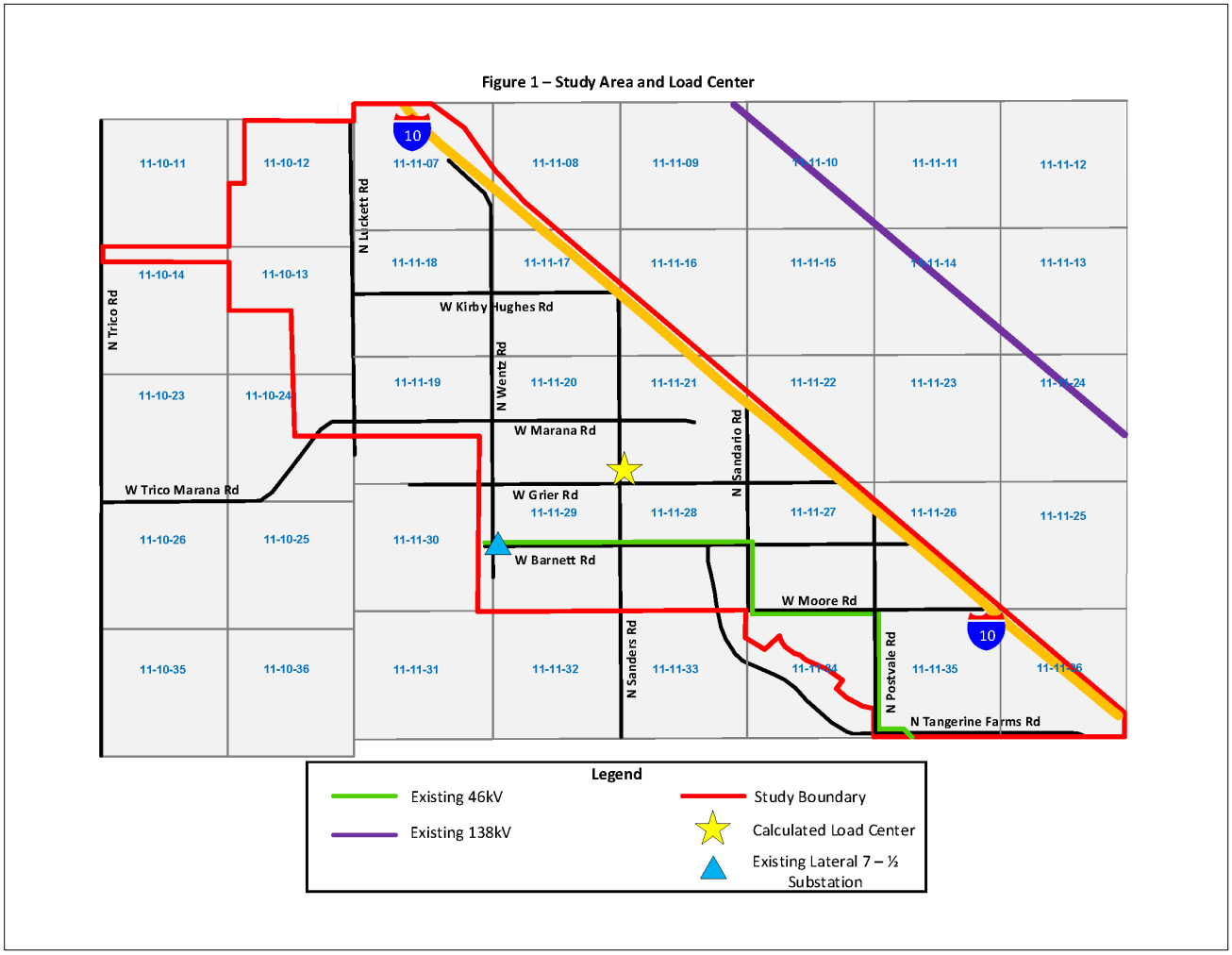
Exhibit 1. TEP Service Area



In 2019, TEP completed the *Marana Area Study* to determine how new development can be served reliable electric service in the northwest portion of its service area. The Marana study area encompasses 13.9 square miles, located north of North Tangerine Farms Road, east of North Trico Road, and west of Interstate-10 (**Exhibit 2: TEP Marana Area Study**). The study determined that the 2019 peak demand was 15.10 megavolt amperes (MVA) and a future peak demand of 166.98 MVA at full build-out[1] is anticipated.

Four (4) existing TEP distribution circuits serve the study area. Two circuits are fed from TEP's existing 46-kV Lateral 7 ½ Substation. The other two circuits are fed from TEP's 138-kV North Loop Substation. To provide contingency support to existing circuits and allow for greater flexibility in response to outages, construction of a new distribution substation is necessary.

Exhibit 2. TEP Marana Area Study



[1] The projected MVA was determined by identifying what each vacant land parcel in the study area is zoned for, finding the total acreage associated with each empty parcel in each Township, Range, Section, and Section Quarter (TRSQ), then multiplying the projected load in kilowatts (kW) per acre, based on that parcel's zoning, by the number of available acres, and then converting kVA to MVA.

Based off both the 2019 load profile and the forecasted load in the study area, the load center was calculated to be northeast of the intersection of North Sanders Road and West Grier Road. This load center indicates the ideal location for a new TEP 138/13.8-kV substation that will provide adequate power within the Marana study area.

In May of 2023, TEP installed a temporary mobile substation in the study area and is currently performing system upgrades at the Lateral 7 ½ 46-kV Substation to maintain system reliability and keep pace with the growing electrical demand in TOM until a new substation can be built and placed into operation.

To accommodate the existing needs, future load growth, and improve system reliability, as well as retire the Lateral 7 ½ 46-kV Substation, TEP proposes to construct, maintain, and operate the proposed Grier 138/13.8-kV Substation.

The new substation would be sourced from the existing North Loop to Tortolita Quad Circuit (east of I-10), utilizing the recently approved (by the Arizona Corporation Commission (ACC)) Arizona Electric Power Cooperative, Inc. (AEPCO)/TEP double-circuit Marana to Saguaro 115/138-kV transmission line, which would then loop back to the existing North Loop to Tortolita Quad Circuit via an as yet, undetermined route, in order to provide needed redundancy to the grid. Siting for this undetermined route will follow (in the event of) approval of the rezone and minor plan amendment request. The transmission line will require approval from the ACC.

A. Site Selection

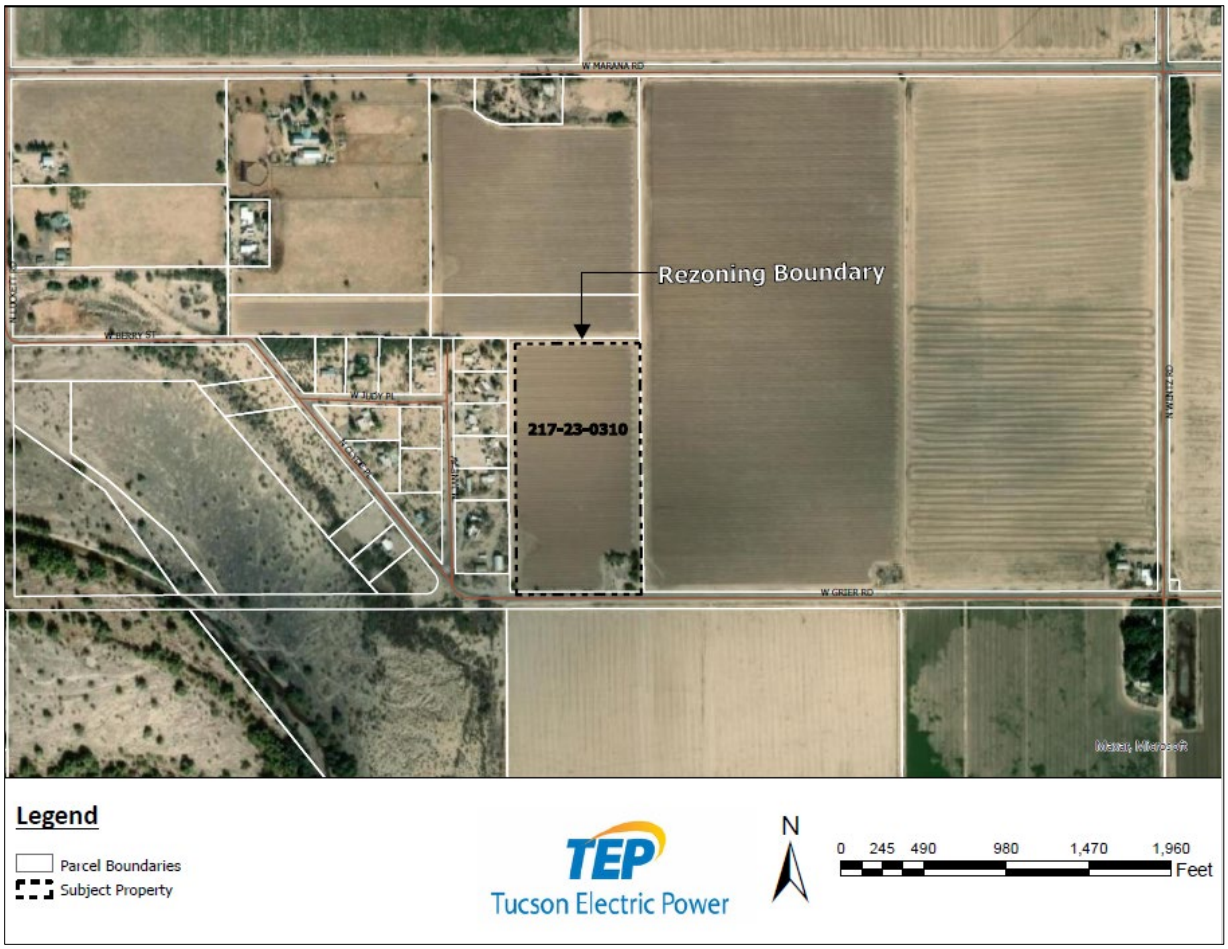
Beginning in 2020, TEP land use planners, engineers, and their consultants conducted a detailed study to identify and evaluate suitable sites near the load center. As outlined below, each site was screened for technical and logistical constraints that are typically applied during the site selection process for new substations. The new substation site must:

- Be available for purchase from a willing seller;
- Meet Substation and Distribution Planning's technical system requirements;
- Accommodate a substation footprint of approximately 12 acres, as well as associated jurisdictional setback requirements;
- Avoid or minimize impacts to natural or cultural resources (i.e., washes, riparian areas, historic properties, threatened or endangered species, etc.);
- Be compatible with surrounding land uses, particularly existing adjacent residential land uses; and
- Be the most cost-effective siting option (e.g., property cost close to market value, least cost for associated improvements necessary to distribute power from the location).

Over a more than two-year period, TEP evaluated 10 potential substation sites to determine the most suitable location for the new substation. The results of the selection process identified the subject parcel as the most suitable location with a willing seller. This location also meets substation and distribution technical system requirements, avoids or minimizes impacts to natural or cultural resources, and is compatible with surrounding land uses.

TEP has entered into a Purchase Sales Agreement (PSA) with Cortaro Farms, Ltd. for the purchase of the subject parcel in Township 11 South, Range 11 East, SW ¼ Section 19, which will be executed in the event a rezone and minor plan amendment are granted by TOM (**Exhibit 3: Grier Substation Location**).

Exhibit 3. Grier Substation Location



B. Anticipated Benefits to the Community

The importance of reliable energy grows more important as technologies develop, and communities grow. High-speed internet and regular access to electricity have become necessary commodities in 2024 and will continue to be so into the future. The General Plan has laid out the top priorities for Marana's continued development and includes the utilization and improvement of public services and facilities.

Building new substations with the ability to accommodate future upgrades can help ensure the long-term viability and adaptability of the electrical grid. Enhanced voltage control via new substations helps to prevent damage to appliances and electrical equipment, it enhances grid efficiency, and helps to maintain stable voltage levels throughout the system. With modern technologies, a new substation would improve reliability and resilience to the electric grid in TOM, as well as increase the grid's capacity.

Once in service, the proposed Grier Substation will strengthen electric reliability for customers, meet future energy needs, and expand power capacity in the area to help drive economic development throughout northwestern

Marana. The proposed Grier Substation will support several large approved/planned projects in the area depicted on **Exhibit 7: Subdivisions and Development Plans**, that include:

- *Southern Arizona Logistics – An industrial and retail planned space covering 1.7 million ft^2.*
- *Ranch House (formerly Sanders Grove)- Up to 3,500 residential units and commercial space.*
- *Gladden Farms Commercial Area- A commercial center to include a Fry's Grocery Store, fuel center, retail, and restaurant pads.*
- *Remington Ranch, Phase 2 - A re-subdivision of Block 1 of Remington Ranch, a residential community.*
- *Cypress Gardens - A detached single-family residential subdivision.*
- *TOM Community and Aquatic Center- multi-generational recreation/community center that includes fitness and exercise facilities, multi-use gymnasium, indoor walking track, reservable classroom and meeting space, and an aquatics facility.*
- *Wentz 154 Development Project – 154 acres on the corner of Wentz and Marana Roads to accommodate approximately 690 new residential lots.*
- *Rancho Marana Towne Center – Mixed-use development project with potential for large amounts of apartments and commercial use.*

C. Adherence to Make Marana 2040 and Strategic Plan 5

The General Plan identifies the subject parcel as being located within the Central Growth Area with a future land use designation of Traditional Neighborhood (TN). The TN category provides for a range of residential densities between 2 du/ac (dwelling units per acre) and 18 du/ac, along with limited commercial, offices, education, and religious institutions and is consistent with existing zoning districts A, R-16, R-10, R-8, R-7, R-6, R-3.5, MH, MR-1, MR-2, NC, VC, and BU.

As the subject parcel is within Zone A, it will require a rezone to NC, which allows for the permissible development of the subject parcel as an electric substation. Also, as the proposed development of the substation exceeds 15 acres, a minor plan amendment to change the subject parcel's designation from TN to Commercial (C) on the General Plan's *Future Land Use Map* would be required.

However, the Grier Substation does support the TOM's goals and policies. Specific goals from the Marana General Plan that the proposed Grier Substation would adhere to, and support include but are not limited to:

- Non-residential development is compatible with existing and planned residential areas (**BE-2**) - TEP 138-kV substations are integrated successfully in residential neighborhoods throughout its service area (see **Appendix A: Examples of Existing TEP Substations**),
- Residential areas are well-served by a full range of supporting land uses that contribute to a balanced community (**BE-7**) – The proposed Grier Substation supports existing and future residential development and would be part of the balanced community,
- Multi-family development in Marana is of high design quality and is supported by necessary infrastructure and community serving uses (**BE-9**) – The proposed Grier Substation provides the infrastructure necessary to support multi-family development,
- Marana prioritizes infrastructure enhancements and extensions that support desired new growth and development in an efficient and sustainable manner (**BE-14**) – As communities increasingly transition to renewable energy sources, a high-voltage substation becomes essential for integrating renewable energy

into the grid. The substation can handle the fluctuations in power generation from renewable sources like wind and solar, contributing to the TOM's sustainability goals, and

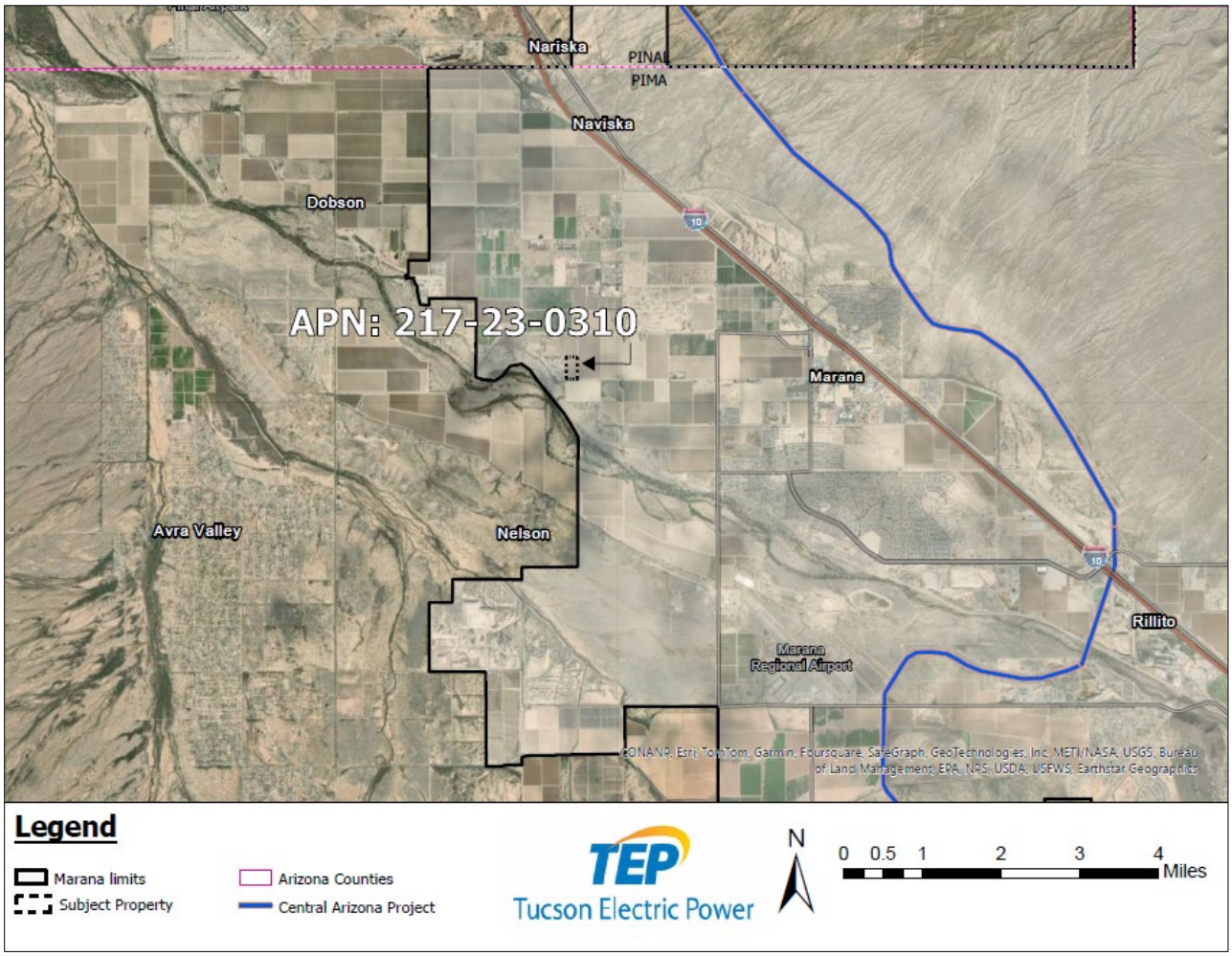
- Maintaining an inventory of development-ready sites to attract future businesses (**PC-7**) - Investing in a 138-kV substation demonstrates foresight in anticipated future growth. This type of infrastructure is designed to accommodate expansion and increased demand over the long term.

II. DEVELOPMENT CAPABILITY REPORT

A. Location and Onsite Land Use

As shown in **Exhibit 4: Regional Location**, the subject property is located three miles to the west of downtown Marana, just northwest of the Santa Cruz River. This 19.5413-acre parcel, identified by Pima County Assessor's Parcel Number (APN): 217-23-0310, is located at 13860 W. Grier Road Marana, Arizona 85653 (temporary address assigned by TOM), in the East half of the Southeast Quarter of the Southwest Quarter of Section 19, Township 11 South, Range 11 East, on the north side of Grier Road, Marana, Pima County, Arizona.

Exhibit 4. Regional Location



The property is currently vacant and used as an agricultural field. The southeast corner of the property was formerly a residential site. Historical US Geological Survey (USGS) aerial photographs from 1958 and a historical USGS quadrangle map from 1959 show that the residential structures were present by this time. The rural property record card for this parcel places the construction date in 1950, and records the main building as a simple, rectilinear, four-family dwelling (four apartments) constructed of painted cement blocks. This building likely served as housing for farm staff and was recorded as having been demolished in 1972. The most recent USGS quadrangle map to depict the possible farm or ranch house dates to 1996, and the rural property record card classifies the parcel as a homesite as late as 1999; however no additional building information was provided with this update. It is possible that a subsequent, temporary structure was added to the property after the demolition of the apartment block in the 1970s. Vestiges of these residential uses are apparent in the remains of building foundations and pads. The area also has a large fan palm on the old homesite along with other native and non-native herbaceous plants as can be seen in **Exhibit 3: Grier Substation Location,** above. In addition, the subject property has unused irrigation canals on the south property boundary, running parallel to Grier Road and on the north and west sides of the old homesite. Active Cortaro-Marana Irrigation District (CMID) irrigation canals run the length of the east and north property boundaries. See Section III.L.6 for details regarding TEP's coordination with CMID.

B. Information on Properties within a Quarter Mile

1. Existing Zoning

The subject property is located within the Small Lot Zone (Zone A), one of TOM's Legacy zones. This zoning permits residential, commercial, industrial, and quasi-public land uses so long as each such land use is conducted on a lot no larger than 2.5 acres.

The subject property is farmed, as is allowed per section 17-4-2 of the TOM Code of Ordinance in which agricultural practices may be conducted in a Zone A lot under the same circumstances as they are permitted in the Agriculture (AG) zone.

Zoning within a 1/4 mile of the subject property consists of a mix of residential and Specific Plan (SP) zones, as well as a nearby designated floodplain (see **Exhibit 5: Existing Zoning Within 1/4 Mile of Subject Property and Table 1: Properties within 1/4-mile of Subject Property** below):

- North: Anway Farms SP
- South: Zone B – Medium Lot Zone
- East: Zone A – Small Lot Zone
- West: Zone A – Small Lot Zone

Exhibit 5. Existing Zoning within 1/4 Mile of Subject Property

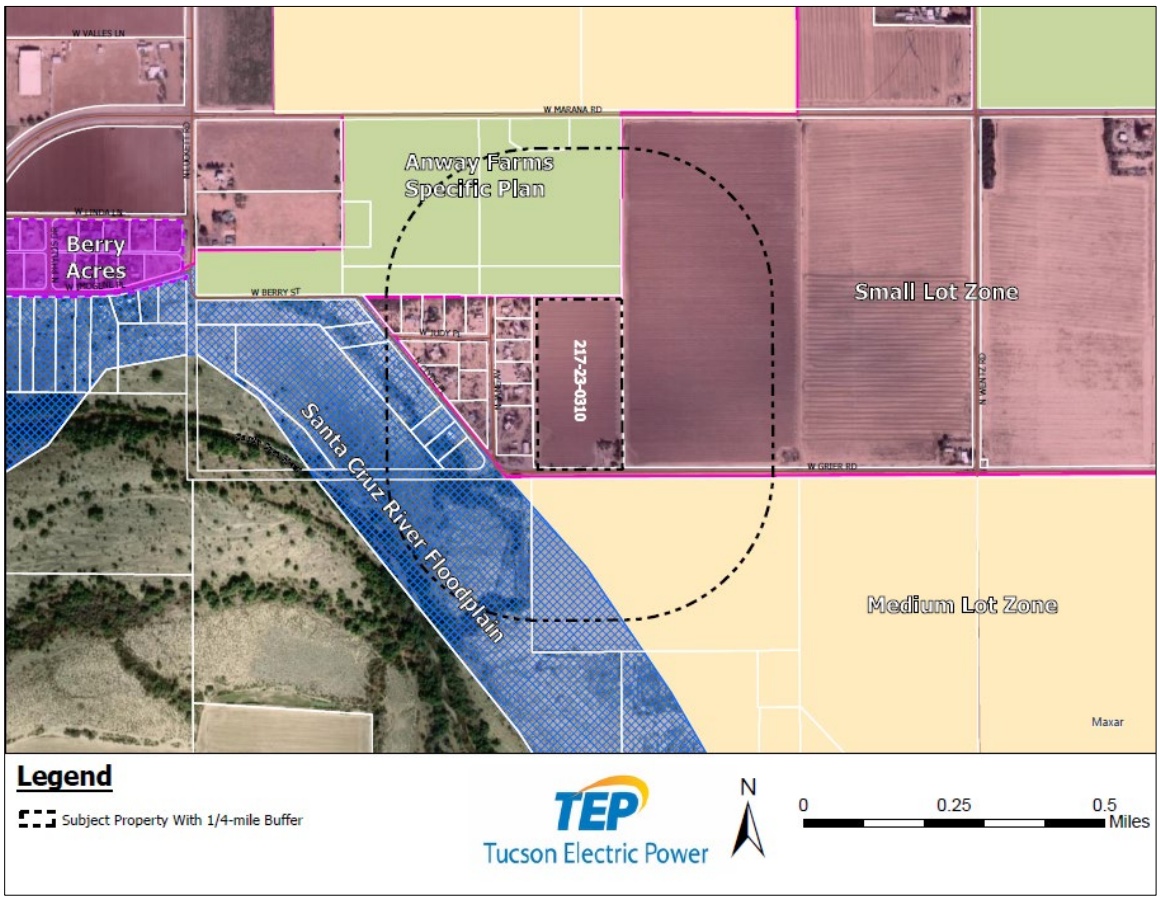


Table 1: Properties within 1/4-mile of Subject Property

	North	South	East	West
Zone (Jurisdictional)	SP- Specific Plan	Zone B Medium-lot Zone	Zone A Small-lot Zone	Zone A- Small-lot Zone Zone D- Designated Floodplain
General Plan Designation	Master Planned Area	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood
Land Use (Existing)	Farmland	Grier Road, Farmland	Farmland	Single-family Residential
Building Height	N/A	N/A	1-story	N/A
Land Use (Future)	Commercial, Technical, Apartments	Likely Residential or Mixed-Use	Likely Residential or Mixed-Use	Residential

2. General Plan Land Use Designation

The General Plan identifies the subject parcel as being located within the Central Growth Area with a future land use designation of TN. The TN category provides for a range of residential densities between 2 du/ac and 18 du/ac, along with limited commercial, offices, education, and religious institutions and is consistent with existing zoning districts A, R-16, R-10, R-8, R-7, R-6, R-3.5, MH, MR-1, MR-2, NC, VC, and BU.

As the subject parcel is within Zone A, it will require a rezone to NC, which allows for the permissible development of the subject parcel as an electric substation. Also, as the proposed development of the substation exceeds 15 acres, a minor plan amendment to change the subject parcel's designation from TN to C on the General Plan's *Future Land Use Map* would be required.

However, the Grier Substation does support the TOM's goals and policies. Specific goals from the Marana General Plan that the proposed Grier Substation would adhere to, and support include but are not limited to:

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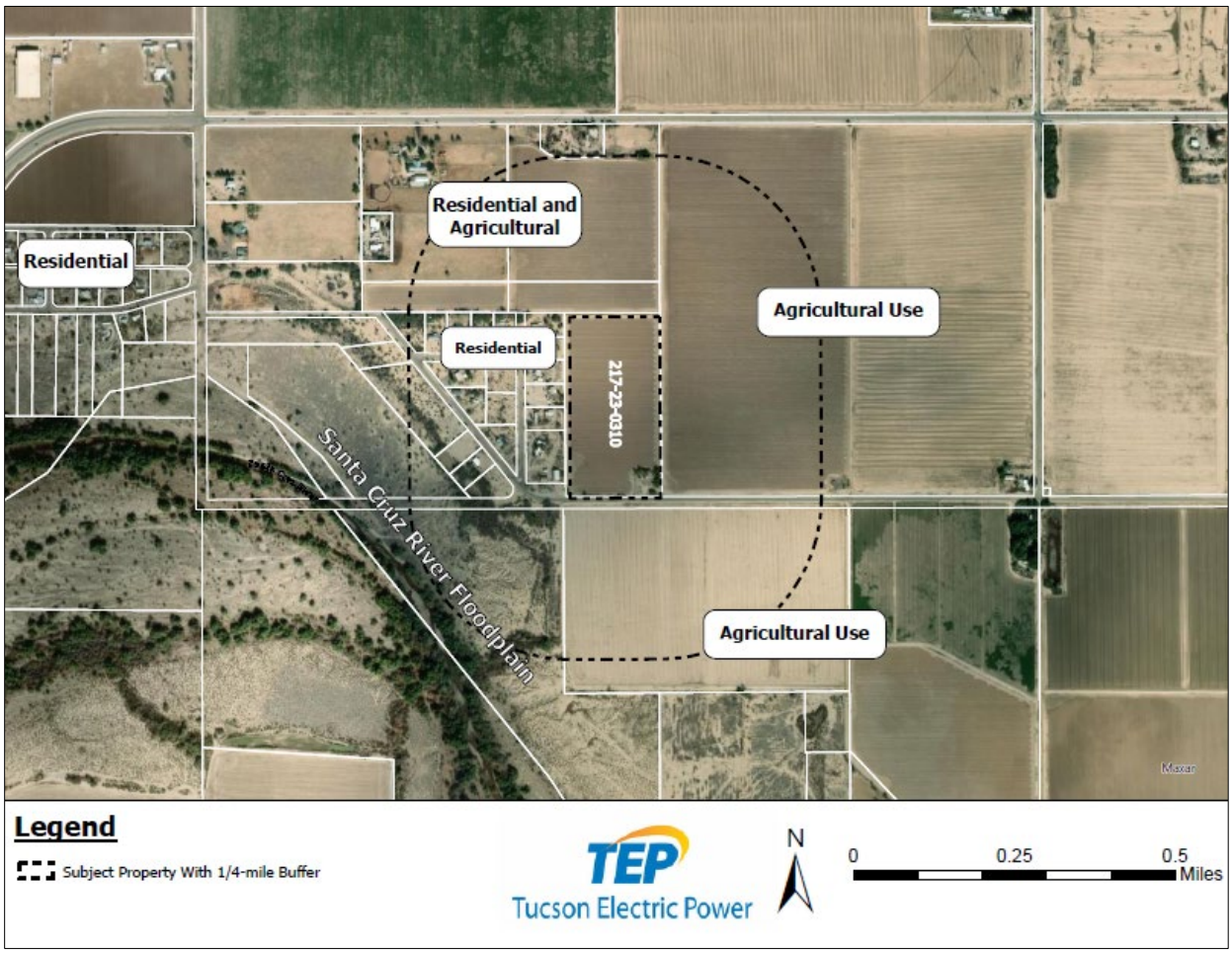
3. Surrounding Existing Land Use

Properties to the north, east, and south are farmland. Six residential properties border the west subject property boundary. Five of these parcels are approximately one acre in size. The furthest south parcel is more than 2.5 acres in size.

The floodplain from the Santa Cruz River is located to the southwest, less than a tenth of a mile from the subject property. The surrounding land uses are listed below and depicted in **Exhibit 6: Surrounding Land Use**:

- North: Farmland
- South: Farmland
- East: Farmland
- West: Residential

Exhibit 6. Surrounding Land Use



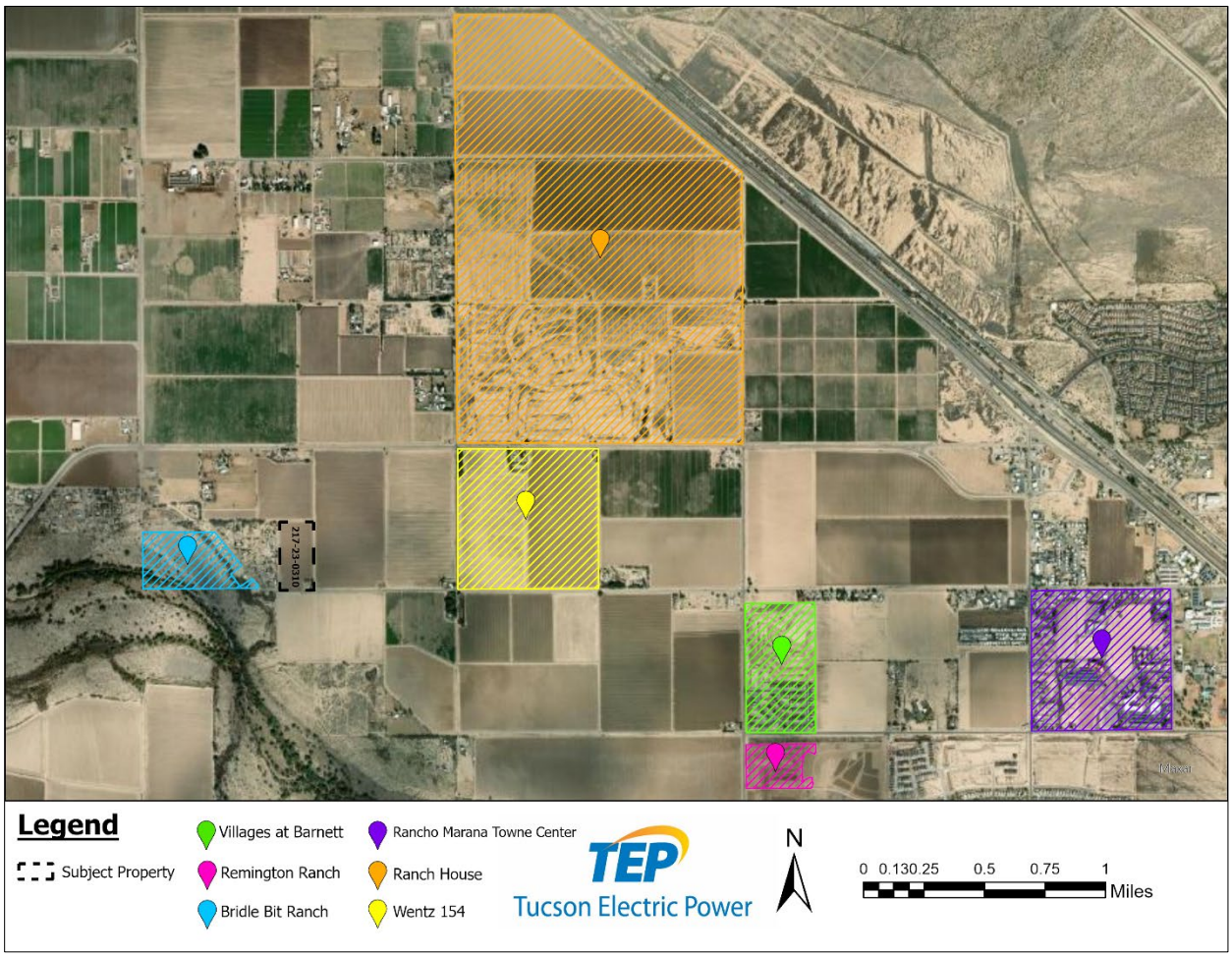
4. Pending and Conditional Rezoning Cases

There are no pending or conditional rezoning cases within five miles of the subject property.

5. Subdivisions & Development Plans

The nearest planned subdivision to the subject property is Bridle Bit Ranch, located on Grier Road, approximately ½ mile west. The next nearest planned subdivision is Remington Ranch, located southeast of the subject property at North Sanders Road and West Barnett Road. The nearest active development is Villages at Barnett, located southeast of the subject property at North Sanders Road and West Grier Road (see **Exhibit 7: Subdivisions & Development Plans**, below.)

Exhibit 7. Subdivisions & Development Plans



C. Septic Systems and Wells

There are no septic systems or wells present on the subject property. The nearest regulated well sites are located approximately 0.5 miles to the east near the intersection of West Grier Road and North Wentz Road. A non-exempt well owned by Tomas Hum is located northwest of the intersection and a non-exempt well owned by Cortaro-Marana Irrigation District (CMID) is located northeast of the intersection.

D. Topography and Slope

TEP completed an ALTA survey of the subject property. Elevation points are shown on the survey located in **Appendix B: ALTA Survey** and summarized below.

The site is flat with a less than 1% northwest-facing slope and an elevation of 1,950' - 1,952' above mean sea level (amsl). The old home site area in the southeast corner of the subject property sits approximately two feet higher (1,952' amsl) than the majority of the site (1,950' amsl) (Also see **Exhibit 8: Topography and Slope**, below).

1. Hillside and Conservation Areas:
   No hillside or conservation areas exist onsite.

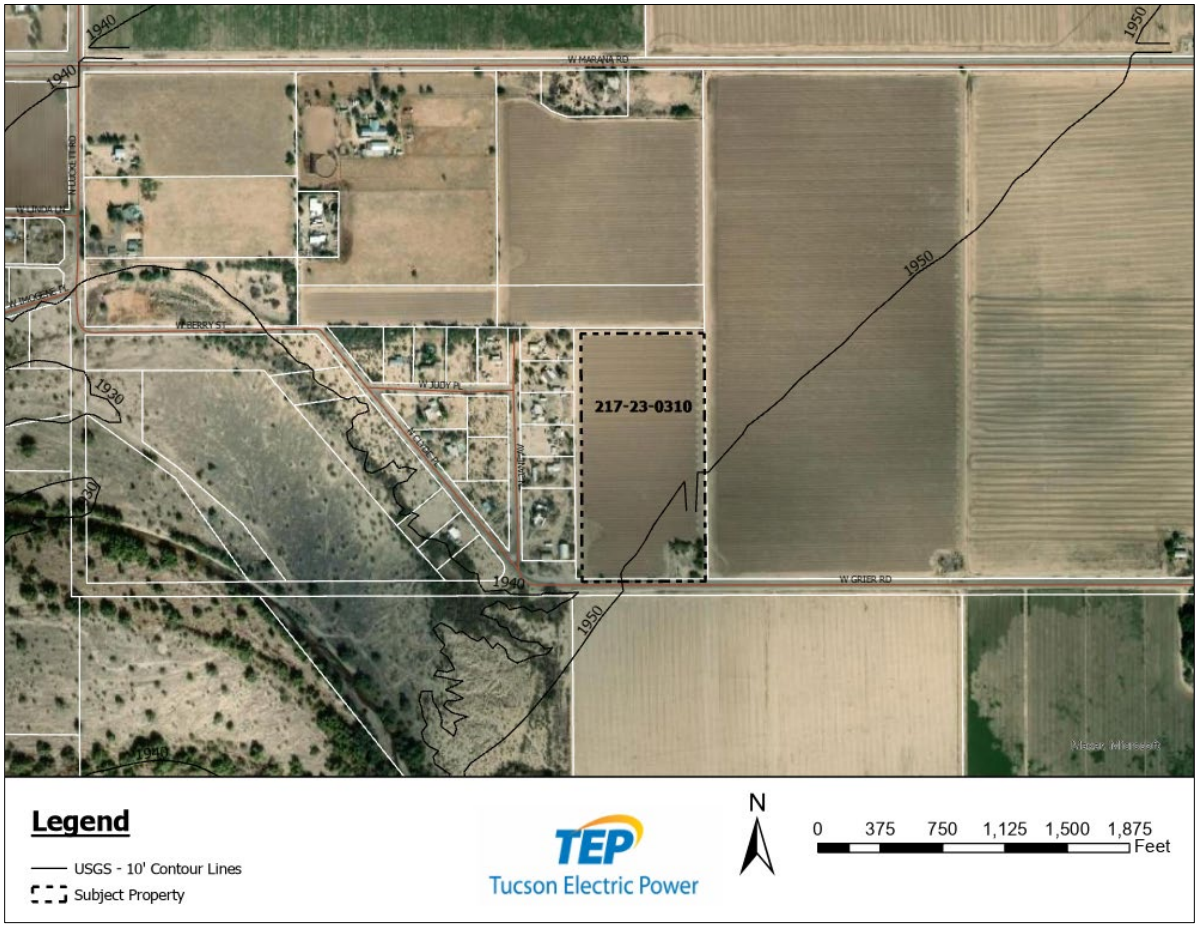
2. Rock Outcrops:
   A review of the Natural Resources Conservation Service (NRCS) soils data found that no rock outcrops are located onsite.

3. Slopes of 15% or greater:
   No slopes are 15% or greater.

4. Other Significant Topographic Features:
   No other significant topographic features exist onsite.

5. Existing Grading and Ground Disturbance:
   As stated previously, the subject property is used for agriculture purposes. As a result, the entire parcel has been graded/regraded/disturbed to support this use. The construction of the substation would not disturb any new areas and as a result of the landscaped buffers and water harvesting basins, some areas that were disturbed will, to some degree, be recovered.

Exhibit 8. Topography & Slope



E. Hydrology

1. Off-site Hydrologic Analysis

The off-site hydrologic analysis was divided into three separate components based on their contributing areas. The first contributing area is associated with the Santa Cruz River, located west of the subject parcel. The second is the contributing watershed associated with the runoff stemming from the Tortolita Mountains, located east of the subject parcel. The third was associated with abutting properties located directly east and south of the subject parcel.

a) Santa Cruz River Watershed

A review of the '*Technical Support Data Notebook for the Letter of Map Revision (LOMR) Santa Cruz River, Sanders Road to Pinal County, Arizona'*, prepared by JE Fuller/Hydrology and Geomorphology, Inc. (JE Fuller 11-15-2021) for the Pima County Regional Flood Control District, determined that during the 100-year storm event, runoff from the Santa Cruz does not impact the subject parcel. **Exhibit 12: 100-year Flood Limits for the Santa Cruz River** illustrates the 100-year flood limits for the Santa Cruz River and is provided in *Section E.3: Hydraulic Discussion*, below.

b) Tortolita Mountains Watershed

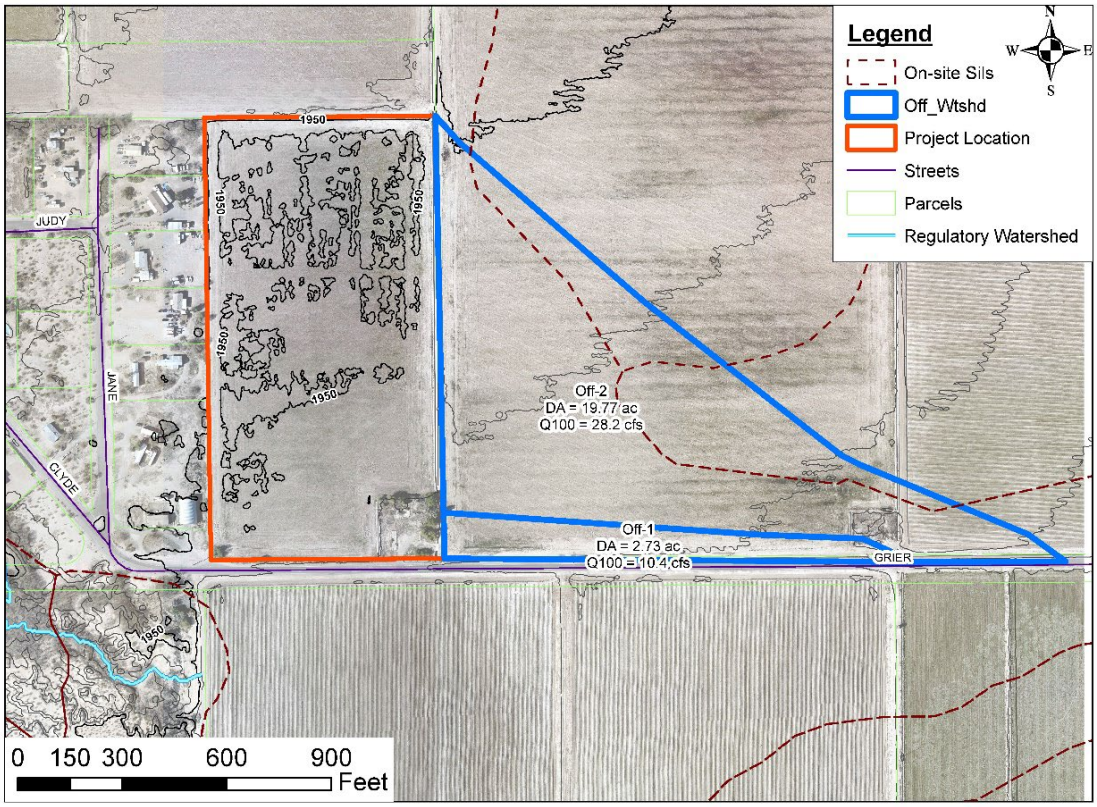
To evaluate the impacts stemming from the Tortolita Mountains Watershed, the '*Technical Support Data Notebook for the Letter of Map Revision (LOMR) Santa Cruz River, Sanders Road to Pinal County, Arizona,'* was again consulted as the LOMR application included hydrologic and hydraulic analysis associated with this regional watershed. Per this review it was determined that during the 100-year event, runoff from the regional watershed originating in the Tortolita Mountains does not impact the subject parcel. **Exhibit 13: 100-year Flood Limits for the Tortolita Mountains** illustrates the 100-year flood limits for the Tortolita Mountains and is provided in *Section E.3: Hydraulic Discussion*, below.

c) Local Off-site Watersheds

Given that runoff from the larger watersheds does not impact the subject parcel, the off-site hydrologic analysis focused on the runoff generated solely by the local watersheds directly east and south of the subject parcel. In determining the contributing area impacting the subject parcel from the south and east, aerial topography was confirmed via site reconnaissance. Based on this, it was determined that runoff south of Grier Road flows east and is discharged directly into a tributary of the Santa Cruz River.

Based on existing site topography, runoff generated by the properties to the east of the subject parcel flows northwest. This contributing area is primarily fallow farm fields and a portion of Grier Road. To determine the runoff generated by this contributing area, two off-site watersheds were delineated (Off-1 & Off-2). Two watersheds were created for the purpose of quantifying the design discharges used in the proposed drainage design discussed in Section III.F of this document (see **Exhibit 9: Off-site Watershed**).

Exhibit 9. Off-site Watershed



To quantify the peak discharges for the watersheds associated with the proposed substation development, Pima County's interpretation of the Rational Method embedded in the online software program, PC Hydro (V7.1), was utilized. PC Hydro is used to quantify peak discharges for watersheds in Pima County encompassing less than 10 square miles. Input parameters used to define the off-site watersheds were based on the parameters recommended in the PC Hydro User Manual. Rainfall data for the 100-year event was extracted from the National Oceanic and Atmospheric Administration (NOAA) 14 dataset. On-site soils information was obtained from the NRCS Soils Survey for Pima County, Arizona. A list of the parameters used in the analysis is provided in **Table 2: Summary of Hydrologic Parameters: Off-site and On-site Watersheds (Existing Conditions)**. Once the parameters were determined, PC Hydro calculated the peak discharges within the program. The results are presented in **Table 3: Summary of Hydrologic Analysis (Existing Conditions)**.

2. On-site Hydrologic Analysis (Existing Conditions)

a) On-site Watersheds

The on-site hydrologic analysis divided the subject parcel into two contributing areas based on the planned future layout of the substation. These two sub-watersheds are presented in **Exhibit 10: On-site Watersheds** below. The analysis for the onsite watersheds was also based on PC Hydro with the parameters obtained from the same sources discussed above. These parameters are also presented in **Table 2: Summary of Hydrologic Parameters: Off-site and On-site Watersheds (Existing Conditions)**. The results of the analysis are presented in **Table 3: Summary of Hydrologic Analysis (Existing Conditions)**.

Exhibit 10. On-site Watersheds

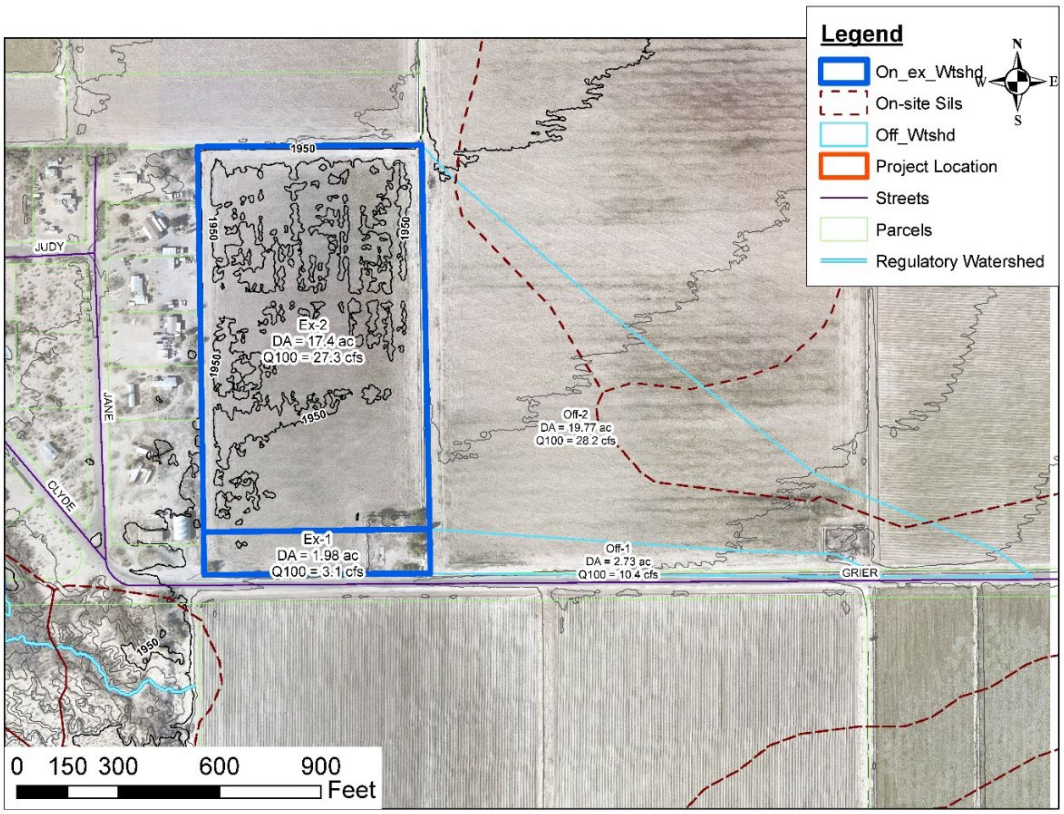


Table 2. Summary of Hydrologic Parameters: Off-site and On-site Watersheds (Existing Conditions)

Contributing Watershed	100-Rainfall Depth (inches)	Hydrologic Soil Type	Impervious Cover (%)	Basin Factor	Watershed Slope (%)	Runoff Coefficient 100-yr Event
Off-1	*2.46*	*100% B*	*0*	*0.05*	*0.8*	*0.47*
Off-2	*2.46*	*72% B, 28% C*	*0*	*0.05*	*0.8*	*0.5*
On-1	*2.46*	*100% B*	*0*	*0.05*	*0.11*	*0.47*
On-2	*2.46*	*100% B*	*0*	*0.05*	*0.11*	*0.47*

Table 3. Summary of Hydrologic Analysis (Existing Conditions): Off-site and On-site Watersheds

Contributing Watershed	Drainage Area (acres)	2-year Peak Discharge (cfs)	10-year Peak Discharge (cfs)	100-year Peak Discharge (cfs)
Off-1	*2.70*	1	2.4	10.4
Off-2	*19.80*	2	5.1	28.2
On-1	*1.98*	0.2	0.5	3.1
On-2	*17.40*	1.7	4.8	27.3

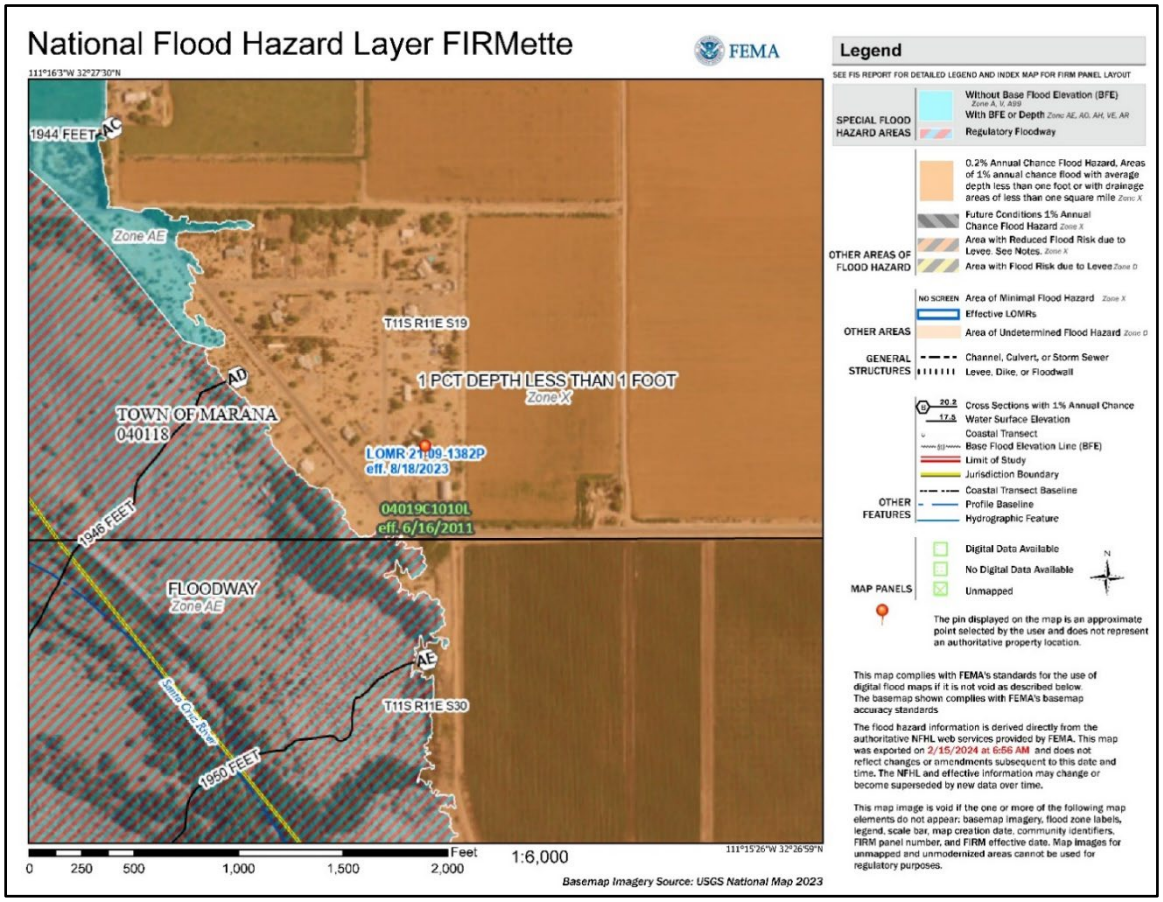
**cfs = cubic feet per second*

3. Hydraulic Analysis

a) Effective Federal Emergency Management Agency Floodplains

A review of Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) Panel **04019C1010L,** determined that the subject property does not lie within the 100-year floodplain or floodway for the Santa Cruz River. It does, however, lie within the Special Flood Hazard Zone X, which is associated with the 500-year floodplain. A map illustrating the effective FEMA floodplains is provided in **Exhibit 11: FEMA Floodplain**, below.

Exhibit 11. FEMA Floodplain



b) Santa Cruz River/ Tortolita Mountains Watershed Flood Inundation Discussion

A review of the '*Technical Support Data Notebook for the Letter of Map Revision (LOMR) Santa Cruz River, Sanders Road to Pinal County, Arizona*' confirmed that the subject parcel is outside of the 100-year floodplain for the Santa Cruz River and is not affected by the Tortolita Mountains Watershed. Exhibits 12 and 13 depict the 100-year flow depths and 100-year floodplain as determined in the LOMR. See **Exhibit 12: Santa Cruz River 100-year Flow Depth** and **Exhibit 13: Tortolita Mountains 100-year Flow Depth,** below.

Exhibit 12. Santa Cruz River 100-year Flow Depth

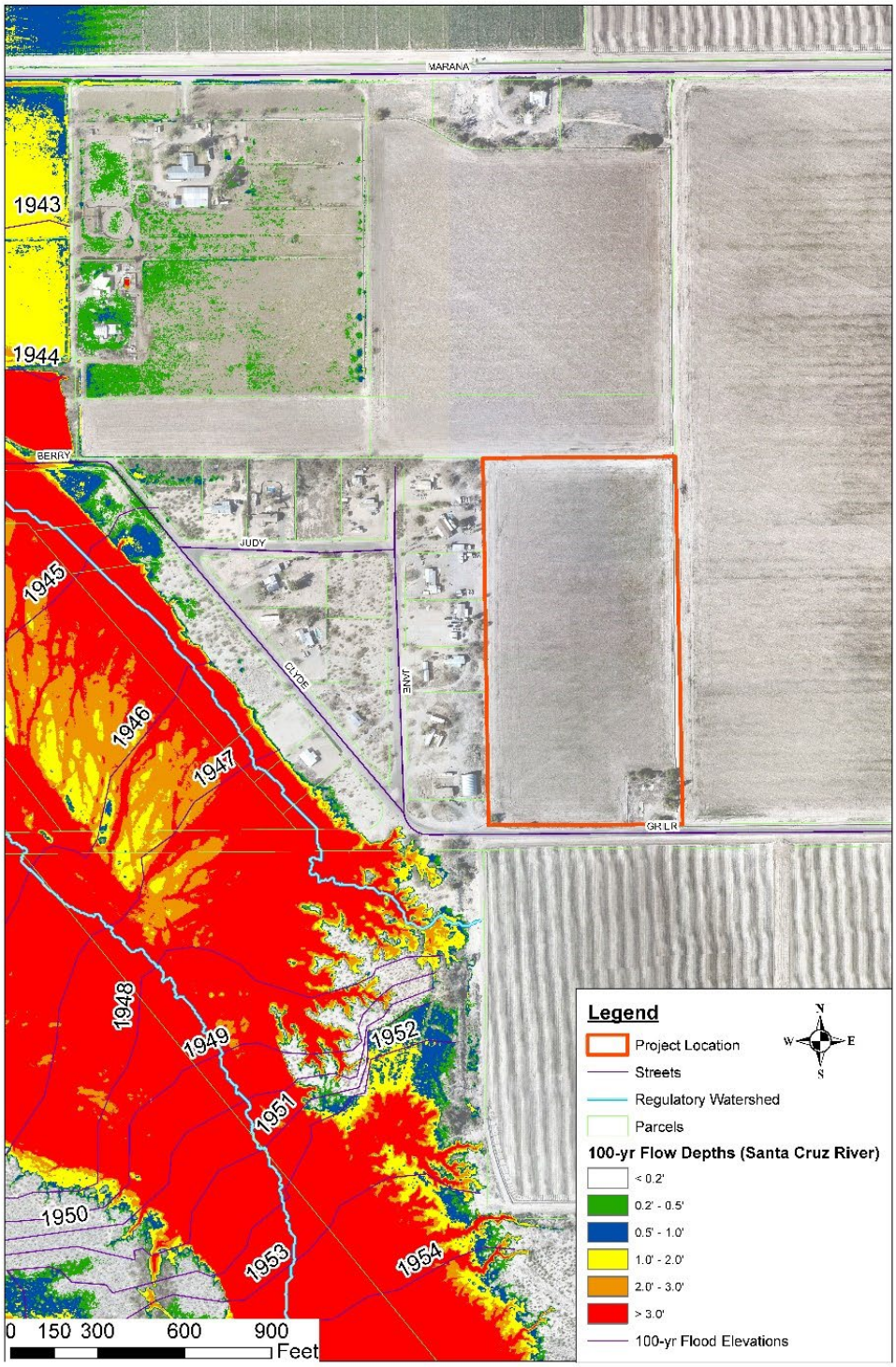


Exhibit 13. Tortolita Mountains 100-year Flow Depth



Because the effective FIRM provides limited information on the flow depths associated with the Special Flood Hazard Zone X, the flow depths impacting the subject parcel were extracted from the hydraulic models generated as part of the '*Technical Support Data Notebook for the Letter of Map Revision (LOMR) Santa Cruz River, Sanders Road to Pinal County, Arizona'.* **Exhibit 15: Santa Cruz River 500-year Flow Depth** and **Exhibit 16: Tortolita Mountains 500-year Flow Depth** below depict the 500-year flow depths and the 500-year floodplain as determined as part of the LOMR.

Based on the above analysis, it was determined that the subject parcel is impacted by runoff from the Santa Cruz River 500-year flow depth as well as the Tortolita Mountains 500-year flow depth. For the purposes of determining scour and setting the elevations for the fill pads and equipment, the flow parameters associated with the 500-year event from the Santa Cruz River model will be used. The use of the 500-year hydraulic parameters is in accordance with Marana Town Code Chapter 17-15-10 H.

c) Santa Cruz River Erosion Hazard Setback

Per the Pima County Code Title 16.28, the erosion hazard setback from the Santa Cruz River is 500 feet. The setback, as measured from the bank of the main channel, does not extend to the subject parcel. The setback is presented in **Exhibit 14**.

Exhibit 14. Erosion Hazard Setback Map



Exhibit 15. Santa Cruz River 500-year Flow Depth

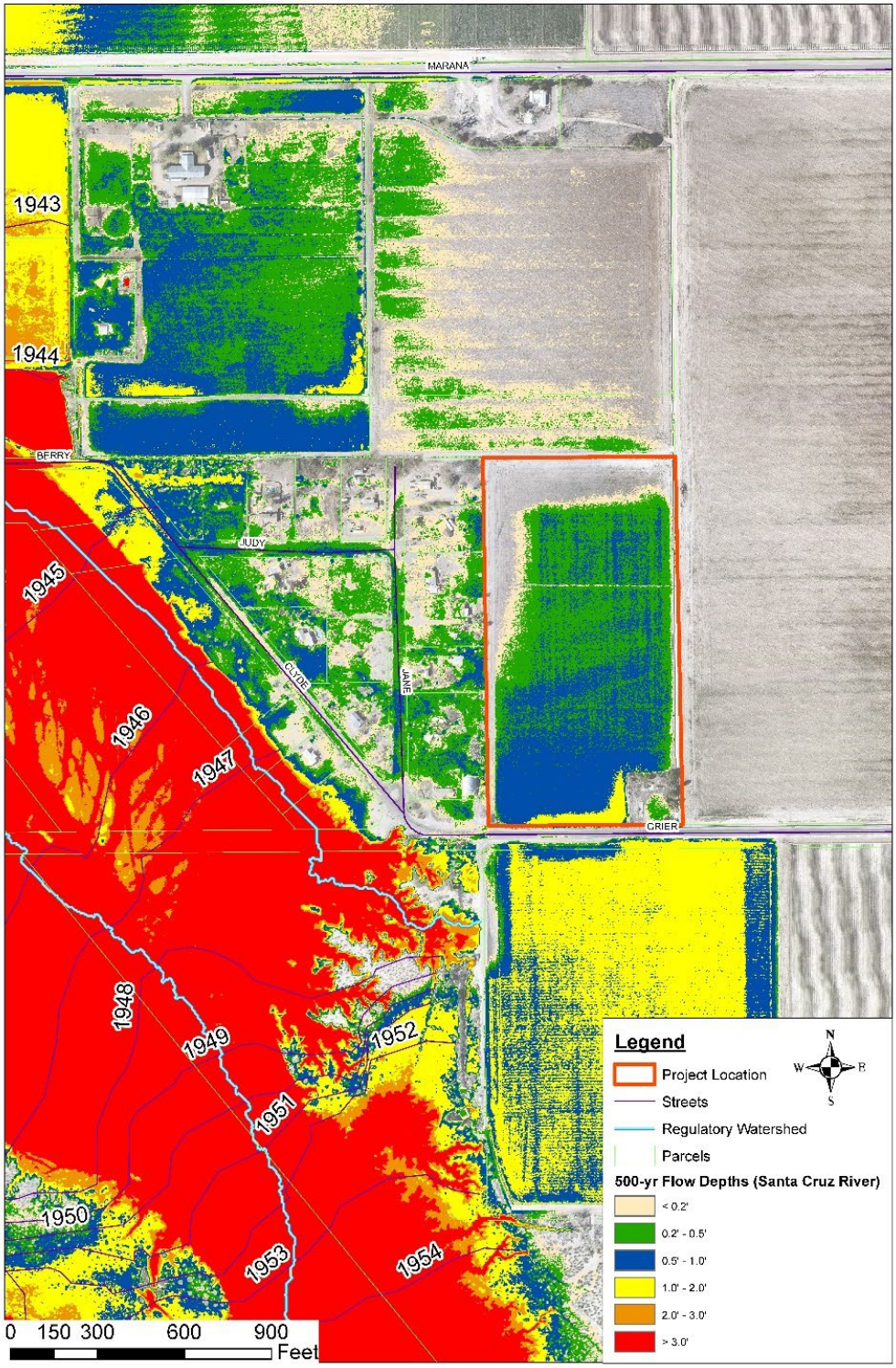
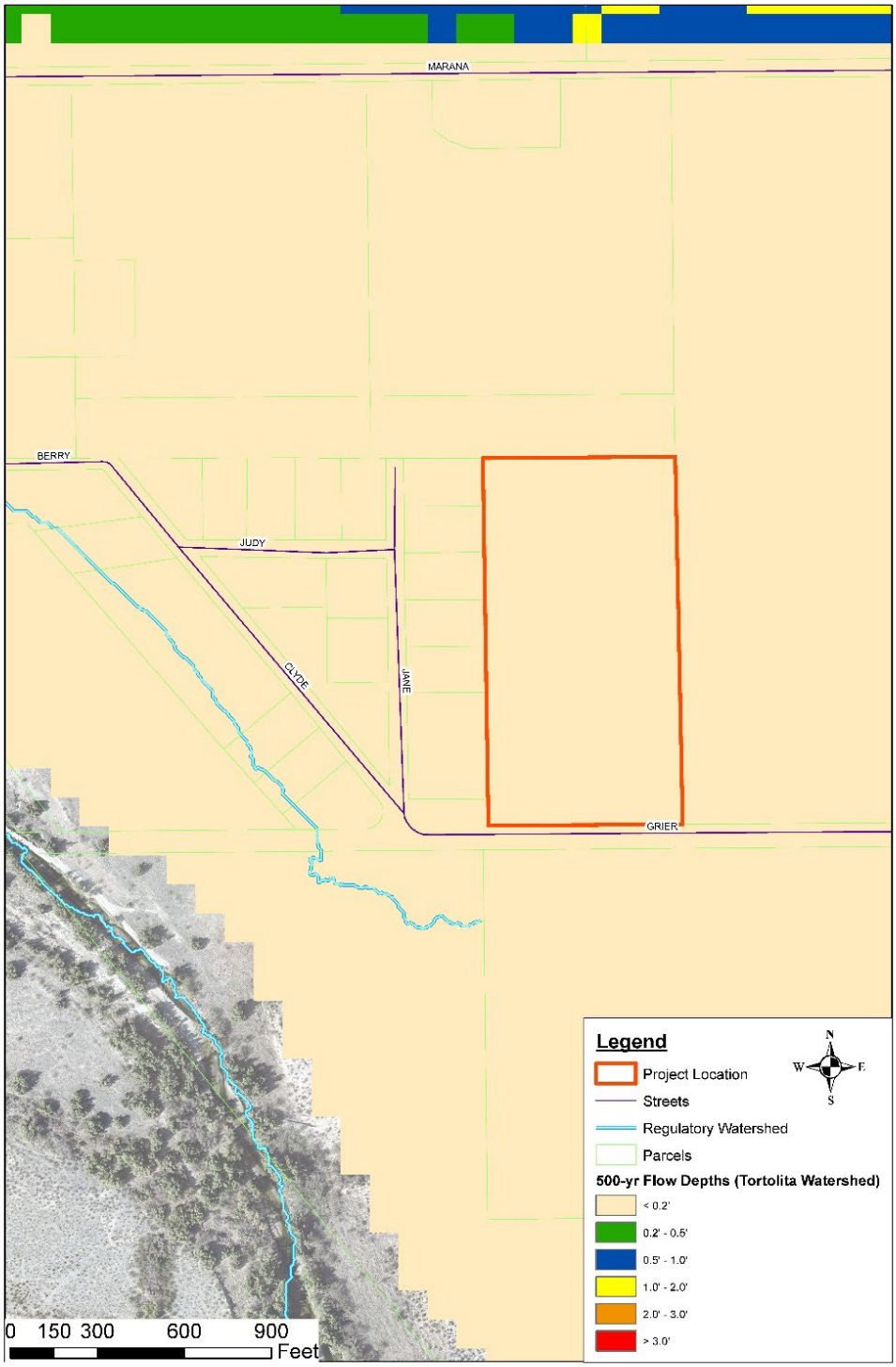


Exhibit 16. Tortolita Mountains 500-year Flow Depth



F. Vegetation

1. Vegetative Communities

The parcel falls within the Lower Colorado Subdivision of the Sonoran Desertscrub biome in southeast Arizona. This ecosystem is characterized by an arid climate with vegetation well-adapted to dry conditions such as creosotebush (*Larrea tridentata*), saguaro (*Carnegeia gigantea*), and mesquite trees (*Prosopis* spp.). The subject property, however, has been converted to farmland and has been mostly stripped of any native vegetation, apart from amaranth, corn, and the occasional desert grass growing within and along the existing irrigation canals.

2. Significant Vegetation

There is no significant vegetation within the parcel, as it is an agricultural field. No sensitive flora or fauna species have been identified within the subject property.

3. Vegetative Densities

The only vegetation cover is located at the southeast corner of the subject property, associated with the vestiges of the old housing site. Vegetation is limited, however, to a large fan palm tree (*Washingtonia* sp.) and other native and non-native herbaceous growth.

G. Wildlife

1. Background Research

In support of Section 7 of the Endangered Species Act (ESA), the Arizona Game and Fish Department (AZGFD) Heritage Data Management System (HDMS) was accessed in September of 2023 to locate records of habitat and sensitive species occurrence within three miles of the subject property (**Appendix C: AZGFD Online Environmental Review Tool Report**). Additionally, personal communication with the US Fish & Wildlife Service (USFWS) field office in Tucson has determined that while cactus ferruginous pygmy owl (*Glaucidium brasilianum cactorum)* may be in the area, there is no suitable habitat for the owl on site and no further action is required (**Appendix D: USFWS Correspondence**).

2. Presence of Sensitive Species

HDMS online environmental review tool identified eight Special Status species documented as occurring within three miles of the subject property. These species and their status are listed in **Table 4: Special Status Species Documented within 3 Miles of Project Vicinity** below.

Table 4. Special Status Species Documented Within 3 miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Coccyzus americanus	Yellow-billed Cuckoo (WDPS)	LT	S	S		1
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Empidonax traillii extimus	Southwestern Willow Flycatcher	LE		S		1
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1
Lanius ludovicianus	Loggerhead Shrike	SC				2
Melozone aberti	Abert's Towhee		S			2
Myotis velifer	Cave Myotis	SC		S		2

Note: **FWS** – Fish and Wildlife Service; **USFS** – US Forest Service; **BLM** – US Bureau of Land Management; **NPL** – Arizona Native Plant Law; **SGCN** – Species of Greatest Conservation Need; **CCA** - Candidate Conservation Agreement; **LE** - Listed Endangered; **PT** - Proposed Threatened; **SC** - Species of Concern; **S** – Sensitive; **SR** - Salvage Restricted (collection only with permit); **SGCN** – Species of Greatest Conservation Need

3. High densities of given species population

As indicated by the HDMS review, there are no high densities of a given species located within the boundaries of the subject property.

4. Aquatic or Riparian Ecosystems

There are no aquatic or riparian ecosystems present onsite.

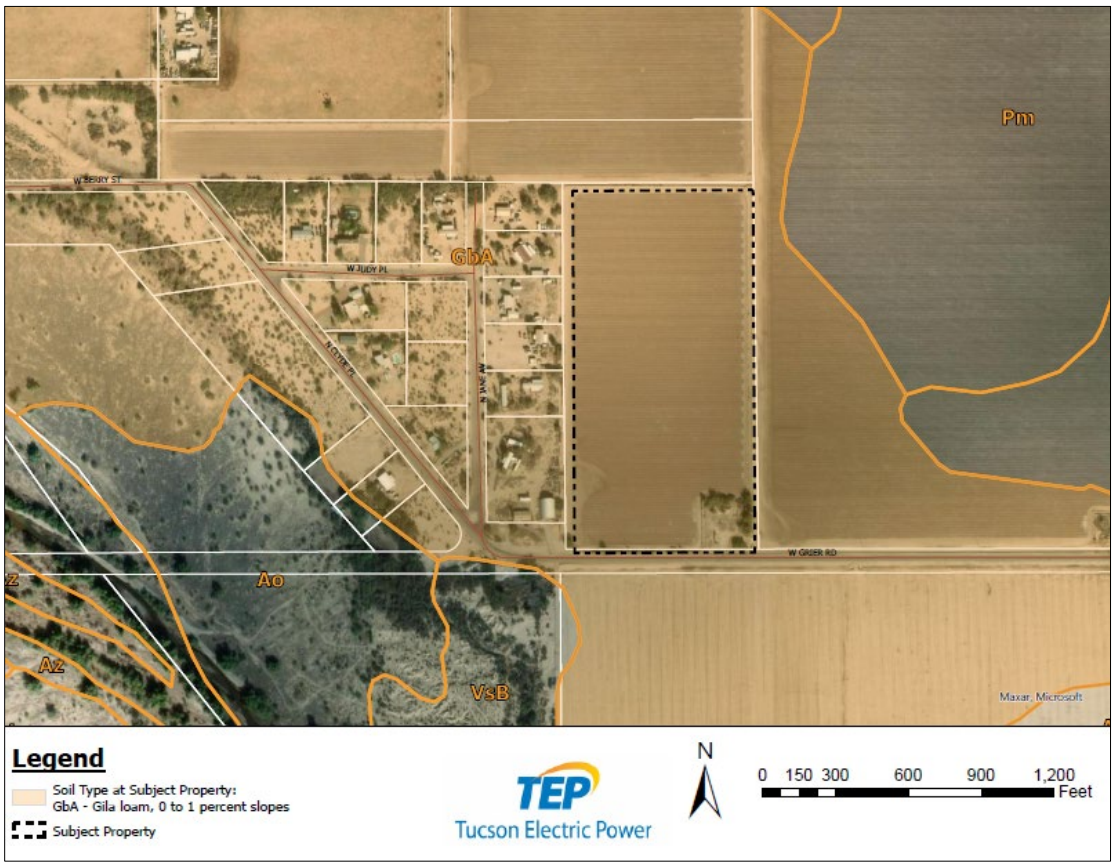
5. Wildlife Corridors

A Pima County Wildlife Movement Area intersects with the subject property, as identified in the AZGFD HDMS report. This is a 'Special Area' that is part of the larger Coyote-Ironwood-Tucson Linkage Design, designated for wildlife connectivity between the Tucson Mountains and the Santa Cruz River (see **Appendix B. page 6,** for map of Wildlife Movement Area).

H. Soils

One soil type is found on the subject parcel. Gila Loam, 0 to 1 percent slopes (GbA), or Hydrologic Soil Group 'B' (Pima County Hydro Map) covers 100% of the subject property (**Exhibit 17: Soils**). Commonly located on floodplains, the parent material of Gila Loam is mixed stream alluvium and is well drained. There are more than 80 inches between the soil surface and the underground water table, and is described as, 'Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season' by the NRCS Web Soil Survey (NRCS WSS).

Exhibit 17. Soils



I. Viewsheds

The subject property is located east of the Tucson Mountains just south of Marana Road and west of North Sanders Road. The natural topography of the site is flat and has historically been used as farmland. A gentle <1% slope to the northwest exists on a broader level that would include adjacent properties, allowing for mostly unobstructed views in all directions.

Existing condition site photos were taken from the locations depicted in **Exhibit 18: Site Photo Locations** and site photos are provided in **Exhibits 19 & 20: Site Photos**.

Near- and mid-range views of the subject property, approaching from Grier Road are of agricultural fields, a fan palm at the southeast corner of the subject property, and the residences along North Jane Avenue. Long-range views are mainly of fields and sky. Views from the residences looking east and northeast towards the subject property are of fields in the near- and mid-range. Long-range views are of the Tortolita Mountains. Near- and mid-range views looking south towards the subject property from Marana Road or from the fields to the north are of fields and the residences along North Jane Avenue. Long-range views are of the Tucson Mountains. Near- and mid-range views looking west towards the subject property from the fields to the east are of fields and the residences along North Jane Avenue. Long-range views are of the Silver Bell Mountains.

Exhibit 18. Site Photo Locations

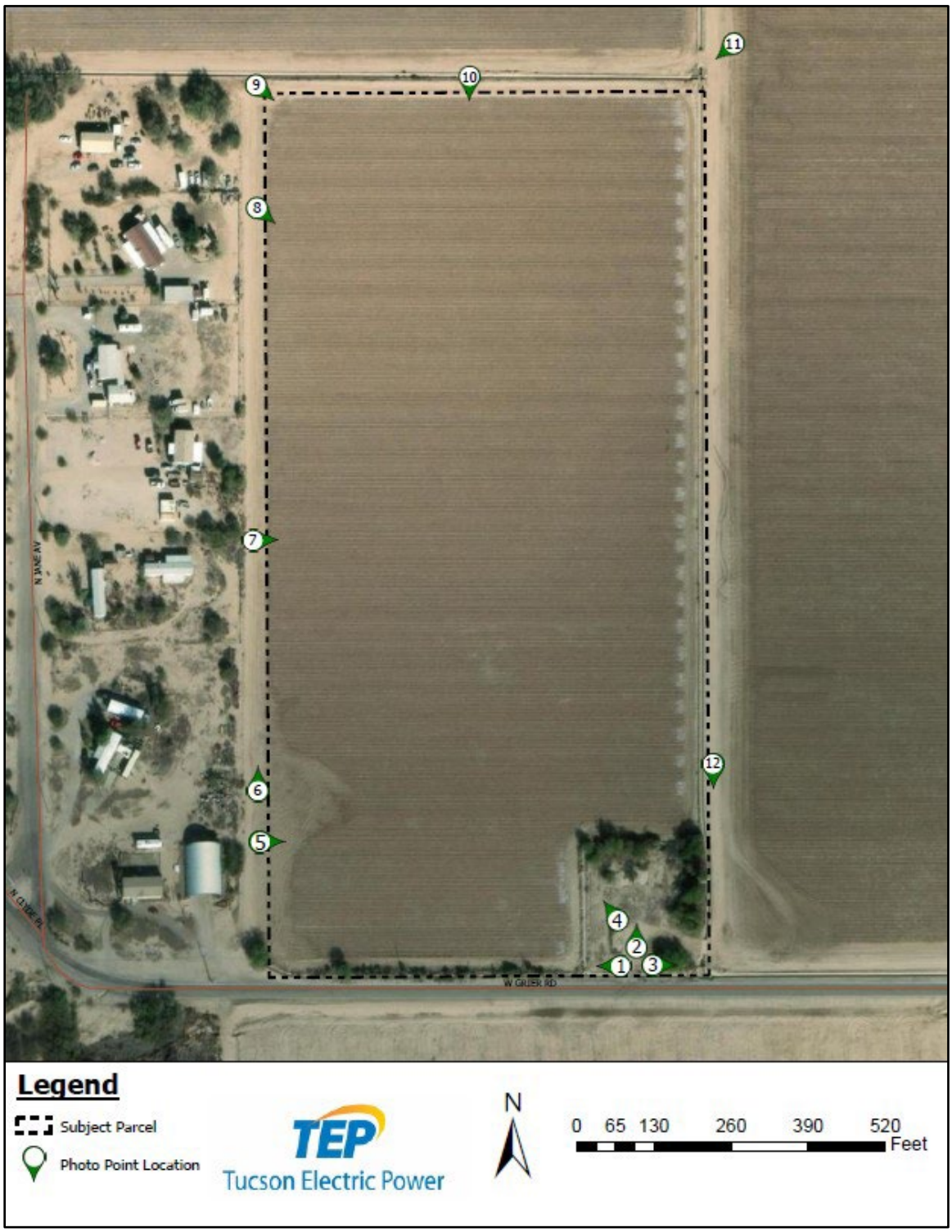


Exhibit 19. Site Photos 1-6



1. View from old homesite in SE corner of the parcel looking West on Grier Rd.



2. View from old homesite in SE corner of parcel looking North



3. View from old home site in SE corner of parcel looking East



4. View from homesite in SE corner of the parcel looking Northwest. Note homes on Jane Ave. in the distance.



5. View from dirt road along West edge of parcel looking East. For reference, note palm tree in SE corner of parcel on old home site.



6. View from dirt road along West edge of parcel looking North.

Exhibit 20. Site Photos 7-12



7. View from dirt road along West edge of parcel looking East.



8. View from dirt road along West edge of parcel looking southeast. For reference, note palm tree in SE corner of parcel on old home site.



9. View from northwest corner of parcel looking southeast. For reference, note palm tree in SE corner of parcel on old home site.



10. View from North side of parcel looking directly South.



11. View from NE corner of the parcel looking SW. Note canals along eastern and northern boundaries of the parcel.



12. View from dirt road along East edge of parcel looking South. Note canal along eastern boundary.

J. Road Right-of-Way

Grier Road is located on the south boundary of the subject property and is identified by TOM as an existing arterial road with a 60-foot right-of-way (Appendix B: ALTA Survey). Grier Road is identified in the General Plan as having a future right-of-way width of 150' (75' on each side of the section line).

K. Traffic

The subject property is located on the north side of Grier Road just before it turns to the north to connect with Berry Street. Grier Road is identified by TOM as an existing arterial road that connects with Downtown Marana and the I-10 frontage road. Traffic in this area is typical of a rural setting and composed of residential, commercial – serving residential uses, and agricultural land uses. Marana Road to the north is more heavily trafficked and connects with Trico Road to the west.

L. Recreation and Trails

There are several city parks within a few miles of the subject property with the closest being less than two miles away. These 'Open Space' areas are intended for public recreation and resource conservation, including any passive undisturbed natural areas along the Santa Cruz River. Primary and secondary bikeways are planned near the subject property and will spread throughout Marana per the current General Plan.

Picacho Peak State Park is located roughly 13 miles to the north of the subject property, and the Tucson Mountains division of Saguaro National Park is located roughly 12 miles to the south. The largest park nearby is Ironwood Forest National Monument, located 5 miles to the west.

M. Cultural, Archaeological and Historic Resources

Information regarding cultural, archaeological, and historical resources on site can be found in the document titled '*A Cultural Resources Assessment in Support of the Grier Substation Project, Marana, Pima County, Arizona'* conducted by WestLand Engineering & Environmental Services in January 2024, which is submitted under separate cover.

WestLand performed a cultural resources assessment to better inform the evaluation of subject property APN 217-23-0310. In order to understand previous survey coverage and known archaeological site density, WestLand reviewed existing archaeological survey and site information available in the AZSITE archaeological database and at the Arizona State Museum (ASM) Archaeological Records Office, in addition to historical maps of the Study Area to assess the potential for historical sites that have not yet been recorded. WestLand found that the subject parcel has not been previously surveyed.

Given the lack of previous survey coverage on the subject parcel, and the proximity of the subject property to the Santa Cruz River, where a high density of prehistoric sites may be expected, WestLand recommended that a Class III survey be conducted. The Class III survey is in progress and a copy of the survey report will be provided to TOM when it is complete. In the event any sites are discovered and determined to be A/NRHP-eligible, they will be mitigated through avoidance or as required by State law.

N. Existing Utilities

1. Water

There is no water service on the subject property. The nearest public water main is located east of the subject property at West Grier Road and North Wentz Road. TEP does not intend to connect to the public water supply as the subject parcel has Type 1 water rights. TEP will either utilize CMID water or drill a well for irrigation purposes. The operation of the substation does not require water.

2. Sewer

There is currently no sewer service on the subject property. The substation is unmanned and therefore does not require sewer service.

3. Natural Gas

There is currently no natural gas service on the subject property. The substation does not require natural gas for operation.

4. Electricity

There is currently no electric service on the subject property. Electricity needed for lighting and security would be powered by facilities built as part of the project.

5. Communication

There is currently no communication service on the subject property. TEP will install communication equipment as necessary to link the substation to their electric grid.

O. Public Facilities

1. Police

The nearest Marana Police Department facilities are at 11555 W. Civic Center Drive, approximately three miles east of the subject property.

2. Fire

The nearest fire department is Northwest District Station #341, 13535 N. Marana Main Street, approximately 2.8 miles to the East.

3. Schools

The subject property is located within the western portion of the Marana Unified School District (MUSD) located to the west of I-10. No schools exist within a mile of the subject property, however several schools are located near downtown Marana. The closest school to the subject property is the Marana campus for La Paloma Academy at 13644 N. Sandario Rd 2.5 miles to the east, along with the Community Christian Preschool located at 13808 N. Sandario Rd adjacent to the La Paloma Academy Marana campus.

4. Library

The nearest county-owned library is the Wheeler Taft Abbett Sr. Library located 12 miles away at 7800 N. Schisler Dr. Tucson, AZ 85743.

III. PROPOSED LAND USE PLAN

A. Project Overview

TEP proposes to construct, maintain, and operate the Grier 138/13.8 kV Substation to accommodate the existing needs, future load growth, and improve system reliability, as well as retire the Lateral 7 ½ 46-kV Substation in the Marana area. The new substation would be sourced from the existing North Loop to Tortolita Quad Circuit (east of I-10), utilizing the recently approved (by the ACC) AEPCO/TEP double-circuit Marana to Saguaro 115kV/138-kV transmission line which would then loop back to the existing North Loop to Tortolita Quad Circuit via an as yet, undetermined route, in order to provide needed redundancy to the grid.

To meet the energy needs of TOM, TEP has identified the subject property for the proposed Grier 138/13.8 kV Substation that meets substation and distribution technical system requirements, avoids, or minimizes impacts to natural or cultural resources, and is compatible with surrounding land uses. TEP has entered into a PSA with Cortaro Farms, Ltd. for the purchase of APN 217-23-0310, in Township 11 South, Range 11 East, SW ¼ Section 19.

B. Relationship to Marana General Plan and Strategic Plan

1. Make Marana 2040

Re-zoning the parcel to accommodate a new substation operated and managed by TEP would further the goals of Marana's General Plan through 2040, in that it will provide the energy requirements for current and future development in the area as laid out in the General Plan.

As the subject parcel is within Zone A, it will require a rezone to NC, which allows for the permissible development of the subject parcel as an electric substation. Also, as the proposed development of the substation exceeds 15 acres, a minor plan amendment to change the subject parcel's designation from TN to Commercial (C) on the General Plan's *Future Land Use Map* would be required.

However, the Grier Substation does support the TOM's goals and policies. Specific goals from the Marana General Plan that the proposed Grier Substation would adhere to, and support include but are not limited to:

- Non-residential development is compatible with existing and planned residential areas (**BE-2**) - TEP 138-kV substations are integrated successfully in residential neighborhoods throughout its service area (see Attachment 2 for examples of other TEP substations),
- Residential areas are well-served by a full range of supporting land uses that contribute to a balanced community (**BE-7**) – The proposed Grier Substation supports existing and future residential development and is a part of the balanced community,
- Multi-family development in Marana is of high design quality and is supported by necessary infrastructure and community serving uses (**BE-9**) – The proposed Grier Substation provides the infrastructure necessary to support multi-family development,
- Marana prioritizes infrastructure enhancements and extensions that support desired new growth and development in an efficient and sustainable manner (**BE-14**) – As communities increasingly transition to renewable energy sources, a high-voltage substation becomes essential for integrating renewable energy into the grid. The substation can handle the fluctuations in power generation from renewable sources like wind and solar, contributing to the TOM's sustainability goals, and
- Maintaining an inventory of development-ready sites to attract future businesses (**PC-7**) - Investing in a 138-kV substation demonstrates foresight in anticipated future growth. This type of infrastructure is designed to accommodate expansion and increased demand over the long term.

It is anticipated that a rezone effort now will permit continued growth within the TOM by providing the infrastructure necessary for planned, proposed, and future power demands.

2. Strategic Plan 5

The Conceptual Land Use Plan furthers Marana's Strategic Plan 5 by promoting the following Focus Areas' goals and strategies:

Focus Area 5: Proactive Public Services

Goal: Prioritize Infrastructure and Maintenance that Support New Growth and Development in a Proactive and Sustainable Manner.

Approval of this rezone and minor general plan amendment request would allow for the Grier Substation to be constructed and operated to serve current and future needs in support of continued development in Marana, as per their goals listed in the General Plan.

C. Compatibility with Adjoining Properties

The proposed Grier Substation would be compatible with adjoining properties. TEP has existing 138/13.8 kV substations throughout its service territory, many of which are adjacent to residential uses. See **Appendix A: Examples of Existing TEP Substations**.

The substation is an unmanned, passive use and is therefore less intensive than the current agricultural use on site or other potential future permitted uses, such as a residential subdivision or mixed-use development.

1. Dust

The substation site would be covered with decomposed granite (DG), gravel, and landscaping to control fugitive dust.

2. Noise

Utilizing advanced technology, the 12-foot-tall masonry wall, and landscape buffers; noise associated with the power transformer would not exceed TOM's minimum regulatory stationary noise source standards of 50db at the property boundary.

3. Traffic

As the substation is unmanned, only 2-4 trips per month are anticipated for the maintenance and operation of the substation. This is likely less traffic than generated by the existing agricultural use and far less traffic than would be generated were the subject parcel to be developed as a residential subdivision.

4. Views

Please see Section III.I below.

5. Safety

The substation is safe and secured. It is monitored via closed-circuit cameras 24/7 from TEP's headquarters.

6. Electric and Magnetic Fields

Electric and magnetic fields (EMFs) are part of our everyday environment. They are emitted by power lines and other electrically powered systems that light, cool, and heat our homes, provide our communications and entertainment, and support other aspects of our modern lifestyle. EMFs also are produced naturally by the Earth.

Concerns related to electric and magnetic fields and their effects on human health have been studied for more than 30 years by scientists, universities, national laboratories, health agencies, and the World Health Organization. According to this large body of research, there are no confirmed health risks caused by exposure to low-level EMFs.

The EMFs associated with power lines and electrical devices are much weaker than those associated with other sources such as microwaves or radio waves; they are considered to be "extremely low frequency" fields at 60 Hertz (Hz). These EMFs, at the low end of the electromagnetic spectrum, are described as "non-ionizing" because they are not known to damage DNA or cells directly.

TEP's website has additional information related to EMFs including links to studies conducted by the World Health Organization, National Institutes of Health, National Institute of Environmental Health Sciences, Environmental Protection Agency, National Cancer Institute, and American Cancer Society.

https://www.tep.com/electric-and-magnetic-fields/

D. Conceptual Site Plan

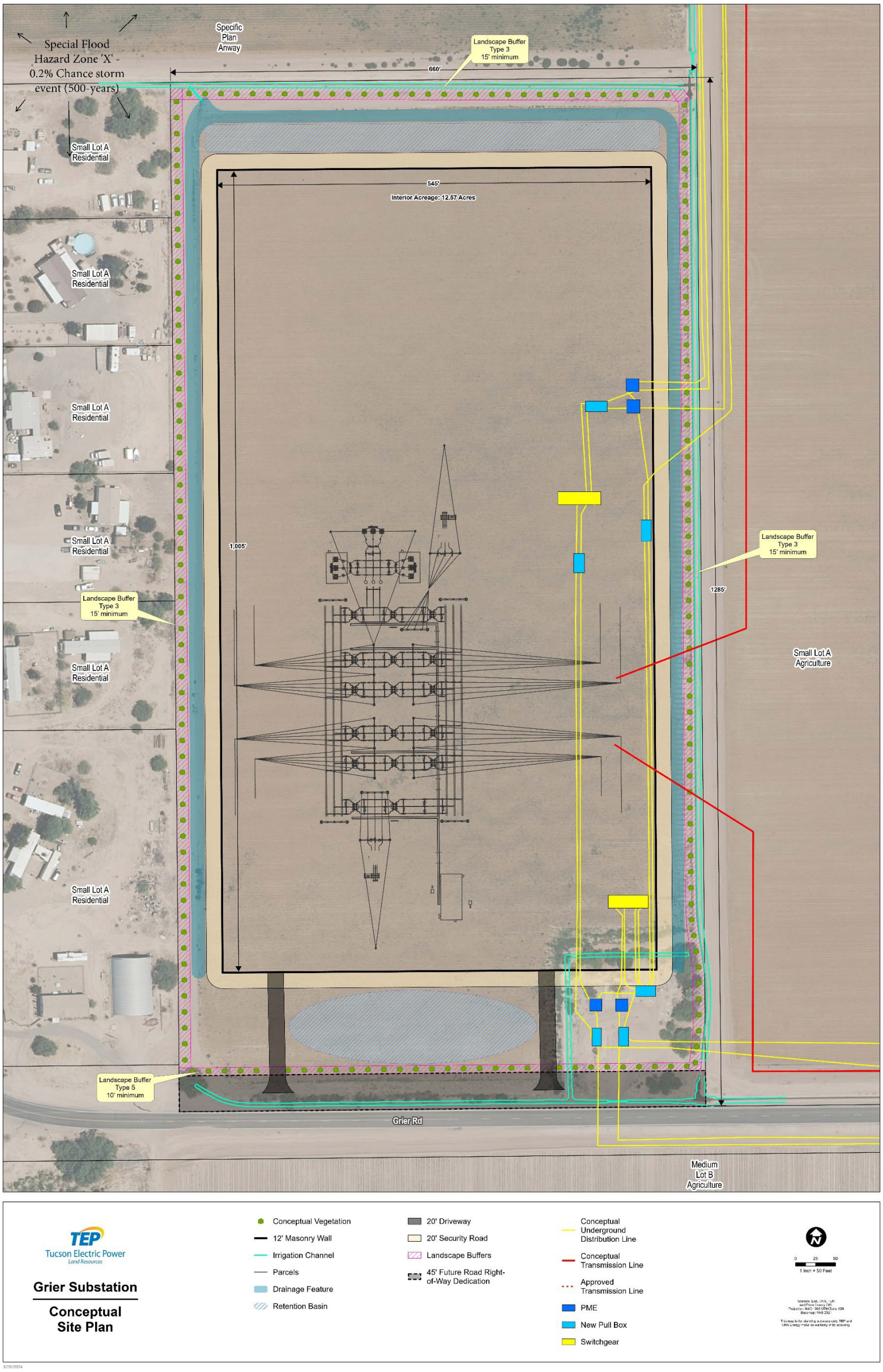
As shown in **Exhibit 21: Conceptual Site Plan**, the 19.54-acres are intended to accommodate the Grier Substation and associated transmission and distribution facilities. The proposed Grier Substation is generally located on the south half of the property, surrounded by a 12-foot-tall decorative masonry wall and 20-foot-wide security road around the perimeter of the wall. The site will be accessed through ingress and egress driveways off Grier Road.

Landscape buffers consisting of drought-tolerant vegetation, typical of the Sonoran Desert will be planted along the perimeter of the property. These landscape buffers effectively create a transition and soften the substation's impacts on neighboring properties (see **Appendix A: Existing TEP Substation Examples and Exhibits 22-24: Photo Simulations** below).

Drainage features in the form of retention basins and drainage canals are also located on all sides of the property (see Section III.F below for additional information)

Facilities within the wall consist of a grounding grid, static masts, an equipment shelter, a main transformer, current transformers, circuit breakers, H-frame structures, transmission line drop-in structures, pull boxes, switchgear, as well as overhead and buried primary and secondary power lines. H-frame structure heights would be between 50-60-feet tall. Drop-in structure and static mast heights would be approximately 75-feet tall.

Exhibit 21. Conceptual Site Plan



E. Proposed Topography

Portions of the site will require import of fill material to properly convey off-site runoff around the substation, while providing adequate drainage inside the substation and elevating the structural elements of the substation above the 500-year floodplain. While achieving these objectives is paramount, it is also the intent to have the substation blend with the neighboring properties and as such, the conceptual grading design will limit the amount of fill being imported to the east and north portions of the subject property, and certain infrastructure elements to be constructed within the interior of the substation (enclosed structures, electrical cabinets etc.). Based on a conceptual grading analysis, the security road will be elevated in the range of +/- two to three feet. The infrastructure within the perimeter of the wall will be elevated in the range of +/- one to two feet depending on the location within the subject property.

F. Proposed Hydrology

1. Drainage Concept

A review of the site topography determined that the subject property is recessed compared to the adjacent properties. The site does contain a small drainpipe located at the northwest corner which empties into the existing drainage canal. This pipe serves to provide positive drainage for the subject property.

The conceptual drainage design will account for these conditions and maintain historic flow paths. Off-site runoff entering from the east will be captured within a diversion channel located on the east side of the proposed access road. This flow will be conveyed north and then west and discharged into the existing pipe, which outfalls into an existing irrigation canal.

On-site runoff will be addressed by a combination of onsite water harvesting/retention, and surface water conveyance/diversion. The site was divided into the following four contributing areas (**Dev-1** thru **Dev-4**):

- **Dev-1**, which consists of the southern area of the subject property, outside of the concrete masonry unit (CMU) wall, will be drained to a water harvesting/retention basin located at the front of the property, between the two driveways. This flow will be fully retained within the shallow (depth = 9”) basin.
- **Dev-2** constitutes the developed area of the substation inside the CMU wall. The runoff from this area will drain to the west, exit through a series of openings in the wall and be discharged into a 20-foot-wide, 4:1 slope drainage corridor that will serve to both convey flow to the north and to some degree harvest the on-site runoff.
- **Dev-3** consists of the undeveloped area of the substation, north of Dev-2. This contributing area will be stabilized with DG. Dev-3 will be sloped such that the runoff will drain to the north. Runoff from Dev-3 will be discharged through a series of openings within the CMU wall into a shallow, approximately 40-foot-wide water harvesting/retention basin (depth = 9”) located outside of the wall to capture runoff. The basin will contain sufficient volume to accommodate the runoff from 100-year flood events.
- **Dev-4** consists of a diversion channel on the east side of the subject property and a drainage corridor on the west side of the subject property.
    - On the east side of Dev-4, a 20-foot-wide diversion channel will be constructed to collect the off-site runoff from the local watershed to the east. Runoff will flow north and then west through the diversion channel to the existing pipe.
    - On the west side of Dev-4, a 20-foot-wide drainage corridor, extending the length of the parcel will direct water to the north and to the west landscape buffer utilizing swales and contours to further retain runoff. For visual, see **Exhibit 22: Drainage Concept with Contributing Area.**

Exhibit 22. Drainage Concept with Contributing Area

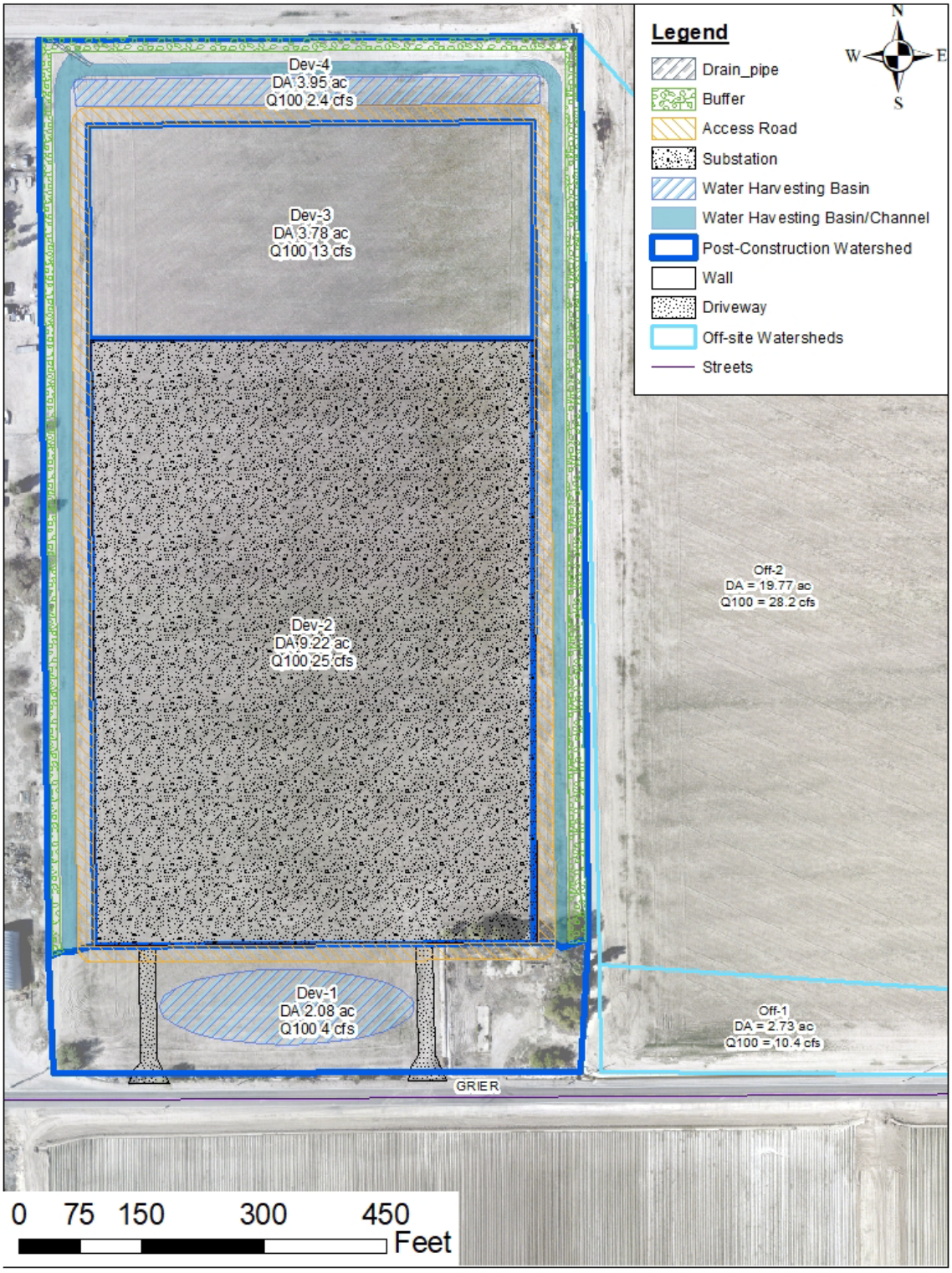


Table 5. Summary of Hydrologic Parameters: Off-site and On-site Watersheds (Existing Conditions)

Contributing Watershed	100-Rainfall Depth (inches)	Hydrologic Soil Type	Impervious Cover (%)	Basin Factor	Watershed Slope (%)	Runoff Coefficient 100-yr Event
Dev-1	*2.46*	*100% B*	*0*	*0.05*	*0.03*	*0.47*
Dev-2	*2.46*	*100% B*	*0*	*0.05*	*0.18*	*0.52*
Dev-3	*2.46*	*100% B*	*0*	*0.05*	*0.5*	*0.39*
Dev-4	*2.46*	*100% B*	*0*	*0.05*	*0.06*	*0.39*

Table 6. Summary of Hydrologic Analysis: Off-site and On-site Watersheds (Existing Conditions)

Contributing Watershed	Drainage Area (acres)	2-year Peak Discharge (cfs)	10-year Peak Discharge (cfs)	100-year Peak Discharge (cfs)
Dev-1	2.08	0.3	0.7	4
Dev-2	9.22	2.4	5.6	25
Dev-3	3.78	0.9	2.6	13
Dev-4	3.95	0.1	0.3	2.4

**cfs = cubic feet per second*

2. Conformance with Current Policies

FEMA FIRM Panel **04019C1010L** depicts the entire subject parcel as being located in Special Flood Hazard Zone X, meaning that the subject property is located within the 0.2% annual chance floodplain. Because the Marana Town Code Chapter 17-25-10 H.2 identifies the substation as a critical facility, the finished floor of buildings and equipment will be elevated 1-foot above the 500-year water surface elevation for the Santa Cruz River. The 500-year water surface will be determined from the effective FEMA model. In addition, the foundation of the CMU wall will be designed based on the potential scour associated with the 500-year event associated with Santa Cruz River. Adherence to these criteria will be illustrated on the Development Plan and the Drainage Report submitted to the Town of Marana for review and approval as part of the process for obtaining a Floodplain Use Permit.

The site does not contain any watercourses that could be considered Waters of the United States (WOTUS) as defined by the Clean Water Act (CWA) and as such the project will be compliant with Section 404 of the CWA. A Section 404 Compliance Statement may be required.

The site will be designed in accordance with TOM's current development standards. Pending approval of the proposed project, a Flood Plain Use Permit and FEMA Elevation Certificate will be acquired prior to construction. Additionally, it will be required that post-development 2-, 10-, and 100-year peak discharges are less than or equal to the pre-development discharges as stated during the pre-application process. It is recognized that individual improvements will be issued their own Floodplain Use Permit. TEP will conform to all TOM development requirements regarding development within a 500-year floodplain.

The subject parcel is on already-disturbed land due to continual agricultural use and a temporary home site. The development of a substation facility will be restricted to a portion of the site and will not disturb additional area outside of the subject property. Additionally, planting native vegetation and incorporating landscaped buffers around the site will recover some of the natural/pre-farm status.

3. Erosion Protection

The foundation of the CMU wall, and the structural elements within the substation will account for potential erosion from the 500-year flow event by extending the infrastructure below the scour depth calculated using the approved methodologies accepted by TOM and Pima County. It is anticipated that the minimum foundation extension will be 3 feet, per agency requirements. Fill pads used to elevate the various structures will be compacted to a minimum of 95% Standard Proctor (SP). In addition, should it be determined that the flow velocities exceed 3 feet-per-second (fps), the fill pads will be armored with rock riprap (Mean Rock Diameter 6 inches, thickness 1 foot, underlined with a Non-Woven Geotextile).

4. Effect on Offsite Properties

The proposed substation project will not adversely impact the adjacent properties. On the upstream (east) side, the elevated security road will be set a minimum of 35 feet inside the property line. This will account for the 15-foot landscape buffer and 20 additional feet to account for the diversion channel and fill slope for the access road. The diversion channel will be used to divert runoff generated from a 100-year storm event on the local watersheds described in Section 2.H.1.d.

On the downstream side (west), the on-site flow will be conveyed beneath the CMU wall via a series of openings at the base of the wall. The flow will be conveyed over the security road and into drainage corridor for water harvesting and flow conveyance. Runoff will be conveyed to an existing 18" pipe and will not be discharged onto the properties west of the subject property.

G. Vegetation

As the subject parcel has been converted to farmland, it has been mostly stripped of any native vegetation, apart from that growing within the irrigation canals that run along the edges of the subject property. The remaining vegetation on the parcel includes some herbaceous growth of native and non-native grasses and forbs and a lone fan palm tree (*Washingtonia* sp.). All existing vegetation on site will be cleared before construction activities begin.

As shown in **Exhibit 21: Conceptual Site Plan** above and **Exhibits 22-24: Photo Simulations** below, landscape buffers ranging from ten to 15 feet and consisting of native, drought-tolerant plant species and ground cover will be planted along Grier Road and the northern, eastern, and western property boundaries.

H. Wildlife

The site is adjacent to an important wildlife corridor along a portion of the Santa Cruz River, east of the Silver Bell Mountains. The development of a substation at this location will not affect wildlife movement through the corridor as there is no habitat or cover that currently exists on site. Habitat and cover for wildlife is restricted to directly within the floodplain and quickly transitions into agricultural farmland beyond the banks of the Santa Cruz River. Existing irrigation canals on site may provide habitat for burrowing owls (*Athene cunicularia*) and will be surveyed for before any construction activities occur, as recommended by the Tucson Field Office of the USFWS (**Appendix D**.) In addition to burrowing owls, the property is within the dispersal distance of known cactus ferruginous pygmy owl (*Glaucidium brasilianum cactorum*) nesting territories, however the subject parcel does not support the

appropriate habitat elements for continued occupancy. As such, no surveys are recommended for this species, per USFWS guidance (**Appendix D**.)

I. Viewsheds

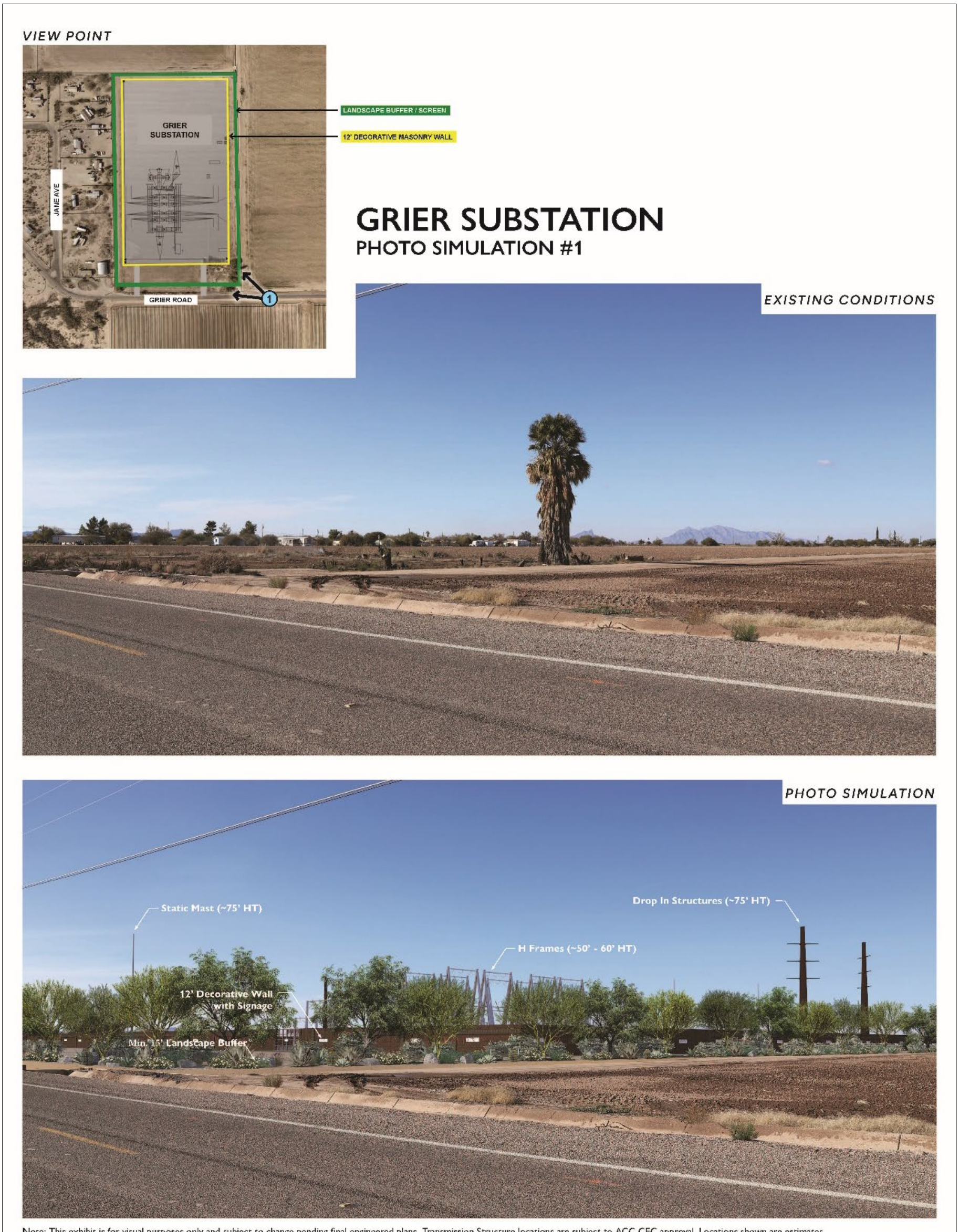
Views in the area would change. The proposed Grier Substation would be seen when travelling along Grier Road, from the adjacent residential properties to the west, and from adjacent agricultural fields to the north, east, and south. TEP completed photo simulations of the Grier Substation (see **Exhibit 23: Photo Simulation 1, Exhibit 24: Photo Simulation 2, and Exhibit 25: Photo Simulation 3**). Note that these simulations are for visual purposes only and subject to change pending final engineered plans. Transmission structure (drop-in structures) locations are subject to ACC approval and may change. Landscape pallet and plant placements are representative and subject to TOM review and approval. TEP makes every effort to work with neighbors to place trees in locations that soften the views of the substation.

Exhibit 23 depicts the proposed Grier Substation looking northwest from the south side of Grier Road. This simulation represents the view one would see travelling westbound on Grier Road, or from the adjacent agricultural fields. The residences seen in the existing conditions photo would no longer be visible. As can be seen in the photo simulation, the proposed Grier Substation has an aesthetically pleasing decorative masonry wall and native drought-tolerant landscape buffers that soften the substation in this rural setting.

Exhibit 24 depicts the proposed Grier Substation looking North from Grier Road. This simulation represents the view one would see travelling along Grier Road or looking from the agricultural fields to the north. The residences to the northwest and fields to the north would no longer be visible.

Exhibit 25 depicts the proposed Grier Substation looking East from the west property boundary and residences to the west. This is a closer-up view detailing the decorative masonry wall, access road, and landscaping.

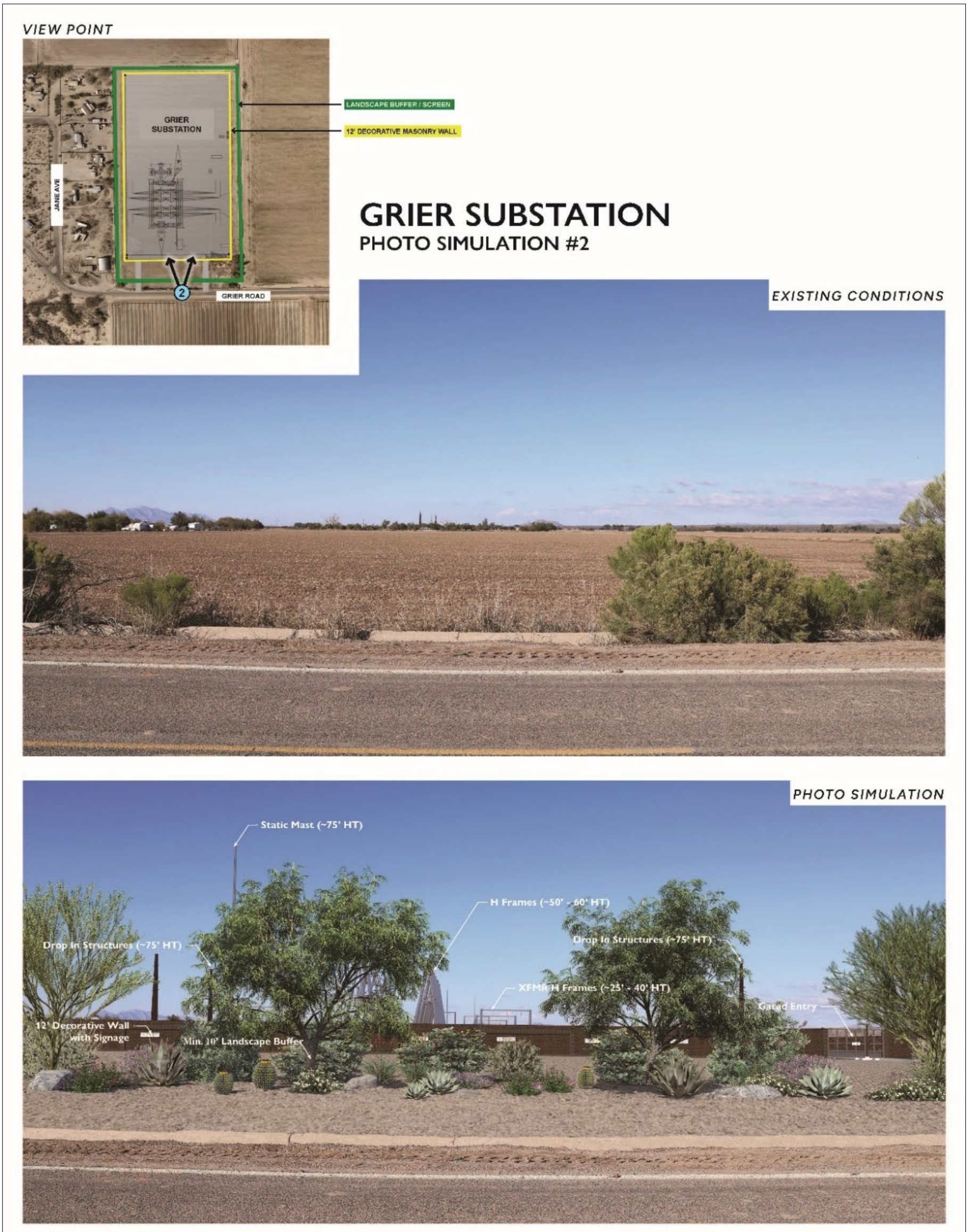
Exhibit 23. Grier Substation Photo Simulation #1



Note: This exhibit is for visual purposes only and subject to change pending final engineered plans. Transmission Structure locations are subject to ACC CEC approval. Locations shown are estimates.

FROM THE SOUTHEAST CORNER
LOOKING NORTHWEST

Exhibit 24. Grier Substation Photo Simulation #2



Note: This exhibit is for visual purposes only and subject to change pending final engineered plans. Transmission Structure locations are subject to ACC CEC approval. Locations shown are estimates.

FROM THE SOUTH
LOOKING NORTH

Exhibit 25. Grier Substation Photo Simulation #3



Note: This exhibit is for visual purposes only and subject to change pending final engineered plans. Transmission Structure locations are subject to ACC CEC approval. Locations shown are estimates.

J. Road Right-of-Way

Grier Road is located on the south boundary of the subject property and is identified by TOM as an existing arterial with a 60-foot right-of-way (**Appendix B: ALTA Survey**). Grier Road is identified in the General Plan as having a future right-of-way width of 150' (75' on each side of the section line). TEP will be conditioned to dedicate an additional 45' to TOM for public right-of-way. This future dedication is depicted on Exhibit 21: Conceptual Site Plan.

K. Traffic

Primary access will be from Grier Road. Ingress and egress driveways will be constructed as shown in **Exhibit 21: Conceptual Site Plan** above. No other roadway improvements or modifications are anticipated as a result of this project.

Once constructed, the proposed Grier Substation would generate very little traffic, and is expected to be less than that of the current agricultural use on the subject property. Daily trips to the subject property are limited and average 2-4 trips per month for inspection and maintenance.

L. Proposed Public Utilities

1. Water

Grier substation will not need to connect to the public water supply. Water would only be necessary for irrigation purposes. The subject property has Type 1 water rights, therefore TEP will either obtain water from CMID or drill a well.

2. Sewer

Grier Substation will not need to connect to the public sewer. The substation is unmanned.

3. Natural Gas

Grier Substation will not need to connect to natural gas service.

4. Electricity

Grier Substation is an electric substation and electricity needed for lighting and security would be powered by facilities built as part of the project.

5. Communication

TEP will install communication equipment as necessary to link the substation to their electric grid.

M. Public Service Impacts

1. Police

The Marana Police Department will serve the site. The nearest Marana Police Department facilities are at 11555 W. Civic Center Drive, approximately three miles east of the subject property.

2. Fire & Emergency Services

The site is within the Northwest Fire District boundary and is less than 3 miles east at Northwest Fire District Station #341, 13535 N. Marana Main Street. The Northwest Fire District also serves the adjacent residential properties. The subject parcel has not been annexed into the Northwest Fire District. TEP would initiate annexation prior to development of the substation.

3. Refuse

Grier Substation would not require refuse pickup services. Any refuse generated on site will be removed by TEP and disposed of.

4. Schools

The proposed land use would not impact schools in the project area.

5. Parks

The proposed land use would not impact parks in the project area.

6. CMID Canals

TEP met with CMID and it was confirmed that the canals on the east and north side of the subject property are CMID canals and that the canal along the south side of the subject property is owned by the landowner. It was determined that TEP will submit an application to CMID for the undergrounding of the CMID canals in compliance with the underground requirement codified in 17-6-4 of TOM code.

N. Recreation and Trails

The proposed land use would not impact existing recreation and trails in the project area. No recreation or trail opportunities would be provided as part of the substation development.

O. Cultural, Archaeological and Historic Resources

The subject property is currently being assessed for the presence of cultural, archaeological, and historic resources. TOM will be provided with a copy of the Class III survey report once it is complete. In the event any sites are discovered and determined to be A/NRHP-eligible, they would be mitigated through avoidance or as required by State law.

Appendix A – Examples of Existing TEP Substations

Photo 1. Orange Grove Substation at Orange Grove Rd. and La Cañada Dr., looking west.



Photo 2. Kino Substation at 36th Street and Campbell Ave., looking south.



Appendix B- ALTA Survey

GENERAL NOTES:

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE COMMITMENT FOR TITLE INSURANCE (TITLE REPORT) ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FIDELITY NATIONAL TITLE AGENCY INC., COMMITMENT AND ORDER No. FP50230500, AMENDMENT 5–DOC, COMMITMENT DATE DECEMBER 20, 2023. EASEMENTS AND ITEMS OF RECORD MAY BE LIMITED TO THOSE SHOWN ON THE NOTED TITLE REPORT. ANYONE HAVING AN INTEREST IN THE SUBJECT PROPERTY SHOULD OBTAIN A COPY OF THE NOTED TITLE REPORT AND REVIEW THE SCHEDULE B ITEMS.

2. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE PIMA COUNTY DEPARTMENT OF TRANSPORTATION (PCDOT) BENCHMARK T11S–R11E–R03, BEING A CHISELED "X" AT THE SOUTH END OF A CONCRETE HEADWALL LOCATED APPROXIMATELY 33 FEET NORTH AND 13 FEET WEST OF THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID ELEVATION BEING 1954.65 (NAVD–88) PER THE PCDOT DATA SHEET FOR SAID CONTROL POINT.

3. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID BEARING BEING SOUTH 00°28'52" EAST, AS SHOWN HEREON.

4. REFERENCES USED FOR THIS SURVEY INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING;
   GENERAL LAND OFFICE / BUREAU OF LAND MANAGEMENT PLSS RECORDS.
   PIMA COUNTY ROAD PROCEEDING No. 0113.
   (R1) BOOK 01, PAGE 267, MISCELLANEOUS SURVEYS (LS 15933, 1995).
   (R2) BOOK Z–2017, PAGE 237, MISCELLANEOUS SURVEYS (LS 4680, 1993).
   (R2) BOOK Z–2018, PAGE 223, MISCELLANEOUS SURVEYS (LS 4680, 1986).
   (R3) BOOK Z–2020, PAGE 733, MISCELLANEOUS SURVEYS (LS 4680, 1987).
   (R3) BOOK Z–2020, PAGE 958, MISCELLANEOUS SURVEYS (LS 4680, 1987).
   (R4)** BOOK 6, PAGE 61, RECORDS OF SURVEY (LS 11373, 1990).
   (R5) BOOK 31, PAGE 55, RECORDS OF SURVEY (LS 29873, 2003).
   (R6)** BOOK 36, PAGE 79, RECORDS OF SURVEY (LS 29873, 2004).
   (R6)** BOOK 77, PAGE 3, RECORDS OF SURVEY (LS 29873, 2010).
   (R7) BOOK 42, PAGE 18, RECORDS OF SURVEY (LS 25086, 2005).
   (R8) SEQUENCE No. 2023–0540040 MISCELLANEOUS SURVEYS (LS 37933, 2023).
   NOTE: REFERENCES FOLLOWED BY ** DENOTE SURVEYS THAT DO NOT USE THE SAME SOUTH LINE FOR SECTION 19 AS THIS SURVEY, SEE SURVEYORS NOTE.

5. ASSESSORS PARCEL NUMBERS (APN's), STREET NAMES, OWNERS NAMES AND ADDRESSES, IF SHOWN HEREON, ARE FROM THE PIMA COUNTY GIS WEBSITE, JANUARY 2, 2024.
   (ALTA/NSPS OPTIONAL TABLE ITEM No. 2 and No. 13)

6. FLOODPLAIN: PER THE LETTER OF MAP REVISION (LOMR) CASE No. 21–09–1382P, EFFECTIVE DATE AUGUST 18, 2023, THE SUBJECT PARCEL IS LYING WITHIN ZONE "X", DESCRIBED AS 0.2% ANNUAL FLOOD CHANCE HAZARD, AREAS OF 1% ANNUAL FLOOD CHANCE HAZARD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE MILES.
   (ALTA/NSPS OPTIONAL TABLE ITEM No. 3)

7. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 19.5413 ACRES (851,220 SQUARE FEET), MORE OR LESS.
   (ALTA/NSPS OPTIONAL TABLE ITEM No. 4)

8. THE TOPOGRAPHY SHOWN HEREON IS BASED ON CLASSIC SURVEY AERIAL TOPOGRAPHIC METHODOLOGY USING AERIAL PHOTOGRAMETRY CONTROL SET BY PUTT LAND SURVEYING, INC., DECEMBER 2023.
   (ALTA/NSPS OPTIONAL TABLE ITEM No. 5)

9. THIS IS AN ABOVE GROUND SURVEY ONLY. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
   (ALTA/NSPS OPTIONAL TABLE ITEM No. 11)

10. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
    (ALTA/NSPS OPTIONAL TABLE ITEM No. 16)

11. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS NOT PROVIDED TO THE SURVEYOR. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
    (ALTA/NSPS OPTIONAL TABLE ITEM No. 17)

12. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS CONTAINED IN THE TITLE REPORT FOR THIS PROJECT. THERE IS AN OFFISTE BLANKET EASEMENT (NON–PLOTTABLE) FOR THE PURPOSE OF ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 365, PAGE 113, SCHEDULE "B" ITEM No. 7, OVER THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 (APPX 1320 FEET EAST OF THE SUBJECT PARCEL).
    (ALTA/NSPS OPTIONAL TABLE ITEM No. 18)

13. THE WORD "CERTIFY" OR "CERTIFICATION" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

14. THIS SURVEY WAS PERFORMED BY PAUL M. COTE', AZ RLS 50761, OR UNDER MY DIRECT SUPERVISION.

SURVEYORS NOTE:

THERE ARE TWO LOCATIONS FOR THE SOUTH QUARTER CORNER OF SECTION 19, HEREINAFTER REFERRED TO AS THE "SPETH QUARTER CORNER" (ACCEPTED PER THIS SURVEY) AND THE "HANSEN QUARTER CORNER" (NOT ACCEPTED PER THIS SURVEY).

PER BOOK 6, PAGE 61, RECORDS OF SURVEY (LS 11373, 1990), THE HANSEN QUARTER CORNER APPEARED FIRST, AND WAS SET ON A STRAIGHT LINE FROM THE SOUTHEAST CORNER OF SECTION 19 TO A CALCULATED SOUTHWEST CORNER OF SECTION 19. THE CALCULATED SOUTHWEST SECTION CORNER WAS NOT SET, BUT THE HANSEN QUARTER CORNER WAS SET AS A PART OF BOOK 6, PAGE 61, RECORDS OF SURVEY. IT IS IMPORTANT TO NOTE THAT THE HANSEN QUARTER CORNER WAS CALCULATED IN ORDER TO FURTHER SUBDIVIDE THE SECTION, BUT WAS NOT SET AS A PROPERTY CORNER FOR THAT SURVEY.

FIVE YEARS LATER, THE SPETH QUARTER CORNER WAS SET AT A POSITION 2.9 FEET SOUTH BY 0.7 FEET EAST OF THE HANSEN QUARTER CORNER AS SHOWN IN BOOK 1, PAGE 267, MISCELLANEOUS RECORDS (LS 15933, 1995). IN SAID BOOK 1, PAGE 267, MISCELLANEOUS RECORDS, THE SURVEYOR SPECIFICALLY STATES THE REASONING FOR NOT ACCEPTING THE HANSEN QUARTER CORNER (SEE GENERAL NOTE 8 THEREIN).

THIS SURVEY HONORS THE SPETH QUARTER CORNER EVEN THOUGH IT CAME INTO EXISTENCE AFTER THE HANSEN QUARTER CORNER BECAUSE:

A. BOOK 1, PAGE 267, MISCELLANEOUS RECORDS EXPLAINS THE REASONING FOR SETTING THE SPETH QUARTER CORNER TO THIS SURVEYORS SATISFACTION.
B. BOOK Z–2018, PAGE 223, MISCELLANEOUS SURVEYS (LS 4680, 1986), BOOK Z–2020, PAGE 733, MISCELLANEOUS SURVEYS (LS 4680, 1987) AND BOOK Z–2020, PAGE 958, MISCELLANEOUS SURVEYS (LS 4680, 1987) ALL PRE–DATE THE HANSEN QUARTER CORNER AND SUBDIVIDED PROPERTIES IN THE SOUTHWEST QUARTER OF SECTION 19 AND MATHEMATICALLY MATCH THE LOCATION OF THE SPETH QUARTER CORNER. BOOK Z–2017, PAGE 237, MISCELLANEOUS SURVEYS (LS 4680, 1993) FURTHER SUBDIVIDED PROPERTIES IN THE SOUTHWEST QUARTER OF SECTION 19 THAT MATHEMATICALLY MATCH THE LOCATION OF THE SPETH QUARTER CORNER.
C. THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19 IS MONUMENTED AS SHOWN HEREON AND THE LOCATION OF THESE MONUMENTS BEST FIT THE SPETH QUARTER CORNER LOCATION.
D. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19 IS MONUMENTED AS SHOWN HEREON, AND THE LOCATION OF THESE MONUMENTS BEST FIT THE SPETH QUARTER CORNER LOCATION.

TITLE REPORT LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY.

EXCEPT ANY PORTION THEREOF LYING WITHIN GRIER ROAD, TRICO – MARANA ROAD, AND AVRA ROAD.

SCHEDULE B EXCEPTIONS:

THE FOLLOWING SURVEY RELATED ITEMS ARE REFERENCED AS SCHEDULE B EXCEPTIONS IN THE AFOREMENTIONED TITLE REPORT:

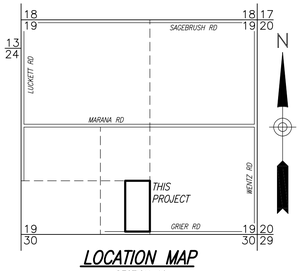
1. NOT SURVEY RELATED.
2. NOT SURVEY RELATED
3. NOT SURVEY RELATED.
4. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 52 OF DEEDS, PAGE 375.
   (NOT GRAPHICALLY PLOTTABLE – AFFECTS SUBJECT PARCEL)
5. NOT SURVEY RELATED.
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED CONTRACT FOR THE SALE OF REAL ESTATE, RECORDED IN DOCKET 60, PAGE 522.
   (NOT GRAPHICALLY PLOTTABLE – SAID DOCUMENT SUBJECT TO VARIOUS NON–GRAPHICALLY PLOTTABLE ITEMS AND SUBJECT TO BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151, EASEMENTS LISTED IN SCHEDULE "B" ITEM No. 7, BELOW – SEE DOCUMENT FOR PARTICULARS – AFFECTS SUBJECT PARCEL)
7. RIGHT OF WAY FOR CANALS, WELLS SITES AND EASEMENTS, RECORDED IN BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151.
   (EASEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL, LATERAL No. 8 and LATERAL No. 8, SUB LATERAL No. 2, SHOWN HEREON)
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED NON–EXCLUSIVE RIGHT OF WAY USE LICENSE FOR PUBLIC UTILITY FACILITIES, RECORDED IN SEQUENCE No. 2022–2690037.
   (RIGHT OF WAYS SHOWN HEREON)
9. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
   (NOT GRAPHICALLY PLOTTABLE)
10. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND.
    (THIS IS AN ALTA/NSPS LAND TITLE SURVEY OF SAID LAND)

CERTIFICATION:

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY; to TUCSON ELECTRIC POWER COMPANY, AN ARIZONA CORPORATION; and to CORTARO FARMS LIMITED, AN ARIZONA LIMITED PARTNERSHIP:

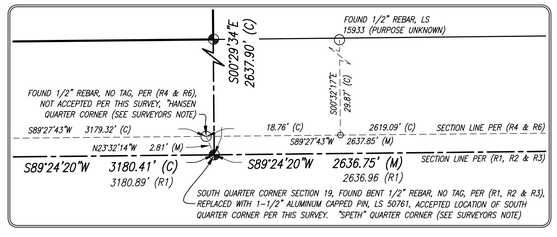
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a), 11(b), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2024.

JANUARY 23, 2024
PAUL M. COTE, ARIZONA, R.L.S.
ARIZONA REGISTRATION No. 50761

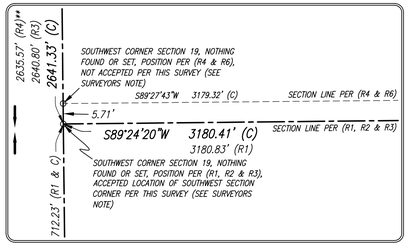


LOCATION MAP
SECTION 19
TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
SCALE: 3"=1 MILE

SEE DETAIL "A"



SEE DETAIL "B"



SHEET INDEX
SHEET 1: GENERAL NOTES, DETAILS
SHEET 2: BOUNDARY
SHEET 3: TOPOGRAPHY

NO.	REVISION
1	JANUARY 26, 2024. ADDED SMALL GREEN BLUESTAKING NEAR SOUTHEAST CORNER OF SUBJECT PARCEL, ADDED CMP AND DROP INLET INFORMATION AT NORTHWEST END OF PARCEL. AFFECTS SHEET THREE ONLY.
2	JANUARY 30, 2024. PLOTTED SMALL GREEN BLUESTAKING NEAR SOUTHEAST CORNER OF SUBJECT PARCEL (FAILED TO PLOT IN REVISION 1). AFFECTS SHEET THREE ONLY.

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 11 EAST,
GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

PLS PUTT LAND SURVEYING, INC.
4817 EAST FIFTH STREET, TUCSON, ARIZONA, 85711
TELEPHONE: (520) 790–8373 FAX: (520) 512–8373

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50761
PAUL M.
COTE
ARIZONA U.S.A.
1/23/24

DESIGNED:	N/A
DRAWN:	PMC
CHECKED:	DLP
DATE:	1/23/24
JOB No.	23–169

NOTICE OF DRAWING AUTHORIZATION: THIS DRAWING IS A COPYRIGHT PROTECTED DOCUMENT PRODUCED BY COMPUTER AIDED DESIGN AND DRAFTING TECHNIQUES. MULTIPLE AND/OR UNAUTHORIZED COPIES OF DRAWING DATA FILES MAY EXIST. ANY USE, REUSE OR MODIFICATION OF THE DRAWING OR ITS DATA FILES WITHOUT THE APPROPRIATE AUTHORIZED SIGNED REGISTERED LAND SURVEYOR SEAL AND WRITTEN VERIFICATION BY PUTT LAND SURVEYING IS PROHIBITED AND WILL BE AT THE USER'S RISK AND FULL LEGAL RESPONSIBILITY.

NORTH QUARTER CORNER SECTION 19, FOUND 2" OPEN IRON PIPE w/ 60d NAIL IN CENTER

NORTHEAST CORNER SECTION 19, FOUND 2" BRASS CAP SURVEY MONUMENT

N89°20'58"E 2637.46' (M)
2637.56' (R8)

N00°29'11"W 2632.32' (C)

S00°28'57"E 2636.46' (R8 & M)
2636.39' (R7)

WEST QUARTER CORNER SECTION 19, FOUND 3-1/4" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP SURVEY MONUMENT IN CASTING

MARANA ROAD

3186.47' (R3)
S89°28'03"W 3186.35' (C)

CENTER QUARTER SECTION 19, NOTHING FOUND OR SET
30.00' (R3 & M)
FOUND 1/2" REBAR, LS 4680 (ALSO FOUND 1/2" REBAR, LS 35543, 0.20' NORTH, DID NOT ACCEPT)

2537.17' (R3)
S89°26'21"W 2637.28' (C)

EAST QUARTER CORNER SECTION 19, FOUND 3-1/4" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP SURVEY MONUMENT IN CASTING

N00°36'56"W 714.92' (M)

100' 0' 100' 200'
SCALE: 1 INCH = 100 FEET

LEGEND:

- (R) RECORD BEARING AND/OR DISTANCE, PER GENERAL NOTE REFERENCES
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED BEARING AND/OR DISTANCE
- FOUND SECTION CORNER, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- SET 1-1/2" ALUMINUM CAPPED PIN, RLS 50761
- CALCULATED POINT, NOTHING FOUND OR SET
- PROJECT BENCHMARK
- SECTION LINE
- MISCELLANEOUS MATHEMATICAL LINE (SHOWN FOR REFERENCE ONLY)
- PROPERTY LINE
- EASEMENT LINE
- 217-23-026A ASSESSOR'S PARCEL NUMBER, PER PIMA COUNTY GIS WEBSITE

EAST QUARTER CORNER SECTION 24, FOUND 1/2" REBAR, NO TAG, IN PAVEMENT

1320.58' (C)
1320.40' (R3)

1080.07' (R3)
1079.95' (M)

FOUND 1/2" REBAR, LS 35543

1319.36' (R3)
1319.19' (C)

209.29' (R3)
209.24' (M)

2637.90' (C)

2640.80' (R3) 2635.57' (R4)** 2641.33' (C)

605.66' (C)

217-23-013C
U & M LLC
<no situs address>

3182.89' (R3)
N89°26'32"E 3182.99' (C)

15.00'

660.40' (M)

FOUND MASONRY NAIL w/ ILLEGIBLE TAG
30.29' (C) 30.00' (R3)

2218.08' (C)

FOUND 1/2" REBAR, LS 4680

274.22' (C)
273.80' (R2)
10.00' (R2 & C)

FOUND 5/8" REBAR, NO TAG, ADDED TAG, LS 50761

15.00' CANAL EASEMENT (LATERAL No. 8, SUB LATERAL No. 2), PER BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151, SCHEDULE "B" ITEM No. 7

FOUND 1" OPEN IRON PIPE, NO TAG, ADDED TAG, LS 50761

S00°29'34"E 2637.90' (C)

1318.71' (M)

217-23-0300
PAYNE CHRISTOPHER GARY
13748 N JANE AVE

217-23-0290
MC ELHANNON STEVEN D & SANDRA LEE
13742 N JANE AVE

JANE AVENUE

799.78' (M)
799.91' (R2)

810.12' (R2)
810.03' (M)

217-23-0280
PROBST WILLIAM S & LISA L
13720 N JANE AVE

217-23-0270
ERNST RICK JAMES
13700 N JANE AVE

1319.71' (R2)
1319.31' (C)

NO0°31'50"W

1289.14' (C) PROPERTY LINE

NO0°30'39"W 1319.14' (C)
1319.69' (R2)

217-23-0310
CORTARO FARMS LTD
<no situs address>
±19.5413 acres
(±851,220 sq ft)

SEE SHEET 3 FOR TOPOGRAPHY

217-23-026B
THORNTON B ELAINE
13672 N JANE AVE

273.80' (R2)
273.94' (M)

FOUND 1/2" REBAR, LS 4680

FOUND 1/2" REBAR, LS 4680

260.58' (R2)
260.73' (M)

217-23-026A
PETERS GERALD D & SHARON K
13612 N JANE AVE

260.73' (M)
260.61' (R2)

273.80' (R2)
273.85' (M)

FOUND 1/2" REBAR, LS 4680

FOUND 1/2" REBAR, LS 4680

159.10' (R2)
159.33' (M)

248.80' (C)
249.10' (R2)

FOUND 1" OPEN IRON PIPE, NO TAG

90.00' (R2)
89.05' (C)

15.00' CANAL EASEMENT (LATERAL No. 8, SUB LATERAL No. 2), PER BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151, SCHEDULE "B" ITEM No. 7, THIS NORTH-SOUTH PORTION OF THE 15.00' CANAL EASEMENT IS APPROXIMATELY 15 FEET EAST OF THE EXISTING CONCRETE IRRIGATION DITCH IT APPEARS TO HAVE BEEN MEANT TO COVER (POSSIBLE BAD LEGAL DESCRIPTION?), SEE SHEET 3

15.00'

217-23-0320
CORTARO FARMS LTD
13396 W GRIER RD

WENTZ ROAD

S00°28'52"E BASIS OF BEARINGS 2636.34' (R7 & M)

PUBLIC RIGHT OF WAY LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 19 IS ALSO A NON-EXCLUSIVE RIGHT OF WAY FOR WATER DISTRIBUTION FACILITIES, PER SEQUENCE No. 2022-2690037 (SCHEDULE "B" ITEM No. 8)

THE 30.00' PORTION OF RIGHT OF WAY LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 19 IS ALSO A NON-EXCLUSIVE RIGHT OF WAY FOR WATER DISTRIBUTION FACILITIES, PER SEQUENCE No. 2022-2690037 (SCHEDULE "B" ITEM No. 8)

PROJECT BENCHMARK
ELEV:1954.65 (NAVD-88)
CHISELED "X", SOUTH END OF A CONCRETE HEADWALL

25.00' CANAL EASEMENT (LATERAL No. 8), PER BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151, SCHEDULE "B" ITEM No. 7

30.00' RIGHT OF WAY, PER ROAD PROCEEDING No. 113

SOUTHWEST CORNER SECTION 19, NOTHING FOUND OR SET, POSITION PER (R1)
SEE DETAIL "B", SHEET 1

FOUND 1/2" REBAR, LS 4680

273.80' (R2)
273.77' (C)

30.00' (C)

30.00'

660.42' (C)

S89°24'20"W 660.42' (C)

GRIER ROAD

30.00' (C)

25.00'

30.00'

SOUTHEAST CORNER SECTION 19, FOUND 2" BRASS CAP SURVEY MONUMENT

2246.22' (C)

934.19' (M)

30.00'

S89°24'20"W 2636.75' (M) 2636.96 (R1)

S89°24'20"W 3180.41' (C)
3180.83' (R1)

SOUTH QUARTER CORNER SECTION 19, FOUND BENT 1/2" REBAR, NO TAG, PER (R1), REPLACED WITH 1-1/2" ALUMINUM CAPPED PIN, LS 50761
SEE DETAIL "A", SHEET 1

712.23' (R1 & C)

30.00' RIGHT OF WAY, PER ROAD PROCEEDING No. 113

SOUTHEAST CORNER SECTION 24, FOUND 1-1/2" ALUMINUIM CAPPED PIN, LS 15933 (BENT, LOCATED BASE)

2637.90' (R1)
2638.66' (R5)
NO0°37'26"W 2638.64' (M)
1320.75' (C)
1320.40' (R3)

SHEET INDEX

SHEET 1: GENERAL NOTES, DETAILS
SHEET 2: BOUNDARY
SHEET 3: TOPOGRAPHY

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DESIGNED:	N/A
DRAWN:	PMC
CHECKED:	DLP
DATE:	1/23/24
JOB No.	23-169

2 of 3

REGISTERED LAND SURVEYOR
CERTIFICATE No. 50761
PAUL M. COTE
Date Signed 1/23/24
ARIZONA, U.S.A.

PUTT LAND SURVEYING, INC.
4817 EAST FIFTH STREET, TUCSON, ARIZONA, 85711
TELEPHONE: (520) 790-8373 FAX: (520) 512-8373

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 11 EAST,
GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

NO.	REVISION
1	JANUARY 26, 2024. ADDED SMALL GREEN BLUESTAKING NEAR SOUTHEAST CORNER OF SUBJECT PARCEL, ADDED CMP AND DROP INLET INFORMATION AT NORTHWEST END OF PARCEL. AFFECTS SHEET THREE ONLY.
2	JANUARY 30, 2024. PLOTTED SMALL GREEN BLUESTAKING NEAR SOUTHEAST CORNER OF SUBJECT PARCEL (FAILED TO PLOT IN REVISION 1). AFFECTS SHEET THREE ONLY.

217-23-013C
U & M LLC
<no situs address>

217-23-0300
PAYNE CHRISTOPHER GARY
13748 N JANE AVE

217-23-0290
MC ELHANNON STEVEN D & SANDRA LEE
13742 N JANE AVE

217-23-0280
PROBST WILLIAM S & LISA L
13720 N JANE AVE

217-23-0270
ERNST RICK JAMES
13700 N JANE AVE

217-23-026B
THORNTON B ELAINE
13672 N JANE AVE

217-23-026A
PETERS GERALD D & SHARON K
13612 N JANE AVE

217-23-0310
CORTARO FARMS LTD
<no situs address>
±19.5413 acres
(±851,220 sq ft)

217-23-0320
CORTARO FARMS LTD
13396 W GRIER RD

1 18" CMP, NW INV: 1946.0, SE INV: 1946.4, SMALL BRICK DROP INLET, SOUTHEAST END

FOUND 5/8" REBAR, NO TAG, ADDED TAG, LS 50761

15.00'

N89°26'32"E 660.40' (M)

24" CMP

FOUND 1" OPEN IRON PIPE, NO TAG, ADDED TAG, LS 50761

15.00' CANAL EASEMENT (LATERAL No. 8, SUB LATERAL No. 2), PER BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151, SCHEDULE "B" ITEM No. 7

CONCRETE IRRIGATION DITCH

CONCRETE IRRIGATION JUNCTION STRUCTURE

Vegetation Ground Obscured

NO FENCE ALONG THIS PARCEL

CONCRETE IRRIGATION DITCHES ON THE SUBJECT PARCEL MAY SERVICE OTHER PARCELS

CHAIN LINE FENCE ON EAST SIDE OF THIS PROPERTY: ±0.6' to ±0.9' WEST OF PROPERTY LINE

GATE

CHAIN LINK FENCE ON EAST SIDE OF THIS PROPERTY: ±0.9' WEST OF PROPERTY LINE

NO FENCE ALONG THIS PARCEL

N00°30'39"W 1289.14' (C)

WIRE FENCE ON EAST SIDE OF THIS PROPERTY: ±0.3' to ±0.9' WEST OF PROPERTY LINE

FOUND 1/2" REBAR, LS 4680

FENCE POSTS ONLY (NO FENCE) ALONG THIS PARCEL

FOUND 1/2" REBAR, LS 4680

CONCRETE IRRIGATION DITCHES ON THE SUBJECT PARCEL MAY SERVICE OTHER PARCELS

THIS CONCRETE IRRIGATION DITCH IS ±15' WEST OF THE CANAL EASEMENT

S00°29'34"E 1288.71' (C)

15.00'

15.00' CANAL EASEMENT (LATERAL No. 8, SUB LATERAL No. 2), PER BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151, SCHEDULE "B" ITEM No. 7, THIS NORTH-SOUTH PORTION OF THE 15.00' CANAL EASEMENT IS APPROXIMATELY 15 FEET EAST OF THE EXISTING CONCRETE IRRIGATION DITCH IT APPEARS TO HAVE BEEN MEANT TO COVER (POSSIBLE BAD LEGAL DESCRIPTION?)

CONCRETE IRRIGATION DITCHES ON THE EAST, SOUTHEAST AND SOUTH PORTION OF THE SUBJECT PARCEL, WHETHER WITHOUT EASEMENTS OR OUTSIDE OF EXISTING EASEMENTS, APPEAR IN THE 1998 PAG AERIAL IMAGERY

CONCRETE IRRIGATION DITCH

CONCRETE IRRIGATION DITCH

1 2 SMALL PIECE OF GREEN BLUESTAKING (SEWER?)

CONCRETE

CONCRETE IRRIGATION DITCH CROSSES PROPERTY LINE HERE

PROJECT BENCHMARK
ELEV:1954.65 (NAVD-88)
CHISELED "X", SOUTH END OF A CONCRETE HEADWALL

CONCRETE IRRIGATION DITCHES ON THE SUBJECT PARCEL MAY SERVICE OTHER PARCELS

NO EASEMENT WAS FOUND FOR THE CONCRETE IRRIGATION DITCHES ALONG THE SOUTH AND SOUTHEAST PORTION OF THE SUBJECT PARCEL

THIS LINE OF BLUESTAKING MARKED "ABD" (ABANDONED?)

FOUND 1" OPEN IRON PIPE, NO TAG

THIS LINE OF BLUESTAKING MARKED "ABD" (ABANDONED?)

THE 30.00' PORTION OF RIGHT OF WAY LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 19 IS ALSO A NON-EXCLUSIVE RIGHT OF WAY FOR WATER DISTRIBUTION FACILITIES, PER SEQUENCE No. 2022-2690037 (SCHEDULE "B" ITEM No. 8)

CONCRETE IRRIGATION DITCH

BADLY DAMAGED COMMUNICATION PEDESTAL

18" CMP

CONCRETE SLAB OVER IRRIGATION

CONCRETE IRRIGATION JUNCTION STRUCTURE

25.00' CANAL EASEMENT (LATERAL No. 8), PER BOOK 107 OF MISCELLANEOUS RECORDS, PAGE 151, SCHEDULE "B" ITEM No. 7

25.00' 30.00' RIGHT OF WAY, PER ROAD PROCEEDING No. 113

30.00'

S89°24'20"W 660.42' (C)

GRIER ROAD

30.00'

30.00' RIGHT OF WAY, PER ROAD PROCEEDING No. 113

30.00' RIGHT OF WAY, PER ROAD PROCEEDING No. 113

SOUTH QUARTER CORNER SECTION 19, FOUND BENT 1/2" REBAR, NO TAG, PER (R1), REPLACED WITH 1-1/2" ALUMINUM CAPPED PIN, LS 50761
SEE DETAIL "A", SHEET 1

50' 0' 50' 100'

SCALE: 1 INCH = 50 FEET
CONTOUR INTERVAL = 1 FOOT

LEGEND:

- (R) RECORD BEARING AND/OR DISTANCE, PER GENERAL NOTE REFERENCES
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED BEARING AND/OR DISTANCE
- FOUND SECTION CORNER, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- SET 1-1/2" ALUMINUM CAPPED PIN, RLS 50761
- CALCULATED POINT, NOTHING FOUND OR SET
- PROJECT BENCHMARK
- GROUND LOCATED UTILITY POLE
- GROUND LOCATED COMMUNICATION PEDESTAL
- SECTION LINE
- MISCELLANEOUS MATHEMATICAL LINE (SHOWN FOR REFERENCE ONLY)
- PROPERTY LINE
- OHU OHU CENTERLINE (POLE TO POLE) GROUND IDENTIFIED OVERHEAD UTILITY LINE(s)
- COMM COMM UNDERGROUND COMMUNICATION, PER ORANGE BLUESTAKE (MARKED "CTL")
- 217-23-026A ASSESSOR'S PARCEL NUMBER, PER PIMA COUNTY GIS WEBSITE

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DESIGNED:	N/A
DRAWN:	PMC
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DATE:	1/23/24
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Appendix C- Arizona Game & Fish Environmental Online Review Tool Report

Arizona Environmental Online Review Tool Report

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

Project Name:
Grier Substation

Project Description:
Re-zoning and substation

Project Type:
Energy Storage/Production/Transfer, Energy Transfer, substation

Contact Person:
Gerald Berthelette

Organization:
Sonoran Land Resources

On Behalf Of:
OTHER

Project ID:
HGIS-20428

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

Disclaimer:

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

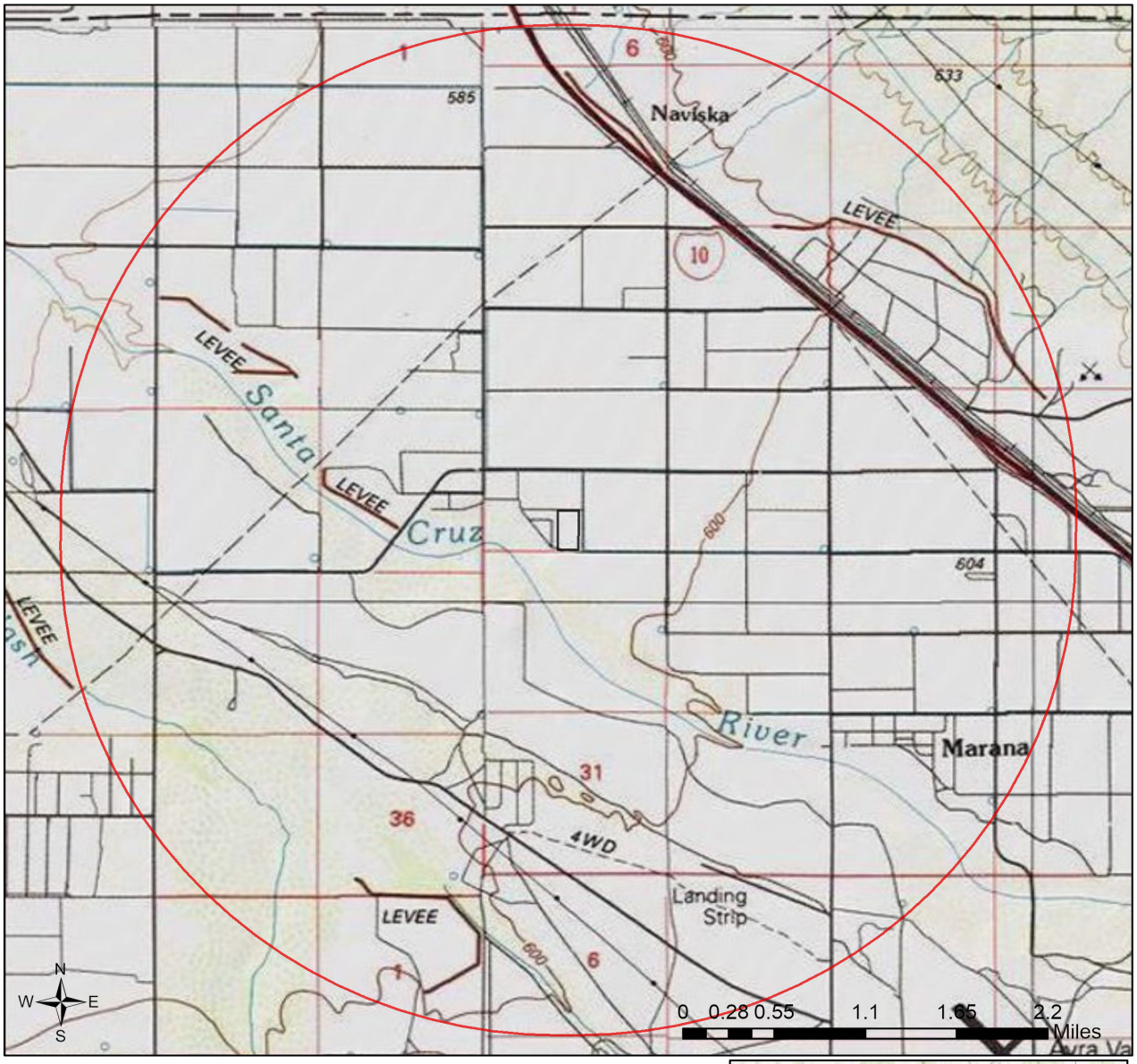
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

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

Grier Substation

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 19.33

Lat/Long (DD): 32.4550 / -111.2609

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R11E

USGS Quad(s): WEST OF MARANA



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Grier Substation

Web Map As Submitted By User



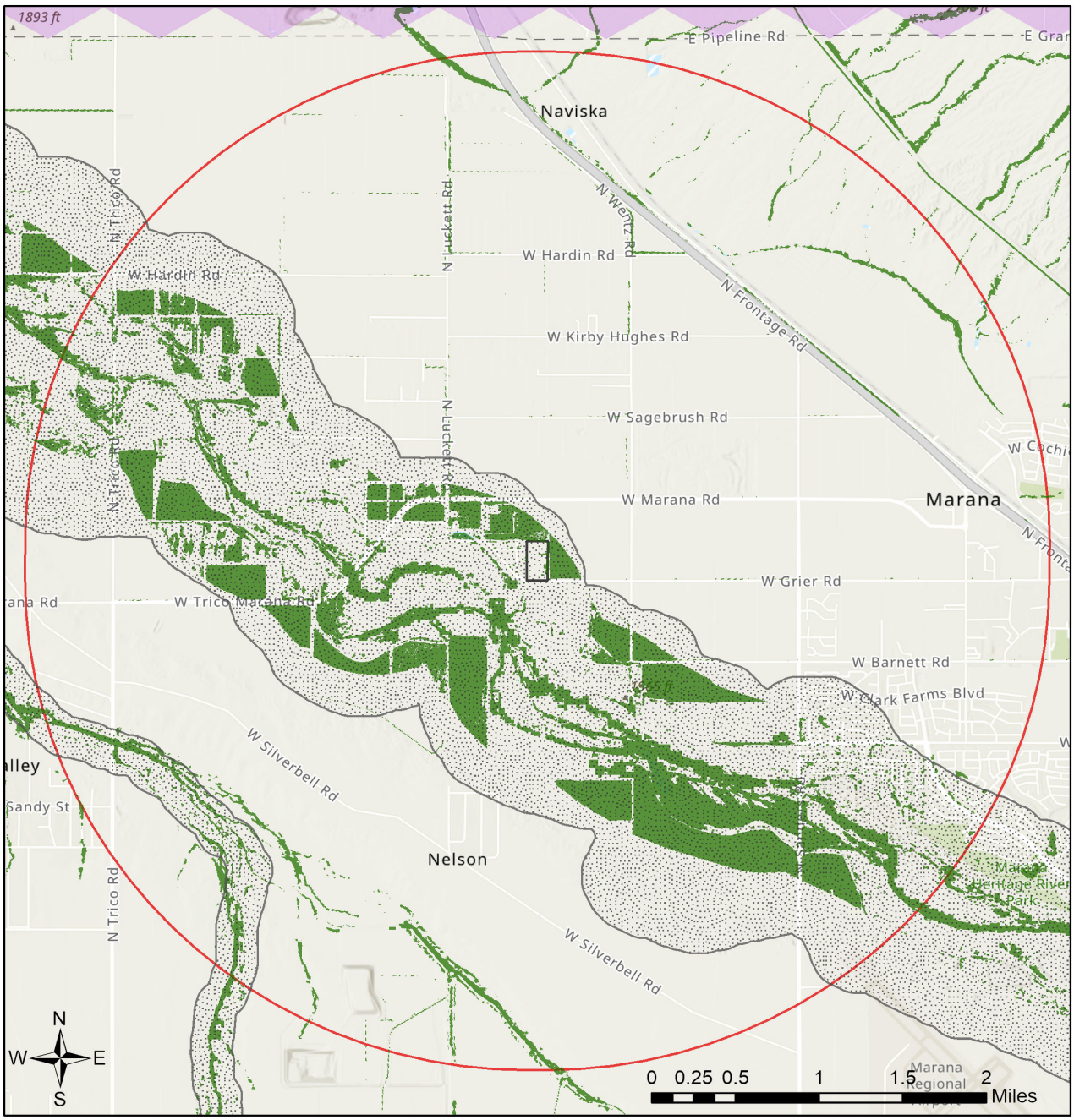
Buffered Project Boundary
Project Boundary

Project Size (acres): 19.33
Lat/Long (DD): 32.4550 / -111.2609
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R11E
USGS Quad(s): WEST OF MARANA

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Grier Substation

Important Areas



- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 19.33

Lat/Long (DD): 32.4550 / -111.2609

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R11E

USGS Quad(s): WEST OF MARANA

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Grier Substation

Township/Ranges and Land Ownership



- Buffered Project Boundary
- Project Boundary
- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge
- Township/Ranges

Project Size (acres): 19.33

Lat/Long (DD): 32.4550 / -111.2609

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R11E

USGS Quad(s): WEST OF MARANA

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Agelaius phoeniceus	Red-winged Blackbird					2
Amphispiza bilineata	Black-throated Sparrow					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Bat Colony						
Buteo swainsoni	Swainson's Hawk					2
Calamospiza melanocorys	Lark Bunting					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Cardinalis sinuatus	Pyrrhuloxia					2
Catharus guttatus	Hermit Thrush					2
Charadrius vociferus	Killdeer					2
Chilomeniscus stramineus	Variable Sandsnake					2
Circus hudsonius	Northern Harrier					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
Columbina inca	Inca Dove					2
Contopus sordidulus	Western Wood-Pewee					2
Corvus cryptoleucus	Chihuahuan Raven					2
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Empidonax traillii extimus	Southwestern Willow Flycatcher	LE		S		1
Empidonax wrightii	Gray Flycatcher					2
Eremophila alpestris	Horned Lark					2
Euphagus cyanocephalus	Brewer's Blackbird					2
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1
Falco sparverius	American Kestrel					2
Geothlypis tolmiei	MacGillivray's Warbler					2
Heloderma suspectum	Gila Monster					1
Icterus bullockii	Bullock's Oriole					2
Icterus cucullatus	Hooded Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis velifer	Cave Myotis	SC		S		2
Passerculus sandwichensis	Savannah Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Pooecetes gramineus	Vesper Sparrow					2
Selasphorus platycercus	Broad-tailed Hummingbird					2
Setophaga nigrescens	Black-throated Gray Warbler					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2

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

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Coyote - Ironwood - Tucson Linkage Design	Wildlife Connectivity					
Riparian Area	Riparian Area					
Santa Cruz River	Pima County Wildlife Movement Area - Riparian/Wash					

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

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					
Anthus spragueii	Sprague's Pipit	SC				2
Aquila chrysaetos	Golden Eagle			S		2
Artemisiospiza nevadensis	Sagebrush Sparrow					
Asio otus	Long-eared Owl					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Botaurus lentiginosus	American Bittern					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Charadrius montanus	Mountain Plover	SC				2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Colaptes chrysoides	Gilded Flicker			S		2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Dendrocygna autumnalis	Black-bellied Whistling-Duck					2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat					
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus blossevillii	Western Red Bat		S			2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Lepus alleni	Antelope Jackrabbit					2
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat	SC				2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Toxostoma bendirei	Bendire's Thrasher					2
Toxostoma lecontei	LeConte's Thrasher			S		2

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Energy Storage/Production/Transfer, Energy Transfer, substation

Project Type Recommendations:
Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

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

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select “See What’s Here” for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

Follow manufacturer's recommended application guidelines for all chemical treatments. The U.S. Fish and Wildlife Service, Integrated Pest Management Group has a reference document that serves as their pesticide recommendations for protecting wildlife and fisheries resources, titled "Reducing Risks to Pollinators from Pest Control", https://www.fws.gov/sites/default/files/documents/Reducing_Risks_to_Pollinators_from_Pest_Control_factsheet.pdf. The Department recommends that direct or indirect impacts to sensitive species and their forage base from the application of chemical pesticides or herbicides be considered carefully.

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

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

Based on the project type entered, coordination with State Historic Preservation Office may be required (https://azstateparks.com/).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

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

Project Location and/or Species Recommendations:
Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **Detailed Wildlife Connectivity Assessments** represent ideal connections within or between intact blocks or core habitats. The blocks are currently disconnected or isolated and the linkages should be examined for improving permeability, or are currently intact and in need of preservation and/or enhancement. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at https://www.fws.gov/office/arizona-ecological-services or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

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

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

Appendix D- US Fish & Wildlife Service Correspondence

From: Richardson, Scott
To: Gerald Berthelette
Subject: Re: [EXTERNAL] FW: Parcel I"m calling about with potential CFPO habitat
Date: Monday, January 22, 2024 3:29:01 PM

Hey Gerry,
Thanks for the reminder on this issue. Things tend to get buried in the black hole that is my email box. Thanks again for bringing me up to speed on this project. Our discussion helped clarify things for me with regard to CFPO. We are not aware of any CFPO currently in the vicinity of the proposed project. And, while the project is within dispersal distance of known CFPO nesting territories, the project area does not support the appropriate habitat elements to 1) provide habitat connectivity such that dispersing CFPO would likely be able to disperse to occupy the project area and 2) provide the necessary elements to support establishment of a CFPO home range or nesting. Based on our knowledge of areas currently occupied by CFPO and due to lack of appropriate habitat elements. it is unlikely that any CFPO currently occupy the project area or are able to disperse into the area to establish a nesting territory. We do not recommend any CFPO surveys in the project area due to lack of suitable habitat. I hope this is helpful. Please do not hesitate to contact me if we can be of any further assistance. Thank you for your consideration of potential impacts from this project on CFPO.

Sincerely,
Scott Richardson
U.S. Fish and Wildlife Service
Tucson Suboffice
(520) 979-7896

From: Gerald Berthelette <gberthelette@sonoranlandresources.com>
Sent: Monday, January 22, 2024 10:43 AM
To: Richardson, Scott <scott_richardson@fws.gov>
Subject: [EXTERNAL] FW: Parcel I'm calling about with potential CFPO habitat

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Morning, Scott!

Again, it was great to catch up with you. I'm sure you have plenty on your plate, but I'm wondering if you've gotten a chance to look at my last email regarding CFPO habitat and burrowing owl potential for that site in Marana. You had mentioned providing some official USFWS language for me, indicating that the site probably wasn't a concern for CFPO, but I haven't seen anything come

through yet.

Let me know if I can get you anything further. If you want to re-hash this over the phone, feel free to give me a call today or any day this week you have some time available.

Thanks! Look forward to hearing from you.

Cheers,
Gerry

From: Gerald Berthelette
Sent: Thursday, January 11, 2024 11:14 AM
To: scott_richardson@fws.gov
Subject: Parcel I'm calling about with potential CFPO habitat

Hi Scott,

I'll call you in a minute here, we are just about to go on break.

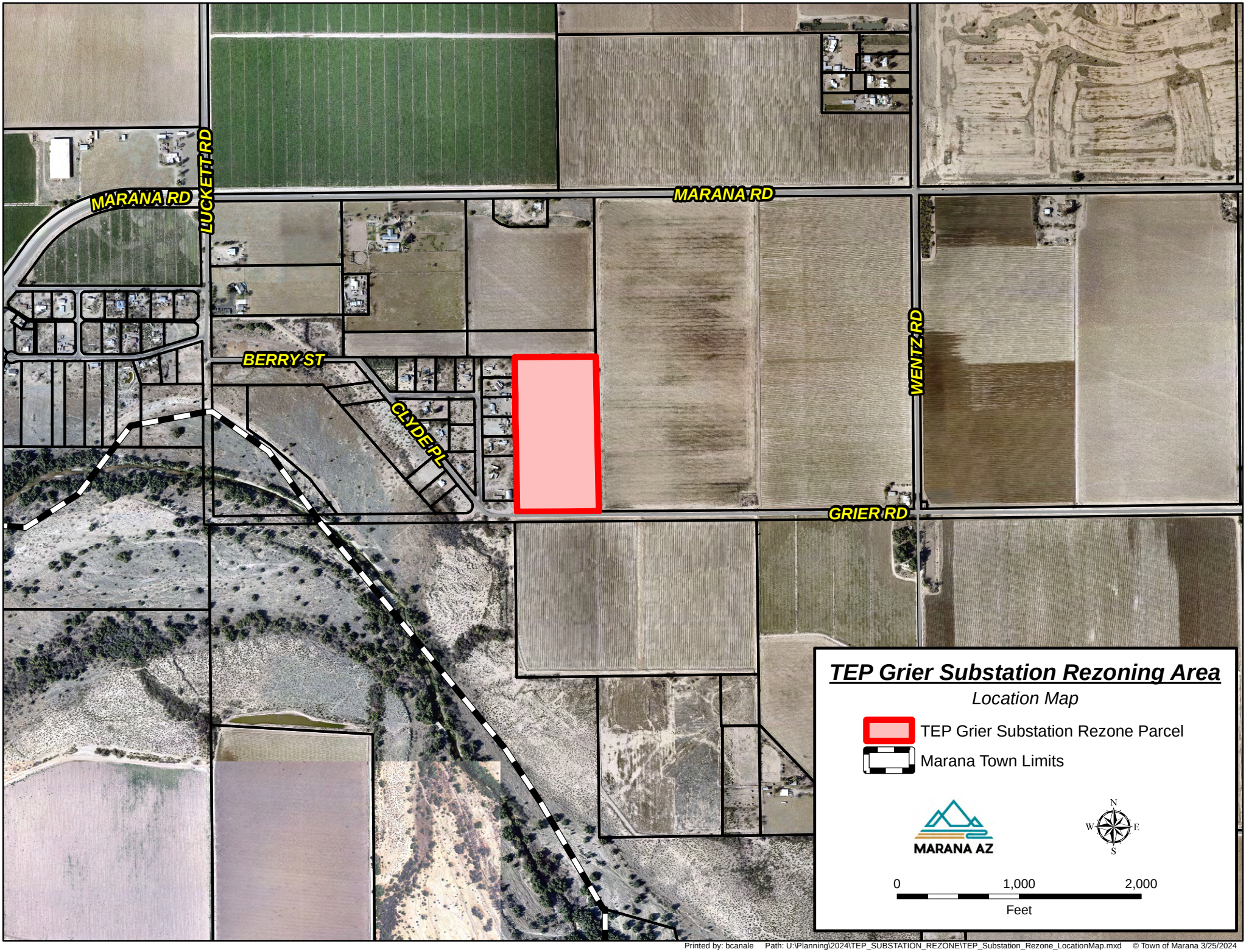
Check out these photos attached…

The parcel is just an ag field right now. There are some decrepit culverts on site, some short ones that run N-S and E-W in the southeast corner of the parcel, and then a full culvert running N-S along the eastern boundary of the parcel. Not much in the way of habitat, here, but there are a few trees in the SE corner of the parcel that could be of some concern.

Gerry Berthelette, Environmental and Land Use Planner II
8750 E Speedway Blvd. Suite 230
Tucson, AZ 85710
(520) 989-1096

Sonoran Land Resources, LLC
Your path to successful outcomes!

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TEP Grier Substation Rezoning Area

Location Map

TEP Grier Substation Rezone Parcel

Marana Town Limits

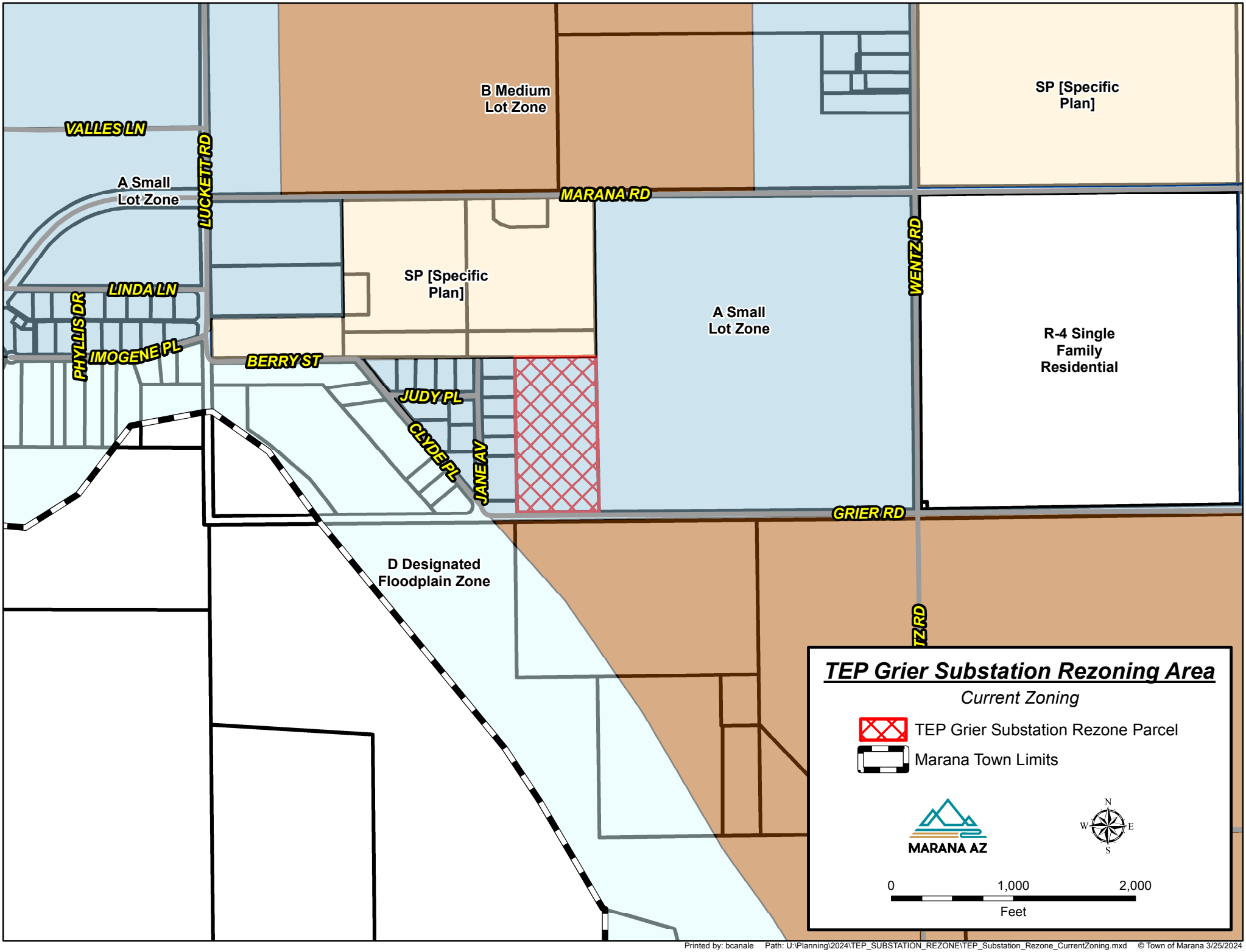
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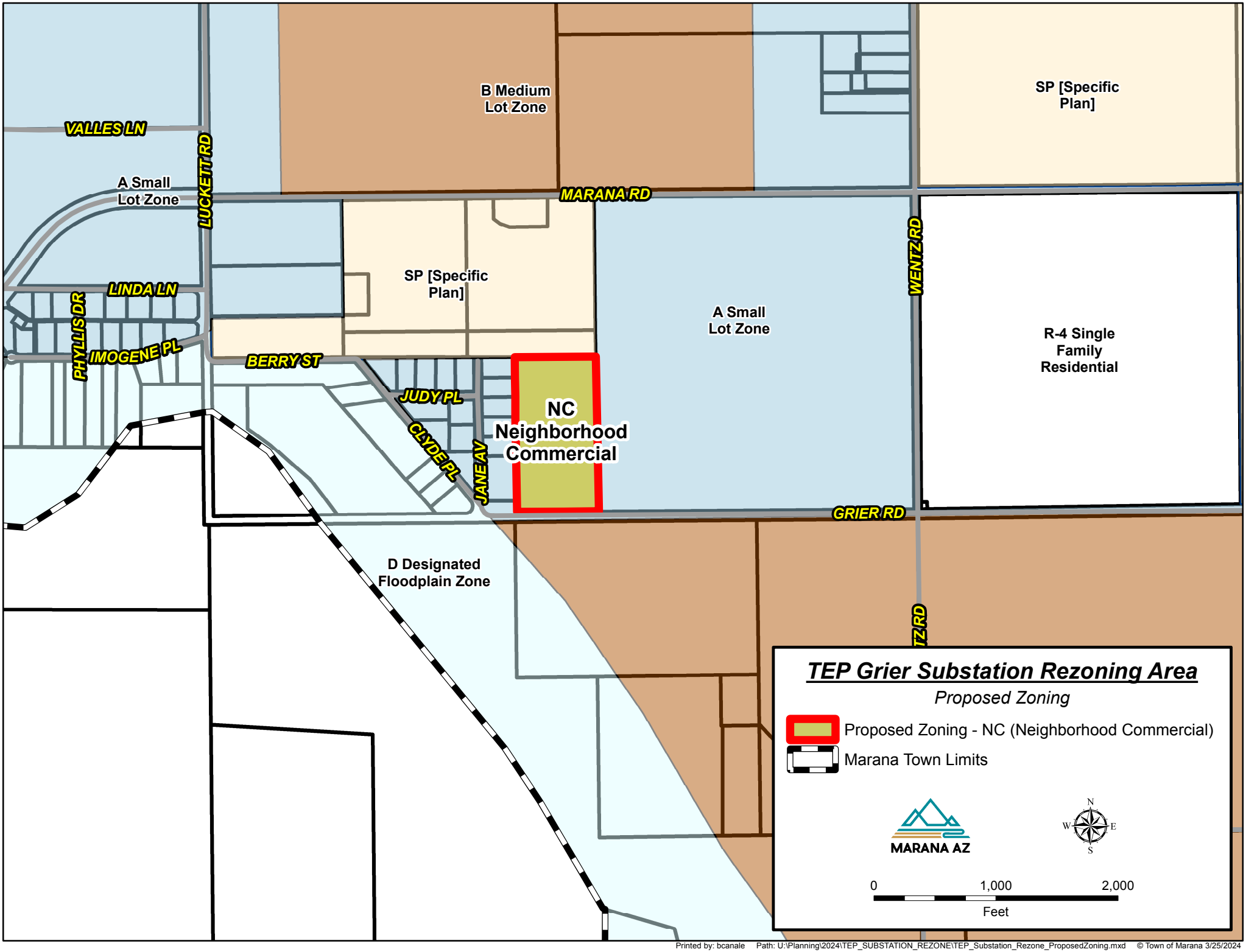
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Feet

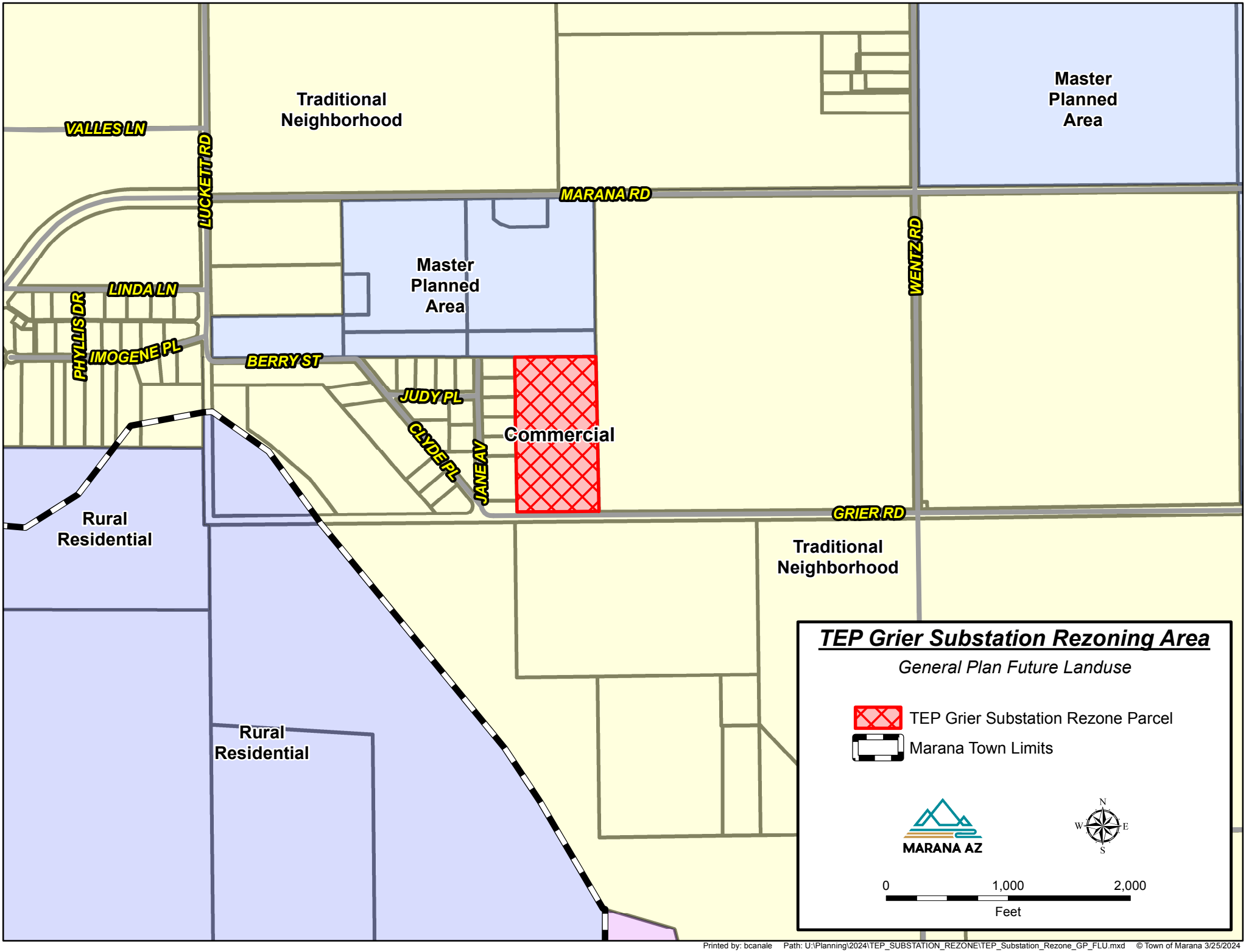
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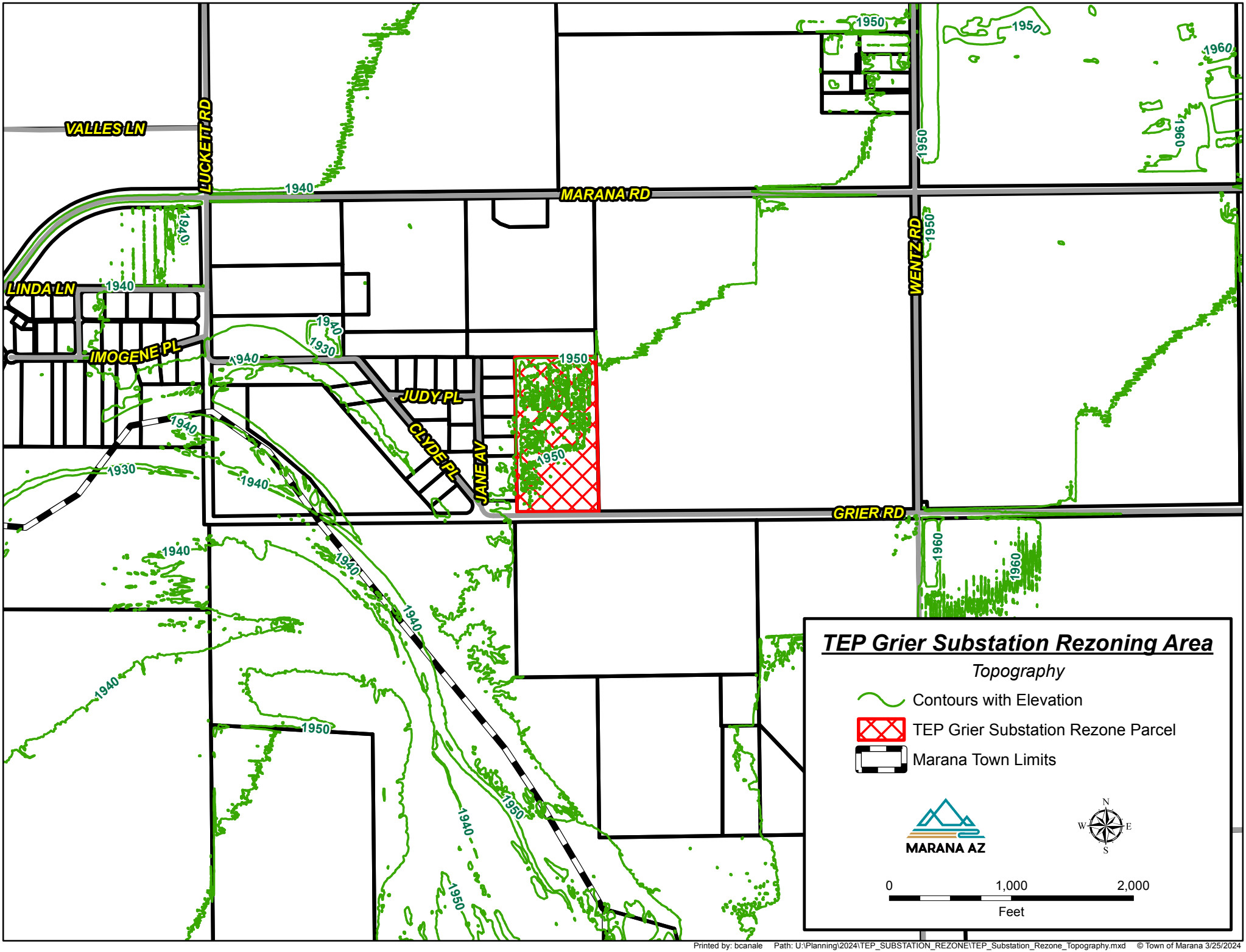
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Development Services / maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641

PROJECT APPLICATION

Instructions

Information about project submittal requirements can be found online by reviewing the submittal checklist for the proposed scope of work at https://www.maranaaz.gov/developmentservicesforms.

- Applicants can submit electrically by email. Please follow the information resource on "How to Submit Electronically."
- Submit the completed application along with all forms and attachments electronically by email to maranaplanning@maranaAZ.gov for planning related applications or deveng@maranaAZ.gov for engineering related applications. If means to submit electronically are unavailable, applicants can submit in person using a print copy to:

  Development Services
  Marana Municipal Complex, Second Floor
  11555 W Civic Center Dr. Building A2
  Marana, AZ 85653
- The application and review status can be viewed through Permit Tracker, our On-line Application & Information System, utilizing the project search menu.
- Notice of correction or approval will be communicated via email to the applicant listed on the application.

Payment

Fee information can be found on the online at maranaAZ.gov/finance. An invoice will be provided by email to the applicant for payment. Payment can be made in the form of credit card, cash or check payable to the Town of Marana.

- Credit card over the phone, please call (520) 382-2600
- In person or by mail, please send checks to:

  Town of Marana, Cashiering
  11555 W Civic Center Dr. Building A2
  Marana, AZ 85653

Licensing Time Frame

Pursuant to and subject to A.R.S. § 9-836 (2019), the Town of Marana hereby establishes its licensing time frames, available here.

Contact Information

For planning related questions about this form, please contact Marci Johns by email at maranaplanning@maranaAZ.gov or call (520) 382-2600.

For development engineering questions about this form, please contact Charity Teresi by email at deveng@maranaAZ.gov or call (520) 382-2600.

Development Services / maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Translational Rezone	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name:	
Description of Project:	Number of Lots:
Parcel No.(s):	Gross Area (Acres):
Project Address:	
Ref. Project No.:	

CONTACT INFORMATION

Owner:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

APPLICANT AUTHORIZATION

By signing below, I hereby acknowledge that I have read the information provided online at maranaaz.gov/arsnotice and certify that the information set forth in this application are true and correct to the best of my knowledge. I am either the owner of the property or I have been **authorized in writing** by the owner to file this application. (If the applicant is not the owner, attach written authorization from the owner)

Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 05/16/2023

Tucson Electric Power

Grier Substation Rezone and Minor General Plan Amendment

Citizen Review Public Meeting Summary

In compliance with Town of Marana (TOM) Code, Title 17, Chapter 3, Section 1.C Tucson Electric Power Company (TEP) held a neighborhood meeting on April 4, 2024. Below is a summary of the Citizen Review Process conducted by TEP.

1. Meeting Notification

In compliance with TOM code 17.3.1.C.1, TEP prepared and mailed written notice of the rezone and minor plan amendment application to all owners of property located within 300 feet of the subject property on March 16, 2024, 16 days prior to the date of the neighborhood meeting. The 300-foot distance was measured from the Pima County Assessor No. 217-23-0310 parcel line. The written notice provided a general explanation of the substance of the proposed rezoning, and the notice of the date, time, and location of the neighborhood meeting. A copy of the notice is Attachment A.

Following comment from a nearby resident beyond the 300-foot notice area, TEP mailed eleven additional notices on March 22, 2024. Notice was also mailed and emailed to various TOM Staff and Council Members. A copy of the complete mailing list is Attachment B.

2. Meeting Summary

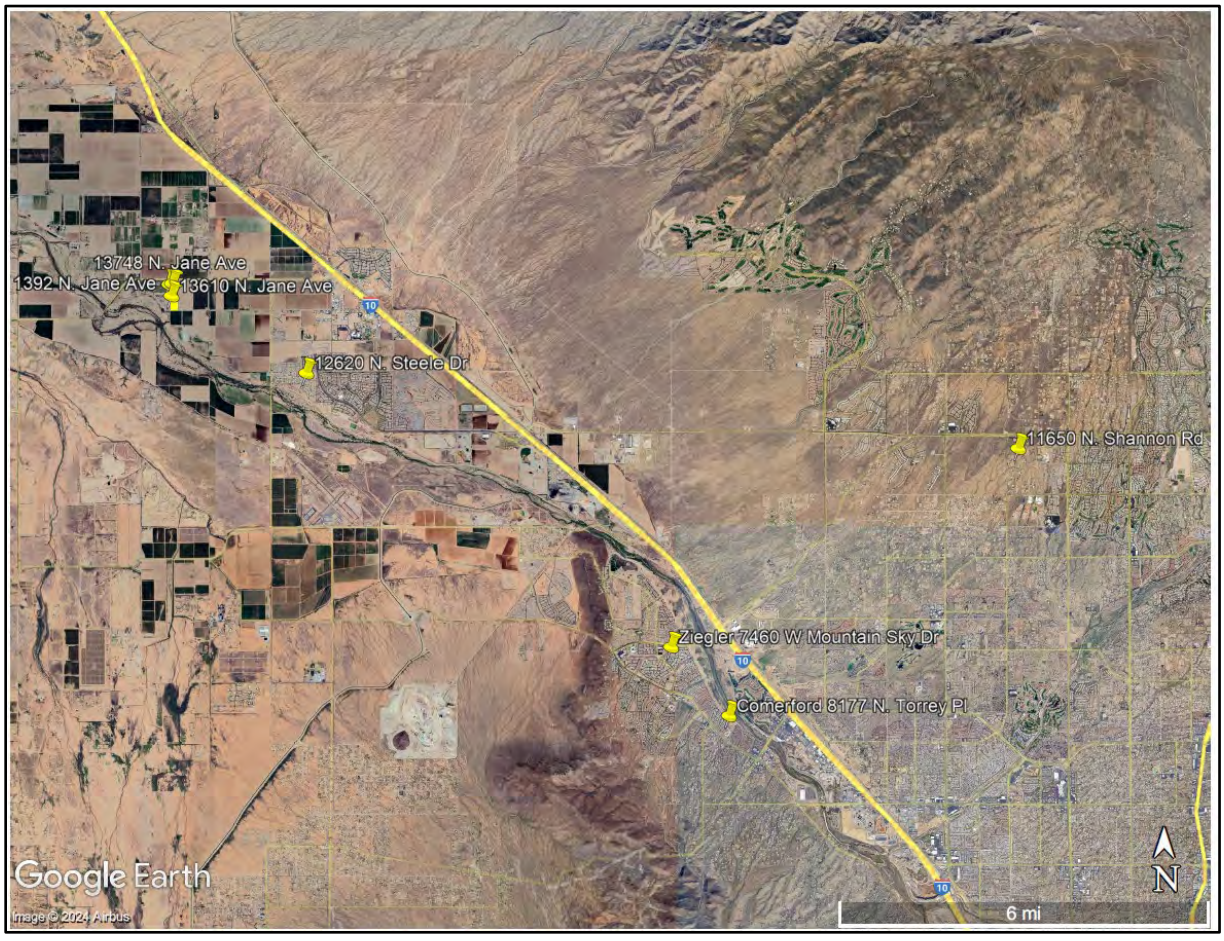
The neighborhood meeting was held Thursday, April 4, 2024 at the Marana Town Center 2nd Floor Conference Room located at 11555 W Civic Center Drive, Marana, AZ 85653 from 6:00PM to 7:30PM. The meeting was Open House format, with a sign-in table, comment table, refreshment table, and eight Project posters. Posters included: TOM Public Engagement Process, How Electricity Gets to You, Conceptual Plan, Three Photo Simulations, and a map of the future AEPCO/TEP Saguaro to Marana 138-kV transmission line and disclosure that an additional 138-kV transmission line will be required from the Grier Substation to the east (see Attachment C for Project Posters).

Two handouts were also made available to attendees and included Electric and Magnetic Fields (EMF) and Substation Safety and Noise Standards and Regulations (see Attachment D for Project Handouts)

In attendance at the meeting were TEP staff including the Project Manager, Government Liaison, Project Engineer, and an Environmental and Land Use Planner. Also attending were two Environmental and Land Use Planners with Sonoran Land Resources. These individuals were available to answer questions related to the Project and attendees' concerns.



All attendees were asked to sign in (see Attachment E for sign in sheet). Eleven people (10 adults, 1 child) attended the meeting and included two TOM council members – Roxanne Ziegler and Patti Comerford, three households from Jane Avenue, one person from Steele Dr. in Marana, and one person from Shannon Road in Tucson. All attendees appear to have been mailed notice except for the attendee from Tucson.



Tucson Electric Power

3. Comments

The Citizen Review Process has resulted in eight comments to date – six written and two phone calls. TEP staff and consultants also documented herein the verbal comments received during the open house neighborhood meeting.

3.1 Written Comments

Written comments are provided in Attachment F. To summarize the written comments:

C. Three Comments related to potential Decrease in Property Values.

A. Not aware of any studies related to impact on property values adjacent to electric substations. Studies that have been conducted on property values adjacent to electric transmission lines indicate a small, 5-10% decline in value that recovers to market value in about 5 years. Note: these studies were not conducted in Arizona and are not equivalent to this Project.

C. Two comments related to Health Concerns.

A. Attendees were provided the EMF handout and it was discussed that the EMF level of a 138-kV substation is low-frequency and that there are no confirmed health risks caused by exposure to low-level EMFs. In addition, EMFs weaken significantly as they extend away from the source.

Furthermore, TEP offered to conduct EMF testing at the property line and within the home prior to and after construction to provide peace of mind to adjacent landowners. The landowner can request this in the event the Project is approved.

C. One comment asking Where Town Staff Was.

A. In our experience jurisdictional staff do not attend neighborhood meetings as they prefer to remain neutral in their review of the merits of the application. However, they do receive a meeting summary and take the comments into account in making their recommendations to the Planning Commission.

C. Will TEP condemn the parcel if the landowner were to pull out of the contract?

A. No, TEP does not make a practice of condemning private property for substations.

C. Concern over the lack of notice and public involvement in the siting of the AEPCO/TEP Saguaro to Marana Transmission Line. Asked how to get the Transmission Line Project overturned.

A. Explained that AEPCO was responsible for siting the line and TEP, while having a circuit on the line, did not engage in the process. Agreed that AEPCO could have done a better job. Explained TEP's engagement process for transmission line siting and ensured that they would be noticed if within 1 mile of the study area.

Advised that the AEPCO/TEP Saguaro to Marana Transmission Line was approved by the Arizona Corporation Commission and that they would need to contact them with any complaints.

C. Concern over the location of the future transmission line, depicted as a dashed blue line on the siting map.

A. Advised that the dashed blue line was conceptual and that alternatives would be considered and that the final route is determined by the Arizona Corporation Commission Line Siting Committee in a public process.

3.2 Phone Calls

Two phone calls were received by TEP and are provided in Attachment G.

C. Caller voiced concern over TEP not notifying the entire neighborhood, only those within 300 feet. Caller voiced opposition to Project.

A. In response to callers concern, TEP mailed meeting notices to the remainder of the neighborhood the following day. Caller was informed that the April 4 neighborhood meeting was to inform neighbors of the project and answer any questions. Caller was also told that there would be two additional opportunities to state her opposition to the project before the Planning Commission, and the Marana Town Council.

C. Caller did not provide their name or address, but mentioned their home is nearest to the substation. Caller wanted to know if she needed to attend then neighborhood meeting because she had already attended a meeting to relay her concerns. It was inferred that the meeting she was speaking of was the Town Council Meeting in January in which there were several neighbors who spoke at call to the audience. Caller was informed that the neighborhood open house meeting would be an opportunity to learn more about the proposed project, the rezoning process and timeline, as well as upcoming opportunities to have their voice heard at the Planning Commission Public Hearing and the Town Council Public Hearing. She said that she would be letting all of her neighbors know that they need to attend.

3.3 Verbal Comments at Neighborhood Meeting

Following the neighborhood meeting, TEP and consultants held a debrief meeting and documented the following verbal concerns. Verbal concerns mirrored written concerns regarding

Noise, Health (EMF), Property Values, and the AEPCO/TEP Transmission Line Project. Responses provided verbally also mirror those provided above in Section 3.1. These additional concerns were related verbally:

C. Why is the substation proposed in this location, why not anywhere else? Including why in Trico's Service Territory?

A. In short, it was explained that TEP identified the need for the substation in 2020 and that they identified and evaluated 10 sites in the area. It was explained that the sites must meet specific technical criteria and the landowner must be a willing seller because TEP does not condemn property for the construction of substations. The Grier Substation parcel meets the technical criteria, and the landowner is willing to sell. Attendees were advised that the application is available on the Project website and provides siting information in greater detail.

In addition, attendees were told that TEP operates and maintains generation and transmission facilities throughout Arizona and into New Mexico to bring safe, reliable power to customers in its service area.

C. What is the Process? What is the Planning Commission, Who votes? Who Approves.

A. The review and approval process was outlined. It was explained that the Planning Commission is an advisory body appointed by the Marana Town Council which makes recommendations to the Council on matters relating to zoning and land development, including applications such as TEP's. It was explained that approval comes from the Town Council.

C. Concern over the height of equipment.

A. Height of equipment is correlated to safety. TEP workers must be able to operate and maintain the substation safely.

C. Concern from neighboring landowner that his bees will sting employees and he doesn't want to be sued.

A. Advised that TEP would be informed and they would likely set up a system to alert employees and contractors when scheduled to work at the substation. Offered that maybe the landowner could provide a list of flowering shrubs and forbs that may benefit the bees and could be provided to TEP.

C. Concern over lightning strikes.

A. Lightning in the area would be attracted to the static masts at the substation. When lightning hits the static masts, it is sent to ground and grounded in the grounding grid. This is a benefit, as lightning is unlikely to strike anywhere else in the area and can be safely grounded. This grounding prevents other components of the substation from being struck by lightning.

Tucson Electric Power

ATTACHMENT A

Tucson Electric Power
P.O. Box 711, OH 131
Tucson, AZ 85714

April 5, 2024

Subject: Invitation to Neighborhood Open House for Proposed Grier Substation

Dear Neighbor,

Tucson Electric Power (TEP) is proposing to build a new 138-kilovolt (kV) substation to strengthen service reliability for customers and increase capacity to support current and future development in the Town of Marana.

The new Grier Substation would be located north of Grier Road, approximately one-half mile west of Wentz Road. TEP submitted a Rezone and Minor General Plan Amendment application package to the Town of Marana on February 22, 2024.

As a property owner within 300 feet of the proposed substation property boundary or other interested party, we invite you to attend an upcoming in-person neighborhood open house meeting to learn more about the project. We will address the proposed rezoning of Pima County Assessor Parcel No. (APN) 217-23-0310 from Small Lot Zone (Zone A) to Neighborhood Commercial (NC) and a minor amendment to the *Make Marana 2040 General Plan* (General Plan), which will support construction, maintenance, and operation of the proposed substation.

Grier Substation Neighborhood Open House Meeting
Thursday, April 4, 2024
6-7:30 p.m.
Marana Town Center Conference Room
11555 W Civic Center Dr
Marana, AZ 85653

For those planning to attend the April 4th Open House, follow directional signage from the North parking lot to the second-floor conference center.

If you would like to discuss specific areas of concern or if you prefer to provide comments outside of the meeting, please feel free to share them with me using the contact information below. Your comments will be shared with the Town of Marana's Development Services Department. A public hearing before the Planning Commission regarding the requested Rezone and Minor General Plan Amendment is expected to occur on April 24, 2024.

Thank you for your consideration. We look forward to your input.

Chris Ortiz y Pino
Environmental Land Use Planner
(520) 633-8693
christopher.ortizypino@tep.com

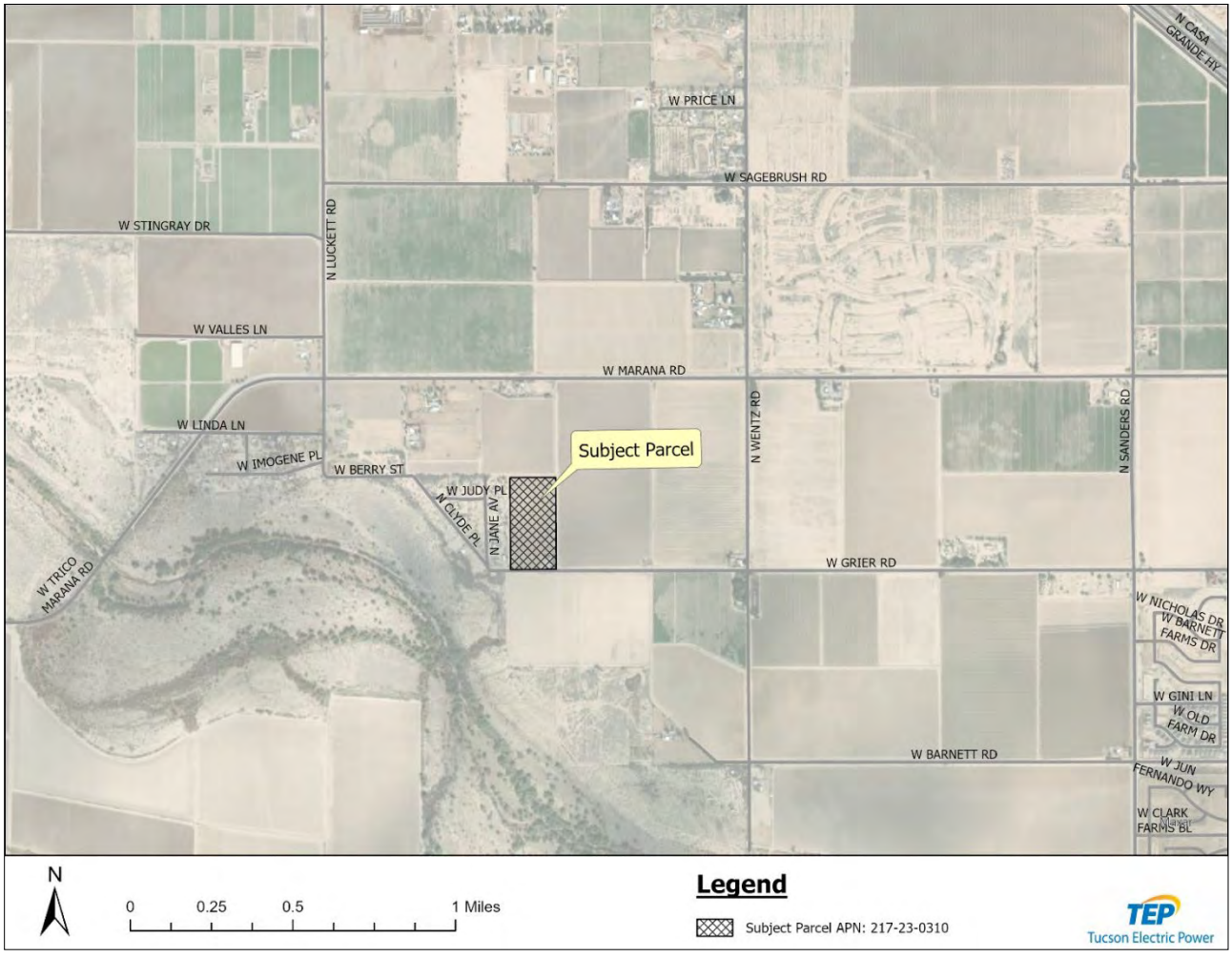
How will the Grier Substation benefit customers?

- Improves reliability and resiliency of the local energy grid in the Town of Marana
- Reduces the frequency and duration of unplanned outages
- Increases capacity of the local electric system to support anticipated future energy needs of customers and growth in the area
- Enhances voltage control, which helps to prevent damage to customers' appliances and electrical equipment.

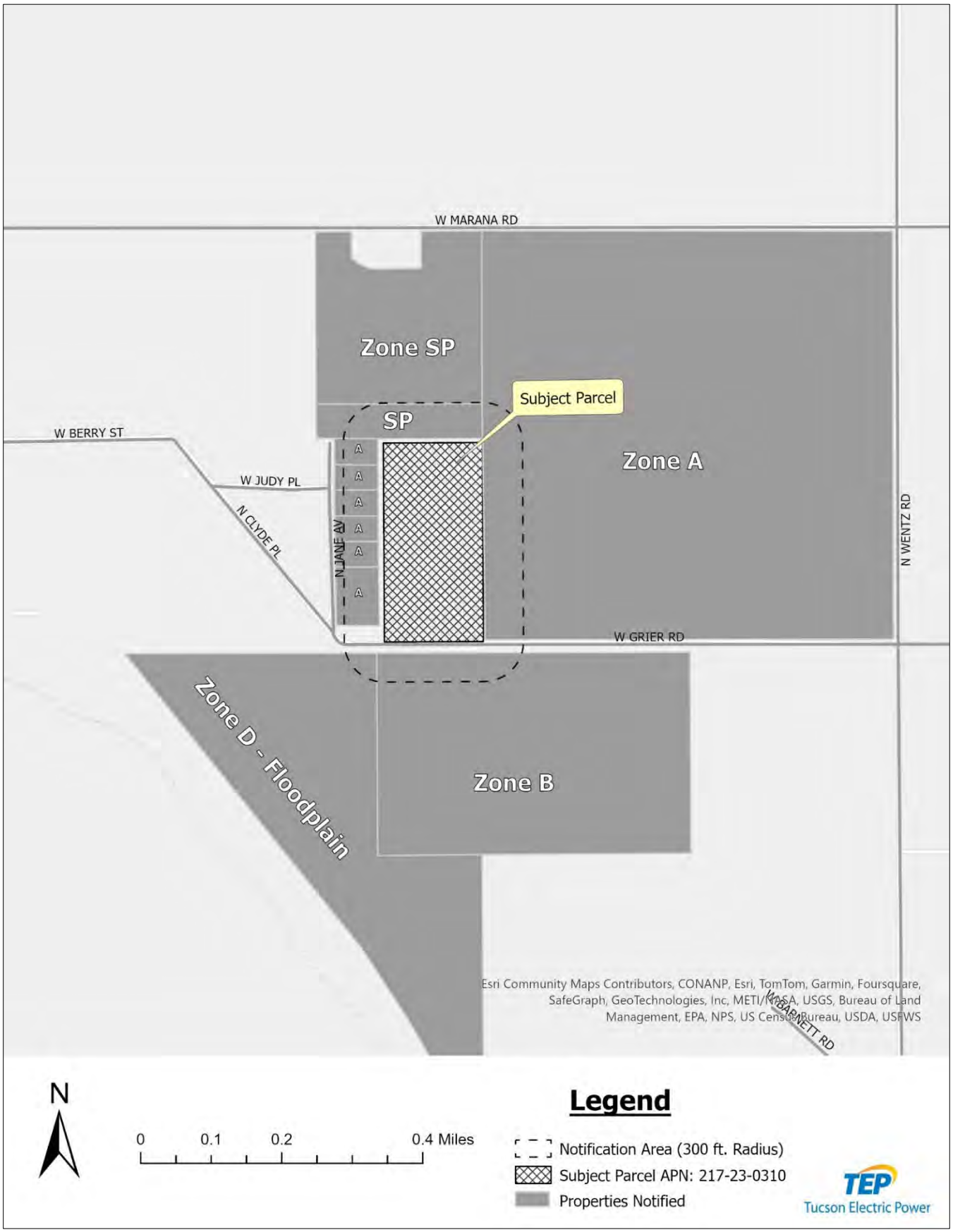
Why is the Grier Substation needed?

- The need for a substation in this area was identified in TEP's 10-year Transmission Plan, filed with the Arizona Corporation Commission (ACC).
- The new substation will provide contingency support to existing circuits and allow for greater flexibility in response to outages.
- The Grier Substation will accommodate existing needs and future growth, improving system reliability while allowing for the retirement of aging, lower-voltage equipment.

Substation Location



Tucson Electric Power



Tucson Electric Power

Mailing Label

For More Information:

www.tep.com/grier-substation

Tucson Electric Power

ATTACHMENT B

Grier 138-kV Substation

Properties to Notify - Open House April 4, 2024

OWNER_NAME	SITE_ADDRESS
ATTN: COUNCILMEMBER HERB KAI	Marana Municipal Complex
ATTN: COUNCILMEMBER JACKIE CRAIG	Marana Municipal Complex
ATTN: COUNCILMEMBER JOHN OFFICER	Marana Municipal Complex
ATTN: COUNCILMEMBER PATTI COMERFORD	Marana Municipal Complex
ATTN: COUNCILMEMBER ROXANNE ZIEGLER	Marana Municipal Complex
ATTN: David Udall, Town Clerk	Marana Municipal Complex
ATTN: MAYOR ED HONEA	Marana Municipal Complex
ATTN: Scott Radden, Senior Planner	Marana Municipal Complex
ATTN: Terry Rozema, Town Manager	Marana Municipal Complex
ATTN: VICE MAYOR JON POST	Marana Municipal Complex
ALLEN SHANE & ANDREA CP/RS	13920 W Grier Rd, Marana AZ, 85653-0410
B K W FARMS INC	PO BOX 638 Marana, AZ 85653-0638
BRIDLE BIT RANCH LLC	12655 N Sanders Rd, Marana AZ, 85653-9763
Del Post	201 W. Main St., STE 101, Missoula, MT 59802
ERNST RICK JAMES	13700 N JANE AV, Marana AZ, 85653-9656
GONZALEZ EDMOND E SR	13970 W Grier Rd., Marana AZ, 85653
MARTINEZ JULIO & MARY G	1509 W Niagara St, Tucson AZ, 85745-3129
MC CREA ROBERT P & TERRY L LIVING TR	13950 W Grier Rd. Unit 2, Marana AZ, 85653-7777
MC ELHANNON STEVEN D & SANDRA LEE JT/RS	13742 N JANE AV, Marana AZ, 85653
MENDEZ TERI MARIA & SABORI KAREN LYNN JT/RS	23723 19TH Dr. SE, Bothell WA, 98021-9592
MENDOZA JESUS IVAN	14001 W Judy Pl, Marana AZ, 85653-8962
PAYNE CHRISTOPHER GARY	13748 N JANE AV, Marana AZ, 85653-9656
PETERS GERALD D & SHARON K JT/RS	13612 N JANE AV, Marana AZ, 85653-9656
POST JON K	15201 W Hardin Rd, Marana AZ, 85653-0410
PROBST WILLIAM S & LISA L CP/RS	13720 N JANE AV, Marana AZ, 85653-9656
STOKES JIMMY D	12620 N Steele Dr, Marana AZ, 85653-9737
THORNTON B ELAINE	13672 N JANE AV, Marana AZ, 85653-9656
U & M LLC	PO BOX 5506 Tucson AZ, 85703-0506
VEGA VALENTIN JR	14010 W Judy Pl, Marana AZ, 85653-8692

17-3-1 C.1 - The applicant shall mail written notice of the application to all owners of property located within 300 feet of the subject property and to any other persons reasonably determined by the planning manager to be potentially affected citizens. All distances shall be measured from the property lines of the subject property.

17-3-1 C.1b - The applicant shall mail the written notice by first class mail at least 15 days prior to the neighborhood meeting.

17-3-1 C.2 - The applicant shall hold the neighborhood meeting, noticed as provided in subparagraph 1, a minimum of 15 days prior to the planning commission public hearing.

*Highlighted names were notified despite falling outside of 300' notice requirement

Tucson Electric Power

ATTACHMENT C

Grier 138-kV Substation Rezone and Minor General Plan Amendment Public Input Process

Prepare & Submit Application

Citizen Review Process

Mail Written Notice

- **Within 300 feet**
- **Min. 15 days Prior to Meeting**

Neighborhood Meeting

Public Input

Compile & Respond to Comments

Summary to Town

Hearing Notice Posted on Property Min. 15 days Prior to Hearing

Planning Commission Public Hearing

On or After April 24, 2024

Public Input

Hearing Notice Posted on Property Min. 15 days Prior to Hearing

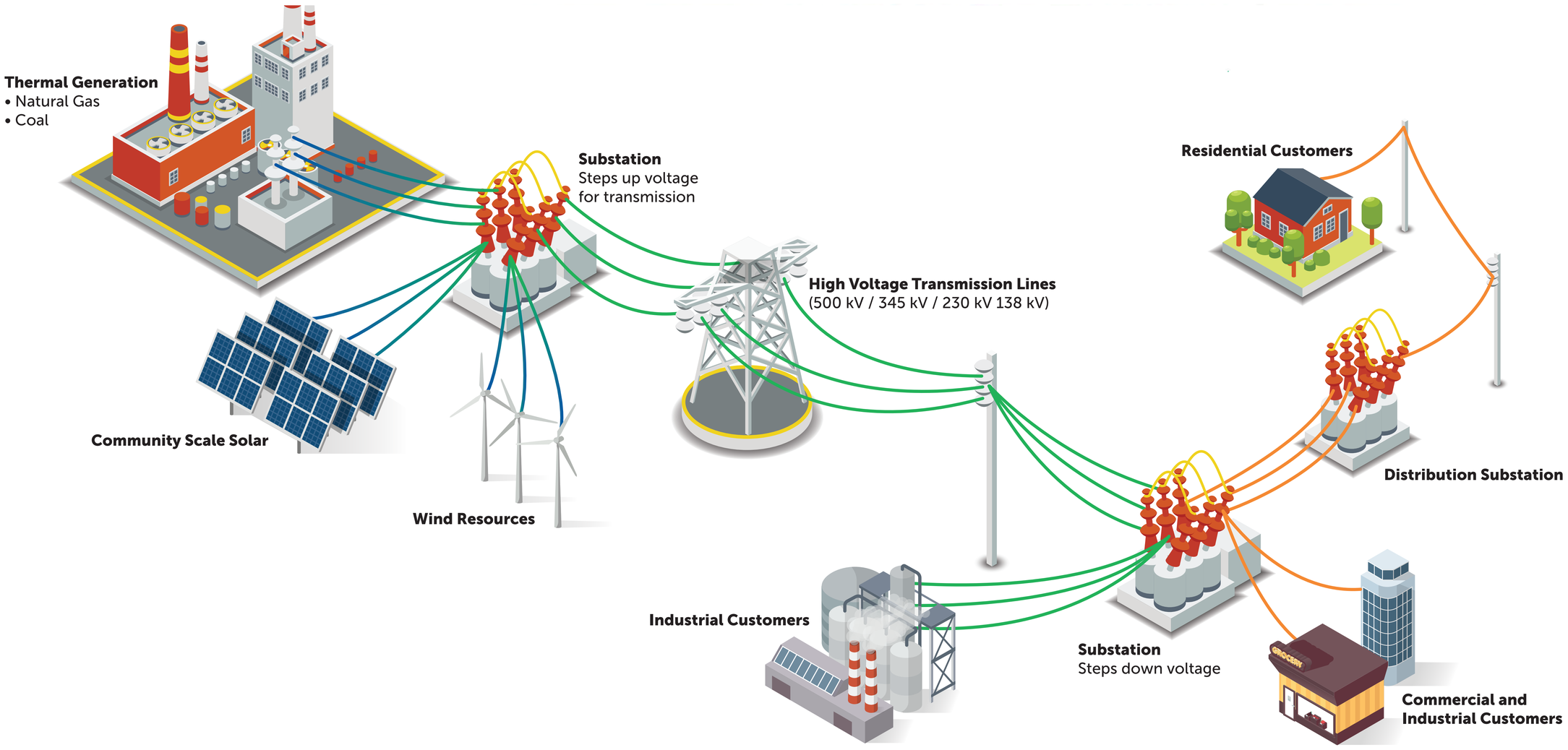
Town Council Public Hearing

On or After May 21, 2024

Public Input

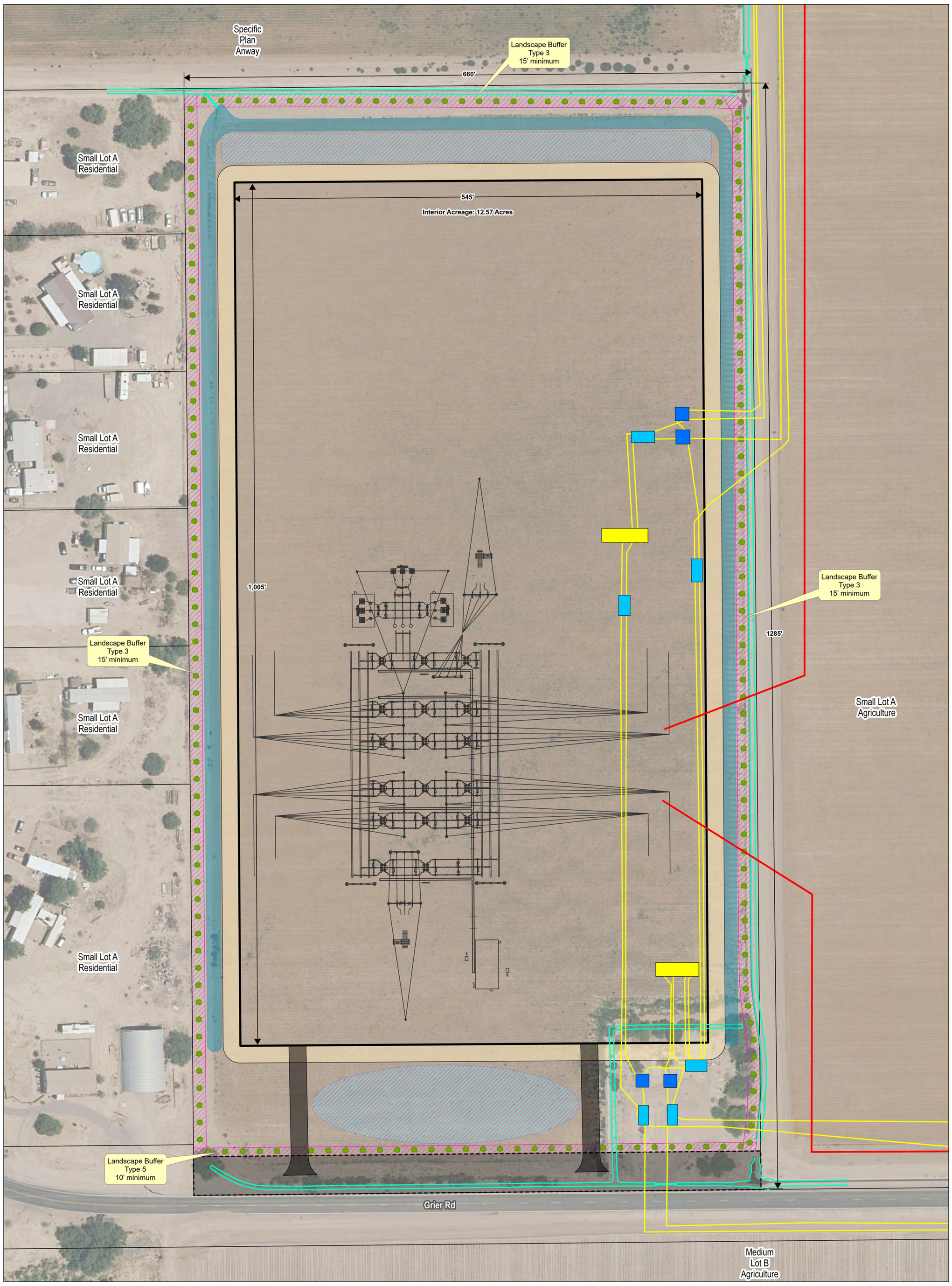
NOTE: Rezone and General Plan Amendment Requests are Reviewed by Town of Marana Concurrently

How Power Gets to You



Generation | Transmission | Sub-Transmission and Distribution

Grier 138-kV Substation



Grier Substation

Conceptual Site Plan

- Conceptual Vegetation
- 12' Masonry Wall
- Irrigation Channel
- Parcels
- Drainage Feature
- Retention Basin
- 20' Driveway
- 20' Security Road
- Landscape Buffers
- 45' Future Road Right-of-Way Dedication
- Conceptual Underground Distribution Line
- Conceptual Transmission Line
- Approved Transmission Line
- PME
- New Pull Box
- Switchgear

N

0 25 50

1 Inch = 50 Feet

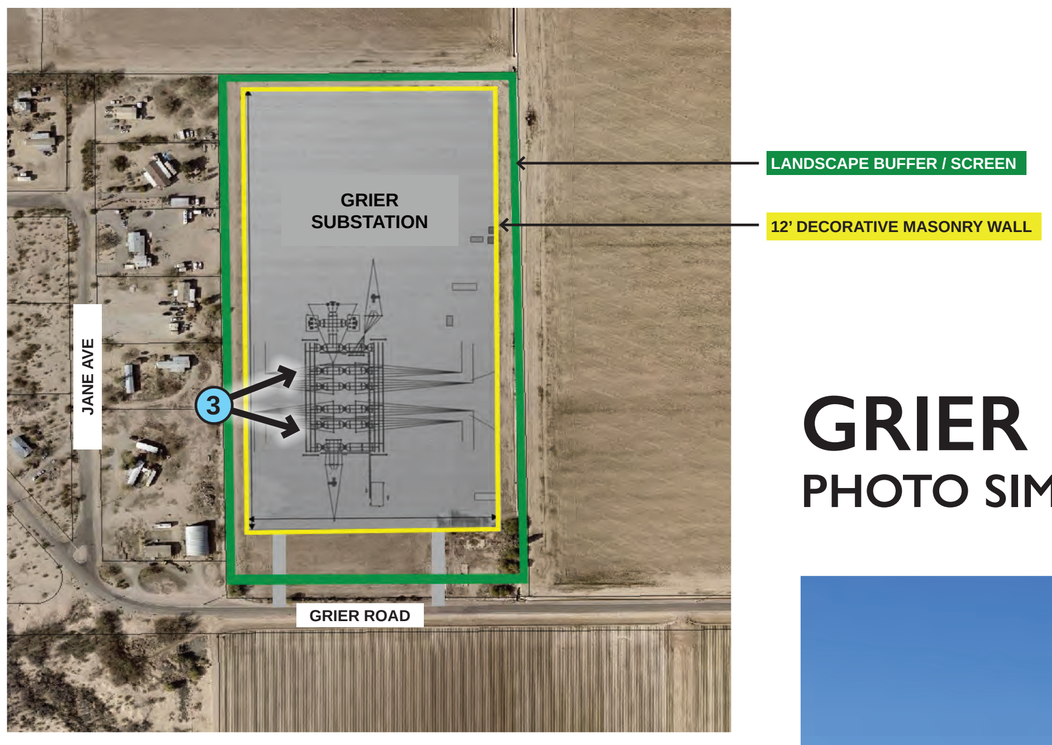
Sources: Esri, UNS, TEP and Pima County GIS
Projection: NAD 1983 UTM Zone 12N
Basemap: PAG 2021

This map is for planning purposes only. TEP and UNS Energy make no warranty of its accuracy.

3/28/2024

Grier 138-kV Substation

VIEW POINT

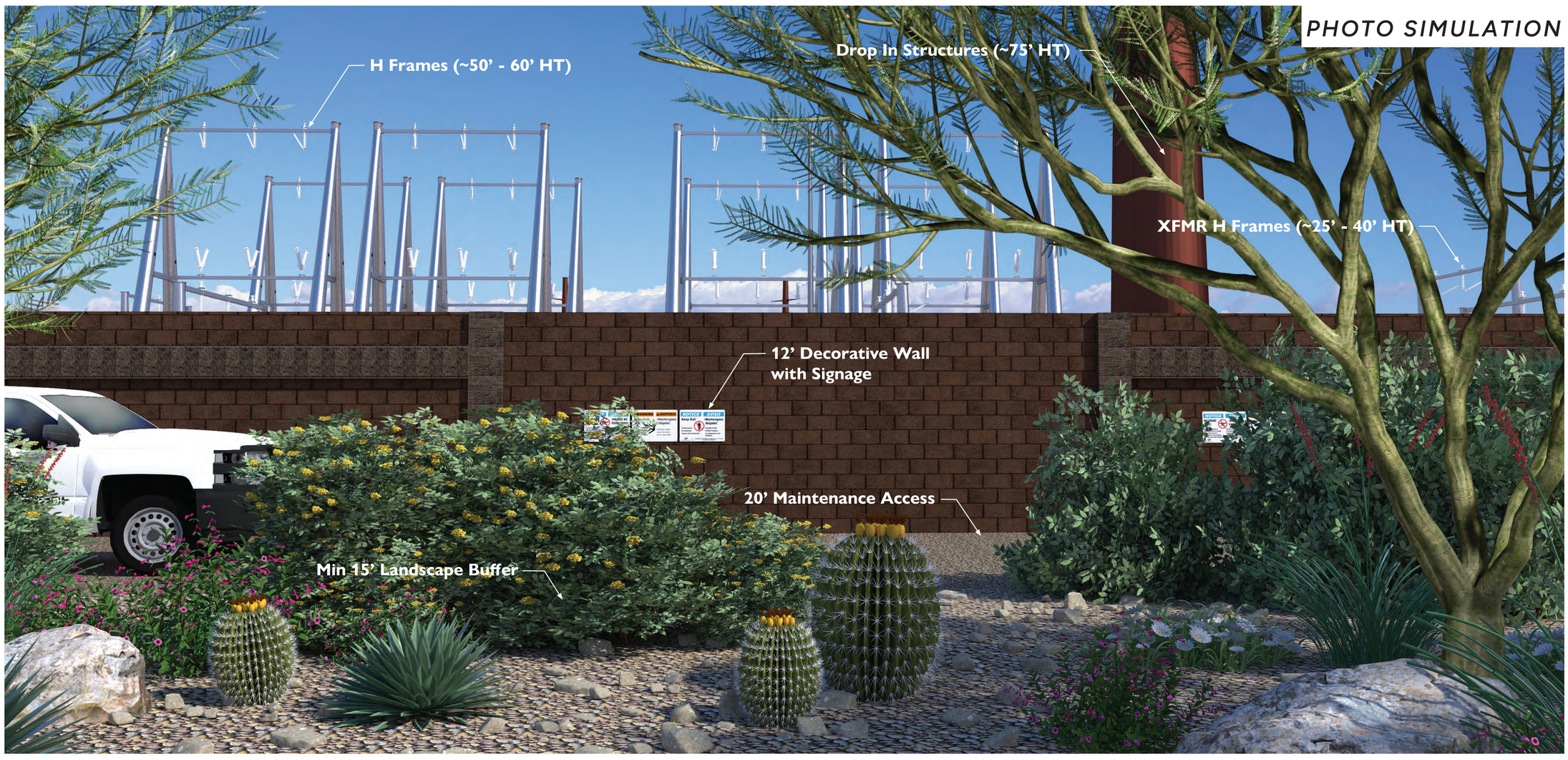


GRIER SUBSTATION
PHOTO SIMULATION #3

EXISTING CONDITIONS



PHOTO SIMULATION



Note: This exhibit is for visual purposes only and subject to change pending final engineered plans. Transmission Structure locations are subject to ACC CEC approval. Locations shown are estimates.

FROM THE WEST
LOOKING EAST

Grier 138-kV Substation

VIEW POINT



GRIER SUBSTATION
PHOTO SIMULATION #1

EXISTING CONDITIONS



PHOTO SIMULATION

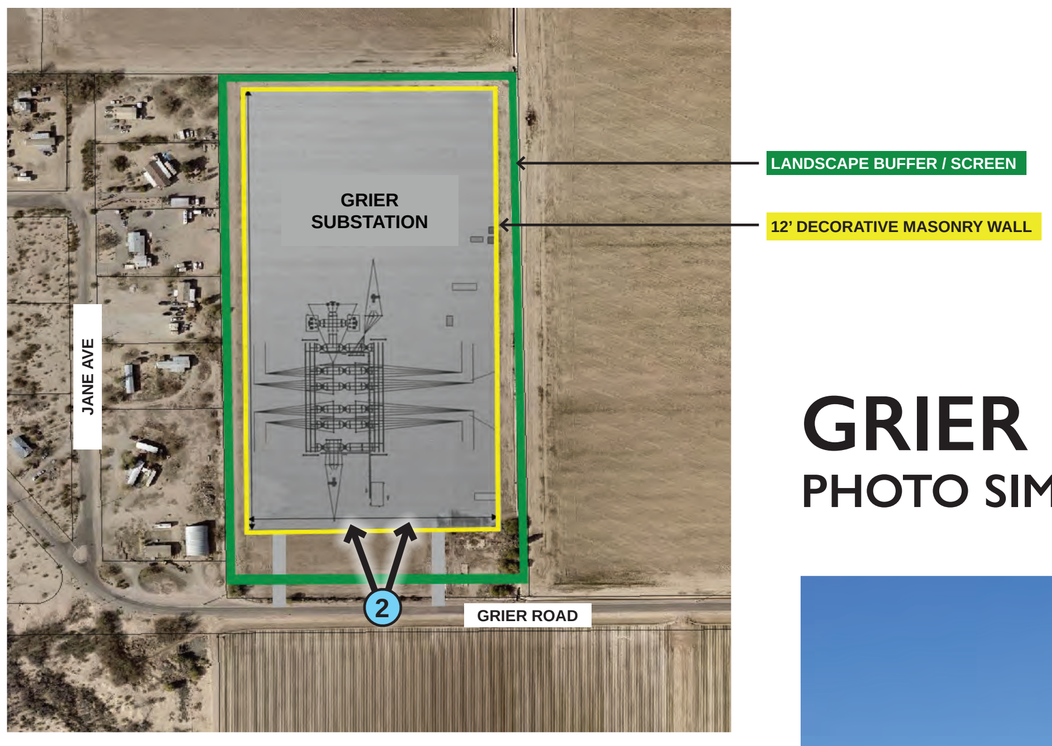


Note: This exhibit is for visual purposes only and subject to change pending final engineered plans. Transmission Structure locations are subject to ACC CEC approval. Locations shown are estimates.

FROM THE SOUTHEAST CORNER
LOOKING NORTHWEST

Grier 138-kV Substation

VIEW POINT



GRIER SUBSTATION
PHOTO SIMULATION #2

EXISTING CONDITIONS



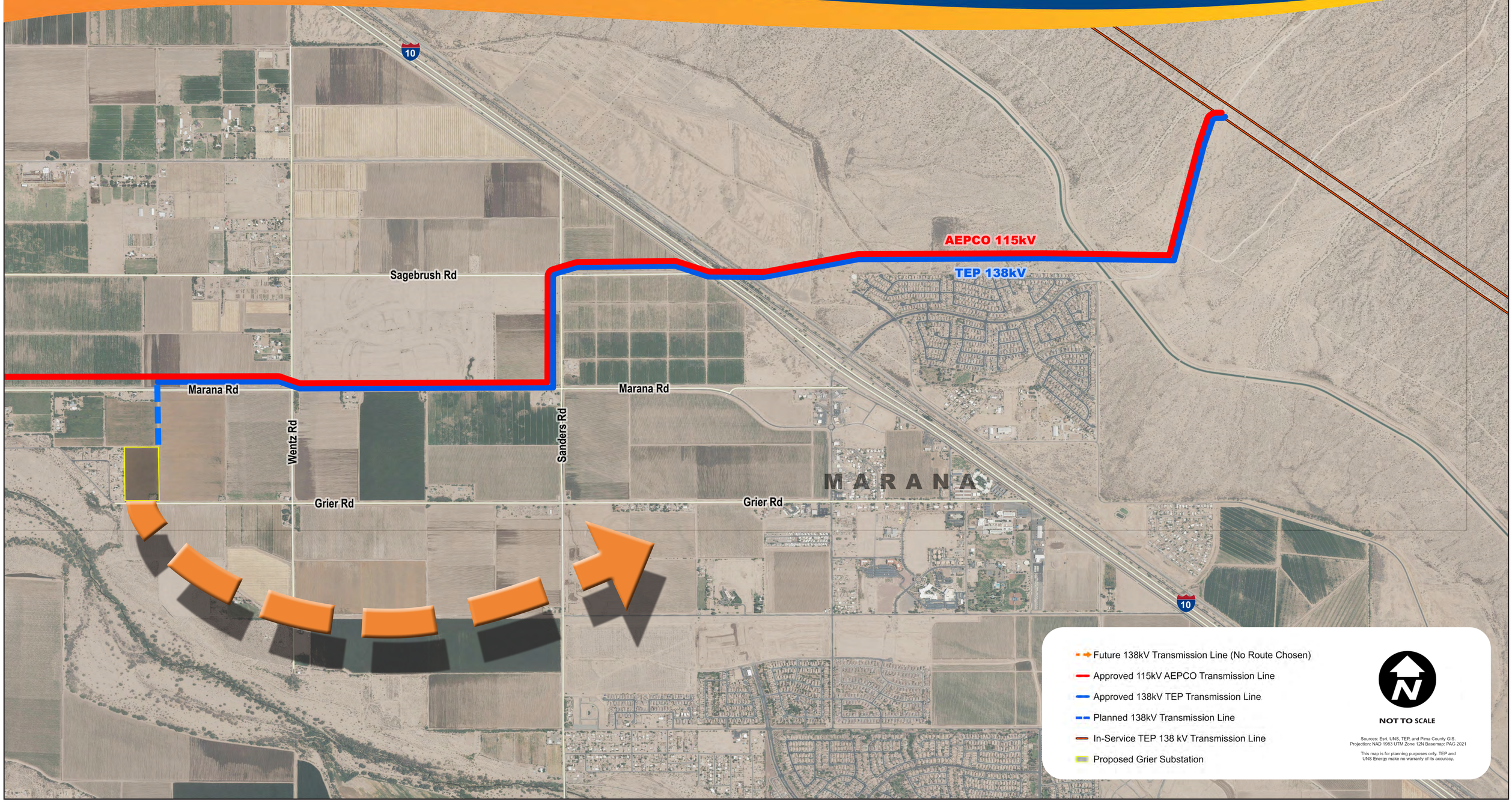
PHOTO SIMULATION



Note: This exhibit is for visual purposes only and subject to change pending final engineered plans. Transmission Structure locations are subject to ACC CEC approval. Locations shown are estimates.

FROM THE SOUTH
LOOKING NORTH

Grier 138-kV Substation
AEPCO Saguaro-Marana Connection



Tucson Electric Power

ATTACHMENT D

Substation Safety and Noise Standards and Regulations

Substation Safety Standards

Tucson Electric Power complies with National Electric Safety Code (NESC) under guidelines set forth by the Institute of Electrical and Electronic Engineers (IEEE), the "world's largest technical professional society designed to serve professionals involved in electrical, electronic, and computing fields and related areas of science and technology that underlie modern civilization[1]."

The NESC is the American National Standard for the safety of electric power supply and communication utility systems installed and maintained by public or private utilities. The code applies to generation, transmission, and distribution of electric energy and communication signals.

The Arizona Corporation Commission (ACC), who regulates the state's utilities, last adopted the 2007 NESC as the safety standard for the provision of electric service in Arizona[2]. TEP, in its Rules and Regulations is required to comply, construct, and provide service in accordance with the provisions of these standards.

Noise

Town of Marana (TOM) regulates construction noise through the Town Code, Chapter 11-5-4, which states that it is unlawful to have construction noise between the hours of 7:00 p.m. and 6:00 a.m. on weekdays, between the hours of 7:00 p.m. and 7:00 a.m. on Saturdays, and between the hours of 7:00 p.m. and 9:00 a.m. on Sundays on any construction site located within 500 feet of any residential zone district.

TOM does not have noise standards for commercial and industrial uses (Chapter 17-8), however TEP would meet the noise requirements of TOM Code Chapter 11-5-3 for the resort and recreation zone, which limits any amplified noise that causes the noise level when measured at the property line to exceed the noise standards found in Table 1.

TABLE 1
Maximum noise levels measured at property line
7:00 a.m. to 10:30 p.m.—Not to exceed 55dBA
10:30 p.m. to 7:00 a.m.—Not to exceed 50dBA

The primary noise emitting equipment within a substation is the transformer which converts alternating current from one voltage to another. Based on sound data provided by Delta Star, the manufacturer of TEP's 138 kV transformers, the noise reading 3 feet from the transformer is 72 decibels (dBA). Using standard "doubling of the distance" methodology, noise emitted by the transformer will be below the 50 dBA limit at 48 feet from the transformer and at 36 dBA 192 feet from the transformer, well below the TOM noise standards. See Figure 1 on back for a diagram that demonstrates the "doubling of the distance"[3] methodology.

---

[1]"History of IEEE." IEEE, www.ieee.org/about/ieee-history.html, 29 Apr. 2020.

[2]A.A.C. R14-2-208 Provision of Service

[3]The sound pressure level (SPL) decreases with doubling of the distance by (−)6 DBA. The sound pressure falls 1/2 times (50%) of the sound pressure of the initial value. It drops with the ratio 1/r of the distance. The sound intensity level decreases with doubling of the distance by (−)6 DBA. https://esi-engineering.com/resources/blog/seven-ways-reduce-noise/

NOISE ANALYSIS

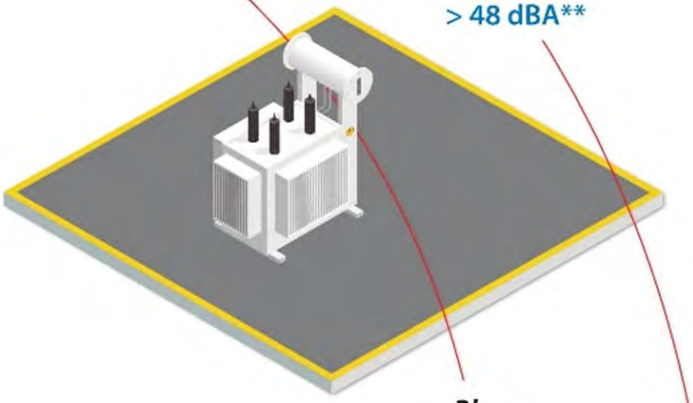
TEP
Tucson Electric Power



200′
> 36 dBA**

100′
> 42 dBA**

50′
> 48 dBA**



3′
> 72 dBA*

- Substation
- Transformer
- Residence

* Delta Star Incorporated

** Doubling of Distance

For purposes of discussion with Pima County Development Services;
TEP makes no warranty of accuracy for other purposes.

Rev. 04/24/2020

Tucson Electric Power

Electric and Magnetic Fields

Electric and magnetic fields (EMFs) are part of our everyday environment. They are emitted by power lines and other electrically powered systems that light, cool and heat our homes, provide our communications and entertainment and support other aspects of our modern lifestyle. EMFs also are produced naturally by the Earth.

For more than 30 years, scientists and researchers from universities, national laboratories, health agencies, the World Health Organization and other groups have conducted research activities into possible health effects of EMFs. According to research by the World Health Organization, the National Research Council, the National Institute of Environmental Health Sciences, the National Cancer Institute and other organizations, there are no confirmed health risks caused by exposure to low-level EMFs.

EMFs weaken significantly as they extend away from the source. TEP designs and builds its equipment to meet or exceed national building and safety standards. Median magnetic field strength, measured in milliGauss (mG), for common household items and overhead power lines is shown in the chart below.

Typical Magnetic Field Levels at Various Distances

Measured in milliGauss (mG)

		0 inches away*	6 inches away	1 foot away	2 feet away	3 feet away	33 feet away	66 feet away	98 feet away	131 feet away
Appliances	Electric Blanket	22 mG								
	Vacuum Cleaner		300 mG	60 mG	10 mG	1 mG				
	Electric Oven		9 mG	4 mG						
	Hair Dryer		300 mG	1 mG						
	Microwave Oven		200 mG	4 mG	10 mG	2 mG				
	Refrigerator		2 mG	2 mG	1 mG					
	Computer & Monitor		14 mG	5 mG	2 mG					
	Washing Machine		20 mG	7 mG	1 mG					
Power Lines	25 kV	10 mG					5 mG	2 mG	1 mG	
	69 kV	18 mG					6 mG	3 mG	1 mG	
	138 kV	33 mG					22 mG	11 mG	5 mG	3mG
	230 kV	38 mG					28 mG	15 mG	8 mG	5 mG
	500 kV	81 mG					72 mG	51 mG	33 mG	21 mG

* Measurements taken directly beneath power lines, typically at about three feet above the ground.
A milliGauss is one thousandth of a Gauss, a unit of measurement of magnetic flux density.

Source (appliances): National Institute of Environmental Health Sciences
Source (power lines): BC Hydro

Learn more at tep.com/electric-and-magnetic-fields

Tucson Electric Power

ATTACHMENT E

Grier 138-kV Public Meeting Open House April 4, 2024

Sign-in Sheet

Date: April 4, 2024
Time: 6:00pm
Meeting Location: Marana Municipal Complex, 11555 W. Civic Center Dr.

Time In	Name	Address	Email	Phone
	JoAnn Miller	11650 N Shannon Rd	REMJR1949@GMAIL.C	520 609-9230
	Mr & Mrs Peters	13610 N. Jane	bearandsharon@juno.com	
	Linda Shepherd	13932 N. Jane Ave	LKShepherd17@gmail.com	520-248-4
	Jimmy Stokes	12620 N Steele Dr		520 682 3911
	Floyd Shepherd	13932 N Jane Ave		520 612 783-
	Roxanne Ziegler	7460 W. Mountain Sky Dr.	rziegler@marana.com	520 465-1711
	Patti Comerford	8177 N Torrey Pl	patticomerford@yahoo.com	520 603-1378
6:30pm	CHRIS+ROANA PAYNE	13748 N. JANE AVE	cgplocnar@yahoo.com	520-400-0043

Tucson Electric Power

ATTACHMENT F

Grier 138-kV Substation

Public Comment Form

Formulario de comentario público

Comments submitted will become part of the project record. / *Comentarios seran parte de los archivos del proyecto.*

Name: Roxanne Ziegler
Nombre

Address:
Dirección

City/State/ZIP code:
Ciudad/Estado/Código Postal

Email:
Correo Electrónico

Phone:
Número de teléfono

My comment is:
Mi comentario es:

Where was the town staff. ! !

THANK YOU FOR YOUR PARTICIPATION!
¡Gracias por su participación!

tep.com/grier-substation

Grier 138-kV Substation

Public Comment Form
Formulario de comentario público

Comments submitted will become part of the project record. / *Comentarios seran parte de los archivos del proyecto.*

Name: Linda & Floyd Shepherd
Nombre

Address: 13932 N Jane Ave
Dirección

City/State/ZIP code: Marana, Az 85653
Ciudad/Estado/Código Postal

Email: Lkshepherd17@gmail.com
Correo Electrónico

Phone: 520-248-4078
Número de teléfono

My comment is:
Mi comentario es: Very disapointed not all of Corncil members showed up!

We are against this project so close to our home. As I stated at the council meeting I fear for my health + am fearful of our property value will significantly decrease! I am asking the property owner to not sell this property. TEP said they were not going to condemn it. Please sell another lot! I know the substation is needed but not so close to our homes. As for voting please VOTE NO. Also as for the Saguaro transmission lines it would have been nice to have been notified that those lines were getting approved & did get approved.

Please reconsider this project

THANK YOU FOR YOUR PARTICIPATION!
¡Gracias por su participación!

tep.com/grier-substation

Grier 138-kV Substation

Public Comment Form
Formulario de comentario público

Comments submitted will become part of the project record. / *Comentarios seran parte de los archivos del proyecto.*

Name: *Nombre* Zayden Shepherd

Address: *Dirección* 13932 North jane ave

City/State/ZIP code: *Ciudad/Estado/Código Postal* Marana AZ 85653

Email: *Correo Electrónico* [redacted]

Phone: *Número de teléfono* 520-248-4078

My comment is:
Mi comentario es: Why Do you guys put it right there? You know you should put it somewhere else else I be the new houses are being built not trying to be mean but that substation can give humans cancer you now that to.

Put the substation some where else think of the people!

THANK YOU FOR YOUR PARTICIPATION!
¡Gracias por su participación!

tep.com/grier-substation

Grier 138-kV Substation

TEP

Public Comment Form

Formulario de comentario público

Comments submitted will become part of the project record. / *Comentarios seran parte de los archivos del proyecto.*

Name: JOANN MILLER
Nombre

Address:
Dirección

City/State/ZIP code:
Ciudad/Estado/Código Postal

Email: REMJR1949@GMAIL.COM
Correo Electrónico

Phone: 520-609-9230
Número de teléfono

My comment is:
Mi comentario es:

We own the property that the conceptual dotted line goes thru & this is our dirt irrigation Road - It needs to be moved to go to the middle of the farm land to the EAST where there are no fewer houses

THANK YOU FOR YOUR PARTICIPATION!
¡Gracias por su participación!

tep.com/grier-substation

Grier 138-kV Substation

TEP

Public Comment Form

Formulario de comentario público

Comments submitted will become part of the project record. / *Comentarios seran parte de los archivos del proyecto.*

Name: CHRIS + ROANA PAYNE
Nombre

Address: 13748 N. JADE AVE.
Dirección

City/State/ZIP code: MARANA, AZ. 85653
Ciudad/Estado/Código Postal

Email: cgpLocnar@yahoo.com
Correo Electrónico

Phone: 520-400-0043
Número de teléfono

My comment is:
Mi comentario es: MY CONCERN IS PROPERTY TAXES AND PROPERTY VALUE. [redacted] OUR PROPERTY VALUE WILL MOST LIKELY GO DOWN, PEOPLE INTERESTED IN OUR PROPERTY MAY HAVE SECOND THOUGHTS DUE TO THE SUBSTATION.

THANK YOU FOR YOUR PARTICIPATION!
¡Gracias por su participación!

tep.com/grier-substation

Grier 138-kV Substation

TEP

Public Comment Form

Formulario de comentario público

Comments submitted will become part of the project record. / *Comentarios seran parte de los archivos del proyecto.*

Name: Gerald and Sharon Peters
Nombre

Address: 13610 N. Jane Ave.
Dirección

City/State/ZIP code: Marana, AZ 85653
Ciudad/Estado/Código Postal

Email: bearandsharon@juno.com
Correo Electrónico

Phone: 520-682-4143
Número de teléfono

My comment is:
Mi comentario es:

We are very much against this substation going in right beside our property. We've lived at Grier & Jane for 30 years and through all struggles paid the bills on time and built a nest egg. No one seems to be able to truly say how this will affect the value of our property and how much it will go down. This is our retirement. It's so unfair to risk it.

There's so much land not around homes that could be used for this.

Please reconsider this plan.

THANK YOU FOR YOUR PARTICIPATION!
¡Gracias por su participación!

tep.com/grier-substation

Tucson Electric Power

ATTACHMENT G

From: Ortiz Y Pino, Christopher
To: Renee Darling; Gerald Berthelette
Cc: Pugh, Brian
Subject: Grier Substation- Public Comment Record of Conversation
Date: Friday, March 22, 2024 9:44:22 AM
Attachments: image001.png

Linda Shepard
13932 N. Jane Ave
(520) 612-7833
9:00 am on Friday 3/22/2024

Mrs. Shepard called to say how upset she was regarding the lack of notice of the neighborhood meeting for the proposed Grier Substation. She said that her home was exactly 334' from the property and thought it was in really poor taste for TEP to not consider notifying the whole adjacent neighborhood as they would all be affected by the substation, not just those within 300' of the property. Mrs. Shepard is very upset at the prospect of living near a substation and clearly articulated her opposition to the project.

I informed Mrs. Shepard that the April 4 neighborhood meeting is designed to inform neighbors of the project and answer any questions. I told her that there would be two additional opportunities to state her opposition to the project before the Planning and Zoning Commission, and the Marana Town Council.

Chris Ortiz y Pino
Environmental & Land Use Planner
Tucson Electric Power
520-633-8693

POWERING SUSTAINABILITY

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Ortiz Y Pino, Christopher
To: Gerald Berthelette; Renee Darling
Cc: Pugh, Brian
Subject: Grier Substation Summary of Conversation
Date: Thursday, April 4, 2024 10:47:03 AM
Attachments: image001.png

Missed phone call received at 11:37am on April 3, 2024 from 520-345-9323
Call back at 12:38am
Caller did not provide their name or address, but mentioned their home is nearest to the substation.

The woman I spoke with on the phone wanted to know if she needed to attend then neighborhood meeting because she had already attended a meeting to relay her concerns. I inferred that the meeting she was speaking to was the Town Council Meeting in January in which there were several neighbors who spoke at call to the audience. I let her know that the neighborhood open house meeting TEP would be discussing the proposed project, the rezoning process and timeline, as well upcoming opportunities to have their voice heard at the Planning Commission Public Hearing and the Town Council hearing. She said that she would be letting all of her neighbors know that they need to attend.

Chris Ortiz y Pino
Environmental & Land Use Planner
Tucson Electric Power
520-633-8693

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission Regular Meeting

Meeting Date: 04/24/2024

To: Planning Commission

From: Austin Shreffler, Planner

Date: April 24, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: **PCM2403-002; Waiver of subdivision requirements for the Cypress Gardens subdivision**. A request for a waiver of the subdivision requirement to underground existing electrical utilities adjacent to the Cypress Gardens residential development located on the west side of Sandario Road and north of Barnett Road. (Austin J. Shreffler)

Discussion:

Request
LGI Homes - Arizona, LLC is requesting a waiver from the requirement to underground existing overhead electrical utilities adjacent to the Cypress Gardens residential subdivision located on the west side of Sandario Road, and north of Barnett Road. Per Section 17-5-3(B)(15) of the Marana Town Code, electric power (except electrical transmission lines carrying 48 kv or more) shall be located underground except where the subdivider can show the Planning Commission that underground installation is not technically feasible. For purposes of this Code provision, economic feasibility is not to be considered. The applicant is requesting relief from the requirement to underground the existing line east of the Cypress Gardens subdivision.

Waiver Request
The applicant is requesting a waiver from the requirement to underground an existing 14 kV electrical power line along the east boundary of the Cypress Gardens subdivision for the following reasons:

1. The existing overhead power lines along the west side of Sandario Road supply power to the existing home at the southeast corner of the Cypress Gardens subdivision and cross over Sandario Road to supply the Yoem Pueblo community of the Pascua Yaqui tribe to the east. The undergrounding of these power lines would ultimately result in the undergrounding of the existing electrical lines into the Yoem Pueblo community and for the homeowner at the southeast corner of the Cypress Gardens subdivision, requiring access to private properties.
2. There have been other significant new developments along Sandario Road which have not been tasked with undergrounding these existing lines. The Rancho Marana development to the south of the Cypress Gardens subdivision is currently under development and the power lines remain above ground.
3. Tucson Electric Power (TEP) has already completed their preliminary design to accommodate the future electrical needs of the Cypress Gardens project. If the existing lines are to be undergrounded, TEP will have to redesign the infrastructure for this subdivision while also addressing the additional infrastructure required to serve the neighbors that these lines currently provide power to.
4. LGI Homes has been made aware of the Town's plans to expand the right-of-way of Sandario Road at a future date, but the Town has not concluded the extent of the right-of-way expansion at the time of this submittal. This could result in LGI Homes undergrounding the existing electrical lines on Sandario Road, while the Town intends to relocate the Public Utility Easement for these electrical lines in the near future, without a full understanding of the relocation at the time of this development's commencement.

Staff Recommendation:

This is a discretionary item for the Planning Commission to consider. Pursuant to Marana Town Code Section 17-5-3(B)(15), the Commission may waive the undergrounding requirement if the applicant demonstrates that underground installation is not technically feasible.

Suggested Motion:

I move to (approve) (deny) (modify) PCM2403-002, a request to waive the subdivision requirement to place underground existing overhead electrical utilities adjacent to the Cypress Gardens subdivision, as indicated in the exhibits included in the agenda packet.

Attachments

PCM2403-002 Application

PCM2403-002 Utility waiver request letter

PCM2403-002 Utility line exhibit

Location Map

Development Services / maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641

PROJECT APPLICATION

Instructions

Information about project submittal requirements can be found online by reviewing the submittal checklist for the proposed scope of work at https://www.maranaaz.gov/developmentservicesforms.

- Applicants can submit electrically by email. Please follow the information resource on "How to Submit Electronically."
- Submit the completed application along with all forms and attachments electronically by email to maranaplanning@maranaAZ.gov for planning related applications or deveng@maranaAZ.gov for engineering related applications. If means to submit electronically are unavailable, applicants can submit in person using a print copy to:

  Development Services
  Marana Municipal Complex, Second Floor
  11555 W Civic Center Dr. Building A2
  Marana, AZ 85653
- The application and review status can be viewed through Permit Tracker, our On-line Application & Information System, utilizing the project search menu.
- Notice of correction or approval will be communicated via email to the applicant listed on the application.

Payment

Fee information can be found on the online at maranaAZ.gov/finance. An invoice will be provided by email to the applicant for payment. Payment can be made in the form of credit card, cash or check payable to the Town of Marana.

- Credit card over the phone, please call (520) 382-2600
- In person or by mail, please send checks to:

  Town of Marana, Cashiering
  11555 W Civic Center Dr. Building A2
  Marana, AZ 85653

Licensing Time Frame

Pursuant to and subject to A.R.S. § 9-836 (2019), the Town of Marana hereby establishes its licensing time frames, available here.

Contact Information

For planning related questions about this form, please contact Marci Johns by email at maranaplanning@maranaAZ.gov or call (520) 382-2600.

For development engineering questions about this form, please contact Charity Teresi by email at deveng@maranaAZ.gov or call (520) 382-2600.

Development Services / maranaAZ.gov
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PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Translational Rezone	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name:	
Description of Project:	Number of Lots:
Parcel No.(s):	Gross Area (Acres):
Project Address:	
Ref. Project No.:	

CONTACT INFORMATION

Owner:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

APPLICANT AUTHORIZATION

By signing below, I hereby acknowledge that I have read the information provided online at maranaaz.gov/arsnotice and certify that the information set forth in this application are true and correct to the best of my knowledge. I am either the owner of the property or I have been **authorized in writing** by the owner to file this application. (If the applicant is not the owner, attach written authorization from the owner)

Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 05/16/2023

4800 N. Scottsdale Rd., Suite 1275
Scottsdale, AZ 85251
Tel: (845) 523-2183

April 11, 2024

Town of Marana
c/o: Steve Cheslak
11555 W Civic Center Drive
Marana, AZ 85653

Re: Overhead Utility Line Waiver Request for Cypress Gardens Subdivision, Lots 1 – 215 PRV2024-002

Dear Steve,

LGI Homes is the owner and developer of the Cypress Gardens project in the Town of Marana at the northwest intersection of Barnett and Sandario Road. LGI has received civil improvement plan approval from the Town of Marana for Phase 1 of this project and is expecting to commence development in the 2nd quarter of 2024. LGI Homes is requesting a waiver of the utility line undergrounding requirements along the east perimeter of the Cypress Gardens project. The relevant Town of Marana Activity No. is PRV2024-002.

Per Section 17-5-3.B.15 of the Marana Town Code, "Electric power (except electrical transmission lines carrying 48 kV or more), telephone lines, cable television and fiber optics shall be located underground, except where the subdivider can show the planning commission that underground installation is not technically feasible. For purposes of this subsection, economic feasibility is not considered. All underground installations shall be constructed prior to surfacing the street. Service stubs shall be placed in a way that avoids disturbance of street improvements when service connections are made. Aboveground transformers, cabinets, etc., shall be screened.

LGI Homes will apply the code to underground the new electrical lines within the subdivision boundaries, and is only seeking relief of the code to underground the existing lines on Cypress Gardens' eastern perimeter based on the following justifications:

The eastern perimeter of the Cypress Gardens project abuts Sandario Road. The existing overhead power lines supplies power to the home at the southeast corner of the Cypress Gardens project. Additionally, these lines crossover from the west side to the east side of Sandario Road into the Yoem Pueblo Community of the Pascua Yaqui Tribe and supplies power to these homes as well. The undergrounding of the existing powerlines on Sandario Road would ultimately require the undergrounding of electrical lines in the Yoem Pueblo community, and for the homeowner at the southeast corner of Cypress Gardens. It is considered unreasonable for the Cypress Gardens project to be responsible for undergrounding the existing powerlines and be granted access to these homeowners' private property. Additionally, if these lines are undergrounded, there will be a period of time that these homes will be without power while the undergrounding is in process.

There have been other significant new developments with frontage along Sandario Road which have not been tasked with undergrounding these existing power lines along Sandario Road frontage. Directly south of Cypress Gardens is the Rancho Marana development. This project is currently under development and the powerlines remain above ground. It is considered unjustified

4800 N. Scottsdale Rd., Suite 1275
Scottsdale, AZ 85251
Tel: (845) 523-2183

to ask Cypress Gardens to be the first new development along this Sandario Road corridor to convert these overhead lines underground. It is especially problematic due to the existing lines crossing over to the east side of Sandario Road into the Yoem Pueblo community as referenced above.

Tucson Electric Power (TEP) has already completed their preliminary design to accommodate the future electrical needs of the Cypress Gardens subdivision. Within their design, they do not propose to underground the overhead electric lines along Sandario Road on the eastern perimeter of the Cypress Gardens project. If the waiver request is granted, TEP will finalize their design for this project. However, if the request is denied, TEP will have to redesign the infrastructure for this subdivision while also factoring in the needs for additional infrastructure required to serve the neighbors that these lines currently provide power to.

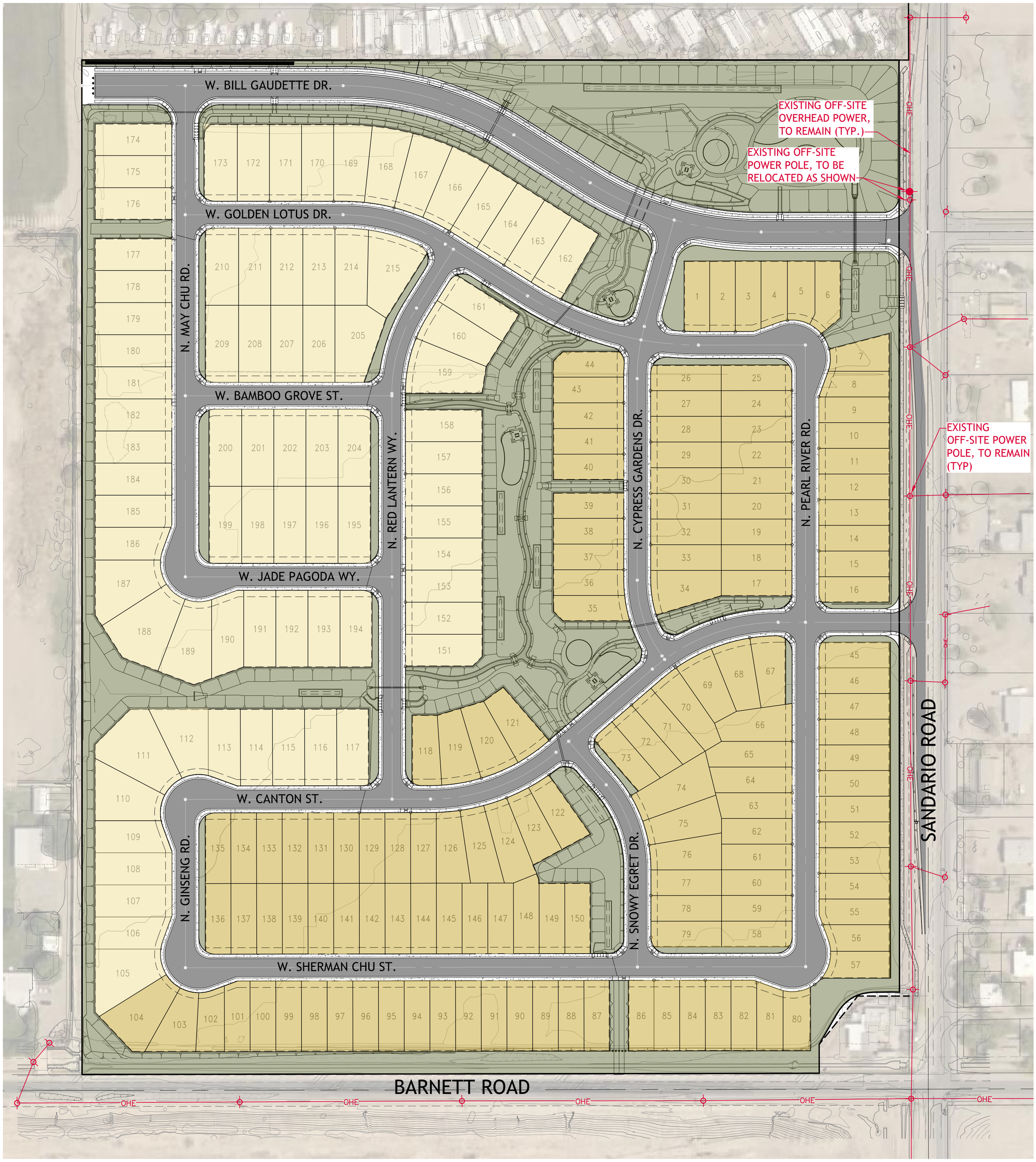
Lastly, LGI Homes has been made aware of the Town's plans to expand the Right-of-Way of Sandario Road at a future date but the Town has not concluded the extent of the Right-of-Way expansion at the time of this submittal. It would be considered unreasonable for LGI Homes to underground the existing electrical lines on Sandario Road if the Town intends to relocate the PUE for these electrical lines in the near future. Without the full understanding of the relocation at this time it would be unjustified to underground the existing power lines at the commencement of the Cypress Gardens project.

Among all of these contributing factors, we feel it is reasonable to waive the requirement to underground the existing overhead lines along the east perimeter of the Cypress Gardens project.

We appreciate your time and consideration of this request. Please let us know if you have any questions, comments, or concerns.

Sincerely,

Eric Berman
Director of Acquisitions
LGI Homes - Arizona, LLC
4800 N. Scottsdale Rd., Suite 1275
Scottsdale, AZ 85251
(845) 523-2183



MARUM & ASSOCIATES ENGINEERING, LLC
2730 E. BROADWAY BLVD., STE. 250
TUCSON ARIZONA 85716 (520) 448-4440

YIELD SUMMARY:

40'x110' LOTS
(136 TOTAL)

50'x120' LOTS
(79 TOTAL)

215 TOTAL LOTS

1"=200'

CYPRESS GARDENS

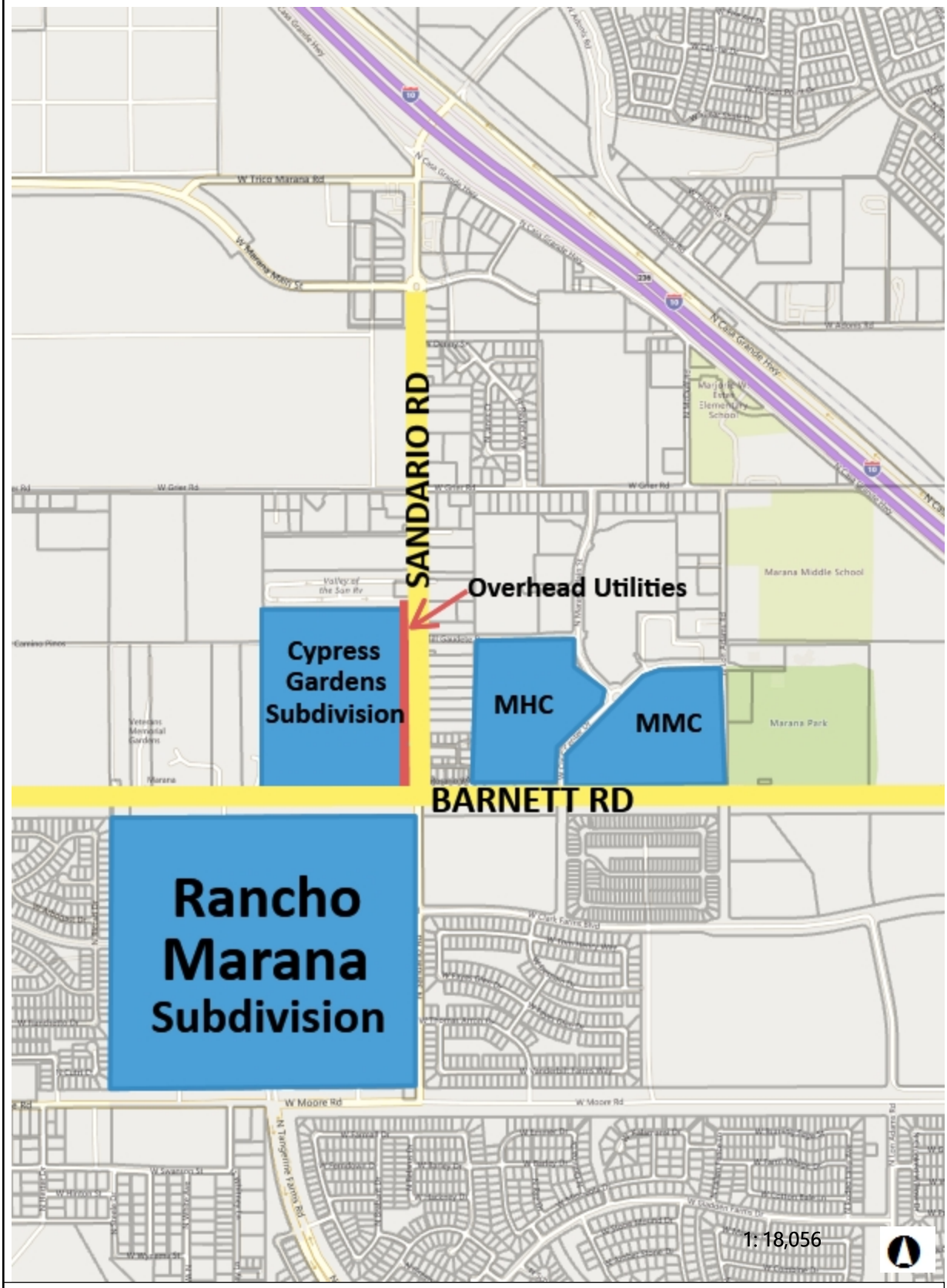
LOTS 1-215

MARANA * ARIZONA

EXISTING OFF-SITE TUCSON ELECTRIC POWER (TEP) FACILITIES ADJACENT TO PROJECT

Town of Marana Planning

Location Map





Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

Notes

PCM2403-002 Cypress Gardens Utility Waiver

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.