NAVAJO COUNTY BOARD OF SUPERVISORS

Fern Benally • Alberto L. Peshlakai • Jason E. Whiting • Daryl Seymore • Dawnafe Whitesinger

"We are Navajo County"

NOTICE OF PUBLIC HEARING AND AGENDA

Tuesday, November 12, 2024

NAVAJO COUNTY GOVERNMENTAL COMPLEX
BOARD OF SUPERVISORS' CHAMBERS
100 EAST CODE TALKERS DRIVE
HOLBROOK, AZ 86025

One or more supervisors may attend telephonically

Pursuant to A.R.S. §38-431.02(H), the public body will have physical access to the meeting place one (1) hour prior to the start of the meeting. The Board may vote to meet in a closed executive session to discuss certain matters and for legal advice on any item as indicated on the following agenda, pursuant to A.R.S. § 38-431.03(A)(3). Items on the agenda may be considered out of order at the Chairperson's discretion. A copy of the agenda background material provided to the Board, except items to be considered in the executive session, is available for public inspection at the Navajo County website, www.navajocountyaz.gov

WATCH THE MEETING LIVE AT: www.navajocountyaz.gov/660
All public comments will need to be made in person or in writing. Written comments will be received by the Clerk of the Board's office twenty-four (24) hours prior to the Board meeting, at melissa.buckley@navajocountyaz.gov. If further accommodation is needed, please contact the Clerk of the Board's office, at (928) 524-4053 twenty-four (24) hours prior to the Board Meeting, so accommodation can be arranged.

Persons with disabilities who need accommodation to attend or participate in the meeting may contact the Clerk of the Board's office at least forty-eight (48) hours prior to the meeting, so accommodation can be arranged.

"NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before Navajo County makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Navajo County Board of Supervisors' regular meetings are recorded and may be viewed on Navajo County's website and social media pages. If you permit your child to attend/participate in a televised Navajo County Board of Supervisors meeting, a recording will be made, and your child's picture may be posted on Navajo County's social media pages. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting."

9:00 a.m. Call To Order: Invocation and Pledge of Allegiance

1. **CONSENT AGENDA:** These items are considered to be routine or administrative in nature and will be approved in a single motion. A Board member may request for any item to be removed from the consent agenda and considered on the regular agenda:

   a. Minutes: October 22, 2024, Regular Meeting and October 22, 2024, Executive Session

   b. Clerk of Superior Court Report: October 2024

   c. Justice Court Reports: Holbrook Precinct #1, Winslow Precinct #2, Snowflake Precinct #3, Kayenta Precinct #4, Show Low Precinct #5, Pinetop-Lakeside Precinct #6, October 2024

   d. Amendment Number 4 to Wilson & Company Professional Services Contract for the Joseph City Pedestrian Improvements Project

e. FY25 Arizona Attorney General's Office's Victims' Rights program grant agreement in the amount of $26,800.00 To support the direct costs of implementing victims' rights laws

f. Fiscal Year 2025 Fund Transfers

g. Certificate of Removal and Abatement Purging Record of Tax, Penalty and Interest on Personal Property Taxes, pursuant to A.R.S. §42-19118 and §42-18353

h. 2025 Board of Supervisors Meeting Schedule

i. County Manager Bryan Layton Contract

j. Letter of Support for ZenniHome Manufacturing Development & Expansion for the allocation of New Markets Tax Credits and Letter of Support to Arizona Public Service for Support for the AZ Grid Resilience Grant Program

2. **NAVAJO COUNTY JAIL DISTRICT**: Board of Directors Session:

a. **CONSENT AGENDA:** The following item(s) are considered to be of a routine or administrative in nature and will be approved as a group unless a member of the Board wishes to discuss a particular item:

1. Award of Contract B24-09-010 Inmate Commissary & Resident Banking Services to Summit Food Service, LLC effective January 13, 2025

3. **NAVAJO COUNTY PUBLIC HEALTH SERVICES DISTRICT:** Board of Directors Session:

a. **CONSENT AGENDA:** The following item(s) are considered to be of a routine or administrative in nature and will be approved as a group unless a member of the Board wishes to discuss a particular item:

1. Intergovernmental Agreement CTR070152 Amendment 1 between the Arizona Department of Health Services and Navajo County Public Health Services District to provide the community with education and naloxone to combat the opioid epidemic

4. **ADMINISTRATIVE SERVICES:**

a. Presentation to Jalyn Gerlich on her Retirement from Navajo County after 9 Years of Service
Presented By: Eric Scott and Bryan Layton

b. Presentation to Donna Hurstrom on her Retirement from Navajo County after 17+ Years of Service
Presented By: Eric Scott and Michael Sample

5. **PUBLIC WORKS:**

a. **NAVAJO COUNTY FLOOD CONTROL DISTRICT:** Board of Directors Session:

1. **REGULAR AGENDA:**

a. **PUBLIC HEARING:** Consideration and Adoption of the Amended Flood Damage Prevention Ordinance, Ordinance Number FCD 01-16.

Presented By: Donald Perkins

6. **PLANNING & DEVELOPMENT SERVICES:**

a. **PUBLIC HEARING:** Consideration and possible adoption of **Resolution Number 44-2024,** approving/denying a request by SBA Communications for a Special Use Permit to allow for the construction and operation of a 120' multi-carrier, monopole communication tower and associated facilities, located east of Snowflake.

Presented By: Cody Cooper

b. **PUBLIC HEARING:** Consideration and possible adoption of **Resolution Number 45-2024**, approving/denying a Final Plat to allow for a 20-lot single-family residential subdivision, in the Lakeside area.

Presented By: Cody Cooper

c. **PUBLIC HEARING:** Consideration and possible adoption of **Resolution 46-24,** approving/denying a request by Stellar Red Hills Solar, LLC, for a Special Use Permit to allow for the construction and operation of a 1,000MW solar power generation facility, as well as a 1,000MW, 4-hour, battery energy storage system (BESS), and associated facilities on approximately 9,213 acres of land located 3.5 miles northwest of Snowflake, Arizona.

Presented By: Tyler Richards

7. **BOARD OF EQUALIZATION:**

a. **10:00 AM** Discussion and action regarding Petition for Review of Notice of Change APN 206-42-084; Swearing in of Assessor, Appraisers and Petitioners.

Presented By: Melissa Buckley/Cammy Darris

b. **11:30 AM** Discussion and action regarding Petition for Review of Notice of Change APN 212-43-064; Swearing in of Assessor, Appraisers and Petitioners.

Presented By: Melissa Buckley/Cammy Darris

c. **11:45 AM** Discussion and action regarding Petition for Review of Notice of Change APN 103-01-020; Swearing in of Assessor, Appraisers and Petitioners.

Presented By: Melissa Buckley/Cammy Darris

d. Consideration of Stipulations between the County Assessor and Petitioners on Petitions for Review of Notice of Change; Swearing in of Assessor, Appraisers and Petitioners.
Presented By: Melissa Buckley/Cammy Darris

8. **COUNTY BUSINESS UPDATE:** Report from County Manager, County Attorney and Board members.

9. **CALL TO THE PUBLIC**: Individuals may address the Board on any relevant issue for up to 3 minutes. At the close of the call to the public, Board members may not respond to any comments but may respond to criticism, ask staff to review a matter or ask that a matter be placed on a future agenda.

10. **ADJOURN**

11. **WORK SESSION**: Pursuant to ARS § 38-431.02 and ARS § 38-431(3), notice is hereby given to the members of the Navajo County Board of Supervisors and to the Public that a quorum of the Board of Supervisors may be present for a work session immediately following the Board of Supervisors Agenda in the Board Chambers where no official action will be taken.

a. Winter Weather Conditions Preparedness
Presented By: Madhav Mundle/Catrina Jenkins

b. Planning & Development Update
Presented By: Mischa Larisch/Cody Cooper

c. Board Policies and Procedures
Presented By: Melissa Buckley

Dated: November 7, 2024

Posted: 8:25 a.m. By: MWB

NAVAJO COUNTY BOARD OF SUPERVISORS

Melissa W. Buckley

Melissa W. Buckley - Clerk of the Board

Board of Supervisors Regular **1. a.**

Meeting Date: 11/12/2024

Title: Draft Minues

Submitted By: Leah Thomas, Deputy Clerk of the Board of Supervisors

Department: Board of Supervisors

Motion before the Board:

Minutes: October 22, 2024, Regular Meeting and October 22, 2024, Executive Session

Background:

Attachments

10.22.2024 Draft Minutes

Form Review

Form Started By: Leah Thomas Started On: 11/01/2024 10:58 AM

Final Approval Date: 11/01/2024

NAVAJO COUNTY BOARD OF SUPERVISORS' MINUTES
Tuesday, October 22, 2024

Present:	Fern Benally, Vice-Chair; Jason Whiting, Chairman; Daryl Seymore, Supervisor District IV; Dawnafe Whitesinger, Supervisor District V (appearing virtually)
Absent:	Alberto Peshlakai, Supervisor District II
Staff Attendance:	Bryan Layton, County Manager; Brad Carlyon, County Attorney; Leah Thomas, Deputy Clerk of the Board

9:02 a.m. Call To Order: Invocation and Pledge of Allegiance was led by **Chairman Jason Whiting**.

***CONSENT AGENDA*:**

a. *Minutes: September 24, 2024*
b. *Clerk of Superior Court Report: September 2024*
c. *Constable Reports: Snowflake Precinct #3, September 2024; Show Low Precinct #5, September 2024; Pinetop-Lakeside Precinct #6, September 2024*
d. *Justice Court Reports: Holbrook Precinct #1, Winslow Precinct #2, Snowflake Precinct #3, Kayenta Precinct #4, Show Low Precinct #5, Pinetop-Lakeside Precinct #6, September 2024*
e. *Intergovernmental agreement between the Navajo County Sheriff's Office and Sun Valley Fire Department for leased space at the Adamana radio site shelter location*
f. *FY24 Arizona Law Enforcement Accreditation Program Grant in the amount of $250,000 to hire an Accreditation Manager*
g. *Governor's Office of Highway Safety Grant, Grant number 2025-PTS-038, in the amount of $17,366.00 for the purposes of overtime*
h. *Governor's Office of Highway Safety grant, Grant number 2025-405d-025, in the amount of $24,000 for DUI/impaired driving enforcement overtime*
i. *Memorandum of Understanding between Arizona Complete Health and the Navajo County Detention Facility to establish a collaborative protocol for effective communication, coordination, and continuity of care for adults and children eligible for services provided by AzCH who are under supervision by Navajo County Jail*
j. *Acceptance of property lease agreement between the City of Holbrook and the Navajo County Hashknife Sheriff's Posse Search & Rescue for a 2,000 square foot metal building within Holbrook, Arizona for the use of search and rescue equipment storage, meetings and training*
k. *Law Enforcement Agreement between the Navajo Nation through the Division of Public Safety and the Navajo Police Department, and Navajo County*
l. *FY25 Arizona Criminal Justice Commission, Victim Assistance Grant, Grant Number VA-25-012S in the amount of $22,119.55*

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m. *FY25 Arizona Criminal Justice Commission, Victim Assistance Grant, Grant Number VA-25-012A in the amount of $22,119.55*

n. *Acceptance of FY24-FY25 Arizona Department of Public Safety, Victims of Crime Act Grant, Grant Number 2024-127 in the amount of $198,898 to provide assistance to victims of crime*

o. *Cooperative Agreement with the Virginia Sheriffs' Association (VSA) enabling the County to utilize and share contracts with the Virginia Sheriffs' Association, thus saving time and money*

p. *Award of contract #B24-08-014 Vehicle Replacement Program to Show Low Ford*

q. *Approval of 1 Back Tax Land Parcel sold over the counter in the amount of $428,106.23*

r. *Acceptance of the Back Tax Land list and authorization to publish the notice scheduling the 2024 Back Tax Land On-Line Auction to begin January 20 through January 27, 2025*

s. *Acceptance of the surplus and seized vehicle and equipment list and authorization to publish the notice of the same scheduling the Public Surplus online auction for surplus and seized vehicles and equipment on November 11, 2024, through November 18, 2024*

t. *Reissuance of Stale Dated Checks*

u. *Appointment of Carey Wagoner, James Anthony Massaro, Michael Douglas Hall, Fernanda James and Patricia Anne Bocchio as Republican Precinct Committee members for their respective precincts*

v. *Contracts signed by the County Manager pursuant to Board of Supervisors Resolution: Change Order for Professional Services between Navajo County and EX2 Technology, LLC to provide Design and the installation of two laterals on Airport Loop Road*

w. *Sympathy Letters: Shelby Beeler (Public Works) and Cadence McCarty (NCSO)*

x. *Proclamation declaring November 2024 as "National Native American Heritage Month"*:
Supervisor Seymore made a motion to authorize the Chairman to sign the items in the consent agenda; motion seconded by **Vice-Chair Benally**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

***EMPLOYEE RECOGNITION*:**

a. *Presentation: Navajo County recognizes the following employees for their excellence in personal performance, far exceeding organization expectations for the month of October: **Inna Yakhontova**, Human Resources; **Karen Harris**, Public Defender; **Russ McCray**, Public Works; and **Marcus Sandoval**, Facilities*:
Lea Peterson recognized the employees for their excellence in personal performance exceeding organization expectations and present those present with a certification of appreciation.
The Board moved to item 3a.

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b. *Presentation to Timothy Toney on his Retirement from Navajo County after 23+ Years of Service*:
Eric Scott recognized Timothy Toney on his retirement after over twenty-three years of service to Navajo County. He indicated that he is a tough and resilient individual. He spoke about his dedication to public service and his contributions to the jail.
Lieutenant Dennis Warren spoke about Mr. Toney's service to Navajo County.
Timothy Toney stated that it was a long road and that he is leaving in good spirits. He spoke about his accomplishments while working in the jail. He shared his appreciation to the county and to those who came to support him today.
Chief Brian Swanty spoke about Mr. Toney, indicating that the level of respect he extended to the inmates and the respect that he received back, which can be difficult at times, was very important. He further spoke about the mentoring and leadership that Mr. Toney gave to the younger detention deputies. He shared his appreciation to Mr. Toney for his service.
Mr. Scott presented Mr. Toney with a clock in recognition of his retirement.
Supervisor Seymore thanked Mr. Toney for his service and congratulated him on his retirement.
Vice-Chair Benally thanked Mr. Toney for his service to Navajo County as well as the military. She wished him and his family well.
Chairman Whiting wished Mr. Toney well in the next phase of his life and thanked those who shared and honored him.
The Board returned to item 4b.

***BOARD OF SUPERVISORS*:**

a. ***PUBLIC HEARING****: Consideration and adoption of* ***Resolution Number 40-2024****, deannexing territory from the City of Show Low and annexing the same territory to the Town of Pinetop-Lakeside* :
Brad Carlyon stated that a developer in the Show Low/Pinetop area is trying to get all of his property for the development into one jurisdiction and that this item is changing the municipal boundaries from one jurisdiction to the other. He indicated that Anna Atencio, with the City of Show Low, is present to answer any questions, as well as staff from the Town of Pinetop.
Jason Moore addressed the deannexation/annexation indicating that this would be a boundary cleanup. He reviewed the statutory process, noting that both jurisdictions held their own public hearings and adopted ordinances that allow the deannexation and annexation to occur. He stated that the last step is for the Board to approve this. He indicated that it's his understanding that some of the parcels are located within both jurisdictions and that they are asking that the parcels located within the City of Show Low be moved to the Town of Pinetop-Lakeside. He stated that he recommends that the Board approve the Resolution for the boundary change.
Chairman Whiting opened the public hearing. There being no comments, the public hearing was closed.
Supervisor Whitesinger shared her appreciation to both jurisdictions for

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coming together and work on behalf of the citizens.
Supervisor Seymore stated that they appreciate both jurisdictions for being present today and indicated that it's great to see them working together for the good of the future for both communities.
Supervisor Whitesinger made a motion to adopt **Resolution Number 40-2024**, deannexing territory from the City of Show Low and annexing the same territory to the Town of Pinetop-Lakeside, motion seconded by **Supervisor Seymore**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

b. *Consideration and adoption of **Resolution Number 41-2024**, authorizing the Clerk of the Board to administratively approve uniform video service licenses pursuant to A.R.S. §11-1914*:
Jason Moore addressed the item, indicating that the Resolution would authorize the Clerk of the Board to approve the uniform video service license agreements for Cable One, now known as Sparklight. He stated that in 2019 the Legislature adopted a comprehensive statutory scheme to govern cable companies, which is found in ARS 11-1901 to 11-1952, noting that previously the Board would've approved the agreement and that it would have had all terms needed in it requiring notification and repair of roads whenever the needed to dig them up when they were installing cable. He stated that the new statute forbids the Board from voting on or taking official action, indicating that the Board can't approve the license agreement and that it needs to be delegated somewhere else. He advised that the statute doesn't specifically say it, but that the application is supposed to be filed with the Clerk of the Board and that he thinks by implication it's the Clerk of the Board that approves it, although it could be delegated somewhere else. He suggested granting a one-year license instead of the requested ten years, indicating that a more comprehensive resolution or Ordinance that governs cable companies. He stated that they have been research what other counties are doing, noting that they will come back to the Board with a resolution that will govern the process, which will ensure that future agreements can adequately address necessary terms, typically included in franchise agreements, which the new statute restricts. He indicated that staff is requesting that the Board approve the Resolution and delegate their authority to the Clerk of the Board to grant the license agreement due to there being a limited amount of time to act under the statute after the application comes in.
Chairman Whiting stated that he wanted to clarify that there needs to be an updated ordinance but that due to time constraints with the application a decision needs to be made sooner, that previously the Board would have made the decision but that under the new statute they can no longer do that, so they are advising that the Clerk be designated until the ordinance is updated.
Mr. Moore indicated that was correct.
Supervisor Seymore made a motion to adopt **Resolution Number 41-2024**, authorizing the Clerk of the Board to administratively approve uniform video service licenses pursuant to A.R.S. §11-1914, motion seconded by **Vice-Chair Benally**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

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***ADMINISTRATIVE SERVICES*:**

a. *Consideration of award of Contract No. B24-08-015 Navajo County Code Enforcement Facility, Taylor Arizona to Restore Pro, Inc., and to authorize change order authority to the County Manager for 10% of the contract amount, and authorize the County Manager to execute the necessary documents* :

A presentation was shown. Grant Evans spoke about the item, indicating that this contract is for the new Code Enforcement Facility in Taylor, which has been funded by ARPA (American Rescue Plan Act). He stated that the project aims to co-locate animal control, environmental health, the medical examiner, and law enforcement services in a single facility, noting that the site is centrally located and will allow for utilizing existing county owned property, exit leased spaces currently occupied by some of the departments and redevelop the area currently used by the Sheriff's Office. He stated that the facility will be 10,393 square feet, featuring specialized areas such as a medical examiner's wing with a vehicle bay, cooler space, and exam rooms, as well as a sheriff's law enforcement wing with secure entrances, interview rooms, and an evidence storage room. He indicated that the total cost is estimated at $5.5 million, including contingency funds, which is higher than initial estimates due to increased construction costs. He spoke about the bid process, noting that four bids were received and that they are recommending approval of a local contractor. He stated that the funding will come from ARPA and general funds, with a construction timeline of 500 days, aiming for completion by March 2026, and that with approving the contract today it will fulfill ARPA fund obligation requirements. He stated that staff recommends approval of the base bid, plus alternates one through seven.

Chairman Whiting thanked Mr. Evans for the presentation, noting that it has been a long process and that he is glad to see it moving forward.

Supervisor Seymore made a motion to approve award of Contract No. B24-08-015 Navajo County Code Enforcement Facility, Taylor Arizona to Restore Pro, Inc., and to authorize change order authority to the County Manager for 10% of the contract amount and authorize the County Manager to execute the necessary documents, motion seconded by **Vice-Chair Benally**.

Supervisor Whitesinger shared her appreciation for the presentation, noting that the facility is important for the region and the opportunities that it will provide.

Motion passed 4-0, with **Supervisor Peshlakai** being absent.

The Board returned to item 2b.

b. *Presentation on FY2024 Navajo County grant development & management performance*:

A presentation was shown. Ken Maruyama, the Strategic Initiative Manager in the Finance Department, shared his experiences with Navajo County over the past three years. He spoke about the importance of grants in providing financial resources for community programs and initiatives, while also acknowledging their complexity.

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He indicated that in fiscal year 2023, the county spent $8.1 million in grant awards, and for fiscal year 2024, he has calculated grant awards totaling $13.3 million. He stated that each department manages its own grants without a centralized monitoring system. He stated that he was involved in 15 grant development projects over the last fiscal year, that 8 grant awards were made and approved by the Board, that there are 6 on the way and 1 application that did not get approved. He stated that grants support county programs and services in different areas and that he will have some of the departments share about their experience to help everyone better understand how the grants benefit the County and the communities.

Sgt. Alden Whipple spoke about the significant efforts of the Sheriff's Office over the past year in securing funding for various projects, thanks to collaboration with county members, especially Mr. Maruyama. He indicated that the level of opportunity is unprecedented and assured that the funding will be utilized effectively. He stated that the resources will enhance jail support, patrols, undercover investigations, and equipment improvements. He indicated that the key advancements include upgraded communication systems for local police departments, an increase in radio towers for better public safety communications, and the establishment of a fiber optic link between the Navajo County dispatch center and the Show Low Police Department that allows for seamless dispatching from either location. He stated that the new command post which can be used for search and rescue operations and various county events, making it a valuable resource for the agency.

Lynda Young provided an overview of grants received through the criminal justice system in Navajo County. She stated that they have $1.9 million in Overdose Prevention and Engagement Grants, noting that the program connects high-risk defendants to immediate intervention and treatment. She indicated that there have been over 60 graduates who are overcoming addiction and reintegrating into the community, noting that one graduate transitioned from addiction to pursuing higher education and gaining full custody of his children. She stated that they have $950,000 in a Veteran's Treatment Court Grant, which expands existing services for veterans, providing specialized treatment and fostering community through shared experiences. She noted that they do have an existing Veterans Court. She indicated that the program connects veterans to vital resources and improves their outcomes. She stated that the Victim Services Grants total $339,000, that they are the only Victim Services Agency, that they assisted over 5,000 victims last year and provided over 70,000 services. She indicated that the funds support court advocacy, crisis response, financial assistance, temporary housing, and counseling. She spoke about a specific case of a 16-year-old sex trafficking victim, highlighting the comprehensive support and medical care provided to ensure her safety and recovery.

Madhav Mundle spoke about the importance of grants for Public Works, particularly given that the gas tax rate of 18 cents was set in 1991, which is insufficient due to inflation. He outlined efforts to secure funding to enhance infrastructure in Navajo County, highlighting over $2 million in grants received in the past year. He reviewed the grants and projects, including the RAISE Grant, which is a planning grant that helps fund a

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match for a major project aimed at improving connectivity between business and recreational centers in South County; the grant for the sidewalk and multi-use path around the schools in Heber, which will improve safety and accessibility; the grant for the drainage and bridge improvements in the White Mountain Lakes area; the CDBG grant and the Transportation or Alternative Grant for the Joseph City Sidewalk Improvement project; and the Off System Bridge Grant for the Silver Creek Bridge at Shumway Road. He spoke about the challenges of navigating different federal requirements for these grants but emphasized their crucial role in maintaining and improving the county's infrastructure.
Grant Evans stated that the County was awarded a competitive broadband grant from the US Treasury, which is administered by the Arizona Commerce Authority, totaling $9.7 million, noting that it is nearly 10% of the state's $100 million allocation for the program. He stated that the funding supports a countywide middle-mile fiber optic infrastructure project, currently under construction, which has already received approximately $3 million in reimbursements. He indicated that the project will serve as an economic growth engine for the county, establishing an open-access network that enhances competition and service offerings, and that it will provide reliable and redundant connections for public safety services. He stated that the total project cost is estimated at $20 million, with $9 million match from ARPA funds, making it largely funded by grants.
Janelle Linn stated that Public Health relies heavily on grants, which are essential for the department's operations. She indicated that currently, there are 29 active grants, with a peak of around 60 in the past. She further indicated that managing these grants requires diligence to ensure accountability and meet funding deliverables. She reviewed the different Divisions within the Health Department that benefit from grants, including, the Clinical Division Grants that support cancer screenings for uninsured women, provides free immunizations for adults and children, offers STD and HIV counseling and treatment and conducts TB testing and treatment; the Environmental Health Grants that sustain a registered sanitarian position and pursues national program standards for additional funding; the WIC Grant that serves 2,500 to 3,000 citizens monthly, providing supplemental food for pregnant women, young children, and infants; the Education and Outreach Division Grants that fund fatality review teams to analyze deaths and develop prevention programs, supports opioid initiatives, including Narcan distribution and community education, provides mental health first aid training, promotes youth health education in schools, and funds tobacco cessation programs and youth advocacy coalitions; the Injury Prevention Funding that allows them to issue free car seats and safe sleep packs for low-income families and to offer CPR courses; the Public Health Improvement Grant that funded a community health assessment and improvement plan; and the Workforce Development Grant that supports a finance assistant position and enables technical assistance from federal agencies. She stated that the grants are vital for sustaining and enhancing public health services in the community.
Mr. Maruyama talked about the grants that benefit the Emergency Management Department indicating that they help with coordination and

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communication with a wide range of community organizations and ensures the county is prepared for natural disasters, as well as helping to provide funds for equipment, supplies and planning.
Mr. Maruyama provided an update of the ARPA program, indicating that the Board of Supervisors allocated $1.3 million to support 12 community projects, that currently nine projects have been completed, while three are still in progress. He stated that $1 million has been disbursed, and the County Oversight Committee continues to support the success of these projects.
Mr. Evans spoke about the progress of the County projects, indicating that 12 projects have been allocated a total of $18.7 million, that the broadband project is 30% complete and accounts for nearly half of the ARPA funds; that the Code Enforcement Facility is set to begin construction next month and that the County complex rehabilitation is essentially complete, with only final touches remaining. He stated that there are several other projects at various stages, including the webcasting software and improvements to the countywide public safety communications radio system.
Mr. Maruyama spoke about the Community Development Program, noting that last year the Board approved $500,000 in CDBG funds to support three community projects, all of which are currently in progress. He stated that the County is collaborating with NACo and the Arizona Department of Housing for the completion of the project in compliance with federal regulations. He indicated that while the County has been successful in grant development and management, there is always room for improvement. He stated that he would suggest that a SWOT analysis be conducted from a strategic planning perspective. He spoke about the importance of teamwork in developing and managing grants, expressing gratitude for the leadership and efforts of county employees and community stakeholders.
Supervisor Seymore expressed gratitude for Mr. Maruyama's leadership and expertise in grant writing, noting that he is among the best in the Western United States. He indicated that thanks to his efforts, the county has secured millions of dollars in funding that significantly benefits their programs. He acknowledged the contributions of the entire team involved in the grant processes, emphasizing their collective importance in securing these essential funds.
Supervisor Whitesinger expressed gratitude to the team for their collaborative efforts and the value of leveraging resources. She highlighted the importance of utilizing professional knowledge that exists within the organization to impact citizens positively and finding grants that address community needs. She shared her appreciation for everyone's contributions and commitment to enhancing the community and providing support to the communities.
Vice-Chair Benally expressed gratitude to the team for their efforts in securing grants that help stretch county dollars. She thanked Mr. Maruyama for the work he has done.
Chairman Whiting thanked Mr. Maruyama for his leadership, highlighting the significant improvements in grant success since he joined. He acknowledged the collaborative work of the team and emphasized the positive impact of working together in pursuing these opportunities.

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Vice-Chair Benally made a motion to enter into the Navajo County Public Health Services District Board of Directors Session, motion seconded by **Supervisor Seymore**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

NAVAJO COUNTY PUBLIC HEALTH SERVICES DISTRICT: *Board of Directors Session*:

***CONSENT AGENDA*:**

1. *Amendment Number 1 to the Intergovernmental Agreement, Contract Number CTR064801, between the Arizona Department of Health Services and Navajo County Public Health Services District for the Workforce Development Grant*
2. *Two 2024 State Homeland Security Grants (SHSGP) awarded to Navajo County Emergency Management to provide equipment and portable radios*
3. *Amendment Number 4, Intergovernmental Agreement, Contract Number CTR055412, between the Arizona Department of Health Services and Navajo County Public Health Services District for Healthy People, Health Communities*
4. *Arizona Governor's Office of Highway Safety Grant, Grant number 2025-405b-006, in the amount of $19,773.00 to support car seat classes and other awareness education on motor vehicle safety* :
   Vice-Chair Benally made a motion to authorize the Chairman to sign the items in the consent agenda; motion seconded by **Supervisor Seymore**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

***REGULAR AGENDA*:**

1. *Consideration to fund all six eligible projects selected for funding with Opioid Settlement Funds after going through the vetting process conducted by the Opioid Settlement Agreement Steering Committee previously delegated by the Board of Supervisors*:
   A presentation was shown. Janelle Linn spoke about the opioid crisis in the communities, noting that in 2022 there were 98 overdose cases reviewed, with 46 resulting in death, primarily linked to opioids. She indicated that key risk factors identified included a history of substance use disorders, chronic diseases, history of incarceration, a mental health diagnosis, adverse childhood experiences, chronic pain, chronic alcoholism, a history of homelessness or a history or prior overdoses. She spoke about the opportunity provided by opioid settlement funds to implement evidence-based strategies to improve community health. She stated that the Steering Committee reviewed project proposals and ensured that they met the necessary criteria. She reviewed the allocation percentages for each jurisdiction. She indicated that there are some unknowns about the future of the funding due to there being some lawsuits with different pharmaceutical companies that are pending. She stated that there were nine project proposals in total but that the Committee felt that three of them didn't meet the criteria. She spoke about

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the proposed projects as follows, the Peer-Based Reentry Services submitted by the Sheriff's Office, aimed at supporting individuals in recovery, requesting $125,000 annually for three years; the Naloxone Distribution and Data Collection submitted by Public Health, seeking $100,000 annually for three years to enhance data collection and opioid program expansion; the Community Engagement Town Hall submitted by the County Attorney's Office asking for $2,500 to reimburse event costs aimed at gathering local input on opioid issues; the Treatment and Wraparound Services submitted by HBA Nursery, requesting $50,000 to support trauma-informed care for infants exposed to drugs; the Youth Prevention Curriculum Expansion submitted by Nexus Drug Coalition, seeking $50,000 to extend educational programs in schools; and the 9-1-1 Dispatcher Training and Equipment submitted by the Show Low Police Department, requesting $23,550 to enhance emergency response for overdose situations. Ms. Linn acknowledged the collaboration among various agencies and the communities ongoing efforts to combat the opioid epidemic, expressing gratitude for the Board's support.

Supervisor Whitesinger expressed gratitude to Ms. Linn and the Committee for their important work addressing community issues, emphasizing their efforts and dedication to benefiting citizens.

Chairman Whiting spoke about the importance of a collaborative approach among individuals affected by the issue, emphasizing the need to make informed decisions on how to best utilize incoming funds to support community efforts.

Supervisor Seymore made a motion to approve to fund all six eligible projects selected for funding with Opioid Settlement Funds after going through the vetting process conducted by the Opioid Settlement Agreement Steering Committee previously delegated by the Board of Supervisors, motion seconded by **Supervisor Whitesinger**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

Supervisor Seymore made a motion to return to regular session, motion seconded by **Vice-Chair Benally**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

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***PLANNING & DEVELOPMENT SERVICES*:**

a. ***PUBLIC HEARING****: Consideration and possible adoption of* ***Resolution Number 42-2024****, approving/denying a Final Plat Amendment to rename the portion of the Forest Trails Unit III Subdivision previously referred to as Forest Trails Unit IIIB (A.K.A. lots 378-426 of the Forest Trails Unit III Subdivision) to Forest Trails Unit IV* :

A presentation was shown. Cody Cooper stated that this item is to change the subdivision name for lots 378 to 426 in the Forest Trails Unit Three subdivision. He spoke about the history indicating that the original Forest Trails Unit Three was adopted in 1989 and that in 1995 certain lots separated from Unit Three to form Unit Three B with their own CC&R's. He stated that approximately two years ago, the HOA voted to amend the CC&Rs, changing the name from Unit Three B to Forest Trails Unit Four to avoid confusion among buyers, but that the name change was not updated in the county's records, prompting the need for the HOA to approach the Board of Supervisors for official recognition. He indicated that the HOA received support for the name change, with one email and one phone call in favor and no opposition. He stated that staff recommends approval of the name change, noting it doesn't impact public health or safety and aligns with the comprehensive plan.

Chairman Whiting opened the public meeting.

Richard Marchant, with the HOA, spoke about the confusion for those buying lots in the subdivision and issues with receiving the wrong CC&R's. He stated that with this change it would clear up the problems.

There being no additional comments, the public hearing was closed.

Supervisor Seymore made a motion to adopt **Resolution Number 42-2024**, approving a Final Plat Amendment to rename the portion of the Forest Trails Unit III Subdivision previously referred to as Forest Trails Unit IIIB (A.K.A. lots 378-426 of the Forest Trails Unit III Subdivision) to Forest Trails Unit IV, motion seconded by **Vice-Chair Benally**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

b. ***PUBLIC HEARING:*** *Consideration and possible adoption of* ***Resolution 43-2024****, approving/denying a request by Lark Point Solar, LLC, for a Special Use Permit to allow for the construction and operation of a 450MW solar power generation facility, as well as 450MW, battery energy storage system (BESS), and associated facilities on approximately 7,119 acres located southwest of Joseph City, Arizona*:

A presentation was shown. Tyler Richards stated that this is for a special use permit for a new solar farm located about four miles southwest of Joseph City, encompassing eight parcels totaling approximately 7,119 acres. He indicated that the project, owned by Aztec Landing Cattle Company and Aztec East Jeffers, includes solar panels, a battery storage system with a capacity of 450 megawatts, an operations and maintenance building, and associated infrastructure like storage warehouses and access roads. He stated that the site will feature solar modules and cabling for energy conversion, surrounded by a six-foot chain-link fence and that the layout includes designated areas for the solar panels and

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access points. He indicated that the project aligns with local land use goals, includes wildlife assessments, and plans for cultural resource management. He noted that it has access from Territorial Road and McCaw Road, with public works reviewing for safety. He indicated that the project aims to utilize existing infrastructure from the nearby Cholla Power Plant. He stated that there have been no public comments against the project and that the Planning and Zoning Commission recommends approval with the 16 conditions listed in the staff report. He indicated that the applicant is present for any questions.

Chairman Whiting opened the public hearing. There being no comments, the public hearing was closed.

Chairman Whiting noted that in July, a press release announced a temporary pause on new projects but that this project was already in the works. He inquired if this is the last project that was already in the works.

Mr. Richards stated that this is the second to last project that was already in the works and that the last project will be brought to the Board in November.

Chairman Whiting inquired as to the location of the project in the Joseph City area, if the landowner is present and if the landowner is in support of this project. He further inquired if any comments have been received as this has moved through the process.

Mr. Richards stated that the project is located southwest of Joseph City and that the landowner is present and that they do support the project. He stated that no public comments have been received for or against the project.

Chairman Whiting inquired what the process entails to this point.

Mr. Richards stated that the application process involves several steps, including concept meetings, a meeting with Planning staff to review the request and guide them through the process, a pre-application meeting with all relevant County departments, a community outreach meeting that are within 300 feet in the vicinity of the project, and they go before the Planning and Zoning Commission before coming to the Board for final approval. He stated that the Planning and Zoning Commission has recommended approval unanimously.

Chairman Whiting indicated that it is his understanding that although the applicant has to come before the Board for approval, they still have to get a contract with a utility that would approve the project and that they have to get approval to access the grid as well.

Mr. Richards stated that the project must also secure a power agreement with a utility, or they won't be able to move forward.

Alyssa Menzel, Applicant/Developer with Long Road Energy, indicating that they are required to obtain a permit from the Arizona Corporation Commission, which requires a significant amount of public outreach, open houses and community meetings.

Chairman Whiting inquired if the interest for these projects is due to the utilities putting out an RFP for power to put on the grid.

Ms. Menzel stated that, APS, the local utility releases an RFP annually to evaluate various renewable energy projects. She indicated that they select projects based on their development stage, economic factors, and size. She stated that there is significant interest in the area, with many projects currently undergoing interconnection studies, largely due to the

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retirement of APS.
Supervisor Seymore inquired as to the decommission plan approval. He further inquired if a bond will be posted for the amount of the decommissioning.
Ms. Menzel stated that they are required to submit a decommissioning plan to the County, as well as the private landowner. She indicated that a bond will be posted.
Supervisor Seymore made a motion to adopt **Resolution 43-2024**, approving a request by Lark Point Solar, LLC, for a Special Use Permit to allow for the construction and operation of a 450MW solar power generation facility, as well as 450MW, battery energy storage system (BESS), and associated facilities on approximately 7,119 acres located southwest of Joseph City, Arizona, motion seconded by **Vice-Chair Benally**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.
Vice-Chair Benally made a motion to enter into the Navajo County Flood Control District Board of Directors Session, motion seconded by **Supervisor Seymore**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

***PUBLIC WORKS*:**

***NAVAJO COUNTY FLOOD CONTROL DISTRICT:** Board of Directors Session*:

***CONSENT AGENDA*:**

a. *Navajo County's Community Rating System (CRS) Annual Re-certification*:
Supervisor Seymore made a motion to authorize the Chairman to sign the items in the consent agenda; motion seconded by **Vice-Chair Benally**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

***REGULAR AGENDA*:**

1. *Consideration of a Land Purchase Agreement between Michael C. Burdick, Sr. and Carol D. Burdick (Sellers) and Navajo County, Arizona (Buyer) for Flood Control in the Wagon Wheel Area, Navajo County, Arizona*:
Donald Perkins stated that this item is for Assessor's Parcel Number 212-04-071, owned by Michael and Carol Dick. He indicated that it has known flooding issues and is located within an unmapped FEMA floodplain. He stated that both parties have agreed that the Navajo County Flood Control District will pay $10,000 to acquire this 0.47-acre property. He indicated that the Flood Control team is exploring various options to address potential flooding concerns in the Pine View Summer Home Sites subdivision, and that the parcel will be incorporated into a future flood control project aimed at addressing flooding concerns in that area.
Supervisor Whitesinger made a motion to approve a Land Purchase Agreement between Michael C. Burdick, Sr. and Carol D. Burdick (Sellers) and Navajo County, Arizona (Buyer) for Flood Control in the

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Wagon Wheel Area, Navajo County, Arizona, motion seconded by **Supervisor Seymore**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.
Vice-Chair Benally made a motion to return to regular session, motion seconded by **Supervisor Seymore**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

CALL TO THE PUBLIC:
Donna Shurwin, Pinetop, expressed concerns about election procedures, particularly during the primary election. She highlighted issues with the ballot curing process, noting that representatives from major political parties were often absent when ballots were being reviewed, which she believes violates legal requirements. She urged for better adherence to these laws, with the general election. She indicated that the County has spent over $100,000 on cameras for drop boxes, stating that many are non-functional and lack nighttime visibility, raising security concerns. She pointed out that some election centers did not submit end-of-day reports, leaving questions about the chain of custody for ballots. She emphasized the need for accountability and better service to constituents.
Chairman Whiting directed staff to get a response for her questions.
Celia Laughlin expressed frustration with local officials, emphasizing a lack of trust in government actions and decisions. She indicated that citizens should have more authority and called for accountability regarding taxes, land use for turbines, health impacts from 5G towers, and election oversight. She demanded a hand-count audit of all paper ballots in the upcoming general election to ensure transparency and accuracy, asserting that local officials should prioritize the will of the people over federal or state government influence. She indicated that failure to secure elections could result in the removal of those in office.

***BOARD OF SUPERVISORS*:**

a. ***EXECUTIVE SESSION*** *pursuant to A.R.S. §38-431.03(A)(1) for personnel discussion on the County Managers' performance evaluation and employment contract*:
11:03 a.m. Supervisor Seymore made a motion to enter into Executive Session, motion seconded by **Vice-Chair Benally**. Motion passed 4-0, with **Supervisor Peshlakai** being absent.

b. ***RECONVENE:*** *Consideration and possible approval of the County Managers' performance evaluation and employment contract*:
12:45 p.m. Supervisor Seymore made a motion to return to regular session, motion seconded by **Vice-Chair Benally**. Motion passed 3-0, with **Supervisor Peshlakai** and **Supervisor Whitesinger** being absent.
Supervisor Seymore made a motion to approve the performance evaluation of the County Manager and directed the County Attorney's Office to finalize the negotiations for renewal of the contract for the terms discussed in Executive Session, motion seconded by **Vice-Chair Benally**. Motion passed 3-0, with **Supervisor Peshlakai** and **Supervisor Whitesinger** being absent.
12:46 p.m. Supervisor Whitesinger present virtually.

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COUNTY BUSINESS UPDATE: *Report from County Manager, County Attorney and Board members* :
Brad Carlyon stated that there will be a Domestic Violence Candlelight Vigil tonight at Gillespie Park in Holbrook and invited anyone interested to attend.
Supervisor Seymore spoke about the need for food and education for a lot of the citizens, mentioning that 1,850 lunches are provided daily through the Head Start program through NACOG. He encouraged everyone to get out and vote at the upcoming election on November 5th. He shared a personal story about not being able to hear a noise in his car, emphasizing the importance of having a different perspective to identify issues.
Vice-Chair Benally spoke about attending a CSA Legislative Conference, noting that they presented a lot of transportation awards and shared her appreciation for their accomplishments. She stated that she has been attending the Chapter Meetings and local events in her District.

ADJOURN**:** 12:49 p.m. meeting adjourned.

APPROVED: **DATED: November 12, 2024**

Jason Whiting, Chairman
Navajo County Board of Supervisors

ATTEST:

Melissa W. Buckley, Clerk
Navajo County Board of Supervisors

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Board of Supervisors Regular **1. d.**

Meeting Date: 11/12/2024

Title: Amendment No. 4 to Wilson & Company Professional Services Contract (District II)

Submitted For: Madhav Mundle, Public Works Director

Submitted By: Jeanine Carruthers, Deputy Director Administration

Department: Public Works

Motion before the Board:

Amendment Number 4 to Wilson & Company Professional Services Contract for the Joseph City Pedestrian Improvements Project

Background:

On May 23, 2023, the Board of Supervisors approved a Professional Services Contract with Wilson & Company to prepare construction documents for the Joseph City Pedestrian Improvement Project. This project will provide recommended improvements to enhance pedestrian traffic between the two schools, Joseph City Elementary School and Joseph City JR/SR High School, and improve pedestrian crossings at specified locations. Amendment number four will add additional professional services required to evaluate the drainage impacts based on the requested design change to the previously proposed sidewalk design.

Attachments

Amendment No. 4

Form Review

Inbox	Reviewed By	Date
Brandt Clark	Brandt Clark	10/21/2024 11:11 AM
Public Works Director	Madhav Mundle	10/21/2024 11:20 AM
Form Started By: Jeanine Carruthers		Started On: 10/18/2024 04:11 PM
Final Approval Date: 10/21/2024		

Navajo County Public Works

CONTRACT AMENDMENT NO. 4
CONTRACT FOR PROFESSIONAL SERVICES
"Joseph City Pedestrian Improvements Project"

In accordance with the provisions of the above-referenced contract, the terms and conditions are hereby amended as follows:

1. **Services:** The services are hereby amended to include additional services for the Joseph City Pedestrian Improvements Project as described in the Scope of Work dated October 9, 2024, and those additional items set forth in the Consultant's cost proposal dated October 9, 2024.

2. **Payment**: The contract price is hereby amended for the additional sum of a not-to-exceed thirty-nine thousand eight hundred two dollars and fifty-four cents ($39,802.54), for a total contract price of not-to-exceed two hundred twenty-three thousand thirty-seven dollars and ninety-eight cents ($223,037.98).

Except as expressly amended herein, the above-referenced contract is hereby ratified and reaffirmed.

Please signify your acceptance of this amendment by signing and returning to the above address, attention Jeanine Carruthers, as soon as possible.

Edward S. Cordova, PE
Vice President
Wilson & Company
410 North 44th Street, #460
Phoenix, AZ 85008

Contractor hereby acknowledges receipt of and agreement with this amendment. A signed copy must be filed with Navajo County. If you need to make changes to your address, correct the address above and initial. _____ Signature Date _____ Typed/Printed Name and Title	The above referenced Contract Amendment is hereby executed this 12th day of November 2024, at Holbrook, Arizona. _____ Chairman, Navajo County Board of Supervisors

10/9/2024

WILSON & COMPANY
HIGHER RELATIONSHIPS

410 North 44th Street, Suite 460
Phoenix, AZ 85008
602 283 2701 p
602 273 1230 f
wilsonco.com

Navajo County
Department of Public Works
Attention: Madhav Mundle, PE
100 W. Public Works Drive
Holbrook, AZ 86025

SUBJECT: **Scope and Fee Proposal – CONTRACT MODIFICATION 4**
Joseph City Pedestrian Improvements project
(School Route, Sidewalk & Crosswalk Improvements)

Dear Mr. Mundle:

Wilson & Company, Inc., Engineers & Architects (Wilson & Company) is pleased to submit this Contract Modification #4 proposal to provide the additional scope, schedule, and cost estimate to provide professional engineering services and consulting services to evaluate the potential drainage impacts in relationship to sidewalk design modifications requested by the County for the Joseph City School Route, Sidewalk & Crosswalk Improvements project.

Thank you very much for this opportunity to expand the project limits and continue working with you on this project. We are confident you will be pleased with the quality, timeliness, and responsiveness of our services and work documents.

SCOPE OF WORK

Wilson & Company will perform the professional services required to evaluate the drainage impacts based on the requested design change to the previously proposed sidewalk design. This additional evaluation and modifications to the original design is described in the following tasks below, which were not included in the previously approved scope of work.

TASK 400: PROJECT MANAGEMENT/COORDINATION MEETINGS

Wilson & Company will need additional hours for project management and additional coordination meetings. These additional four (4) meetings with ADOT and/or the County would be anticipated to be held virtually via Microsoft Teams or similar.

TASK 500: FIELD INVESTIGATION – DRAINAGE & ROADWAY DESIGN EVALUATION

Wilson & Company will conduct a detailed field investigation and observation analysis of the existing proposed design with County Staff. This site visit is anticipated to be conducted over a series of two (2) days, pending the availability of County Staff.

- The project team will conduct a comprehensive field investigation along the currently proposed sidewalk alignments to determine the impact of raising the elevation of the sidewalk to a maximum of six inches. Detailed notes, photos and other observations with be documented to support Task 600, Drainage Evaluation Summary Memo.

TASK 600: DRAINAGE REPORT - EVALUATION SUMMARY

Wilson & Company will prepare a summary of the field investigation findings and summarize the potential impacts to be used to support the design revisions to the proposed sidewalk alignments. This document will provide potential locations where drainage impacts would be considered negligible only based on field observations and engineering judgement. This document will not be supported by any type of drainage analysis and shall not be used to justify adverse effects of the proposed design.

The document will be only submitted one time to the County for their review (no other agency reviews are included in this scope of work). Wilson & Company will meet with the County to address comments and finalize the document. Quality Control reviews and revisions of the document are included in this task.

Deliverable: Drainage Report -Evaluation Summary document

TASK 700: DESIGN MODIFICATIONS

Wilson & Company will redesign the proposed sidewalks based on the recommended locations from the previous tasks of this scope of work. This redesign and modeling effort will be an iterative process that will evaluate impacts to surrounding features due to the modifications. This additional design effort includes and not limited to evaluate the right-of-way impacts, utility conflicts, and additional elements observed during the field investigation to develop a recommend design that meets the needs of the county and its community.

TASK 800: REVISIONS TO DESIGN DOCUMENTS

This task covers the additional effort required to make the changes to the construction documents beyond the previously scoped work to address the 60% submittal comments. These revisions are the result of the additional work due to the requested change in the design that may recommend complete redesigning of the majority of the project and how it is represented in the design plans. It is anticipated to include additional detail sheets included in the final design documentation.

TASK 900: ADDITIONAL ENVIRONMENTAL DOCUMENT

This task covers the additional effort required for a resubmittal of the HUD documentation after, HUD designated this project cannot be classified as a Categorically Excluded project and required additional documentation that was not original anticipated as part of the original scope of work. Wilson & Company has resubmitted the required documents and have received Environmental clearance for this project to move forward.
Additional efforts since the project team found out the project required an Environmental Assessment (EA), included coordination with local officials/utilities/EMS, revised documentation, issuance of the public notice, and coordination with ADOH. Also, new maps needed to be developed for the new forms required for the EA submittal.

The final environmental documentation was completed and signed with all required appendices and submitted to HUD for their approval.

Based on the information described above, additional scopes of work and attached fee breakdowns are included in this contract modification #4 request. Any additional work beyond these assumptions would require a change-order request.

A. PROFESSIONAL SERVICE FEE

Wilson & Company Team will provide the above additional services for the lump sum fee of **$39,802.54.** The project will bill monthly by percent complete.

Thank you for your support and we are invested in meeting the County's needs on this important project for the Joseph City Community. We appreciate the business and the ability to partner with Navajo County!

Sincerely,
WILSON & COMPANY



Steve J. Salazar, PE
Senior Vice President

Cc: Todd Cencimino, PE, Civil Practice Lead
Alan Fereira, PE, Project Manager
Peter Steele, Environmental Lead
Staci Sturgeon, Business Account Manager

Acceptance:
On behalf of Navajo County Public Works, I am authorized to agree to and accept the terms and conditions of this Agreement as outlined above, and hereby authorize Wilson & Company to proceed.

Navajo County Public Works

Signature_____

Name of Client:_____

Title:_____

Date: _____

EXHIBIT B

ESTIMATED MAN-HOURS AND DIRECT LABOR

Navajo County Public Works
Joseph City
Pedestrian Improvements Project
Engineering Services (Contract Modification #4) REV1

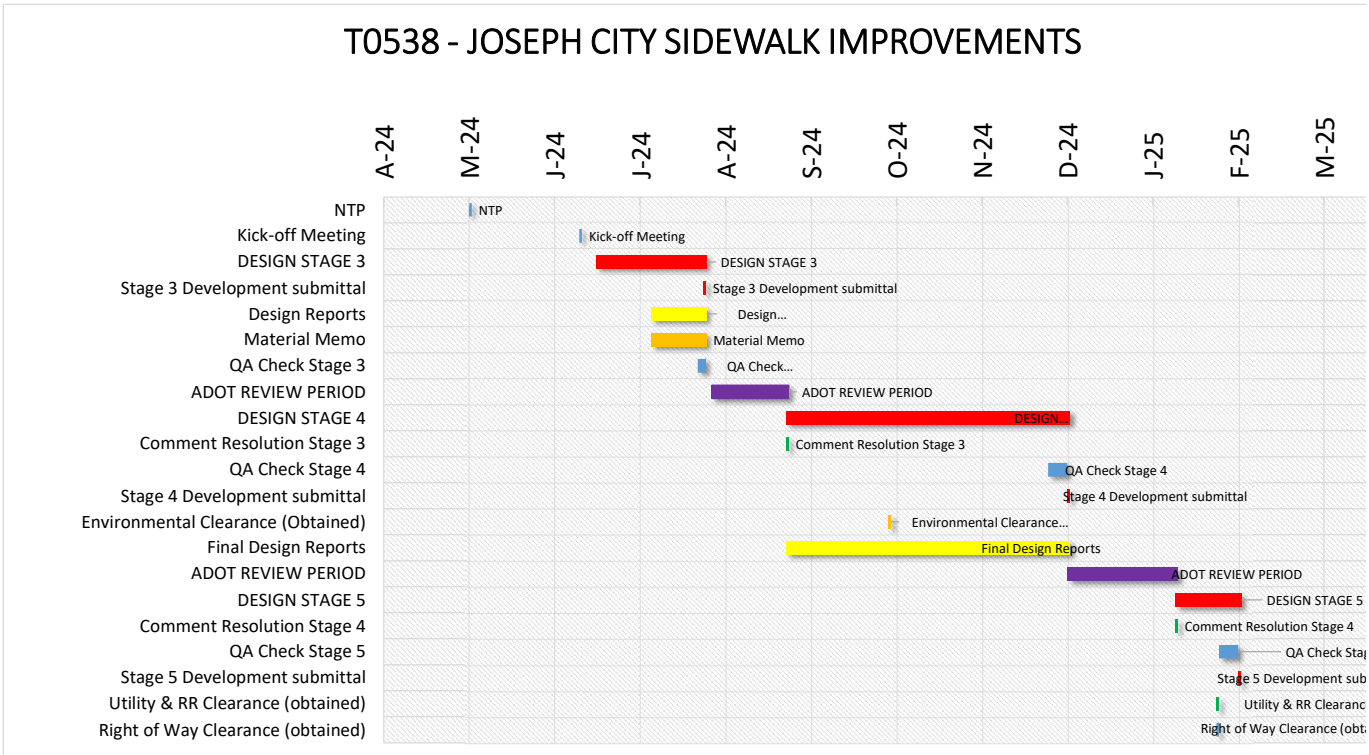
Consultant: Wilson & Company **10/9/2024**

DIRECT LABOR CLASSIFICATIONS							
		Senior Project Manager	Senior Project Engineer	Project Engineer	Designer/ CADD		
CONTRACT TASK/PHASE		$243.00 ($/HR)	$188.52 ($/HR)	$140.88 ($/HR)	$112.08 ($/HR)	TOTAL MAN-HOURS	TOTAL LABOR
PROJECT MANAGEMENT / COORDINATION MEETINGS							
Task 400	Additional PM services including coordination meetings (4 mtgs)	4				4	$972.00
DESIGN PHASE							
	MODIFY DESIGN AND CONSTRUCTION DOCUMENTS						
Task 500	Field Investigation - Drainage & Roadway	16	16		16	48	$8,697.60
Task 600	Drainage Report - Evaluation Summary	2	50		30	82	$13,274.40
Task 700	Design Modifications - Modeling and Utility/ROW conflict verification	4			54	58	$7,024.32
Task 800	Revisions to Design plans - Additional Sheets/Details	4			24	28	$3,661.92
Task 900	Additional Environmental documentation-Resubmittal to HUD	2	10	20		32	$5,188.80
Subtotal Hours		32	76	20	124	252	**$38,819.04**
Subtotal Fee by Classification		$ 7,776.00	$ 14,327.52	$ 2,817.60	$ 13,897.92		
Subtotal % of Hours by Classification		13%	30%	8%	49%		
DIRECT EXPENSE (AT COST, NO MARKUP)							
	Mileage ($0.67/mile) (car) @ 550 miles						$368.50
	Meals ($55/day) @ 2 days @ 3 people						$165.00
	Lodging ($150/night) @ 1 day @ 3 people						$450.00
DIRECT EXPENSE SUBTOTAL							**$983.50**
						SUBTOTAL BASIC FEE =	**$39,802.54**
SUBCONSULTANT SERVICES							
SUB-01							
SUB-02							
						SUBTOTAL SUBCONSULTANT SERVICES	**$0.00**
ALLOWANCES							
							AMOUNT
Task 401							
Task 402							
						SUBTOTAL ALLOWANCES =	**$0.00**
						Total Basic Fee	$39,802.54
						Subconsultant Services	$0.00
						Total Allowances	$0.00
						Total Not To Exceed Fee:	**$39,802.54**

TO538
Joseph City Sidewalk Improvements

PROJECT SCHEDULE

T0538 - JOSEPH CITY SIDEWALK IMPROVEMENTS				
No.	Task	Start Date	End Date	Duration (Calendar Days)
1	NTP	2-May-24	2-May-24	1
2	Kick-off Meeting	11-Jun-24	11-Jun-24	1
3	***DESIGN STAGE 3***	17-Jun-24	26-Jul-24	40
4	Stage 3 Development submittal	26-Jul-24	26-Jul-24	1
5	Design Reports	7-Jul-24	26-Jul-24	20
6	Material Memo	7-Jul-24	26-Jul-24	20
7	QA Check Stage 3	24-Jul-24	26-Jul-24	3
8	*ADOT REVIEW PERIOD*	29-Jul-24	25-Aug-24	28
9	***DESIGN STAGE 4***	25-Aug-24	5-Dec-24	103
10	Comment Resolution Stage 3	25-Aug-24	25-Aug-24	1
11	QA Check Stage 4	28-Nov-24	4-Dec-24	7
12	Stage 4 Development submittal	5-Dec-24	5-Dec-24	1
13	Environmental Clearance (Obtained)	1-Oct-24	1-Oct-24	1
14	Final Design Reports	25-Aug-24	5-Dec-24	103
15	*ADOT REVIEW PERIOD*	5-Dec-24	13-Jan-25	40
16	***DESIGN STAGE 5***	13-Jan-25	5-Feb-25	24
17	Comment Resolution Stage 4	13-Jan-25	13-Jan-25	1
18	QA Check Stage 5	29-Jan-25	4-Feb-25	7
19	Stage 5 Development submittal	5-Feb-25	5-Feb-25	1
20	Utility & RR Clearance (obtained)	28-Jan-25	28-Jan-25	1
21	Right of Way Clearance (obtained)	28-Jan-25	28-Jan-25	1



Board of Supervisors Regular **1. e.**

Meeting Date: 11/12/2024

Title: Acceptance FY25 Arizona Attorney General's Office's Victims' Rights program grant agreement

Submitted For: Brad Carlyon, County Attorney **Submitted By:** Lynda Young, Office Manager

Department: County Attorney

Motion before the Board:

FY25 Arizona Attorney General's Office's Victims' Rights program grant agreement in the amount of $26,800.00 To support the direct costs of implementing victims' rights laws

Background:

Funds from this grant, provided over 14,000 mandated notifications to victims in fiscal year 2024. Notifications to victims ranged from legal updates to case status to notifications of rights due to the victim as a result of victimization. Specifically, funds pay the partial salary of two Office Support Specialists that are part of the Notification process. There is no match requirement with this grant.

Attachments

FY25 AG's VRP Grant

Form Review

Inbox	Reviewed By	Date
County Attorney	Brad Carlyon	10/22/2024 01:50 PM
Form Started By: Lynda Young		Started On: 10/21/2024 09:41 AM
Final Approval Date: 10/22/2024		

State of Arizona
Office of the Attorney General
FY 2025 Victims' Rights Program
AWARD AGREEMENT
A.G. #: 2025-010

RECIPIENT

Name:	Navajo County Attorney's Office
Contact:	Lynda Young
Address:	P.O. Box 668, Holbrook, AZ 86025
Award Amount:	$26,800.00
Purpose:	To support the direct costs of implementing victims' rights laws pursuant to those provisions of Arizona Revised Statutes Title 13, Chapter 40 and Title 8, Chapter 3, Article 7 impacting County Attorney as an entity type.

Monies having been deposited and received by the Attorney General pursuant to Arizona Revised Statutes § 41-2401, § 8-418 and legislative appropriations, this AGREEMENT is made under the authority of the Attorney General pursuant to Arizona Revised Statutes § 41-191.08 -- Victims' Rights Fund.

This AGREEMENT is made this first day of July 2024, by and between the Arizona Attorney General, and the Navajo County Attorney's Office, the "Contractor", to commence on July 1, 2024 and terminate June 30, 2025. The Attorney General, having been satisfied as to the qualifications of Contractor, agrees to pay Contractor the above shown $26,800.00 subject to Contractor's agreement as follows:

I. The Contractor agrees:

A. Award funds will not be used to supplant state, local and federal funds that would otherwise be available to provide services to victims of crime as mandated by A.R.S. Title 13, Chapter 40 and Title 8, Chapter 3, Article 7

B. Award funds will be used only for allowable costs that can be proven necessary and essential to effect the direct provision or performance of those statutorily mandated victims ' rights duties (services), as described in the *Victims' Rights Program Guidelines - Section IV Allowable and Non-Allowable Costs*, and as specified in Contractor's approved $26,800.00 award budget as follows:

Personnel: $18,760.00 ERE/Benefits: $8,040.00

Title: Data Entry Clerk (1) Percent: 81%

Consulting: $0.00

Operating: $0.00

Equipment: $0.00

C. To complete and submit, on or before August 08, 2025, an annual report to the Attorney General as prescribed in A.R.S. § 41-191.08(F).

D. To comply with FY 2025 Victims' Rights Program Guidelines, as well as the applicable provisions of A.R.S. Title 13, Chapter 40 and A.R.S. Title 8, Chapter 3, Article 7.

E. To allow (a) representative(s) of the Attorney General to complete program and financial audits as the Attorney General believes necessary to ensure Contractor compliance with this agreement and with State law.

F. To retain all records relating to the agreement, and performance under the agreement, for a period of five years after the completion of the project, and to allow inspection and audit of all such documents at reasonable times, pursuant to A.R.S. §§ 38-214 and 38-215.

G. To comply with all applicable nondiscrimination requirements of A.R.S. § 41-1463, Arizona State Executive Order 2009-09, and all other applicable state and federal civil rights laws.

H. Each party hereby warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). If either party uses any subcontractors in performance of this contract, subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). A breach of this warranty shall be deemed a material breach of the contract subject to penalties up to and including termination of this contract . Each party retains the legal right to inspect the papers of the other party and its subcontractors who work on the contract to ensure that the other or subcontractors are complying with this warranty.

I. To retain ownership interest in all equipment acquired with VRP funds (or in the proceeds resulting from the sale of such equipment) provided that: (1) the equipment purchase was not in violation of the VRP Award Agreement; and (2) the useful life of the equipment in question has not elapsed.

II. It is further agreed between the parties as follows:

A. To use arbitration in the event of disputes to the extent required by A.R.S. § 12-1518.

B. Except as provided in paragraph C below, if the Attorney General finds that the Contractor has not complied with the requirements of this agreement , the Contractor will receive a notice which identifies the area(s) of non-compliance and the appropriate corrective action to be taken. If the Contractor does not respond within thirty calendar days to this notice, or does not provide sufficient information concerning the steps which are being taken to correct the problem , the Attorney General may terminate the contract and require the return of all funds which are found to have been spent in violation of this agreement.

C. The parties agree to meet and confer in good faith to resolve disputes before commencing formal proceedings of any nature.

D. The Attorney General may reduce or discontinue funding to the Contractor in subsequent fiscal years , at the Attorney General's discretion, for the Contractor's failure to complete and submit, on or before August 08, 2025, the report that is required pursuant to A.R.S. § 41-191.08(F) or for other reasons such as available funding.

E. Every payment obligation of the Attorney General under this Agreement is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation . If funds are not allocated and available for the continuance of this Agreement , this Agreement may be terminated by the Attorney General at the end of the period for which funds are available. No liability shall accrue to the Attorney General in the event this provision is exercised , and the Attorney General shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

F. Any and all award funds not expended by June 30, 2025, will be returned to the Attorney General.

G. This agreement is subject to cancellation pursuant to A.R.S. § 38-511.

IN WITNESS WHEREOF, the parties have made and executed this AGREEMENT on the day and year first above written .

FOR THE ATTORNEY GENERAL: _____ Cindy Palmer, Procurement Manager _____ Date:

FOR THE CONTRACTOR:

_____ Authorized Signature _____ Date: _____ Printed Name and Title

ATTEST: **APPROVED AS TO FORM:**

_____ Clerk of the Governing Board *(if applicable)* _____ Date: _____ Legal Counsel *(if applicable)* _____ Date:

Board of Supervisors Regular **1. f.**

Meeting Date: 11/12/2024

Title: Fiscal Year 24/25 Fund Transfers

Submitted For: Jayson Vowell, Finance Director **Submitted By:** Taylor Hilton, Accountant

Department: Administrative Services **Division:** Finance

Motion before the Board:

Fiscal Year 2025 Fund Transfers

Background:

Process fiscal year-end fund transfers that were included in the fiscal year budget for the fund reconciliations

Fiscal Impact

Fiscal Year: 2025

Budgeted Y/N: Y

Amount Requested: 0

Fiscal Impact:

Attachments

July to September 2024

Form Review

Inbox	Reviewed By	Date
Finance Director	Jayson Vowell	11/04/2024 11:32 AM
Form Started By: Taylor Hilton		Started On: 10/15/2024 08:11 AM
Final Approval Date: 11/04/2024		

Navajo County FY24/25 Fund Transfers

July 2024 through September 2024

Transfers into 110101 General Fund, from the following account

Fund Number	Fund Description	Amount	Explanation
211315	Drug Enforcement	$36,096.00	Grant Funds

Transfers out of 110101 General Fund, into the following account

Fund Number	Fund Description	Amount	Explanation
224245	Family Counseling	$2,953.00	Grant Match

Transfers out of 211200 Indigent Defense/Reimb Fees, into the following accounts

Fund Number	Fund Description	Amount	Explanation
211999	SCA Indigent Assessment Fees	$7,426.28	Budgeted Transfer
213333	PDO Indigent Assessment Fees	$7,426.29	Budgeted Transfer

Transfers into 211201 FTG State - Superior Courts, from the following account

Fund Number	Fund Description	Amount	Explanation
211211	FTG-local - Superior Courts	$25,000.00	Budgeted Transfer

Transfers out of 211210 FTG Local - 5%, into the following accounts

Fund Number	Fund Description	Amount	Explanation
211211	FTG Local - Superior Courts	$113,807.56	Budgeted Transfer
212212	FTG Local - County Attorney	$42,868.77	Budgeted Transfer
213213	FTG Local - Public Defender	$20,363.16	Budgeted Transfer
211215	FTG Local - Indigent Defense	$20,363.16	Budgeted Transfer

Transfers out of 211360 Addtnl Assmt Fees, into the following accounts

Fund Number	Fund Description	Amount	Explanation
211361	Addtnl Assmt Fees-Holbrook	$254.70	Budgeted Transfer
211362	Addtnl Assmt Fees-Winslow	$345.99	Budgeted Transfer

211363	Addtnl Assmt Fees-Snowflake	$325.07	Budgeted Transfer
211364	Addtnl Assmt Fees-Show Low	$466.69	Budgeted Transfer
211365	Addtnl Assmt Fees-Pinetop	$238.39	Budgeted Transfer
211366	Addtnl Assmt Fees - Kayenta	$7.97	Budgeted Transfer

Transfers Into 250600 Public Health Service District, from the following accounts

Fund Number	Fund Description	Amount	Explanation
210621	PH Emergency Prep	$3,421.74	Indirect move
250603	Immunization Services "93.268"	$2,066.20	Indirect Move
250606	Women Infant & Children "10.557"	$6,929.53	Indirect Move
250609	STD "9.977"	$210.50	Indirect Move
250612	Tobacco Use Prevention	$1,869.23	Indirect Move
250614	Teen Pregnancy Prevention	$1,452.18	Indirect Move
250616	HIV Prevention/Control "93.940"	$186.55	Indirect Move
250644	Child Care Health Consultant	$3,092.20	Indirect Move
250648	Public Health Accredit "93.758"	$629.68	Indirect Move
250649	Population Health Policy	$772.28	Indirect Move
250665	Overdose Data in Action "93.136"	$812.97	Indirect Move
250669	MCH Healthy AZ Families "93.994"	$1,182.43	Indirect Move
250674	Covid-19 Health Dsprties "93.391"	$2,831.67	Indirect Move
250676	Vaccination Equity Funding "93.268"	$1,380.53	Indirect Move
250679	Covid-19 Expansion Proj 93.323	$11,542.80	Indirect Move
250681	Workforce Development "93.967"	$791.40	Indirect Move

Transfers Into 250609 STD "9.977", from the following accounts

Fund Number	Fund Description	Amount	Explanation
250600	Public Health Service District	$69.17	Indirect Move

Board of Supervisors Regular **1. g.**

Meeting Date: 11/12/2024

Title: Abatement of Personal Property Taxes

Submitted For: Kari Lopez, Treasurer **Submitted By:** Kari Lopez, Treasurer

Department: Treasurer

Motion before the Board:

Certificate of Removal and Abatement Purging Record of Tax, Penalty and Interest on Personal Property Taxes, pursuant to A.R.S. §42-19118 and §42-18353

Background:

Pursuant to ARS 42-19118 the personal property taxes assessed against the property (Tax ID: 030049501, 140004901, 030021801, 120006801, 190026101, 070043601, 202110001, 202330901, 090013101, 160016201, 970067701, 930004101 & 297836201) were determined to be uncollectible after a diligent search by the Navajo County Sheriff's Office for various reasons. Personal property was removed from future tax rolls by the Navajo County Assessor's Office.

Attachments

Abatement Summary Detail

Back-up Documents

Form Review

Inbox	Reviewed By	Date
Jason Moore	Jason Moore	10/31/2024 09:56 AM
Treasurer (Originator)	Kari Lopez	10/31/2024 10:08 AM
Form Started By: Kari Lopez		Started On: 10/31/2024 09:22 AM
Final Approval Date: 10/31/2024		

CERTIFICATE OF REMOVAL & ABATEMENT (ARS§42-18353)

11/1/2024

Taypayer #	Year & Roll #	Name	Descripton	Reason	Property Tax	Int. & Fees	PAYMENT	Grand Total
030049501	2020-900337	Brimhall, Gale & Sherie	MH 2003 CAVCO 32X56	Per Navajo County Sheriff's Office: After diligent search	$504.02	$314.14	$0.00	$818.16
	2021-900332		VIN # CAV AZD020500U&X	they dermined that the owners are deceased & AZ MVD	$569.58	$263.21	$0.00	$832.79
	2022-900326			has no record of this unit residing in N.C. jurisdiction.	$566.12	$171.06	$0.00	$737.18
	2023-900315				$590.86	$83.78	$0.00	$674.64
	2024-900308				$597.88	$3.99	$0.00	$601.87
				Assessor removed P.P. from the 2025 and future tax rolls				
					$2,828.46	**$836.18**	**$0.00**	**$3,664.64**
140004901	2020-901657	Farnick, Marjorie Ann	MH 2010 JAYCO 8X39	Per N.C. Sheriff's Office: After diligent search they	$167.12	$107.50	$0.00	$274.62
	2021-901625		VIN 1UJBJ0BV2A11C0176	determined the owner is unlocatable & the home is no	$141.28	$69.05	$0.00	$210.33
	2022-901568			longer showing residing in N.C.	$134.34	$44.41	$0.00	$178.75
				Assessor removed P.P. from 2023 & future tax rolls	**$442.74**	**$220.96**	**$0.00**	**$663.70**
030021801	2012-901152	Martine Z Jose Ivan	MH 1984 MODULINE 14X56	Per N.C. Sheriff's Office: After diligent search they	$90.24	$133.96	-$44.53	$179.67
	2013-900338		VIN# 105039	determined the owner is unlocatable & home was removed	$99.62	$177.67	$0.00	$277.29
	2014-900330			from property seversal years ago.	$104.20	$168.94	$0.00	$273.14
	2015-900315				$98.50	$144.22	$0.00	$242.72
				Assessor removed P.P. from the 2016 & future tax rolls				
					$392.56	**$624.79**	**-$44.53**	**$972.82**
120006801	2019-901474	McGill, Chester	MH 2009 KEYSTONE 8X35	Per N.C. Sheriff's Office: After diligent search they	$81.32	$67.89	$0.00	$149.21
	2020-901438		VIN# 4YDT335285F704061	determined the owner is unlocatable & confirmation that	$83.34	$56.11	$0.00	$139.45
	2021-901413			home was sold several years prior & no longer within N.C.	$81.60	$41.99	$0.00	$123.59
	2022-901362				$78.60	$28.06	$0.00	$106.66
				Assessor removed P.P. from the 2023 and future tax rolls				
					$324.86	**$194.05**	**$0.00**	**$518.91**
190026101	2020-902437	Martin, Bobette Susanne	MH 1995 ITASC 8X33	Per N.C. Sheriff's Office: After diligent search they	$166.72	$107.25	$0.00	$273.97
	2021-902376		VIN 1FDKE30G4SHA16243	determined the owner notified the Assessor's Office with	$165.10	$79.84	$0.00	$244.94
	2022-902279			current & past registration from MVD.	$143.96	$47.22	$0.00	$191.18
				Assessor removed P.P. from 2023 & future tax rolls	**$475.78**	**$234.31**	**$0.00**	**$710.09**
070043601	2008-901467	VP Tree of Knowledge LLC	MH MOBILEALFA 19848/40	Per N.C. Sheriff's Office: After diligent search they	$71.92	$115.60	-$45.64	$141.88
	2009-901366		VIN 1AU056023EA00543628,677	determined the owner is unlocatable & unit was romoved	$75.64	$184.52	$0.00	$260.16
				from the tax rolls due to having current & valid plates.				
				Assessor removed P.P. from 2011 & future tax rolls	**$147.56**	**$300.12**	**-$45.64**	**$402.04**
202110001	2022-902473	Cos Gray, Arron & Charlad	MH 2020 12X32	Per N.C. Sheriff's Office: After diligent search they	$390.66	$119.59	$0.00	$510.25
			VIN CAV130AZ1923030A&B	determined the unit was double assessed for the 2022				
				tax year per the Assessor's Office.				
				Assessor removed P.P. from 2003 & future tax rolls	**$390.66**	**$119.59**	**$0.00**	**$510.25**
202330901	2023-902691	Murray, Richard & Linda	MH 2019 Cedar Creek 8X40	Per N.C. Sheriff's Office: After diligent search they	$489.44	$70.26	$0.00	$559.70
			VIN 4X4TCRS20KS222806	determined the unit was not found to be located in N.C. per				
				AZ MVD. Placed on Tax Roll in error.				

				Assessor removed P.P. from 2004 & future tax rolls	**$489.44**	**$70.26**	**$0.00**	**$559.70**
090013101	2013-901294	Stoik, Rodney Anthony	MH 1998 DAMON 8X31	Per N.C. Sheriff's Office: After diligent search they	$216.66	$380.55	$0.00	$597.21
			VIN 44FHC0P23W4014565	determined the unit was unlocatable & Assessor's Office				
				was notified that the unit moved to Maricopa Cnty 11/2013				
				Assessor removed P.P. from 2014 & future tax rolls	**$216.66**	**$380.55**	**$0.00**	**$597.21**
160016201	2016-902191	Green Tree Servicing LLC	MH 1999 Fleetwood 14X60	Per Navajo County Sheriff's Office: After diligent search	$104.38	$135.82	$0.00	$240.20
	2017-902083		VIN # TXFL12A82390C012	they dermined the owner is in bankruptcy and unit is	$117.86	$133.86	$0.00	$251.72
	2018-901994			unlocatable. The AZ MVD has no record of this unit	$109.14	$106.86	$0.00	$216.00
	2019-901935			residing in N.C. jurisdiction.	$108.80	$89.14	$0.00	$197.94
	2020-901881				$29.42	$23.04	$0.00	$52.46
	2021-901844				$27.52	$17.48	$0.00	$45.00
	2022-901779			Assessor removed P.P. from the 2025 and future tax rolls	$23.20	$11.81	$0.00	$35.01
	2023-901714				$22.64	$8.02	$0.00	$30.66
	2024-901650				$22.78	$0.15	$0.00	$22.93
					$565.74	**$526.18**	**$0.00**	**$1,091.92**
970067701	2012-901746	Musser, Jack or Georgia	MH 1979 CAROU 8X40	Per Navajo County Sheriff's Office: After diligent search	$37.32	$75.66	$0.00	$112.98
	2013-903916		VIN # CPA124A13,164	they dermined the owner is unlocatable and the home has	$40.92	$75.93	$0.00	$116.85
	2014-903944			been confirmed to no longer be at the listed location and	$39.40	$66.99	$0.00	$106.39
	2015-903959			now is unknown.	$39.04	$60.18	$0.00	$99.22
	2016-904039				$37.48	$51.98	$0.00	$89.46
	2017-904023				$36.16	$44.53	$0.00	$80.69
	2018-904112				$37.76	$40.25	$0.00	$78.01
	2019-904200				$37.98	$34.38	$0.00	$72.36
	2020-904144			Assessor removed P.P. from the 2024 and future tax rolls	$36.16	$27.18	$0.00	$63.34
	2021-904265				$37.02	$21.78	$0.00	$58.80
	2022-904176				$34.74	$15.19	$0.00	$49.93
	2023-904255				$35.26	$9.71	$0.00	$44.97
					$449.24	**$523.76**	**$0.00**	**$973.00**
930004101	2012-901245	Hunt, Jim	MH 1970 Sheraton 20X43	Per Navajo County Sheriff's Office: After diligent search	$40.88	$82.40	$0.00	$123.28
	2013-903474		VIN # 1700569X&U	they dermined the unit was demolished in 2019 when the	$45.90	$84.56	$0.00	$130.46
	2014-903510			new owner purchased the property. The titled owner is now	$49.72	$83.23	$0.00	$132.95
	2015-903537			unlocateable or possibly deceased.	$47.86	$72.64	$0.00	$120.50
	2016-903618				$49.10	$66.54	$0.00	$115.64
	2017-903612				$49.16	$58.75	$0.00	$107.91
	2018-903708				$48.62	$50.38	$0.00	$99.00
	2019-903797				$48.62	$42.60	$0.00	$91.22
	2020-903751			Assessor removed P.P. from the 2025 and future tax rolls	$52.32	$37.09	$0.00	$89.41
	2021-903876				$53.86	$29.42	$0.00	$83.28
	2022-903791				$54.46	$20.98	$0.00	$75.44
	2023-903878				$57.14	$12.62	$0.00	$69.76
	2024-903867				$58.68	$0.39	$0.00	$59.07
					$656.32	**$641.60**	**$0.00**	**$1,297.92**
297836201	1994-402820	Johnson, Phillip M	MH 1963 Clarion 12X55	Per Navajo County Sheriff's Office: After diligent search	$4.12	$25.16	$0.00	$29.28
	1995-402725		VIN # S2971	they dermined the owner is unlocatable & the home is in	$4.23	$25.02	$0.00	$29.25
	1996-402676			an unknown location. It has been verified through AZ MVD	$4.83	$27.08	$0.00	$31.91
	1997-402636			to not be whithin N.C. jurisdiction.	$4.28	$23.88	$0.00	$28.16

	1998-503049				$4.86	$25.60	$0.00	$30.46
	1999-502779				$5.26	$26.46	$0.00	$31.72
	2000-1001842				$5.86	$27.50	$0.00	$33.36
	2001-901700				$6.32	$28.34	$0.00	$34.66
	2002-901687			Assessor removed P.P. from the 2024 and future tax rolls	$7.32	$30.86	$0.00	$38.18
	2003-901720				$7.46	$29.86	$0.00	$37.32
	2004-901881				$8.70	$32.96	$0.00	$41.66
	2005-901851				$9.78	$34.86	$0.00	$44.64
	2006-901858				$7.78	$27.52	$0.00	$35.30
	2007-901843				$8.22	$27.46	$0.00	$35.68
	2008-902189				$8.66	$27.28	$0.00	$35.94
	2009-902277				$9.02	$26.40	$0.00	$35.42
	2010-902363				$9.08	$25.10	$0.00	$34.18
	2011-900055				$10.26	$26.07	$0.00	$36.33
	2012-900076				$9.12	$22.27	$0.00	$31.39
	2013-902249				$9.84	$22.05	$0.00	$31.89
	2014-902304				$10.84	$22.05	$0.00	$32.89
	2015-902352				$11.12	$20.72	$0.00	$31.84
	2016-902460				$9.88	$17.38	$0.00	$27.26
	2017-902486				$10.00	$15.94	$0.00	$25.94
	2018-902605				$10.00	$14.34	$0.00	$24.34
	2019-902704				$9.92	$12.67	$0.00	$22.59
	2020-902677				$9.70	$10.95	$0.00	$20.65
	2021-9002818				$9.52	$9.32	$0.00	$18.84
	2022-902747				$8.20	$7.41	$0.00	$15.61
	2023-902867				$8.20	$6.09	$0.00	$14.29
					$242.38	**$678.60**	**$0.00**	**$920.98**
					ABATEMENT GRAND TOTAL:			
								$12,883.18

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/02/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the titled owners are deceased and the Arizona Motor Vehicle Department has no record of this unit residing in Navajo County jurisdiction. The Navajo County Assessor's Office has removed this unit from all future tax rolls. Please abate all prior years.
Tax I. D. Number: 030049501

SEE ATTACHED

Roll Number(s):	900308	Year: 2024	Balance: $597.88
:	900315	Year: 2023	Balance: $666.76
:	900326	Year: 2022	Balance: $729.63
:	900332	Year: 2021	Balance: $825.20

Description of Property: MH 2003 CAVCO 32X56
VIN# CAVAZD020500U&X

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

BRIMHALL GALE & SHERIE

3731 E EBANO ST APT C-5
GILBERT AZ 85295-0027

MH 2003 CAVCO 32X56 VIN# CAVAZD020500U&X

Tax ID: 030049501

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2024	900308	Tax	$597.88	$0.00	$0.00	$3.99	$0.00	$601.87
2023	900315	Tax	$590.86	$0.00	$5.00	$78.78	$0.00	$674.64
2022	900326	Tax	$566.12	$0.00	$5.00	$166.06	$0.00	$737.18
2021	900332	Tax	$569.58	$0.00	$5.00	$258.21	$0.00	$832.79
2020	900337	Tax	$504.02	$0.00	$5.00	$309.14	$0.00	$818.16
2019	900343	Tax	$506.76	$0.00	$0.00	$0.00	$506.76	$0.00
2018	900347	Tax	$506.34	$0.00	$0.00	$0.00	$506.34	$0.00
2017	900353	Tax	$487.90	$0.00	$5.00	$6.51	$499.41	$0.00
2016	900363	Tax	$512.74	$0.00	$0.00	$0.00	$512.74	$0.00
2015	900365	Tax	$505.90	$0.00	$0.00	$0.00	$505.90	$0.00
2014	900380	Tax	$492.68	$0.00	$0.00	$0.00	$492.68	$0.00
2013	900388	Tax	$529.28	$0.00	$0.00	$0.00	$529.28	$0.00
2012	901082	Tax	$505.84	$0.00	$0.00	$0.00	$505.84	$0.00
2011	901104	Tax	$498.02	$0.00	$0.00	$0.00	$498.02	$0.00
2010	900485	Tax	$481.36	$0.00	$0.00	$0.00	$481.36	$0.00
2009	900520	Tax	$494.42	$0.00	$0.00	$0.00	$494.42	$0.00
2008	900537	Tax	$459.26	$0.00	$0.00	$0.00	$459.26	$0.00
2007	900404	Tax	$387.16	$0.00	$0.00	$0.00	$387.16	$0.00
2006	900414	Tax	$489.88	$0.00	$0.00	$0.00	$489.88	$0.00
2005	900428	Tax	$559.88	$0.00	$0.00	$0.00	$559.88	$0.00
2004	900424	Tax	$563.52	$0.00	$0.00	$0.00	$563.52	$0.00
2003	900378	Tax	$589.22	$0.00	$0.00	$0.00	$589.22	$0.00
			$11,398.62	**$0.00**	**$25.00**	**$822.69**	**$8,581.67**	**$3,664.64**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/7/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner is unlocatable and the home is no longer showing residing in Navajo County. The Navajo County Assessor's Office has removed this unit from future tax rolls. Please abate all prior years.

Tax I. D. Number: 140004901

SEE ATTACHED

Roll Number(s):	901568	Year: 2022	Balance: $176.95
:	901625	Year: 2021	Balance: $208.45
:	901657	Year: 2020	Balance: $272.39

Description of Property: MH 2010 JAYCO 8X39
VIN: 1UJBJ0BV2A11C0716

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

FARNICK MARJORIE ANN

1336 E SILVERBRUSH TRL
CASA GRANDE AZ 85122-1162

2010 8X39 JAYCO VIN# 1UJBJ0BV2A11C0176

Tax ID: 140004901

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2022	901568	Tax	$134.34	$0.00	$5.00	$39.41	$0.00	$178.75
2021	901625	Tax	$141.28	$0.00	$5.00	$64.05	$0.00	$210.33
2020	901657	Tax	$167.12	$0.00	$5.00	$102.50	$0.00	$274.62
2019	901699	Tax	$208.54	$0.00	$0.00	$0.00	$208.54	$0.00
2018	901742	Tax	$213.40	$0.00	$0.00	$0.00	$213.40	$0.00
2017	901813	Tax	$227.42	$0.00	$0.00	$0.00	$227.42	$0.00
2016	901905	Tax	$259.10	$0.00	$0.00	$0.00	$259.10	$0.00
2015	901969	Tax	$274.18	$0.00	$0.00	$0.00	$274.18	$0.00
2014	902053	Tax	$267.78	$0.00	$0.00	$0.00	$267.78	$0.00
			$1,893.16	**$0.00**	**$15.00**	**$205.96**	**$1,450.42**	**$663.70**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/04/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner is unlocatable and the home was removed from the property several years ago. The Navajo County Assessor's Office has removed this from future tax rolls. Please abate prior years.

Tax I. D. Number: 030021801

SEE ATTACHED

Roll Number(s):	900315	Year: 2015	Balance: $241.40
:	900330	Year: 2014	Balance: $271.75
:	900338	Year: 2013	Balance: $275.97
:	901152	Year: 2015	Balance: $178.83

Description of Property: MH 1984 Moduline 14x56
VIN# 105039

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

MARTINEZ JOSE IVAN

PO BOX 2864
SHOW LOW AZ 85902

MH 1984 MODULINE 14X56 VIN# 105039

Tax ID: 030021801

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2015	900315	Tax	$98.50	$0.00	$5.00	$139.22	$0.00	$242.72
2014	900330	Tax	$104.20	$0.00	$5.00	$163.94	$0.00	$273.14
2013	900338	Tax	$99.62	$0.00	$5.00	$172.67	$0.00	$277.29
2012	901152	Tax	$90.24	$0.00	$5.00	$128.96	$44.53	$179.67
2011	901176	Tax	$78.04	$0.00	$5.00	$26.43	$109.47	$0.00
2010	900415	Tax	$84.02	$0.00	$0.00	$1.68	$85.70	$0.00
2009	900444	Tax	$93.84	$0.00	$0.00	$0.00	$93.84	$0.00
2008	900455	Tax	$93.32	$0.00	$0.00	$2.48	$95.80	$0.00
2007	902440	Tax	$92.80	$0.00	$0.00	$7.42	$100.22	$0.00
2006	902430	Tax	$96.30	$0.00	$5.00	$5.40	$106.70	$0.00
2005	902421	Tax	$98.16	$0.00	$0.00	$0.00	$98.16	$0.00
2004	902488	Tax	$99.76	$0.00	$5.00	$6.01	$110.77	$0.00
2003	902288	Tax	$101.66	$0.00	$5.00	$1.36	$108.02	$0.00
			$1,230.46	**$0.00**	**$40.00**	**$655.57**	**$953.21**	**$972.82**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 09/23/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner is deceased and the home has been confirmed to have been sold several years prior and no longer within the county. The Navajo County Assessor's Office has removed this from all future tax rolls. Please abate all prior years.

Tax I. D. Number: 120006801

SEE ATTACHED

Roll Number(s):	901362	Year: 2022	Balance: $104.56
:	901413	Year: 2021	Balance: $121.42
:	901438	Year: 2020	Balance: $137.23
:	901474	Year: 2019	Balance: $147.04

Description of Property: MH 2009 KEYSTONE 8X35
VIN# 4YTD335285F704061

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

2223

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

MCGILL CHESTER

PO BOX 2178
SIOUX FALLS SD 57101-2178

MH 2009 KEYSTONE 8X35 VIN# 4YDT335285F704061

Tax ID: 120006801

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2022	901362	Tax	$78.60	$0.00	$5.00	$23.06	$0.00	$106.66
2021	901413	Tax	$81.60	$0.00	$5.00	$36.99	$0.00	$123.59
2020	901438	Tax	$83.34	$0.00	$5.00	$51.11	$0.00	$139.45
2019	901474	Tax	$81.32	$0.00	$5.00	$62.89	$0.00	$149.21
2018	901506	Tax	$81.30	$0.00	$0.00	$0.00	$81.30	$0.00
2017	901566	Tax	$95.86	$0.00	$5.00	$7.67	$108.53	$0.00
2016	901635	Tax	$95.74	$0.00	$0.00	$0.00	$95.74	$0.00
2015	901686	Tax	$112.00	$0.00	$0.00	$0.00	$112.00	$0.00
2014	901749	Tax	$124.62	$0.00	$0.00	$0.00	$124.62	$0.00
2013	901823	Tax	$127.88	$0.00	$0.00	$0.00	$127.88	$0.00
2012	901345	Tax	$125.26	$0.00	$0.00	$0.00	$125.26	$0.00
			$1,087.52	**$0.00**	**$25.00**	**$181.72**	**$775.33**	**$518.91**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/07/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner notified the Navajo County Assessor's Office with current and past registration from the Department of Motor Vehicles. The Navajo County Assessor's Office has removed the unit from future tax rolls. Please abate prior years.

Tax I. D. Number: 190026101

SEE ATTACHED

Roll Number(s):	902279	Year: 2022	Balance: $189.27
:	902376	Year: 2021	Balance: $242.74
:	902437	Year: 2017	Balance: $271.75

Description of Property: MH 1995 ITAS C 8X33
VIN# 1FDKE30G4SHA16243

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

MARTIN BOBETTE SUSANNE

1158 OAKLAND LN
LAKESIDE AZ 85929-6942

MH 1995 ITASC 8X33 VIN# 1FDKE30G4SHA16243

Tax ID: 190026101

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2022	902279	Tax	$143.96	$0.00	$5.00	$42.22	$0.00	$191.18
2021	902376	Tax	$165.10	$0.00	$5.00	$74.84	$0.00	$244.94
2020	902437	Tax	$166.72	$0.00	$5.00	$102.25	$0.00	$273.97
2019	902541	Tax	$175.58	$0.00	$5.00	$49.16	$229.74	$0.00
			$651.36	**$0.00**	**$20.00**	**$268.47**	**$229.74**	**$710.09**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/01/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner is unlocatable and unit was removed from the tax rolls due to having current and valid plates. The Navajo County Assessors Office has removed the unit from all future tax rolls. Please abate all prior years.

Tax I. D. Number: 070043601

SEE ATTACHED

Roll Number(s): 901253	Tax Year: 2009	Balance: $259.15
: 901467	Tax Year: 2008	Balance: $141.33

Description of Property: MH 1984 Mobile Alfa 8x40
VIN: 1AU056023EA005436

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

VP TREE OF KNOWLEDGE LLC

3320 N HAWES RD
MESA AZ 85207

MOBILEALFA19848/40VIN# 1AU056023EA005436 28,677

Tax ID: 070043601

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2010	901253	Tax	$81.08	$0.00	$0.00	$0.00	$81.08	$0.00
2009	901366	Tax	$75.64	$0.00	$5.00	$179.52	$0.00	$260.16
2008	901467	Tax	$71.92	$0.00	$5.00	$110.60	$45.64	$141.88
2007	901479	Tax	$74.38	$0.00	$0.00	$0.00	$74.38	$0.00
			$303.02	**$0.00**	**$10.00**	**$290.12**	**$201.10**	**$402.04**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/01/2023

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the unit was double assessed for the tax year of 2022. Per the Navajo County Assessors office the unit was not removed from the tax rolls when being affixed. The Navajo County Assessors office has removed this from all future tax rolls. Please abate all prior years Tax I. D. Number: 202110001

SEE ATTACHED

Roll Number(s): 902473 Year: 2022 Balance: $505.05

Description of Property: MH 2020 12x32
VIN# CAV130AZ19123030A&B

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Happ #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

COSGRAY ARRON M & CHARLAD MH 2020 12X32 CAV130AZ1923030A&B

7825 SAWMILL RD
CLAY SPRINGS AZ 85923

Tax ID: 202110001

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2022	902473	Tax	$390.66	$0.00	$5.00	$114.59	$0.00	$510.25
2021	902597	Tax	$393.06	$0.00	$0.00	$0.00	$393.06	$0.00
			$783.72	**$0.00**	**$5.00**	**$114.59**	**$393.06**	**$510.25**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/01/2023

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the unit was not found to be located in Navajo County per Arizona Motor Vehicle Department. Was place on the tax rolls in error. The Navajo County Assessors Office has removed this unit from all future rolls. Please abate all prior years.
Tax I. D. Number: 202330901

SEE ATTACHED

Roll Number(s): 902691 Year: 2023 Balance: $553.18

Description of Property: MH 2019 CEDAR CREEK 8X40
VIN# 4X4TCRS20KS222806

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

MURRAY RICHARD B SR & LINDA R MH 2019 CEDAR CREEK 8X40 VIN# 4X4TCRS20KS222806

18625 N KIVA DR
SUN CITY AZ 85373-1033

Tax ID: 202330901

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2023	902691	Tax	$489.44	$0.00	$5.00	$65.26	$0.00	$559.70
			$489.44	**$0.00**	**$5.00**	**$65.26**	**$0.00**	**$559.70**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/03/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner is unlocatable and the Navajo County Assesors Office was notified that this unit moved to Maricopa County as of November of 2013. The Assesors Office then removed the unit from all future tax rolls. Please abate all prior years.

Tax I. D. Number: 090013101

SEE ATTACHED

Roll Number(s): 901294 Year: 2013 Balance: $594.31

Description of Property: MH 1998 8x31 Damon
VIN# 44fFHC0P23W4014565

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

STOIK RODNEY ANTHONY

1051 S DOBSON RD UNIT 2
MESA AZ 85202-3904

1998 8X31 DAMONVIN # 44FHC0P23W4014565

Tax ID: 090013101

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2013	901294	Tax	$216.66	$0.00	$5.00	$375.55	$0.00	$597.21
2012	903781	Tax	$180.22	$0.00	$0.00	$16.82	$197.04	$0.00
2011	903811	Tax	$200.74	$0.00	$5.00	$4.01	$209.75	$0.00
2010	901646	Tax	$192.50	$0.00	$0.00	$0.00	$192.50	$0.00
2009	901829	Tax	$201.50	$0.00	$0.00	$0.00	$201.50	$0.00
			$991.62	**$0.00**	**$10.00**	**$396.38**	**$800.79**	**$597.21**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/02/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner has gone into bankruptcy and now unlocatable. The Arizona Motor Vehicle Department has no record of this unit residing in Navajo County jurisdiction. The Navajo County Assessor's Office has removed this unit from all future tax rolls. Please abate all prior years.
Tax I. D. Number: 160016201

SEE ATTACHED

Roll Number(s):	901650	Year: 2024	Balance: $22.78
:	901714	Year: 2023	Balance: $30.36
:	901779	Year: 2022	Balance: $34.69
:	901844	Year: 2021	Balance: $44.62

Description of Property: MH 1999 FLEETWOOD 14X60
VIN# TXFL12A82390C012

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

JOHNSON PHILIP M

PO BOX 806
KEAMS CANYON AZ 86034-0806

MH 1963 CLARION 12X55 VIN# S2971

Tax ID: 297836201

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2023	902867	Tax	$8.20	$0.00	$5.00	$1.09	$0.00	$14.29
2022	902747	Tax	$8.20	$0.00	$5.00	$2.41	$0.00	$15.61
2021	902818	Tax	$9.52	$0.00	$5.00	$4.32	$0.00	$18.84
2020	902677	Tax	$9.70	$0.00	$5.00	$5.95	$0.00	$20.65
2019	902704	Tax	$9.92	$0.00	$5.00	$7.67	$0.00	$22.59
2018	902605	Tax	$10.00	$0.00	$5.00	$9.34	$0.00	$24.34
2017	902486	Tax	$10.00	$0.00	$5.00	$10.94	$0.00	$25.94
2016	902460	Tax	$9.88	$0.00	$5.00	$12.38	$0.00	$27.26
2015	902352	Tax	$11.12	$0.00	$5.00	$15.72	$0.00	$31.84
2014	902304	Tax	$10.84	$0.00	$5.00	$17.05	$0.00	$32.89
2013	902249	Tax	$9.84	$0.00	$5.00	$17.05	$0.00	$31.89
2012	900076	Tax	$9.12	$0.00	$5.00	$17.27	$0.00	$31.39
2011	900055	Tax	$10.26	$0.00	$5.00	$21.07	$0.00	$36.33
2010	902363	Tax	$9.08	$0.00	$5.00	$20.10	$0.00	$34.18
2009	902277	Tax	$9.02	$0.00	$5.00	$21.40	$0.00	$35.42
2008	902189	Tax	$8.66	$0.00	$5.00	$22.28	$0.00	$35.94
2007	901843	Tax	$8.22	$0.00	$5.00	$22.46	$0.00	$35.68
2006	901858	Tax	$7.78	$0.00	$5.00	$22.52	$0.00	$35.30
2005	901851	Tax	$9.78	$0.00	$5.00	$29.86	$0.00	$44.64
2004	901881	Tax	$8.70	$0.00	$5.00	$27.96	$0.00	$41.66
2003	901720	Tax	$7.46	$0.00	$5.00	$24.86	$0.00	$37.32
2002	901687	Tax	$7.32	$0.00	$5.00	$25.86	$0.00	$38.18
2001	901700	Tax	$6.32	$0.00	$5.00	$23.34	$0.00	$34.66
2000	1001842	Tax	$5.86	$0.00	$5.00	$22.50	$0.00	$33.36
1999	502779	Tax	$5.26	$0.00	$5.00	$21.46	$0.00	$31.72
1998	503049	Tax	$4.86	$0.00	$5.00	$20.60	$0.00	$30.46
1997	402636	Tax	$4.28	$0.00	$5.00	$18.88	$0.00	$28.16
1996	402676	Tax	$4.83	$0.00	$5.00	$22.08	$0.00	$31.91
1995	402725	Tax	$4.23	$0.00	$5.00	$20.02	$0.00	$29.25
1994	402820	Tax	$4.12	$0.00	$5.00	$20.16	$0.00	$29.28
			$242.38	**$0.00**	**$150.00**	**$528.60**	**$0.00**	**$920.98**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/4/2024

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner is unlocatable and the home has been confirmed to no longer be at the listed location and now is uknown. The Navajo County Assessor's Office has removed the unit from future tax rolls. Please abate prior years.

Tax I. D. Number: 960025001

SEE ATTACHED

Roll Number(s):	904255	Year: 2023	Balance: $44.49
:	904176	Year: 2022	Balance: $49.47
:	904265	Year: 2021	Balance: $58.30
:	904144	Year: 2020	Balance: $62.85

Description of Property: MH 1979 CAROU 8X40
VIN# CPA124A13

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

MUSSER JACK E OR GEORGIA A
C/O ELAINA WILSON
PO BOX 3316
SHOW LOW AZ 85902-3316

MOBILE 1979 CAROU- 8/40 VIN# CPA124A13,164

Tax ID: 970067701

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2023	904255	Tax	$35.26	$0.00	$5.00	$4.71	$0.00	$44.97
2022	904176	Tax	$34.74	$0.00	$5.00	$10.19	$0.00	$49.93
2021	904265	Tax	$37.02	$0.00	$5.00	$16.78	$0.00	$58.80
2020	904144	Tax	$36.16	$0.00	$5.00	$22.18	$0.00	$63.34
2019	904200	Tax	$37.98	$0.00	$5.00	$29.38	$0.00	$72.36
2018	904112	Tax	$37.76	$0.00	$5.00	$35.25	$0.00	$78.01
2017	904023	Tax	$36.16	$0.00	$5.00	$39.53	$0.00	$80.69
2016	904039	Tax	$37.48	$0.00	$5.00	$46.98	$0.00	$89.46
2015	903959	Tax	$39.04	$0.00	$5.00	$55.18	$0.00	$99.22
2014	903944	Tax	$39.40	$0.00	$5.00	$61.99	$0.00	$106.39
2013	903916	Tax	$40.92	$0.00	$5.00	$70.93	$0.00	$116.85
2012	901746	Tax	$37.32	$0.00	$5.00	$70.66	$0.00	$112.98
2011	901796	Tax	$41.36	$0.00	$0.00	$0.28	$41.64	$0.00
2010	904353	Tax	$37.46	$0.00	$5.00	$2.50	$44.96	$0.00
2009	904328	Tax	$37.82	$0.00	$0.00	$0.76	$38.58	$0.00
2008	904280	Tax	$35.70	$0.00	$5.00	$7.14	$47.84	$0.00
2007	902645	Tax	$29.34	$0.00	$0.00	$2.34	$31.68	$0.00
2006	902629	Tax	$36.46	$0.00	$5.00	$2.77	$44.23	$0.00
2005	902603	Tax	$39.52	$0.00	$0.00	$2.10	$41.62	$0.00
2004	902648	Tax	$36.92	$0.00	$5.00	$3.94	$45.86	$0.00
2003	902440	Tax	$38.60	$0.00	$0.00	$0.00	$38.60	$0.00
2002	902373	Tax	$52.52	$0.00	$0.00	$0.00	$52.52	$0.00
2001	902374	Tax	$54.90	$0.00	$0.00	$0.00	$54.90	$0.00
2000	1002568	Tax	$43.48	$0.00	$5.00	$1.16	$49.64	$0.00
1999	503848	Tax	$55.05	$0.00	$0.00	$0.00	$55.05	$0.00
1998	504220	Tax	$56.30	$0.00	$0.00	$0.00	$56.30	$0.00
1997	1200829	Tax	$50.34	$0.00	$0.00	$0.00	$50.34	$0.00
			$1,095.01	**$0.00**	**$85.00**	**$486.75**	**$693.76**	**$973.00**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 10/01/2023

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the unit was demolished in 2019 when the new owner purchased the property. The titled owner is now unlocateable or possibly decased. The Navajo County Assessors Office has removed this from all future tax rolls. Please abate all prior years.

Tax I. D. Number: 930004101

SEE ATTACHED

Roll Number(s):	903867	Year: 2024	Balance: $58.68
:	903878	Year: 2023	Balance: $69.00
:	903791	Year: 2022	Balance: $74.71
:	903876	Year: 2021	Balance: $82.56
:	903751	Year: 2020	Balance: $88.71

Description of Property: MH 1970 SHERATON 20X43
VIN# 1700569X&U

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

2223

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

HUNT JIM

11633 N 68TH AVE
PEORIA AZ 85345

MH 1970 SHERATON 20X43 VIN# 1700569X&U

Tax ID: 930004101

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2024	903867	Tax	$58.68	$0.00	$0.00	$0.39	$0.00	$59.07
2023	903878	Tax	$57.14	$0.00	$5.00	$7.62	$0.00	$69.76
2022	903791	Tax	$54.46	$0.00	$5.00	$15.98	$0.00	$75.44
2021	903876	Tax	$53.86	$0.00	$5.00	$24.42	$0.00	$83.28
2020	903751	Tax	$52.32	$0.00	$5.00	$32.09	$0.00	$89.41
2019	903797	Tax	$48.62	$0.00	$5.00	$37.60	$0.00	$91.22
2018	903708	Tax	$48.62	$0.00	$5.00	$45.38	$0.00	$99.00
2017	903612	Tax	$49.16	$0.00	$5.00	$53.75	$0.00	$107.91
2016	903618	Tax	$49.10	$0.00	$5.00	$61.54	$0.00	$115.64
2015	903537	Tax	$47.86	$0.00	$5.00	$67.64	$0.00	$120.50
2014	903510	Tax	$49.72	$0.00	$5.00	$78.23	$0.00	$132.95
2013	903474	Tax	$45.90	$0.00	$5.00	$79.56	$0.00	$130.46
2012	901245	Tax	$40.88	$0.00	$5.00	$77.40	$0.00	$123.28
2011	901268	Tax	$37.78	$0.00	$0.00	$0.00	$37.78	$0.00
2010	903840	Tax	$34.16	$0.00	$0.00	$0.00	$34.16	$0.00
2009	903799	Tax	$38.14	$0.00	$0.00	$0.00	$38.14	$0.00
2008	903739	Tax	$37.94	$0.00	$0.00	$0.00	$37.94	$0.00
2007	901731	Tax	$36.90	$0.00	$0.00	$0.00	$36.90	$0.00
2006	901756	Tax	$35.80	$0.00	$0.00	$0.00	$35.80	$0.00
2005	901742	Tax	$39.02	$0.00	$0.00	$0.00	$39.02	$0.00
2004	901770	Tax	$36.04	$0.00	$0.00	$0.00	$36.04	$0.00
2003	901622	Tax	$38.26	$0.00	$0.00	$0.00	$38.26	$0.00
2002	901574	Tax	$38.30	$0.00	$0.00	$0.00	$38.30	$0.00
2001	901590	Tax	$37.24	$0.00	$0.00	$0.00	$37.24	$0.00
2000	1001729	Tax	$31.91	$0.00	$0.00	$0.00	$31.91	$0.00
1999	502621	Tax	$36.71	$0.00	$0.00	$0.00	$36.71	$0.00
1998	502868	Tax	$37.34	$0.00	$0.00	$0.00	$37.34	$0.00
1997	402469	Tax	$37.64	$0.00	$5.00	$5.20	$47.84	$0.00
1996	402504	Tax	$39.80	$0.00	$0.00	$0.00	$39.80	$0.00
			$1,249.30	**$0.00**	**$65.00**	**$586.80**	**$603.18**	**$1,297.92**

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

Date: 06/27/2023

To: Navajo County Treasurer's Office
Kari Lopez, Treasurer

Greetings,

Pursuant to ARS 42-19118 be advised that the personal property taxes assessed against the following personal property are uncollectible. After diligent search by the Navajo County Sheriff's Office, the owner is unlocatable and the home is in an uknown location. It has been verified through Arizona Motor Vehicle division to not be within Navajo County jurisdiction. The Navajo County Assessor's Office has removed this unit from future tax rolls. Please abate prior years.

Tax I. D. Number: 297836201

SEE ATTACHED

Roll Number(s): 902867	Year: 2023	Balance: $14.19
: 902747	Year: 2022	Balance: $15.49
: 902818	Year: 2021	Balance: $18.70
: 902677	Year: 2020	Balance: $20.52

Description of Property: MH 1963 CLARION 12X55
VIN# S2971

Attached is printout for this Tax I.D. number that may show more delinquent years than is indicated above.

Respectfully,

Deputy Jerome Hepp #2223
Navajo County Sheriff's Office
Civil Division/Tax Collections

Hard Copy

Monday, October 14, 2024

Navajo County Treasurer

Kari Lopez

P.O. Box 668

Holbrook, AZ 86025-0668

Phone:(928) 524-4172, Fax:(928) 524-4211

ncto@navajocountyaz.gov

Owner

GREEN TREE SERVICING LLC

7360 S KYRENE RD APT T324
TEMPE AZ 85283-8432

1999 FLEETWOOD 14X60 VIN# TXFL12A82390C012

Tax ID: 160016201

Figures below based on 11/05/2024

Year	Roll #	Status	Taxes	CP Amount	Fee(s)	Interest	Payments	Balance Due
2024	901650	Tax	$22.78	$0.00	$0.00	$0.15	$0.00	$22.93
2023	901714	Tax	$22.64	$0.00	$5.00	$3.02	$0.00	$30.66
2022	901779	Tax	$23.20	$0.00	$5.00	$6.81	$0.00	$35.01
2021	901844	Tax	$27.52	$0.00	$5.00	$12.48	$0.00	$45.00
2020	901881	Tax	$29.42	$0.00	$5.00	$18.04	$0.00	$52.46
2019	901935	Tax	$108.80	$0.00	$5.00	$84.14	$0.00	$197.94
2018	901994	Tax	$109.14	$0.00	$5.00	$101.86	$0.00	$216.00
2017	902083	Tax	$117.86	$0.00	$5.00	$128.86	$0.00	$251.72
2016	902191	Tax	$104.38	$0.00	$5.00	$130.82	$0.00	$240.20
			$565.74	**$0.00**	**$40.00**	**$486.18**	**$0.00**	**$1,091.92**

Board of Supervisors Regular **1. h.**

Meeting Date: 11/12/2024

Title: 2025 BOS Meeting Schedule

Submitted By: Melissa Buckley, Clerk of the Board of Supervisors

Department: Board of Supervisors

Motion before the Board:

2025 Board of Supervisors Meeting Schedule

Background:

The Navajo County Board of Supervisors will meet on the second and fourth Tuesdays of every month at 9:00 a.m., except for July, November and December.

July - One meeting, 3rd Tuesday of the month - summer schedule
November - One meeting, 3rd Tuesday of the month due to Veteran's Holiday
December - One meeting, 2nd Tuesday of the month due to the holidays.

Attachments

2025 BOS Meeting Schedule

Form Review

Form Started By: Melissa Buckley Started On: 11/03/2021 10:01 AM

Final Approval Date: 11/02/2024

2025 BOARD OF SUPERVISORS MEETING SCHEDULE

SECOND AND FOURTH TUESDAYS

Except for July, November, and December

Agenda Deadline 12:00 NOON	Agenda Review Meetings 11:00 a.m.	LEAD Meeting 1:00 p.m.	BOS 9:00 a.m.
3 January	7 January		14 January
17 January	21 January	28 January	28 January
31 January	4 February		11 February
14 February	18 February	25 February	25 February
28 February	4 March		11 March
14 March	18 March	25 March	25 March
28 March	1 April		8 April
11 April	15 April	22 April	22 April
2 May	6 May		13 May
16 May	20 May	27 May	27 May
30 May	3 June		10 June
13 June	17 June	24 June	24 June
3 July	8 July	15 July	15 July
1 August	5 August		12 August
15 August	19 August	26 August	26 August
29 August	2 September		9 September
12 September	16 September	23 September	23 September
3 October	7 October		14 October
17 October	21 October	28 October	28 October
7 November	**10 November**	**18 November**	**18 November**
26 November	2 December	9 December	9 December

2025 BOARD OF SUPERVISORS MEETING SCHEDULE

SECOND AND FOURTH TUESDAYS

Except for July, November, and December

Board of Supervisors Regular **1. i.**

Meeting Date: 11/12/2024

Title: County Manager Layton Contract

Submitted By: Melissa Buckley, Clerk of the Board of Supervisors

Department: Board of Supervisors

Motion before the Board:

County Manager Bryan Layton Contract

Background:

Attachments

Form Review

Form Started By: Melissa Buckley Started On: 11/07/2024 12:02 PM

Final Approval Date: 11/07/2024

Board of Supervisors Regular **2. a. 1.**

Meeting Date: 11/12/2024
Title: Award of Contract B24-09-010 Inmate Commissary & Resident Banking Services
Submitted For: Ernie Garcia, Division Commander
Submitted By: Kolton Root, Sr. Procurement Officer
Department: Sheriff

Motion before the Board:

Award of Contract B24-09-010 Inmate Commissary & Resident Banking Services to Summit Food Service, LLC effective January 13, 2025

Background:

This is a 3-year contract to provide inmate commissary and resident banking services for the Navajo County Jail. The contractor will provide the contracted services to Navajo County at no cost, and will provide a commission to the County on revenue generated.

Sealed proposals were received by the Board of Supervisors Office at the Navajo County Government Center, Holbrook, Arizona until 4:00 p.m. M.S.T., October 25, 2024. No bids were accepted after 4:00 p.m. M.S.T. Bids were publicly opened and read aloud at 4:15 p.m. Three bids were received and evaluated per the criteria set forth in the Invitation For Bid. Staff is recommending award of Contract B24-09-010 Inmate Commissary & Resident Banking Services to Summit Food Service, LLC, as the responsible, responsive bidder with the highest commission rate.

Fiscal Impact

Fiscal Year: 2025-2028
Budgeted Y/N: Y
Amount Requested:
Fiscal Impact:

Attachments

Contract
Bid Tab
Acceptance of Offer

Form Review

Inbox	Reviewed By	Date
Jeanine Carruthers	Jeanine Carruthers	11/01/2024 04:51 PM
Brandt Clark	Brandt Clark	11/04/2024 08:31 AM
Kimberly Willis	Kimberley Willis	11/04/2024 08:33 AM
Form Started By: Kolton Root		Started On: 10/31/2024 08:12 AM
Final Approval Date: 11/04/2024		

CONTRACT

THIS CONTRACT is made and entered into as of January 13, 2025 (the "Effective Date") by and between Navajo County ("County") and Summit Food Service, LLC. ("Contractor").

1. **SCOPE OF WORK:** Contractor shall furnish any and all materials, equipment and labor required for performing all work for **Inmate Commissary and Resident Banking Services, Contract, #B24-09-010,** in accordance with the Contract Documents, in a workmanlike manner to the satisfaction of the County.

2. **CONTRACT DOCUMENTS:** The Contract Documents comprise this Contract and the Invitation for Bids, Proposal and Price Submittal dated October 25, 2024, and addenda thereto. If there is any conflict in the documents, this Contract shall control over all others.

3. **NO LIENS / TIME FOR COMPLETION:** Contractor shall furnish all materials, equipment and labor in accordance with the Contract Documents free and clear of all claims, liens and charges whatsoever, within the time, or times, stated in the Proposal.

4. **CANCELLATION:** This Contract is subject to cancellation pursuant to A.R.S. § 38-511 (concerning conflicts of interest).

5. **PAYMENTS:** Payments shall be made at the commission rate identified in Pricing Offer Alternative Option 1 for Contract #B24-09-010 to the Navajo County Sheriff's Office no later than thirty (30) days following the calendar month for which commissions are being paid. The Pricing Offer Alternative Option 1 is attached hereto and by this reference incorporated herein.

6. **CERTIFICATIONS**:

   A. PROHIBITION OF BOYCOTT OF ISRAEL: Contractor certifies that neither it nor its subcontractors are currently or will be engaged in, for the duration of this Contract engage in, a boycott of Israel as defined by A.R.S. § 35-393 et seq. Violation of this certification may result in an action by the County up to and including termination of the Contract.

   B. WRITTEN CERTIFICATION PURSUANT TO A.R.S. §35-394: Pursuant to A.R.S. § 35-394, Contractor certifies that it is not currently using, and agrees for the duration of this Agreement to not use (1) the forced labor of ethnic Uyghurs in the People's Republic of China; (2) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; and (3) any contractors, subcontractors, or suppliers that use the forced labor of ethnic Uyghurs in the People's Republic of China. The Subrecipient further acknowledges and agrees that (1) if the Subrecipient becomes aware during the term of this Agreement that it is not in compliance with this certification that the Subrecipient will notify the

County within five (5) business days after becoming aware of the noncompliance; and (2) if the Subrecipient does not provide the County with a written certification that the Subrecipient has remedied the noncompliance within one hundred eighty (180) after giving notice thereof, the same shall constitute a material breach of this Agreement, which shall then terminate automatically, except that if the Agreement termination date occurs before the end of the remedy period, this Agreement terminates on the Agreement's termination date. The County retains the legal right to inspect the records of the Contractor and all Subcontractors to ensure compliance with this certification for the duration of this Agreement.

IN WITNESS WHEREOF, the authorized representatives of the parties have executed this Contract as of the Effective Date.

NAVAJO COUNTY

By_____
Chairman, Board of Supervisors

Attest:

_____
Clerk of the Board

CONTRACTOR

_____
Company

By_____

_____
Print Name

_____
Title

PRICING OFFER — ALTERNATIVE OPTION 1

Navajo County
P.O. Box 668, Holbrook, AZ 86025

Alternative Offer w/o Vending

B24-09-010 Inmate Commissary & Resident Banking Services

PRICING OFFER

COMMISSION RATE:

- **Do not provide unsolicited offers of any kind, only the Commission Rate will be considered.**
- In the event two or more bids offer the same Commission Rate, the Guaranteed Annual Minimum Commission will be the determining factor.
- In the event two or more bids offer the same Commission Rate and Guaranteed Annual Minimum Commission, a selection committee comprising the Assistant County Manager, Procurement Manager and Jail Commander shall evaluate each bidder's references, financial position, experience with facilities of comparable size and other relevant factors in making the bid award recommendation.

	Commissary / Care Pack
A. Provide the Commission Rate:	47% / 37%
B. Provide the Guaranteed Annual Minimum Commission amount:	$70,000

COMMISSARY ITEM LIST:

- **Provide a current list of all items available through commissary services for evaluation. Commissary Item List must be included with bid response and may be inserted after this cover page.**
- Each item should include the following elements, as appropriate: manufacturer/brand, item description, size/weight, and unit of measurement.
- Each item must include the price at which it will be offered for sale. All sale prices shall include compensation for the contractor to implement and actively conduct cost and price control activities.

This alternative offering is one that would be without vending and would include: one (1) booking kiosk, one (1) lobby kiosk, three (3) workstations, one (1) MICR printer, one (1) receipt printer, one (1) release printer, one (1) release scanner and integrating ordering capabilities in partnership with CPC on kiosk and tablets.

Guarantee assumes 240 inmates and indigent no greater than 50%. commission would be renegotiated if levels were to change.

Care Pack Commissions offered are based on the current 25% revenue and purchase history.

NAVAJO COUNTY INMATE COMMISSARY & RESIDENT BANKING SERIVCES, #B24-09-010

BID TAB

Company:	Keefe	Summit	Victus
Commission Rate (%)	**45% Commission Rate**	**47% Commissary**	**43% Fulfillment**
Guaranteed Annual Minimum Commission ($)	**$75,000 GAMC**	**$70,000 GAMC**	**$50,000 GAMC**

Navajo County
P.O. Box 668, Holbrook, AZ 86025

B24-09-010 Inmate Commissary &
Resident Banking Services

OFFER FORM

TO NAVAJO COUNTY: The Undersigned hereby offers and agrees to furnish the material or service in compliance with all terms, scope of work, conditions, specifications, and amendments in the Invitation for Bid.

Summit Food Service, LLC Company Name	For clarification of this offer, contact: Matthew Bianchin Name
500 East 52nd Street North Address	Business Development Director Title
Sioux Falls SD 57104-0639 City State Zip	214-223-9030 Phone
Minnehaha County	605-444-5099 Fax
	matthew.bianchin@summitfoodservice.com Email
Brittany Mayer-Schuler Signature of Person Authorized to Sign	
Brittany Mayer-Schuler Printed Name	
President Title	

ACCEPTANCE OF OFFER BY NAVAJO COUNTY: The offer is hereby accepted. The Vendor is now bound to provide the materials or services listed in **IFB B24-09-010** including all terms, conditions, specifications, amendments, etc., and the Vendor's Offer as accepted by Navajo County.

The Vendor has been cautioned not to commence any billable work or to provide any material or service under this contract until Vendor receives this signed sheet, or written notice to proceed.

Awarded this _____ day of _____ 2024.

_____
Navajo County Authorized Signature

Board of Supervisors Regular **3. a. 1.**

Meeting Date: 11/12/2024
Title: CTR070152 Amendment 1
Submitted For: Janelle Linn, Health Director
Submitted By: Amy Stradling, Department Manager
Department: NC Public Health Services District

Motion before the Board:

Intergovernmental Agreement CTR070152 Amendment 1 between the Arizona Department of Health Services and Navajo County Public Health Services District to provide the community with education and naloxone to combat the opioid epidemic

Background:

This is the annual contract agreement renewal. This funding allows us to provide the community with education and naloxone to combat the opioid epidemic. Last year, we gave the community 2,039 naloxone kits.

Attachments

CTR070152 Amendment 1

Form Review

Inbox	Reviewed By	Date
Brandt Clark	Brandt Clark	10/21/2024 11:10 AM
Health Director	Janelle Linn	10/21/2024 01:42 PM
Form Started By: Amy Stradling		Started On: 10/17/2024 01:53 PM
Final Approval Date: 10/21/2024		

	INTERGOVERNMENTAL AGREEMENT (IGA) **Amendment**	**ARIZONA DEPARTMENT OF HEALTH SERVICES** **OFFICE OF PROCUREMENT** 150 N. 18th Ave., Suite 530 Phoenix, Arizona 85007
Contract No.: CTR070152	IGA Amendment No: 1	Procurement Officer: **Stacy Buske**

CDC Overdose Data to Action – OD2A-S Navajo County

It is mutually agreed that the Intergovernmental Agreement referenced is amended as follows:

1. Pursuant to Terms and Conditions, Provision Six (6) Contract Changes, subsection 6.1 Amendments, the Contract is hereby revised with the following:

   1.1. The Price Sheet is revised and replaced.

   1.2. The Contract Term is being amended so that it is consistent with the date that funding was awarded.

   From: January 1, 2024 – December 31, 2029

   To: September 1, 2023 – August 31, 2028

ALL CHANGES ARE REFLECTED IN RED

All other provisions of this agreement remain unchanged.

Navajo County

Contractor Name:	County Authorized Signature
Address:	Print Name
City State Zip	Title and Date

Pursuant to A.R.S. § 11-952, the undersigned public agency attorney has determined that this Intergovernmental Agreement is in proper form and is within the powers and authority granted under the laws of Arizona	This Intergovernmental Agreement Amendment shall be effective the date indicated. The Public Agency is hereby cautioned not to commence any billable work or provide any material, service or construction under this IGA until the IGA has been executed by an authorized ADHS signatory. State of Arizona
Signature Date	Signed this _____ day of _____ 2024.
Print Name	Procurement Officer
Contract No.: **CTR070152**, which is an Agreement between public agencies, has been reviewed pursuant to A.R.S. § 11-952 by the undersigned Assistant Attorney, who has determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona.	
Signature Date	
Assistant Attorney General	
Print Name	

	INTERGOVERNMENTAL AGREEMENT (IGA) **Amendment**		**ARIZONA DEPARTMENT OF HEALTH SERVICES** **OFFICE OF PROCUREMENT** 150 N. 18th Ave., Suite 530 Phoenix, Arizona 85007
	Contract No.: CTR070152	IGA Amendment No: 1	Procurement Officer: **Stacy Buske**

PRICE SHEET

COST REIMBURSEMENT

ACCOUNT CLASSIFICATION	TOTAL BUDGET
Personnel*	$55,987.00
ERE*	$16,032.00
Professional & Outside Services	$0.00
Travel	$3,881.00
Occupancy	$0.00
Other Operating	$499.00
Capital Outlay	$0.00
*Indirect (5%)	$3,601.00
TOTAL (ANNUAL NOT TO EXCEED)	**$80,000.00**

*Indicated indirect rate calculation

With prior written approval from the Program Manager, the contractor is authorized to transfer up to a maximum of ten percent (10%) of the total budget amount between line items. Transfers of funds are only allowed between funded line items. Transfers exceeding ten percent (10%) or to a non-funded line item shall require an amendment.

Board of Supervisors Regular **4. a.**

Meeting Date: 11/12/2024

Title: Presentation to Jalyn Gerlich on her Retirement from Navajo County after 9 Years of Service

Submitted By: Eric Scott, HR Director

Department: Administrative Services **Division:** Human Resources

Presented By: Eric Scott and Bryan Layton

Subject:

Presentation to Jalyn Gerlich on her Retirement from Navajo County after 9 Years of Service

Background:

Form Review

Inbox	Reviewed By	Date
Clerk of the Board	Melissa Buckley	10/14/2024 08:44 AM
Form Started By: Eric Scott		Started On: 10/11/2024 10:58 AM
Final Approval Date: 10/14/2024		

Board of Supervisors Regular **4. b.**

Meeting Date: 11/12/2024

Title: Presentation to Donna Hurstrom on her Retirement from Navajo County after 17+ Years of Service

Submitted By: Eric Scott, HR Director

Department: Administrative Services **Division:** Human Resources

Presented By: Eric Scott and Michael Sample

Subject:

Presentation to Donna Hurstrom on her Retirement from Navajo County after 17+ Years of Service

Background:

Form Review

Inbox	Reviewed By	Date
Clerk of the Board	Melissa Buckley	10/14/2024 08:44 AM
Form Started By: Eric Scott		Started On: 09/26/2024 01:20 PM
Final Approval Date: 10/14/2024		

Board of Supervisors Regular **5. a. 1. a.**

Meeting Date: 11/12/2024
Title: Flood Damage Prevention Ordinance
Submitted For: William Flake, Assistant County Engineer
Submitted By: Donald Perkins, Flood Control Manager
Department: Public Works
Presented By: Donald Perkins

Motion before the Board:

PUBLIC HEARING: Consideration and Adoption of the Amended Flood Damage Prevention Ordinance, Ordinance Number FCD 01-16.

Background:

Navajo County is part of the National Flood Insurance Program (NFIP), which allows its citizens to purchase flood insurance underwritten by the NFIP. Because the County has chosen to participate in the NFIP program, it must have a Flood Damage Prevention Ordinance in place. This ordinance needs to be updated periodically to comply with current Federal (FEMA) and State (ADWR) requirements. The Navajo County Flood Control team has made the necessary adjustments to the Flood Damage Prevention Ordinance originally recorded as Resolution No. 34-87, based on a review that was completed by ADWR. A public notice was advertised in the October 23, 2024, issue of the Holbrook Tribune.

The original Ordinance (Resolution No. 34-87) was recorded on April 20, 1987, which was amended on November 23, 1987 by Resolution No. 110-87; which was amended on August 5, 2008 as Ordinance No. FCD 01-08 and Resolution No. 52-08 adopted on August 19, 2008; which was amended on July 28, 2009 as Ordinance NO. FCD 01-09; which was amended on January 26, 2016 as Ordinance NO. FCD 01-16, as the Navajo County Flood Damage Prevention Ordinance.

The purpose of this amendment is to update and modernize the Flood Damage Prevention Ordinance, based on current FEMA standards. These changes are now ready to be submitted to the Board of Supervisors and, upon approval submitted to ADWR.

Recommendation:

Staff recommends the adoption of the amended Flood Damage Prevention Ordinance.

Fiscal Impact

Fiscal Year: 24/25
Budgeted Y/N: N
Amount Requested: $0
Fiscal Impact:

Attachments

G:\Flood Control\CAV & CRS\2024\2024 CAV
Ordinance Tracked Changes
Ordinance Final

Form Review

Inbox	Reviewed By	Date
Donald Perkins	Donald Perkins	10/10/2024 07:28 AM
Brandt Clark	Brandt Clark	10/15/2024 11:25 AM
Public Works Director	Madhav Mundle	10/15/2024 12:44 PM
Donald Perkins	Donald Perkins	10/16/2024 10:29 AM
Donald Perkins		11/01/2024 10:26 AM
Donald Perkins		11/01/2024 10:27 AM
Donald Perkins	Donald Perkins	11/01/2024 10:28 AM
Donald Perkins		11/04/2024 12:01 PM
Donald Perkins	Donald Perkins	11/06/2024 11:36 AM
Brandt Clark	Melissa Buckley	11/07/2024 07:53 PM
Public Works Director	Melissa Buckley	11/07/2024 08:14 PM
Form Started By: Donald Perkins		Started On: 09/30/2024 01:34 PM
Final Approval Date: 11/07/2024		

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2016-01413
Page 1 of 35
Requested By: Board Of Supervisors
Navajo County Recorder - Laura V. Sanchez
02-03-2016 10:30 AM Recording Fee $0.00

ORDINANCE NO. FCD 01-16

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT, AMENDING ORDINANCE NO. FCD 01-09, THE NAVAJO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE

WHEREAS, the Board of Directors of the Navajo County Flood Control District adopted Ordinance No. FCD 01-16, the Navajo County Flood Damage Prevention Ordinance, on January 26, 2016; and

WHEREAS, the Floodplain Administrator has recommended certain technical amendments to said Ordinance; and

WHEREAS, following a duly noticed public hearing held this date, the Board of Directors finds that the recommended amendments are in the public interest and should be approved,

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the Navajo County Flood Control District that Ordinance No. FCD 01-16 is hereby amended as follows:

EXHIBIT A
Flood Damage Prevention Ordinance

Summary of changes listed below:

Updated dates and ordinance number
Changed § 48-3627 delegate to § 48-3628 delegates. Some wording changes.
Changed 1.3 Statement of purpose added A-I
Added 1.4 Methods of reducing flood Losses. Added A-E
Moved incorporation of other flood control laws to 1.5
Moved Repeal of prior ordinances to 1.7
Moved Common name to 1.8

Revised definitions for:
- Accessory Structure
- Base Flood Elevation
- Building
- Certificate of elevation
- Certificate of flood proofing
- Community official
- Cumulative substantial damage
- Floodplain or Flood-prone areas

Floodplain board
Floodplain management
Functionally Dependent use
Governing Body
Manufactured Home Park or subdivision
Repetitive Loss Structure

Deleted Definitions for
Elevation Certificate
FIA
Flood Boundary and Floodway map (FBFM)
Floodproofing Certificate

Updated date in 3.2
Updated address in 3.2

Changed Non Abrogation to Abrogation and changed the verbiage

Inserted 3.7 A v
Moved Unlawful Acts to 3.8 A B
Declaration of public Nuisance is 3.9
Abatement of Violations is 3.10
Added 3.10A
Moved 3.10E,
Deleted: initiate appropriate legal action to abate the violation.

Moved Establishment of development permit to 4.3
Designation of Floodplain Administrator is 4.1
Duties and responsibilities of Floodplain Admin 4.2
Added 4.2B
Shifted what was 4.2B to 4.2 C
Changed what was 4.2 C ii to 4.2 D
Deleted i. Along Watercourses where the Areas of Special Flood Hazard have not been determined, delineate, or require developers of land to delineate for areas where Development is ongoing or imminent, and thereafter as Development becomes imminent, Floodplains consistent with the criteria developed by the Director of ADWR.
Changed 4.2E i
Deleted iii. The Zone A0 certification required in Article V, Section 1.
Most re arranging occurred in section 4.2G-M

4.3 is new section from old ordinance. That may have come from different locations in the old ordinance.

Added to 5.1 A i.
Deleted : for all construction below the regulatory flood elevation.
Changed 5.1B ii. From 5.1B iii Shifted 5.1Bii down to 5.1B iii

5.1C 2 deleted or elevated at a minimum of two feet above the adjacent grade or street elevation, whichever is higher.
Deleted verbiage about Winslow Levee

3. In the A zone created by the decertification of the Winslow Levee, the Structure shall be elevated a minimum of three feet above adjacent grade or street elevation, whichever is higher. When the

Winslow Levee floodplain study is finalized and approved by the Floodplain Board, the Flood zone will change from A to AE and the Base Flood Elevations reflected in the study will be used to establish the lowest floor elevation.

Deleted from section 5.1 C ii 1. The Floodproofing method shall be certified utilizing the Floodproofing Certificate;

Changed 5.1 c ii 3 to : The Floodproofing standards shall be certified by a registered professional engineer or architect utilizing the Floodproofing Certificate;

Deleted from Section 5.1 D ii. ii. If it is not feasible or desirable to meet the openings criteria stated above.

Added Alternatively,

Deleted "low cost" from 5.1 F

Updated verbiage in 5.1 F i. added . Such certification and verification shall be provided to the Floodplain Administrator.

Added e. & f. to 5.1 F ii 1

Added to 5.5 C

C. Upon set up and utility hook ups and prior to issuance of the Certificate of Occupancy, the elevation of the lowest structural member shall be : Certified, via an Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly elevated and/or vented per Article 5.1.C.1 and 5.1.D. Such certification and verification shall be provided to the Floodplain Administrator

Changed verbiage in 5.7 A to

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge

Moved i. The nature and extent of the alleged Hardship that would result if strict compliance with the requirements of this ordinance were required. To xii.
Shifted all numbers down

6.3 Deleted

a. Generally, Variances may be issued for New Construction and Substantial Improvements to be erected on a lot of ½ acre or less in size that is contiguous to and surrounded by lots with existing Structures constructed below the Base Flood level, providing the requirements of Articles IV and V of this ordinance have been fully considered. As the lot size increases beyond ½ acre, the technical justification required for issuing the Variance increases.

c. Variances shall not be issued within any designated Floodway if any increase in Flood levels during the Base Flood discharge would result.

e. Variances shall only be issued upon:

i. A showing of good and sufficient cause.

ii. A determination that failure to grant the Variance would result in Hardship to the applicant.

Altogether there were 1032 revisions to the Flood Damage Prevention Ordinance.

Insertions	350
Deletions	236
Moves	38
Formatting	395

SO ORDAINED by the Board of Directors of the Navajo County Flood Control District at Holbrook, Arizona, on January 26, 2016, by a vote of 5 ayes and 0 nays.

BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT

By _____
Jason Whiting
Chairman of the Board

Attest:

Melissa W. Buckley
Melissa Buckley, Clerk of the Board

Flood Damage Prevention Ordinance

FCD 01-16

Revised: January 26, 2016

ORDINANCE NO. FCD 01-16
FLOOD DAMAGE PREVENTION ORDINANCE

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT, PROVIDING FOR FLOOD CONTROL IN AREAS SUBJECT TO THE JURISDICTION OF THE FLOOD CONTROL DISTRICT; AND SPECIFYING CRIMINAL PENALTIES FOR VIOLATIONS.

ARTICLE 1
STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSE

1.1 STATUTORY AUTHORIZATION. A.R.S. § 48-3601 through § 48-3628 delegates to each county Flood Control District the responsibility to adopt floodplain management regulations to promote the public health, safety and general welfare of its residents. Therefore, the Flood Control District of Navajo County, Arizona, does ordain as follows:

1.2 FINDINGS OF FACT.

A. The special flood hazard areas of Navajo County are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazard, which increase flood heights and velocities and, when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to flood losses.

1.3 STATEMENT OF PURPOSE. This ordinance is intended to promote the public health, safety, and general welfare by minimizing public and private Flood losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health;

B. Minimize expenditure of public money for costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;

F. Help maintain a stable tax base by providing for the sound use and development of special flood hazard areas so as to minimize blight areas caused by flooding;

G. Notify potential buyers that the property is in a special flood hazard area;

H. Notify those who occupy special flood hazard areas that they assume responsibility for their actions; and

I. Participate in and maintain eligibility for flood insurance and disaster relief.

1.4 METHODS OF REDUCING FLOOD LOSSES. In order to accomplish its purposes, this ordinance includes methods and provisions to:

A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights or velocities;

B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

D. Control filling, grading, dredging, and other development which may increase flood damage; and

E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

1.5 INCORPORATION OF OTHER FLOOD CONTROL LAWS. All federal and state flood control statutes, regulations and other materials having the force of law, as the same may be amended from time to time, are hereby incorporated by reference and shall be deemed a part of the Flood Management Regulations of the Navajo County Flood Control District. This ordinance and the Floodplain Management Regulations shall take precedence over any less restrictive conflicting local laws in areas subject to the jurisdiction of the Flood Control District.

1.6 REPEAL OF PRIOR ORDINANCES. This ordinance supersedes and replaces all prior Navajo County ordinances dealing with the same subject matter, including without limitation the current Flood Damage Prevention Ordinance adopted on November 23, 1987.

1.7 COMMON NAME. This ordinance may be referred to and cited as the "Navajo County Flood Damage Prevention Ordinance."

ARTICLE 2

DEFINITIONS

Unless specifically defined below, terms used in this ordinance shall have their common and ordinary meanings and shall be liberally construed to accomplish the intended purposes of this ordinance. Terms defined below are either used in this ordinance or are found in FEMA Floodplain management documents.

Accessory Structure - A structure that is on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure.

ADWR - Arizona Department of Water Resources

Appeal - An allegation that there is an error in a requirement, decision, interpretation or determination by the Floodplain Administrator in the enforcement or administration of this ordinance and a request that the same be reviewed by the Floodplain Board pursuant to Article 6.2.

Area of Shallow Flooding - A designated AO or AH zone on a Community's Flood Insurance Rate Map (FIRM) with a 1% or greater annual chance of Flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of Flooding is unpredictable and where velocity flow may be evident. Such Flooding is characterized by ponding or sheet flow.

Area(s) of Special Flood Hazard - The land in the Floodplain subject to a 1% or greater chance of Flooding in any given year. These areas include those designated as Zone A, AO, A1-30, AE, AR, A99 or AH on the FIRM and other areas, which may not be shown on the FIRM, as determined pursuant to the criteria adopted by the Director of ADWR.

Base Flood - The Flood having a 1% chance of being equaled or exceeded in any given year.

Base Flood Elevation or BFE - The computed elevation to which floodwater is anticipated to rise during the base flood, including those shown on the Flood Insurance Rate Map for Zones AE, AH and A1-30

Basement - Any area of a building having its floor sub-grade (below ground level) on all sides.

Building - See "Structure".

Certificate of Elevation - An administrative tool of the NFIP that is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision, based on Fill (LOMR-F).

Certificate of Floodproofing - Documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This documentation is required for both floodplain management requirements and insurance rating purposes.

Community - Any state, area or any political subdivision thereof, or any Indian tribe or authorized tribal organization, which has authority to adopt and enforce floodplain management regulations for its area of jurisdiction.

Community Official – The floodplain administrator or designee.

Cumulative Substantial Damage –All flood related damages sustained by a Structure whereby the cost of restoring the Structure to its previous condition would equal or exceeds 50% of the Market Value of the Structure before the damage occurred. The damages will tracked for the life of the structure. If cost of repairs meet or exceed 50%, the structure will need to be brought into compliance with this ordinance.

Development - Any man-made change to improved or unimproved real estate, including but not limited to construction of buildings or other Structures or other facilities, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of materials and equipment.

Encroachment - The advance or infringement of uses, plant growth, fill, excavation, permanent structures or Development into a Floodplain, which may impede or alter the flow capacity of a floodplain.

Erosion - The process of the gradual wearing a way of land masses. This peril is not per se covered under the NFIP.

FEMA - Federal Emergency Management Agency

Flood or Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of flood waters, (2) the unusual and rapid accumulation or runoff of surface waters from any source, and/or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of Erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood Insurance Rate Map (FIRM) - The official map on which FEMA has delineated both the Areas of Special Flood Hazard and the risk premium zones applicable to the Community.

Flood Insurance Study (FIS) - The official report provided by FEMA that includes Flood profiles, the FIRM, and the Water Surface Elevations of the Base Flood.

Floodplain or Flood-Prone Area(s) - Any land area susceptible to being inundated by water from any source. (See Flood or Flooding)

Floodplain Administrator - The community official designated by title to administer and enforce the Floodplain Management Regulations.

Floodplain Board - The Board of Directors of the Navajo County Flood Control District, at such times as they are engaged in the enforcement of this ordinance. (Floodplain Board as defined in A.R.S. §48-3601 for counties.).

Floodplain Management - The operation of an overall program of corrective and preventive measures for reducing Flood damage and preserving and enhancing, where

possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, Flood control works, Floodplain Management Regulations, and open space plans.

Floodplain Management Regulations - This ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other applications of police power which control Development in Flood-Prone Areas. This term describes federal, state, or local regulations in any combination thereof, which provide standards for preventing and reducing Flood loss and damage.

Floodproofing - Any combination of structural and non-structural additions, changes, or adjustments to non-residential Structures which reduce or eliminate Flood damage to real estate or improved real property, water and sanitary facilities, Structures and their contents by means other than elevation.

Flood-Related Erosion - the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in Flooding.

Floodway - the channel of a river or other Watercourse, and the adjacent land areas, that must be reserved in order to discharge the Base Flood without cumulatively increasing the Water Surface Elevation more than one foot, also referred to as Regulatory Floodway.

Floodway Fringe - that area of the Floodplain on either side of the Regulatory Floodway where Encroachment may be permitted.

Functionally Dependent Use – A use which cannot perform its intended purpose unless it is carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo, ship building, and ship repair facilities.

Governing Body – The elected county officials, Board of Supervisors, who are empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizens.

Hardship – As related to Article 6 (Variances) of this ordinance means the exceptional hardship that would result from a failure to grant the requested Variance. The Floodplain Board requires that the Variance be exceptional, unusual and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience,

aesthetic considerations, physical handicaps, personal preferences or the disapproval of one's neighbors likewise cannot, as a rule, qualify as a Hardship. All of these problems can be resolved through other means without granting a Variance, even if the alternative is more expensive, or requires the property owner to build elsewhere, or put the parcel to a different use than originally intended.

Highest Adjacent Grade - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a Structure

Historic Structure - any Structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in Communities with historic preservation programs that have been certified either:

    a. By an approved state program as determined by the Secretary of the Interior; or

    b. Directly by the Secretary of the Interior in states without approved programs.

Levee - a man-made Structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary Flooding.

Lowest Floor - the lowest floor of the lowest enclosed area including a Basement. An unfinished or Flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a Basement area is not considered a building's Lowest Floor; provided, that such enclosure is not built so as to render the Structure in Violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home - a Structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term Manufactured Home does not include a Recreational Vehicle.

Manufactured Home Park or Subdivision - A parcel, or contiguous parcels, of land divided into two or more manufactured home lots for rent or sale.

Market Value - Shall be determined by estimating the cost to replace the Structure in new condition and adjusting that cost figure by the amount of depreciation which has accrued since the Structure was constructed. The cost of replacement of the Structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry. The amount of depreciation shall be determined by taking into account the age and physical deterioration of the Structure and functional obsolescence as approved by the Floodplain Administrator, but shall not include economic or other forms of external obsolescence. Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

Mean Sea Level - For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 and the North American Vertical Datum (NAVD) of 1988 (or other datum, as specified) to which Base Flood Elevations shown on a Community's FIRM are referenced

Mudslide - (i.e., Mudflow) Describes a condition where there is a river, flow or inundation of liquid mud down a hillside, usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A Mudslide may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Floodplain Administrator only if the Mudslide, and not the landslide, is the proximate cause of damage that occurs.

New Construction - For the purpose of Floodplain management, means Structures for which the Start of Construction commenced on or after the effective date of the Floodplain Management Regulations adopted by Navajo County and includes any subsequent improvements to such Structures. (For the purposes of determining insurance rates, New Construction means Structures for which the Start of Construction commenced on or after the effective date of the an initial FIRM for Navajo County, June 1, 1982 or after December 31, 1974 whichever is later, and includes any subsequent improvements to such Structures.)

Obstruction - Including, but not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, vegetation or other material or Development in, along, across, or projecting into any Watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

One Hundred Year Flood -The Flood having a 1% chance of being equaled or exceeded in any given year. (See Base Flood)

Person - An individual or individual's agent, a firm, partnership, association, corporation or other legal entity, or agent of the aforementioned groups, or the State of Arizona or its agencies or political subdivisions.

Public Safety and Nuisance - As related to Article 6 of this ordinance, means that the granting of a Variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or which unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational Vehicle - A vehicle which meets the following criteria:

1. Built on a single chassis.
2. 400 square feet or less when measured at the largest horizontal projection.
3. Designed to be self-propelled or permanently towable by a light duty truck.
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Regulatory Flood Elevation - An elevation one foot above the Base Flood elevation for a Watercourse for which the Base Flood Elevation has been determined and shall be as determined by the criteria developed by the Director of ADWR for all other Watercourses.

Regulatory Floodway - The channel of a river or other Watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the Water Surface Elevation more than one foot.

Repetitive Loss Structure - A Structure, covered by a contract for Flood insurance issued pursuant to the National Flood Insurance Act, for which two or more separate claims in

which the costs of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred within any rolling 10-year period,

Riverine – Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special Flood Hazard Area (SFHA) - See Areas of Special Flood Hazard

Start of Construction - Applies to Substantial Improvement and other proposed Development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a Structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a Manufactured Home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a Basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main Structure. For a Substantial Improvement, the actual Start of Construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure - A walled and roofed building, or a gas or liquid storage tank, that is principally above ground, as well as a Manufactured Home.

Substantial Damage - Damage of any origin sustained by a Structure whereby the cost of restoring the Structure to its previous condition would equal or exceeds 50% of the Market Value of the Structure before the damage occurred.

Substantial Improvement - Any reconstruction, rehabilitation, addition or other improvement of a Structure, the cost of which equals or exceeds 50% of the Market Value of the Structure before the Start of Construction of the improvement. This term includes Structures which have incurred Substantial Damage, regardless of the actual repair work performed. The term does not, however, include either of the following:

1. Any project for improvement of a Structure to correct existing Violations of any state or local health, sanitary or safety code which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

2. Any alteration of a Historic Structure provided that the alteration will not preclude the Historic Structure's continued designation as such.

Variance - A grant of relief from the requirements of this ordinance pursuant to Article VI hereof which permits Development in a manner that would otherwise be prohibited by this ordinance.

Violation - The failure of a Structure or other Development to be fully compliant with this ordinance. A Structure or other Development without the Elevation Certificate, other required certifications or other evidence of compliance required by this ordinance is presumed to be in Violation until such time as the documentation is provided.

Water Surface Elevation - The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 and the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified) of Floods of various magnitudes and frequencies in the Floodplains of Riverine areas.

Watercourse - A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial Flood damage may occur.

ARTICLE 3

GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES. This ordinance shall apply to the incorporated and unincorporated areas of Navajo County, including public lands, excluding those incorporated areas of cities or towns which have elected to assume Floodplain Management powers and duties pursuant to A.R.S. § 48-3610 as well as areas under the sovereign jurisdiction of an Indian tribe.

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD. The Areas of Special Flood Hazard identified by FEMA in a scientific and engineering report entitled *The Flood Insurance Study for Navajo County, Arizona and Incorporated Areas*, dated March 2, 2016, with accompanying FIRMs of the same date, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this ordinance. This FIS and attendant mapping is the minimum area of applicability of this ordinance and may be supplemented by other floodplain or drainage studies for other areas which allow implementation of this ordinance and which are recommended to the Floodplain Board by the Floodplain Administrator. The supplemental studies include previous drainage studies that have been accepted as supporting documentation for final plats. Other supplemental studies include floodplain and drainage studies previously authorized by the Floodplain Board. The Floodplain Board, within its area of jurisdiction, shall delineate, or may require developers of land to delineate for areas where Development is ongoing or imminent, and thereafter as Development becomes imminent, Floodplains consistent with the criteria developed by FEMA and the Director of ADWR. *(See ARS § 48-3609.)* The FIS and FIRMs are on file at the Navajo County Public Works Department, Navajo County Public Works, 100 W. Public Works Drive, Holbrook, Arizona.

3.3 COMPLIANCE. All Development of land, construction of residential, commercial or industrial Structures or future Development within delineated Floodplain areas is subject to the terms of this ordinance and other applicable regulations.

3.4 ABROGATION. This ordinance is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this ordinance and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. The enforcement of easements (except public drainage easements), private covenants and deed restrictions is not within the jurisdiction of the Floodplain Board.

3.5 INTERPRETATION. In the interpretation and application of this ordinance, all provisions shall be:

A. Considered as minimum requirements;

B. Deemed neither to limit nor repeal any other powers granted under federal or state statutes or regulations. This ordinance shall be interpreted and applied in a manner consistent with federal and state statutes and regulations pertaining to the same subject matter; and

C. Liberally construed in favor of the governing body.

3.6 WARNING AND DISCLAIMER OF LIABILITY. The degree of Flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger Floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from Flooding or Flood damage. This ordinance shall not create liability on the part of Navajo County or the Navajo County Flood Control District, any officer or employee thereof, the State of Arizona, or FEMA for any Flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

3.7 STATUTORY EXCEPTIONS.

A. In accordance with A.R.S. § 48-3609(H), unless otherwise provided this ordinance and any regulation adopted pursuant to it does not affect:

i. Existing legal uses of property or the right to continuation of such uses. However, if a nonconforming use of land or a building or structure is discontinued for 12 months or destroyed to the extent of 50% of its market value, as determined by a competent appraiser, any further use shall comply with this ordinance and the regulations of Navajo County;

ii. Reasonable repair or alteration of property for the purposes for which the property was legally used on August 3, 1984, or on the date any regulation affecting such property takes effect, except that any alteration, addition or repair to a nonconforming building or Structure which would result in increasing its Flood damage potential by 50% or more shall be either Flood-proofed or elevated to or above the Regulatory Flood Elevation;

iii. Reasonable repair of Structures constructed with the written authorization required by A.R.S. § 48-3613;

iv. Facilities constructed or installed pursuant to a certificate of environmental compatibility issued pursuant to A.R.S. Title 40, Chapter 2, Article 6.2; and

v. In addition to other penalties or remedies otherwise provided by law, this state, a political subdivision or any other Person who may be damaged or has been damaged as a result of the unauthorized diversion, retardation or Obstruction of a Watercourse has the right to commence, maintain and prosecute any appropriate action or pursue any lawful remedy to enjoin, abate or otherwise prevent any other Person from violating or continuing to violate this ordinance or regulations adopted pursuant to ordinance A.R.S. Title 48, Chapter 21, Article 1. If a Person is found to be in Violation of this article, the court shall require the violator to either comply with this article if authorized by the Floodplain Board or remove the Obstruction and restore the Watercourse to its original state. The court may also award such monetary damages as are appropriate to the injured parties resulting from the Violation including reasonable costs and attorney fees.

B. In accordance with A.R.S. § 48-3613, written authorization shall not be required, nor shall the Floodplain Board prohibit:

i. The construction of bridges, culverts, dikes, and other structures necessary to the construction of public highways, roads and streets intersecting or crossing a Watercourse;

ii. The construction of storage dams for watering livestock or wildlife, Structures on banks of a Watercourse to prevent Erosion of or damage to adjoining land if the Structure will not divert, retard or obstruct the natural channel of the Watercourse, or dams for the conservation of Floodwaters as permitted by A.R.S. Title 45, Chapter 6;

iii. Construction of tailing dams and waste disposal areas for use in connection with mining and metallurgical operations. This paragraph does not exempt those sand and gravel operations that will divert, retard or obstruct the flow of waters in any Watercourse from complying with and acquiring authorization from the Floodplain Board pursuant to regulations adopted under this ordinance;

iv. Other Development, if determined by the Floodplain Board that

written authorization is unnecessary;

v. Any Flood Control District, county, municipality or other political subdivision from exercising powers granted to it under A.R.S. Title 48, Chapter 21, Article 1;

vi. The construction of streams, waterways, lakes and other auxiliary facilities in conjunction with development of public parks and recreation facilities by a public agency or political subdivision; and

vii. The construction and erection of poles, towers, foundations, support structures, guy wires and other facilities related to power transmission as constructed by any utility whether a public service corporation or a political subdivision.

C. Before any construction authorized by Subsection B may begin, the responsible Person must submit plans for the construction to the Floodplain Board for review and comment.

3.8 UNLAWFUL ACTS. *(From ARS §§ 48-3613 and 48-3615.)*

A. It is unlawful for any Person to engage in any Development or to divert, retard or obstruct the flow of waters in any Watercourse if it creates a hazard to life or property without securing the written authorization required by A.R.S. § 48-3613. Where the Watercourse is a delineated Floodplain, it is unlawful to engage in any Development affecting the flow of waters without securing written authorization required by A.R.S. § 48-3613.

B. Any Person violating the provisions of ordinance shall be guilty of a class II misdemeanor. Each day that a violation continues shall be a separate offense punishable as hereinabove described.

3.9 DECLARATION OF PUBLIC NUISANCE. All Development located or maintained within any Area of Special Flood Hazard after August 8, 1973, in Violation of this ordinance is a public nuisance per se and may be abated, prevented or restrained by action of the Floodplain Board pursuant to this ordinance or other applicable law. *(See ARS § 48-3614.)*

3.10 ABATEMENT OF VIOLATIONS. Promptly after discovery of a Violation of this ordinance, the Floodplain Administrator shall submit a report to the Floodplain Board which shall include all available information pertinent to said Violation. Promptly after receipt of this report, the Floodplain Board shall, after providing

the alleged violator(s) with written notice and an opportunity to be heard, take one or more of the following actions:

A. Take any necessary action to effect the abatement of such Violation; or.

B. Issue a Variance in accordance with the provisions of Article VI herein; or

C. Order the owner of the property upon which the violation exists to provide whatever additional information may be required for the Board's final determination. Such information must be provided to the Floodplain Administrator within 30 days after such order, and the Administrator shall submit an amended report to the Floodplain Board within 20 days. The matter shall be considered by the Floodplain Board at its next regularly scheduled meeting, at which time further action pursuant to this Section 9 and Article VI may be taken; or.

D. Submit to FEMA a declaration for denial of insurance, stating that the property is in violation of a cited state or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended.

E. Issue a finding of "No Violation."

3.11 **SEVERABILITY.** This ordinance and its various parts are hereby declared to be severable. Should any part of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the part so declared to be unconstitutional or invalid.

ARTICLE 4

ADMINISTRATION

4.1 **DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR.** The Floodplain Board shall by resolution appoint either the Navajo County Deputy Director of Flood Control or a Certified Floodplain Manager to serve as the Floodplain Administrator. In the absence of such appointment or in the event of a vacancy in the office, the Navajo County Engineer shall serve as the Floodplain Administrator.

4.2 **DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.** Duties of the Floodplain Administrator shall include, without limitation:

A. Review of all Development permits located within Areas of Special Flood Hazard in order to determine that:

   i. The permit requirements of this ordinance have been satisfied.

   ii. All other required state and federal permits have been obtained.

   iii. The site is reasonably safe from Flooding.

   iv. The proposed Development does not adversely affect the carrying capacity of areas where Base Flood Elevations have been determined but a Floodway has not been designated. "Adversely affects" means that the cumulative effect of the proposed Development, when combined with all other existing and anticipated Development, will increase the Water Surface Elevation of the Base Flood more than one foot at any point.

B. Review all development permits for improvements and/or damages to existing structures to determine if the application of the substantial improvement rules apply, including establishing a definition of market value determination and verifying that the estimated improvement and/or repair costs are less than 50% of the market value of the structure.

C. Utilize the best available technical data and flood protection methods in enforcing the provisions of this ordinance.

   i. Establish standards and/or policies as necessary to carry out the provisions and accomplish the purpose of this Ordinance. This shall allow for the use of any federal and state statutes, regulations, bulletins, guidelines and standards pertaining to Flood control or Flood protection measures.

D. When Base Flood Elevation data has not been provided in accordance with Article 3.2, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data available from a federal, state or other source in order to administer Article 5. Any such information shall be consistent with the requirements of FEMA and the Director of ADWR and may be submitted to the Floodplain Board for adoption or otherwise approved by the Floodplain Board.

E. Obtain, Maintain and make available for public inspection:

   i. The certification for elevation required in Articles 5.1.C.i., 5.1.D.4iv

and 5.1.E.

ii. The Floodproofing Certification required in Article 5.1.C.ii.

iii. The certified flood vents openings required in Article 5.1.D.

iv. All permit records for repair of Flood-related damage to Structures on a cumulative basis over the life of the Structure.

v. The certification for additional Development standards, including subdivisions, in Article 5.3.

vi. The Floodway Encroachment Certification required in Article 5.7

vii. A record of all Variance actions, including justification for their issuance, and report such Variances issued in the biennial report submitted to FEMA.

viii. Improvement calculations.

ix. Previous FIS Studies and FIRM and FBFM maps.

F. Whenever a Watercourse is to be altered or relocated:

i. Notify adjacent Communities and ADWR prior to such alteration or relocation, and submit evidence of such notification to FEMA; and

ii. Require that the Flood-carrying capacity of the altered or relocated portion of said Watercourse is maintained.

G. Base Flood Elevations may increase or decrease resulting from physical changes affecting Flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator shall notify FEMA of the changes by submitting technical or scientific data in accordance with Title 44 of the Code of Federal Regulations, Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting Flooding conditions, risk premium rates and Floodplain management requirements will be based upon current data.

H. Ensure that within 120 days after completion of construction of any Flood control protective works which changes the rate of flow during a Flood or the configuration of the Floodplain upstream or downstream from or

adjacent to the project, the Person responsible for installation of the project provides to the governing bodies of all jurisdictions affected by the project a new delineation of all affected Floodplains. The new delineation shall be done according to the criteria adopted by the Director of ADWR.

I. Advise in writing and provide to any city or town having assumed jurisdiction over its Floodplains in accordance with A.R.S. § 48-3610 a copy of any Development plan of any application for a Development Permit, written authorization or Variance to develop land in a Floodplain or Floodway within one mile of the corporate limits of such city or town. The Floodplain Administrator shall also advise such city or town in writing and provide a copy of any Development plan of any major Development proposed within a Floodplain or Floodway which could affect Floodplains, Floodways or Watercourses within such city's or town's area of jurisdiction. Written notice and a copy of the Development plan shall be sent to such city or town no later than three working days after having been received by the Floodplain Administrator.

J. Notify FEMA of any acquisition, by means of annexation, incorporation or otherwise, of additional areas of jurisdiction.

K. Make interpretations where needed as to the exact location of the boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). Any Person contesting the location of a boundary shall be given a reasonable opportunity to Appeal the interpretation as provided in Article VI.

L. Take action on Violations of this ordinance as authorized in Article 3.9

M. Complete and submit a Biennial Report to FEMA.

4.3 **ESTABLISHMENT OF DEVELOPMENT PERMIT.** A Development Permit shall be obtained before Development, including placement of a manufactured Home, begins within any Area of Special Flood Hazard. Application for a Development Permit shall be made on forms furnished by the Floodplain Administrator and may require, without limitation, plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question; existing or proposed Structures, fill, storage of materials, drainage facilities, etc.; and the location of the foregoing. Specifically, the following information is required:

A. Proposed elevation, in relation to Mean Sea Level, of the Lowest Floor

(including Basement) of all Structures located in Areas of Special Flood Hazard; in Zone AO, elevation of existing Highest Adjacent Grade and proposed elevation of Lowest Floor of all Structures;

B. Proposed elevation in relation to Mean Sea Level to which any nonresidential Structure will be Floodproofed;

C. Certification by a registered professional engineer or architect that the Floodproofing methods for any nonresidential Structure meet the Floodproofing criteria in Article 5.1.C.ii;

D. Base Flood Elevation data for subdivision proposals or other development greater than 50 lots or 5 acres, whichever is the lesser; and

E. Description of the extent to which any Watercourse will be altered or relocated as a result of the proposed Development.

ARTICLE 5

PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 STANDARDS OF CONSTRUCTION. In all Areas of Special Flood Hazard, the following standards are required:

A. Anchoring:

i. All New Construction and Substantial Improvements shall be anchored to prevent flotation, collapse or lateral movement of the Structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

ii. All Manufactured Homes shall meet the anchoring standards of Article 5.5.b.

B. Construction Materials and Methods:

i. All New Construction and Substantial Improvements shall be constructed with materials and utility equipment resistant to Flood damage.

ii. All New Construction, Substantial Improvements and other proposed new Development shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and

other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of Flooding and shall be elevated at or above the Regulatory Flood Elevation. This includes the HVAC units located adjacent to the Structure.

iii. All New Construction and Substantial Improvements shall be constructed using methods and practices that minimize Flood damage; and

iv. Within Zones AH and AO, adequate drainage paths around Structures on slopes shall be provided to guide Flood waters around and away from proposed Structures.

C. **Elevation and Flood-Proofing:**

i. **Residential construction.** Residential New Construction or Substantial Improvement, shall have the Lowest Floor, including Basement:

1. In an AO Zone, the Structure shall be elevated at or above the Regulatory Flood Elevation or elevated at least two feet above the Highest Adjacent Grade if no depth number is specified.

2. In an A Zone where a BFE has not been determined, the Structure shall be elevated in accordance with the criteria developed by the Director of ADWR.

3. In Zones AE, AH and A1-30, the Structure shall be elevated at or above the Regulatory Flood Elevation.

During the Structure's construction phase, a preliminary Elevation Certificate shall be provided indicating that requirements for elevation, flood resistant material, and venting will be met. Upon completion of the Structure and prior to issuance of the Certificate of Occupancy, the elevation of the Lowest Floor including Basement shall be: Certified, via an Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly elevated and/or vented per Article 5.1.C.1 and 5.1.D. Such certification and verification shall be provided to the Floodplain Administrator.

ii. **Nonresidential construction.** Nonresidential New Construction or Substantial Improvement shall either be elevated to conform with Article 5.1.C.i or, together with attendant utility and sanitary facilities, shall:

1. Be Floodproofed below the elevation recommended under Article 5.1.C.i so that the Structure is watertight with walls substantially impermeable to the passage of water; and

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

3. The Floodproofing standards shall be certified by a registered professional engineer or architect utilizing the Floodproofing Certificate;

D. **Flood openings.** All New Construction and Substantial Improvement with fully enclosed areas below the Lowest Floor (excluding Basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to Flooding, shall be designed to automatically equalize hydrostatic Flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following criteria:

i. Have a minimum of two openings, on different sides of each enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area subject to Flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater; or

ii. Alternatively, a registered engineer or architect may design and certify the openings.

iii. The vent opening dimension is the effective net opening. If concrete blocks are used, the effective net opening area does not include the wall and web area of the block.

E. **Manufactured Homes.** Manufactured Homes shall meet the standards in Article 5.5.

F. Garages and Accessory Structures.

i. Attached and Detached garages.

1. A garage attached to a residential Structure, or a separate detached structure used solely for parking may be constructed with the garage floor slab below the Regulatory Flood Elevation providing the garage is designed and constructed to allow for the automatic entry and exit of Flood waters. See Article 5.1 D. Areas of the garage below the Regulatory Flood Elevation must be constructed with flood resistant materials. The venting and use of flood resistant material shall be certified, via an Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly vented and proper use of flood resistant materials. Such certification and verification shall be provided to the Floodplain Administrator. A Single Elevation Certificate may serve to certify both residential Structure and attached garage. A separate Elevation Certificate is required for detached garages.

2. A garage attached to a nonresidential Structure or a detached garage must meet the above requirements or be dry flood proofed.

ii. Accessory Structures.

1. An Accessory Structures used solely for limited storage may be constructed such that its floor is below the Regulatory Flood Elevation, provided the Structure is designed and constructed in accordance with the following requirements:

a. Use of the Accessory Structure must be limited to storage;

b. The Accessory Structure must be adequately anchored to prevent flotation, collapse and lateral movement;

c. The Accessory Structure must comply with the floodway encroachment provisions in Article 5.7; and

d. Flood-resistant materials must be used and all mechanical and utility equipment must be elevated or

flood-proofed to or above the Regulatory Flood Elevation.

e. Any machinery or equipment servicing the accessory structure must be elevated or floodproofed to or above the Regulatory Flood Elevation;

f. The accessory structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Article 5.1.D

G. **Fill material.** Fill material used to elevate Structures out of the Area of Special Flood Hazard shall meet all of the following requirements:

i. The top of the fill material shall at no point be lower than the Regulatory Flood Elevation.

ii. The fill shall extend at least 15 feet beyond the walls or the supporting frame of the Structure.

iii. The fill shall meet the materials requirements and shall be placed and compacted in accordance with the uniform building code as adopted by Navajo County (Navajo County Building Safety Ordinance).

iv. The fill shall be protected against erosion and scour using appropriate materials and methods as approved by the District Engineer.

5.2 STANDARDS FOR STORAGE OF MATERIALS AND EQUIPMENT.

A. The storage or processing of materials that are, in time of Flooding,

Buoyant, flammable, explosive or potentially injurious to human, animal or plant life is prohibited.

B. Storage of other material or equipment may be allowed if not subject to damage by Floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after Flood warning.

5.3 STANDARDS FOR POTABLE WATER AND SANITARY SEWAGE SYSTEMS.

A. All new or replacement water supply and sanitary sewage systems shall be

designed to minimize or eliminate infiltration of Flood waters into the system and discharge from systems into Flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during Flooding.

C. Waste disposal systems shall not be installed partly or wholly in a Regulatory Floodway. *(Requirement from ARS § 48-3609.)*

5.4 STANDARDS FOR SUBDIVISIONS.

A. All preliminary subdivision proposals and other proposed development (including proposals for Manufactured Home parks and subdivisions), greater than 50 lots or five acres, whichever is the lesser, shall identify any Area(s) of Special Flood Hazard and the elevation of the Base Flood.

B. All final subdivision plans will provide the elevation(s) of proposed Structure(s) and pads. If the site is filled above the Base Flood, the final Lowest Floor and pad elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.

C. All subdivision proposals and other proposed development shall be consistent with the need to minimize Flood damage.

D. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize Flood damage.

E. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to Flood hazards and at a minimum meet the drainage requirements in the Navajo County Subdivision Regulations and Requirements.

5.5 STANDARDS FOR MANUFACTURED HOMES. All Manufactured Homes and Substantial Improvements thereto shall:

A. Be elevated so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the Regulatory Flood Elevation.

B. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include,

without limitation, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

C. Upon set up and utility hook ups and prior to issuance of the Certificate of Occupancy, the elevation of the lowest structural member shall be: Certified, via an Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly elevated and/or vented per Article 5.1.C.1 and 5.1.D. Such certification and verification shall be provided to the Floodplain Administrator

5.6 STANDARDS FOR RECREATIONAL VEHICLES. All Recreational Vehicles placed on site shall either:

A. Be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use. A Recreational Vehicle is "ready for highway use" if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions; or

B. Meet the permit requirements of Article 4 of this ordinance and the elevation and anchoring requirements for Manufactured Homes in Article 5.5.

5.7 FLOODWAYS. Located within Areas of Special Flood Hazard are areas designated as Floodways. Since a Floodway is an extremely hazardous area due to the velocity of Flood waters which carry debris, potential projectiles, and Erosion potential, the following special provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge

B. If Article 5.7.A is satisfied, all New Construction and Substantial Improvements shall comply with all other applicable Flood hazard reduction provisions of Article 5.

ARTICLE 6

VARIANCE PROCEDURE

6.1 NATURE OF VARIANCES. The Variance criteria set forth in this section are based on the general principle of zoning law that Variances pertain to a piece of property and are not personal in nature. A Variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create a Hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristics must pertain to the land itself, not to the Structure, its inhabitants or the property owners.

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses in Areas of Special Flood Hazard. This need is so compelling, the potential consequences are so serious, and the implications of the cost of insuring a Structure built below the Regulatory Flood Elevation are so severe that Variances from the Regulatory Flood Elevation or other requirements of this ordinance will be rare. Therefore, the Variance guidelines provided herein are detailed and contain multiple provisions that must be met before a Variance can be granted. These criteria are designed to screen out those situations in which alternatives other than a Variance are more appropriate.

6.2 APPEAL BOARD.

A. The Floodplain Board shall hear and decide Appeals and requests for Variances from the requirements of this ordinance. The Floodplain Administrator shall adopt forms and procedures for the filing and hearing of Appeals and requests for Variances.

B. The Floodplain Board shall hear and decide Appeals when it is alleged that there is an error in any requirement, decision, interpretation or determination by the Floodplain Administrator in the enforcement or administration of this ordinance.

C. In deciding requests for Variances, the Floodplain Board shall consider all technical evaluations; all relevant factors, testimony and exhibits; the standards specified in other sections of this ordinance, and the following as applicable:

i. The danger that materials may be swept onto other lands to the injury of others.

ii. The danger to life and property due to Flooding or Erosion damage.

iii. The susceptibility of the proposed Structure and its contents to Flood damage and the effect of such damage on the individual owner.

iv. The importance to the Community of the services provided by the proposed Structure or Development.

v. The necessity of a waterfront location to the proposed Structure or Development.

vi. The availability of alternative locations for the proposed Structure or Development which are not subject to Flooding or Erosion damage.

vii. The compatibility of the proposed Structure or Development with existing and anticipated Development.

viii. The relationship of the proposed Structure or Development to the comprehensive plan and Floodplain Management Program for that area.

ix. The safety of access to the property in time of Flood for ordinary and emergency vehicles.

x. The height, velocity, duration, rate of rise and sediment transport of the Flood waters expected at the site.

xi. The costs of providing governmental services during and after Flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water system and streets and bridges.

xii. The nature and extent of the alleged Hardship that would result if strict compliance with the requirements of this ordinance were required.

D. Upon consideration of the factors in Article 6.2.C and the purposes of this ordinance, the Floodplain Board may attach such conditions to the granting of Variances as it deems necessary to further the purpose of this ordinance.

E. Any applicant to whom a Variance is granted shall be given written notice over the signature of the Floodplain Administrator that (1) the issuance of a Variance to construct a Structure below the Base Flood level will result in

increased premium rates for Flood insurance up to amounts as high as $25 per $100 of insurance coverage, (2) such construction below the Regulatory Flood level increases the risks to life and property, and (3) the land upon which the Variance is granted shall be ineligible for exchange of land pursuant to any Flood relocation and land exchange program.

i. A copy of such notice shall be maintained with a record of all Variance actions as required in Article 6.2.F. A copy of the notice shall also be recorded by the Floodplain Administrator in the office of the Navajo County Recorder so that it appears in the chain of title to the subject property.

F. The Floodplain Administrator shall maintain a record of all Variance actions, including the justification for their issuance, and shall report all Variances in the Floodplain Board's biennial report to FEMA.

6.3 CONDITIONS FOR VARIANCES.

A. A Variance shall only be issued:

i. Upon a determination that it is the minimum necessary, considering the Flood hazard, to afford relief.

ii. A determination that the granting of the Variance will not result in increased Flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

iii. Variances may be issued for the repair, rehabilitation or restoration of Historic Structures, upon a determination that the proposed repair or rehabilitation will not preclude the Historic Structure's continued designation as such and that the Variance is the minimum necessary to preserve the historic character and design.

iv. A showing of good and sufficient cause.

v. A determination that failure to grant the Variance would result in Hardship to the applicant.

B. Variances shall not be issued within any designated Floodway if any increase in Flood levels during the Base Flood discharge would result.

C. Generally, Variances may be issued for New Construction and Substantial Improvements to be erected on a lot of ½ acre or less in size that is contiguous to and surrounded by lots with existing Structures constructed below the Regulatory Flood level, providing the requirements of Articles 4 and 5 of this ordinance have been fully considered. As the lot size increases beyond ½ acre, the technical justification required for issuing the Variance increases.

SO ORDAINED by the Board of Directors of the Navajo County Flood Control District on January 26, 2016.

ORDINANCE NO. FCD 01-16

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT, AMENDING RESOLUTION NO. 34-87, RECORDED ON APRIL 20, 1987; WHICH WAS AMENDED ON NOVEMBER 23, 1987 BY RESOLUTION NO. 110-87; WHICH WAS AMENDED ON AUGUST 5, 2008 AS ORDINANCE NO. FCD 01-08 AND RESOLUTION NO. 52-08 ADOPTED ON AUGUST 19, 2008; WHICH WAS AMENDED ON JULY 28, 2009 AS ORDINANCE NO. FCD 01-09; WHICH WAS AMMENDED ON JANUARY 26, 2016 AS ORDINANCE NO. FCD 01-16, AS THE NAVAJO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE

WHEREAS, the Board of Directors of the Navajo County Flood Control District adopted the Flood Damage Prevention Ordinance as Resolution No. 34-87, the Navajo County Flood Damage Ordinance, on April 20, 1987; and

WHAERAS, the Flood Plain Administrator has recommended certain technical amendments to said Ordinance; and

WHEREAS, following a duly noticed public hearing held this date, the Board of Directors find that the recommended amendments are in the public interest and should be approved,

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the Navajo County Flood Control District that the Flood Damage Prevention Ordinance as Resolution No. 34-87, is hereby amended as follows:

Summary of changes listed below:

- Updated dates
- Changed special flood hazard area to Special Flood Hazard Area throughout the document
- Rearranged Area of Special Flood Hazard to Special Flood Hazard Area throughout the document
- Deleted 1.3 G & H
- Changed ordinance to Ordinance throughout the entire document
- Revised Article II Definitions Accessory Structure
- Changed Article II Definitions from Area (s) of Special flood Hazard to Special Flood Hazard Area(s)
- Changed words of Base Flood – from "The Flood" to "A flood"
- Erased wording in definition Certificate of Elevation – to the proper insurance premium rate,
- Added the phrase to Certificate of Floodproofing Insurance rating purposes.
- Added definition: Chief Engineer: "See Floodplain Administrator"
- Changed definition for Community Official to "The Floodplain Administrator"

Commented [KK1]: Recommend removing as RR 2.0 has multiple variables.

Commented [KK2]: Recommend adding definition due to changes in Notice of Violation Section, formally Abatement to Violations, as cited in ARS § 48-3615.01(A)

- Added to definition of Cumulative Substantial Damage
- Changed Definition of Encroachment
- Changed definition of Regulatory Flood Elevation
- Added Definition: Special Flood Hazard Area (SFHA)
- Changed the Definition of Structure
- Revised Section 3.1
- Revised Item B of Section 3.7
- Revised Section 3.8 to add Item C
- Revised Section 3.10 and deleted Items A through E
- Deleted Item E(ix) of Section 4.2
- Deleted Item M of Section 4.2
- Revised Section 4.3
- Revised Item C(i) of Section 5.1
- Revised Item D of Section 5.1
- Revised Item F of Section 5.1
- Revised heading of Section 5.3
- Added Item A(vi) to Section 6.3

Altogether there were 350 revisions to the Flood Damage Prevention Ordinance.

Insertions	115
Deletions	110
Formatting	125

SO ORDAINED by the Board of Directors of the Navajo County Flood Control District at Holbrook, Arizona, on November 12, 2024, by a vote of ____ayes and ____ nays.

BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT

By _____
Jason Whiting
Chairman of the Board

Attest:

_____
Melissa Buckley, Clerk of the Board

Commented [KK3]: Recommend:
An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. It is shown on a Flood Insurance Rate Map as Zone A, AO, AE, AH, AR, or A99.

Commented [KK4]: Recommend changing as ARS has changed and the reference to H needs to be I.

Commented [KK5]: Recommend changing as ARS has changed and the reference to H needs to be I.

Flood Damage Prevention Ordinance

Resolution No. FCD 01-16

Amended: November 12, 2024

FLOOD DAMAGE PREVENTION ORDINANCE

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT, PROVIDING FOR FLOOD CONTROL IN AREAS SUBJECT TO THE JURISDICTION OF THE FLOOD CONTROL DISTRICT; AND SPECIFYING CRIMINAL PENALTIES FOR VIOLATIONS.

ARTICLE I

STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSE

1.1 STATUTORY AUTHORIZATION. A.R.S. § 48-3601 through § 48-3628 delegates to each county Flood Control District, the responsibility to adopt floodplain management regulations to promote the public health, safety and general welfare of its residents. Therefore, the Flood Control District of Navajo County, Arizona, does ordain as follows:

1.2 FINDINGS OF FACT.

A. The ~~special~~ Special ~~flood~~ Flood ~~hazard~~ Hazard ~~areas~~ Areas of Navajo County are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses may be caused by the cumulative effect of obstructions in ~~areas of special flood hazard~~Special Flood Hazard Areas, which increase flood heights and velocities and, when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to flood losses.

1.3 STATEMENT OF PURPOSE. This ordinance is intended to promote the public health, safety, and general welfare by minimizing public and private flood losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health;

B. Minimize expenditure of public of public money for costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines; and streets and bridges located in ~~special~~ Special ~~flood~~ Flood ~~hazard~~ Hazard ~~areas~~ Areas;

F. Help maintain a stable tax base by providing for the sound use and development of ~~special~~ Special ~~flood~~ Flood ~~hazard~~ Hazard ~~areas~~ Areas so as to minimize blight areas caused by flooding;

G. Notify potential buyers that the property is in a special flood hazard area;

H. Notify those who occupy special flood hazard areas that they assume responsibility for their actions; and

Commented [KK6]: Recommend deleting unless County is completing these notifications. Not in ARS or CFR.

I. Participate in and maintain eligibility for flood insurance and disaster relief.

1.4 **METHODS OF REDUCING FLOOD LOSSES.** In order to accomplish its purposes, this ~~ordinance~~ Ordinance includes methods and provisions to:

A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights or velocities;

B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

D. Control filling, grading, dredging, and other development which may increase flood damage; and

E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards in other areas.

1.5 **INCORPORATION OF OTHER FLOOD CONTROL LAWS.** All federal and state flood control statutes, regulations and other materials having the force of law, as the same may be amended from time to time, are hereby incorporated by reference and shall be deemed a part of the Flood Management Regulations of the Navajo County Flood Control District. This ~~ordinance~~ Ordinance and the Floodplain Management Regulations shall take precedence over any less restrictive conflicting local laws in areas subject to the jurisdiction of the Flood Control District.

1.6 **REPEAL OF PRIOR ORDINANCES.** This ~~ordinance~~ Ordinance supersedes and replaces all prior Navajo County ordinances dealing with the same subject matter, including without limitation the current Flood Damage Prevention Ordinance adopted on April 20, 1987.

1.7 **COMMON NAME.** This ~~ordinance~~ Ordinance may be referred to and cited as the "Navajo

County Flood Damage Prevention Ordinance."

ARTICLE 2

DEFINITIONS

Unless specifically defined below, terms used in this ordinance shall have their common and ordinary meanings and shall be liberally construed to accomplish the intended purposes of this ordinance. Terms defined below are either used in this ~~ordinance~~ Ordinance or are found in FEMA Floodplain management documents.

ACCESSORY STRUCTURE - For floodplain management purposes, accessory structures are structures that are on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure. Accessory structures must be used for parking or storage, be small and represent a minimal investment by owners, and have low damage potential. FEMA considers "small" to mean not larger than a one-story two-car garage. Examples of small accessory structures include, but are not limited to, detached garages, storage and tool sheds, and small boathouses.

- Structure Size - The footprint of a typical two-car garage is about 600 square feet in area.
- Storage - Contents stored in wet floodproofed structures will get wet during flooding.

ADWR - Arizona Department of Water Resources

Appeal - An allegation that there is an error in a requirement, decision, interpretation or determination by the Floodplain Administrator in the enforcement or administration of this ordinance and a request that the same be reviewed by the Floodplain Board pursuant to Article 6.2.

Area of Shallow Flooding - A designated AO or AH zone on a Community's Flood Insurance Rate Map (FIRM) with a 1% or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Base Flood - ~~The~~A ~~Flood~~ flood having a 1% chance of being equaled or exceeded in any given year.

Base Flood Elevation or BFE - The computed elevation to which floodwater is anticipated to rise during the base flood~~, including those shown on the Flood Insurance Rate Map for Zones AE, AH and A1-30.~~

Commented [KK7]: Recommend simplifying definition.

Basement - Any area of a building having its floor sub-grade (below ground level) on all sides.

Building - See "Structure".

Certificate of Elevation - An administrative tool of the NFIP that is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, ~~to determine the proper insurance premium rate,~~ and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision, based on Fill (LOMR-F).

Commented [KK8]: Recommend removing as RR 2.0 has multiple variables.

Certificate of Floodproofing - Documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This documentation is required for both floodplain management requirements and insurance rating purposes.

Commented [KK9]: Same as EC comment

Chief Engineer - See "Floodplain Administrator"

Community - Any state, area or any political subdivision thereof, or any Indian tribe or authorized tribal organization, which has authority to adopt and enforce floodplain management regulations for its area of jurisdiction.

Community Official - The ~~floodplain~~ Floodplain ~~administrator~~ Administrator or designee.

Cumulative Substantial Damage -All flood related damages sustained by a structure whereby the cost of restoring the structure to its previous condition would equal or exceeds 50% of the market value of the structure before the damage occurred. The damages will be tracked for the life of the structure, by the electronic permitting program. If cost of repairs meets or exceed 50%, the structure will need to be brought into compliance with this ordinance.

Development - Any man-made change to improved or unimproved real estate, including but not limited to construction of buildings or other structures or other facilities, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of materials and equipment.

Encroachment - Encroachments are activities or construction within the floodway including fill, new construction, substantial improvements, and other development. These activities are prohibited within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses that the proposed encroachment would not result in any increase in flood levels.

~~**Encroachment** - The advance or infringement of uses, plant growth, fill, excavation, permanent structures or Development into a Floodplain, which may impede or alter the flow capacity of a floodplain.~~

Erosion - The process of the gradual wearing away of land masses. This peril is not per se covered under the NFIP.

FEMA - Federal Emergency Management Agency

Flood or Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of flood waters, (2) the unusual and rapid accumulation or runoff of surface waters from any source, and/or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood Insurance Rate Map (FIRM) - The official map on which FEMA has delineated both the ~~Areas of~~ Special Flood Hazard Areas and the risk premium zones applicable to the Community.

Flood Insurance Study (FIS) -The official report provided by FEMA that includes flood profiles, the FIRM, and the Water Surface Elevations of the Base Flood.

Floodplain or Flood-Prone Area(s) - Any land area susceptible to being inundated by water from any source. (See Flood or Flooding)

Commented [KK10]: Recommend adding definition due to changes in Notice of Violation Section, formally Abatement to Violations, as cited in ARS § 48-3615.01(A)

Commented [KK11]: Higher standard. How is the County tracking this?

Commented [DP12]: Add this to show how County tracks this

Floodplain Administrator - The community official designated by title to administer and enforce the Floodplain Management Regulations.

Floodplain Board - The Board of Directors of the Navajo County Flood Control District, at such times as they are engaged in the enforcement of this ordinance. (Floodplain Board as defined in A.R.S. §48-3601 for counties)

Floodplain Management - The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, Flood control works, Floodplain Management Regulations, and open space plans.

Floodplain Management Regulations - This ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other applications of police power which control development in Flood-Prone Areas. This term describes federal, state, or local regulations in any combination thereof, which provide standards for preventing and reducing Flood loss and damage.

Floodproofing - Any combination of structural and non-structural additions, changes, or adjustments to non-residential structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, Structures and their contents by means other than elevation.

Flood-Related Erosion - The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Floodway - The channel of a river or other Watercourse, and the adjacent land areas, that must be reserved in order to discharge the Base Flood without cumulatively increasing the Water Surface Elevation more than one foot, also referred to as Regulatory Floodway.

Floodway Fringe - That area of the Floodplain on either side of the Regulatory Floodway where Encroachment may be permitted.

Functionally Dependent Use - A use which cannot perform its intended purpose unless it is carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo, ship building, and ship repair facilities.

Governing Body - The elected county officials, Board of Supervisors, who are empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizens.

Hardship - As related to Article 6 (Variances) of this ordinance means the exceptional hardship that would result from a failure to grant the requested Variance. The Floodplain Board requires that the Variance be exceptional, unusual and peculiar to the property involved. Mere economic or

financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one's neighbors likewise cannot, as a rule, qualify as a Hardship. All these problems can be resolved through other means without granting a Variance, even if the alternative is more expensive, or requires the property owner to build elsewhere, or put the parcel to a different use than originally intended.

Highest Adjacent Grade - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure - Any Structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in Communities with historic preservation programs that have been certified either:

    a. By an approved state program as determined by the Secretary of the Interior; or

    b. Directly by the Secretary of the Interior in states without approved programs.

Levee - A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Lowest Floor - The lowest floor of the lowest enclosed area including a Basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a Basement area is not considered a building's Lowest Floor; provided, that such enclosure is not built so as to render the structure in Violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home - A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term Manufactured Home does not include a Recreational Vehicle.

Manufactured Home Park or Subdivision - A parcel, or contiguous parcels, of land divided into two or more manufactured home lots for rent or sale.

Market Value - Shall be determined by estimating the cost to replace the structure in new condition

and adjusting that cost figure by the amount of depreciation which has accrued since the Structure was constructed. The cost of replacement of the structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry. The amount of depreciation shall be determined by taking into account the age and physical deterioration of the structure and functional obsolescence as approved by the Floodplain Administrator but shall not include economic or other forms of external obsolescence. Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

Mean Sea Level - For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 and the North American Vertical Datum (NAVD) of 1988 (or other datum, as specified) to which Base Flood Elevations shown on a Community's FIRM are referenced.

Mudslide - (i.e., Mudflow) Describes a condition where there is a river, flow or inundation of liquid mud down a hillside, usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A Mudslide may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Floodplain Administrator only if the Mudslide, and not the landslide, is the proximate cause of damage that occurs.

New Construction - For the purpose of Floodplain management, means Structures for which the Start of Construction commenced on or after the effective date of the Floodplain Management Regulations adopted by Navajo County and includes any subsequent improvements to such Structures. (For the purposes of determining insurance rates, New Construction means Structures for which the Start of Construction commenced on or after the effective date of the an initial FIRM for Navajo County, June 1, 1982 or after December 31, 1974 whichever is later, and includes any subsequent improvements to such structures.)

Obstruction - Including, but not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, vegetation or other material or Development in, along, across, or projecting into any Watercourse which may alter, impede, retard or change the direction and/ or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

One Hundred Year Flood - The flood having a 1% chance of being equaled or exceeded in any given year. (See Base Flood)

Person - An individual or individual's agent, a firm, partnership, association, corporation or other legal entity, or agent of the aforementioned groups, or the State of Arizona or its agencies or political subdivisions.

Public Safety and Nuisance - As related to Article 6 of this ordinance, means that the granting of a Variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or which unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or

basin.

Recreational Vehicle -A vehicle which meets the following criteria:

1. Built on a single chassis.
2. 400 square feet or less when measured at the largest horizontal projection.
3. Designed to be self-propelled or permanently towable by a light duty truck.
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Regulatory Flood Elevation - An elevation one foot above the Base Flood ~~e~~Elevation.~~ for a Watercourse for which the Base Flood Elevation has been determined and shall be as determined by the criteria developed by the Director of ADWR for all other Watercourses.~~.

Regulatory Floodway - The channel of a river or other Watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the Water Surface Elevation more than one foot.

Repetitive Loss Structure - A Structure, covered by a contract for Flood insurance issued pursuant to the National Flood Insurance Act, for which two or more separate claims in which the costs of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred within any rolling 10-year period.

Riverine - Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special Flood Hazard Area (SFHA) - The land in the Floodplain subject to a 1 % or greater chance of Flooding in any given year. These areas include those designated as Zone A, AO, Al-30, AE, AR, A99 or AH on the FIRM and other areas, which may not be shown on the FIRM~~, as determined pursuant to the criteria adopted by the Director of ADWR~~.

Start of Construction - Applies to Substantial Improvement and other proposed Development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a Structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a Manufactured Home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/ or walkways; nor does it include excavation for a Basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main Structure. For a Substantial Improvement, the actual Start of Construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Commented [KK13]: Suggest simplifying.

Commented [KK14]: Suggest deleting and use SFHA. Areas of special food hazard is a less common term.

Commented [KK15R14]: Recommend if keeping to removed ADWR reference as ADWR does not define SFHAs.

Structure - For floodplain management purposes, a structure is a walled and roofed building that is principally above ground, where walled is considered "two or more outside rigid walls" and roofed is "a fully secured roof." The term includes gas and liquid storage tanks and manufactured homes. The terms "structure" and "building" are used interchangeably in the NFIP regulations and this bulletin. Floodplain managers must use professional judgement to determine which proposed development projects are "walled and roofed," and thus regulated as structures, and which proposed projects are regulated as development.

~~**Structure** – A walled and roofed building, or a gas or liquid storage tank, that is principally above ground, as well as a Manufactured Home.~~

Substantial Damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its previous condition would equal or exceeds 50% of the Market Value of the Structure before the damage occurred.

Substantial Improvement - Any reconstruction, rehabilitation, addition or other improvement of a Structure, the cost of which equals or exceeds 50% of the Market Value of the Structure before the Start of Construction of the improvement. This term includes Structures which have incurred Substantial Damage, regardless of the actual repair work performed. The term does not, however, include either of the following:

1. Any project for improvement of a Structure to correct existing Violations of any state or local health, sanitary or safety code which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
2. Any alteration of a Historic Structure provided that the alteration will not preclude the Historic Structure's continued designation as such.

Variance - A grant of relief from the requirements of this ordinance pursuant to Article VI hereof which permits Development in a manner that would otherwise be prohibited by this ordinance.

Violation - The failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the Elevation Certificate, other required certifications or other evidence of compliance required by this ordinance is presumed to be in Violation until such time as the documentation is provided.

Water Surface Elevation - The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 and the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified) of Floods of various magnitudes and frequencies in the Floodplains of Riverine areas.

Watercourse - A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

ARTICLE3

GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES. This ordinance shall apply to all Special Flood Hazard Areas within ~~to~~ the incorporated and unincorporated areas of Navajo County, including public lands, excluding those incorporated areas of cities or towns which have elected to assume Floodplain Management powers and duties pursuant to A.R.S. § 48-3610 as well as areas under the sovereign jurisdiction of an Indian tribe.

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.
The Special Flood Hazard Areas~~Areas of Special Flood Hazard~~ identified by FEMA in a scientific and engineering report entitled *The Flood Insurance Study for Navajo County, Arizona and Incorporated Areas*, dated March 2, 2016, with accompanying FIRMs of the same date, and all subsequent amendments and/ or revisions, are hereby adopted by reference and declared to be a part of this ordinance. This FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by other floodplain or drainage studies for other areas which allow implementation of this ordinance and which are recommended to the Floodplain Board by the Floodplain Administrator. The supplemental studies include previous drainage studies that have been accepted as supporting documentation for final plats. Other supplemental studies include floodplain and drainage studies previously authorized by the Floodplain Board. The Floodplain Board, within its area of jurisdiction, shall delineate, or may require developers of land to delineate for areas where Development is ongoing or imminent, and thereafter as Development becomes imminent, Floodplains consistent with the criteria developed by FEMA and the Director of ADWR. *(See ARS § 48-3609.)* The FIS and FIRMs are on file at the Navajo County Public Works Department, Navajo County Public Works, 100 W. Public Works Drive, Holbrook, Arizona.

3.3 COMPLIANCE. All development of land, construction of residential, commercial or industrial Structures or future Development within delineated Floodplain areas is subject to the terms of this ordinance and other applicable regulations.

3.4 ABROGATION. This ~~ordinance~~ Ordinance is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this ~~ordinance~~ Ordinance and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. The enforcement of easements (except public drainage easements), private covenants and deed restrictions is not within the jurisdiction of the Floodplain Board.

3.5 INTERPRETATION. In the interpretation and application of this ordinance, all provisions shall be:

A. Considered as minimum requirements;

B. Deemed neither to limit nor repeal any other powers granted under federal or state statutes or regulations. This ~~ordinance~~ Ordinance shall be interpreted and applied in a manner consistent with federal and state statutes and regulations pertaining to the same subject matter; and

Commented [KK16]: Recommend including SFHA in language to define where this applies, instead of all of the County.

Commented [DP17]: Can this be removed

Commented [DP18]: Change to Special Flood Hazard Area

Commented [KK19]: Can add website for digital option, if desired.

Commented [DP20R19]: Will the site address change? what is the risk of having it here? Is it better to just call it out?

C. Liberally construed in favor of the governing body.

3.6 WARNING AND DISCLAIMER OF LIABILITY. The degree of ~~Flood~~ flood protection required by this ~~ordinance~~ Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger Floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Areas ~~Areas of Special Flood Hazard~~ or uses permitted within such areas will be free from Flooding or Flood damage. This ordinance shall not create liability on the part of Navajo County or the Navajo County Flood Control District, any officer or employee thereof, the State of Arizona, or FEMA for any Flood damages that result from reliance on this ~~ordinance~~ Ordinance or any administrative decision lawfully made thereunder.

3.7 STATUTORY EXCEPTIONS.

A. In accordance with A.R.S. § 48-3609(~~H~~I), unless otherwise provided this ordinance and any regulation adopted pursuant to it does not affect:

Commented [KK21]: Recommend changing as ARS has changed and the reference to H needs to be I.

i. Existing legal uses of property or the right to continuation of such uses. However, if a nonconforming use of land or a building or structure is discontinued for 12 months or destroyed to the extent of 50% of its market value, as determined by a competent appraiser, any further use shall comply with this ordinance and the regulations of Navajo County;

ii. Reasonable repair or alteration of property for the purposes for which the property was legally used on August 3, 1984, or on the date any regulation affecting such property takes effect, except that any alteration, addition or repair to a nonconforming building or Structure which would result in increasing its Flood damage potential by 50% or more shall be either Flood-proofed or elevated to or above the Regulatory Flood Elevation;

iii. Reasonable repair of Structures constructed with the written authorization required by A.R.S. § 48-3613;

iv. Facilities constructed or installed pursuant to a certificate of environmental compatibility issued pursuant to A.R.S. Title 40, Chapter 2, Article 6.2; and

v. In accordance with A.R.S. § 48-3613(D), ~~In~~ in addition to other penalties or remedies otherwise provided by law, this state, a political subdivision or any other Person who may be damaged or has been damaged as a result of the unauthorized diversion, retardation or Obstruction of a Watercourse has the right to commence, maintain and prosecute any appropriate action or pursue any lawful remedy to enjoin, abate or otherwise prevent any other Person from violating or continuing to violate this ordinance or regulations adopted pursuant to ordinance A.R.S. Title 48, Chapter 21, Article 1. If a Person is found to be in Violation of this article, the court shall require the violator to either comply with this article if authorized by

Commented [KK22]: Suggest adding ARS reference

the Floodplain Board or remove the Obstruction and restore the Watercourse to its original state. The court may also award such monetary damages as are appropriate to the injured parties resulting from the Violation including reasonable costs and attorney fees.

B. Before the following types of construction authorized by A.R.S. § 48-3613(B) begin, the responsible person must submit plans for the construction to the Floodplain Board for review and comment pursuant to A.R.S. § 48-3613(C):

~~**B.** In accordance with A.R.S. § 48-3613, written authorization shall not be required, nor shall the Floodplain Board prohibit:~~

i. The construction of bridges, culverts, dikes, and other structures necessary to the construction of public highways, roads and streets intersecting or crossing a Watercourse;

ii. The construction of storage dams for watering livestock or wildlife, Structures on banks of a Watercourse to prevent Erosion of or damage to adjoining land if the Structure will not divert, retard or obstruct the natural channel of the Watercourse, or dams for the conservation of Floodwaters as permitted by A.R.S. Title 45, Chapter 6;

iii. Construction of tailing dams and waste disposal areas for use in connection with mining and metallurgical operations. This paragraph does not exempt those sand and gravel operations that will divert, retard or obstruct the flow of waters in any Watercourse from complying with and acquiring authorization from the Floodplain Board pursuant to regulations adopted under this ordinance;

iv. Other Development, if determined by the Floodplain Board that written authorization is unnecessary;

v. Any Flood Control District, county, municipality or other political subdivision from exercising powers granted to it under A.RS. Title 48, Chapter 21, Article 1;

vi. The construction of streams, waterways, lakes and other auxiliary facilities in conjunction with development of public parks and recreation facilities by a public agency or political subdivision; and

vii. The construction and erection of poles, towers, foundations, support structures, guy wires and other facilities related to power transmission as constructed by any utility whether a public service corporation or a political subdivision.

C. Before any construction authorized by Subsection B may begin, the responsible Person must submit plans for the construction to the Floodplain Board for review and comment.

3.8 UNLAWFUL ACTS. (From ARS §§ 48-3613 and 48-3615.)

Commented [KK23]: Recommend replacing with more precise ARS references.

Commented [DP24R23]: What if we don't have a floodplain board? Is it Board of Supervisors?

A. It is unlawful for any Person to engage in any Development or to divert, retard or obstruct the flow of waters in any Watercourse if it creates a hazard to life or property without securing the written authorization required by A.R.S. § 48-3613. Where the Watercourse is a delineated Floodplain, it is unlawful to engage in any Development affecting the flow of waters without securing written authorization required by A.R.S. § 48- 3613.

B. Any Person violating the provisions of ~~ordinance~~ this Ordinance shall be guilty of a class II misdemeanor. Each day that a violation continues shall be a separate offense punishable as hereinabove described.

C. A person who without written authorization damages or interferes with a facility that is owned, operated, or otherwise under the jurisdiction of the community is liable for both of the following:

i. Any actual damages to persons or property that is caused by the damage or interference.

ii. Payment of costs to the community for remediating the damage or interference.

3.9 DECLARATION OF PUBLIC NUISANCE. All development located or maintained within any Special Flood Hazard Area ~~Area of Special Flood Hazard~~ after August 8, 1973, in Violation of this ordinance is a public nuisance per se and may be abated, prevented or restrained by action of the Floodplain Board pursuant to this ordinance or other applicable law. (See ARS § 48-3614.)

3.10 ~~ABATEMENT OF VIOLATIONS.~~NOTICE OF VIOLATIONS. If the Chief Engineer finds that a person has engaged or is engaging in development in the floodplain without a floodplain use permit, has engaged or is engaging in any development that is not in compliance with an active floodplain use permit or has damaged or interfered with facilities that are authorized pursuant to A.R.S. Title 48, Chapter 21 without written authorization of the Floodplain Board, the Chief Engineer shall issue a notice of violation to the owner, occupant or manager of the real property on which the development is located or to the person who has damaged or interfered with the facilities. The notice of violation shall identify the violations observed and order the violator to cease and desist any ongoing activity that is not in compliance with the regulations adopted pursuant to this chapter or cease and desist any damage or interference that is not authorized by the Board. The notice of violation shall include the date and time by which the person must mail or deliver a response to the notice of violation. ~~Promptly after discovery of a Violation of this ordinance, the Floodplain Administrator shall submit a report to the Floodplain Board which shall include all available information pertinent to said Violation. Promptly after receipt of this report, the Floodplain Board shall, after providing the alleged violator(s) with written notice and an opportunity to be heard, take one or more of the following actions:~~

~~**A.** Take any necessary action to effect the abatement of such Violation; or.~~

~~**B.** Issue a Variance in accordance with the provisions of Article VI herein; or~~

Commented [KK25]: Suggest adding to protect County assets

Commented [KK26]: Recommend updating to use process cited in ARS § 48-3615.01(A). Feedback from FEMA concluded that the issuance of a Section 1316 or a variance is not remediating a violation.

Commented [DP27R26]: This covers our previous discussion with Brandt, (in my opinion)

~~C. Order the owner of the property upon which the violation exists to provide whatever additional information may be required for the Board's final determination. Such information must be provided to the Floodplain Administrator within 30 days after such order, and the Administrator shall submit an amended report to the Floodplain Board within 20 days. The matter shall be considered by the Floodplain Board at its next regularly scheduled meeting, at which time further action pursuant to this Section 9 and Article VI may be taken; or.~~

~~D. Submit to FEMA a declaration for denial of insurance, stating that the property is in violation of a cited state or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended.~~

~~E. Issue a finding of "No Violation."~~

3.11 SEVERABILITY. This ~~ordinance~~ Ordinance and its various parts are hereby declared to be severable. Should any part of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ~~ordinance~~ Ordinance as a whole, or any portion thereof other than the part so declared to be unconstitutional or invalid.

ARTICLE 4

ADMINISTRATION

4.1 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR. The Floodplain Board shall by resolution appoint either the Navajo County Deputy Director of Flood Control or a Certified Floodplain Manager to serve as the Floodplain Administrator. In the absence of such appointment or in the event of a vacancy in the office, the Navajo County Engineer shall serve as the Floodplain Administrator.

4.2 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR. Duties of the Floodplain Administrator shall include, without limitation:

A. Review of all Development permits located within ~~Areas of Special Flood Hazard~~Special Flood Hazard Area in order to determine that:

i. The permit requirements of this ordinance have been satisfied.

ii. All other required state and federal permits have been obtained.

iii. The site is reasonably safe from flooding.

iv. The proposed development does not adversely affect the carrying capacity of areas where Base Flood Elevations have been determined but a Floodway has not been designated. "Adversely affects" means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the Water Surface Elevation of the Base Flood more than one foot at any point.

B. Review all development permits for improvements and/ or damages to existing structures to determine if the application of the substantial improvement rules apply, including establishing a definition of market value determination and verifying that the estimated improvement and/ or repair costs are less than 50% of the market value of the structure.

C. Utilize the best available technical data and flood protection methods in enforcing the provisions of this ~~o~~Ordinance.

i. Establish standards and/ or policies as necessary to carry out the provisions and accomplish the purpose of this Ordinance. This shall allow for the use of any federal and state statutes, regulations, bulletins, guidelines and standards pertaining to flood control or flood protection measures.

D. When Base Flood Elevation data has not been provided in accordance with Article 3.2, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data available from a federal, state or other source in order to

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administer Article 5. Any such information shall be consistent with the requirements of FEMA and the Director of ADWR and may be submitted to the Floodplain Board for adoption or otherwise approved by the Floodplain Board.

E. Obtain, Maintain and make available for public inspection:

i. The certification for elevation required in Articles 5.1.C.i., 5.l.D.4.iv and 5.1.E.

ii. The Floodproofing Certification required in Article 5.1.C.ii.

iii. The certified flood vents openings required in Article 5.1.D.

iv. All permit records for repair of Flood-related damage to Structures on a cumulative basis over the life of the Structure.

v. The certification for additional Development standards, including subdivisions, in Article 5.3.

vi. The Floodway Encroachment Certification required in Article 5.7

vii. A record of all Variance actions, including justification for their issuance, and report such Variances issued in the biennial report submitted to FEMA.

viii. Improvement calculations.

~~**ix.** Previous FIS Studies and FIRM and FBFM maps.~~

Commented [KK29]: Suggest removing. It is available online at MSC.

F. Whenever a Watercourse is to be altered or relocated:

i. Notify adjacent Communities and ADWR prior to such alteration or relocation, and submit evidence of such notification to FEMA; and

ii. Require that the Flood-carrying capacity of the altered or relocated portion of said Watercourse is maintained.

G. Base Flood Elevations may increase or decrease resulting from physical changes affecting Flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator shall notify FEMA of the changes by submitting technical or scientific data in accordance with Title 44 of the Code of Federal Regulations, Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting Flooding conditions, risk premium rates and Floodplain management requirements will be based upon current data.

H. Ensure that within 120 days after completion of construction of any flood control protective works which changes the rate of flow during a flood or the configuration of the Floodplain upstream or downstream from or adjacent to the project, the Person responsible for installation of the project provides to the governing bodies of all jurisdictions affected by the project a new delineation of all affected

Floodplains. The new delineation shall be done according to the criteria adopted by ~~the Director of ADWR~~FEMA.

I. Advise in writing and provide to any city or town having assumed jurisdiction over its Floodplains in accordance with A.R.S. § 48-3610 a copy of any Development plan of any application for a Development Permit, written authorization or Variance to develop land in a Floodplain or Floodway within one mile of the corporate limits of such city or town. The Floodplain Administrator shall also advise such city or town in writing and provide a copy of any Development plan of any major Development proposed within a Floodplain or Floodway which could affect Floodplains, Floodways or Watercourses within such city's or town's area of jurisdiction. Written notice and a copy of the Development plan shall be sent to such city or town no later than three working days after having been received by the Floodplain Administrator.

J. Notify FEMA of any acquisition, by means of annexation, incorporation or otherwise, of additional areas of jurisdiction.

K. Make interpretations where needed as to the exact location of the boundaries of the ~~Areas of~~ Special Flood Hazard Areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). Any Person contesting the location of a boundary shall be given a reasonable opportunity to Appeal the interpretation as provided in Article VI.

L. Take action on Violations of this ordinance as authorized in Article 3.9.

~~**M.** Complete and submit a Biennial Report to FEMA.~~

Commented [KK30]: Recommend deleting as FEMA no longer requires

4.3 ESTABLISHMENT OF DEVELOPMENT PERMIT. A Development Permit shall be obtained before Development, including placement of a manufactured Home, begins within any ~~Area of~~ Special Flood Hazard Area established in Section 3.2. Application for a Development Permit shall be made on forms furnished by the Floodplain Administrator and may require, without limitation, plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question; existing or proposed Structures, fill, storage of materials, drainage facilities, etc.; and the location of the foregoing. Specifically, the following information is required:

A. Proposed elevation, in relation to Mean Sea Level, of the Lowest Floor (including Basement) of all Structures located in Areas of Special Flood Hazard; in Zone AO, elevation of existing Highest Adjacent Grade and proposed elevation of Lowest Floor of all structures;

B. Proposed elevation in relation to Mean Sea Level to which any nonresidential structure will be floodproofed;

C. Certification by a registered professional engineer or architect that the Floodproofing methods for any nonresidential structure meet the floodproofing criteria in Article 5.1.C.ii;

D. Base Flood Elevation data for subdivision proposals or other development greater than

50 lots or 5 acres, whichever is the lesser; and

E. Description of the extent to which any Watercourse will be altered or relocated as a result of the proposed development.

ARTICLE 5

PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 STANDARDS OF CONSTRUCTION. In all ~~Areas of~~ Special Flood Hazard Areas, the following standards are required:

A. Anchoring:

i. All New Construction and Substantial Improvements shall be anchored to prevent flotation, collapse or lateral movement of the Structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

ii. All Manufactured Homes shall meet the anchoring standards of Article 5.5.b.

B. Construction Materials and Methods:

i. All New Construction and Substantial Improvements shall be constructed with materials and utility equipment resistant to Flood damage.

ii. All New Construction, Substantial Improvements and other proposed new Development shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of Flooding and shall be elevated at or above the Regulatory Flood Elevation. This includes the HVAC units located adjacent to the structure.

iii. All New Construction and Substantial Improvements shall be constructed using methods and practices that minimize flood damage; and

iv. Within Zones AH and AO, adequate drainage paths around Structures on slopes shall be provided to guide Flood waters around and away from proposed structures.

C. Elevation and Flood-Proofing:

i. Residential construction. Residential New Construction or Substantial Improvement, shall have the Lowest Floor, including Basement, elevated to or above the Regulatory Flood Elevation:

1. In a Zone AO, the Base Flood Elevation is determined from the FIRM panel. If unspecified, the required elevation is at minimum two (2) feet above highest adjacent grade.

~~1. In an AO Zone, the Structure shall be elevated at or above the Regulatory Flood Elevation or elevated at least two feet above the Highest Adjacent Grade if no depth number is specified.~~

2. In a Zone A where the Base Flood Elevation has not been determined, the Base Flood Elevation is determined locally by the criteria set out in Section 4.2.3.~~In an A Zone where a BFE has not been determined, the structure shall be elevated in accordance with the criteria developed by the Director of ADWR.~~

3. In Zones AE and AH, the Base Flood Elevation is determined from the FIS and/or FIRM.~~In Zones AE, AH and A1-30, the Structure shall be elevated at or above the Regulatory Flood Elevation.~~

During the structure's construction phase, a ~~preliminary~~ Construction Drawing Elevation Certificate shall be provided indicating that requirements for elevation, flood resistant material, and venting will be met. Upon completion of the Structure and prior to issuance of the Certificate of Occupancy, the elevation of the Lowest Floor including Basement shall be: Certified, via a~~n~~ Finished Construction Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly elevated and/ or vented per Article 5.1.C.l and 5.1.D. Such certification and verification shall be provided to the Floodplain Administrator.

Commented [KK31]: Is the County collecting the pre-construction ECs?

ii. **Nonresidential construction.** Nonresidential New Construction or Substantial Improvement shall either be elevated to conform with Article 5.1.C.i or, together with attendant utility and sanitary facilities, shall:

1. Be Floodproofed below the elevation recommended under Article 5.1.C.i so that the Structure is watertight with walls substantially impermeable to the passage of water; and

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

3. The Floodproofing standards shall be certified by a registered professional engineer or architect utilizing the Floodproofing Certificate;

D. **Flood openings.** All New Construction and Substantial Improvement with fully enclosed areas below the Lowest Floor (excluding Basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to Flooding, shall be designed to automatically equalize hydrostatic Flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following criteria:

i. For non-engineered openings:

1. Have a minimum of two openings, on different sides of each enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

2. The bottom of all openings shall be no higher than one-foot above grade;

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater; or

ii. For engineered openings:

1. Engineered openings (or covers and devices) that are specifically designed and certified by a registered engineer or architect as meeting the required performance and design requirements.

2. Engineered openings (or covers and devices) for which an Evaluation Report has been issued by the International Code Council (ICC) Evaluation Service, Inc. (ICC-ES), a subsidiary of the International Code Council, Inc.

~~i. Have a minimum of two openings, on different sides of each enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area subject to Flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater; or~~

~~ii. Alternatively, a registered engineer or architect may design and certify the openings.~~

~~iii. The vent opening dimension is the effective net opening. If concrete blocks are used, the effective net opening area does not include the wall and web area of the block.~~

E. Manufactured Homes. Manufactured Homes shall meet the standards in Article 5.5.

F. Accessory Structures (Detached Garages & Storage Structures)

Accessory structures used solely for parking of vehicles or storage may be constructed such that the floor is below the Regulatory Flood Elevation, provided the structure is designed and constructed in accordance with the following requirements:

i. Use of the accessory structure must be limited to parking of vehicles or storage;

Commented [KK32]: Recommend updating to include engineered options.

Commented [DP33R32]: Or do we remove

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Commented [DP35R34]: Compare to planning ordinance

ii. **The portions of the accessory structure located below the Regulatory Flood Elevation must be built using flood resistant materials;**

iii. **The accessory structure must be adequately anchored to prevent flotation, collapse, and lateral movement;**

iv. **Any machinery or equipment servicing the accessory structure must be elevated or floodproofed to or above the Regulatory Flood Elevation;**

v. **The accessory structure must comply with floodway encroachment provisions in Section 5.7; and**

vi. **The accessory structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 5.1.3.5 {or the numbering system used by the community}.**

Detached garages, storage structures, and other accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.1.3.1(A), (B), or (C) as appropriate {or the numbering system used by the community}.

Upon completion of the structure, certification by a registered professional engineer or surveyor that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

~~F. Garages and Accessm.y Structures.~~

~~i. Attached and Detached garages.~~

~~1. A garage attached to a residential Structure, or a separate detached structure used solely for parking may be constructed with the garage floor slab below the Regulatory Flood Elevation providing the garage is designed and constructed to allow for the automatic entry and exit of Flood waters. See Article 5.1 D. Areas of the garage below the Regulatory Flood Elevation must be constructed with flood resistant materials. The venting and use of flood resistant material shall be certified, via an Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly vented and proper use of flood resistant materials. Such certification and verification shall be provided to the Floodplain Administrator. A Single Elevation Certificate may serve to certify both residential Structure and attached garage. A separate Elevation Certificate is required for detached garages.~~

~~2. A garage attached to a nonresidential Structure or a detached garage must meet the above requirements or be dry flood proofed.~~

~~ii. Accessory Structures.~~

~~1. An Accessory Structures used solely for limited storage may be constructed such that its floor is below the Regulatory Flood Elevation, provided the Structure is designed and constructed in accordance with the following requirements:~~

~~a. Use of the Accessory Structure must be limited to storage;~~

~~b. The Accessory Structure must be adequately anchored to prevent flotation, collapse and lateral movement;~~

~~c. The Accessory Structure must comply with the floodway encroachment provisions in Article 5.7; and~~

~~d. Flood resistant materials must be used and all mechanical and utility equipment must be elevated or flood proofed to or above the Regulatory Flood Elevation.~~

~~e. Any machinery or equipment servicing the accessory structure must be elevated or floodproofed to or above the Regulatory Flood Elevation;~~

~~f. The accessory structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Article 5.1.D~~

G. Fill material. Fill material used to elevate Structures out of the Area of Special Flood Hazard shall meet all the following requirements:

i. The top of the fill material shall at no point be lower than the Regulatory Flood Elevation.

ii. The fill shall extend at least 15 feet beyond the walls or the supporting frame of the Structure.

iii. The fill shall meet the materials requirements and shall be placed and compacted in accordance with the uniform building code as adopted by Navajo County (Navajo County Building Safety Ordinance).

iv. The fill shall be protected against erosion and scour using appropriate materials and methods as approved by the District Engineer.

5.2 STANDARDS FOR STORAGE OF MATERIALS AND EQUIPMENT.

A. The storage or processing of materials that are, in time of flooding, buoyant, flammable, explosive or potentially injurious to human, animal or plant life is prohibited in Special Flood Hazard Areas.

B. Storage of other material or equipment may be allowed if not subject to damage by Floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

5.3 STANDARDS FOR ~~POTABLE WATER AND SANITARY SEWAGE SYSTEMS~~ WATER SUPPLY AND WASTE DISPOSAL SYSTEMS

Commented [KK36]: Recommend updating title

A. All new or replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of Flood waters into the system and discharge from systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

C. Waste disposal systems shall not be installed partly or wholly in a Regulatory Floodway. (Requirement from ARS § 48-3609.)

5.4 STANDARDS FOR SUBDIVISIONS.

A. All preliminary subdivision proposals and other proposed development (including proposals for Manufactured Home parks and subdivisions), greater than *50* lots or five acres, whichever is the lesser, shall identify any ~~Area(s) of~~ Special Flood Hazard Areas and the elevation of the Base Flood.

B. All final subdivision plans will provide the elevation(s) of proposed Structure(s) and pads. If the site is filled above the Base Flood, the final Lowest Floor and pad elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.

C. All subdivision proposals and other proposed development shall be consistent with the need to minimize ~~Flood~~ flood damage.

D. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize ~~Flood~~ flood damage.

E. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to ~~Flood~~ flood hazards and at a minimum meet the drainage requirements in the Navajo County Subdivision Regulations and Requirements.

5.5 STANDARDS FOR MANUFACTURED HOMES. All Manufactured Homes and Substantial Improvements thereto shall:

A. Be elevated so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the Regulatory Flood Elevation.

B. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include, without limitation, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

C. Upon set up and utility hook ups and prior to issuance of the Certificate of Occupancy, the elevation of the lowest structural member shall be: Certified, via an Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly elevated and/or vented per Article 5.1.C.l and 5.1.D. Such certification and verification shall be provided to the Floodplain Administrator

5.6 **STANDARDS FOR RECREATIONAL VEHICLES.** All Recreational Vehicles placed on site shall either:

A. Be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use. A Recreational Vehicle is "ready for highway use" if it is on its wheels or jacking system, is attached to the site only by quick- disconnect type utilities and security devices, and has no permanently attached additions; or

B. Meet the permit requirements of Article 4 of this ordinance and the elevation and anchoring requirements for Manufactured Homes in Article 5.5.

5.7 **FLOODWAYS.** Located within ~~Areas of~~ Special Flood Hazard Areas established in Section 3.2 are areas designated as Floodways. Since a Floodway is an extremely hazardous area due to the velocity of ~~Flood~~ flood waters which carry debris, potential projectiles, and Erosion potential, the following special provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

Commented [DP37]:

B. If Article 5.7.A is satisfied, all New Construction and Substantial Improvements shall comply with all other applicable Flood hazard reduction provisions of Article 5.

ARTICLE 6

VARIANCE PROCEDURE

6.1 NATURE OF VARIANCES. The ~~Variance~~ variance criteria set forth in this section are based on the general principle of zoning law that ~~Variances~~ variances pertain to a piece of property and are not personal in nature. A ~~Variance~~ variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ~~ordinance~~ Ordinance would create a ~~Hardship~~ hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristics must pertain to the land itself, not to the Structure, its inhabitants or the property owners.

It is the purpose of this ~~ordinance~~ Ordinance to promote the public health, safety and general welfare and to minimize public and private losses in ~~Areas of~~ Special Flood Hazard Areas. This need is so compelling, the potential consequences are so serious, and the implications of the cost of insuring a Structure built below the Regulatory Flood Elevation are so severe that ~~Variances~~ variances from the Regulatory Flood Elevation or other requirements of this ~~ordinance~~ Ordinance will be rare. Therefore, the ~~Variance~~ variance guidelines provided herein are detailed and contain multiple provisions that must be met before a ~~Variance~~ variance can be granted. These criteria are designed to screen out those situations in which alternatives other than a ~~Variance~~ variance are more appropriate.

6.2 APPEAL BOARD.

A. The Floodplain Board shall hear and decide ~~Appeals~~ appeals and requests for ~~Variances~~ variances from the requirements of this ~~ordinance~~Ordinance. The Floodplain Administrator shall adopt forms and procedures for the filing and hearing of ~~Appeals~~ appeals and requests for ~~Variances~~variances.

B. The Floodplain Board shall hear and decide ~~Appeals~~ appeals when it is alleged that there is an error in any requirement, decision, interpretation or determination by the Floodplain Administrator in the enforcement or administration of this ~~ordinance~~Ordinance.

C. In deciding requests for ~~Variances~~variances, the Floodplain Board shall consider all technical evaluations; all relevant factors, testimony and exhibits; the standards specified in other sections of this ~~ordinance~~Ordinance, and the following as applicable:

i. The danger that materials may be swept onto other lands to the injury of others.

ii. The danger to file and property due to ~~Flooding~~ flooding or ~~Erosion~~ erosion damage.

iii. The susceptibility of the proposed Structure and its contents to ~~Flood~~ flood damage and the effect of such damage on the individual owner.

iv. The importance to the Community of the services provided by the proposed structure or development.

v. The necessity of a waterfront location to the proposed structure or development.

vi. The availability of alternative locations for the proposed Structure or Development which are not subject to ~~Flooding~~ flooding or ~~Erosion~~ erosion damage.

vii. The compatibility of the proposed structure or development with existing and anticipated development.

viii. The relationship of the proposed structure or development to the comprehensive plan and Floodplain Management Program for that area.

ix. The safety of access to the property in time of ~~Flood~~ flood for ordinary and emergency vehicles.

x. The height, velocity, duration, rate of rise and sediment transport of the ~~Flood~~ flood waters expected at the site.

xi. The costs of providing governmental services during and after ~~Flood~~ flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water system and streets and bridges.

~~**xii.** The nature and extent of the alleged Hardship that would result if strict compliance with the requirements of this ordinance were required.~~

Commented [KK38]: Recommend deleting. Above requirements need to be met.

D. Upon consideration of the factors in Article 6.2.C and the purposes of this ~~ordinance~~Ordinance, the Floodplain Board may attach such conditions to the granting of ~~Variances~~ variances as it deems necessary to further the purpose of this ~~ordinance~~Ordinance.

E. Any applicant to whom a Variance is granted shall be given written notice over the signature of the Floodplain Administrator that **(1)** the issuance of a ~~Variance~~ variance to construct a Structure below the ~~Base Flood level~~Regulatory Flood Elevation will result in increased premium rates for Flood insurance up to amounts as high as $25 per $100 of insurance coverage, (2) such construction below the Regulatory Flood level increases the risks to life and property~~, and (3) the land upon which the Variance is granted shall be ineligible for exchange of land~~

~~pursuant to any flood relocation and land exchange program.~~

~~i. A copy of such notice shall be maintained with a record of all Variance actions as required in Article 6.2.F. A copy of the notice shall also be recorded by the Floodplain Administrator in the office of the Navajo County Recorder so that it appears in the chain of title to the subject property.~~

F. The Floodplain Administrator shall maintain a record of all Variance actions, including the justification for their issuance.~~, and shall report all Variances in the Floodplain Board's biennial report to FEMA.~~

Commented [KK39]: Recommend deleting 3 as the exchange program does not exist anymore.

Commented [KK40]: Recommend deleting, it is duplicating 6.2(F).

Commented [KK41]: Recommend deleting as biennial report is no longer needed.

6.3 CONDITIONS FOR VARIANCES.

A. A Variance shall only be issued:

i. Upon a determination that it is the minimum necessary, considering the ~~Flood~~ flood hazard, to afford relief.

ii. A determination that the granting of the ~~Variance~~ variance will not result in increased ~~Flood~~ flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

iii. Variances may be issued for the repair, rehabilitation or restoration of Historic Structures, upon a determination that the proposed repair or rehabilitation will not preclude the Historic Structure's continued designation as such and that the ~~Variance~~ variance is the minimum necessary to preserve the historic character and design.

iv. A showing of good and sufficient cause.

v. A determination that failure to grant the ~~Variance~~ variance would result in Hardship to the applicant.

vi. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 2.0 of this Ordinance in the definition of "Functionally Dependent Use."

B. Variances shall not be issued within any designated Floodway if any increase in Flood levels during the Base Flood discharge would result.

C. Generally, Variances may be issued for New Construction and Substantial Improvements to be erected on a lot of ½ acre or less in size that is contiguous to and surrounded by lots with existing Structures constructed below the Regulatory Flood level, providing the requirements of Articles 4 and 5 of this ~~ordinance~~ Ordinance have been fully considered. As the lot size increases beyond ½ acre, the technical justification required for issuing the ~~Variance~~ variance increases.

SO ORDAINED by the Board of Directors of the Navajo County Flood Control District on November 12, 2024.

ORDINANCE - NO. FCD 01-16

NAVAJO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT. RESOLUTION NO. 34-87, RECORDED ON APRIL 20, 1987; AMENDED ON NOVEMBER 23, 1987 BY RESOLUTION NO. 110-87; AMENDED ON AUGUST 5, 2008 AS ORDINANCE NO. FCD 01 -08 AND RESOLUTION NO. 52-08 ADOPTED ON AUGUST 19, 2008; AMENDED ON JULY 28, 2009 AS ORDINANCE NO. FCD 01-09; AMENDED ON JANUARY 26, 2016 AS ORDINANCE NO. FCD 01-16, AND AMENDED ON NOVEMBER 12, 2024.

AMENDMENTS AS FOLLOWS:

WHEREAS, the Board of Directors of the Navajo County Flood Control District adopted the Amended Flood Damage Prevention Ordinance, Ordinance Number FCD 01-16 on January 26, 2016; and

WHAERAS, the Flood Plain Administrator has recommended certain technical amendments to said Ordinance; and

WHEREAS, following a duly noticed public hearing held this date, the Board of Directors find that the recommended amendments are in the public interest and should be approved,

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the Navajo County Flood Control District that the Flood Damage Prevention Ordinance, is hereby amended as follows:

Summary of changes listed below:

- Updated dates
- Changed special flood hazard area to Special Flood Hazard Area throughout the document
- Rearranged Area of Special Flood Hazard to Special Flood Hazard Area throughout the document
- Deleted 1.3 G & H
- Changed ordinance to Ordinance throughout the entire document
- Revised Article II Definitions Accessory Structure
- Changed Article II Definitions from Area (s) of Special flood Hazard to Special Flood Hazard Area(s)

- Changed words of Base Flood – from "The Flood" to "A flood"
- Erased wording in definition Certificate of Elevation – to the proper insurance premium rate,
- Added the phrase to Certificate of Floodproofing Insurance rating purposes.
- Added definition: Chief Engineer: "See Floodplain Administrator"
- Changed definition for Community Official to " The Floodplain Administrator"
- Added to definition of Cumulative Substantial Damage
- Changed Definition of Encroachment
- Changed definition of Regulatory Flood Elevation
- Added Definition: Special Flood Hazard Area (SFHA)
- Changed the Definition of Structure
- Revised Section 3.1
- Revised Item B of Section 3.7
- Revised Section 3.8 to add Item C
- Revised Section 3.10 and deleted Items A through E
- Deleted Item E(ix) of Section 4.2
- Deleted Item M of Section 4.2
- Revised Section 4.3
- Revised Item C(i) of Section 5.1
- Revised Item D of Section 5.1
- Revised Item F of Section 5.1
- Revised heading of Section 5.3
- Added Item A(vi) to Section 6.3

Altogether there were 350 revisions to the Flood Damage Prevention Ordinance.

Insertions	115
Deletions	110
Formatting	125

SO ORDAINED by the Board of Directors of the Navajo County Flood Control District at Holbrook, Arizona, on November 12, 2024, by a vote of ____ayes and ____ nays.

BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT

By _____
Jason Whiting, Chairman of the Board

Attest:

_____
Melissa W. Buckley, Clerk of the Board

Approved as to Form and Content:

_____

Brandt Clark, Deputy County Attorney

Flood Damage Prevention Ordinance

Ordinance No. FCD 01-16

Amended: November 12, 2024

FLOOD DAMAGE PREVENTION ORDINANCE

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE NAVAJO COUNTY FLOOD CONTROL DISTRICT, PROVIDING FOR FLOOD CONTROL IN AREAS SUBJECT TO THE JURISDICTION OF THE FLOOD CONTROL DISTRICT; AND SPECIFYING CRIMINAL PENALTIES FOR VIOLATIONS.

ARTICLE I

STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSE

1.1 STATUTORY AUTHORIZATION. A.R.S. § 48-3601 through § 48-3628 delegates to each county Flood Control District, the responsibility to adopt floodplain management regulations to promote the public health, safety and general welfare of its residents. Therefore, the Flood Control District of Navajo County, Arizona, does ordain as follows:

1.2 FINDINGS OF FACT.

A. The Special Flood Hazard Areas of Navajo County are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses may be caused by the cumulative effect of obstructions in Special Flood Hazard Areas, which increase flood heights and velocities and, when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to flood losses.

1.3 STATEMENT OF PURPOSE. This ordinance is intended to promote the public health, safety, and general welfare by minimizing public and private flood losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health;

B. Minimize expenditure of public of public money for costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines; and streets and bridges located in Special Flood

Hazard Areas;

F. Help maintain a stable tax base by providing for the sound use and development of Special Flood Hazard Areas so as to minimize blight areas caused by flooding;

G. Notify potential buyers that the property is in a special flood hazard area;

H. Notify those who occupy special flood hazard areas that they assume responsibility for their actions; and

I. Participate in and maintain eligibility for flood insurance and disaster relief.

1.4 METHODS OF REDUCING FLOOD LOSSES. In order to accomplish its purposes, this Ordinance includes methods and provisions to:

A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights or velocities;

B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

D. Control filling, grading, dredging, and other development which may increase flood damage; and

E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards in other areas.

1.5 INCORPORATION OF OTHER FLOOD CONTROL LAWS. All federal and state flood control statutes, regulations and other materials having the force of law, as the same may be amended from time to time, are hereby incorporated by reference and shall be deemed a part of the Flood Management Regulations of the Navajo County Flood Control District. This Ordinance and the Floodplain Management Regulations shall take precedence over any less restrictive conflicting local laws in areas subject to the jurisdiction of the Flood Control District.

1.6 REPEAL OF PRIOR ORDINANCES. This Ordinance supersedes and replaces all prior Navajo County ordinances dealing with the same subject matter, including without limitation the current Flood Damage Prevention Ordinance adopted on January 26, 2016.

1.7 COMMON NAME. This Ordinance may be referred to and cited as the "Navajo County Flood Damage Prevention Ordinance."

ARTICLE 2

DEFINITIONS

Unless specifically defined below, terms used in this ordinance shall have their common and ordinary meanings and shall be liberally construed to accomplish the intended purposes of this ordinance. Terms defined below are either used in this Ordinance or are found in FEMA Floodplain management documents.

ACCESSORY STRUCTURE - For floodplain management purposes, accessory structures are structures that are on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure. Accessory structures must be used for parking or storage, be small and represent a minimal investment by owners, and have low damage potential. FEMA considers "small" to mean not larger than a one-story two-car garage. Examples of small accessory structures include, but are not limited to, detached garages, storage and tool sheds, and small boathouses.

- Structure Size - The footprint of a typical two-car garage is about 600 square feet in area.
- Storage - Contents stored in wet floodproofed structures will get wet during flooding.

ADWR - Arizona Department of Water Resources

Appeal - An allegation that there is an error in a requirement, decision, interpretation or determination by the Floodplain Administrator in the enforcement or administration of this ordinance and a request that the same be reviewed by the Floodplain Board pursuant to Article 6.2.

Area of Shallow Flooding - A designated AO or AH zone on a Community's Flood Insurance Rate Map (FIRM) with a 1% or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.**Base Flood** - A flood having a 1% chance of being equaled or exceeded in any given year.

Base Flood Elevation or BFE - The computed elevation to which floodwater is anticipated to rise during the base flood.

Basement - Any area of a building having its floor sub-grade (below ground level) on all sides.

Building - See "Structure".

Certificate of Elevation - An administrative tool of the NFIP that is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision, based on Fill (LOMR-F).

Certificate of Floodproofing - Documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This documentation is required for both floodplain management requirements and insurance rating purposes.

Chief Engineer - See "Floodplain Administrator"

Community - Any state, area or any political subdivision thereof, or any Indian tribe or authorized tribal organization, which has authority to adopt and enforce floodplain management regulations for its area of jurisdiction.

Community Official - The Floodplain Administrator or designee.

Cumulative Substantial Damage -All flood related damages sustained by a structure whereby the cost of restoring the structure to its previous condition would equal or exceeds 50% of the market value of the structure before the damage occurred. The damages will be tracked for the life of the structure, by the electronic permitting program. If cost of repairs meets or exceed 50%, the structure will need to be brought into compliance with this ordinance.

Development - Any man-made change to improved or unimproved real estate, including but not limited to construction of buildings or other structures or other facilities, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of materials and equipment.

Encroachment - Encroachments are activities or construction within the floodway including fill, new construction, substantial improvements, and other development. These activities are prohibited within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses that the proposed encroachment would not result in any increase in flood levels.

Erosion - The process of the gradual wearing away of land masses. This peril is not per se covered under the NFIP.

FEMA - Federal Emergency Management Agency

Flood or Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of flood waters, (2) the unusual and rapid accumulation or runoff of surface waters from any source, and/or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood Insurance Rate Map (FIRM) - The official map on which FEMA has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the Community.

Flood Insurance Study (FIS) -The official report provided by FEMA that includes flood profiles, the FIRM, and the Water Surface Elevations of the Base Flood.

Floodplain or Flood-Prone Area(s) - Any land area susceptible to being inundated by water from any source. (See Flood or Flooding)

Floodplain Administrator - The community official designated by title to administer and enforce the Floodplain Management Regulations.

Floodplain Board - The Board of Directors of the Navajo County Flood Control District, at such times

as they are engaged in the enforcement of this ordinance. (Floodplain Board as defined in A.R.S. §48-3601 for counties)

Floodplain Management - The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, Flood control works, Floodplain Management Regulations, and open space plans.

Floodplain Management Regulations - This ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other applications of police power which control development in Flood-Prone Areas. This term describes federal, state, or local regulations in any combination thereof, which provide standards for preventing and reducing Flood loss and damage.

Floodproofing - Any combination of structural and non-structural additions, changes, or adjustments to non-residential structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, Structures and their contents by means other than elevation.

Flood-Related Erosion - The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Floodway - The channel of a river or other Watercourse, and the adjacent land areas, that must be reserved in order to discharge the Base Flood without cumulatively increasing the Water Surface Elevation more than one foot, also referred to as Regulatory Floodway.

Floodway Fringe - That area of the Floodplain on either side of the Regulatory Floodway where Encroachment may be permitted.

Functionally Dependent Use - A use which cannot perform its intended purpose unless it is carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo, ship building, and ship repair facilities.

Governing Body - The elected county officials, Board of Supervisors, who are empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizens.

Hardship - As related to Article 6 (Variances) of this ordinance means the exceptional hardship that would result from a failure to grant the requested Variance. The Floodplain Board requires that the Variance be exceptional, unusual and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one's neighbors likewise cannot, as a rule, qualify as a Hardship. All these problems can be resolved through other means without granting a Variance, even if the alternative is more expensive, or requires the property owner to build elsewhere, or put the parcel to a different use than originally intended.

Highest Adjacent Grade - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure - Any Structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in Communities with historic preservation programs that have been certified either:

    a. By an approved state program as determined by the Secretary of the Interior; or

    b. Directly by the Secretary of the Interior in states without approved programs.

Levee - A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Lowest Floor - The lowest floor of the lowest enclosed area including a Basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a Basement area is not considered a building's Lowest Floor; provided, that such enclosure is not built so as to render the structure in Violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home - A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term Manufactured Home does not include a Recreational Vehicle.

Manufactured Home Park or Subdivision - A parcel, or contiguous parcels, of land divided into two or more manufactured home lots for rent or sale.

Market Value - Shall be determined by estimating the cost to replace the structure in new condition and adjusting that cost figure by the amount of depreciation which has accrued since the Structure was constructed. The cost of replacement of the structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry. The amount of depreciation shall be determined by taking into account the age and physical deterioration of the structure and functional obsolescence as approved by the

Floodplain Administrator but shall not include economic or other forms of external obsolescence. Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

Mean Sea Level - For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 and the North American Vertical Datum (NAVD) of 1988 (or other datum, as specified) to which Base Flood Elevations shown on a Community's FIRM are referenced.

Mudslide - (i.e., Mudflow) Describes a condition where there is a river, flow or inundation of liquid mud down a hillside, usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A Mudslide may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Floodplain Administrator only if the Mudslide, and not the landslide, is the proximate cause of damage that occurs.

New Construction - For the purpose of Floodplain management, means Structures for which the Start of Construction commenced on or after the effective date of the Floodplain Management Regulations adopted by Navajo County and includes any subsequent improvements to such Structures. (For the purposes of determining insurance rates, New Construction means Structures for which the Start of Construction commenced on or after the effective date of the an initial FIRM for Navajo County, June 1, 1982 or after December 31, 1974 whichever is later, and includes any subsequent improvements to such structures.)

Obstruction - Including, but not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, vegetation or other material or Development in, along, across, or projecting into any Watercourse which may alter, impede, retard or change the direction and/ or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

One Hundred Year Flood - The flood having a 1% chance of being equaled or exceeded in any given year. (See Base Flood)

Person - An individual or individual's agent, a firm, partnership, association, corporation or other legal entity, or agent of the aforementioned groups, or the State of Arizona or its agencies or political subdivisions.

Public Safety and Nuisance - As related to Article 6 of this ordinance, means that the granting of a Variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or which unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational Vehicle -A vehicle which meets the following criteria:

1. Built on a single chassis.

2. 400 square feet or less when measured at the largest horizontal projection.

3. Designed to be self-propelled or permanently towable by a light duty truck.

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Regulatory Flood Elevation - An elevation one foot above the Base Flood Elevation..

Regulatory Floodway - The channel of a river or other Watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the Water Surface Elevation more than one foot.

Repetitive Loss Structure - A Structure, covered by a contract for Flood insurance issued pursuant to the National Flood Insurance Act, for which two or more separate claims in which the costs of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred within any rolling 10-year period.

Riverine - Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special Flood Hazard Area (SFHA) - The land in the Floodplain subject to a 1 % or greater chance of Flooding in any given year. These areas include those designated as Zone A, AO, Al-30, AE, AR, A99 or AH on the FIRM and other areas, which may not be shown on the FIRM.

Start of Construction - Applies to Substantial Improvement and other proposed Development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a Structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a Manufactured Home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/ or walkways; nor does it include excavation for a Basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main Structure. For a Substantial Improvement, the actual Start of Construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure - For floodplain management purposes, a structure is a walled and roofed building that is principally above ground, where walled is considered “two or more outside rigid walls” and roofed is “a fully secured roof.” The term includes gas and liquid storage tanks and manufactured homes. The terms “structure” and “building” are used interchangeably in the NFIP regulations and this bulletin. Floodplain managers must use professional judgement to determine which proposed development projects are “walled and roofed,” and thus regulated as structures, and which proposed projects are regulated as development.

Substantial Damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its previous condition would equal or exceeds 50% of the Market Value of the Structure before the damage occurred.

Substantial Improvement - Any reconstruction, rehabilitation, addition or other improvement of a Structure, the cost of which equals or exceeds 50% of the Market Value of the Structure before the Start of Construction of the improvement. This term includes Structures which have incurred Substantial Damage, regardless of the actual repair work performed. The term does not, however, include either of the following:

1. Any project for improvement of a Structure to correct existing Violations of any state or local health, sanitary or safety code which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
2. Any alteration of a Historic Structure provided that the alteration will not preclude the Historic Structure's continued designation as such.

Variance - A grant of relief from the requirements of this ordinance pursuant to Article VI hereof which permits Development in a manner that would otherwise be prohibited by this ordinance.

Violation - The failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the Elevation Certificate, other required certifications or other evidence of compliance required by this ordinance is presumed to be in Violation until such time as the documentation is provided.

Water Surface Elevation - The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 and the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified) of Floods of various magnitudes and frequencies in the Floodplains of Riverine areas.

Watercourse - A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

ARTICLE 3

GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES. This ordinance shall apply to all Special Flood Hazard Areas within the incorporated and unincorporated areas of Navajo County, including public lands, excluding those incorporated areas of cities or towns which have elected to assume Floodplain Management powers and duties pursuant to A.R.S. § 48-3610 as well as areas under the sovereign jurisdiction of an Indian tribe.

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD. The Special Flood Hazard Areas identified by FEMA in a scientific and engineering report entitled *The Flood Insurance Study for Navajo County, Arizona and Incorporated Areas,* dated March 2, 2016, with accompanying FIRMs of the same date, and all subsequent amendments and/ or revisions, are hereby adopted by reference and declared to be a part of this ordinance. This FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by other floodplain or drainage studies for other areas which allow implementation of this ordinance and which are recommended to the Floodplain Board by the Floodplain Administrator. The supplemental studies include previous drainage studies that have been accepted as supporting documentation for final plats. Other supplemental studies include floodplain and drainage studies previously authorized by the Floodplain Board. The Floodplain Board, within its area of jurisdiction, shall delineate, or may require developers of land to delineate for areas where Development is ongoing or imminent, and thereafter as Development becomes imminent, Floodplains consistent with the criteria developed by FEMA and the Director of ADWR. *(See ARS § 48-3609.)* The FIS and FIRMs are on file at the Navajo County Public Works Department, Navajo County Public Works, 100 W. Public Works Drive, Holbrook, Arizona.

3.3 COMPLIANCE. All development of land, construction of residential, commercial or industrial Structures or future Development within delineated Floodplain areas is subject to the terms of this ordinance and other applicable regulations.

3.4 ABROGATION. This Ordinance is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Ordinance and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. The enforcement of easements (except public drainage easements), private covenants and deed restrictions is not within the jurisdiction of the Floodplain Board.

3.5 INTERPRETATION. In the interpretation and application of this ordinance, all provisions shall be:

A. Considered as minimum requirements;

B. Deemed neither to limit nor repeal any other powers granted under federal or state statutes or regulations. This Ordinance shall be interpreted and applied in a manner consistent with federal and state statutes and regulations pertaining to the same subject matter; and

C. Liberally construed in favor of the governing body.

3.6 WARNING AND DISCLAIMER OF LIABILITY. The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger Floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Areas or uses permitted within such areas will be free from Flooding or Flood damage. This ordinance shall not create liability on the part of Navajo County or the Navajo County Flood Control District, any officer or employee thereof, the State of Arizona, or FEMA for any Flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

3.7 STATUTORY EXCEPTIONS.

A. In accordance with A.R.S. § 48-3609(I), unless otherwise provided this ordinance and any regulation adopted pursuant to it does not affect:

i. Existing legal uses of property or the right to continuation of such uses. However, if a nonconforming use of land or a building or structure is discontinued for 12 months or destroyed to the extent of 50% of its market value, as determined by a competent appraiser, any further use shall comply with this ordinance and the regulations of Navajo County;

ii. Reasonable repair or alteration of property for the purposes for which the property was legally used on August 3, 1984, or on the date any regulation affecting such property takes effect, except that any alteration, addition or repair to a nonconforming building or Structure which would result in increasing its Flood damage potential by 50% or more shall be either Flood-proofed or elevated to or above the Regulatory Flood Elevation;

iii. Reasonable repair of Structures constructed with the written authorization required by A.R.S. § 48-3613;

iv. Facilities constructed or installed pursuant to a certificate of environmental compatibility issued pursuant to A.R.S. Title 40, Chapter 2, Article 6.2; and

v. In accordance with A.R.S. § 48-3613(D), in addition to other penalties or remedies otherwise provided by law, this state, a political subdivision or any other Person who may be damaged or has been damaged as a result of the unauthorized diversion, retardation or Obstruction of a Watercourse has the right to commence, maintain and prosecute any appropriate action or pursue any lawful remedy to enjoin, abate or otherwise prevent any other Person from violating or continuing to violate this ordinance or regulations adopted pursuant to ordinance A.R.S. Title 48, Chapter 21, Article 1. If a Person is found to be in Violation of this article, the court shall require the violator to either comply with this article if authorized by the Floodplain Board or remove the Obstruction and restore the

Watercourse to its original state. The court may also award such monetary damages as are appropriate to the injured parties resulting from the Violation including reasonable costs and attorney fees.

B. Before the following types of construction authorized by A.R.S. § 48-3613(B) begin, the responsible person must submit plans for the construction to the Floodplain Board for review and comment pursuant to A.R.S. § 48-3613(C):

i. The construction of bridges, culverts, dikes, and other structures necessary to the construction of public highways, roads and streets intersecting or crossing a Watercourse;

ii. The construction of storage dams for watering livestock or wildlife, Structures on banks of a Watercourse to prevent Erosion of or damage to adjoining land if the Structure will not divert, retard or obstruct the natural channel of the Watercourse, or dams for the conservation of Floodwaters as permitted by A.R.S. Title 45, Chapter 6;

iii. Construction of tailing dams and waste disposal areas for use in connection with mining and metallurgical operations. This paragraph does not exempt those sand and gravel operations that will divert, retard or obstruct the flow of waters in any Watercourse from complying with and acquiring authorization from the Floodplain Board pursuant to regulations adopted under this ordinance;

iv. Other Development, if determined by the Floodplain Board that written authorizatio unnecessary;

v. Any Flood Control District, county, municipality or other political subdivision from exercising powers granted to it under A.RS. Title 48, Chapter 21, Article 1;

vi. The construction of streams, waterways, lakes and other auxiliary facilities in conjunction with development of public parks and recreation facilities by a public agency or political subdivision; and

vii. The construction and erection of poles, towers, foundations, support structures, guy wires and other facilities related to power transmission as constructed by any utility whether a public service corporation or a political subdivision.

C. Before any construction authorized by Subsection B may begin, the responsible Person must submit plans for the construction to the Floodplain Board for review and comment.

3.8 UNLAWFUL ACTS. (From ARS §§ 48-3613 and 48-3615.)

A. It is unlawful for any Person to engage in any Development or to divert, retard or obstruct the flow of waters in any Watercourse if it creates a hazard to life or

property without securing the written authorization required by A.R.S. § 48-3613. Where the Watercourse is a delineated Floodplain, it is unlawful to engage in any Development affecting the flow of waters without securing written authorization required by A.R.S. § 48- 3613.

B. Any Person violating the provisions of this Ordinance shall be guilty of a class II misdemeanor. Each day that a violation continues shall be a separate offense punishable as hereinabove described.

C. A person who without written authorization damages or interferes with a facility that is owned, operated, or otherwise under the jurisdiction of the community is liable for both of the following:

i. Any actual damages to persons or property that is caused by the damage or interference.

ii. Payment of costs to the community for remediating the damage or interference.

3.9 **DECLARATION OF PUBLIC NUISANCE.** All development located or maintained within any Special Flood Hazard Area after August 8, 1973, in Violation of this ordinance is a public nuisance per se and may be abated, prevented or restrained by action of the Floodplain Board pursuant to this ordinance or other applicable law. (See ARS § 48-3614.)

3.11 **NOTICE OF VIOLATIONS.** If the Chief Engineer finds that a person has engaged or is engaging in development in the floodplain without a floodplain use permit, has engaged or is engaging in any development that is not in compliance with an active floodplain use permit or has damaged or interfered with facilities that are authorized pursuant to A.R.S. Title 48, Chapter 21 without written authorization of the Floodplain Board, the Chief Engineer shall issue a notice of violation to the owner, occupant or manager of the real property on which the development is located or to the person who has damaged or interfered with the facilities. The notice of violation shall identify the violations observed and order the violator to cease and desist any ongoing activity that is not in compliance with the regulations adopted pursuant to this chapter or cease and desist any damage or interference that is not authorized by the Board. The notice of violation shall include the date and time by which the person must mail or deliver a response to the notice of violation.

3.11 **SEVERABILITY.** This Ordinance and its various parts are hereby declared to be severable. Should any part of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any portion thereof other than the part so declared to be unconstitutional or invalid.

ARTICLE 4

ADMINISTRATION

4.1 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR. The Floodplain Board shall by resolution appoint either the Navajo County Deputy Director of Flood Control or a Certified Floodplain Manager to serve as the Floodplain Administrator. In the absence of such appointment or in the event of a vacancy in the office, the Navajo County Engineer shall serve as the Floodplain Administrator.

4.2 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR. Duties of the Floodplain Administrator shall include, without limitation:

A. Review of all Development permits located within Special Flood Hazard Area in order to determine that:

i. The permit requirements of this ordinance have been satisfied.

ii. All other required state and federal permits have been obtained.

iii. The site is reasonably safe from flooding.

iv. The proposed development does not adversely affect the carrying capacity of areas where Base Flood Elevations have been determined but a Floodway has not been designated. "Adversely affects" means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the Water Surface Elevation of the Base Flood more than one foot at any point.

B. Review all development permits for improvements and/ or damages to existing structures to determine if the application of the substantial improvement rules apply, including establishing a definition of market value determination and verifying that the estimated improvement and/ or repair costs are less than 50% of the market value of the structure.

C. Utilize the best available technical data and flood protection methods in enforcing the provisions of this Ordinance.

i. Establish standards and / or policies as necessary to carry out the provisions and accomplish the purpose of this Ordinance. This shall allow for the use of any federal and state statutes, regulations, bulletins, guidelines and standards pertaining to flood control or flood protection measures.

D. When Base Flood Elevation data has not been provided in accordance with Article 3.2, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data available from a federal, state or other source in order to administer Article 5. Any such information shall be consistent with the requirements of FEMA and the Director of ADWR and may be submitted to the

Floodplain Board for adoption or otherwise approved by the Floodplain Board.

E. Obtain, Maintain and make available for public inspection:

i. The certification for elevation required in Articles 5.1.C.i., 5.l.D.4.iv and 5.1.E.

ii. The Floodproofing Certification required in Article 5.1.C.ii.

iii. The certified flood vents openings required in Article 5.1.D.

iv. All permit records for repair of Flood-related damage to Structures on a cumulative basis over the life of the Structure.

v. The certification for additional Development standards, including subdivisions, in Article 5.3.

vi. The Floodway Encroachment Certification required in Article 5.7

vii. A record of all Variance actions, including justification for their issuance, and report such Variances issued in the biennial report submitted to FEMA.

viii. Improvement calculations.

F. Whenever a Watercourse is to be altered or relocated:

i. Notify adjacent Communities and ADWR prior to such alteration or relocation, and submit evidence of such notification to FEMA; and

ii. Require that the Flood-carrying capacity of the altered or relocated portion of said Watercourse is maintained.

G. Base Flood Elevations may increase or decrease resulting from physical changes affecting Flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator shall notify FEMA of the changes by submitting technical or scientific data in accordance with Title 44 of the Code of Federal Regulations, Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting Flooding conditions, risk premium rates and Floodplain management requirements will be based upon current data.

H. Ensure that within 120 days after completion of construction of any flood control protective works which changes the rate of flow during a flood or the configuration of the Floodplain upstream or downstream from or adjacent to the project, the Person responsible for installation of the project provides to the governing bodies of all jurisdictions affected by the project a new delineation of all affected Floodplains. The new delineation shall be done according to the criteria adopted by FEMA.

I. Advise in writing and provide to any city or town having assumed jurisdiction over

its Floodplains in accordance with A.R.S. § 48-3610 a copy of any Development plan of any application for a Development Permit, written authorization or Variance to develop land in a Floodplain or Floodway within one mile of the corporate limits of such city or town. The Floodplain Administrator shall also advise such city or town in writing and provide a copy of any Development plan of any major Development proposed within a Floodplain or Floodway which could affect Floodplains, Floodways or Watercourses within such city's or town's area of jurisdiction. Written notice and a copy of the Development plan shall be sent to such city or town no later than three working days after having been received by the Floodplain Administrator.

J. Notify FEMA of any acquisition, by means of annexation, incorporation or otherwise, of additional areas of jurisdiction.

K. Make interpretations where needed as to the exact location of the boundaries of the Special Flood Hazard Areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). Any Person contesting the location of a boundary shall be given a reasonable opportunity to Appeal the interpretation as provided in Article VI.

L. Take action on Violations of this ordinance as authorized in Article 3.9.

4.3 **ESTABLISHMENT OF DEVELOPMENT PERMIT.** A Development Permit shall be obtained before Development, including placement of a manufactured Home, begins within any Special Flood Hazard Area established in Section 3.2. Application for a Development Permit shall be made on forms furnished by the Floodplain Administrator and may require, without limitation, plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question; existing or proposed Structures, fill, storage of materials, drainage facilities, etc.; and the location of the foregoing. Specifically, the following information is required:

A. Proposed elevation, in relation to Mean Sea Level, of the Lowest Floor (including Basement) of all Structures located in Areas of Special Flood Hazard; in Zone AO, elevation of existing Highest Adjacent Grade and proposed elevation of Lowest Floor of all structures;

B. Proposed elevation in relation to Mean Sea Level to which any nonresidential structure will be floodproofed;

C. Certification by a registered professional engineer or architect that the Floodproofing methods for any nonresidential structure meet the floodproofing criteria in Article 5.1.C.ii;

D. Base Flood Elevation data for subdivision proposals or other development greater than 50 lots or 5 acres, whichever is the lesser; and

E. Description of the extent to which any Watercourse will be altered or relocated as a result of the proposed development.

ARTICLE 5

PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 STANDARDS OF CONSTRUCTION. In all Special Flood Hazard Areas, the following standards are required:

A. Anchoring:

i. All New Construction and Substantial Improvements shall be anchored to prevent flotation, collapse or lateral movement of the Structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

ii. All Manufactured Homes shall meet the anchoring standards of Article 5.5.b.

B. Construction Materials and Methods:

i. All New Construction and Substantial Improvements shall be constructed with materials and utility equipment resistant to Flood damage.

ii. All New Construction, Substantial Improvements and other proposed new Development shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of Flooding and shall be elevated at or above the Regulatory Flood Elevation. This includes the HVAC units located adjacent to the structure.

iii. All New Construction and Substantial Improvements shall be constructed using methods and practices that minimize flood damage; and

iv. Within Zones AH and AO, adequate drainage paths around Structures on slopes shall be provided to guide Flood waters around and away from proposed structures.

C. Elevation and Flood-Proofing:

i. Residential construction. Residential New Construction or Substantial Improvement, shall have the Lowest Floor, including Basement, elevated to or above the Regulatory Flood Elevation:

1. In a Zone AO, the Base Flood Elevation is determined from the FIRM panel. If unspecified, the required elevation is at minimum two (2) feet above highest adjacent grade.

2. In a Zone A where the Base Flood Elevation has not been determined, the Base Flood Elevation is determined locally by the criteria set out in Section 4.2.3.

3. In Zones AE and AH, the Base Flood Elevation is determined from the FIS and/or FIRM.

During the structure's construction phase, a Construction Drawing Elevation Certificate shall be provided indicating that requirements for elevation, flood resistant material, and venting will be met. Upon completion of the Structure and prior to issuance of the Certificate of Occupancy, the elevation of the Lowest Floor including Basement shall be: Certified, via a Finished Construction Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly elevated and/ or vented per Article 5.1.C.l and 5.1.D. Such certification and verification shall be provided to the Floodplain Administrator.

ii. **Nonresidential construction.** Nonresidential New Construction or Substantial Improvement shall either be elevated to conform with Article 5.1.C.i or, together with attendant utility and sanitary facilities, shall:

1. Be Floodproofed below the elevation recommended under Article 5.1.C.i so that the Structure is watertight with walls substantially impermeable to the passage of water; and

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

3. The Floodproofing standards shall be certified by a registered professional engineer or architect utilizing the Floodproofing Certificate;

D. **Flood openings.** All New Construction and Substantial Improvement with fully enclosed areas below the Lowest Floor (excluding Basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to Flooding, shall be designed to automatically equalize hydrostatic Flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following criteria:

i. For non-engineered openings:

1. Have a minimum of two openings, on different sides of each enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

2. The bottom of all openings shall be no higher than one-foot above grade;

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater; or

ii. For engineered openings:

1. Engineered openings (or covers and devices) that are specifically designed and certified by a registered engineer or architect as meeting the required performance and design requirements.

2. Engineered openings (or covers and devices) for which an Evaluation Report has been issued by the International Code Council (ICC) Evaluation Service, Inc. (ICC-ES), a subsidiary of the International Code Council, Inc.

E. Manufactured Homes. Manufactured Homes shall meet the standards in Article 5.5.

F. Accessory Structures (Detached Garages & Storage Structures)

Accessory structures used solely for parking of vehicles or storage may be constructed such that the floor is below the Regulatory Flood Elevation, provided the structure is designed and constructed in accordance with the following requirements:

i. Use of the accessory structure must be limited to parking of vehicles or storage;

ii. The portions of the accessory structure located below the Regulatory Flood Elevation must be built using flood resistant materials;

iii. The accessory structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

iv. Any machinery or equipment servicing the accessory structure must be elevated or floodproofed to or above the Regulatory Flood Elevation;

v. The accessory structure must comply with floodway encroachment provisions in Section 5.7; and

vi. The accessory structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 5.1(D).

Detached garages, storage structures, and other accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.1(A), (B), or (C) as appropriate.

Upon completion of the structure, certification by a registered professional engineer or surveyor that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

G. Fill material. Fill material used to elevate Structures out of the Area of Special Flood Hazard shall meet all the following requirements:

i. The top of the fill material shall at no point be lower than the Regulatory Flood Elevation.

ii. The fill shall extend at least 15 feet beyond the walls or the supporting frame of the Structure.

iii. The fill shall meet the materials requirements and shall be placed and compacted in accordance with the uniform building code as adopted by Navajo County (Navajo County Building Safety Ordinance).

iv. The fill shall be protected against erosion and scour using appropriate materials and methods as approved by the District Engineer.

5.2 STANDARDS FOR STORAGE OF MATERIALS AND EQUIPMENT.

A. The storage or processing of materials that are, in time of flooding, buoyant, flammable, explosive or potentially injurious to human, animal or plant life is prohibited in Special Flood Hazard Areas.

B. Storage of other material or equipment may be allowed if not subject to damage by Floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

5.3 STANDARDS FOR WATER SUPPLY AND WASTE DISPOSAL SYSTEMS

A. All new or replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of Flood waters into the system and discharge from systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

C. Waste disposal systems shall not be installed partly or wholly in a Regulatory Floodway. (Requirement from ARS § 48-3609.)

5.4 STANDARDS FOR SUBDIVISIONS.

A. All preliminary subdivision proposals and other proposed development (including proposals for Manufactured Home parks and subdivisions), greater than *50* lots or five acres, whichever is the lesser, shall identify any Special Flood Hazard Areas and the elevation of the Base Flood.

B. All final subdivision plans will provide the elevation(s) of proposed Structure(s) and pads. If the site is filled above the Base Flood, the final Lowest Floor and pad elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.

C. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.

D. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to flood hazards and at a minimum meet the drainage requirements in the Navajo County Subdivision Regulations and Requirements.

5.5 **STANDARDS FOR MANUFACTURED HOMES.** All Manufactured Homes and Substantial Improvements thereto shall:

A. Be elevated so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the Regulatory Flood Elevation.

B. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include, without limitation, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

C. Upon set up and utility hook ups and prior to issuance of the Certificate of Occupancy, the elevation of the lowest structural member shall be: Certified, via an Elevation Certificate, by a registered professional engineer or surveyor, or verified by the Community Official to be properly elevated and/or vented per Article 5.1.C.l and 5.1.D. Such certification and verification shall be provided to the Floodplain Administrator

5.6 **STANDARDS FOR RECREATIONAL VEHICLES.** All Recreational Vehicles placed on site shall either:

A. Be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use. A Recreational Vehicle is "ready for highway use" if it is on its wheels or jacking system, is attached to the site only by quick- disconnect type utilities and security devices, and has no permanently attached additions; or

B. Meet the permit requirements of Article 4 of this ordinance and the elevation and anchoring requirements for Manufactured Homes in Article 5.5.

5.7 **FLOODWAYS.** Located within Special Flood Hazard Areas established in Section 3.2 are areas designated as Floodways. Since a Floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and Erosion potential, the following special provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

B. If Article 5.7.A is satisfied, all New Construction and Substantial Improvements shall comply with all other applicable Flood hazard reduction provisions of Article 5.

ARTICLE 6

VARIANCE PROCEDURE

6.1 NATURE OF VARIANCES. The variance criteria set forth in this section are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this Ordinance would create a hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristics must pertain to the land itself, not to the Structure, its inhabitants or the property owners.

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses in Special Flood Hazard Areas. This need is so compelling, the potential consequences are so serious, and the implications of the cost of insuring a structure built below the Regulatory Flood Elevation are so severe that variances from the Regulatory Flood Elevation or other requirements of this Ordinance will be rare. Therefore, the variance guidelines provided herein are detailed and contain multiple provisions that must be met before a variance can be granted. These criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

6.2 APPEAL BOARD.

A. The Floodplain Board shall hear and decide appeals and requests for variances from the requirements of this Ordinance. The Floodplain Administrator shall adopt forms and procedures for the filing and hearing of appeals and requests for variances.

B. The Floodplain Board shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, interpretation or determination by the Floodplain Administrator in the enforcement or administration of this Ordinance.

C. In deciding requests for variances, the Floodplain Board shall consider all technical evaluations; all relevant factors, testimony and exhibits; the standards specified in other sections of this Ordinance, and the following as applicable:

i. The danger that materials may be swept onto other lands to the injury of others.

ii. The danger to file and property due to flooding or erosion damage.

iii. The susceptibility of the proposed Structure and its contents to flood damage and the effect of such damage on the individual owner.

iv. The importance to the Community of the services provided by the proposed structure or development.

v. The necessity of a waterfront location to the proposed structure or development.

vi. The availability of alternative locations for the proposed Structure or Development which are not subject to flooding or erosion damage.

vii. The compatibility of the proposed structure or development with existing and anticipated development.

viii. The relationship of the proposed structure or development to the comprehensive plan and Floodplain Management Program for that area.

ix. The safety of access to the property in time of flood for ordinary and emergency vehicles.

x. The height, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

xi. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water system and streets and bridges.

D. Upon consideration of the factors in Article 6.2.C and the purposes of this Ordinance, the Floodplain Board may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance.

E. Any applicant to whom a Variance is granted shall be given written notice over the signature of the Floodplain Administrator that **(1)** the issuance of a variance to construct a Structure below the Regulatory Flood Elevation will result in increased premium rates for Flood insurance up to amounts as high as $25 per $100 of insurance coverage, (2) such construction below the Regulatory Flood level increases the risks to life and property.

F. The Floodplain Administrator shall maintain a record of all Variance actions, including the justification for their issuance.

6.3 CONDITIONS FOR VARIANCES.

A. A Variance shall only be issued:

i. Upon a determination that it is the minimum necessary, considering the flood hazard, to afford relief.

ii. A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

iii. Variances may be issued for the repair, rehabilitation or restoration of Historic Structures, upon a determination that the proposed repair or rehabilitation will not preclude the Historic Structure's continued designation as such and that the variance is the minimum necessary to preserve the historic character and design.

iv. A showing of good and sufficient cause.

v. A determination that failure to grant the variance would result in Hardship to the applicant.

vi. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 2.0 of this Ordinance in the definition of "Functionally Dependent Use."

B. Variances shall not be issued within any designated Floodway if any increase in Flood levels during the Base Flood discharge would result.

C. Generally, Variances may be issued for New Construction and Substantial Improvements to be erected on a lot of ½ acre or less in size that is contiguous to and surrounded by lots with existing Structures constructed below the Regulatory Flood level, providing the requirements of Articles 4 and 5 of this Ordinance have been fully considered. As the lot size increases beyond ½ acre, the technical justification required for issuing the variance increases.

SO ORDAINED by the Board of Directors of the Navajo County Flood Control District on November 12, 2024.

Board of Supervisors Regular **6. a.**

Meeting Date: 11/12/2024

Title: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

Submitted By: Tyler Richards, Planner I

Department: Planning & Development Services

Presented By: Cody Cooper

Motion before the Board:

PUBLIC HEARING: Consideration and possible adoption of **Resolution Number 44-2024,** approving/denying a request by SBA Communications for a Special Use Permit to allow for the construction and operation of a 120' multi-carrier, monopole communication tower and associated facilities, located east of Snowflake.

Background:

This item was heard at the September 24, 2024 Board of Supervisors Hearing, where it was tabled until November 12, 2024.

APN#: 303-93-003, T13N, R22E, S01 of the GSRM. Owner: Willis Ranch LLC. Agent: Reg Destree.

Historically, the subject property and neighboring properties have been utilized for grazing purposes.

This proposal would allow for one (1) 120' monopole wireless communication tower and associated facilities on a 51.16-acre parcel. This tower will be located at least 191' away from all property lines on APN# 303-93-003. The tower and all associated equipment will be in a 100'x100' area, surrounded by an 8' high chain link fence, with associated utility and access easements. The proposal would be an appropriate usage within the Navajo County Zoning Ordinance, if approved for a Special Use Permit.

Recommendation:

Navajo County Planning and Development Services, as well as the Navajo County Planning and Zoning Commission, recommend approval of the Special Use Permit, subject to the conditions listed in the Staff Report.

Attachments

Supervisor Requested Information from Staff

Staff Report

Original Presentation

Application and Site Plan

Reso. Approval

Reso. Denial

Updated Comments

SBA Docs Ltr of Support

SBA Docs Traffic Data

SBA Docs Drive Test Report

SBA Presentation

SBA Online Maps

SBA Justification

Form Review

Inbox	Reviewed By	Date
Brandt Clark	Brandt Clark	09/16/2024 08:06 AM
Form Started By: Tyler Richards		Started On: 09/10/2024 09:50 AM
Final Approval Date: 10/30/2024		


Closest Arterial Street
Photo Simulation Location
E Concho Hwy
E Concho Hwy
E Concho Hwy
Antelope Dr
Norris Rd
Norris Rd
Norris Rd
White Antelope Rd
White Antelope Rd
Reata Ln
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NAVAJO COUNTY PLANNING & DEVELOPMENT
DEPARTMENT

STAFF REPORT

BOARD OF SUPERVISORS

Hearing Date: **September 24th, 2024**

Case No: **SUP 24-006**

Action: **Special Use Permit**

Applicant/Owner: **SBA Communications/Willis Ranch LLC**

Project Name: **SBA WHITE ANTELOPE WIRELESS COMMUNICATION FACILITY**

EXECUTIVE SUMMARY

Recommendation: Staff recommends approval of the Special Use Permit, subject to the conditions of this Staff Report. The Navajo County Planning and Zoning Commission recommends approval of the Staff Report, subject to the conditions of this Staff Report.

Location: The property is located east of Snowflake, on APN# 303-93-003.

Size: One (1) parcel totaling 51.16 acres.

Supervisor District: III.

Zoning: Commercial-Residential (C-R).

Property Owners: Willis Ranch LLC.

Applicant: SBA Communications.

Representative: Reg Destree.

REQUEST DESCRIPTION:

Consideration of a request by SBA Communications for a Special Use Permit to allow for the construction and operation of a 120' multi-carrier, monopole communication tower and associated facilities, located east of Snowflake. **APN#:** 303-93-003, T13N, R22E, S01 of the GSRM. **Owner:** Willis Ranch LLC. **Agent:** Reg Destree.

GENERAL CHARACTER OF NEIGHBORHOOD:

The subject property is located east of Snowflake. Adjoining this property to the south is the E. Concho Highway. To the west and the north of this property is State Land. To the east and south of this property

are other vacant, Commercial-Residential (C-R) zoned properties.

BACKGROUND/HISTORY:

Historically, the subject property and neighboring properties have been utilized for grazing purposes.

This proposal would allow for one (1) 120' monopole wireless communication tower and associated facilities on a 51.16-acre parcel. The proposal would be an appropriate usage within the Navajo County Zoning Ordinance, if approved for a Special Use Permit.

PROJECT DESCRIPTION:

The proposed project is a 120' monopole wireless communication tower and its associated facilities. This tower will be located at least 191' away from all property lines on APN# 303-93-003. The tower and all associated equipment will be in a 100'x100' area, surrounded by an 8' high chain link fence, with associated utility and access easements.

ZONING DISTRICT:

ARTICLE 15 – (C-R) – COMMERCIAL-RESIDENTIAL ZONING DISTRICT

Section 1501 – Purpose

The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some uses of a light manufacturing nature.

ZONING ORDINANCE:

Article 20 – Special Uses and Planned Unit Developments

Section 2001 – Special Uses

> The Board of Supervisors may permit as a Special Use the following uses in zoning districts from which they are otherwise prohibited by this Ordinance, unless any such use is further prohibited by this Article.
>
> > 34. Television, wireless towers, and radio transmitter towers and stations, subject to approval by Federal Regulatory Agencies.

Article 25 – General Provisions

Section 2521 – Wireless Communication Facilities

> The purpose of this Section is to establish rules and regulations for the siting of wireless

communication facilities. The goals of this Section are to provide for the development of wireless communication services County-wide by:

1. Considering public safety, health, and welfare.

2. Considering impact on adjacent properties.

3. Encouraging configuration which minimizes additional visual impact through proper siting, design, landscape, and camouflage techniques.

COMPREHENSIVE PLAN/AREA PLAN:

Comprehensive Plan

Land Use Element

Goal 6: **Maintain compatible land use patterns while encouraging free market development.**

Policy 6-B: Consider, if needed, providing for buffers between different land uses including, but not limited to, setbacks, walls or fences, and landscaping.

- The applicant has indicated they will set back their wireless communication tower a minimum of 191' from all property lines, which exceeds the requirements of the Navajo County Zoning Ordinance for facilities located on parcels that are not residentially designated. Additionally, the applicant has indicated they will construct an 8ft. chain link fence, acting as a buffer between the proposed tower and adjacent properties.

Goal 9: **Actively plan to accommodate growth in Navajo County in an appropriate manner.**

Policy 9-F: Encourage development/installation of technology improvements including, but not limited to, high speed Internet lines and other communications improvements in Navajo County.

- The applicant is proposing the addition of this wireless communication tower and associated facilities to improve rural broadband and overall connectivity.

Analysis:

The proposed special use meets all relevant goals and policies of the Navajo County Zoning Ordinance and the Navajo County Comprehensive Plan as described above. This project, and its submittal, meet all requirements of Section 2521 of the Navajo County Zoning Ordinance, which regulates wireless communication facilities.

Planning and Development Services Staff have received 14 public comments in opposition of this project as of September 10th, 2024.

FINDINGS OF FACT:

1. The item has been properly noticed and posted in compliance with Arizona Revised Statutes

and Article 29.

This item was posted in the September 4th, 2024, edition of the Holbrook Tribune. Postcards were mailed to neighbors within 300 feet of the property. The property was posted with public hearing notices, in accordance with the Navajo County Zoning Ordinance and Arizona Revised Statutes.

2. **The proposal is in compliance with the Comprehensive Plan.**

   The proposed project meets all applicable goals within Navajo County's Comprehensive Plan, as noted within this report.

3. **The proposed use is compatible with the permissible uses in the zoning district in which the property is located.**

   The proposed use is compatible with permissible uses within the Commercial-Residential zoning district.

4. **The proposed use is compatible with the current and likely future uses of properties in the vicinity of the proposed use.**

   The proposed use has been determined to be compatible with current and likely future uses per the Navajo County Zoning Ordinance.

5. **The proposed use will have minimal adverse effects on the public health, safety, and general welfare of properties in the vicinity of the proposed use.**

   Given the nature of the property and the zoning in the area, there should be minimal adverse effects on the public health, safety, and general welfare of properties in the vicinity of the proposed use.

PUBLIC WORKS AND OTHER COUNTY DEPARTMENTS' COMMENTS:

COUNTY ATTORNEY:
Initial: B.C. Date:

ENGINEERING AND TRAFFIC:
Initial: W.F. Date:

DRAINAGE & FLOOD CONTROL:
Initial: D.P. Date:

PLANNING AND DEVELOPMENT:
Initial: C.C. Date:

PLANNING AND DEVELOPMENT SERVICES RECOMMENDATION:

Navajo County Planning and Development Services Staff recommend approval of the Special Use Permit, subject to the following conditions. The Navajo County Planning and Zoning Commission recommends approval of the Special Use Permit, subject to the following conditions:

1. This Special Use Permit shall permit 1 (one) monopole wireless communication tower, not to exceed 120 feet in height, and accessory structures necessary for operation of the tower on the subject property.

2. The applicant shall obtain a Building Permit from Navajo County for such tower and facilities prior to commencing construction.

3. The applicant shall meet all State and Federal requirements concerning communication towers prior to any building permits being issued.

4. The tower shall be constructed as a monopole, as indicated in the supplied plans. The owner of the tower shall maintain the tower, antennae as necessary.

5. A fence of material acceptable to the Planning and Development Services Director shall be constructed to enclose the base of the tower and necessary accessory structures.

6. A Geotechnical Report for the Access Easement shall be submitted and approved.

7. The permitted Special Use shall be allowed to occur per the attached/approved site plan. Any expansion or change of the Special Use shall require an amendment to this permit.

8. If the permitted Special Use is not utilized within a twelve (12) month period, from the date of Board approval, this permit shall become null and void.

9. Should the operator decide to abandon the use of the tower, they shall notify Navajo County Planning and Development Services that the tower is no longer being utilized.

10. If the tower is no longer being utilized, the property owner shall cause, at their expense, the removal of all components of this tower within a 90-day period.

11. The owner shall provide reasonable cooperation to other public and private users who may be interested in collocation on this tower and shall consider such collocation upon commercially reasonable terms, unless such collocation is not technically feasible.

12. This Special Use Permit shall be personal to the permittee and applicable only to the specific use and to the specific property for which it is issued. Upon completion and final inspection by the Planning and Development Services Director (or designee) of any authorized structures, signifying that all zoning and site development requirements imposed in connection with the permit have been satisfied, the Special Use Permit shall thereafter be transferable and shall run with the land, whereupon the maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this title, shall be the responsibility of the property owner.

13. This Special Use Permit and the subject site shall be reviewed and inspected by Planning and Development Staff on the fifth (5^{th}) anniversary of Board of Supervisors approval and every five (5) years thereafter to ensure the site is being utilized as approved and is in compliance with all conditions contained herein. If the subject site is found to be out of compliance with these conditions, this Special Use Permit and its privileges may be revoked.

NAVAJO COUNTY

BOARD OF SUPERVISORS

Public Meeting
09-24-2024, 9:00AM

BOARD OF SUPERVISORS AGENDA ITEM

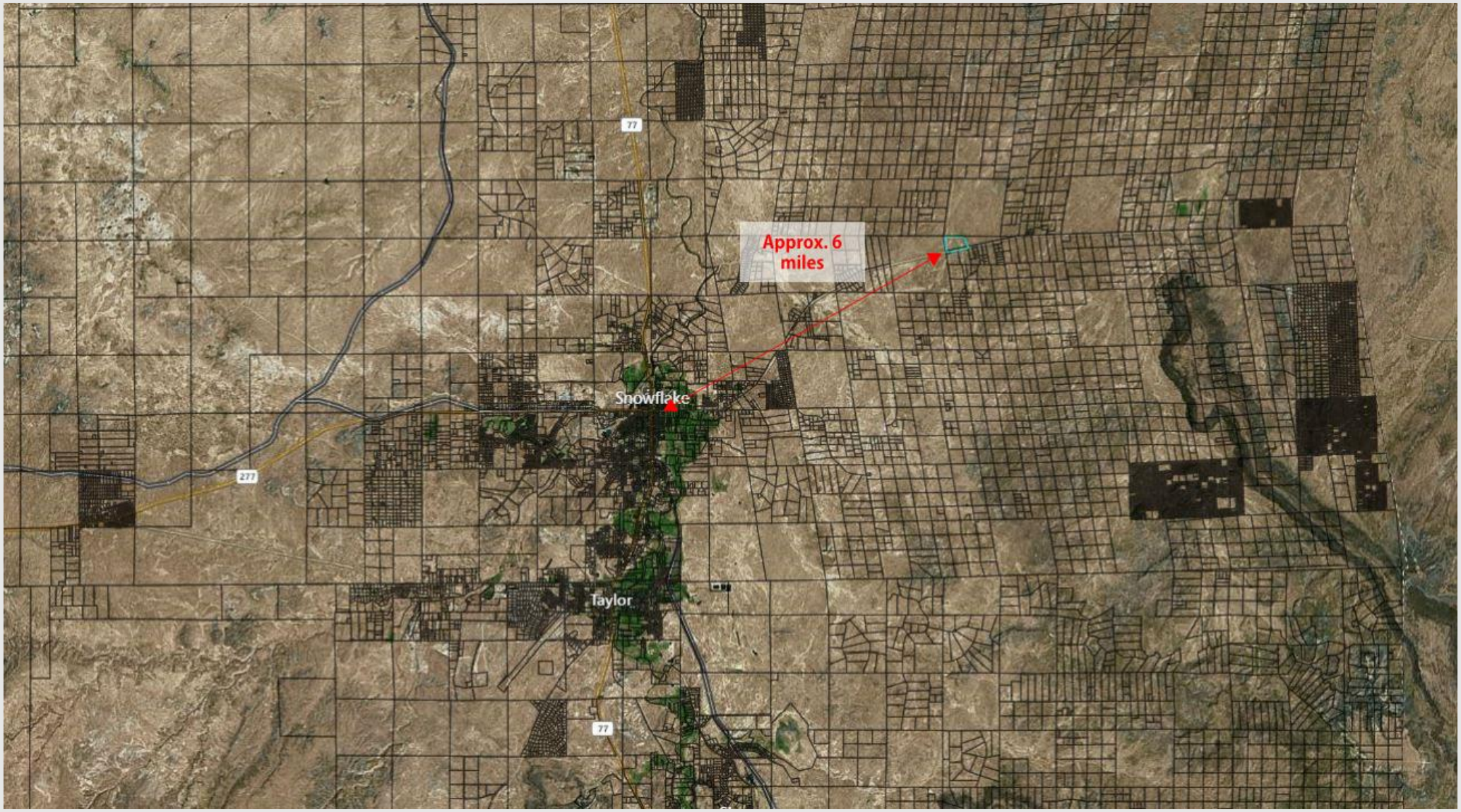
SUP 24-006: WHITE ANTELOPE WIRELESS COMMUNICATION FACILITY

Consideration of a request by SBA Communications for a Special Use Permit to allow for the construction and operation of a 120’ multi-carrier, monopole communication tower and associated facilities, located east of Snowflake. APN#: 303-93-003, T13N, R22E, S01 of the GSRM. Owner: Willis Ranch LLC. Agent: Reg Destree.

PROJECT SUMMARY

- Area – APN # 303-93-003
- Parcel Size – 51.16 acres
- Zoning: Commercial-Residential (C-R)
- Owner: Willis Ranch, LLC
- Project Components
  - One 120’ monopole wireless communication tower and associated facilities
  - Located at least 191’ from all property boundaries
  - Located within 100’x100’ lease area
  - Surrounded by 8’ chain link fence

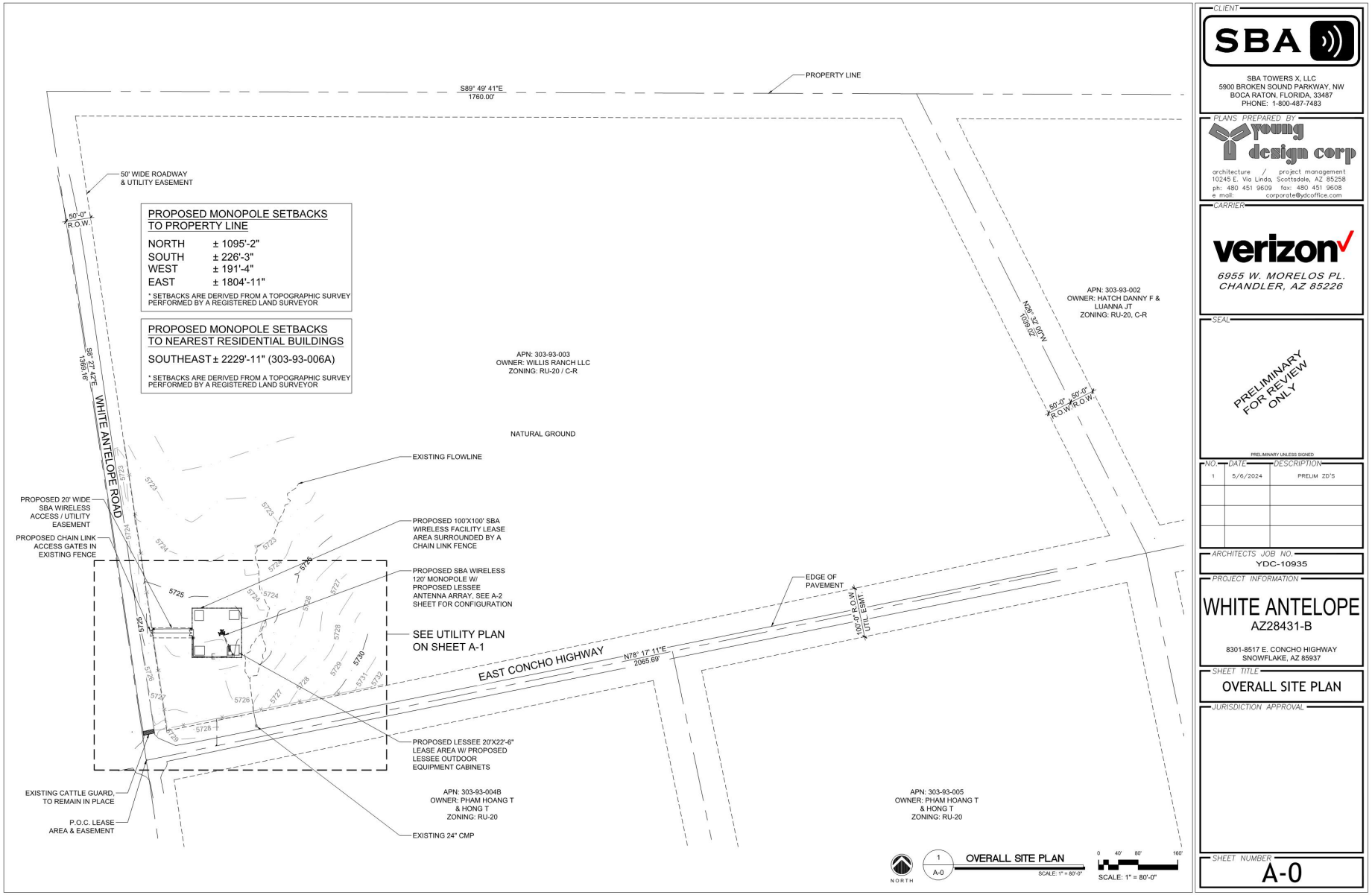
VICINITY MAP



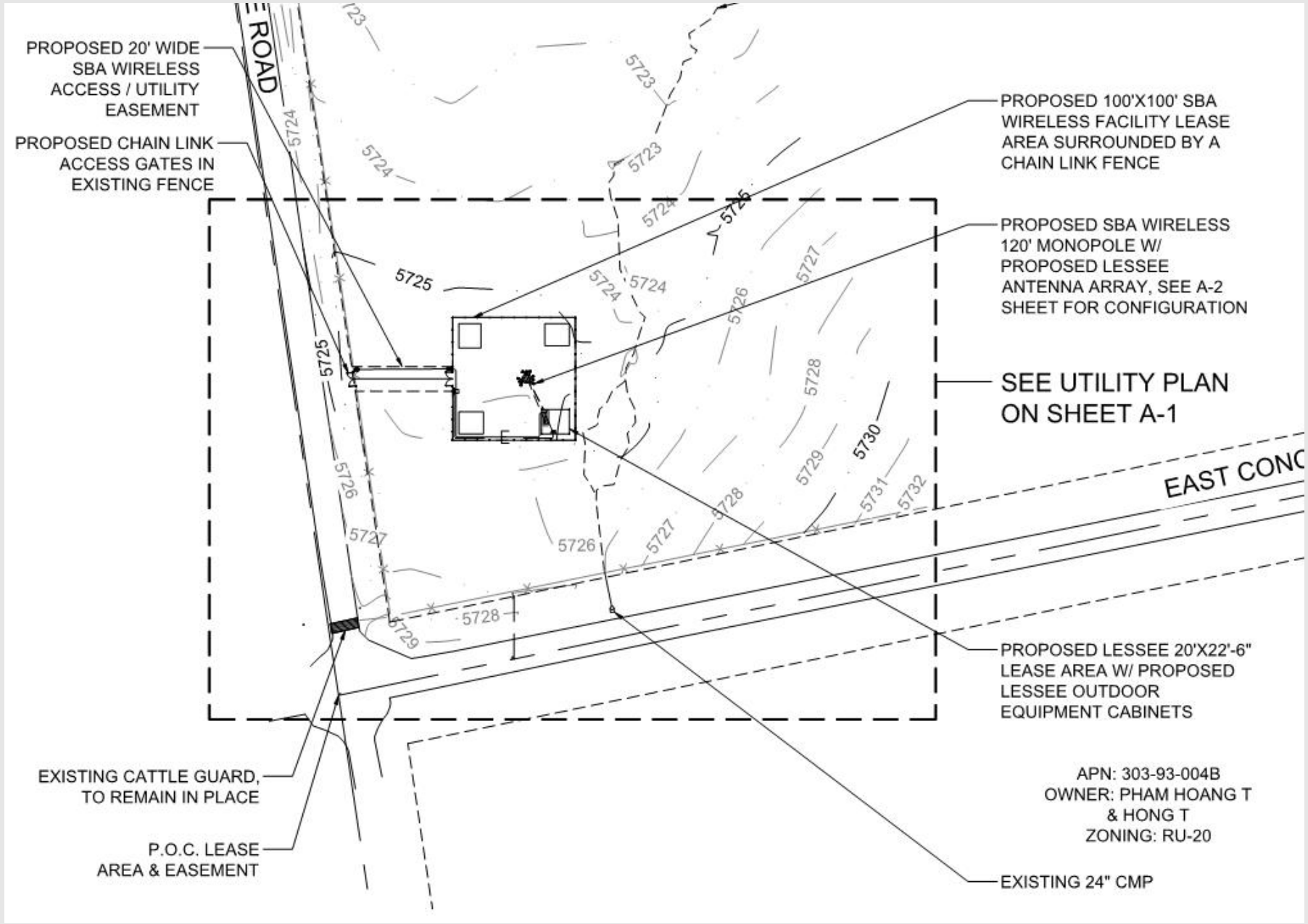
AERIAL


Antelope Dr
Antelope Dr
E Concho Hwy
E Concho Hwy
E Concho Hwy

SITE PLAN


PROPERTY LINE
S89° 49' 41"E
1760.00'
50' WIDE ROADWAY
& UTILITY EASEMENT
50'-0" R.O.W.
PROPOSED MONOPOLE SETBACKS TO PROPERTY LINE
NORTH ± 1095'-2"
SOUTH ± 226'-3"
WEST ± 191'-4"
EAST ± 1804'-11"
* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR
PROPOSED MONOPOLE SETBACKS TO NEAREST RESIDENTIAL BUILDINGS
SOUTHEAST ± 2229'-11" (303-93-006A)
* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR
APN: 303-93-003
OWNER: WILLIS RANCH LLC
ZONING: RU-20 / C-R
APN: 303-93-002
OWNER: HATCH DANNY F & LUANNA JT
ZONING: RU-20, C-R
N26° 22' 07"W
1038.02'
50'-0" R.O.W.
50'-0" R.O.W.
S8° 27' 42"E
1369.16'
WHITE ANTELOPE ROAD
NATURAL GROUND
EXISTING FLOWLINE
PROPOSED 20' WIDE SBA WIRELESS ACCESS / UTILITY EASEMENT
PROPOSED CHAIN LINK ACCESS GATES IN EXISTING FENCE
PROPOSED 100'X100' SBA WIRELESS FACILITY LEASE AREA SURROUNDED BY A CHAIN LINK FENCE
PROPOSED SBA WIRELESS 120' MONOPOLE W/ PROPOSED LESSEE ANTENNA ARRAY, SEE A-2 SHEET FOR CONFIGURATION
SEE UTILITY PLAN ON SHEET A-1
EDGE OF PAVEMENT
100'-0" R.O.W. UTIL. EASMT.
EAST CONCHO HIGHWAY
N78° 17' 11"E
2065.69'
PROPOSED LESSEE 20'X22'-6" LEASE AREA W/ PROPOSED LESSEE OUTDOOR EQUIPMENT CABINETS
EXISTING CATTLE GUARD, TO REMAIN IN PLACE
P.O.C. LEASE AREA & EASEMENT
APN: 303-93-004B
OWNER: PHAM HOANG T & HONG T
ZONING: RU-20
EXISTING 24" CMP
APN: 303-93-005
OWNER: PHAM HOANG T & HONG T
ZONING: RU-20
NORTH
1
A-0
OVERALL SITE PLAN
SCALE: 1" = 80'-0"
0 40' 80' 160'
SCALE: 1" = 80'-0"
CLIENT
SBA
SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483
PLANS PREPARED BY
young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com
CARRIER
verizon
6955 W. MORELOS PL.
CHANDLER, AZ 85226
SEAL
PRELIMINARY FOR REVIEW ONLY
PRELIMINARY UNLESS SIGNED
NO. DATE DESCRIPTION
1 5/6/2024 PRELIM ZD'S
ARCHITECTS JOB NO.
YDC-10935
PROJECT INFORMATION
WHITE ANTELOPE
AZ28431-B
8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937
SHEET TITLE
OVERALL SITE PLAN
JURISDICTION APPROVAL
SHEET NUMBER
A-0

SITE PLAN


PROPOSED 20' WIDE SBA WIRELESS ACCESS / UTILITY EASEMENT
PROPOSED CHAIN LINK ACCESS GATES IN EXISTING FENCE
PROPOSED 100'X100' SBA WIRELESS FACILITY LEASE AREA SURROUNDED BY A CHAIN LINK FENCE
PROPOSED SBA WIRELESS 120' MONOPOLE W/ PROPOSED LESSEE ANTENNA ARRAY, SEE A-2 SHEET FOR CONFIGURATION
SEE UTILITY PLAN ON SHEET A-1
EAST CONC
PROPOSED LESSEE 20'X22'-6" LEASE AREA W/ PROPOSED LESSEE OUTDOOR EQUIPMENT CABINETS
APN: 303-93-004B
OWNER: PHAM HOANG T & HONG T
ZONING: RU-20
EXISTING CATTLE GUARD, TO REMAIN IN PLACE
P.O.C. LEASE AREA & EASEMENT
EXISTING 24" CMP
5723
5724
5725
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5727
5728
5729
5730
5731
5732

ELEVATION

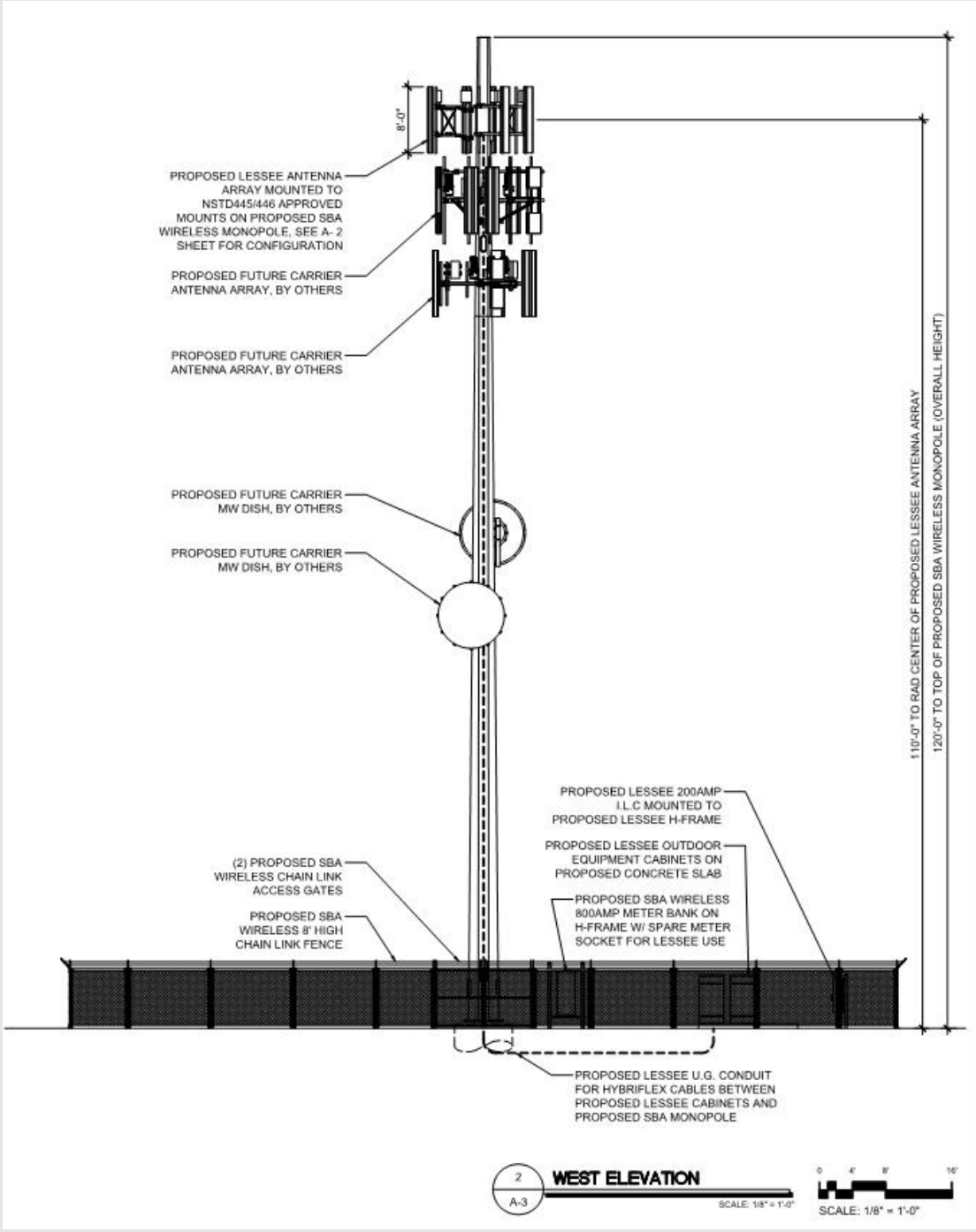

8'-0"
PROPOSED LESSEE ANTENNA ARRAY MOUNTED TO NSTD445/446 APPROVED MOUNTS ON PROPOSED SBA WIRELESS MONOPOLE, SEE A- 2 SHEET FOR CONFIGURATION
PROPOSED FUTURE CARRIER ANTENNA ARRAY, BY OTHERS
PROPOSED FUTURE CARRIER ANTENNA ARRAY, BY OTHERS
PROPOSED FUTURE CARRIER MW DISH, BY OTHERS
PROPOSED FUTURE CARRIER MW DISH, BY OTHERS
110'-0" TO RAD CENTER OF PROPOSED LESSEE ANTENNA ARRAY
120'-0" TO TOP OF PROPOSED SBA WIRELESS MONOPOLE (OVERALL HEIGHT)
PROPOSED LESSEE 200AMP I.L.C MOUNTED TO PROPOSED LESSEE H-FRAME
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINETS ON PROPOSED CONCRETE SLAB
(2) PROPOSED SBA WIRELESS CHAIN LINK ACCESS GATES
PROPOSED SBA WIRELESS 800AMP METER BANK ON H-FRAME W/ SPARE METER SOCKET FOR LESSEE USE
PROPOSED SBA WIRELESS 8' HIGH CHAIN LINK FENCE
PROPOSED LESSEE U.G. CONDUIT FOR HYBRIFLEX CABLES BETWEEN PROPOSED LESSEE CABINETS AND PROPOSED SBA MONOPOLE
2
A-3
WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

PHOTO SIM

PROPOSED VIEW 1

SBA

young design corp
architecture project management



PHOTOSIMULATIONS PROVIDED BY YOUNG DESIGN CORP - 10245 E VIA LINDA #211 - SCOTTSDALE, AZ 85258

RECOMMENDATION

Navajo County Planning and Development Services Staff, as well as the Planning and Zoning Commission, recommend approval of the Special Use Permit for White Antelope Wireless Communication Facility, subject to 13 conditions:

1. SUP shall permit 1 monopole wireless communication tower, not to exceed 120ft in height, and accessory structures.
2. Applicant shall obtain Building Permit for tower and facilities before construction.
3. Applicant shall meet all State and Federal requirements for WCFs.
4. Tower shall be constructed as monopole, maintained by owner of tower.
5. A Fence of acceptable material shall be constructed.
6. A Geotechnical Report shall be submitted and approved.
7. SUP shall be allowed to occur per approved site plan. Any expansion/change of Special Use shall require amendment.
8. SUP to be utilized within 12 months.

NAVAJO COUNTY
PLANNING & DEVELOPMENT SERVICES

Post Office Box 668 - 100 W. Public Works Dr.
Holbrook, Arizona 86025
(928) 524-4100 FAX (928) 524-4122

SPECIAL USE PERMIT APPLICATION

OWNER INFORMATION:

OWNER'S NAME: Willis Ranch, LLC

CONTACT PHONE NO.: 928-243-8788 E-MAIL: willisranch17@gmail.com

MAILING ADDRESS: 205 E. Larson

CITY: Snowflake STATE: AZ ZIP CODE: 85937

AGENT/POINT OF CONTACT INFORMATION:

CONTACT'S NAME: Reg Destree

COMPANY NAME: Destree Development for SBA Communications

CONTACT PHONE NO.: (602) 349-6930 E-MAIL: destreedevelopment@gmail.com

MAILING ADDRESS: 22831 N. 21st St

CITY: Phoenix STATE: AZ ZIP CODE: 85024

SITE & PROPOSAL INFORMATION:

PROJECT NAME: SBA White Antelope

PRESENT USE OF PROPERTY: Grazing Land

PROPOSED USE OF PROPERTY: 120' Multi-carrier wireless monopole within a 100' x 100' chain link compound

LEGAL DESCRIPTION: T 13 N – R 22 E, SECTION 1, ASSESSOR PARCEL NO.: 30393003

SUBDIVISION NAME: Ranch of the White Mountain #8 LOT: 246

RURAL ADDRESS: 8454 E. Concho Hwy, Snowflake, AZ 85937 AREA: 6 miles NE of Snowflake

PARCEL SIZE: 51.16 Ac DATE OF OWNERSHIP: 1/4/22

CURRENT ZONING: (Please check appropriate Zoning Classification)

☐ A-Gen	☐ RU-20	☐ RU-10	☐ RU-5	☐ RU-1	☐ R1-43	☐ R1-10
☐ R-2	☐ R-3	☒ C-R	☐ I-1	☐ I-2	☐ Special Development	

PROPOSED ZONING:

☐ A-Gen	☐ RU-20	☐ RU-10	☐ RU-5	☐ RU-1	☐ R1-43	☐ R1-10
☐ R-2	☐ R-3	☒ C-R	☐ I-1	☐ I-2	☐ Special Development	

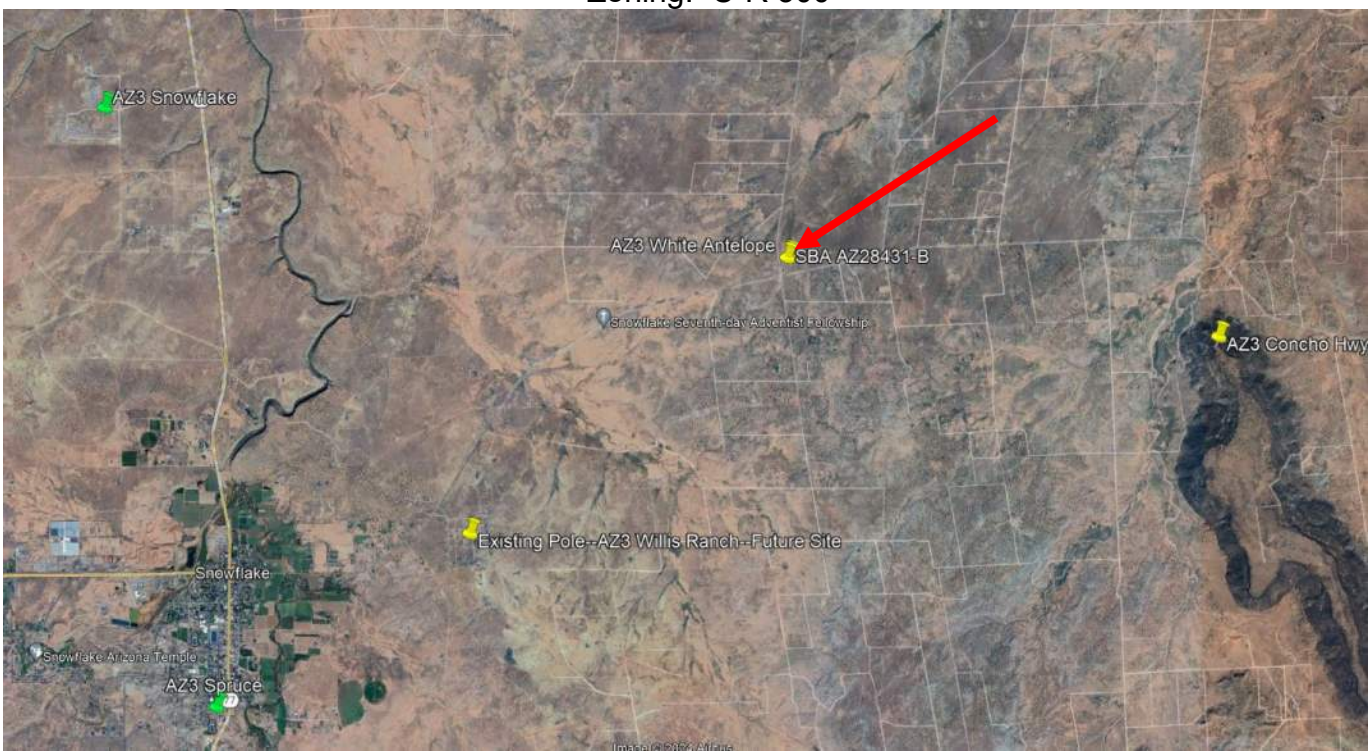
CALCULATED FEE: _____ ($600.00 plus $50 per acre.)

PROJECT NARRATIVE

FOR

SBA AZ28431-B White Antelope
120’ Multi-Carrier Communications Pole

8454 E. Concho Hwy
Snowflake, AZ 85937
APN: 303-93-003
Jurisdiction: Navajo County
Zoning: C-R 300



Green Pins denote existing Verizon sites. Yellow Pins denote sites under development.
Arrow Points to Proposed Site

Submitted by:
Reg Destree
Destree Development, LLC
22831 N. 21st St
Phoenix, AZ 85024
602-349-6930 (mobile)
destreedevelopment@gmail.com

June 28th, 2024

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Navajo County, Verizon Wireless has engaged SBA Communications to develop several sites within the County to improve coverage and capacity for Verizon's network. This approach is being used to allow for the County to be built out faster than if Verizon was developing the sites directly. SBA is one of a few companies who have been engaged for different locations throughout the County as part of an overall development plan meant to improve rural broadband and overall connectivity. SBA is a large tower development and management firm with sites throughout the Country and many within Arizona.

This proposal is for a new site along Snowflake-Concho Highway about 6 miles northeast of Snowflake. This site is meant to work in conjunction with the existing sites to the north of Snowflake, in Snowflake and sites under development by others east and southwest along Snowflake-Concho Highway. This is part of an overall plan to cover the entirety of the road from Snowflake to Concho.

This site is meant to ensure good in-building coverage for the homes in this area as well as offer coverage north along Antelope and east and southwest along Snowflake-Concho Highway.

While the anchor tenant will be Verizon Wireless, the structure is being developed to handle additional carriers if they choose to use it in the future. There are three other carriers operating in this market. There are currently towers 4 miles east and 4 miles southwest from this site and it is likely tenants on those towers would be future tenants on this site as they densify their networks.

The primary focus for coverage and capacity was in more densely populated areas and along major thoroughfares within the last 5-10 years. As areas such as this have become more populated and technologies have advanced, it is becoming necessary to build additional structures to accommodate coverage for residents, visitors and travelers in these areas. This area is becoming more populated and the road takes fairly heavy traffic. This site is almost exclusively a coverage site but will offer residents an excellent opportunity for high-capacity data at their homes.

A before and after coverage map has been included with this submittal to demonstrate the anticipated coverage improvements for Verizon Wireless. Verizon's plan consists of a site up on the ridgeline to the east, which was previously approved by the County, continued use of the site in Snowflake, and the site just north of town and future collocation on the monopole about 4 miles southwest of here, as capacity infill is needed.

SBA is requesting a Special Use Permit for a 120' tall multi-carrier wireless monopole within a 100' x 100' compound. There will be ground equipment within the compound. Access will come from White Antelope Road and power and fiber are also expected to come from the road.

Site Description

The subject parcel is over 50 acres with White Antelope Road along its western edge and Snowflake-Concho Hwy along its south. This parcel is owned by Willis Ranch and used for cattle grazing. The southern 300 feet of the property (along the Highway) is zoned C-R 300. This proposed site is within that area.

The compound is in the southwest corner of the parcel. The compound is set back to ensure the pole meets at least a 1:1 setback from property lines. There are no homes directly abutting this parcel and the nearest homes to this proposed location are about 2,200' to the east and southeast on the other side of Snowflake-Concho Highway.

This location on this parcel offers good access, availability of utilities and year-round access from maintained roads while maintaining a good separation from current rural residential uses and being very well situated to meet the carrier's coverage objectives.

Site History

Verizon Wireless has been working on providing coverage in Navajo County for many years. That often involves a few new sites each year. Now that 5G is being deployed to provide rural broadband coverage throughout much of Navajo County, Verizon has a need for several sites within the next year or two. Verizon approached several tower developers about different sites throughout the County. SBA is one of the two main tower developers and currently is looking at this site. The location in question is a targeted location requested by Verizon. As mentioned above it is equidistant to the two nearest sites and likely will be used by other carriers in the future as they further develop their networks.

The original proposed location by the carrier was actually just south of Snowflake-Concho Highway about 500'. That area is similar grazing land but that side of the highway is more developed with homes than the north side of the highway. Due to this we looked mainly on the north side of the highway. In an attempt to tie in with the commercial corridor we looked to stay fairly close to the road. We did check to make sure there was no County land in the area of this site as that would have become our target. The only governmentally-owned land we came across was AZ State Land. The private land being proposed is far more viable than State Land which is used for grazing and not allotted for Leasing.

This location was chosen and a Lease agreement was entered into with the landowners. The candidate was submitted to the carrier and they have approved this location. That was not surprising given the proximity to their original search location.

Description of Proposal

The proposed site development includes placement of panel antennas on a new 120' monopole. The panel antennas are used for coverage to communicate with phones and other devices. The 120' is meant to provide a site which meets the needs of Verizon but does leave additional space for at least two additional carriers to collocate in the future. Verizon's antennas are proposed at 110' on the pole to maximize integration with the two nearest existing sites as well as the site under development 4 miles to the east. The pole will be structurally capable of handling additional carriers and there is sufficient space in the compound for ground equipment for those carriers.

The proposed location is not centered in the parcel as we were looking to stay within the commercial corridor along the Highway. The pole is more than 1:1 from all property lines and the parcel is surrounded by grazing land to the north and east. The land is bordered by Snowflake-Concho Highway to the south with undeveloped land beyond that. The region's mailboxes are just to the west on White Antelope road with grazing land to the west beyond that. The closest home is 2,200' east of the site.

The 100' x 100' compound is located in the southwest portion of the property. The pole is a bit offset to the east in the compound to maximize setbacks. The pole exceeds a 1:1 setback from all property lines.

The Verizon radio equipment will be on a small outdoor platform or pad. The site will likely have an emergency back-up generator. The site has commercial power which will come from the existing power poles which cross White Antelope Road about 2,000' south of Snowflake-Concho Highway. It appears that fiber backhaul is available as well along the south side of the road.

The site will take about 60-90 days to construct, and once complete, will be visited approximately once per month for maintenance. This development is unoccupied and does not involve water or sewer.

There will not be any changes to existing watercourses or an impact on off-site discharge of rainwater. We've located the site to ensure it stays out of a drainage area on this property.

Citizen Participation Plan

As part of our overall development plan, we hosted a neighborhood meeting on site on the evening of June 13th from 5PM to 7PM.

Notice was sent to all property owners within 300' of the property and I also sent a copy of the letter to staff. I did not receive any feedback prior to the meeting. I had a few visitors at the meeting and they were all curious passers-by as this intersection is pretty busy and has the mailboxes for the area.

There were four people to whom I spoke. Three of them actually signed the sign-in sheet as they wanted to voice their support for improved coverage in the area. They were not neighbors that are directly adjacent but one did point to his house which was to the NW about a mile. The fourth person was in support but didn't sign the form.

If any feedback is received from the 10 notices I sent out I will let staff know. No feedback has been received as of the date of this Narrative.

Conclusion

This type of facility requires a Special Use Permit in Navajo County. This proposal meets the letter and intent of the Ordinance, including the recently adopted language. SBA is requesting a Special Use Permit. This site will benefit ranchers, residents, visitors and travelers in this area.

OWNER'S AFFIDAVIT:

I, (print name) LAMAR WILLIS, for WILLIS RANCH, LLC, being duly sworn, depose and say that I am an owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

Lamar Willis
Owner's Signature

STATE OF ARIZONA)
) SS
COUNTY OF Navajo)

Sworn and subscribed before me on this 28th Day of June, 20 24

Matthew R Boone
Notary Public

MATTHEW R BOONE
Notary Public - Arizona
Navajo County
Commission # 591095
My Comm. Expires Oct 28, 2024

Oct 28, 2024
My Commission Expires

FOR STAFF USE ONLY:

ACCEPTED BY: _____ DATE: _____

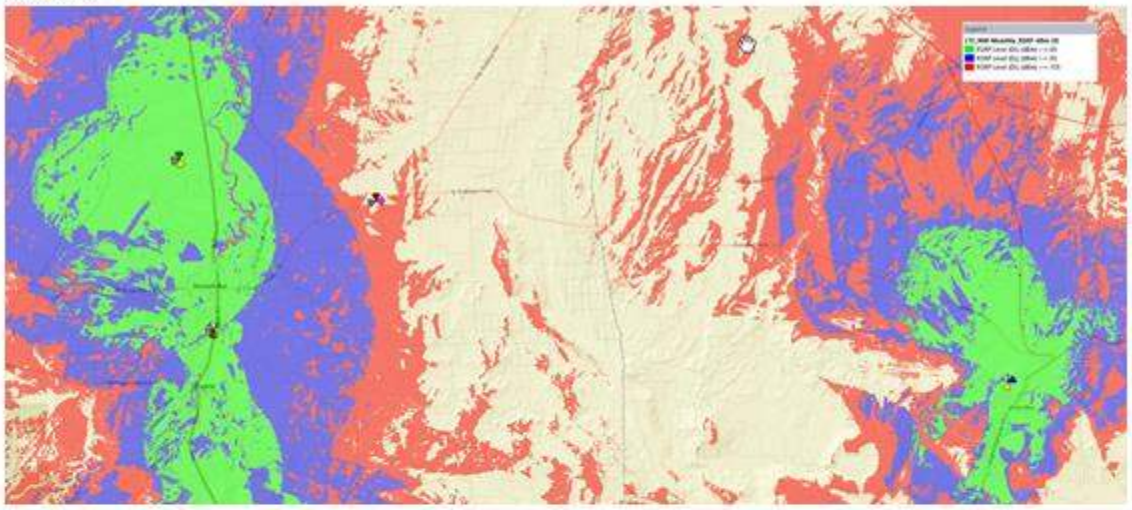
SUBMITTAL APPROVED: _____ DATE: _____

CASE NO.: SUP_____ ACTION: ☐ GRANT ☐ DENY ☐ WITHDRAWN

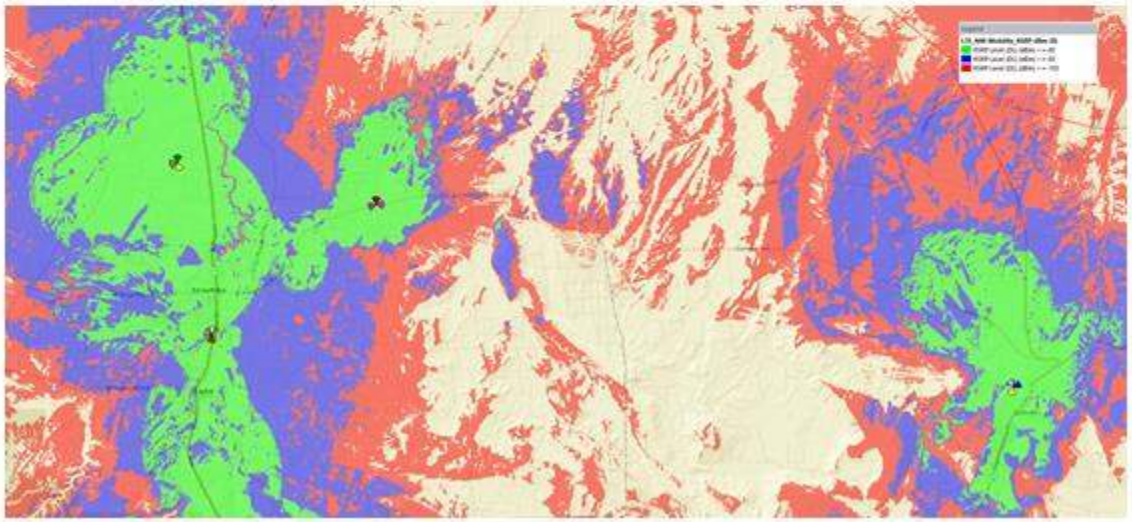
NOTES / STIPULATIONS: _____

AZ28431-B - White Antelope - Coverage Maps

Before



After



verizon

May 17, 2024
Navajo County
Planning and Development Services
100 Public Works Drive
Holbrook, AZ 86025

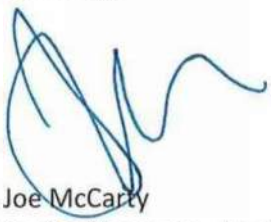
To whom it may concern,

This proposed Verizon tower, AZ3 White Antelope, is needed to improve wireless coverage and capacity in nearby communities and roadways. Due to the natural and man-made obstacles in this area, a minimum height of 125' is required for the RF signal to overcome those challenges.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

Sincerely,



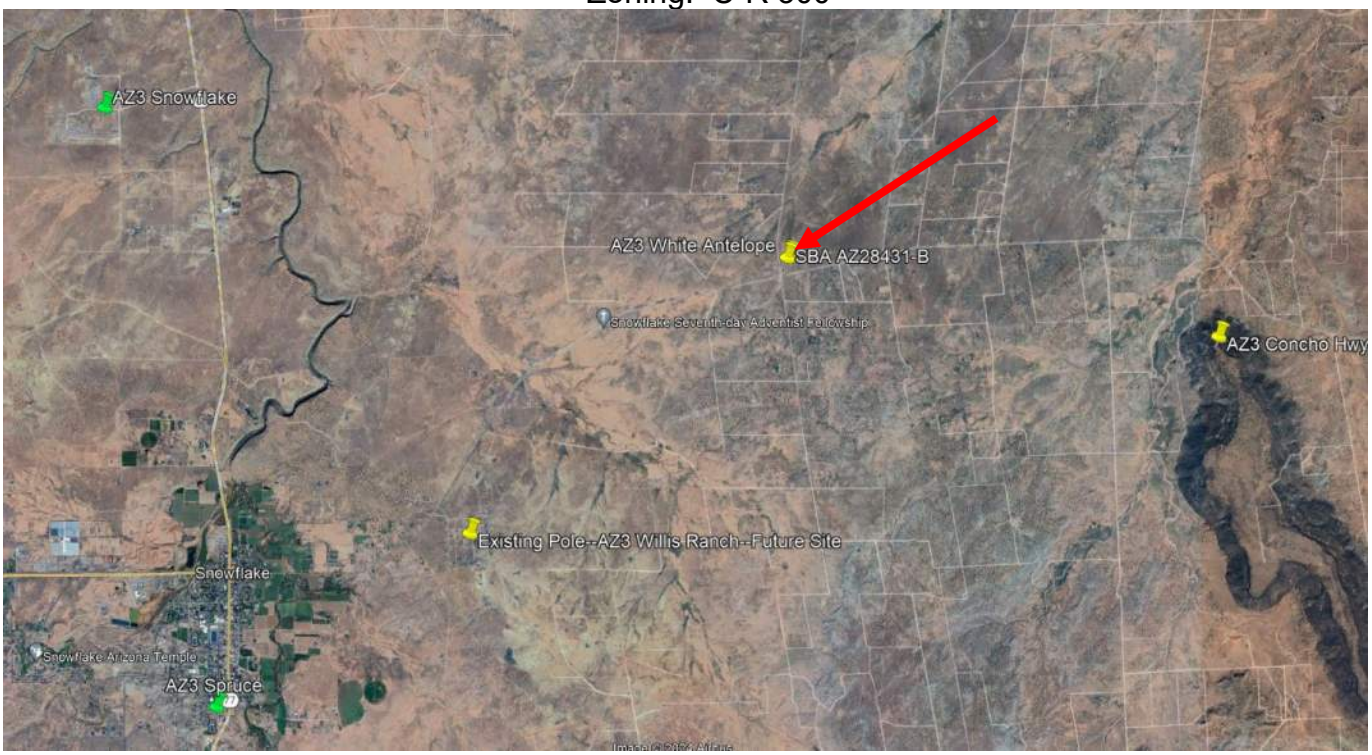
Joe McCarty
Senior Manager – Real Estate
Verizon - Southwest Network Engineering
6955 W Morelos Place
Chandler, AZ 85226

Neighborhood Meeting Notice—6/13 5:00-7:00PM on-site—Northeast Corner White Antelope Rd/Snowflake-Concho Hwy

FOR

SBA AZ28431-B White Antelope
120’ Multi-Carrier Communications Pole

8454 E. Concho Hwy
Snowflake, AZ 85937
APN: 303-93-003
Jurisdiction: Navajo County
Zoning: C-R 300



Green Pins denote existing Verizon sites. Yellow Pins denote sites under development.
Arrow Points to Proposed Site

Submitted by:
Reg Destree
Destree Development, LLC
22831 N. 21st St
Phoenix, AZ 85024
602-349-6930 (mobile)
destreedevelopment@gmail.com

May 15th, 2024

Purpose of Notice

SBA Communications is proposing to place a new 120' multi-carrier Wireless Facility (Monopole) on the property at 8454 E. Concho Highway. As part of the Citizen Participation process I will be holding a neighborhood meeting on site on June 13th from 5:00-7:00PM.

You are receiving this notice as you own property with a property line within 300' of the 50 acre subject parcel at 8454 E. Concho Highway.

If you are unable to attend but would like further information, feel free to reach out to me with any questions or comments.

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Navajo County, Verizon Wireless has engaged SBA Communications to develop several sites within the County to improve coverage and capacity for Verizon's network. This approach is being used to allow for the County to be built out faster than if Verizon was developing the sites directly. SBA is one of a few companies who have been engaged for different locations throughout the County as part of an overall development plan meant to improve rural broadband and overall connectivity. SBA is a large tower development and management firm with sites throughout the Country and many within Arizona.

This proposal is for a new site along Snowflake-Concho Highway about 6 miles northeast of Snowflake. This site is meant to work in conjunction with the existing sites to the north of Snowflake, in Snowflake and sites under development by others east and southwest along Snowflake-Concho Highway. This is part of an overall plan to cover the entirety of the road from Snowflake to Concho.

This site is meant to ensure good in-building coverage for the homes in this area as well as offer coverage north along Antelope and east and southwest along Snowflake-Concho Highway.

While the anchor tenant will be Verizon Wireless, the structure is being developed to handle additional carriers if they choose to use it in the future. There 3 other carriers active in this market. There are currently towers 4 miles east and 4 miles southwest from this site and it is likely tenants on those towers would be future tenants on this site as they densify their networks.

The primary focus for coverage and capacity was in more densely populated areas and along major thoroughfares within the last 5-10 years. As areas such as this have become more populated and technologies have advanced, it is becoming necessary to build additional structures to accommodate coverage for residents, visitors and travelers in these areas. This area is becoming more populated and the road takes fairly heavy traffic. This site is almost exclusively a coverage site but will offer residents an excellent opportunity for high-capacity data at their homes.

SBA is requesting a Special Use Permit for a 120' tall multi-carrier wireless monopole within a 100' x 100' compound. There will be ground equipment within the compound. Access will come from White Antelope Road and power and fiber are also expected to come from the road.

Site Description

The subject parcel is over 50 acres with White Antelope Road along its western edge and Snowflake-Concho Hwy along its south. This parcel is owned by Willis Ranch and used for cattle grazing. The southern 300 feet of the property (along the Highway) is zoned C-R 300. This proposed site is within that area.

The compound is in the southwest corner of the parcel. The compound is set back to ensure the pole meets at least a 1:1 setback from property lines. There are no homes directly abutting this parcel and

the nearest homes to this proposed location are about 2,200' to the east and southeast on the south side of Snowflake-Concho Highway.

This location on this parcel offers good access, availability of utilities and year-round access from maintained roads while maintaining a good separation from current rural residential uses and being very well situated to meet the carrier's coverage objectives.

Site History

Verizon Wireless has been working on providing coverage in Navajo County for many years. That often involves a few new sites each year. Now that 5G is being deployed to provide rural broadband coverage throughout much of Navajo County, Verizon has a need for several sites within the next year or two. Verizon approached several tower developers about different sites throughout the County. SBA is one of the two main tower developers and currently is looking at this site. The location in question is a targeted location requested by Verizon. As mentioned above, it is equidistant to the two nearest sites and likely will be used by other carriers in the future as they further develop their networks.

The original proposed location by the carrier was south of Snowflake-Concho Highway about 500'. That area is similar grazing land but that side of the highway is more developed with homes than the north side of the highway. Due to this, we looked mainly on the north side of the highway. In an attempt to tie in with the commercial corridor, we looked to stay fairly close to the road. We did check to make sure there was no County land in the area of this site, as that would have become our target. The only governmentally-owned land we came across was AZ State Land. The private land being proposed is far more viable than State Land which is used for grazing and not allotted for Leasing.

This location was chosen, and a Lease agreement was entered into with the landowners. The candidate was submitted to the carrier, and they have approved this location. That was not surprising given the proximity to their original search location.

Description of Proposal

The proposed site development includes placement of panel antennas on a new 120' monopole. The panel antennas are used for coverage to communicate with phones and other devices. The 120' is meant to provide a site which meets the needs of Verizon but does leave additional space for at least two additional carriers to collocate in the future. Verizon's antennas are proposed at 110' on the pole to maximize integration with the two nearest existing sites as well as the site under development 4 miles to the east. The pole will be structurally capable of handling additional carriers and there is sufficient space in the compound for ground equipment for those carriers.

The proposed location is not centered in the parcel as we were looking to stay within the commercial corridor along the Highway. The pole is more than 1:1 from all property lines and the parcel is surrounded by grazing land to the north and east. The land is bordered by Snowflake-Concho Highway to the south with undeveloped land beyond that. The region's mailboxes are just to the west on White Antelope road with grazing land to the west beyond that. The closest home is 2,200' east of the site.

The 100' x 100' compound is located in the southwest portion of the property. The pole is a bit offset to the east in the compound to maximize setbacks. The pole exceeds a 1:1 setback from all property lines.

The Verizon radio equipment will be on a small outdoor platform or pad. The site will likely have an emergency back-up generator. The site has commercial power which will come from the existing power poles which cross White Antelope Road about 2,000' south of Snowflake-Concho Highway. It appears that fiber backhaul is available as well along the south side of the road.

The site will take about 60-90 days to construct, and once complete, will be visited approximately once per month for maintenance. This development is unoccupied and does not involve water or sewer. There will not be any changes to existing watercourses or an impact on off-site discharge of rainwater. We've located the site to ensure it stays out of a drainage area on this property.

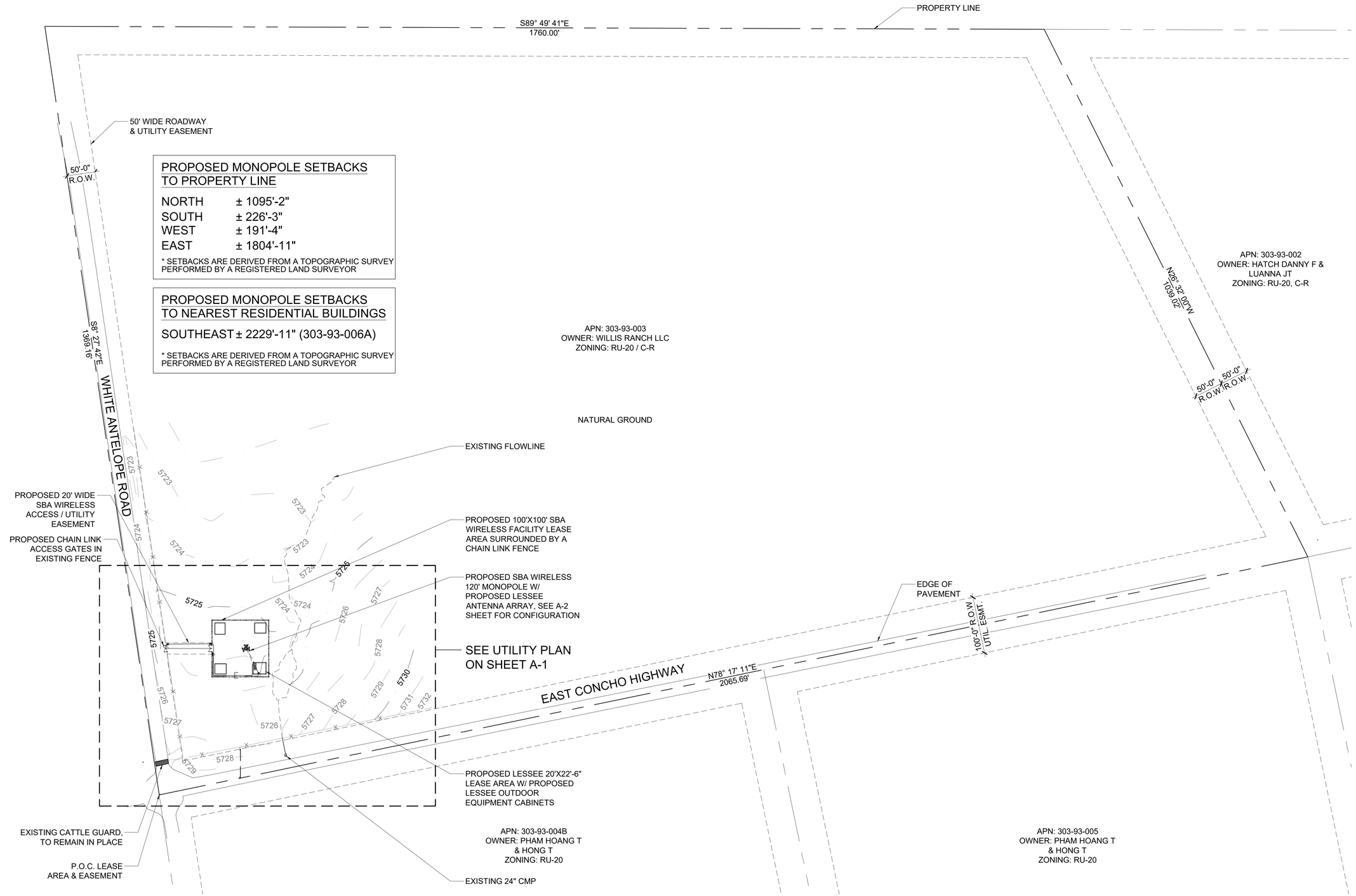
Citizen Participation Plan

I will be hosting this neighborhood meeting prior to final submission for our Special Use Permit. I plan on hosting that meeting at the site as there are not any public buildings nearby and the property is easily accessible.

I will provide feedback to staff after the meeting. I will also provide any feedback you have prior to the meeting.

Conclusion

This type of facility requires a Special Use Permit in Navajo County. This proposal meets the letter and intent of the Ordinance, including the recently adopted language. SBA is requesting a Special Use Permit. This site will benefit ranchers, other residents, visitors and travelers in this area.



CLIENT

SBA

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

CARRIER

verizon

6955 W. MORELOS PL.
CHANDLER, AZ 85226

SEAL

PRELIMINARY
FOR REVIEW
ONLY

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	5/6/2024	PRELIM ZD'S

ARCHITECTS JOB NO.

YDC-10935

PROJECT INFORMATION

WHITE ANTELOPE
AZ28431-B

8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

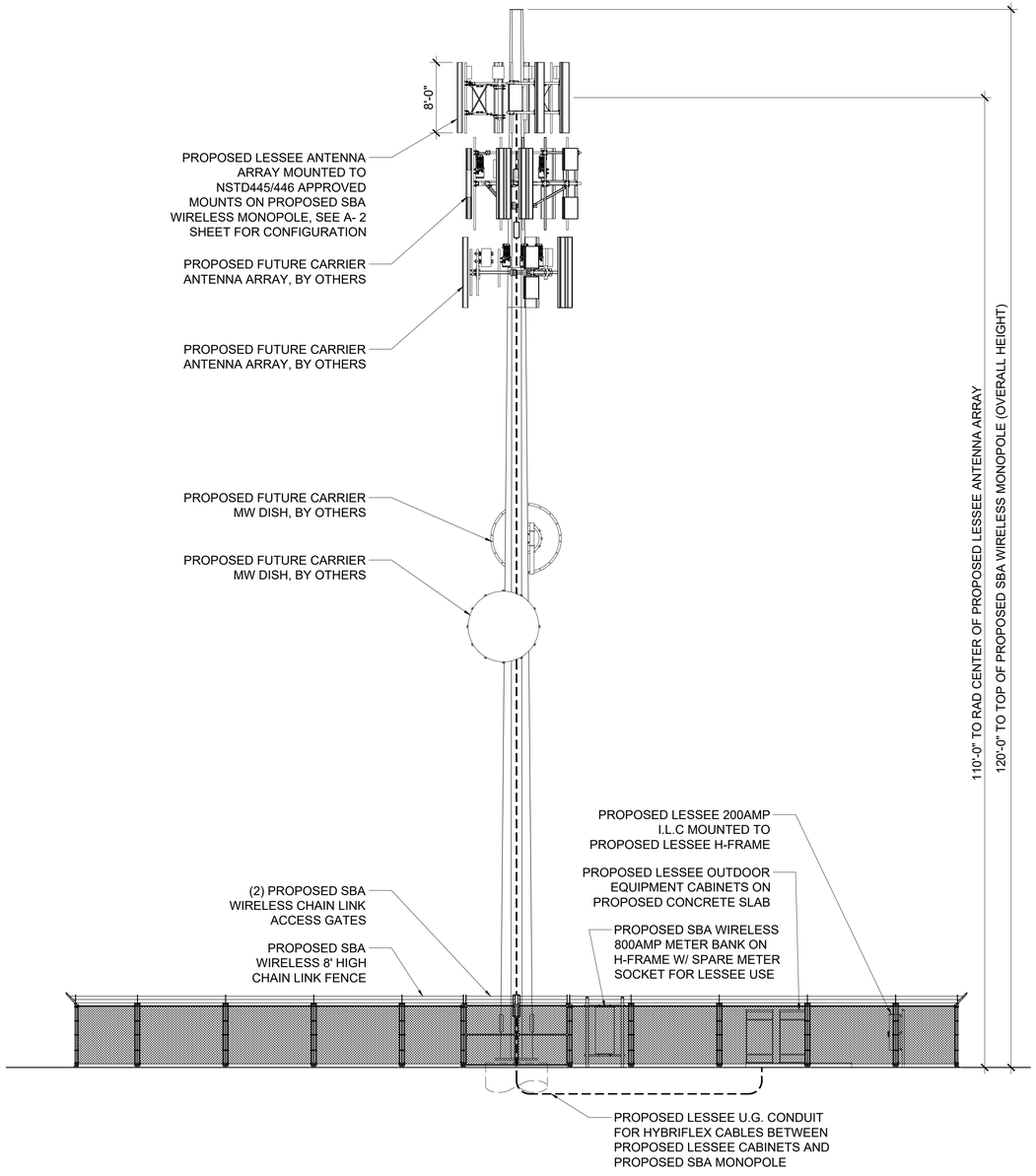
SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-0

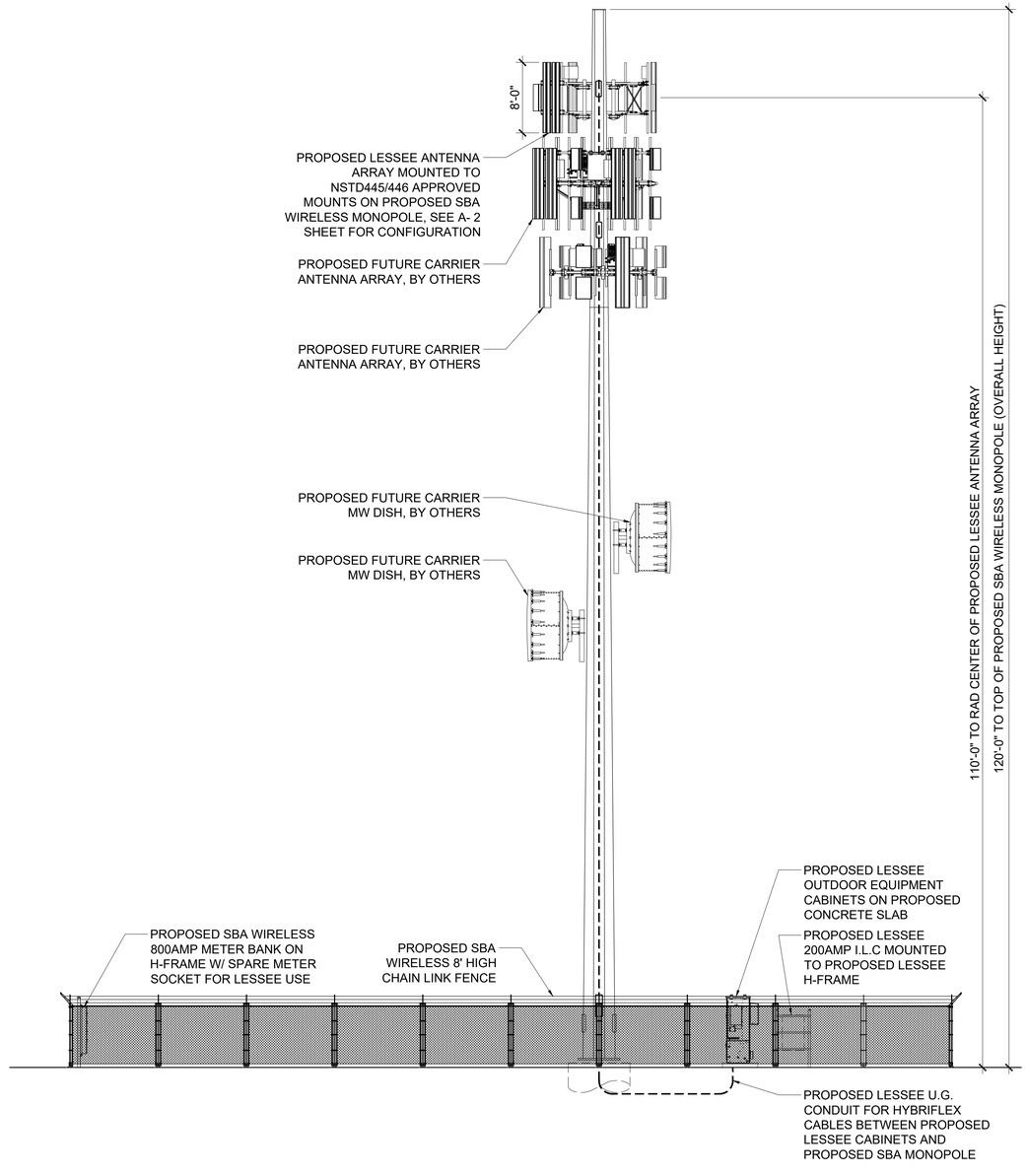


2 A-3 **WEST ELEVATION**

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



1 A-3 **SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

CLIENT

SBA

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

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NO.	DATE	DESCRIPTION
1	5/6/2024	PRELIM ZD'S

ARCHITECTS JOB NO.

YDC-10935

PROJECT INFORMATION

WHITE ANTELOPE

AZ28431-B

8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-3

MEETING SIGN-IN SHEET

Project:	SBA White Antelope Wireless Facility	**Meeting Date:**	6/13/24
Hosted by:	Reg Destree, Destree Development, LLC	**Place:**	On-Site

Name	Address	Phone/E-Mail	Comments
Joyce Alexander	4946 Buckskin Trl	Joyalex@gmail.com	Yes!!!
Kathleen Alexander	4946 Buckskin trl.	kathleenalexander13@Gmail.com	yes
James Nevel	8303 Buckskin	JNevel64@gmail.com	YES

Arizona State Of	APN: 303-10-012	Po Box 668	Holbrook, AZ 860250668
Arizona State Of	APN: 303-01-602	Po Box 668	Holbrook, AZ 860250668
Stidham Ronald & Shannon (Cprs)	APN: 303-93-006A	8497 E Concho Hwy	Snowflake, AZ 859375954
Pham Hoang T & Hong T (Cprs)	APN: 303-93-005	30444 N 126Th Dr	Peoria, AZ 853835026
Village East Investments Llc	APN: 303-93-004D	Po Box 592	Snowflake, AZ 85937-0592
Brewer William T & Debra (Cprs)	APN: 303-93-004C	22 Paradise Ranch Rd	Bent, NM 883149712
Pham Hoang T & Hong T (Cprs)	APN: 303-93-004B	30444 N 126Th Dr	Peoria, AZ 853835026
Hamilton M Matthew & Karen A (Cprs)	APN: 303-93-004A	Po Box 356	Taylor, AZ 859390356
Willis Ranch Llc	APN: 303-93-003	205 E Larson	Snowflake, AZ 859376551
Hatch Danny F & Luanna Jt 1/2Hatch Ls Family Trust/	APN: 303-93-002	Po Box 127	Taylor, AZ 85939-0127
Cibella Margo M	APN: 303-87-008B	11638 N 68Th Pl	Scottsdale, AZ 852545142

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

SITE NUMBER: AZ28431-B
SITE NAME: WHITE ANTELOPE
ADDRESS: 8454 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

verizon

VZW SITE NAME #: AZ3 WHITE ANTELOPE RD
VZW PROJECT #: 16578869
MDG LOCATION CODE: 5000888148
VZW LOCATION CODE: 705055

ZONING COMPLIANCE:

LOCAL JURISDICTION:	NAVAJO COUNTY
PROPERTY ID #:	303-93-003
ZONING:	RU-4
USE:	TELECOMMUNICATIONS FACILITY
PARENT PARCEL AREA:	2,228,666.07 S.F. (51.16 ACRES)
EXISTING LEASE AREA:	SBA (10,000 S.F.)
PROPOSED EQUIPMENT LEASE AREA:	LESSEE (450 S.F.)
PARKING REQ'D:	0
PARKING PROVIDED:	1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT; ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER
THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY CONSISTS OF OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

PROPOSED SBA WIRELESS 120' MONOPOLE
PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES
PROPOSED LESSEE OVP ON ANTENNA MOUNT
PROPOSED LESSEE RRH'S
PROPOSED LESSEE SITEPRO VFA6-HD ANTENNA FRAME MOUNT (X3)
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINET(S)

SITE ACQUISITION
DESTREE DEVELOPMENT, LLC
22831 N. 21ST STREET
PHOENIX, AZ, 85024
PHONE: (602) 349-6930
CONTACT: REG DESTREE

ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

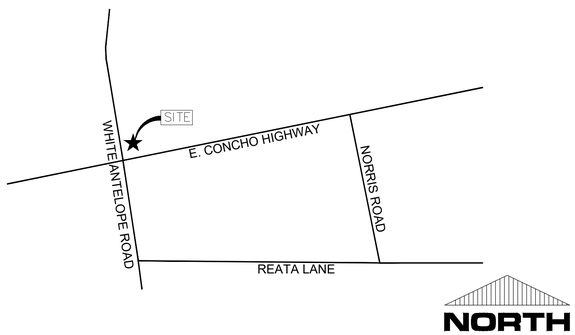
PROPERTY OWNER
S.B.A. TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
PHONE: (561) 981-7466
CONTACT: CAROLINA GONZALEZ

LESSEE / COMPANY
VERIZON WIRELESS
6955 W. MORELOS PLACE
CHANDLER, AZ, 85226
PHONE: (480) 220-3298
CONTACT: JOHN TYKE

SITE PHOTO:



VICINITY MAP:



SHEET INDEX:

T-1	TITLE SHEET, PROJECT INFO
LS-1	SURVEY BOUNDARY
LS-2	SURVEY DETAIL
T-1	TITLE SHEET
N-1	GENERAL NOTES
C-1	SITE PLAN
C-2	GRADING & EROSION CONTROL PLAN
C-3	SILT FENCE DETAILS
C-4	ACCESS ROAD DETAILS
A-0	OVERALL SITE PLAN
A-1	UTILITY PLAN
A-2	ENLARGED SITE PLAN
A-3	SITE ELEVATIONS

SITE COORDINATES:
LATITUDE : 34° 33' 15.050" NORTH (NAD83)
LONGITUDE : 109° 59' 16.370" WEST (NAD83)
ELEVATION : 5725.8' A.M.S.L. (NAVD88)

MEET POINT VAULT COORDINATES:
LATITUDE : 34° 33' 15.128" NORTH (NAD83)
LONGITUDE : 109° 59' 18.020" WEST (NAD83)
ELEVATION : 5726.0' A.M.S.L. (NAVD88)

CLIENT

SBA

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

CARRIER

verizon
6955 W. MORELOS PL.
CHANDLER, AZ 85226

SEAL

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EXP. 12/31/25

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	05/06/2024	PRELIM ZD'S
2	06/19/2024	G & D PLAN INCLUDED
3	06/26/2024	REV OVERALL POLE HEIGHT

ARCHITECTS JOB NO.
YDC-10935

PROJECT INFORMATION

WHITE ANTELOPE
AZ28431-B

8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04017C4075E DATED 09/26/08.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 18B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE EAST*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/13/24.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 5000002991 EFFECTIVE DATE: 12/04/2023.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

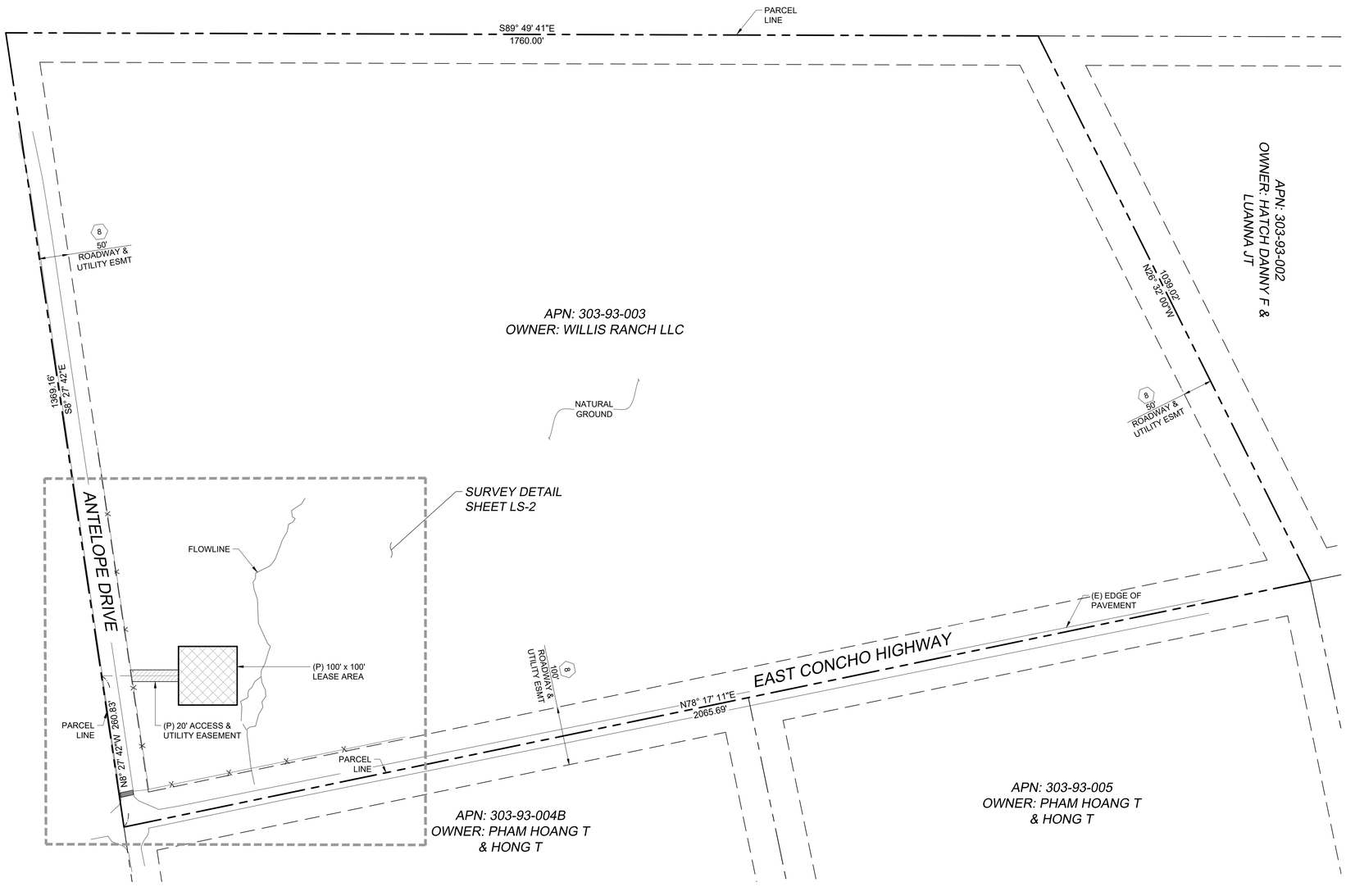
LESSOR'S LEGAL DESCRIPTION

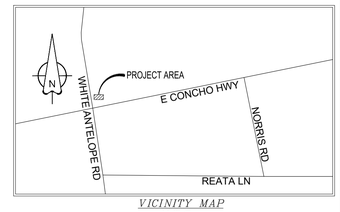
AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

RANCH OF THE WHITE MOUNTAINS, UNIT 8, LOT 246, NAVAJO COUNTY, ARIZONA. EXCEPTING ALL RIGHTS FOR ROCK QUARRY, AGGREGATE, MINERALS, OILS, COALS, GAS, HELIUM, URANIUM, POTASH, ANY HYDRO-CARBON SUBSTANCE AND ANY OTHER MINERALS, INCLUDING SURFACE ACCESS RIGHTS FOR EXPLORATION AND DEVELOPMENT.

AND BEING THE SAME PROPERTY CONVEYED TO WILLIS RANCH, LLC FROM HNZ HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED OCTOBER 15, 2021 AND RECORDED JANUARY 4, 2022 IN INSTRUMENT NO. 2022-00159.

TAX PARCEL NO. 303-93-003





VICINITY MAP
N.T.S.

SCHEDULE B EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (NON-PLOTTABLE)
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NON-PLOTTABLE)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NON-PLOTTABLE)
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NON-PLOTTABLE)
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NON-PLOTTABLE)
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NON-PLOTTABLE)
7. TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
8. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 2, PAGE 11. (AS SHOWN ON SURVEY)
9. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN DEED BOOK 589, PAGE 56. (BLANKET IN NATURE)
10. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN INSTRUMENT NO. 2002-13382. (BLANKET IN NATURE)
11. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN INSTRUMENT NO. 2002-13383. (BLANKET IN NATURE)
12. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN INSTRUMENT NO. 2010-12037. (BLANKET IN NATURE)

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

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ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-0180

FIELD BY:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
4	05/09/24	REVISION
3	03/13/24	REVISION
2	02/28/24	FINAL
1	02/21/24	TOWER LOCATION
0	02/20/24	PRELIMINARY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L FIDLER
ARIZONA U.S.A.

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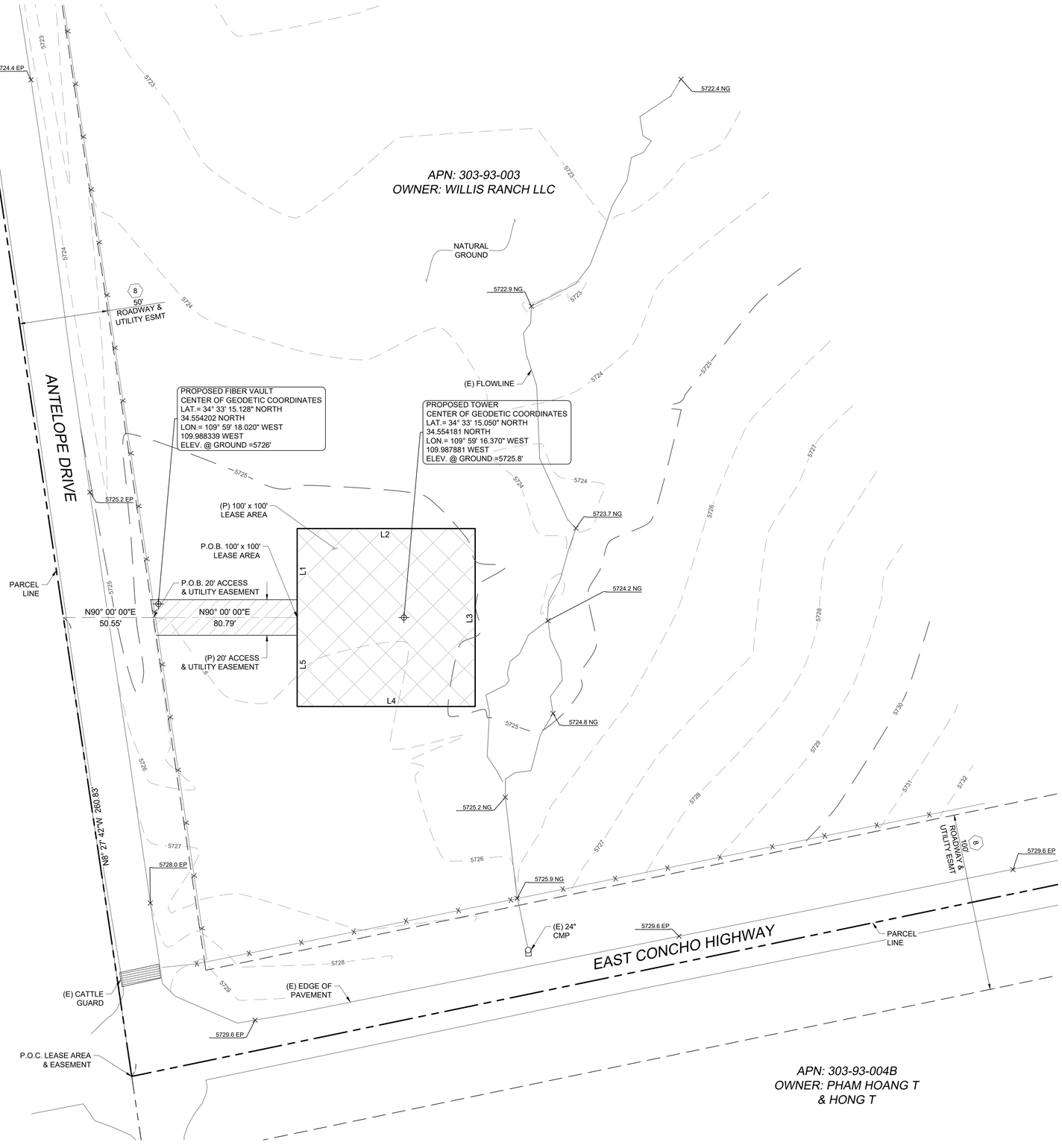
PROJECT No.
2400113

SITE NAME:
AZ28431-B WHITE ANTELOPE

SITE ADDRESS:
8454 E CONCHO HWY
SNOWFLAKE, AZ 85937

SHEET TITLE:
SURVEY BOUNDARY

SHEET NO.	REVISION:
LS-1	



LEGEND

- ◎ BRASS CAP FLUSH
- 5280.00 NG — SPOT ELEVATION
- 8 — SCHEDULE B HEX
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- WIRE OR BARBED WIRE FENCE
- EASEMENT LINE

SBA 20' ACCESS & UTILITY EASEMENT DESCRIPTION

A TRACT OF LAND BEING A PORTION OF RANCH OF THE WHITE MOUNTAINS, UNIT 8, LOT 246, NAVAJO COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS,

A 20.00 FOOT STRIP OF LAND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 246; THENCE NORTH 08°27'42"WEST ALONG THE WEST LINE OF SAID LOT 246, A DISTANCE OF 260.43; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 50.55 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 80.79 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

SBA 100' x 100' LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF RANCH OF THE WHITE MOUNTAINS, UNIT 8, LOT 246, NAVAJO COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 246; THENCE NORTH 08°27'42"WEST ALONG THE WEST LINE OF SAID LOT 246, A DISTANCE OF 260.43; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 50.55 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 80.79 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10000 SQUARE FEET OR 0.230 ACRES, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N0° 00' 00"E
L2	100.00	N90° 00' 00"E
L3	100.00	S0° 00' 00"E
L4	100.00	N90° 00' 00"W
L5	50.00	N0° 00' 00"E

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-9180

FIELD BY:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
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PROJECT No.
2400113

SITE NAME:
AZ28431-B WHITE ANTELOPE

SITE ADDRESS:
8301-8517 E CONCHO HWY
SNOWFLAKE, AZ 85937

SHEET TITLE:
SURVEY DETAIL

SHEET NO.	REVISION:
LS-2	

ROAD DESIGN DRAWINGS

SITE NUMBER:

AZ28431

SITE NAME:

WHITE ANTELOPE

SITE ADDRESS:

8301-8517 E CONCHO HWY
SNOWFLAKE, AZ 85937
(NAVAJO COUNTY)
N34°33'15.050", W109°59'16.370"

INDEX OF SHEETS

NO.	SHEET TITLE	REV
T-1	TITLE SHEET	0
N-1	GENERAL NOTES	0
C-1	SITE PLAN	0
C-2	SOIL AND EROSION CONTROL PLAN	0
C-3	SILT FENCE DETAILS	0
C-4	ACCESS ROAD DETAILS	0

PROJECT TEAM

PROJECT CONTACT:

NAME	SBA TOWERS X, LLC
ADDRESS	8051 CONGRESS AVE
CITY, STATE, ZIP	BOCA RATON, FL 33487
CONTACT	JULIANA MAHLMEISTER
PHONE	(800) 487-7483

CIVIL ENGINEER:

NAME	TOWER ENGINEERING PROFESSIONALS
ADDRESS	326 TRYON ROAD
CITY, STATE, ZIP	RALEIGH, NC 27603
CONTACT	DOUGLAS LAWRENCE, P.E.
PHONE	(919) 661-6351

SURVEYOR:

NAME	RLF CONSULTING
ADDRESS	2165 W PECOS RD #5
CITY, STATE, ZIP	CHANDLER, AZ 85224
CONTACT	STEVE WOOD, P.S.
PHONE	(480) 445-9189

PROPERTY OWNER:

NAME	WILLIS RANCH LLC
ADDRESS	205 E LARSON
CITY, STATE, ZIP	SNOWFLAKE, AZ 85937
CONTACT	UNKNOWN
PHONE	UNKNOWN

PLANS PREPARED FOR:

SBA

8051 CONGRESS AVENUE
BOCA RATON, FL 33487
(800) 487-7483

PROJECT INFORMATION:
SITE ID: AZ28431-B
SITE NAME: WHITE ANTELOPE
8454 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937
(NAVAJO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

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REV	DATE	ISSUED FOR:
0	06-17-24	PRELIMINARY

DRAWN BY: SAB | CHECKED BY: DAO

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: **T-1**

REVISION: **0**

TEP #: 339435.964554

GENERAL NOTES:

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED SBA TOWERS LLC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF ARIZONA.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARIZONA BUILDING CODE, 2018 EDITION.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
12. IF APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318-11, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
15. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
16. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA-1019-A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.
17. NO HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES WILL BE USED OR STORED ON-SITE.

GRADING NOTES:

1. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN AT TOP OF CRUSHED STONE, TOP OF FOUNDATION, OR TOP OF TOPSOIL. SEE DETAILS FOR THICKNESS OF CRUSHED STONE. MASS GRADED AREAS AND CRUSHED STONE SHALL BE FINISHED WITHIN 4" OF GRADES SHOWN. FOUNDATIONS SHALL BE FINISHED WITHIN 0.5" OF GRADES SHOWN.
2. ALL TREES, ROOTS, BRUSH, AND ORGANIC MATTER (TOPSOIL) SHALL BE REMOVED BEFORE BEGINNING FILL. FILL MATERIAL SHALL BE CLEAR SOIL CONTAINING NO ROCKS LARGER THAN 6".
3. FILLS SHALL BE FORMED OF SATISFACTORY MATERIAL PLACED IN SUCCESSIVE HORIZONTAL LAYERS OF NOT MORE THAN 6" IN LOOSE DEPTH FOR THE FULL WIDTH OF EACH STRIP. FILL SOIL SHALL BE PLACED AT A MOISTURE CONTENT THAT IS WITHIN (-1%) OR (+3%) POINTS OF THE OPTIMUM MOISTURE CONTENT AND TO (+95%) OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM 698 (STANDARD PROCTOR). THE UPPER 12" OF FILL SHALL BE COMPACTED TO 98%.
4. STANDARD PROCTOR TESTS (ASTM 698) SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE CONTRACTOR. IN-PLACE DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT TO ENSURE PROPER PLACEMENT OF FILL.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FENCE AND OTHER TEMPORARY EROSION CONTROL MEASURES AFTER GRASS IS ESTABLISHED AND STABILIZED.

PLANS PREPARED FOR:

SBA

8051 CONGRESS AVENUE
BOCA RATON, FL 33487
(800) 487-7483

PROJECT INFORMATION:

SITE ID: AZ28431-B
SITE NAME: WHITE ANTELOPE
8454 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937
(NAVAJO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV	DATE	ISSUED FOR:
0	06-17-24	PRELIMINARY

DRAWN BY: SAB | CHECKED BY: DAO

SHEET TITLE:

GENERAL NOTES

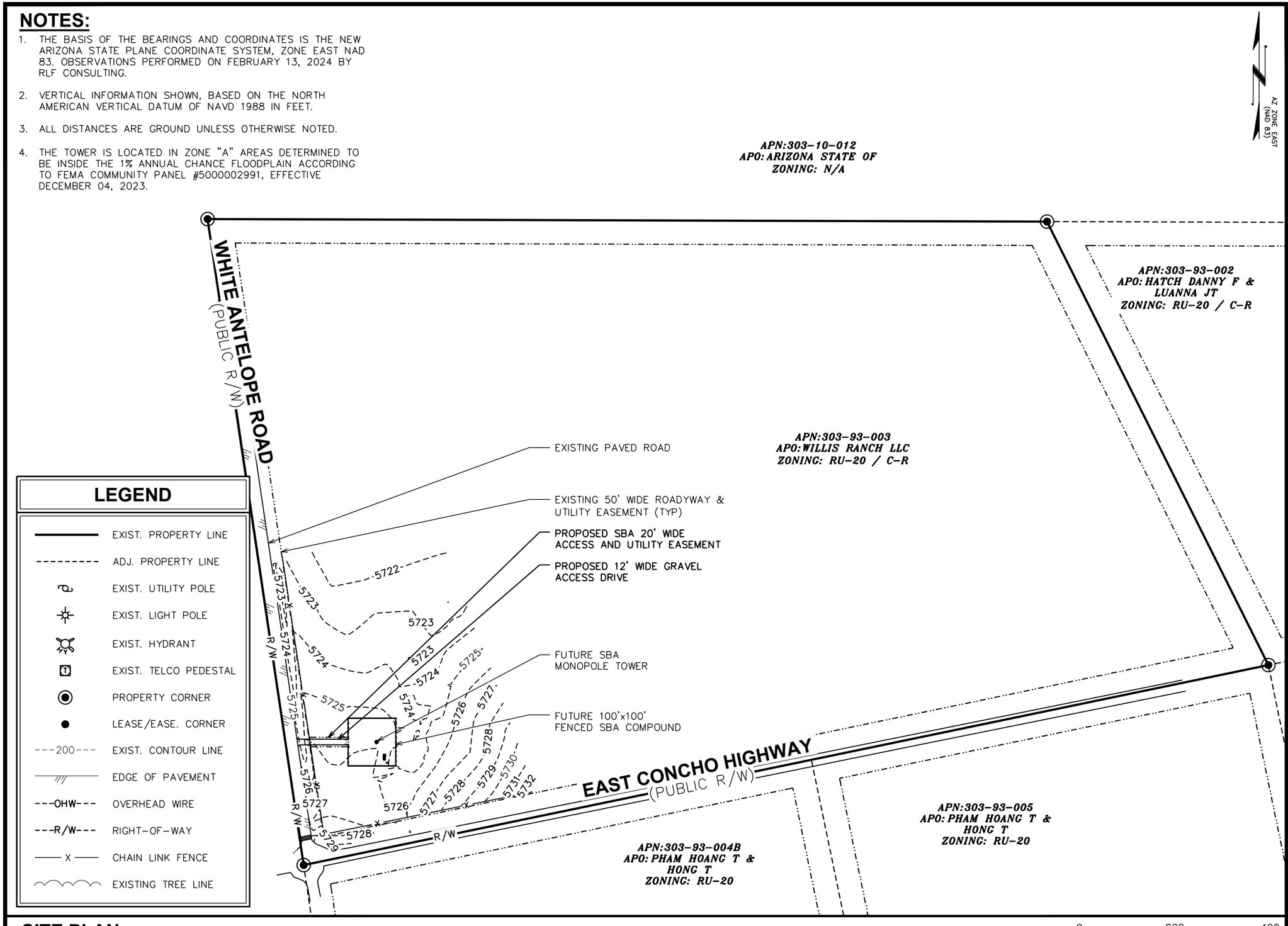
SHEET NUMBER: **N-1**

REVISION: **0**

TEP #: 339435.964554

NOTES:

1. THE BASIS OF THE BEARINGS AND COORDINATES IS THE NEW ARIZONA STATE PLANE COORDINATE SYSTEM, ZONE EAST NAD 83. OBSERVATIONS PERFORMED ON FEBRUARY 13, 2024 BY RLF CONSULTING.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "A" AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #5000002991, EFFECTIVE DECEMBER 04, 2023.



LEGEND

- EXIST. PROPERTY LINE
- ADJ. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. HYDRANT
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE/EASE. CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 200'

0 200 400

SCALE IN FEET

PLANS PREPARED FOR:

SBA

8051 CONGRESS AVENUE
BOCA RATON, FL 33487
(800) 487-7483

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SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

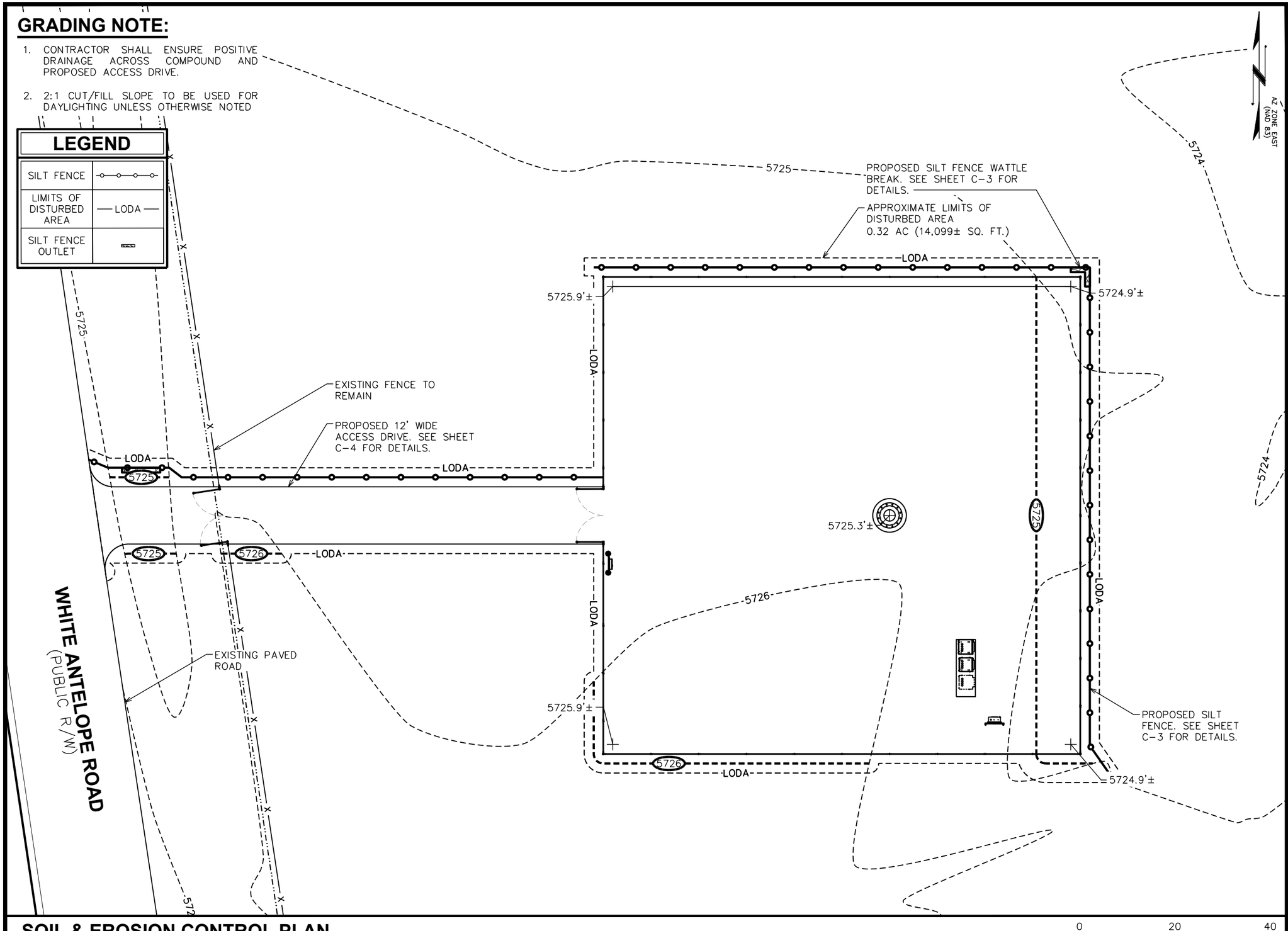
REVISION: **0**

TEP#: 339435.964554

GRADING NOTE:

1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS COMPOUND AND PROPOSED ACCESS DRIVE.
2. 2:1 CUT/FILL SLOPE TO BE USED FOR DAYLIGHTING UNLESS OTHERWISE NOTED

LEGEND	
SILT FENCE	
LIMITS OF DISTURBED AREA	LODA
SILT FENCE OUTLET	



SOIL & EROSION CONTROL PLAN

SCALE: 1" = 20'

0 20 40

SCALE IN FEET

PLANS PREPARED FOR:

SBA

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BOCA RATON, FL 33487
(800) 487-7483

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(NAVAJO COUNTY)

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SHEET TITLE:

GRADING & EROSION CONTROL PLAN

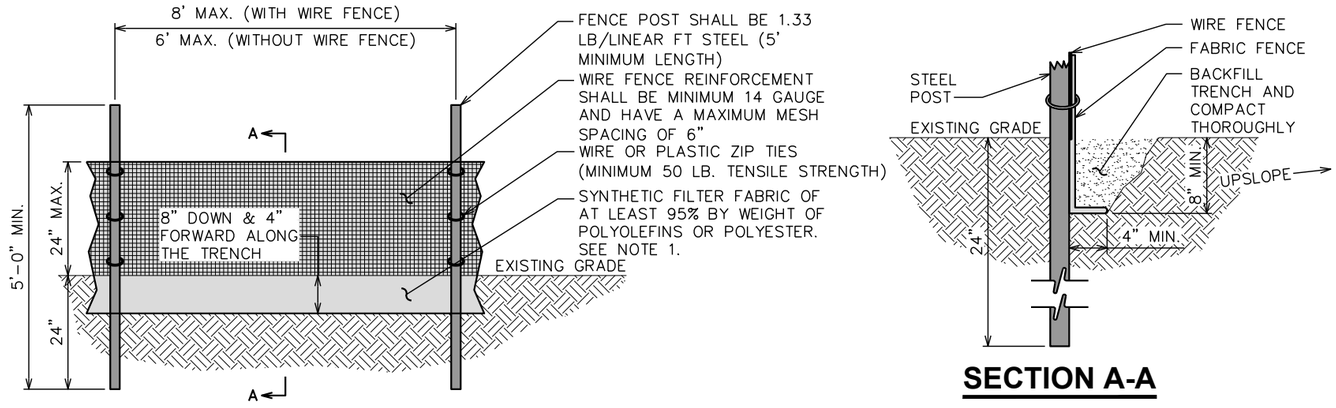
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REVISION: **0**

TEP #: 339435.964554

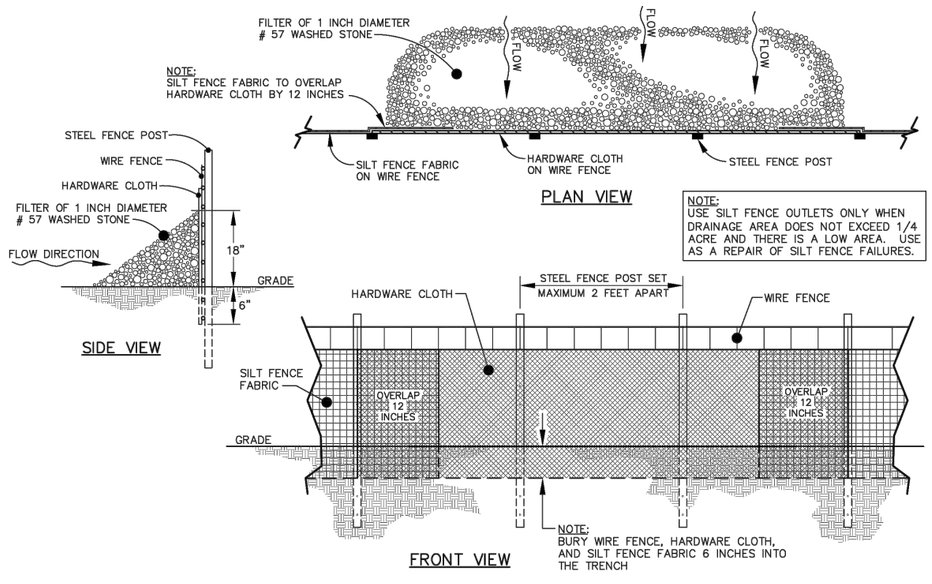
NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. PLACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.



SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

SBA

8051 CONGRESS AVENUE
BOCA RATON, FL 33487
(800) 487-7483

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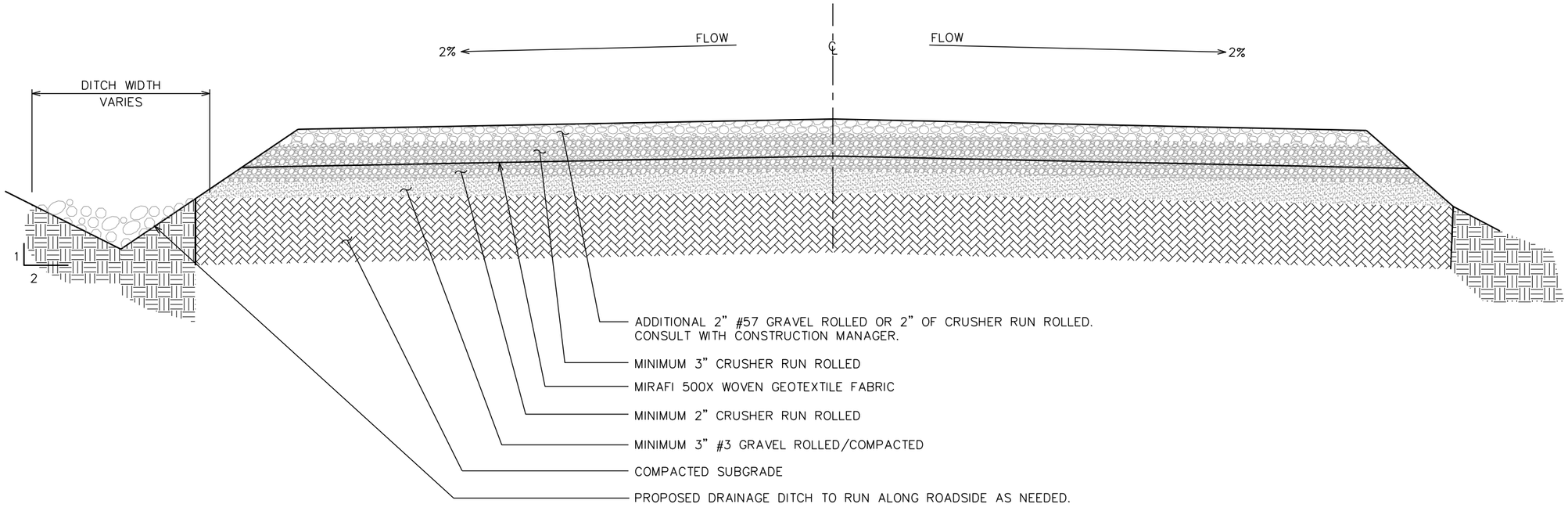
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SILT FENCE DETAILS

SHEET NUMBER: **C-3**

REVISION: **0**

TEP #: 339435.964554



STANDARD ROAD SECTION

SCALE: N.T.S.

PLANS PREPARED FOR:

SBA

8051 CONGRESS AVENUE
BOCA RATON, FL 33487
(800) 487-7483

PROJECT INFORMATION:

SITE ID: AZ28431-B
SITE NAME: WHITE ANTELOPE
8454 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937
(NAVAJO COUNTY)

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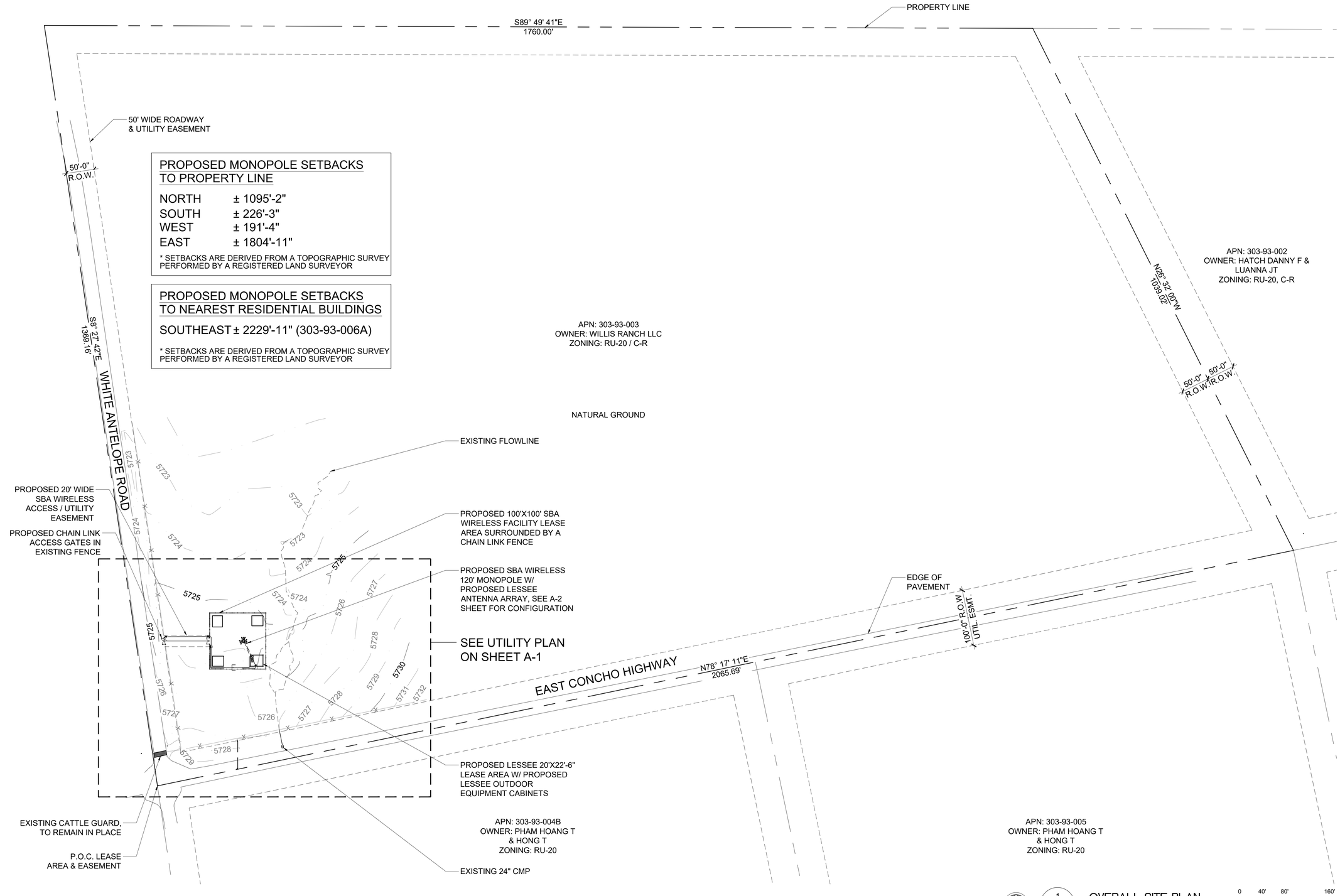
SHEET TITLE:

ACCESS ROAD DETAILS

SHEET NUMBER: **C-4**

REVISION: **0**

TEP #: 339435.964554



CLIENT

SBA

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

CARRIER

verizon

6955 W. MORELOS PL.
CHANDLER, AZ 85226

SEAL

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REGISTERED PROFESSIONAL ENGINEER
19382
RONALD C. YOUNG
6/6/24
Registered
ARIZONA U.S.A.

EXP. 12/31/25

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	05/06/2024	PRELIM ZD'S
2	06/19/2024	G & D PLAN INCLUDED
3	06/26/2024	REV OVERALL POLE HEIGHT

ARCHITECTS JOB NO.

YDC-10935

PROJECT INFORMATION

WHITE ANTELOPE

AZ28431-B

8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

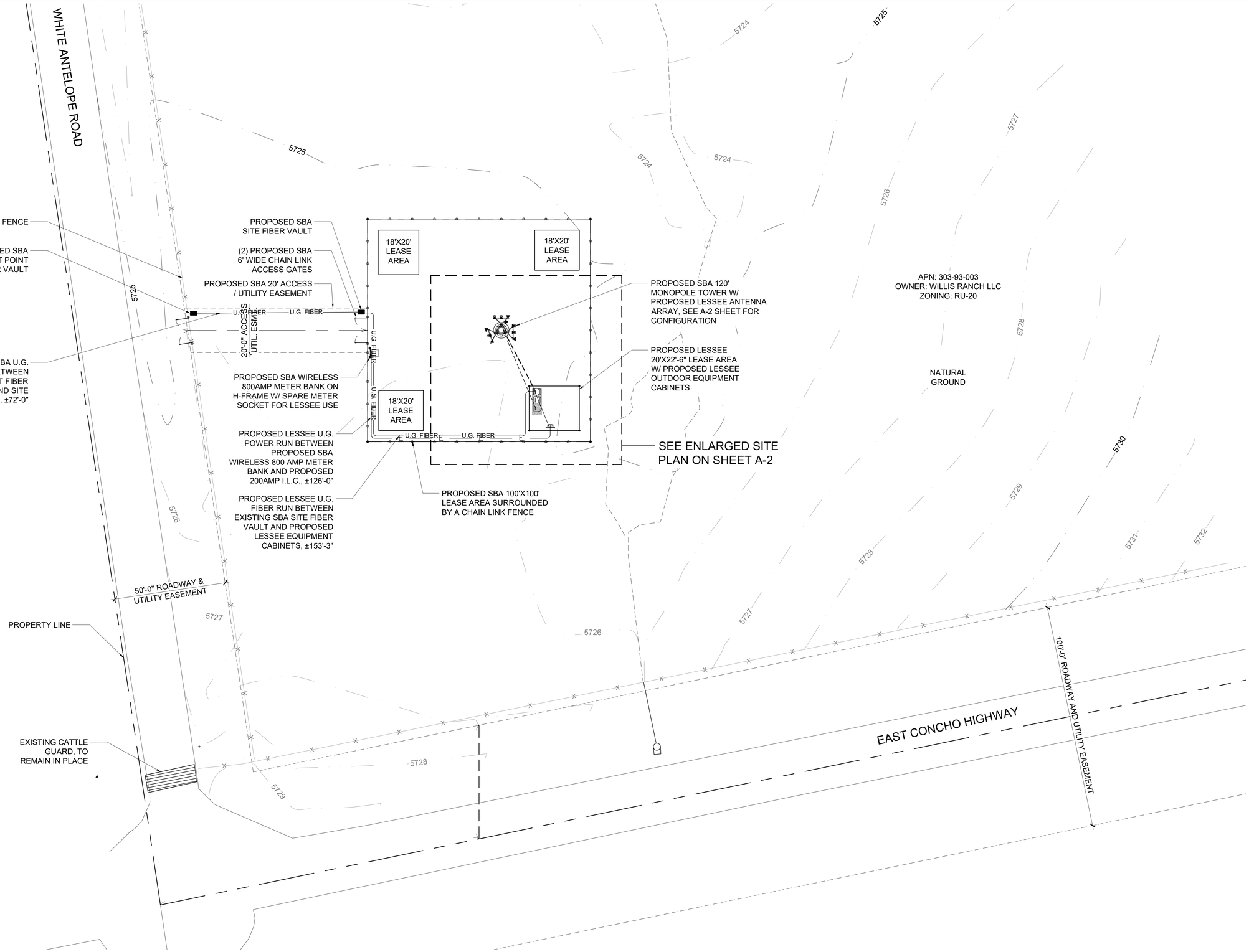
SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-0



NORTH

1 / A-1 UTILITY PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

SCALE: 1" = 20'-0"

CLIENT

SBA

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

CARRIER

verizon

6955 W. MORELOS PL.
CHANDLER, AZ 85226

SEAL

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REGISTERED PROFESSIONAL ENGINEER
19382
RONALD C. YOUNG
6/6/24
ARIZONA U.S.A.

EXP. 12/31/25

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	05/06/2024	PRELIM ZD'S
2	06/19/2024	G & D PLAN INCLUDED
3	06/26/2024	REV OVERALL POLE HEIGHT

ARCHITECTS JOB NO.

YDC-10935

PROJECT INFORMATION

WHITE ANTELOPE

AZ28431-B

8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

SHEET TITLE

UTILITY PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-1

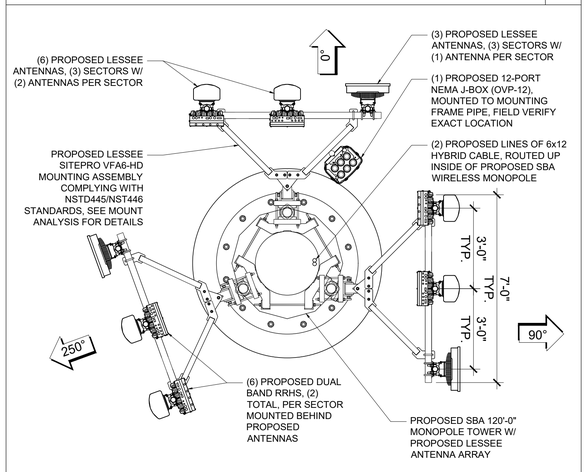
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CTRLINE	NO.	SIZE	TYPE
ALPHA	0°	119'-0"	-	-	-
BETA	90°	119'-0"	-	-	-
GAMMA	250°	119'-0"	-	-	-
-	-	-	2	1 5/8"	6X12 HYBRID CABLE

NOTE:
ALL AZIMUTHS ARE SHOWN RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

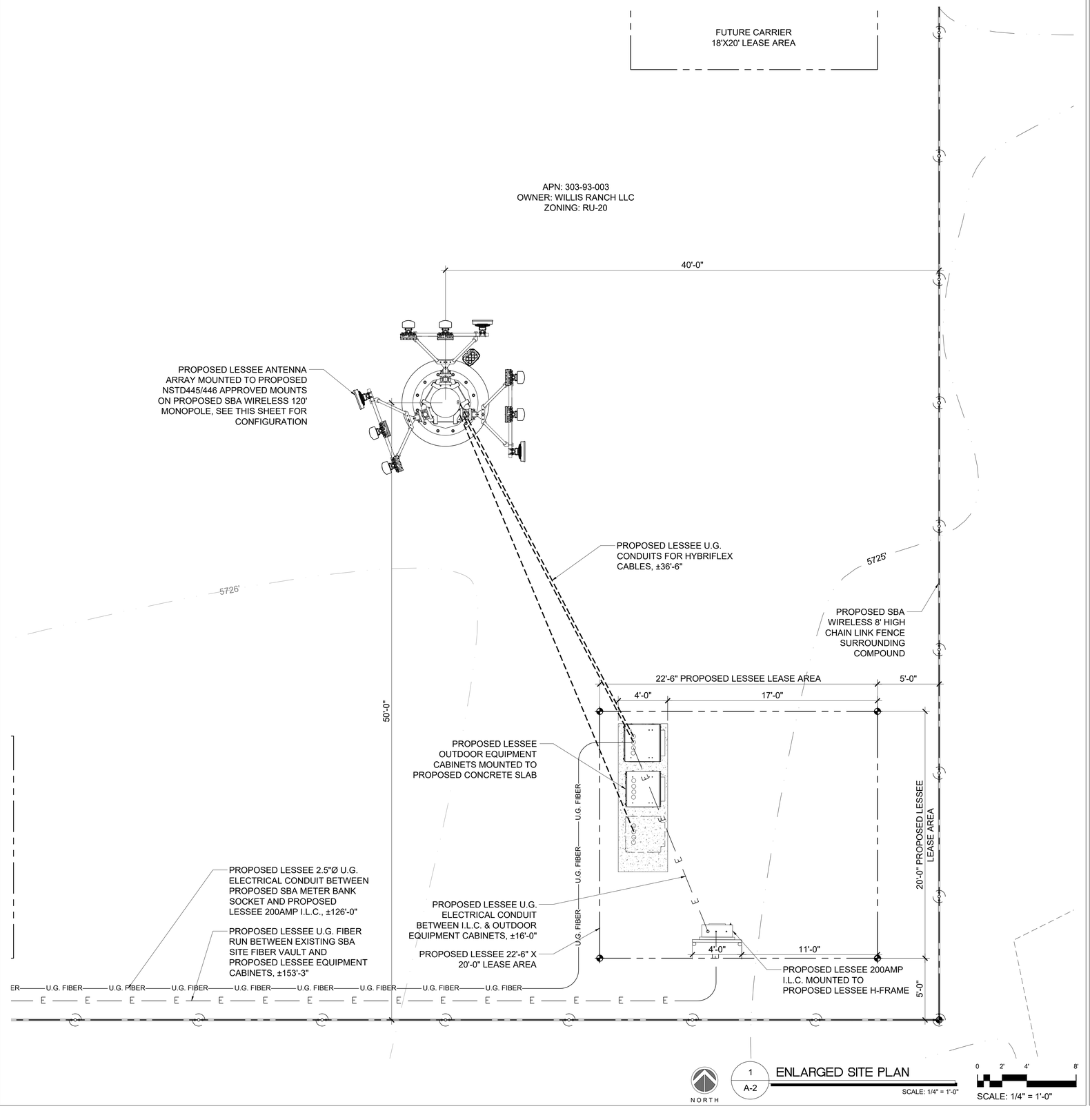
*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION | 4

NOT USED | 3



ANTENNA CONFIGURATION @ 119' | 2



CLIENT

SBA

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

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10245 E. Via Linda, Scottsdale, AZ 85258
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ARCHITECTS JOB NO.
YDC-10935

PROJECT INFORMATION

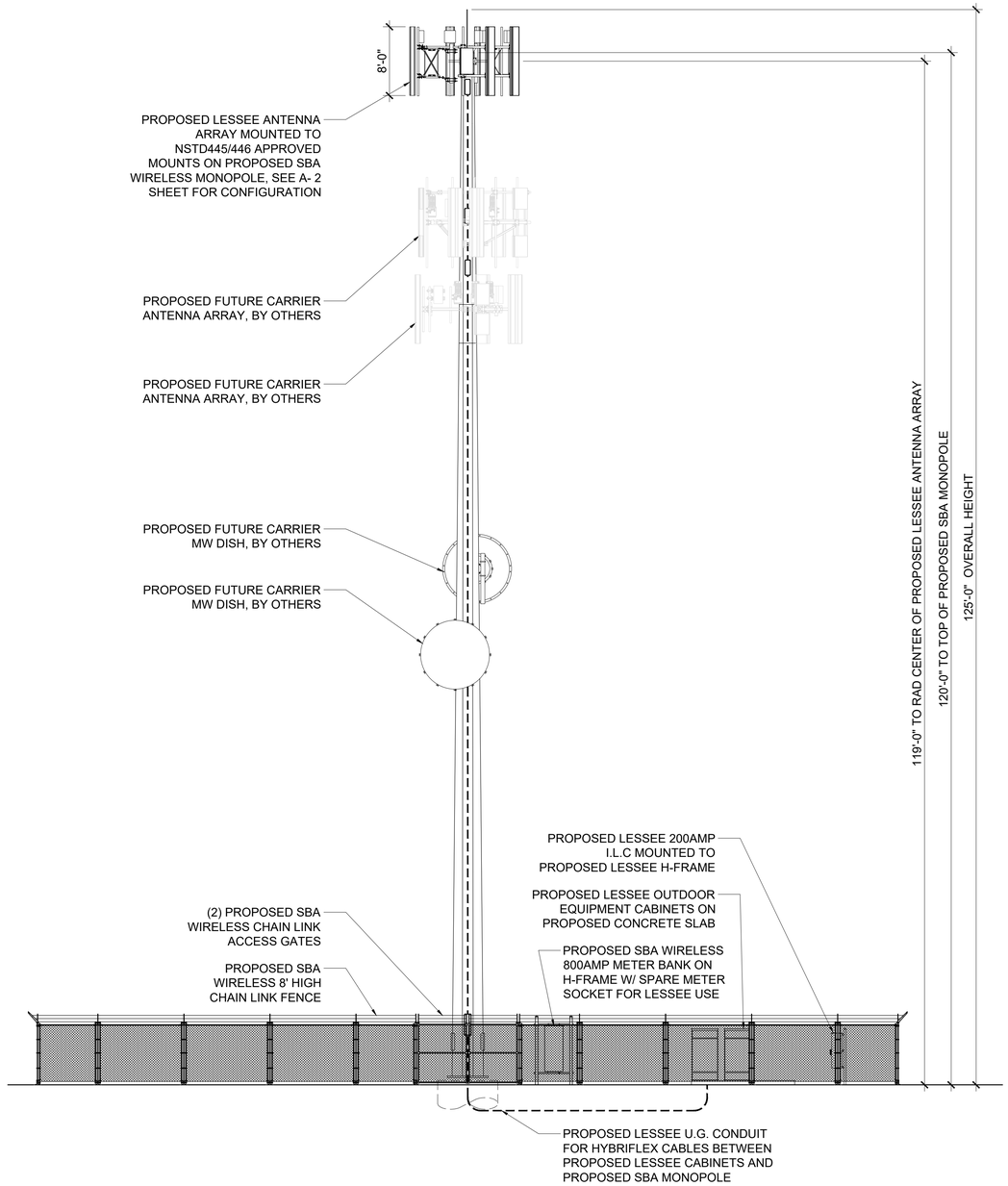
WHITE ANTELOPE
AZ28431-B

8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

SHEET TITLE
ENLARGED SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
A-2

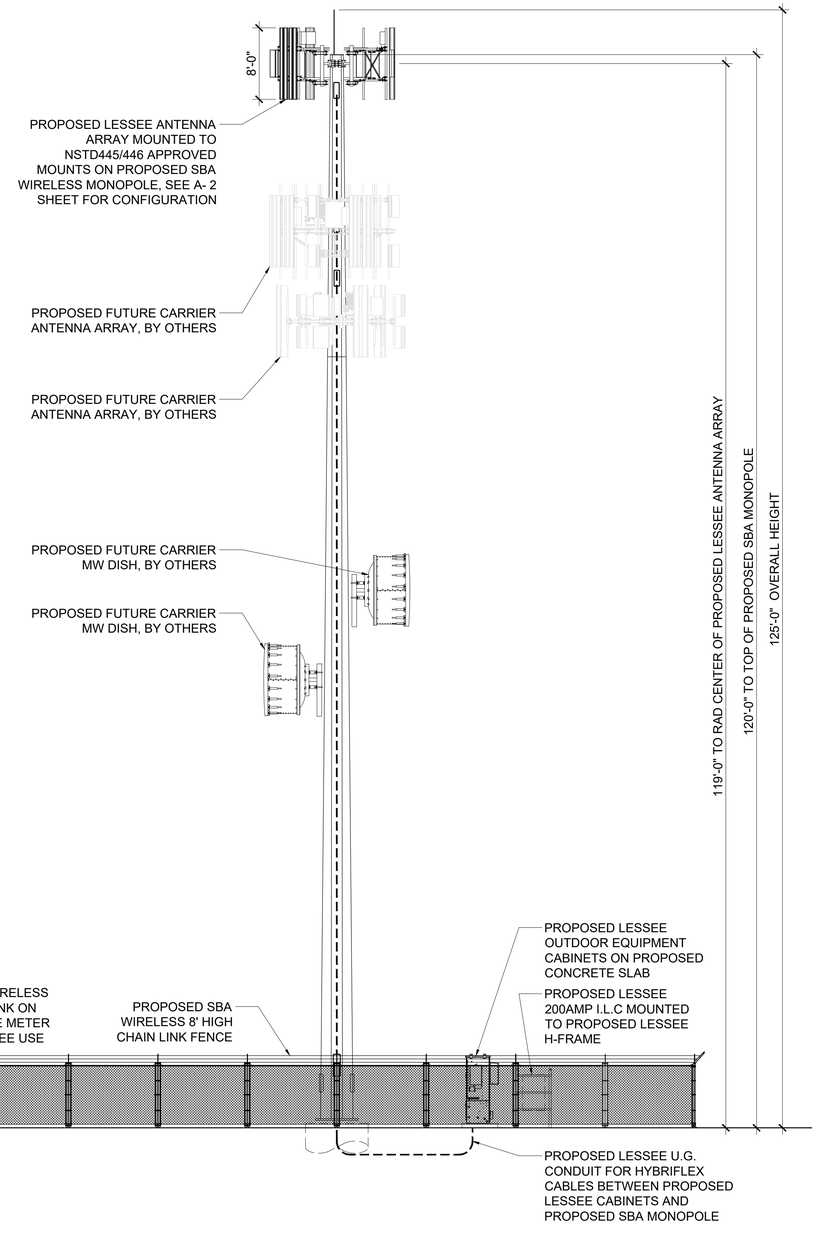


2 A-3 WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



1 A-3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

CLIENT

SBA

SBA TOWERS X, LLC
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-487-7483

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PROJECT INFORMATION

WHITE ANTELOPE

AZ28431-B

8301-8517 E. CONCHO HIGHWAY
SNOWFLAKE, AZ 85937

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-3

young design corp
architecture project management

PHOTOGRAPHIC SIMULATION

SITE LOCATION MAP



SITE NAME: WHITE ANTELOPE
AZ28431-B

SITE LOCATION: 8301-8517 E. CONCHO HW
SNOWFLAKE, AZ 85937

DATE: 5/20/2024

APPLICANT: SBA

CONTACT: REG DESTREE
602-349-6930

2018 GOOGLE MAPS

The included Photograph Simulation(s) are intended for visual representations only. They are not to be used for Construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

EXISTING VIEW 1

SBA

young design corp
architecture project management



PROPOSED VIEW 1

SBA

young design corp
architecture project management



2022-00159
Page 1 of 3
Requested By: Lamar Willis
Navajo County Recorder - Michael Sample
01-04-2022 10:18 AM Recording Fee $30.00

When recorded mail to
Willis Ranch, LLC
381 S. 1st. Street East
Snowflake, Arizona 85937

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, HNZ Holding, LLC, a Delaware limited liability company, hereafter called the Grantor, hereby conveys to Willis Ranch, LLC, hereafter called the Grantee, the following real property situated in Navajo County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

See Exhibit A attached hereto and made part hereof (the "Property")

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Grantee by its acceptance hereof acknowledges that Grantor has not made and does not make any representations, warranties or covenants, express or implied, concerning the value, physical condition or any other matter affecting or related to the Property or any improvements thereon (other than warranties of title as expressly provided and limited herein). By its acceptance hereof, Grantee expressly agrees that, to the maximum extent permitted by law, the Property and any improvements comprising a portion thereof are conveyed "AS IS" AND "WITH ALL FAULTS, LATENT AND OBVIOUS", and Grantor expressly disclaims, and by its acceptance hereof, Grantee acknowledges and accepts that Grantor has disclaimed, any and all representations, warranties or guarantees of any kind, oral or written, express or implied (except as to title as herein expressly provided and limited) concerning the Property.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

DATED October 15, 2021

HNZ HOLDING, LLC,
a Delaware limited liability company

By: _____
Todd Watson, authorized representative

State of TEXAS}
County of DALLAS} } ss.

The foregoing instrument was acknowledged before me this 15th day of October, 2021 by HNZ HOLDING, LLC, a Delaware Limited Liability Company, by Todd Watson, authorized representative.

ALMA MOSLEY
ID # 1108460-3
Notary Public, State of Texas
My Commission Expires
04/15/2022

_____
NOTARY PUBLIC
My commission expires:

EXHIBIT "A"

PARCEL 1 (APN 404-97-080 & 404-97-098)

Tracts 80 and 98 WOODRIDGE RANCH UNIT III, according to Book 5 of Land Surveys, Pages 2-4 records of Navajo County, Arizona

EXCEPTING all rights for rock quarry, aggregate, minerals, oils, coals, gas, helium, uranium, potash, any hydro-carbon substance and any other minerals, including surface access rights for exploration and development.

PARCEL 2 (404-97-131)

Tract 131 WOODRIDGE RANCH UNIT IV, according to Book 5 of Land Surveys, Pages 10-12 records of Navajo County, Arizona

EXCEPTING all rights for rock quarry, aggregate, minerals, oils, coals, gas, helium, uranium, potash, any hydro-carbon substance and any other minerals, including surface access rights for exploration and development.

PARCEL 3 (303-18-575A)

The Exception Parcel of Tract 575 of WOODRIDGE RANCH UINT XIII, according to Book 13 of Land Surveys, Pages 92-96, records of Navajo County, Arizona, in Section 31, T14N, R22E, of the Gila and Salt River Baseline & Meridian, Navajo County, Arizona.

EXCEPTING all rights for rock quarry, aggregate, minerals, oils, coals, gas, helium, uranium, potash, any hydro-carbon substance and any other minerals, including surface access rights for exploration and development.

PARCEL 4 (303-18-576A)

The Exception Parcel of Tract 576 of WOODRIDGE RANCH UINT XIII, according to Book 13 of Land Surveys, Pages 92-96, records of Navajo County, Arizona, in Section 31, T14N, R22E, of the Gila and Salt River Baseline & Meridian, Navajo County, Arizona.

EXCEPTING all rights for rock quarry, aggregate, minerals, oils, coals, gas, helium, uranium, potash, any hydro-carbon substance and any other minerals, including surface access rights for exploration and development.

PARCEL 5 (303-93-015A)

Ranch of the White Mountains, Unit 24, Exception to Lot 723 Navajo County, Arizona.

EXCEPTING all rights for rock quarry, aggregate, minerals, oils, coals, gas, helium, uranium, potash, any hydro-carbon substance and any other minerals, including surface access rights for exploration and development.

EXHIBIT "A" (continued)

PARCEL 6 (303-93-003)

Ranch of the White Mountains, Unit 8, Lot 246, Navajo County, Arizona.

EXCEPTING all rights for rock quarry, aggregate, minerals, oils, coals, gas, helium, uranium, potash, any hydro-carbon substance and any other minerals, including surface access rights for exploration and development.

OPTION & LAND LEASE

This Option and Land Lease, hereinafter referred to as "Lease", is made the last day executed below by and between **WILLIS RANCH, LLC,** an Arizona limited liability company, having an address of 205 E. Larson, Snowflake, Arizona 85937, hereinafter referred to as "Lessor", and **SBA TOWERS X, LLC,** a Delaware limited liability company, having an office at 8051 Congress Avenue, Boca Raton, Florida 33487-1307, hereinafter referred to as "Lessee."

1. The Option.

(a) For the sum of [redacted] (the "Option Fee"), to be paid to Lessor by Lessee upon execution of this Lease and other good and valuable consideration, Lessor hereby grants to Lessee the exclusive and irrevocable option for one (1) year from the date hereof (the "Initial Option Period"), to lease the Leased Space (as defined below) on the terms and conditions set forth below (the "Option"). The Option may be extended for an additional one (1) year period upon written notification to Lessor by Lessee accompanied by the payment of an additional [redacted] (the "Additional Option Fee"), delivered to Lessor prior to the end of the Initial Option Period. The Initial Option Period, as it may be extended, is referred to herein as the "Option Period."

(b) In the event the Additional Option Fee is not made and/or written notice not delivered by the due date for the same, then the Option will terminate and this Lease will terminate and Lessor will be entitled to retain all previously paid sums as full payment for the Option granted hereunder. However, if Lessor accepts any Additional Option Fee, Rent (as defined below), and/or written notice after the due date for the same, then Lessee's failure to make timely payment of the additional fee will be deemed waived and this Lease will be reinstated. Upon Lessee's exercise of the Option, Lessee shall be entitled to a credit for all Option Fees paid against Rent due under this Lease.

(c) During the Option Period, Lessee shall have the right to enter the Premises (as defined below) to conduct tests and studies, at Lessee's expense, to determine the suitability of the Leased Space for Lessee's intended use. The tests may include, without limitation, surveys, soil tests, environmental assessments and radio wave propagation measurements.

(d) Lessee may exercise the Option by delivery of written notice to Lessor in accordance with the Notice provision specified herein. Upon Lessee's exercise of the Option, the Initial Term (as defined below) shall commence.

2. Leased Space and Premises. Upon Lessee's exercise of the Option, Lessor shall lease, and hereby leases, to Lessee approximately 10,000 (100' x 100') square feet of space as depicted in Exhibit A attached hereto (the "Leased Space") within the property commonly known as 8454 Concho Highway, Town of Snowflake, County of Navajo, State of Arizona 85937, Property Parcel ID: 303-93-003 with the legal description set forth in Exhibit B attached hereto ("Premises"). Lessor also hereby grants to Lessee the right to survey the Leased Space at Lessee's cost. The Leased Space legal and access and utility easement set forth in the survey will replace Exhibit A as soon as it becomes available. In the event of any discrepancy between the description of the Leased Space contained herein and the survey, the survey will control. The Leased Space will be used to construct, support and operate (i) wireless communications facilities, including, but not limited to, communications towers or poles, antennas, cables, fiber, backhaul, hand holes, radios, batteries or any other energy storage equipment, generators, cabinets, prefabricated buildings, fences, posts, power connections that are necessary at the Lessee's discretion, and related structures and improvements (collectively, the "Structures"), including the uses as permitted and described in Section 11 of this Lease; (ii) data center facilities; (iii) solar panels; (iv) other forms of power or energy generation and storage; (v) any other commercial use that the Lessee or its subsidiaries or associated companies would like to develop according to their current or future corporate purpose; and (vi) any other use that has the prior written consent of Lessor, which shall not be unreasonably withheld, conditioned or delayed. In the event Lessee chooses to erect a guyed tower, Lessor hereby grants appurtenant easements to Lessee (i) in, over and across the Premises for the purpose of anchoring, mounting and replacing the guy wires extending from Lessee's tower on the Leased Space, and (ii) in, over and across that portion of the Premises lying within twenty (20) feet from each guy wire anchor and from both sides of every guy wire for the purpose of maintaining and repairing such guy anchors and wires together with the right to clear all trees, undergrowth or other obstructions and to trim, cut and keep trimmed and cut all tree limbs, undergrowth, or other obstructions which may, in the reasonable opinion of Lessee, interfere with or fall upon Lessee's tower, any of the tower's guy anchors and wires or any of Lessee's other improvements on the Leased Space.

3. Term. The initial term of this Lease will be five (5) years (the "Initial Term") from the "Commencement Date" specified below (in no event shall this date be earlier than the date on which Lessee exercises the Option) and shall automatically renew for up to nine (9) additional terms of five (5) years each (each a "Renewal Term", collectively with the Initial Term referred to hereinafter as the "Term") unless Lessee notifies Lessor of its intention not to renew prior to commencement of the succeeding Renewal Term.

4. Rent. The rent for the Initial Term of this Lease will be [redacted] (the "Rent"), paid monthly in advance, which Lessee will pay to Lessor at the place as Lessor will designate to Lessee in writing. If the Initial Term or any Renewal Term does not begin on the first day or end on the last day of a month, the Rent for that partial month will be prorated by multiplying the monthly Rent by a fraction, the numerator of which is the number of days of the partial month included in the Initial Term or Renewal Term and the denominator of which is the total number of days in the full calendar month. Beginning with the second (2nd) year of this Lease and every year thereafter, the then current monthly rental fee will be increased by [redacted] Each such year shall commence on the corresponding anniversary of the Commencement Date (as defined below). Lessee is entitled to withhold payment of Rent until such time as Lessee receives a completed W-9 form from Lessor, setting forth the Federal tax identification number of Lessor or the person or entity to whom the Rent checks are to be made payable as directed in writing by Lessor. The parties acknowledge and agree that the foregoing is a reasonable requirement in order to allow Lessee to comply with applicable legal requirements.

5. Ingress and Egress. Lessor hereby grants to Lessee easements (the "Easements") for ingress, egress, regress and parking of vehicles (including trucks and heavy machinery) over the Premises adjacent to the Leased Space for construction, operation and maintenance of the Structures and other improvements on the Leased Space, and for installation, construction, operation and maintenance of underground and above ground electric, water, gas, sewer, telephone, telegraph, fiber, hand holes and vaults, data transmission, and power lines, in connection with its use of the Leased Space. The term of these

Easements will commence upon exercise of the Option and will continue until the last to occur of (i) expiration of the Initial Term or Renewal Term, or (ii) removal by Lessee of all of the Structures and any other of Lessee's improvements and property from the Leased Space after expiration of the Initial Term or Renewal Term. The location and configuration of the Easements will be agreed upon by the parties within ten (10) business days after the latter of Lessee's exercise of the Option, or Lessee's approval of the survey. The Easements shall be included in any recorded Memorandum (as hereinafter defined) of this Lease. In addition, at Lessee's request and expense, these Easements will be set forth in a separate easement agreement (the "Easement Agreement") which Lessor and Lessee agree to execute and which Lessee will have recorded as an encumbrance on the property of Lessor. In all events, the Easements and this Lease shall be binding upon all subsequent owners, successors and assigns of the Premises.

Lessee agrees that Lessor may, at Lessor's expense, relocate the above described Easements to another comparable location on the Premises provided that: (a) Lessee receives no less than sixty (60) days prior written notice thereof; (b) Lessee approves the proposed new location of the easements, which approval will not be unreasonably withheld or delayed; (c) Lessee's access and beneficial use and enjoyment of the Leased Space is not interrupted, obstructed or materially affected; and (d) the utility services to the Leased Space are not interrupted.

6. Title and Quiet Possession. Lessor represents and covenants that Lessor owns the Leased Space and the Premises (including the property that is subject to the Easements) in fee simple terms, free and clear of all liens, encumbrances and restrictions of every kind and nature, except for those as set forth below:

Name of Lien holder	Type of Lien
N/A	

Lessor represents and warrants that there are no matters affecting title that would prohibit, restrict or impair the leasing of the Leased Space, use or occupancy thereof, or the granting of the Easements in accordance with the terms and conditions of this Lease. Lessor represents and warrants to Lessee that Lessor has the full right, power and authority to enter into this Lease and that Lessee will have quiet and peaceful possession of the Leased Space and the Easements throughout the Term.

7. Subordination, Non-disturbance and Attornment.

(a) Lessee agrees that this Lease will be subject and subordinate to any mortgages or deeds of trust now or hereafter placed upon the Leased Space and to all modifications thereto, and to all present and future advances made with respect to any such mortgage or deed of trust; provided that, the holder of any such instrument agrees in writing that Lessee's possession of the Leased Space will not be disturbed so long as Lessee will continue to perform its duties and obligations under this Lease and Lessee's obligation to perform the duties and obligations will not be in any way increased or its rights diminished by the provisions of this paragraph. Lessee agrees to attorn to the mortgagee, trustee, or beneficiary under any such mortgage or deed of trust, and to the purchaser in a sale pursuant to the foreclosure thereof; provided that, Lessee's possession of the Leased Space will not be disturbed so long as Lessee will continue to perform its duties and obligations under this Lease. Lessee's obligations hereunder are conditioned upon receipt by Lessee, within ten (10) business days after Lessee's notice of its intent to exercise the Option, or within ten (10) business days after the date of creation of any future mortgages or deeds of trust, of a Subordination, Non-disturbance and Attornment Agreement in form reasonably acceptable to Lessee, from any holder of a mortgage, deed to secure debt, or deed of trust to which this Lease is, or will become, subordinate.

(b) Secured Parties. Lessee may from time to time grant to certain lenders selected by Lessee and its affiliates (the "Lenders") a lien on and security interest in Lessee's interest in this Lease and all assets and personal property of Lessee located on the Leased Space (the "Personal Property") as collateral security for the repayment of any indebtedness to the Lenders. Lessor hereby agrees to subordinate any security interest, lien, claim or other similar right, including, without limitation, rights of levy or distraint for rent, Lessor may have in or on the Personal Property, whether arising by agreement or by law, to the liens and/or security interests in favor of the Lenders, whether currently existing or arising in the future. Nothing contained herein shall be construed to grant a lien upon or security interest in any of Lessor's assets. Should Lender exercise any rights of Lessee under this Lease, including the right to exercise any renewal option(s) or purchase option(s) set forth in this Lease, Lessor agrees to accept such exercise of rights by Lenders as if same had been exercised by Lessee, and Lessor, by signing below, confirms its agreement with this provision. If there shall be a monetary default by Lessee under this Lease, Lessor shall accept the cure thereof by Lenders within fifteen (15) days after the expiration of any grace period provided to Lessee under this Lease to cure such default, prior to terminating the Lease. If there shall be a non-monetary default by Lessee under this Lease, Lessor shall accept the cure thereof by Lenders within thirty (30) days after the expiration of any grace period provided to Lessee under this Lease to cure such default, prior to terminating this Lease. This Lease may not be amended in any respect which would be reasonably likely to have a material adverse effect on Lenders' interest therein or surrendered, terminated or cancelled, without the prior written consent of Lenders. If this Lease is terminated as a result of a Lessee default or is rejected in any bankruptcy proceeding, Lessor will enter into a new lease with Lenders or their designee on the same terms as this Lease within fifteen (15) days of Lenders' request made within thirty (30) days of notice of such termination or rejection, provided Lenders pay all past due amounts under this Lease. The foregoing is not applicable to normal expirations of the term of this Lease. In the event Lessor gives Lessee any notice of default under the terms of this Lease, Lessor shall simultaneously give a copy of such notice to Lender at an address to be supplied by Lessee. Lessee shall have the right to record a memorandum of the terms of this paragraph.

8. Governmental Approvals and Compliance. During the Term, Lessee will make reasonable efforts to comply with all applicable laws affecting Lessee's use or occupancy of the Leased Space, the breach of which might result in a penalty on Lessor or forfeiture of Lessor's title to the Leased Space. Lessee will not commit, or suffer to be committed, any waste on the Leased Space. During the Option Period and the Term Lessor agrees to fully cooperate with Lessee in order to obtain the necessary permits for construction and use of the Leased Space and its Structures and other improvements (including any modification(s) to the tower, other improvements or Leased Space or the addition(s) of equipment or sublessees to the tower, other improvements or Leased Space), including, but not limited to, zoning approvals/permits and building permits. Lessor further agrees during the Option Period and the Term, not to take any

action that may adversely affect Lessee's ability to obtain all of the necessary permits required for construction of the Structures and other improvements. Lessee will obtain any necessary governmental licenses or authorizations required for the construction and use of Lessee's intended Structures and other improvements on the Leased Space and will furnish copies of same to Lessor as same are issued. If and to the extent Lessee is at any time required to landscape or provide screening around the outside of the tower or Leased Space, Lessor hereby grants Lessee an easement ten (10) feet in width around the perimeter of and adjacent to the Leased Space in order to comply with such landscaping or screening requirements.

9. Assignment and Subleasing. Lessee may sublet all or part of the Leased Space or may assign or transfer this Lease in whole or in part without Lessor's consent. Upon such assignment, Lessee shall be relieved of all liabilities and obligations under this Lease. Lessor may not assign the Rent or this Lease or any rights hereunder, or grant any interest in any portion of the Premises, except in connection with conveyance of fee simple title to the Premises, without the prior written consent of Lessee, in Lessee's sole and absolute discretion. If Lessor enters into any arrangement to separate the equitable or financial benefit of this Lease, the Rent or any rights hereunder from the fee simple ownership of the Premises, the Rent shall be automatically reduced to One Dollar ($1.00) per year. In the event that Lessee from time to time subleases all or a portion of the Leased Space or as otherwise reasonably required by Lessee for work at the Leased Space, Lessor hereby grants to Lessee a temporary construction easement over such portion of the Premises as is reasonably necessary for such work. Following the completion of such work, Lessee shall, at Lessee's sole cost and expense, promptly repair any damage to the temporary easement area arising from Lessee's use thereof.

10. Notices. All notices, demands, requests, consents, approvals and other instruments required or permitted to be given pursuant to this Lease will be in writing, signed by the notifying party, or officer, agent or attorney of the notifying party, and will be deemed to have been effective upon delivery if served personally, including but not limited to delivery by messenger, overnight courier service or by overnight express mail, or upon posting if sent by registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

To Lessor:	Lamar Willis 205 E. Larson Lane Snowflake, AZ 85937 [redacted]
Rent Payable to:	Willis Ranch, LLC
To Lessee:	SBA TOWERS X, LLC 8051 Congress Avenue Boca Raton, FL 33487-1307 RE: AZ28431-B/White Antelope Attn: Site Administration Phone # - (561) 995-7670

The address to which any notice, demand, or other writing may be delivered to any party as above provided may be changed by written notice given by the party as above provided. Simultaneously with any notice of default given to Lessee under the terms of this Lease, Lessor shall deliver a copy of such notice to Lender at an address to be provided by Lessee.

11. Lessee Improvements. Lessee has the right, at its sole discretion and expense, to make the improvements on the Leased Space as it may deem necessary or appropriate, including, but not limited to, any improvements necessary for the construction and operation of the Structures. Lessee will be responsible for the cost of any site preparation work necessary to prepare the Leased Space to support the Structures and other improvements. All of Lessee's improvements, including, but not limited to, the Structures and any other improvements, will remain the property of Lessee. The Structures and other improvements may be used for the transmission, reception and relay of communication signals and/or data, including, without limitation, radio frequency signals, power or energy generation and storage, and other uses deemed appropriate by Lessee. Upon termination of this Lease, Lessee will, to the extent reasonable, restore the Leased Space to its original condition at the commencement of this Lease, except for ordinary wear and tear and damages by the elements or damages over which Lessee had no control. Lessee and Lessor agree that it will not be reasonable to require Lessee to remove any improvements contemplated hereunder which are permanent in nature, including but not limited to foundations, footings, concrete, paving, gravel, vegetation and utilities.

Lessee shall not be required to replace any trees or other vegetation that were removed from the Leased Space, the Easements or the Premises during the construction, installation or maintenance of the Structures or any other improvements.

12. Insurance. Lessor - Lessor, at all times during the Term of this Lease, will maintain in full force a comprehensive public liability insurance policy covering all of their operations, activities, liabilities and obligations on the Premises, having limits not less than One Million Dollars ($1,000,000) which will name Lessee as an additional insured party. On or before the Commencement Date, Lessor will give Lessee a certificate of insurance evidencing that such insurance is in effect and shall be issued by an insurance company authorized to do business in the state in which the Premises are located and shall provide thirty (30) days prior written notice to the Lessee of any cancellation of such policy. Lessor shall deliver to Lessee a renewal certificate evidencing that such insurance is in effect within ten business days of Lessee's request for such insurance.

Lessee - Lessee, at all times during the Term of this Lease, will maintain in full force a comprehensive public liability insurance policy covering all of its operations, activities, liabilities and obligations on the Leased Space, having limits not less than One Million Dollars ($1,000,000). On or before the Commencement Date, Lessee will give Lessor a certificate of insurance evidencing that such insurance is in effect. Lessee shall deliver to Lessor a renewal certificate evidencing that such insurance is in effect within ten (10) business days of Lessor's request for such certificate. The insurance policy shall be issued by an insurance company authorized to do business in the state in which the Leased Space is located and Lessee shall provide thirty (30) days prior written notice to the Lessor of any cancellation of such policy. Any insurance required to be provided by Lessee may be provided by a blanket insurance policy covering the

Leased Space and other properties leased or owned by Lessee provided that such blanket insurance policy complies with all of the other requirements with respect to the type and amount of insurance.

13. Operating Expenses. Lessee will pay for all water, gas, heat, light, power, telephone service, and other public utilities furnished to the Leased Space and used by Lessee throughout the Term hereof, and all other costs and expenses of every kind whatsoever in connection with the use, operation, and maintenance of the Leased Space by Lessee and all activities conducted thereon by Lessee.

14. Taxes. Lessee will pay any personal property taxes assessed on, or any portion of the taxes attributable to the Structures or Lessee's other improvements. Lessor will pay when due all real property taxes and all other fees and assessments attributable to the Leased Space and the Premises. However, Lessee will pay any increase in real property taxes levied against the Leased Space which is directly attributable to Lessee's use of the Leased Space, including Lessee's improvements thereon, if the Lessor furnishes proof of such increase, including reasonable supporting documentation, to Lessee within one year of the tax payment due date.

15. Maintenance. Lessee will maintain the Leased Space in good condition and state of repair. Except insofar as Lessee is made responsible by this Lease, Lessor will maintain the Premises surrounding the Leased Space in good condition and state of repair.

16. Hold Harmless. Lessor will be held harmless by Lessee from any liability (including reimbursement of reasonable attorneys' fees and all costs) for damages to any person or any property in or upon the Leased Space at Lessee's invitation, or for damages to any person or property resulting from the actions of Lessee (including damages caused by or resulting from the existence of the Structures) on the Leased Space, unless the damages are caused by, or are the result of, the willful misconduct or negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees. Notwithstanding any provisions herein to the contrary, it is understood and agreed that all property kept, installed, stored or maintained in or upon the Leased Space by Lessee will be so installed, kept, stored or maintained at the risk of Lessee. Lessor will not be responsible for any loss or damage to equipment owned by Lessee which might result from tornadoes, lightning, wind storms, or other Acts of God; provided, however, Lessor will be responsible for, and agrees to hold Lessee harmless from any liability (including reimbursement of reasonable legal fees and all costs), for damages to any person or any property in or upon the Premises or Leased Space arising out of the willful misconduct or negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees. Except for willful misconduct, Lessee will in no event be liable in damages for Lessor's business loss, business interruption or other consequential damages of whatever kind or nature, regardless of the cause of the damages, and Lessor, and anyone claiming by or through Lessor, expressly waives all claims for the damages.

17. Termination Rights.

(a) Lessee may terminate this Lease, at its option, after giving Lessor not less than sixty (60) days prior written notice to cure, if: (i) any governmental agency denies a request by Lessee for a permit, license or approval which is required for Lessee to construct or operate the Structures or other improvements on the Leased Space or any such permit is either revoked or not renewed; (ii) Lessee determines that technical problems or radio interference problems from other antennas or from nearby radio transmitting facilities, which problems cannot reasonably be corrected, impair or restrict Lessee from using the Leased Space for Lessee's intended purpose; (iii) Lessee determines that it does not have acceptable and legally enforceable means of ingress and egress to and from the Leased Space; (iv) Lessor does not have legal or sufficient ownership of or title to the Leased Space or Premises or the authority to enter into this Lease; (v) utilities necessary for Lessee's contemplated use of the Leased Space are not available; (vi) the Leased Space is damaged or destroyed to an extent which prohibits or materially interferes with Lessee's use of the Leased Space or Lessee's equipment and attachments thereto; (vii) the Premises now or hereafter contains a Hazardous Material; (viii) Lessee is unable to obtain a Subordination, Non-disturbance and Attornment Agreement; (ix) a material default by Lessor occurs; (x) Lessor fails to perform any of the material covenants or provisions of this Lease or if any representation or warranty contained herein is found to be untrue; (xi) the Leased Space is the subject of a condemnation proceeding or taking by a governmental authority, or quasi-governmental authority with the power of condemnation, or if the Leased Space is transferred in lieu of condemnation (rent will be abated during the period of condemnation or taking); (xii) the use of the site will not sufficiently benefit Lessee economically or commercially; (xiii) if Lessee determines, in its sole discretion that it will not be viable to use the site for its intended purpose; or (xiv) if Lessee determines, in its sole discretion, that it will be unable to use the site for any reason. In the event of termination by Lessee or Lessor pursuant to this provision, Lessee will be relieved of all further liability hereunder. Any rental fees paid prior to the termination date will be retained by Lessor. In the event Lessor fails to perform its obligations under this Lease for any reason other than Lessee's breach, Lessee may pursue all remedies available at law and in equity. Lessor hereby acknowledges that Lessee will incur significant expenses in reliance on this Lease, and therefore agrees to pay Lessee for all consequential damages which Lessee will suffer as a result of Lessor's breach. In the event Lessor fails to comply with the terms of this Lease, Lessee may, in its sole and absolute discretion, cure any such default, and to the extent Lessee incures any expenses in connection with such cure (including but not limited to the amount of any real property taxes Lessee pays on behalf of Lessor), Lessor agrees to promptly reimburse Lessee for such expenses incurred and hereby grants Lessee a security interest and lien on the Premises, to secure Lessor's obligation to repay such amounts to Lessee. In addition, Lessee may offset the amount of any such expenses incurred against any rent payable hereunder.

(b) Lessor may only terminate this Lease, at its option, in the event of a material default by Lessee or Lessee's failure to pay Rent when due, which default or failure is not cured within sixty (60) days after Lessee's receipt of written notice of such default or failure. No such failure to cure a material default, however, will be deemed to exist if Lessee has commenced to cure such default within said period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a material default will be excused if due to causes beyond the reasonable control of Lessee.

18. Exclusivity. As part of Lessee's right to the undisturbed use and enjoyment of the Leased Space, Lessor shall not at any time during the Option Period or the Term of this Lease (i) use or suffer or permit another person to use any portion of the Premises or any adjacent parcel of land now or hereafter owned, leased or managed by Lessor for any of the uses permitted herein or other uses similar thereto, or (ii) grant any interest in or an option to acquire any interest

in any portion of the Premises that permits (either during the Option Period or the Term of this Lease) any of the uses permitted under this Lease or other uses similar thereto without the prior written consent of Lessee, in Lessee's sole discretion. The phrase "or other uses similar thereto" as used herein shall include, without limitation, the transmission, reception or relay of communications signals and/or data by way of small cells, distributed antenna systems, data centers, C-RAN or fiber, or the generation or storage of power or energy.

19. Binding on Successors. The covenants and conditions contained herein will apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. Further, this Lease will run with the land and all subsequent purchasers will be subject to the terms and conditions specified herein.

20. Access to Leased Space/Premises. Lessee shall have at all times during the Term the right of access to and from the Leased Space and all utility installations servicing the Leased Space on a 24 hours per day/7 days per week basis, on foot or by motor vehicle, including trucks and heavy machinery (including the right to park such vehicles, trucks and machinery within the Easements and the Premises adjacent to the Leased Space and the Easements), for the installation and maintenance of utility wires, cables, conduits and pipes over, under and along the right-of-way extending from the nearest accessible public right-of-way.

21. Governing Law. The parties intend that this Lease and the relationship of the parties will be governed by the laws of the State in which the Leased Space is located.

22. Entire Lease. All of the representations and obligations of the parties are contained herein, and no modification, waiver or amendment of this Lease or of any of its conditions or provisions will be binding upon a party unless in writing signed by that party or a duly authorized agent of that party empowered by a written authority signed by that party. The waiver by any party of a breach of any provision of this Lease will not operate or be construed as a waiver of any subsequent breach of that provision by the same party, or of any other provision or condition of this Lease.

23. Survey and Testing. Lessee will have the right during the Term of this Lease (and the Option Period, if applicable) to survey, soil test, and make any other investigations necessary to determine if the surface and subsurface of the Leased Space are suitable for construction and operation of the Structures and other improvements If Lessee, prior to completion of the Structures or other improvements determines that for any reason the surface or subsurface of the Leased Space is not suitable to construct and operate the Structures or other improvements, this Lease, upon written notice given to Lessor prior to completion of the Structures or other improvements will become null and void; provided that at Lessee's sole expense the Leased Space will be promptly restored to the extent contemplated by Section 11 above and provided further that Lessee will deliver copies of all soil tests and investigation reports to Lessor.

24. Oil, Gas and Mineral Rights. Lessor does not grant, lease, let or demise hereby, but expressly excepts and reserves here from all rights to oil, gas and other minerals in, on or under and that might be produced or mined from the Leased Space; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Leased Space or Easements area to recover any oil, gas or minerals. This Lease is given and accepted subject to the terms and provisions of any valid oil, gas and mineral lease covering the Leased Space or any part thereof, now of record in the office of the County Clerk, provided, however, that any future oil, gas or mineral lease covering the above-described lands or any part thereof will be in all respects subordinate and inferior to the rights, privileges, powers, options, immunities, and interests granted to Lessee under the terms of this Lease.

25. Hazardous Waste.

(a) The term "Hazardous Materials" will mean any substance, material, waste, gas or particulate matter which is regulated by the local governmental authority where the Leased Space is located, the State in which the Leased Space is located, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or restricted hazardous waste" under any provision of state or local law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. '1251 et seq. (33 U.S.C. '1317), (vii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. '6901 et seq. (42 U.S.C. '6903), or (viii) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act. 42 U.S.C. '9601 et Seq. (42) U.S.C. '9601). The term "Environmental Laws" will mean all statutes specifically described in the foregoing sentence and all applicable federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulating, relating to or imposing liability or standards concerning or in connection with Hazardous Materials.

(b) Lessor represents and warrants that, to the best of Lessor's knowledge, (i) the Leased Space has not been used for the use, manufacturing, storage, discharge, release or disposal of hazardous waste, (ii) neither the Leased Space nor any part thereof is in breach of any Environmental Laws, (iii) there are no underground storage tanks located on or under the Leased Space, and (iv) the Leased Space is free of any Hazardous Materials that would trigger response or remedial action under any Environmental Laws or any existing common law theory based on nuisance or strict liability. If any such representation is in any manner breached during the Term of this Lease (a "Breach"), and if a Breach gives rise to or results in liability (including, but not limited to, a response action, remedial action or removal action) under any Environmental Laws or any existing common law theory based on nuisance or strict liability, or causes a significant effect on public health, Lessor will promptly take any and all remedial and removal action as required by law to clean up the Leased Space, mitigate exposure to liability arising from, and keep the Leased Space free of any lien imposed pursuant to, any Environmental Laws as a result of a Breach.

(c) In addition, Lessor agrees to indemnify, defend and hold harmless Lessee, its officers, partners, successors and assigns from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, attorneys' fees, damages, liabilities, demands, interest, fines, penalties and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Lessee and its grantees as a result of (a) any Breach, or (b) any matter, condition or state of fact involving Environmental Laws of Hazardous Materials which existed on or arose during the Term of this Lease and which failed to comply

with (i) the Environmental Laws then in effect or (ii) any existing common law theory based on nuisance or strict liability.

(d) Lessor represents and warrants to Lessee that Lessor has received no notice that the property or any part thereof is, and, to the best of its knowledge and belief, no part of the Premises is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject to special hazards.

(e) The covenants of this section will survive and be enforceable and will continue in full force and effect for the benefit of Lessee and its subsequent transferees, successors and assigns and will survive the Term of this Lease.

26. Mechanic's and Landlord's Liens. Lessee will not cause any mechanic's or materialman's lien to be placed on the Leased Space and Lessee agrees to indemnify, defend and hold harmless Lessor from any such lien from a party claiming by, through or under Lessee. Additionally, Lessor disclaims and waives any now existing or hereafter arising landlord's lien or other statutory or non-statutory lien or security interest in Lessee's and/or its sublessees' communication facilities, equipment, improvement, fixtures or other property.

27. Headings. The headings of sections and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify or alter the meaning of the sections or subsections.

28. Time of Essence. Time is of the essence of Lessor's and Lessee's obligations under this Lease.

29. Severability. If any section, subsection, term or provision of this Lease or the application thereof to any party or circumstance will, to any extent, be invalid or unenforceable, the remainder of the section, subsection, term or provision of this Lease or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable, will not be affected thereby and each remaining section, subsection, term or provision of this Lease will be valid or enforceable to the fullest extent permitted by law.

30. Real Estate Broker. Lessor represents and warrants that Lessor has not signed a listing agreement, dealt with or otherwise agreed to pay a broker's commission, finder's fee or other like compensation to anyone in connection with the lease of the Leased Space or the transaction contemplated by this Lease and Lessor agrees to indemnify and hold Lessee harmless from and against any such claims or costs, including attorneys' fees, incurred as a result of the transaction contemplated by this Lease.

31. Further Assurances. During the Option Period and Term of this Lease, each of the parties agree to do such further acts and things and to execute and deliver the additional agreements and instruments (including, without limitation, requests or applications relating to zoning or land use matters affecting the Structures or other improvements) as the other may reasonably require to consummate, evidence or confirm this Lease or any other agreement contained herein in the manner contemplated hereby. If Lessor fails to provide requested documentation within thirty (30) days of Lessee's request, or fails to provide any Non-Disturbance Agreement required in this Lease, Lessee may withhold and accrue the monthly rental until such time as all such documentation is received by Lessee.

32. Right to Register or Record. Lessee may request that Lessor execute a Memorandum of Option and Land Lease, Memorandum of Land Lease or Short Form of Lease (collectively a "Memo") for recording in the public records. Lessor agrees and authorizes Lessee to attach and/or insert a certified legal description of the Leased Space and Easements, once complete, to the Memo and record same in the public records.

33. Interpretation. Each party to this Lease and its counsel have reviewed and had the option to revise this Lease. The normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Lease or of any amendments or exhibits to this Lease.

34. Condemnation. Lessor shall fully advise Lessee in a timely manner of all condemnation proceedings or prospective condemnation proceedings in order that Lessee may fully protect and prosecute its rights and claims relating to the Leased Space. If the whole of the Leased Space shall be taken or condemned by, or transferred in lieu of condemnation to, any governmental or quasi governmental authority or agency with the power of condemnation during the Option Period or the Term of this Lease, Lessee shall be entitled to any award based upon its leasehold interest as set forth in this Lease, along with the value of all Lessee's improvements, including, but not limited to, the Structures and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. In the event only a portion of the Premises, which portion does not include the whole of the Leased Space, shall be taken or condemned by, or transferred in lieu of condemnation to any governmental or quasi-governmental authority or agency with the power of condemnation during the Option Period or the Term of this Lease, Lessee shall have the option to either: (1) terminate this Lease; or (2) continue in possession of the property pursuant to the terms of this Lease with a proportionate reduction in Rent equal to that portion, if any, of the Leased Space so taken, condemned or transferred in lieu of condemnation. In either event, Lessee shall be entitled to any award based upon its leasehold interest in the portion of the Premises condemned, taken or transferred in lieu of condemnation, along with the value of all Lessee's improvements, including, but not limited to, the Structures, and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. Nothing contained herein shall prohibit Lessee from making its own claims against any condemning authority for any losses or damages Lessee shall incur as a result of a condemnation, or sale in lieu of condemnation, of the whole or any portion of the Premises.

35. Right of First Refusal. If at any time during the Option Period or the Term of this Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future Rent, this Lease, the Leased Space or the Premises, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to acquire the interest described in the Offer on the terms set forth in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice and terms to exercise Lessee's right of first refusal by notifying Lessor in writing. If Lessee has not exercised its right of first refusal in writing to Lessor within such thirty (30) day period, the terms of the Offer will be deemed

rejected. Any action taken by Lessor as part of a scheme or contrivance to circumvent the intent of this Section will cause the monthly Rent payable to Lessor or its successors or assigns to be reduced by fifty percent (50%) for all terms remaining under this Lease.

36. Prevailing Party. In the event that any dispute between the parties related to this Lease should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorney's fees and expenses.

37. Date of Lease. The parties acknowledge that certain obligations of Lessor and Lessee are to be performed within certain specified periods of time which are determined by reference to the date of execution of this Lease. The parties therefore agree that wherever the term "date of execution of this Lease," or words of similar import are used herein, they will mean the date upon which this Lease has been duly executed by Lessor and Lessee whichever is the later to so execute this Lease. The parties further agree to specify the date on which they execute this Lease beneath their respective signatures in the space provided and warrant and represent to the other that such a date is in fact the date on which each duly executed his or her name.

COMMENCEMENT DATE: The date that Lessee exercises its Option.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the last day and year specified below.

LESSOR: WILLIS RANCH, LLC,
an Arizona limited liability company

By: Lamar Willis
Lamar Willis, as Trustee of the Lamar and Robin Willis Family Trust dated January 13, 2011

Title: Managing Member of Willis Ranch, LLC

Date: 8 April 2024

Witness: Alicia Lujan

Print Name: Alicia Lujan

Witness: Lucy Crandell

Print Name: Lucy Crandell

STATE OF Arizona }
} **SS:**
COUNTY OF Navajo }

Notary Public:
I do hereby certify that **LAMAR WILLIS**, as Trustee of the Lamar and Robin Willis Family Trust dated January 13, 2011, who is personally known to me, or who has proved by sufficient evidence to be the person named herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 8th day of April, 2024.

Matthew R Boone
Notary Signature

LESSEE: SBA TOWERS X, LLC,
a Delaware limited liability company

By: _____
Alyssa Houlihan

Title: Vice President, Site Leasing

Date: 4/11/2024

Witness: _____

Print Name: Madison Fallmann

Witness: Wendy Carrick

Print Name: Wendy Carrick

STATE OF FLORIDA}
} **SS:**
COUNTY OF PALM BEACH}

Notary Public:
I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **ALYSSA HOULIHAN**, as Vice President, Site Leasing of **SBA TOWERS X, LLC**, a Delaware limited liability company, by means of [X] physical presence or [ ] online notarization, to me known to be the person described in and who executed the foregoing instrument and who acknowledge before me that she executed the same in the capacity aforestated.

Witness my hand and seal this 11th day of April, 2024.

Cynthia R Blanco
Notary Signature

CYNTHIA ALLISON BLANCO
Notary Public - State of Florida
Commission # HH 095116
My Comm. Expires Feb 18, 2025
Bonded through National Notary Assn.

Site Name: White Antelope
Site No.: AZ28431-B

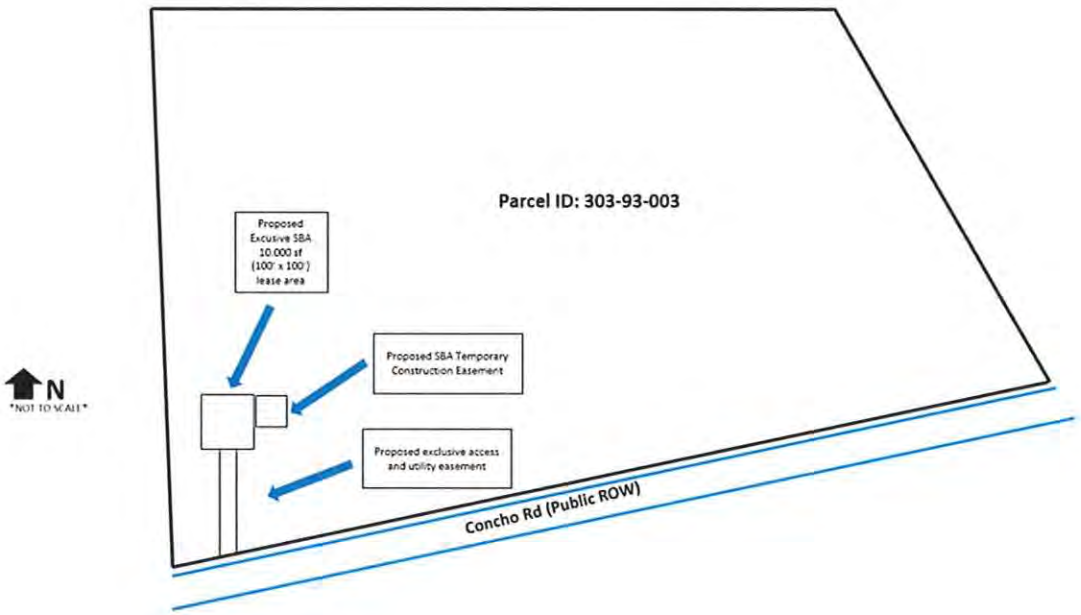
MATTHEW R BOONE
Notary Public - Arizona
Navajo County
Commission # 591095
My Comm. Expires Oct 28, 2024

SBA

EXHIBIT A

LEASED SPACE

The Leased Space shall consist of 10,000 (100' x 100') square feet of ground space along with easement rights for access to the Leased Space and parking by vehicle, trucks, heavy machinery or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits and pipes on the Premises in the approximate locations as depicted below:



Initials: _____

Initials: _____

EXHIBIT B

LEGAL DESCRIPTION OF THE PREMISES

An interest in land, said interest being over a portion of the following described parent parcel:
Ranch of the White Mountains, Unit 8, Lot 246, Navajo County, Arizona.

EXCEPTING all rights for rock quarry, aggregate, minerals, oils, coals, gas, helium, uranium, potash, any hydro-carbon substance and any other minerals, including surface access rights for exploration and development.

AND BEING the same property conveyed to Willis Ranch, LLC from HNZ Holding, LLC, a Delaware limited liability company by Special Warranty Deed dated October 15, 2021 and recorded January 4, 2022 in Instrument No. 2022-00159.

Tax Parcel No. 303-93-003

Initials: _____

Initials: _____

REFERENCE COPY
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNKN300	0009139111
Radio Service CL - Cellular	
Market Numer CMA320	**Channel Block** B
Sub-Market Designator 0	

FCC Registration Number (FRN): 0003290673

Market Name
Arizona 3 - Navajo

Grant Date	Effective Date	Expiration Date	Five Yr Build-Out Date	Print Date
03-02-2021	03-02-2021	10-01-2030		03-03-2021

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	35-01-25.0 N	110-37-41.0 W	1512.4	106.7	1001732

Address: (Winslow) 3 MI E of Winslow
City: WINSLOW **County:** NAVAJO **State:** AZ **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	134.700	26.800	106.800	119.300	74.400	79.600	115.200	138.800
Transmitting ERP (watts)	1.210	23.520	372.700	480.140	53.870	1.550	1.210	1.210

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	134.700	26.800	106.800	119.300	74.400	79.600	115.200	138.800
Transmitting ERP (watts)	1.210	1.210	1.210	3.480	120.600	604.450	200.150	7.970

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	134.700	26.800	106.800	119.300	74.400	79.600	115.200	138.800
Transmitting ERP (watts)	117.860	3.250	1.210	1.210	1.210	9.580	214.470	590.700

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

FCC 601-C
March 2018

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	34-25-56.0 N	110-35-08.0 W	2000.4	76.8	1001738

Address: Heber Site Green Tank Hill

City: Heber **County:** NAVAJO **State:** AZ **Construction Deadline:**

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	109.900	125.500	93.800	26.900	-14.100	-35.800	-35.000	39.700
Transmitting ERP (watts)	48.260	401.430	241.890	14.580	0.920	0.920	0.920	1.160

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	109.900	125.500	93.800	26.900	-14.100	-35.800	-35.000	39.700
Transmitting ERP (watts)	0.920	1.030	34.170	349.630	290.810	21.560	0.920	0.920

Antenna: 4

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	109.900	125.500	93.800	26.900	-14.100	-35.800	-35.000	39.700
Transmitting ERP (watts)	12.690	0.650	0.650	0.650	17.120	159.810	326.300	152.620

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	34-12-22.0 N	109-56-34.0 W	2312.5	34.7	1011610

Address: 1.30 FS 223 East

City: Pinetop **County:** NAVAJO **State:** AZ **Construction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	382.100	290.800	114.100	120.300	214.400	351.400	304.700	389.600
Transmitting ERP (watts)	70.010	70.010	70.010	70.010	70.010	70.010	70.010	70.010

Antenna: 2

Maximum Transmitting ERP in Watts: 70.000

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	387.600	302.200	129.100	125.800	214.400	343.800	301.900	383.700
Transmitting ERP (watts)	49.000	49.000	49.000	49.000	49.000	49.000	49.000	49.000

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	371.700	280.400	103.700	110.000	204.000	341.100	294.300	379.200
Transmitting ERP (watts)	2.080	1.660	1.440	1.320	1.320	1.660	1.660	3.230

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	35-40-16.0 N	109-12-30.0 W	2363.1	113.4	1001733

Address: Window Rock Site 7.5 MI W

City: WINDOW ROCK **County:** APACHE **State:** AZ **Construction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	74.200	187.100	334.400	317.800	170.300	195.300	228.400	194.600
Transmitting ERP (watts)	64.720	295.820	309.760	64.720	1.210	0.710	0.710	0.980

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	74.200	187.100	334.400	317.800	170.300	195.300	228.400	194.600
Transmitting ERP (watts)	0.710	0.710	1.380	85.320	316.980	289.090	49.090	1.150

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	74.200	187.100	334.400	317.800	170.300	195.300	228.400	194.600
Transmitting ERP (watts)	68.250	1.880	0.570	0.570	0.620	38.380	220.860	265.530

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
7	34-52-30.1 N	110-09-53.4 W			

Address: APPROXIMATELY 1 MILE SOUTHWEST OF HOLEBROOK

City: HOLEBROOK **County:** NAVAJO **State:** AZ **Construction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts: 81.900

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	111.000	100.000	92.000	76.000	29.000	63.000	108.000	103.000
Transmitting ERP (watts)	163.000	163.000	163.000	163.000	163.000	163.000	163.000	163.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
8	35-15-47.1 N	109-09-03.3 W			

Address: 928 Allentown Road Southy

City: Houke **County:** APACHE **State:** AZ **Construction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts: 99.100

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	29.000	137.000	29.000	29.000	75.000	166.000	207.000	115.000
Transmitting ERP (watts)	139.000	139.000	139.000	139.000	139.000	139.000	139.000	139.000

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
9	35-05-56.1 N	109-36-07.4 W	1731.3	131.7	

Address: 322.4 I-40 East

City: Chambers **County:** APACHE **State:** AZ **Construction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts:

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	41.900	73.200	109.800	50.100	154.900	185.500	140.700	114.000
Transmitting ERP (watts)	138.700	138.700	138.700	138.700	138.700	138.700	138.700	138.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
10	34-06-36.3 N	109-34-27.2 W	3087.4	48.7	

Address: Atop of Green's Peak

City: Eagar **County:** APACHE **State:** AZ **Construction Deadline:** 11-14-2015

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	650.000	687.300	633.100	412.600	299.200	496.700	505.300	656.300
Transmitting ERP (watts)	40.680	283.380	513.290	228.750	20.480	1.030	1.030	3.640

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	650.000	687.300	633.100	412.600	299.200	496.700	505.300	656.300
Transmitting ERP (watts)	1.030	1.030	7.300	85.380	396.610	458.530	120.050	6.970

Antenna: 4

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	650.000	687.300	633.100	412.600	299.200	496.700	505.300	656.300
Transmitting ERP (watts)	176.740	26.690	1.350	0.510	1.000	9.000	79.680	243.970

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
11	33-49-35.7 N	109-09-54.4 W	2892.6	36.6	

Address: Forest Road 403H

City: ALPINE **County:** APACHE **State:** AZ **Construction Deadline:** 12-04-2000

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	329.100	258.400	540.500	538.700	497.700	393.700	312.200	206.500
Transmitting ERP (watts)	148.280	139.660	138.380	139.820	143.900	138.380	143.900	143.080

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
12	34-34-28.1 N	110-05-59.7 W	1739.4	152.4	1226713

Address: 1.24 Miles West of SR 77

City: Snowflake **County:** NAVAJO **State:** AZ **Construction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.100	158.500	104.600	72.900	102.700	50.800	47.300	86.300
Transmitting ERP (watts)	199.530	104.710	15.490	0.790	0.400	0.760	14.450	100.000

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.100	158.500	104.600	72.900	102.700	50.800	47.300	86.300
Transmitting ERP (watts)	0.320	1.410	23.440	120.230	138.040	32.360	3.160	0.320

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.100	158.500	104.600	72.900	102.700	50.800	47.300	86.300
Transmitting ERP (watts)	4.070	0.320	0.320	1.170	18.200	107.150	144.540	41.690

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
14	34-27-54.9 N	109-37-41.6 W	1917.5	45.7	

Address: House 24, County Road N-5338

City: Concho **County:** APACHE **State:** AZ **Construction Deadline:** 06-12-2010

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	228.000	127.600	86.000	23.000	-14.100	6.300	132.900	223.700
Transmitting ERP (watts)	36.610	621.690	297.560	8.580	1.970	1.970	1.970	1.970

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	228.000	127.600	86.000	23.000	-14.100	6.300	132.900	223.700
Transmitting ERP (watts)	1.970	1.970	1.970	24.750	460.860	401.400	13.920	1.970

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	228.000	127.600	86.000	23.000	-14.100	6.300	132.900	223.700
Transmitting ERP (watts)	297.560	8.580	1.970	1.970	1.970	1.970	36.610	621.690

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
15	34-20-15.3 N	110-16-13.3 W	1990.3	54.9	

Address: (Clay Springs) 5176 Hwy 260
City: Clay Springs **County:** NAVAJO **State:** AZ **Construction Deadline:** 06-12-2010

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	157.900	173.000	131.400	33.400	-44.300	-22.200	13.500	101.200
Transmitting ERP (watts)	274.310	721.510	6.280	1.990	1.990	1.990	1.990	1.990

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	157.900	173.000	131.400	33.400	-44.300	-22.200	13.500	101.200
Transmitting ERP (watts)	1.380	1.380	8.250	611.430	83.240	5.530	1.400	1.980

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	157.900	173.000	131.400	33.400	-44.300	-22.200	13.500	101.200
Transmitting ERP (watts)	7.730	1.780	2.050	1.380	3.110	4.600	378.740	222.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
16	34-07-06.4 N	109-54-17.3 W	2184.8	60.7	

Address: Ski Hi Road East of Buck Sprin Rd
City: Pinetop **County:** NAVAJO **State:** AZ **Construction Deadline:** 06-12-2010

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	111.300	3.700	-115.100	12.000	182.000	213.400	240.300	188.100
Transmitting ERP (watts)	6.630	123.420	564.120	618.540	158.990	11.790	2.700	1.520

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	111.300	3.700	-115.100	12.000	182.000	213.400	240.300	188.100
Transmitting ERP (watts)	1.520	2.930	25.420	202.770	473.230	324.590	68.640	6.170

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	111.300	3.700	-115.100	12.000	182.000	213.400	240.300	188.100
Transmitting ERP (watts)	229.810	20.020	5.260	1.520	7.100	77.870	418.190	694.000

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
17	34-30-50.2 N	109-31-32.7 W	1930.4	47.2	

Address: North of SR 61 & West of US 180

City: St. Johns **County:** APACHE **State:** AZ **Construction Deadline:** 06-12-2010

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	245.900	247.400	212.700	161.300	84.400	60.100	209.300	261.100
Transmitting ERP (watts)	2.000	6.130	4.910	5.210	1.830	1.520	1.520	1.520

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	245.900	247.400	212.700	161.300	84.400	60.100	209.800	261.100
Transmitting ERP (watts)	1.990	1.990	1.990	1.990	25.110	954.710	91.170	3.160

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	245.900	247.400	212.700	161.300	84.400	60.100	209.300	261.100
Transmitting ERP (watts)	418.180	77.870	9.360	1.210	1.780	20.480	166.480	551.270

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
18	34-38-26.1 N	110-19-24.4 W	1844.6	91.4	1203622

Address: DRY LAKE RADIO SITE, 16 M, NW OF

City: SNOW FLAKE **County:** NAVAJO **State:** AZ **Construction Deadline:** 06-12-2010

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.000	151.300	127.700	101.300	71.500	94.100	108.600	106.100
Transmitting ERP (watts)	580.250	277.720	8.010	1.830	1.830	1.830	1.830	34.170

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.000	151.300	127.700	101.300	71.500	94.100	108.600	106.100
Transmitting ERP (watts)	6.510	167.340	782.730	45.040	1.830	1.830	1.830	1.830

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.000	151.300	127.700	101.300	71.500	94.100	108.600	106.100
Transmitting ERP (watts)	2.060	0.800	0.730	6.220	98.540	341.670	259.190	52.920

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
19	34-52-25.9 N	110-09-58.0 W	1589.0	106.7	1268081

Address: Sec 13, T17N, R20E, Holbrook Industrial Park

City: Holbrook **County:** NAVAJO **State:** AZ C**onstruction Deadline:** 03-29-2011

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	114.000	104.900	90.500	75.600	24.400	37.200	114.800	120.500
Transmitting ERP (watts)	166.480	551.270	418.180	77.870	9.360	1.210	1.780	20.480

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	114.000	104.900	90.500	75.600	24.400	37.200	114.800	120.500
Transmitting ERP (watts)	1.210	7.790	71.020	381.390	577.250	182.540	22.980	2.460

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	114.000	104.900	90.500	75.600	24.400	37.200	114.800	120.500
Transmitting ERP (watts)	151.830	17.040	1.590	1.210	8.940	89.410	427.920	551.270

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
20	34-54-26.2 N	109-13-29.3 W	1916.2	91.1	1271402

Address: Witch Well Lot 1 S1 T17N R29F

City: Sanders **County:** APACHE **State:** AZ C**onstruction Deadline:** 03-29-2011

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	74.800	28.300	60.700	105.400	145.600	191.100	71.700	28.100
Transmitting ERP (watts)	25.080	953.460	91.050	3.160	1.990	1.990	1.990	1.990

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	74.800	28.300	60.700	105.400	145.600	191.100	71.700	28.100
Transmitting ERP (watts)	1.990	1.990	1.990	25.080	953.460	91.050	3.160	1.990

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	74.800	28.300	60.700	105.400	145.600	191.100	71.700	28.100
Transmitting ERP (watts)	849.770	11.200	1.990	1.990	1.990	1.990	1.990	169.550

Control Points:

Control Pt. No. 2

Address: 500 West Dove Road

City: Southlake **County:** TARRANT **State:** TX **Telephone Number:** (800)264-6620

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNKN300 **File Number:** 0009139111 **Print Date:** 03-03-2021

Waivers/Conditions:

NONE

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNLH683	0008937657
Radio Service	
CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
06-02-2017	01-09-2020	06-26-2027	01-28-2020

Market Number	Channel Block	Sub-Market Designator
BTA347	D	0

Market Name
Phoenix, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-26-2002			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select License Search . Follow the instructions on how to search for license information.

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNLH683 **File Number:** 0008937657 **Print Date:** 01-28-2020

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH943	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	B3	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH943 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH942	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	B2	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH942 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH941	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	B1	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

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Conditions:
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Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH941 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH940	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	A5	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

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August 2021

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH940 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH939	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	A4	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

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August 2021

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH939 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH938	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	A3	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH938 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH937	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	A2	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

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August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH937 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH936	

Radio Service
PM - 3.7 GHz Service

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	A1	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

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Conditions:
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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH936 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQPW446	0009790931
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
02-18-2022	02-18-2022	12-18-2036	02-19-2022

Market Number	Channel Block	Sub-Market Designator
REA005	E	35

Market Name
Central

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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AWS operations must not cause harmful interference across the Canadian or Mexican Border. The authority granted herein is subject to future international agreements with Canada or Mexico, as applicable.

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQPW446 **File Number:** 0009790931 **Print Date:** 02-19-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQJQ693	

Radio Service
WU - 700 MHz Upper Band (Block C)

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
01-10-2020	03-11-2020	06-13-2029	

Market Number	Channel Block	Sub-Market Designator
REA005	C	0

Market Name
Central

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ693 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGL788	0009840822
Radio Service	
AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
02-22-2022	02-22-2022	02-27-2037	02-23-2022

Market Number	Channel Block	Sub-Market Designator
BEA154	C	0

Market Name
Flagstaff, AZ-UT

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select License Search . Follow the instructions on how to search for license information.

FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGL788 **File Number:** 0009840822 **Print Date:** 02-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

REFERENCE COPY

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGB216	0009781927
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
01-10-2022	01-10-2022	11-29-2036	01-11-2022

Market Number	Channel Block	Sub-Market Designator
BEA154	B	1

Market Name
Flagstaff, AZ-UT

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select License Search . Follow the instructions on how to search for license information.

FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGB216 **File Number:** 0009781927 **Print Date:** 01-11-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

REFERENCE COPY
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNH944	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA328	B4	0

Market Name
Winslow, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNH944 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

RESOLUTION ____-24

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR SBA WHITE ANTELOPE WIRELESS COMMUNICATION FACILITY.

WHEREAS, an application for a Special Use Permit was duly filed on July 1st, 2024 by Reg Destree to allow for the construction of a one-hundred and twenty foot (120') monopole wireless communication tower and associated facilities on a 51.16 acre parcel, located to the east of the Snowflake area; and

WHEREAS, the application concerns the following real property in Navajo County: APN # 303-93-003, T13N, R22E, S01 of the Gila and Salt River Base and Meridian; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on August 15th, 2024; and

WHEREAS, the Navajo County Board of Supervisors after considering the testimony and other evidence presented at the hearing, as well as the recommendations of Staff, found that the Special Use Permit is consistent with the public health, safety and general welfare and should be approved subject to the conditions set forth herein; and

NOW, THEREFORE BE IT RESOLVED the Board of Supervisors hereby approves the Special Use Permit, subject to the following conditions:

1. This Special Use Permit shall permit 1 (one) monopole wireless communication tower, not to exceed 120 feet in height, and accessory structures necessary for operation of the tower on the subject property.

2. The applicant shall obtain a Building Permit from Navajo County for such tower and facilities prior to commencing construction.

3. The applicant shall meet all State and Federal requirements concerning communication towers prior to any building permits being issued.

4. The tower shall be constructed as a monopole, as indicated in the supplied plans. The owner of the tower shall maintain the tower, antennae as necessary.

5. A fence of material acceptable to the Planning and Development Services Director shall be constructed to enclose the base of the tower and necessary accessory structures.

6. A Geotechnical Report for the Access Easement shall be submitted and approved.

7. The permitted Special Use shall be allowed to occur per the attached/approved site plan.

Any expansion or change of the Special Use shall require an amendment to this permit.

8. If the permitted Special Use is not utilized within a twelve (12) month period, from the date of Board approval, this permit shall become null and void.

9. Should the operator decide to abandon the use of the tower, they shall notify Navajo County Planning and Development Services that the tower is no longer being utilized.

10. If the tower is no longer being utilized, the property owner shall cause, at their expense, the removal of all components of this tower within a 90-day period.

11. The owner shall provide reasonable cooperation to other public and private users who may be interested in collocation on this tower and shall consider such collocation upon commercially reasonable terms, unless such collocation is not technically feasible.

12. This Special Use Permit shall be personal to the permittee and applicable only to the specific use and to the specific property for which it is issued. Upon completion and final inspection by the Planning and Development Services Director (or designee) of any authorized structures, signifying that all zoning and site development requirements imposed in connection with the permit have been satisfied, the Special Use Permit shall thereafter be transferable and shall run with the land, whereupon the maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this title, shall be the responsibility of the property owner.

13. This Special Use Permit and the subject site shall be reviewed and inspected by Planning and Development Staff on the fifth (5^{th}) anniversary of Board of Supervisors approval and every five (5) years thereafter to ensure the site is being utilized as approved and is in compliance with all conditions contained herein. If the subject site is found to be out of compliance with these conditions, this Special Use Permit and its privileges may be revoked.

PASSED AND ADOPTED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on this 12^{th} day of November 2024.

NAVAJO COUNTY BOARD OF SUPERVISORS

ATTEST:

By _____
Jason Whiting, Chairman of the Board

_____
Melissa W. Buckley, Clerk of the Board

RESOLUTION ____-24

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS DENYING A SPECIAL USE PERMIT FOR SBA WHITE ANTELOPE WIRELESS COMMUNICATION FACILITY.

WHEREAS, an application for a Special Use Permit was duly filed on July 1st, 2024, by Reg Destree to allow for the construction of a one hundred and twenty foot (120') monopole wireless communication tower and associated facilities on a 51.16 acre parcel, located east of the Snowflake area; and

WHEREAS, the application concerns the following real property in Navajo County: APN # 303-93-003, Township 13 North, Range 22 East, Section 01 of the of the Gila and Salt River Base and Meridian; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on August 15th, 2024; and

WHEREAS, the Navajo County Board of Supervisors after considering the testimony and other evidence presented at the hearing, as well as the recommendations of Staff, found that the Special Use Permit is not consistent with the public health, safety and general welfare and should be denied; and

NOW, THEREFORE BE IT RESOLVED the Board of Supervisors hereby deny the Special Use Permit.

DENIED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on this 12th day of November 2024.

NAVAJO COUNTY BOARD OF SUPERVISORS

By _____
Jason Whiting, Chairman of the Board

ATTEST:

_____
Melissa W. Buckley, Clerk of the Board

Cody Cooper

From: Dianna Suslo <diannas18@gmail.com>
Sent: Friday, August 9, 2024 3:31 PM
To: Planning; D3Supervisor
Subject: Medical letter, proposed cell tower
Attachments: Cell Tower letter.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from diannas18@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dianna Suslo
(602) 770-4843 cell text only
(928)536-2803

Your body is boundless. It is channeling the energy, creativity, and intelligence of the entire universe. The design is divine.

Cody Cooper

From: Sue Bozzo <bozzosc@yahoo.com>
Sent: Monday, August 12, 2024 8:51 AM
To: D3Supervisor; Planning
Subject: proposed cell tower: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

Some people who received this message don't often get email from bozzosc@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

For the meeting of August 15, 2024
Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

To: The Navajo County Board of Supervisors and Planning and Zoning Commission:

I am writing in reference to the request for a Special Use Permit to put a cell tower at the corner of Concho Highway and White Antelope Road.

I request that the permit be denied, and my reasons for this follow:

I am a resident on North White Antelope, and I myself have Multiple Chemical Sensitivities (MCS) and Electrical Hypersensitivity (EHS). I have several neighbors, here on North White Antelope, who also have MCS and EHS. Many of them are more severely sensitive than me. We all moved to Snowflake, because it is so rural, and there is less air pollution here, and fewer cell phone towers. Many of the people here need to live miles from the nearest cell phone tower, in order to not be adversely affected. There are approximately 40 households of people here, who moved here precisely because of MCS and EHS. They left their families, their homes, their jobs -- they left everything, to find a place to live that they could tolerate. Please take into account this long-established community (started in the mid-1990's), and the needs of its disabled residents.

I personally think the "high road," the moral thing to do, is to create swaths of the country where it is safe for people with MCS and EHS to live. There is such a range of sensitivity, in the human population, and all the different ranges of sensitivity should have a safe place to live. People with MCS and EHS should be able to participate in their own society and communities.

It is my hope that the proposed cell tower is not allowed to be placed so close to this community.

If possible, could you please confirm that my comments here will be included with the public comments for this proposed tower?

Thank you for your consideration and any accommodation.

Sincerely,
Sue Bozzo
Rockin R Ranch Road, Snowflake, AZ 85937

Cody Cooper

From: Melissa Buckley
Sent: Monday, August 12, 2024 10:32 AM
To: Nicole Riggs
Cc: marlene schmidt; Molloy; D3Supervisor; Cody Cooper
Subject: RE: 5-G cell tower at Old Concho hwy and White Antelope

Nicole,
Thank you for your email. I have forwarded your object to our Planning & Development Services for the upcoming meeting with P&Z.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

From: Nicole Riggs <nicole.riggs.1980@gmail.com>
Sent: Sunday, August 11, 2024 9:09 PM
To: planning@navajocounty.az.gov; D3Supervisor <D3Supervisor@navajocountyaz.gov>
Cc: marlene schmidt <compassionms@yahoo.com>; Molloy <molloy4700@gmail.com>
Subject: Re: 5-G cell tower at Old Concho hwy and White Antelope

Some people who received this message don't often get email from nicole.riggs.1980@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Whom It May Concern,

My name is Nicole Riggs, I was a case manager for Old Concho Community Assistance Center. I was the case manager for 8333 Rocking R Ranch road. This group of houses is unique to the area as they are set up for Multi Chemical Sensitivity or MCS for short. This property was a prime location as it was close to town, but far enough out that the clients do not take in all the toxic chemicals or EMF. The ladies at this property contacted me personally to inform you that building this tower essentially in their backyard would be extremely detrimental to their health.

This property and surrounding area are home to many people with MCS. They moved to this area due to the lack of major EMF (electrical magnetic frequencies). EMF affects people and animals alike without them even realizing it. There is a lot more research being done today on the effects of constant EMF exposure. The amount of EMF exposure to these individuals with MCS can be extremely toxic and can even cause death in

some cases. While I understand you wanting to grow and be able to cover areas with no cell phone or internet access, I urge you to please reconsider the location of this tower. People's lives depend on it.
Please feel free to contact me if you have any questions regarding this email at:
nicole.riggs.1980@gmail.com
Thank You,
Nicole Riggs

Cody Cooper

From: Dianna Suslo <diannas18@gmail.com>
Sent: Thursday, August 8, 2024 9:20 PM
To: Planning; D3Supervisor
Subject: [SUSPECTED SPAM] proposed cell tower at the corner of White Antelope and Concho Highway

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from diannas18@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Hello.
I heard, by word of mouth, just yesterday, that there is a proposed cell tower at the location where my mailbox, and the mailboxes of a number of Environmentally Ill people is. This poses a significant health threat to myself and others. I plan to forward a doctor's letter to testify to this fact, for myself personally, as soon as the doctor has composed it.
My understanding is that there is a guideline that requires that community members be informed two weeks in advance of meetings of this nature. Is this correct? Unfortunately, we have been given inadequate, if any, notice.
I spoke with Mr. Tyler on the phone today, and requested reasonable accommodations for my disability, to attend the meeting telephonically or by video. I was told that this would be discussed with his manager, Cody Cooper, when he returns on Monday. I hope this is enough time to arrange for this needed accommodation.
Ideally, it would be best to postpone the meeting so that the community would have been given two weeks notice, and so that reasonable accommodation could be arranged. Could you please kindly consider this?
There are a number of us that moved to Snowflake, AZ due to our specific health issues, which include disease states that are triggered by excessive exposure to radio frequencies. As such, we are hoping that the cell tower can find a new location. If the tower is erected at the proposed location, we will have to be exposed to the tower regularly, as we need to drive by there to get in and out of the neighborhood, and need to stop there to get our mail.

Thank you for your kind consideration. I look forward to hearing back from you.

Dianna Suslo
(602) 770-4843 cell text only
(928)536-2803

Your body is boundless. It is channeling the energy, creativity, and intelligence of the entire universe. The design is divine.

Cody Cooper

From: marlene schmidt <compassionms@yahoo.com>
Sent: Monday, August 12, 2024 3:14 PM
To: Planning
Subject: For the Meeting of August 15, 2024 Title: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

Some people who received this message don't often get email from compassionms@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

For the Meeting of August 15, 2024
Title: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

To: Navajo County Planning and Zoning Commission:

I am writing in reference to the request for a Special Use Permit to put a cell tower at the corner of Concho Highway and White Antelope Road.
I request that the permit be denied, and following are my reasons.
I am a resident in the area of this proposed cell tower location. This area is the home of several Chemically and Electromagnetically Sensitive people. The one way in and out of our neighborhood is through the proposed site. A cell tower placed close to this area could affect health, causing debilitating symptoms for many. It will have to be entirely avoided by some of the people for whom it poses a more serious threat, making trips into town out of the question.
I moved here 10 years ago after reading that in this area, there were no cell towers close to the housing where I was intending to move. This community, through the Arizona Department of Housing, had built 4 housing units on an old organic farm, for people who have Chemical and Electromagnetic Sensitivities as well as mobility impairments. There are fewer than twenty units like this in the entire nation, and we have a waiting list several years

long to get in. More housing of this type is needed urgently, as more people become sensitive to the electromagnetic and radio frequencies emitted from modern technologies.
Below is an article which may be of interest, concerning the impact on a cattle herd after a 4G tower was put up on farm land.
The Special Use Permit being requested here, at this time, might be expected to have an impact on the local herds as well as on some of us people, who have gone through a lot to rebuild our lives here.
Thank you for taking the time to review my request in regards to this cell tower proposal .

Sincerely,
Marlene Schmidt
Rocking R Ranch Road, Snowflake, AZ 85937

French farmer wins battle to turn off 4G antenna after claims of damaging cow herd's health

French court orders 4G turn off after 40 cow deaths

8th June 2022
World
Livestock health
Farming



By John Sleigh Editor

Journalists news from the The Scottish Farmer

Journalists news from the The Scottish Farmer

A French farmer has won his battle to temporarily turn off a 4G antenna after he claimed it was damaging his cow herd's health.

The administrative court in Clermont-Ferrand ordered the two month switch-off after Frédéric Salgues, a farmer in Haute-Loire, said he suspected that it was damaging his herd's health.

The court stated: "It is appropriate to order the temporary cessation of the operation of this antenna for a period of two months, taking into account its general impact, with monitoring, by the judicial expert, of the behaviour of the herd, and of the dairy cows in particular, during this period."

Mobile network operator Orange now has three months to act in accordance with the ruling, including stopping the antenna's operation but must ensure phone coverage continues for their customers in the area affected.

After the decision, Mr Salgues told the French Press that he hoped his cows would be able to 'recover as soon as possible' and called the case ruling 'a major relief and a victory'.

Mr Salgues said that since the antenna's installation in July 2021 – 200 metres away from his farm in Mazeyrat-d'Allier (Haute-Loire) – around 40 of his normally-200-strong herd had died, and milk production had decreased by 15 to 20% within days of the antenna being switched on.

He claimed: "There are no medical elements that could [otherwise] explain this brutal drop in milk production."

Philippe Molhérat, the mayor of Mazeyrat-d'Allier, who had previously authorised the antenna's installation, testified in favour of the farmer.

He said that he feared 'a catastrophe on a human level' and that his 'concerns' were growing for the 1500 inhabitants of his village.

Yet lawyers for the mobile operators affected by the ruling, which as well as Orange also included Free and Bouygues Telecom, said that there was 'no scientific evidence' that there is a link between animal health problems and electromagnetic fields surrounding mobile phone antennas.

Please confirm email ..

Cody Cooper

From: Melissa Buckley
Sent: Tuesday, August 13, 2024 12:55 PM
To: Sharon Casjens; Planning
Cc: D3Supervisor
Subject: RE: SUP 24-006 SBA White Antelope Wireless Communication Facility, District lll

Good afternoon Sharon,

Thank you for your email. I have forwarded your objection to our Planning & Development Services for the upcoming Planning & Zoning Meeting.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

From: Sharon Casjens <casjensslc@yahoo.com>
Sent: Tuesday, August 13, 2024 12:38 PM
To: D3Supervisor <D3Supervisor@navajocountyaz.gov>
Subject: SUP 24-006 SBA White Antelope Wireless Communication Facility, District lll

Some people who received this message don't often get email from casjensslc@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

I vote NO to the placement of cell towers along Concho Hwy. There is a Community of very ill people who have purchased specialized homes in the area due to their debilitating illnesses. Four Homes were built for Chemically and Electromatic illnesses.

I live on Hay Hollow Road for this same reason. I am 100 per cent disabled and in very poor health due to all the electronic devices in my area.

These devices are manufactured, implemented without biological testing or risk assessment done.

Senator Blumenthal asked the companies during a hearing before Congress why this testing was not done to protect humans, animal birds and insects. Their reply was not cost effective to do the testing.

To this day NO testing has been done.

Please consider our future generations when making you decisions that concern our health and well being.

You will ask if I am so ill and electromagnetically sensitive how can I use a computer. Mine was specially made for people like myself 20 years ago but are no longer in production I use al landline fr my service.

Please respond!

Thank you,

Sharon Casjens

Cody Cooper

From: Melissa Buckley
Sent: Wednesday, August 14, 2024 2:42 PM
To: Planning
Cc: Leah Thomas
Subject: FW: Online Form Submittal: Contact Navajo County

Follow Up Flag: Follow up
Flag Status: Flagged

This one is for you Cody.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, August 14, 2024 2:18 PM
To: BOSWebMail <BOSWebMail@navajocountyaz.gov>
Subject: Online Form Submittal: Contact Navajo County

Caution: This email originated from outside of Navajo County.

Contact Navajo County

Select Department or Function	Board of Supervisors
First Name	Paula
Last Name	Winskye
Phone	7013020413
Email	author.winskye@gmail.com

Comments	Re: The proposed cell phone tower near the intersection of Concho Highway and White Antelope Road. To whom it may concern, I am opposed to a cell tower of any kind, especially a 5g tower, being built anywhere near White Antelope Road. People from across the country have moved to that area to escape chemicals & electronic pollution so common in cities. The state even built special housing for environmentally sensitive people in that area. To erect a 5g tower anywhere near their homes is outrageous. I am opposed to this tower, even though it might mean I have a more reliable cell phone signal. I am willing to make that sacrifice for the sake of their health.
Attachment 1	*Field not completed.*
Attachment 2	*Field not completed.*
Attachment 3	*Field not completed.*

Email not displaying correctly? View it in your browser.

Cody Cooper

From: kperrin@nccn.net
Sent: Wednesday, August 14, 2024 3:19 PM
To: Planning
Subject: White Antelope cell tower

[Some people who received this message don't often get email from kperrin@nccn.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of Navajo County.

To the Navajo County Planning Commission:

I'm very concerned by the proposed White Antelope cell tower. I live 2 miles from the site, but these are unobstructed miles with nothing to absorb the RF radiation in between. I would be less concerned if the acceptable levels of RF radiation exposure in the U.S. were 1/10 or even 1/100 of current acceptable levels.

A number of other countries DO have RF limits that are 1/10 or 1/100 of those of the U.S. These countries include Italy, India, Belgium, Serbia, and Bulgaria. Even Russia and China have lower limits as they recognize the biological effects.

I don't see any environmental impact studies in the Application that would include the effects of RF cell tower radiation on plants and animals. Indeed, such a study convinced India to lower their allowed levels to 1/10 of what they had been before.

I can't find an estimate of the RF radiation to be released by the tower. My only comparison is my exposure to Wi-Fi from my computer's modem.
It was left on for an unknown period of time as my computer said it was off.
During this time, my immune response plummeted, and I developed shingles.
When I discovered the Wi-Fi was on, I had it turned off. My shingles went away, and I started feeling much better.

As far-field health data are not considered, I will focus on the area nearer to the tower. The mailboxes across the road are a huge concern. It takes 5 minutes to pick up mail, or a half hour a week.
Radiation is cumulative, and that will matter to chemically and electrically sensitive people. I urge the applicant to move the tower site to the other side of the 50-acre parcel or assist in other measures to protect electrically hypersensitive individuals. Also, the use of chemicals on the site, as herbicides or pesticides, would negatively affect the health of chemically sensitive people

Thank you for your attention to this letter.

Sincerely,
Karen Perrin
8559 Garden Home Trail
Snowflake, AZ
928 536-5606

Cody Cooper

From: Scott Killingsworth <scottkillingsworth@yahoo.com>

Sent: Wednesday, August 14, 2024 4:48 PM
To: Planning
Subject: Letter regarding Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III, for meeting August 15th
Attachments: Proposed Cell Tower Site.jpg

Some people who received this message don't often get email from scottkillingsworth@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

For the meeting of August 15, 2024

Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

To: The Navajo County Board of Supervisors and Planning and Zoning Commission:

My name is Scott Killingsworth, and I've lived in a home that I own off north White Antelope road since 2017. This area has been a haven for people like me since the early 90s. This refuge allows us to live away from air pollution and the radiation from cell towers and wi-fi, and we are a well-established part of the greater Snowflake community. I honestly don't know where—or if—I would be if not for this community. We are the only community of its kind in the world, so the proposal by SBA to build a multi-carrier cell tower here really represents a special situation that is different from the typical tower approval.

First, this tower would unquestionably make some of us sick, and might force some residents to have to move under duress. I know the county isn't legally allowed to

consider direct health effects when voting on this, but I believe it's still important to recognize this reality.

This tower would also hurt our property values in a special way. We built our houses with specific features to meet our health needs, such as custom electrical features to minimize emf, and special non-paint wall coverings such as tile walls and ceilings. So these homes were built for people with unique needs, and when those people don't want to move here anymore because of the tower then it shrinks our potential market and lowers our property values.

Being legally disabled, we have the right to not have a tower built that will limit or deny us access to our mailboxes and perhaps our homes when there are other options that will meet the need for expanded cellular service in our area. Cell service is a wonderful tool in many ways, and I'm generally in favor of expanded service. And I'm confident that Verizon and SBA could find another workable site that's further from our community. In the 2000s a topographical analysis convinced Cellular One that Black Mesa was the site with the best coverage in our area, and they placed their tower there after originally planning a site closer to us.

So my strong position as a local property owner is that SBA find another site nearby—but no closer to our homes—that will meet the coverage needs of our area. However if the tower were built on the proposed Willis site then it seems entirely reasonable as a desire of SBA to be a good neighbor and concession to our unique needs that the tower be sited on the <u>southeast</u> corner of the Willis lot rather than the southwest corner

as proposed. The attached diagram shows the lot so you can see what I'm talking about.

Thank you very much for working with our community and other stakeholders to find a solution that will meet everybody's needs.

Sincerely,

Scott Killingsworth

Cody Cooper

From: Dawn G. <dawnleslie5@yahoo.com>
Sent: Wednesday, August 14, 2024 4:49 PM
To: Planning; D3supervisor@navajocounty.gov
Subject: Proposed tower, North White Antelope

Some people who received this message don't often get email from dawnleslie5@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Good Afternoon,
I own property near the intersection of North White Antelope and Old School Bus Trail. I bought this property specifically because of the quiet, peaceful neighborhood and the dark skies. I believe development at this intersection may negatively impact my property values. I'm asking that you specify that this project not be allowed to display flashing lights at night, now and in the future, and that any security lighting be minimal, be aimed downwards, and meet International Dark Sky Association (IDA) guidelines. I also have concerns about the safety of schoolchildren who wait for the bus at this intersection. I'm asking that you specify that the tower be erected at the east end of the property, as far away as possible from the intersection and mailboxes at North White Antelope. Thank you for your consideration.

Dawn Grenier Foster

Cody Cooper

From: Molloy <molloy4700@gmail.com>
Sent: Wednesday, August 14, 2024 5:06 PM
To: D3Supervisor; Planning; Deb Smeltzer
Subject: Special Use Permit Verizon, Aug. 15, 2024
Attachments: 5G- Deb to P&Z.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Caution: This email originated from outside of Navajo County.

Dear Planning and Development Staff and Supervisor Whiting,
Attached please see an article about the development, qualities, and health effects of 5-G.
Thank you very much.
Deb Schmeltzer
Cedar Hills Neighborhood

Cody Cooper

From: Molloy <molloy4700@gmail.com>
Sent: Wednesday, August 14, 2024 5:21 PM
To: Planning; D3Supervisor; Molloy
Subject: Thurs. PandZ Mtg., Special Use Permit for 5-G Installation

Some people who received this message don't often get email from molloy4700@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Planning and Development / Zoning Staff and Supervisor Whiting,

I urgently ask that you postpone further work toward installation of communications equipment on the corner of Concho Highway and North White Antelope Road.
I request at a minimum one month for neighborhood residents to study ways we might be able to mitigate the effects on us of the new equipment.

Several of us are vulnerable to exposures to what may seem quite ordinary to the rest of the population.

Thank you for your consideration.
Susan Molloy
8657 Hansa Trail
Snowflake, AZ 85937
928 536 4625

Cody Cooper

From: Dianna Suslo <diannas18@gmail.com>
Sent: Wednesday, August 14, 2024 5:26 PM
To: Planning
Subject: 8/15/24 meeting

Some people who received this message don't often get email from diannas18@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

The meeting of August 15, 2024
Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III
To: The Navajo County Board of Supervisors and Planning and Zoning Commission:
Hello, members of the Planning and Zoning Commission. Thank you for taking the time to read my letter. I am sorry that I cannot be there in person. I have severe chemical and electrical sensitivities that prevent me from being in many buildings. I requested to appear telephonically or by video, but was told that that technology was not available in order to accommodate that request.

I would first like to share a bit about myself, in hopes that you can have a personal way to relate to why I object to the proposed cell tower placement. After becoming chemically injured in 2012, my health crashed. Since I became reactive to so many things, finding suitable housing was a significant challenge. Ultimately, in order to find tolerable housing, I had to move to Snowflake Arizona, where I could afford a large lot of land that gives me a buffer from chemicals and electromagnetic fields, and where I found a home that was built with the intention of housing someone with my severe allergies. Before becoming ill, I was a social worker at the Phoenix Veterans Administration hospital.

When I am exposed to excessive and certain radio frequencies, I get headaches, heart palpitations, chest pain, shortness of breath, and other symptoms. A letter of support from my doctor was submitted via email. I understand that this condition sounds unusual and hard to relate to for most people, maybe even crazy. It is possible that I would have felt the same way before I got sick myself. As other people will also be explaining, Snowflake, AZ is a very unique place that currently offers some amount of refuge to people with related conditions.

I am very concerned about the proposed cell tower at the intersection of white antelope and Concho highway. I am worried that the increase of exposure to electromagnetic fields will cause my illness to get worse. It is possible that I will no longer be able to stop and get my mail. My safe place will no longer be safe.

It is my understanding that 15 years ago, a topographical study was done that established that the best place for a cell tower was on Black Mesa. I am wondering why this cell tower cannot be placed there? I hope that the Verizon contractor/representative can please answer this question.
I have three reasons to object to the planned cell tower.

Firstly, I am aware that the planning and zoning commission cannot consider health issues to deny the placement of a cell tower due to the 1996 law that prevents this. However, this is a special situation, a community of disabled people. Chemical and electrical sensitivities are recognized federally, under the American disabilities act. I hope that the cell tower company and the Planning and Zoning Commission can consider that under ADA guidelines, it is problematic to deny disabled

people access to their mailboxes and safe access to their homes. Under the ADA, companies and public entities are required to avoid actions that disproportionately harm individuals with disabilities. This means:

1. Conducting a Thorough Environmental Impact Assessment
2. Engaging in Meaningful Consultation
3. Demonstrating Due Diligence in Site Selection
4. Complying with Legal Standards

Another health and safety concern is whether the use of pesticides will be employed. I would ask that they are not used, and that instead, mechanical measures such as trimming grasses and weeds and hand pulling them are used, if the tower is constructed. Those of us who have chemical sensitivities cannot be around pesticides, and this would put our health at risk. My doctors have verified this in writing.

My second concern is that my property value will plummet if that cell tower is erected in the location that is planned for. This is because my home was specially made for people with illnesses like mine. I paid more for my house than I would have if I did not have my unique health needs. A significant portion of its value comes from the special construction. However, if this neighborhood is no longer considered environmentally safe, people with our condition will no longer want to move here. Over time, our community will fall apart, because new community members will not come here. I was told that the property value issue is better addressed by the Board of Supervisors, but I hope that the applicant can take this into consideration in an effort to work with the community.

My third objection is aesthetics. I consider an 120 foot tall cell tower at the entrance to the neighborhood an unwelcoming eyesore. It feels disrespectful to those of us who live here. I hope that this will be taken into consideration.

Cody Cooper was kind enough to speak to Scott Killingsworth and I prior to this meeting, and he said that the goal is not to make people's lives worse. My hope is that the County, the SPC, and all parties involved can work together to come up with a viable solution.

I would like to suggest tabling this issue. Our community only found out about the proposed cell tower one week ago. We are scrambling to learn what we can, make arrangements to attend the meeting (for those who can do so), put our thoughts on paper, and communicate about this proposal. There has been no opportunity for the cell tower company to hear the community's concern, and very little opportunity for the Planning and Zoning Commission, land owner, and other relevant entities and individuals to discuss solutions and options.

Thank you for taking this matter into serious consideration. I appreciate your future efforts to work with us to ensure our continued peaceful enjoyment of our properties.

Dianna Suslo

Dianna Suslo, LCSW
(602) 770-4843 cell text only
(928)536-2803

Cody Cooper

From: Naomi Larson <naomi.larson4@gmail.com>
Sent: Wednesday, August 14, 2024 5:46 PM
To: Planning
Subject: Cell tower permit at Concho Highway/White Antelope in Navajo County

Some people who received this message don't often get email from naomi.larson4@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To all concerned: I oppose the approval of the permit for the cell tower by SBA Communications near the intersection of Concho Highway and White Antelope. I own a home about three miles north of there at 8675 Hansa Trail. This would negatively affect property values in the area. I and several of my neighbors have sensitivities to electromagnetic radiation. Radiation is carcinogenic. The proposed location of this tower is too close to where we stop to pick up our mail. It is also where school children are picked up and dropped off to ride the school bus. It is also possible that animals (pets, horses, cattle, wildlife) may suffer adverse effects from the radiation. Please consider a location that is farther away to prevent unsafe exposure to the radiation that would be coming from this tower.
See https://mdsafetech.org to learn more about this issue by a group called Physicians for Safe Technology.
Call me at land line 928-536-6633 if you wish to discuss this in person. Thank you for your consideration.
Sincerely,
Naomi Larson

Cody Cooper

From: Molloy <molloy4700@gmail.com>
Sent: Wednesday, August 14, 2024 5:50 PM
To: Planning; D3Supervisor; mindysheyosha@yahoo.com
Subject: Verizon tower Permit application, Aug. 15

Some people who received this message don't often get email from molloy4700@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Planning and Zoning / Development:
My name is Melinda H. Wilson.
I live at 8333 Rockin 'R Ranch Trail, House No. 3, Snowflake, Arizona 85937.
Regarding the request for a Special Use Permit to put a cell tower at the corner of Concho Highway dnd White Antelope Road:
I request that the permit be denied.

In 2008, while living in a high-tech urban area with many cell phone towers and repeater antennas, on tops of buildings, I became sensitive to such antennas and to cell phones.
Suddenly I could no longer use my cell phone without incurring a long-lasting nauseating headache.
And then, I could no longer use computers.

Through a short chain of referrals that included the Dean Emeritas of the School of Public Health at Albany, NY, I found this community near Snowflake that I now live in.
Most residents of this community of chemically and electrically sensitive people own their own houses on 20 acres.
But the housing I live in is one of four units for low-income people with chemical and electrical sensitivities.
This housing was funded by the Arizona Department of Housing.

In the 12 years I've lived here, I have gotten well enough to use a computer a few hours.
But new cell phone towers keep closing in and I am still too sensitive to use a cell phone.
Currently the nearest towers are five-six miles away.
The proposed tower would be 2-2.5 or miles from my housing.
I am gravely concerned that it will impair me further.
Sincerely,
Melinda H. Wilson

Kristyn Saunders

From: Sue Bozzo <bozzosc@yahoo.com>
Sent: Monday, August 12, 2024 8:51 AM
To: D3Supervisor; Planning
Subject: proposed cell tower: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

Some people who received this message don't often get email from bozzosc@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

For the meeting of August 15, 2024
Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

To: The Navajo County Board of Supervisors and Planning and Zoning Commission:

I am writing in reference to the request for a Special Use Permit to put a cell tower at the corner of Concho Highway and White Antelope Road.

I request that the permit be denied, and my reasons for this follow:

I am a resident on North White Antelope, and I myself have Multiple Chemical Sensitivities (MCS) and Electrical Hypersensitivity (EHS). I have several neighbors, here on North White Antelope, who also have MCS and EHS. Many of them are more severely sensitive than me. We all moved to Snowflake, because it is so rural, and there is less air pollution here, and fewer cell phone towers. Many of the people here need to live miles from the nearest cell phone tower, in order to not be adversely affected. There are approximately 40 households of people here, who moved here precisely because of MCS and EHS. They left their families, their homes, their jobs -- they left everything, to find a place to live that they could tolerate. Please take into account this long-established community (started in the mid-1990's), and the needs of its disabled residents.

I personally think the "high road," the moral thing to do, is to create swaths of the country where it is safe for people with MCS and EHS to live. There is such a range of sensitivity, in the human population, and all the different ranges of sensitivity should have a safe place to live. People with MCS and EHS should be able to participate in their own society and communities.

It is my hope that the proposed cell tower is not allowed to be placed so close to this community.

If possible, could you please confirm that my comments here will be included with the public comments for this proposed tower?

Thank you for your consideration and any accommodation.

Sincerely,
Sue Bozzo
Rockin R Ranch Road, Snowflake, AZ 85937

Kristyn Saunders

From: Melissa Buckley
Sent: Tuesday, August 13, 2024 12:55 PM
To: Sharon Casjens; Planning
Cc: D3Supervisor
Subject: RE: SUP 24-006 SBA White Antelope Wireless Communication Facility, District lll

Good afternoon Sharon,

Thank you for your email. I have forwarded your objection to our Planning & Development Services for the upcoming Planning & Zoning Meeting.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
Teamwork | Accountability | Integrity | Excellence | Innovation

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

From: Sharon Casjens <casjensslc@yahoo.com>
Sent: Tuesday, August 13, 2024 12:38 PM
To: D3Supervisor <D3Supervisor@navajocountyaz.gov>
Subject: SUP 24-006 SBA White Antelope Wireless Communication Facility, District lll

Some people who received this message don't often get email from casjensslc@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

I vote NO to the placement of cell towers along Concho Hwy. There is a Community of very ill people who have purchased specialized homes in the area due to their debilitating illnesses. Four Homes were built for Chemically and Electromatic illnesses.

I live on Hay Hollow Road for this same reason. I am 100 per cent disabled and in very poor health due to all the electronic devices in my area.

These devices are manufactured, implemented without biological testing or risk assessment done.

Senator Blumenthal asked the companies during a hearing before Congress why this testing was not done to protect humans, animal birds and insects. Their reply was not cost effective to do the testing.

To this day NO testing has been done.

Please consider our future generations when making you decisions that concern our health and well being.

You will ask if I am so ill and electromagnetically sensitive how can I use a computer. Mine was specially made for people like myself 20 years ago but are no longer in production I use al landline fr my service.

Please respond!

Thank you,

Sharon Casjens

Kristyn Saunders

From: Dawn G. <dawnleslie5@yahoo.com>
Sent: Wednesday, August 14, 2024 4:49 PM
To: Planning; D3supervisor@navajocounty.gov
Subject: Proposed tower, North White Antelope

Some people who received this message don't often get email from dawnleslie5@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Good Afternoon,
I own property near the intersection of North White Antelope and Old School Bus Trail. I bought this property specifically because of the quiet, peaceful neighborhood and the dark skies. I believe development at this intersection may negatively impact my property values. I'm asking that you specify that this project not be allowed to display flashing lights at night, now and in the future, and that any security lighting be minimal, be aimed downwards, and meet International Dark Sky Association (IDA) guidelines. I also have concerns about the safety of schoolchildren who wait for the bus at this intersection. I'm asking that you specify that the tower be erected at the east end of the property, as far away as possible from the intersection and mailboxes at North White Antelope. Thank you for your consideration.

Dawn Grenier Foster

Kristyn Saunders

From: Scott Killingsworth <scottkillingsworth@yahoo.com>

Sent: Wednesday, August 14, 2024 4:48 PM
To: Planning
Subject: Letter regarding Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III, for meeting August 15th
Attachments: Proposed Cell Tower Site.jpg

Some people who received this message don't often get email from scottkillingsworth@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

For the meeting of August 15, 2024

Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

To: The Navajo County Board of Supervisors and Planning and Zoning Commission:

My name is Scott Killingsworth, and I've lived in a home that I own off north White Antelope road since 2017. This area has been a haven for people like me since the early 90s. This refuge allows us to live away from air pollution and the radiation from cell towers and wi-fi, and we are a well-established part of the greater Snowflake community. I honestly don't know where—or if—I would be if not for this community. We are the only community of its kind in the world, so the proposal by SBA to build a multi-carrier cell tower here really represents a special situation that is different from the typical tower approval.

First, this tower would unquestionably make some of us sick, and might force some residents to have to move under duress. I know the county isn't legally allowed to

consider direct health effects when voting on this, but I believe it's still important to recognize this reality.

This tower would also hurt our property values in a special way. We built our houses with specific features to meet our health needs, such as custom electrical features to minimize emf, and special non-paint wall coverings such as tile walls and ceilings. So these homes were built for people with unique needs, and when those people don't want to move here anymore because of the tower then it shrinks our potential market and lowers our property values.

Being legally disabled, we have the right to not have a tower built that will limit or deny us access to our mailboxes and perhaps our homes when there are other options that will meet the need for expanded cellular service in our area. Cell service is a wonderful tool in many ways, and I'm generally in favor of expanded service. And I'm confident that Verizon and SBA could find another workable site that's further from our community. In the 2000s a topographical analysis convinced Cellular One that Black Mesa was the site with the best coverage in our area, and they placed their tower there after originally planning a site closer to us.

So my strong position as a local property owner is that SBA find another site nearby—but no closer to our homes—that will meet the coverage needs of our area. However if the tower were built on the proposed Willis site then it seems entirely reasonable as a desire of SBA to be a good neighbor and concession to our unique needs that the tower be sited on the <u>southeast</u> corner of the Willis lot rather than the southwest corner

as proposed. The attached diagram shows the lot so you can see what I'm talking about.

Thank you very much for working with our community and other stakeholders to find a solution that will meet everybody's needs.

Sincerely,

Scott Killingsworth

Kristyn Saunders

From: Naomi Larson <naomi.larson4@gmail.com>
Sent: Wednesday, August 14, 2024 5:46 PM
To: Planning
Subject: Cell tower permit at Concho Highway/White Antelope in Navajo County

Some people who received this message don't often get email from naomi.larson4@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To all concerned: I oppose the approval of the permit for the cell tower by SBA Communications near the intersection of Concho Highway and White Antelope. I own a home about three miles north of there at 8675 Hansa Trail. This would negatively affect property values in the area. I and several of my neighbors have sensitivities to electromagnetic radiation. Radiation is carcinogenic. The proposed location of this tower is too close to where we stop to pick up our mail. It is also where school children are picked up and dropped off to ride the school bus. It is also possible that animals (pets, horses, cattle, wildlife) may suffer adverse effects from the radiation. Please consider a location that is farther away to prevent unsafe exposure to the radiation that would be coming from this tower.
See https://mdsafetech.org to learn more about this issue by a group called Physicians for Safe Technology.
Call me at land line 928-536-6633 if you wish to discuss this in person. Thank you for your consideration.
Sincerely,
Naomi Larson

Kristyn Saunders

From: Molloy <molloy4700@gmail.com>
Sent: Wednesday, August 14, 2024 5:21 PM
To: Planning; D3Supervisor; Molloy
Subject: Thurs. PandZ Mtg., Special Use Permit for 5-G Installation

Some people who received this message don't often get email from molloy4700@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Planning and Development / Zoning Staff and Supervisor Whiting,

I urgently ask that you postpone further work toward installation of communications equipment on the corner of Concho Highway and North White Antelope Road.
I request at a minimum one month for neighborhood residents to study ways we might be able to mitigate the effects on us of the new equipment.

Several of us are vulnerable to exposures to what may seem quite ordinary to the rest of the population.

Thank you for your consideration.
Susan Molloy
8657 Hansa Trail
Snowflake, AZ 85937
928 536 4625



Kristyn Saunders

From: kperrin@nccn.net
Sent: Wednesday, August 14, 2024 3:19 PM
To: Planning
Subject: White Antelope cell tower

[Some people who received this message don't often get email from kperrin@nccn.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of Navajo County.

To the Navajo County Planning Commission:

I'm very concerned by the proposed White Antelope cell tower. I live 2 miles from the site, but these are unobstructed miles with nothing to absorb the RF radiation in between. I would be less concerned if the acceptable levels of RF radiation exposure in the U.S. were 1/10 or even 1/100 of current acceptable levels.

A number of other countries DO have RF limits that are 1/10 or 1/100 of those of the U.S. These countries include Italy, India, Belgium, Serbia, and Bulgaria. Even Russia and China have lower limits as they recognize the biological effects.

I don't see any environmental impact studies in the Application that would include the effects of RF cell tower radiation on plants and animals. Indeed, such a study convinced India to lower their allowed levels to 1/10 of what they had been before.

I can't find an estimate of the RF radiation to be released by the tower. My only comparison is my exposure to Wi-Fi from my computer's modem.
It was left on for an unknown period of time as my computer said it was off.
During this time, my immune response plummeted, and I developed shingles.
When I discovered the Wi-Fi was on, I had it turned off. My shingles went away, and I started feeling much better.

As far-field health data are not considered, I will focus on the area nearer to the tower. The mailboxes across the road are a huge concern. It takes 5 minutes to pick up mail, or a half hour a week.
Radiation is cumulative, and that will matter to chemically and electrically sensitive people. I urge the applicant to move the tower site to the other side of the 50-acre parcel or assist in other measures to protect electrically hypersensitive individuals. Also, the use of chemicals on the site, as herbicides or pesticides, would negatively affect the health of chemically sensitive people

Thank you for your attention to this letter.

Sincerely,
Karen Perrin
8559 Garden Home Trail
Snowflake, AZ
928 536-5606

Kristyn Saunders

From: Melissa Buckley
Sent: Monday, August 12, 2024 10:32 AM
To: Nicole Riggs
Cc: marlene schmidt; Molloy; D3Supervisor; Cody Cooper
Subject: RE: 5-G cell tower at Old Concho hwy and White Antelope

Nicole,
Thank you for your email. I have forwarded your object to our Planning & Development Services for the upcoming meeting with P&Z.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
Teamwork | Accountability | Integrity | Excellence | Innovation

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

From: Nicole Riggs <nicole.riggs.1980@gmail.com>
Sent: Sunday, August 11, 2024 9:09 PM
To: planning@navajocounty.az.gov; D3Supervisor <D3Supervisor@navajocountyaz.gov>
Cc: marlene schmidt <compassionms@yahoo.com>; Molloy <molloy4700@gmail.com>
Subject: Re: 5-G cell tower at Old Concho hwy and White Antelope

Some people who received this message don't often get email from nicole.riggs.1980@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Whom It May Concern,

My name is Nicole Riggs, I was a case manager for Old Concho Community Assistance Center. I was the case manager for 8333 Rocking R Ranch road. This group of houses is unique to the area as they are set up for Multi Chemical Sensitivity or MCS for short. This property was a prime location as it was close to town, but far enough out that the clients do not take in all the toxic chemicals or EMF. The ladies at this property contacted me personally to inform you that building this tower essentially in their backyard would be extremely detrimental to their health.

This property and surrounding area are home to many people with MCS. They moved to this area due to the lack of major EMF (electrical magnetic frequencies). EMF affects people and animals alike without them even realizing it. There is a lot more research being done today on the effects of constant EMF exposure. The amount of EMF exposure to these individuals with MCS can be extremely toxic and can even cause death in some cases. While I understand you wanting to grow and be able to cover areas with

no cell phone or internet access, I urge you to please reconsider the location of this tower. People's lives depend on it.
Please feel free to contact me if you have any questions regarding this email at:
nicole.riggs.1980@gmail.com
Thank You,
Nicole Riggs

Kristyn Saunders

From: Molloy <molloy4700@gmail.com>
Sent: Wednesday, August 14, 2024 5:06 PM
To: D3Supervisor; Planning; Deb Smeltzer
Subject: Special Use Permit Verizon, Aug. 15, 2024
Attachments: 5G- Deb to P&Z.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Caution: This email originated from outside of Navajo County.

Dear Planning and Development Staff and Supervisor Whiting,
Attached please see an article about the development, qualities, and health effects of 5-G.
Thank you very much.
Deb Schmeltzer
Cedar Hills Neighborhood

The Committee has chosen to publish material submitted to its inquiry into broadband and 5G. Publication does not indicate any endorsement of the views expressed or validate any claims within that material.

You can read about our inquiry here: https://committees.parliament.uk/work/89/broadband-and-the-road-to-5g/publications/
Full Fact have published information about 5G conspiracies: https://fullfact.org/online/5g-and-coronavirus-conspiracy-theories-came/
You can find out how to spot false information online here: https://sharechecklist.gov.uk/

Written evidence submitted by The Beacon

Five Gee Health Risks, Surveillance and Bio-weaponry

5G, also known as the 5th generation cellular communications technology has unique properties that sets it apart from all the other generations. The introduction of new millimetre wave bandwidths within the microwave spectrum and the introduction of new delivery systems and propagation techniques, such as beam forming technologies, phased arrays, and others without limit.

5G was a military industrial weapon. It was designed in the early 1900s. It was military radar equipment, used by the military, studied by the military and extensively studied on biological effects. Microwave sickness was a prevalent phenomenon amongst the radar operators. Today, the industry will deny electro-sensitivity exists.

5G is a quantum leap in terms of exposing our entire earth to microwaves. It's not just introducing a handful of microwaves. The FCC (the Federal Communications Commission) are supposed to be the regulatory agent that designates which frequencies are allotted to be used in the USA.

5 G encompasses the entire microwave spectrum. (0.3 GHz – 300 GHz)
2G = approx. 10 new frequencies.
3G = approx 10 new frequencies
4G = approx. 5 new frequencies (with some overlap)
5G = approx = 3000 potential new frequencies.
3000/10 per "G" = 300 potential "G"s
300 G – 3 existing Gs = 297
5G should be called 297 G !

Commercial industry gave permission for each generation to use about 10 frequencies. 1G 2G 3G 4G, what's the difference with 5G? If you listen to Tom Wheeler in June 2015, he says: "we're opening up the entire microwave spectrum, that's 3000 frequencies". Every single one of these frequencies does not belong on earth. These frequencies are blocked by the earth's ionosphere, absorbed by the molecules up in the higher stratosphere and beyond, for a reason.

There is no electromagnetic radiation frequency that is life-giving.

People are sick from being exposed to the combination of 5G on top of 4G. People already sick from 4G and 3G. You are adding 5G, which is an unlimited number of frequencies because the FCC says we can increase the world's opportunities by unleashing this.

The FCC has come up with so many myths and tried to debunk real science, they try to debunk the Bio-initiative report of 2012. It is the best report from scientists who have come up with negative

effects of exposures. The ranges and levels are so low. The numbers are as follows: The Bio-initiative report states: 6 micro watts / meter squared. The FCC state: 10 million micro watts / meter squared.

5G should really be called 297 G. There is misconception with 5G. People say it's only millimetre waves. It's the entire spectrum of microwaves: low band, mid band, high band. It's the entire range, from 300 MHz – 300 GHz.
2G, 3G, 4G had a limit. They've also introduced 6G which uses the terohertz, which rips apart your DNA. There are science studies that prove that. They are hoping to use that for health products, devices and electronic equipment.

We do not give our consent to any procedure we are not in agreement with.

Microwaves penetrate our bodies.

We are being exposed to various lengths of waves all at the same time. The significance of this is the lengths of the waves resonate with the size of the organs. In schools, kids are exposed to 2 inch – 5 inch waves; that's the size of the brain. 2 inches is the eyeball, the kidneys, the testes, the ovaries. The millimetre waves are a quarter of an inch; super, super high frequency, almost complete 100% absorbtion onto your skin. It's going to make you very sick. You absorb through certain systems ; your nervous system, blood vessels and the Brillouin precursor effect.

5G is not about faster speed. It is so they can control every single thing about you. It is about Brain/computer interfaces, artificial intelligence, augmented health-care. (nothing to do with individual health care) Masterminded by UN and UNESCO and WHO.
Who else could fast track 5G to microwave our planet with this high voltage machinery, saying this is going to help?

This is ushering in a furture almost nobody wants. Augmented and mixed reality. This is beyond I-o-T, biometrics and facial recognition, scanning, social credit system; they want to create a complete virtual reality where we don't even know what reality means, augmented taste; interactions between humans and smart cities. Centrally controlled melding of humans and city. Smart cloud controlling smart objects, smart textiles, human sensory substitution augmentation and fusion, holograms and smart glasses, exoskeletons and super-human technologies, bionics and biomechanics.
We do not consen to this.

I don't want to see anything more deployed. If anything I want to get rid of what we already have down to a much safer level.

Kristyn Saunders

From: marlene schmidt <compassionms@yahoo.com>
Sent: Monday, August 12, 2024 3:14 PM
To: Planning
Subject: For the Meeting of August 15, 2024 Title: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

Some people who received this message don't often get email from compassionms@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

For the Meeting of August 15, 2024
Title: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

To: Navajo County Planning and Zoning Commission:

I am writing in reference to the request for a Special Use Permit to put a cell tower at the corner of Concho Highway and White Antelope Road.
I request that the permit be denied, and following are my reasons.
I am a resident in the area of this proposed cell tower location. This area is the home of several Chemically and Electromagnetically Sensitive people. The one way in and out of our neighborhood is through the proposed site. A cell tower placed close to this area could affect health, causing debilitating symptoms for many. It will have to be entirely avoided by some of the people for whom it poses a more serious threat, making trips into town out of the question.
I moved here 10 years ago after reading that in this area, there were no cell towers close to the housing where I was intending to move. This community, through the Arizona Department of Housing, had built 4 housing units on an old organic farm, for people who have Chemical and Electromagnetic Sensitivities as well as mobility impairments. There are fewer than twenty units like this in the entire nation, and we have a waiting list several years

long to get in. More housing of this type is needed urgently, as more people become sensitive to the electromagnetic and radio frequencies emitted from modern technologies.
Below is an article which may be of interest, concerning the impact on a cattle herd after a 4G tower was put up on farm land.
The Special Use Permit being requested here, at this time, might be expected to have an impact on the local herds as well as on some of us people, who have gone through a lot to rebuild our lives here.
Thank you for taking the time to review my request in regards to this cell tower proposal .

Sincerely,
Marlene Schmidt
Rocking R Ranch Road, Snowflake, AZ 85937

French farmer wins battle to turn off 4G antenna after claims of damaging cow herd's health

French court orders 4G turn off after 40 cow deaths

8th June 2022
World
Livestock health
Farming



By John Sleigh Editor

Journalists news from the The Scottish Farmer

Journalists news from the The Scottish Farmer

A French farmer has won his battle to temporarily turn off a 4G antenna after he claimed it was damaging his cow herd's health.

The administrative court in Clermont-Ferrand ordered the two month switch-off after Frédéric Salgues, a farmer in Haute-Loire, said he suspected that it was damaging his herd's health.

The court stated: "It is appropriate to order the temporary cessation of the operation of this antenna for a period of two months, taking into account its general impact, with monitoring, by the judicial expert, of the behaviour of the herd, and of the dairy cows in particular, during this period."

Mobile network operator Orange now has three months to act in accordance with the ruling, including stopping the antenna's operation but must ensure phone coverage continues for their customers in the area affected.

After the decision, Mr Salgues told the French Press that he hoped his cows would be able to 'recover as soon as possible' and called the case ruling 'a major relief and a victory'.

Mr Salgues said that since the antenna's installation in July 2021 – 200 metres away from his farm in Mazeyrat-d'Allier (Haute-Loire) – around 40 of his normally-200-strong herd had died, and milk production had decreased by 15 to 20% within days of the antenna being switched on.

He claimed: "There are no medical elements that could [otherwise] explain this brutal drop in milk production."

Philippe Molhérat, the mayor of Mazeyrat-d'Allier, who had previously authorised the antenna's installation, testified in favour of the farmer.

He said that he feared 'a catastrophe on a human level' and that his 'concerns' were growing for the 1500 inhabitants of his village.

Yet lawyers for the mobile operators affected by the ruling, which as well as Orange also included Free and Bouygues Telecom, said that there was 'no scientific evidence' that there is a link between animal health problems and electromagnetic fields surrounding mobile phone antennas.

Please confirm email ..

Russ Canfield MD

66 Avenida Aldea
Santa Fe NM 87507

Phone (505) 795-7111
Fax (505) 795-7112

8/09/2024

To: Navajo County Planning and
Zoning Committee
RE: Dianna Suslo, County Resident.

I understand that the county is seeking approval for a new cell phone tower at the road intersection where Ms. Suslo's mailbox is located. She is very electromagnetically sensitive and it is likely that if she's exposed to more significant EMFs from a new cell phone antenna, this will likely worsen her underlying mast cell activation syndrome and overall health.

It would be appreciated if this cell tower could be located further from this county resident for medical reasons.

Sincerely,
Russell Canfield

Russ Canfield MD

Russ Canfield MD
Board Certified Family Physician
NM Lic. 98-233

Kristyn Saunders

From: Dianna Suslo <diannas18@gmail.com>
Sent: Friday, August 9, 2024 3:31 PM
To: Planning; D3Supervisor
Subject: Medical letter, proposed cell tower
Attachments: Cell Tower letter.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from diannas18@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dianna Suslo
(602) 770-4843 cell text only
(928)536-2803

Your body is boundless. It is channeling the energy, creativity, and intelligence of the entire universe. The design is divine.

Kristyn Saunders

From: Dianna Suslo <diannas18@gmail.com>
Sent: Thursday, August 8, 2024 9:20 PM
To: Planning; D3Supervisor
Subject: [SUSPECTED SPAM] proposed cell tower at the corner of White Antelope and Concho Highway

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from diannas18@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Hello.
I heard, by word of mouth, just yesterday, that there is a proposed cell tower at the location where my mailbox, and the mailboxes of a number of Environmentally Ill people is. This poses a significant health threat to myself and others. I plan to forward a doctor's letter to testify to this fact, for myself personally, as soon as the doctor has composed it.
My understanding is that there is a guideline that requires that community members be informed two weeks in advance of meetings of this nature. Is this correct? Unfortunately, we have been given inadequate, if any, notice.
I spoke with Mr. Tyler on the phone today, and requested reasonable accommodations for my disability, to attend the meeting telephonically or by video. I was told that this would be discussed with his manager, Cody Cooper, when he returns on Monday. I hope this is enough time to arrange for this needed accommodation.
Ideally, it would be best to postpone the meeting so that the community would have been given two weeks notice, and so that reasonable accommodation could be arranged. Could you please kindly consider this?
There are a number of us that moved to Snowflake, AZ due to our specific health issues, which include disease states that are triggered by excessive exposure to radio frequencies. As such, we are hoping that the cell tower can find a new location. If the tower is erected at the proposed location, we will have to be exposed to the tower regularly, as we need to drive by there to get in and out of the neighborhood, and need to stop there to get our mail.

Thank you for your kind consideration. I look forward to hearing back from you.

Dianna Suslo
(602) 770-4843 cell text only
(928)536-2803

Your body is boundless. It is channeling the energy, creativity, and intelligence of the entire universe. The design is divine.

Kristyn Saunders

From: Dianna Suslo <diannas18@gmail.com>
Sent: Wednesday, August 14, 2024 5:26 PM
To: Planning
Subject: 8/15/24 meeting

Some people who received this message don't often get email from diannas18@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

The meeting of August 15, 2024
Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III
To: The Navajo County Board of Supervisors and Planning and Zoning Commission:
Hello, members of the Planning and Zoning Commission. Thank you for taking the time to read my letter. I am sorry that I cannot be there in person. I have severe chemical and electrical sensitivities that prevent me from being in many buildings. I requested to appear telephonically or by video, but was told that that technology was not available in order to accommodate that request.

I would first like to share a bit about myself, in hopes that you can have a personal way to relate to why I object to the proposed cell tower placement. After becoming chemically injured in 2012, my health crashed. Since I became reactive to so many things, finding suitable housing was a significant challenge. Ultimately, in order to find tolerable housing, I had to move to Snowflake Arizona, where I could afford a large lot of land that gives me a buffer from chemicals and electromagnetic fields, and where I found a home that was built with the intention of housing someone with my severe allergies. Before becoming ill, I was a social worker at the Phoenix Veterans Administration hospital.

When I am exposed to excessive and certain radio frequencies, I get headaches, heart palpitations, chest pain, shortness of breath, and other symptoms. A letter of support from my doctor was submitted via email. I understand that this condition sounds unusual and hard to relate to for most people, maybe even crazy. It is possible that I would have felt the same way before I got sick myself. As other people will also be explaining, Snowflake, AZ is a very unique place that currently offers some amount of refuge to people with related conditions.

I am very concerned about the proposed cell tower at the intersection of white antelope and Concho highway. I am worried that the increase of exposure to electromagnetic fields will cause my illness to get worse. It is possible that I will no longer be able to stop and get my mail. My safe place will no longer be safe.

It is my understanding that 15 years ago, a topographical study was done that established that the best place for a cell tower was on Black Mesa. I am wondering why this cell tower cannot be placed there? I hope that the Verizon contractor/representative can please answer this question.
I have three reasons to object to the planned cell tower.

Firstly, I am aware that the planning and zoning commission cannot consider health issues to deny the placement of a cell tower due to the 1996 law that prevents this. However, this is a special situation, a community of disabled people. Chemical and electrical sensitivities are recognized federally, under the American disabilities act. I hope that the cell tower company and the Planning and Zoning Commission can consider that under ADA guidelines, it is problematic to deny disabled

people access to their mailboxes and safe access to their homes. Under the ADA, companies and public entities are required to avoid actions that disproportionately harm individuals with disabilities. This means:
1. Conducting a Thorough Environmental Impact Assessment
2. Engaging in Meaningful Consultation
3. Demonstrating Due Diligence in Site Selection
4. Complying with Legal Standards
Another health and safety concern is whether the use of pesticides will be employed. I would ask that they are not used, and that instead, mechanical measures such as trimming grasses and weeds and hand pulling them are used, if the tower is constructed. Those of us who have chemical sensitivities cannot be around pesticides, and this would put our health at risk. My doctors have verified this in writing.

My second concern is that my property value will plummet if that cell tower is erected in the location that is planned for. This is because my home was specially made for people with illnesses like mine. I paid more for my house than I would have if I did not have my unique health needs. A significant portion of its value comes from the special construction. However, if this neighborhood is no longer considered environmentally safe, people with our condition will no longer want to move here. Over time, our community will fall apart, because new community members will not come here. I was told that the property value issue is better addressed by the Board of Supervisors, but I hope that the applicant can take this into consideration in an effort to work with the community.

My third objection is aesthetics. I consider an 120 foot tall cell tower at the entrance to the neighborhood an unwelcoming eyesore. It feels disrespectful to those of us who live here. I hope that this will be taken into consideration.

Cody Cooper was kind enough to speak to Scott Killingsworth and I prior to this meeting, and he said that the goal is not to make people's lives worse. My hope is that the County, the SPC, and all parties involved can work together to come up with a viable solution.
I would like to suggest tabling this issue. Our community only found out about the proposed cell tower one week ago. We are scrambling to learn what we can, make arrangements to attend the meeting (for those who can do so), put our thoughts on paper, and communicate about this proposal. There has been no opportunity for the cell tower company to hear the community's concern, and very little opportunity for the Planning and Zoning Commission, land owner, and other relevant entities and individuals to discuss solutions and options.
Thank you for taking this matter into serious consideration. I appreciate your future efforts to work with us to ensure our continued peaceful enjoyment of our properties.
Dianna Suslo
Dianna Suslo, LCSW
(602) 770-4843 cell text only
(928)536-2803

Kristyn Saunders

From: Molloy <molloy4700@gmail.com>
Sent: Wednesday, August 14, 2024 5:50 PM
To: Planning; D3Supervisor; mindysheyosha@yahoo.com
Subject: Verizon tower Permit application, Aug. 15

Some people who received this message don't often get email from molloy4700@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Planning and Zoning / Development:
My name is Melinda H. Wilson.
I live at 8333 Rockin 'R Ranch Trail, House No. 3, Snowflake, Arizona 85937.
Regarding the request for a Special Use Permit to put a cell tower at the corner of Concho Highway dnd White Antelope Road:
I request that the permit be denied.

In 2008, while living in a high-tech urban area with many cell phone towers and repeater antennas, on tops of buildings, I became sensitive to such antennas and to cell phones.
Suddenly I could no longer use my cell phone without incurring a long-lasting nauseating headache.
And then, I could no longer use computers.

Through a short chain of referrals that included the Dean Emeritas of the School of Public Health at Albany, NY, I found this community near Snowflake that I now live in.
Most residents of this community of chemically and electrically sensitive people own their own houses on 20 acres.
But the housing I live in is one of four units for low-income people with chemical and electrical sensitivities.
This housing was funded by the Arizona Department of Housing.

In the 12 years I've lived here, I have gotten well enough to use a computer a few hours.
But new cell phone towers keep closing in and I am still too sensitive to use a cell phone.
Currently the nearest towers are five-six miles away.
The proposed tower would be 2-2.5 or miles from my housing.
I am gravely concerned that it will impair me further.
Sincerely,
Melinda H. Wilson

Kristyn Saunders

From: Melissa Buckley
Sent: Wednesday, August 14, 2024 2:42 PM
To: Planning
Cc: Leah Thomas
Subject: FW: Online Form Submittal: Contact Navajo County

Follow Up Flag: Follow up
Flag Status: Flagged

This one is for you Cody.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, August 14, 2024 2:18 PM
To: BOSWebMail <BOSWebMail@navajocountyaz.gov>
Subject: Online Form Submittal: Contact Navajo County

Caution: This email originated from outside of Navajo County.

Contact Navajo County

Select Department or Function	Board of Supervisors
First Name	Paula
Last Name	Winskye
Phone	7013020413
Email	author.winskye@gmail.com

Comments	Re: The proposed cell phone tower near the intersection of Concho Highway and White Antelope Road. To whom it may concern, I am opposed to a cell tower of any kind, especially a 5g tower, being built anywhere near White Antelope Road. People from across the country have moved to that area to escape chemicals & electronic pollution so common in cities. The state even built special housing for environmentally sensitive people in that area. To erect a 5g tower anywhere near their homes is outrageous. I am opposed to this tower, even though it might mean I have a more reliable cell phone signal. I am willing to make that sacrifice for the sake of their health.
Attachment 1	*Field not completed.*
Attachment 2	*Field not completed.*
Attachment 3	*Field not completed.*

Email not displaying correctly? View it in your browser.

Cody Cooper

From: Leah Thomas
Sent: Thursday, August 15, 2024 9:01 AM
To: Liz Smentowski; D3Supervisor; Planning
Subject: RE: Addition: White Antelope area tower structure

Good Morning Liz,

Thank you for your email. I have forwarded your objection to our Planning & Development Services for the upcoming Planning & Zoning Meeting.

Thank you,
Leah Thomas, CMC
Deputy Clerk of the Board

From: Liz Smentowski <lsmentowski@hotmail.com>
Sent: Wednesday, August 14, 2024 8:25 PM
To: D3Supervisor <D3Supervisor@navajocountyaz.gov>
Subject: Addition: White Antelope area tower structure

Some people who received this message don't often get email from lsmentowski@hotmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

For the meeting of August 15, 2024
Re: SUP 24-006 SBA White Antelope Wireless Communication Facility, District III

To: The Navajo County Board of Supervisors and Planning and Zoning Commission:

From: Liz Smentowski <lsmentowski@hotmail.com>
Sent: Wednesday, August 14, 2024 9:18 PM
To: D3supervisor@navajocountyaz.gov <D3supervisor@navajocountyaz.gov>
Subject: White Antelope area tower structure

Hello,

I am writing to object to the proposed White Antelope tower structure. I have lived in Snowflake for a number of years, as an RVer, and am now ready to build a home. I've been considering buying land, and building a home near White Antelope and Garden Home Trail, where my friends live.

I am disabled with a Traumatic Brain Injury with environmental sensitivities. I get migraines from living too close to cellular structures, or using Wi-Fi regularly. Any type of radiation emitted from such devices results in

fatigue, difficulty sleeping or concentrating, in addition to migraines. I would think that there is plenty of land available for a tower, further away from the area where the environmentally ill of Snowflake call home. Please rethink the proposed location, to avoid displacing several disabled members of the great Snowflake community.

I am away from town right now, but would be happy to participate in further discussions on this topic, via an online meeting.

Best regards,
Liz Smentowski

Cody Cooper

From: Joy Thomas <joy@snowflakebeach.com>
Sent: Thursday, August 15, 2024 2:52 PM
To: Planning; D3Supervisor
Subject: Case SUP-24-006. Opposition to special use permit

Some people who received this message don't often get email from joy@snowflakebeach.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dear Navajo County Officials,

I am writing to oppose the special use permit associated with Case SUP-24-006. My opposition to this permit is based on the fact that my Arizona corporation, Snowflake Beach Properties LLC owns 120 acres north of the site. The corporation specializes in building “safe” homes for people who suffer from Electrical Illness (EI). We previously built and sold three homes and plan on future site development.

This particular area of Snowflake is known for having a safe environment for people with EI, and that safety includes homes that are uncontaminated by electrical and radio frequency radiation. Putting a cell tower so close to the homes where these people live, sleep, and heal violates their public safety, health, and welfare.

I realize that the FCC stance is that cell towers are totally safe for human beings, however, the FCC’s radiofrequency radiation guidelines were written in 1996, well before the ubiquity of wireless devices and the long-range effects could be studied.

Obviously, my corporation has a financial interest in the installation of multiple antennas so close to the properties it owns. However, I ask you to consider the impact on the health and emotional wellbeing of the Snowflake residents living there. Many of these residents have already contacted you with good suggestions for alternate plans. I ask that you pay attention to their viewpoint.

Please disapprove of or modify the special use permit per the request of the residents.

Thank you,

Joy Beach Thomas
Snowflake Beach Properties, LLC
https://snowflakebeach.com/

Cody Cooper

From: Melissa Buckley
Sent: Tuesday, August 20, 2024 8:24 AM
To: Planning
Subject: FW: White Antelope area tower structure

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Liz Smentowski <lsmentowski@hotmail.com>
Sent: Wednesday, August 14, 2024 8:19 PM
To: D3Supervisor <D3Supervisor@navajocountyaz.gov>
Subject: White Antelope area tower structure

Some people who received this message don't often get email from lsmentowski@hotmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Hello,

I am writing to object to the proposed White Antelope tower structure. I have lived in Snowflake for a number of years, as an RVer, and am now ready to build a home. I've been considering buying land, and building a home near White Antelope and Garden Home Trail, where my friends live.

I am disabled with a Traumatic Brain Injury with environmental sensitivities. I get migraines from living too close to cellular structures, or using Wi-Fi regularly. Any type of radiation emitted from such devices results in fatigue, difficulty sleeping or concentrating, in addition to migraines. I would think that there is plenty of land available for a tower, further away from the area where the environmentally ill of Snowflake call home. Please rethink the proposed location, to avoid displacing several disabled members of the great Snowflake community.

I am away from town right now, but would be happy to participate in further discussions on this topic, via an online meeting.

Best regards,
Liz Smentowski

NAVAJO BOARD OF SUPERVISERS
100 E CODE TALKERS DRIVE
S HIGHWAY 77.
HOLBROOK, AZ 86025 Aug, 12, 2024

DEAR SUPERVISERS,

I am writing to you to strongly protest the proposed placement of a cell tower at the area of White Antelope Road + Coachs Highway.

I Live very close to that area at 8333 Rocking R Ranch, My House, along with three other Houses all at the same address, were Built By The ARIZONA Department of Housing, specially For people Suffering with Electrical + Environmental illness.

The area is supposed To Be a protected area + TO meet a Cell tower near our Homes would cause Extreme Harm + Suffering, For me + the other tenants.

We would no longer Be Safe in our Homes & Become Homeless.

Cell towers cause extreme electrical outages that Harm all people.

your understanding of the seriousness of this proposal will lead to a vote not to allow it.

Thank you for your consideration and help.

Sincerely yours,
Rachelle Schwartz
8333 Rocking R Ranch
Snowflake, AZ 85937

Rachelle Schwartz
Mailing Address
PO Box 854
Snowflake, AZ 85937

Rachelle Schwartz
PO Box 854
Snowflake, AZ 85937

PHOENIX AZ 852
19 AUG 2024 PM 9 L

FREEDOM

Navajo County Board of Supervisers
100 E Code Talkers Drive
Highway 77
Holbrook, Az 86025

86025-86805

Cody Cooper

From: Melissa Buckley
Sent: Tuesday, October 1, 2024 8:40 AM
To: Cody Cooper
Subject: FW: cell tower proposal

Cody,
Here is another one. Should I keep sending this to you to be included in your agenda item?

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: julie genser <j_genser@hotmail.com>
Sent: Monday, September 30, 2024 9:10 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: cell tower proposal

You don't often get email from j_genser@hotmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Whom it May Concern at the Navajo County Board of Supervisors:

I am writing as a former resident of Snowflake, Arizona. I lived on Hansa Trail off of White Antelope Road for five years (2008-2013) and have been on the lookout to purchase a home to retire there for the past few years. There are about 15-20 homes in that area that were custom built to be environmentally safer, including low electromagnetic (EMF) radiation. The area was chosen to settle in precisely because there were no cell towers within a 5-mile radius. I have friends that own homes there and there is a well-known community of people with environmental sensitivities, like myself. This community has been featured in The NY Times and other media, and people travel from afar to scout locations there to move to and build their own homes. I also run a website that features environmentally safer homes, catering to the same population of people that live in this neighborhood in Snowflake, and I often feature homes and land for sale from Snowflake on my website.

Are you aware that the current proposal to put a cell tower on the corner of Concho Highway and White Antelope Road will destroy the real estate market for all those people? It will decimate their home values and rule out this area for all the people that look to it as a safe haven. These are people who have invested up to 30 years of their lives there and thousands of dollars and hardship to build these homes and create this unique

community. I would definitely no longer consider moving to Snowflake if this cell tower is put in. It completely ruins the real estate appeal of this special neighborhood.

I implore you to consider relocating the cell tower to another neighborhood that is not right on top of these custom-built low EMF homes. A simple relocation of the proposed site just a few miles away would eliminate the hardship and financial ruin this cell tower can cause, and would most likely be welcomed by residents wanting better wireless reception. Seems like a win-win to me.

I pray that common sense will prevail.

Sincerely,

Julie Genser

Cody Cooper

From: Melissa Buckley
Sent: Tuesday, October 1, 2024 8:39 AM
To: Cody Cooper
Subject: FW: Impact of a Verizon tower for community off White Antelope Rd, Snowflake

Cody,
Can you include in your agenda item.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov Address: 100 East Code Talkers Drive, Holbrook, AZ 86025 Teamwork | Accountability | Integrity | Excellence | Innovation

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-----Original Message-----
From: Marya Summers <msflambe@yahoo.com>
Sent: Tuesday, October 1, 2024 7:29 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Cc: scottkillingsworth@yahoo.com
Subject: Impact of a Verizon tower for community off White Antelope Rd, Snowflake

[You don't often get email from msflambe@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of Navajo County.

Dear Ms. Buckley and The Navajo County Board of Supervisors,

I am writing to you because I have been considering the Snowflake community as a potential home since I have environmental illness and this is one of the few places in the country where people with this illness have managed to build community and safe dwellings.

It has been brought to my attention that Verizon wants to install a cell phone tower that would impact that community. Part of what makes the community off White Antelope Rd. in Snowflake desirable for people like me with environmental illness is that there is relatively little in the way of cellular radiation. If such a tower where to go up it would significantly impact my decision to move to this area as one of its most attractive features (low exposure to cell radiation) would no longer exist.

This town is most appealing to environmentally ill folks who need the special construction methods used such as foiled walls and metal “barn siding”, and if this tower were to go up, property values on these specially constructed houses would drop catastrophically since this sort of construction is not appealing to most people.

Further, I would no longer consider t moving there if such a tower were to go up.

Sincerely,
Marya Summers

Sent from my iPhone

Cody Cooper

From: Melissa Buckley
Sent: Tuesday, October 1, 2024 8:41 AM
To: Cody Cooper
Subject: FW: Proposed Tower Structure

Here is another one.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Liz Smentowski <lsmentowski@hotmail.com>
Sent: Tuesday, October 1, 2024 8:39 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: Fw: Proposed Tower Structure

You don't often get email from lsmentowski@hotmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Good morning Melissa,

I'm submitting the content of my letter again, for the final round of the Board of Supervisors review. Thanks much.

Many blessings,
Liz

Hello,

I am writing to object to the proposed White Antelope tower structure. I lived in Snowflake for a number of years, as an RVer, and am now ready to build a home. I've been considering buying land, and building a home near White Antelope and Garden Home Trail, where my friends live. I'm greatly reconsidering that idea, given the proposed tower structure. I plan to have a custom house built for my health needs. It could cost up to twice the normal price per square foot of standard housing in the area. That is a very large investment to make. Due to my sensitivities, I would be far less likely to buy and build in this area if the proposed tower is approved.

Best regards,
Liz Smentowski

Cody Cooper

From: Melissa Buckley
Sent: Wednesday, October 2, 2024 8:12 AM
To: Cody Cooper
Subject: FW: Concern about cell tower for Snowflake EI community

See email below.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Marie LeBlanc <m.leblanc.art@gmail.com>
Sent: Tuesday, October 1, 2024 8:52 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: Concern about cell tower for Snowflake EI community

You don't often get email from m.leblanc.art@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dear Melissa

My name is Marie LeBlanc.
I have electrical sensitivities. I live in my van due to multiple chemical sensitivity and electrical sensitivities. My Canadian doctor sends me to live in Arizona in the winter. I have visited the community in Snowflake. I have considered moving there in the past. There are so few places to go where there are no cell towers. The area near Snowflake is a great place to be where there is a community of folks who understand the needs. If a cell tower was put there I would not know of any other possibility of where to go with anything as unique as the area near Snowflake to meet people's medical needs.
I hope this can help with your decision in relation to cell towers.
Thankyou
Marie LeBlanc

Cody Cooper

From: Melissa Buckley
Sent: Wednesday, October 2, 2024 11:58 AM
To: Cody Cooper
Subject: FW: Cell tower

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov Address: 100 East Code Talkers Drive, Holbrook, AZ 86025 Teamwork | Accountability | Integrity | Excellence | Innovation

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-----Original Message-----
From: Diane Ligon <dianeligon@gmail.com>
Sent: Wednesday, October 2, 2024 9:42 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>; scottkillongsworth@yahoo.com
Subject: Cell tower

[You don't often get email from dianeligon@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of Navajo County.

Just heard that you are considering a 120 foot cell tower in or near Snowflake, Arizona. I plan on moving there next year yet if you do I will have to change my plans. One of the main reasons I chose that area is because it didn't have cell towers like that near or in it.

Plus there are many already there who would have to leave due to EMF issues.

Please reject this cell phone tower.

Diane

Sent from my iPhone

Cody Cooper

From: Melissa Buckley
Sent: Thursday, October 3, 2024 9:04 AM
To: Cody Cooper
Subject: FW: Cell Tower consideration near Snowflake

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Nic C <nicoleclary@gmail.com>
Sent: Wednesday, October 2, 2024 5:54 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Cc: scottkillingsworth@yahoo.com
Subject: Cell Tower consideration near Snowflake

You don't often get email from nicoleclary@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dear Board of Directors:
I am writing to you as an environmentally sensitive person. Over the last eleven years I have moving to various locations, one of which is the safe community off White Antelope Road in Snowflake, AZ. I have become aware that there is discussion of a cell tower being placed near the community.
This would make it impossible for me to move forward with purchasing property there now or in the future.

Thank you for considering this as you make your decision as to whether or not to allow cell towers to be placed near this community.

Sincerely,
Nicole Clary
Nicoleclary@gmail.com

Cody Cooper

From: Melissa Buckley
Sent: Thursday, October 3, 2024 9:05 AM
To: Cody Cooper
Subject: FW: Snowflake EMFs

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Candace Mckay <candace4321@yahoo.com>
Sent: Thursday, October 3, 2024 3:25 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: Snowflake EMFs

You don't often get email from candace4321@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dear Melissa Buckley,

I understand there are plans to build a cell tower at the entrance or nearby the MCS/EMF community of Snowflake. This community is well known for being a safe haven from EMFs and has allowed those who suffer from its ramifications a place to exist, survive, and heal. They are there to avoid exactly what is proposed which would render their hard work obsolete. As someone who has visited Snowflake with the intention of buying property there and building a house, removing its safety factor by adding a cell tower would definitely be a deterrent. What would be the point? Safety and health is the priority in Snowflake for this community's inhabitants. With free-flowing EMFs, there would be no point for this community to exist. I'm guessing most of them would move and I definitely wouldn't have any reason to move to Snowflake. Please consider this and do not allow this cell tower to be built.

Thank you,
Candace McKay

Cody Cooper

From: Melissa Buckley
Sent: Thursday, October 3, 2024 9:05 AM
To: Cody Cooper
Subject: FW: Cell phone tower in Snowflake

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Barbara Sealey <barbsealey@yahoo.com>
Sent: Thursday, October 3, 2024 4:28 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: Cell phone tower in Snowflake

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Caution: This email originated from outside of Navajo County.

Barbara Sealey
Prescott Valley, AZ

Oct. 3, 2024

Ms. Buckley,
I recently heard about the proposed erection of a cell phone tower near White Antelope Rd in Snowflake.
As an individual with environmental sensitivities, I have great concerns about this move. The community in Snowflake is one of the few safer living areas in the United States for people with environmental sensitivities thanks to the special construction materials used in the homes there and the absence of cell phone towers. I have been considering a move to this area for those very reasons. If a cell phone tower is erected, I would not be able to consider living there.
Please vote against the erection of this tower in order to preserve the home owner option for people with environmental sensitivities.
Barbara Sealey

Cody Cooper

From: Melissa Buckley
Sent: Thursday, October 3, 2024 9:08 AM
To: Cody Cooper
Subject: FW: proposed cell tower

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Janis Bell <drjanisbell@gmail.com>
Sent: Thursday, October 3, 2024 9:05 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: proposed cell tower

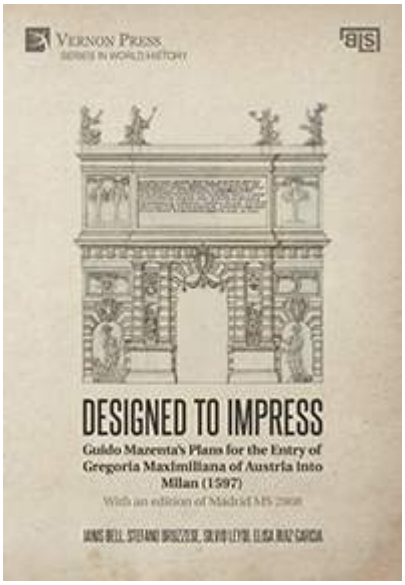
You don't often get email from drjanisbell@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dear Melinda Buckley,
I am writing to support the residents of a rural area under your jurisdiction who oppose building a cell tower. The tower will it reduce property values in this small community of people in Snowflake who have chosen an isolated area to recover from serious environmental illness. A cell tower would force many of the residents to flee, thereby flooding the market with houses. I visited the community in 2012 when I was only a year from having left my 2500 sq ft to start a new life in a cleaner environment, and was flumoxxed by the sacrificies many residents had made just to survive. Twelve years later, after finally finding housing for me and my husband in Southern Arizona, I understand better. The unique character of Snowflake is well known beyond its borders as a safe place for those most devastated from all kinds of environmental diasters to land. A cell tower will destroy the character of that community, and for what? To feed the pockets of a large corporation? There are plenty of rural communities longing for better communications infrastructure that would welcome

“improvements” of this nature. For the people of Snowflake, a cell tower would be the opposite, destorying their neighborhood, their financial stability, and for many, leaving them homeless.

Janis Bell, Ph.D.
Research and Writing in Art History
ORCID ID 0000-0002-4085-1753
https://independent.academia.edu/JanisBell
member NCIS, RSA
See my newest book here: https://vernonpress.com/book/1701



use the discount code CFC110160CAFC for 24% off. Same book for sale on Amazon at https://www.amazon.com/Designed-Impress-Madrid-History-Multilingual/dp/1648896227/

Cody Cooper

From: Melissa Buckley
Sent: Friday, October 4, 2024 8:18 AM
To: Cody Cooper
Subject: FW: Proposed cell tower near Snowflake EI community

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov Address: 100 East Code Talkers Drive, Holbrook, AZ 86025 Teamwork | Accountability | Integrity | Excellence | Innovation

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-----Original Message-----
From: M Milan <jungii10@gmail.com>
Sent: Friday, October 4, 2024 5:30 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Cc: Scott Killingsworth <scottkillingsworth@yahoo.com>
Subject: Proposed cell tower near Snowflake EI community

[You don't often get email from jungii10@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of Navajo County.

Hello,

I am writing to oppose the proposed cell tower near the EI community. I have tried out EI homes in the area, and continue to scan for an appropriate house to buy. As a person afflicted by environmental pollution, I think of Snowflake EI community as the last sanctuary.

I fear any new towers near the EI community, the safety of 'sanctuary' is mote and the incentive to purchase up there.

I hope you can spare this community as sanctuary for us.

Thank you,

Mi Milan

Cody Cooper

From: Melissa Buckley
Sent: Friday, October 4, 2024 8:42 AM
To: Cody Cooper
Subject: FW: cell tower

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Dorothy Baker <dorothyb@crocker.com>
Sent: Thursday, October 3, 2024 5:37 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>; scottkillingsworth@yahoo.com
Subject: cell tower

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Caution: This email originated from outside of Navajo County.

Dear board members Killings & Buckley:

I have considered moving to a community of safe houses for people with environmental sensitivities, such as the one on White Antelope Rd., Snowflake, AZ. There are very few such communities. If a cell tower is installed there, I wouldn't even consider ever moving there, since property values would be severely affected. Please vote against the installation of the Verizon cell tower in this location. Thanks--Dorothy Baker, Northampton, MA, 413 586 6096

Cody Cooper

From: Melissa Buckley
Sent: Friday, October 4, 2024 8:42 AM
To: Cody Cooper
Subject: FW: Cell Tower

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: RheaAnna Rhodes <rheaannar@gmail.com>
Sent: Thursday, October 3, 2024 5:19 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Cc: scottkillingsworth@yahoo.com
Subject: Cell Tower

You don't often get email from rheaannar@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Hello:

I am writing due to my concern about the proposed cell tower in or near Snowflake, AZ. This action would severely hurt the property values in the area, particularly off White Antelope Road. I have considered moving to that area in the past due to its pristine environment. Due to environmental sensitivities, I would be unable to live there if the cell tower went up.

Thank you for your consideration of this issue.

Gratefully,

Jennifer "RheaAnna" Rhodes, PhD.

Cody Cooper

From: Melissa Buckley
Sent: Monday, October 7, 2024 8:39 AM
To: Cody Cooper
Subject: FW: Objection to Verizon cell tower installation Snowflake, AZ

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Julie Laffin <jlaffin8@gmail.com>
Sent: Sunday, October 6, 2024 9:19 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>; Scott Killingsworth <scottkillingsworth@yahoo.com>
Subject: Objection to Verizon cell tower installation Snowflake, AZ

You don't often get email from jlaffin8@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dear Board of Supervisors:

I have just learned about the proposed Verizon cell tower for the Snowflake, AZ community. Due to illness, for nine years I traveled to Snowflake and spent time with members of the White Antelope community. I would like to voice my objection to the tower.

Now nearing retirement I am looking for a place to relocate to that would be safe from the kind of environmental stressors that myself and other EI people are seeking to avoid, including large cell tower installations. I would not consider the Snowflake White Antelope Road community if the cell tower were to be stationed there now or at any time in the future.

Julie Laffin

Cody Cooper

From: Melissa Buckley
Sent: Monday, October 7, 2024 8:39 AM
To: Cody Cooper
Subject: FW: Cell tower

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Todd Merkley <jtmgems1@gmail.com>
Sent: Sunday, October 6, 2024 1:48 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: Cell tower

You don't often get email from jtmgems1@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

- I am extremely sensitive to electro magnetic fields of all types radiations.
-
- I have been searching and looking for a home that would be safe for me. I was considering moving to the safer community here in White Antelope Rd. in Snowflake at some point
- ●

  I hear there is a proposal for a tower to built here. If the tower is built, I will not move there.

Thank you for your time.

Todd Merkley

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

October 11, 2024

Carolina Gonzalez
Site Development Specialist
SBA Towers X, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307

RE: Site Name: White Antelope, Site Number: AZ28431-B

Dear SBA Communications,

The Navajo County Sheriff's Office wants to draw attention to how important it is for Verizon customers who live east of Snowflake to be able to call 911. The Sheriff's Office provides 911 and emergency dispatch services to the region that would be impacted by this proposed cell tower site. It is the desire of the Sheriff's Office, for the improvement of emergency services and availability of emergency communications, to support the addition of a Verizon cell tower site in the identified area.

Thank you for the opportunity to share our support on this project.

Sincerely,

Brian Swanty, Chief Deputy
Navajo County Sheriff's Office

Cody Cooper

From: Gail Culver <dgchorse@gmail.com>
Sent: Saturday, October 12, 2024 4:03 PM
To: Planning
Subject: APN #303-93-003 SUP24-006 White Antelope Wireless Communication Facility District III

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from dgchorse@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

We would like to offer our support of the proposed communication tower to be located on White Antelope Rd. in Snowflake. We recently purchased our home on White Antelope Rd. While we love the area and our new home, we have been disappointed in the cellular service we recieve. We usually have 1 bar so we can most of the time make phone calls, our internet is almost non-existent. If we are fortunate enough to connect to the internet, it is usually only for a few minutes until we lose the signal. A new tower at the proposed site is approximately 2 miles from our home and would greatly improve our internet reliability. If we have any vote, please put us down as a strong yes. Thank you.

David and Gail Culver
5083 White Antelope Rd.
Snowflake, AZ 85937

360-708-1188
360-708-4611

Cody Cooper

From: Melissa Buckley
Sent: Monday, October 14, 2024 8:48 AM
To: Cody Cooper
Subject: FW: Verizon Cell Tower Harms Property Value in Snowflake

Here you go.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Kayla Johnson <kn.ramsay@hotmail.com>
Sent: Sunday, October 13, 2024 1:51 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>; scottkillingsworth@yahoo.com
Subject: Verizon Cell Tower Harms Property Value in Snowflake

You don't often get email from kn.ramsay@hotmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

To Whom It May Concern:

I am an environmentally sensitive individual. Myself and others with this disability and/or health condition are severely underrepresented and often left without accessibility accommodations. Many of us, myself included, have been left without even having access to a safe house or building to live in.

I have, and am currently, strongly considering moving to Snowflake, AZ due to the specific building formats, location of the community, and distance from things that my health providers have instructed me to live in distance away from, such as cell towers. The property in Snowflake, AZ will no longer be of any value to me, or others like me as well as those currently living in Snowflake, AZ, if intrusions such as this cell tower are built so close to this community.

I urge you to consider the impact that this act would bring on the establishment community of Snowflake, AZ. Please vote against the building of this cell tower and preserve this refuge of natural land, as well as the property value of this special and cherished community.

Thank you for your work and consideration.

Sincerely,

Kayla Johnson

From: Gail Culver <dgchorse@gmail.com>
Sent: Saturday, October 12, 2024 4:03 PM
To: Planning
Subject: APN #303-93-003 SUP24-006 White Antelope Wireless Communication Facility District III

Some people who received this message don't often get email from dgchorse@gmail.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

We would like to offer our support of the proposed communication tower to be located on White Antelope Rd. in Snowflake. We recently purchased our home on White Antelope Rd. While we love the area and our new home, we have been disappointed in the cellular service we recieve. We usually have 1 bar so we can most of the time make phone calls, our internet is almost non-existent. If we are fortunate enough to connect to the internet, it is usually only for a few minutes until we lose the signal. A new tower at the proposed site is approximately 2 miles from our home and would greatly improve our internet reliability. If we have any vote, please put us down as a strong yes. Thank you.

David and Gail Culver
5083 White Antelope Rd.
Snowflake, AZ 85937

360-708-1188
360-708-4611

Cody Cooper

From: Leah Thomas
Sent: Wednesday, October 23, 2024 10:47 AM
To: Cody Cooper; Mischa Larisch
Cc: Melissa Buckley
Subject: FW: Online Form Submittal: Contact Navajo County

Cody/Mischa,

See below submittal.

Thank you,
Leah Thomas, CMC
Deputy Clerk of the Board

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 23, 2024 10:46 AM
To: BOSWebMail <BOSWebMail@navajocountyaz.gov>
Subject: Online Form Submittal: Contact Navajo County

Caution: This email originated from outside of Navajo County.

Contact Navajo County

Select Department or Function	Board of Supervisors
First Name	Kolman
Last Name	Johnson
Phone	7607151472
Email	kol@cox.net
Comments	I live on Reata Lane off of white antelope. I am a Verizon customer and I have approximately zero bars of cell signal. I was able to improve my signal by putting in an $800 booster, but many people who live out here in the shadow of the Hills Have No Verizon signal and cannot afford to buy $800 boosters. I wanted to express my support for the cell tower proposed to go in at White antelope and Concho Highway. I did see some comments from the electromagnetically challenged

	that as an electrical engineer I find to be misleading in the extreme. If you got government assistance to build a faraday cage to live inside of, a cell phone tower going up is not going to defeat all the work that was done. The Faraday cage will still work and the RF from the new cell tower will be rejected. While we are not excited about what a cell tower would look like, we would very much like to have signal available. It is also my understanding that 5G cell equipment is much smaller than the 4G and the 3G equipment was, so maybe the tower won't be so visually intrusive. There is also a company called cell trees that can camouflage the appearance of the tower a bit. Thank you for your time.
Attachment 1	*Field not completed.*
Attachment 2	*Field not completed.*
Attachment 3	*Field not completed.*

Email not displaying correctly? View it in your browser.

Cody Cooper

From: marlene schmidt <compassionms@yahoo.com>
Sent: Thursday, October 24, 2024 12:37 PM
To: Melissa Buckley; Cody Cooper
Subject: For Nov. 12 meeting: SUP 24-006 SBA White Antelope Wireless Communication Facility, District 111

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from compassionms@yahoo.com. Learn why this is important

Caution: This email originated from outside of Navajo County.

Dear Melissa and Cody,

Here is my letter for the Board of Supervisors for the Nov. 12 meeting:

Board of Supes for Nov. 12.docx

Please confirm receipt.

Thank you very much!

Sincerely,
Marlene

October 5, 2024

RE: The Snowflake Environmental Community urgent appeal to reject the Proposed CellTower Installation at White Antelope Rd and Snowflake/Concho Hwy

Dear Supervisors of Navajo County,

This enclosed international novel , "Snowflake AZ", by UK award winning author Marcus Sedgewick, which details life in the Snowflake Community for Environmentally Aware people, serves as several key reasons to deny the installation of the proposed CellTower Installation at White Antelope Rd and Snowflake/Concho Hwy.

In addition to many other arguments in support of denying the celltower, many of them citing economic damage to the area, the very presence of this book is concrete evidence of the many other valid reasons, namely historical, cultural and tourism, for which I am submitting this letter to call to your attention.

Please consider the Snowflake Environmental Community's respected reputation worldwide as a forerunner and international model of grass roots environmental solutions, its far reaching national significance as a historical landmark, and its heritage as a human refuge as well as a humanitarian sanctuary.

If all of these invaluable achievements were not enough, you will find that that this book can easily be found in the American Public Library system across the nation where it serves the USA as an iconic cultural reflection of our values.

All of the laudable things I've mentioned here will be destroyed and forever lost if a celltower installed near the area featured in this book is allowed to obliterate the natural electrosmog free atmosphere that the community was founded on.

To state this fact in even more heart breaking words, the Snowflake Environmental Community will not only perish, worse it will be humiliated and disgraced internationally, nationally, and locally, due to a County that did not recognize its value to the human race, while the rest of the planet envied the environmental jewel in the crown of Navajo County.

Please deny the installation of celltowers in this vitally important heritage area.

Sincerely,
Patricia Young,
International Author and Nearby Resident

October 2024,

Dear Board of Supervisors for Navajo County,

PLEASE CONSIDER THESE IMPORTANT REASONS TO DECLINE THE INSTALLATION OF ANY CELLTOWER IN THE SNOWFLAKE ENVIRONMENTAL COMMUNITY AREA

REFERRRING SPECIFICALLY TO THE CURRENTLY PROPOSED VERIZON CELLTOWER NEAR WHITE ANTELOPE RD AND SNOWFLAKE-CONCHO HWY.

1. **Better Options than Celltowers for Communication and Connectivity, namely Fiber Optic cables, exist in the area now.** Navajo County already has fiber optic cable laid along the Snowflake/Concho Hwy, offering a far better service to the same area than wirelessly broadcasting celltowers can ever provide.

   Furthermore, in an area where cellphone use is eschewed by choice and mobile communication is not a priority, the wired Fiber-Optic-only alternative (unlike a FiberOptic/Celltower piggyback or a Network of Celltowers only) offers numerous benefits that wireless Celltower Service cannot, making it far more desirable generally, but specifically for residents of this area:

   - faster internet speeds,
   - superior online security,
   - more reliable connectivity and communication services
   - no far reaching economic damage to the serviced area (outlined below)
   - no EMF exposure with underground installations and wires,
   - no unsightly towers in established historic districts (outlined below),
   - safer user internet experiences, such as online privacy,
   - less expensive online video/phone services and much more.

2. **Economic Damage to the Value of Residential Housing in the Snowflake Environmental Community**, which is located within broadcasting range of the Celltower. Numerous Studies have supported the fact that in all cases situating a celltower in any area results in reduced home sale values. Refer to pages 4 and 5 for dozens of references, studies and data.

3. **Economic Damage to the Area Tourism to the Area –**
   Snowflake is renowned worldwide for its Environmental Community, and due to popular books like ***"Snowflake – We were all sick. We just did not know it yet"*** by Printz Medalist UK award winning author Marcus Sedgewick this community, which was developed specifically for human co-habitation with Nature in its natural state, accounts for a large segment of the tourism income to the area.

   A second book, ***"The Healthy House Quest"***, by Jerry Evans serves as both step by step guidance and can-do inspiration for everyone seeking a natural living environment, and on pages 99 -100 he details why this specific Snowflake area was his first choice, and how helpful the County administration was in his quest.

4. **Economic Damage to State sponsored Environmentally Safe Rental Housing** that is located in this area, designing to produce rental income. This rental income loss goes hand in hand with the loss of the national pride the State of Arizona garnered in pioneering an environmentally safe housing effort, which earned it top place as a sought after rental.

5. **Economic Damage caused by necessity to retroactively shield homes** from new higher levels of EMF exposure caused by celltower electromagnetic radiation. To give three pertinent examples, a gallon of EMF shielding paint costs five times what a gallon of standard house paint costs at Home Depot in today's dollars; metal EMF-shielding window coverings cost ten to twenty times what standard window curtains costs; refitting a home with aluminum siding, or some other EMF-shielding exterior treatment, costs twenty thousand dollars and upwards for a small home. Worse, after many thousands of dollars in retro-shielding, the pre-celltower levels of EMF exposure would still not be reasonably attainable inside the retrofitted home, and would forever afterwards be completely impossible to attain in the outdoor yard areas.

6. **Economic Damage caused by increased new home construction costs** that are far more expensive than the costs of standard construction. Forgetting for minute the fact that the land/lots in this area would not be suitable to build an EMF-free home on if a celltower was broadcasting here in the environment, if

one were to be built the construction costs would be double or triple what a standard construction home costs due to the EMF blocking materials, such as metal roofs, E3 windows, off-grid power supply, etc. etc., which would be needed to reduce the levels of EMF, and this again would only be achieved inside the home, never outside.

7. **Damage to a Historic Preservation Area and its Respected Reputation**
   The Environmental Illness Community was established at Snowflake in 1988 and has been a thriving community of significant historic and heritage importance ever since. So much so in fact that members of this internationally recognized and highly respected community have been invited to testify before Congress on EMF and other environmental issues.

   In addition to at least two books featuring this community, which were previously mentioned, numerous national and international press articles, online videos, professional documentaries, films and interviews highlighting the pristine environment this community was based upon, underscore the value of preserving this area in its natural electrosmog-free state. This community is honored more each year, for its well established and highly respected historic reputation, locally, nationally and internationally.

8. **Biological Damage**
   This list of important reasons is not complete without including the well documented damage to biological health, of humans and all living things, that the electromagnetic radiation from celltowers pose. So although health impact is not at this time a legal consideration for celltower installations, it is definitely a moral one. Refer to www.Bioinitiative.org over 2,000 scientific studies, with new studies continually ongoing.

Thank you for your careful consideration of these important matters,

Roger C Young,
Senior Professional Electrical Engineer

P.O. Box 1373,
Snowflake, AZ
85937

Data and Studies Supporting The Economic Damage of Residential Housing Values on Celltower Installations

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Please note that in addition to the Board of Supervisors having been mailed a hard copy of this document, a pdf version was previously emailed on October 2, 2024 to both: Melissa.Buckley and Cody.Cooper @ NavajoCountyAz.gov for ease of online access to these sources via live links.

2 Page Flier from Environmental Health Trust Highlighting Key Studies:
https://ehtrust.org/wp-content/uploads/Property-Value-Drop-from-5G-and-Cell-Towers-Near-Homes-.pdf

Property Devaluation due to Cell Towers: 56 References (16 page print out):
https://stopsmartmetersbc.com/wp-content/uploads/2021/01/Property-Devaluation-Due-to-Cell-Phone-Towers-Compiled-by-Einar-Olsen-January-2021.pdf

EMF Analysis Property Values Declining Near Cell Towers: 16 References:
Property Values Declining Near Cell Towers | EMF Analysis

Scientists for Safe Wired Tech, 7 references
https://scientists4wiredtech.com/2019/01/proposed-4g-and-5g-wtfs-lower-property-values/

National Business Post article Your new neighbor, a cell tower, may impact the value of your home **referencing the Report from the National Institute for Science Law and Public Policy, stating:**

The report concluded that homebuyers and renters are less interested in properties close to cell towers and antennas. "Ninety-four percent of homebuyers and renters said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it. Documentation of a price drop of up to 20% is found in multiple surveys and published articles." For example, in 2021, Moira Hahn and Mark Hotchkiss, who have lived at their Long Beach, Calif., address for the last 21 years, received notice from an AT&T subcontractor that a wireless facility would be installed 25 feet from their home. Five local licensed realtors told them the tower would lower their property's value by between 20% and 35% or more.

A landmark scientific 2018 study published in *the Journal of Real Estate Finance and Economics* *found for* properties located within 0.72 kilometers [2362 feet] of the closest cell tower, property values declined 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range. In aggregate, properties within the 0.72-kilometer band lose over $24 million dollars.

More Detail with Additional Reference Links:

Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis.

https://ehtrust.org/cell-phone-towers-lower-property-values-documentation-research/

https://ehtrust.org/wp-content/uploads/Property-Value-Drop-from-5G-and-Cell-Towers-Near-Homes-.pdf

Realtors Appeal to FCC regarding Dropping Property Values Due to Celltowers:

The National Association of REALTORS® and other real estate organizations are urging the Federal Communications Commission to heed caution and ensure that its proposal to expand high-speed 5G networks nationwide doesn't violate property owners' rights. Read the National Association of REALTORS® Letter

https://magazine.realtor/daily-news/2019/06/24/nar-fcc-s-5g-plan-could-hurt-property-owners Search on Celltowers, Date of this article, etc.

Here is a growing list of **Concerned Citizen Groups** around the USA dedicated to informing the public of **the impact celltowers have in decreasing the value of homes and properties, as well as other serious issues.** Numerous legal, social, historic, heritage, and other precedents can be found in the achievements of the various groups (Note: some may have disbanded at completion of their goal).

ARIZONA

Phoenix Area – Arizona Belongs to Arizonans
Pima County – Pima County 5G Awareness Coalition
Sedona – Arizonians for 5G Awareness
Sedona – 5G Free Sedona
Tucson – Electromagnetic Safety Alliance

ARKANSAS

Little Rock – Citizens for Safe Technologies, Inc.

CALIFORNIA

Danville – Danville Citizens for Responsible Growth
Elk Grove – Keep Cell Antennas Away from Our Elk Grove Homes
Encinitas – Stop 5G Encinitas
Lamorinda – Lamorinda Families for Responsible Technology
Marin County – 5G Free Marin
Marin County – The Ecological Options Network (EON)
Mission Viejo – Moms Across America
Napa – Napa/Sonoma Neighborhood Association
Portola – StopSmartMeters.org
Sacramento – 5G Awareness Now
San Francisco – California Brain Tumor Association
San Francisco – East Bay Neighborhoods for Responsible Technology
San Francisco – Our Town, Our Choice
San Mateo – San Mateo Citizens for a Safe Environment
San Ramone – San Ramone Citizens for Responsible Technology
Santa Barbara – 5G Free Santa Barbara
Santa Cruz – EMF Aware
Santa Rosa – My Street, My Choice!
Santa Rosa – Safe Tech for Santa Rosa
Sausalito – Scientists for Wired Technology
Scotts Valley – 5G Aware Scotts Valley California
Sebastopol – EMF Safety Network
Sonoma – Sonoma Neighbors for Safe Tech
Topanga – 5G Free Topanga and Beyond

Topanga _ 5G Free California
Tustin – Stop OC Smart Meters

COLORADO

Boulder – ElectroMagneticHealth.org
Denver – 5G Colorado Action
Denver – Wired Schools

CONNECTICUT

Stop 5G CT
Torrington – Act Natural Health and Wellness

FLORIDA

Miami – Stop 5G Florida
Vero Beach – Electromagnetic Radiation Awareness of the Treasure Coast (EMR Awareness)

GEORGIA

Atlanta – Stop 5G Georgia
Georgia Against 5G

HAWAII

Maui – Keep Your Power
Oahu – Stop 5G Hawaii

IDAHO

Boise – Idahoans for Safe Technology

ILLINOIS

Chicago – 5G Crisis Chicagoland Network
Chicago – Stop 5G Chicago
Hinsdale – Stop 5G Hinsdale & Neighbors

INDIANA

Merrillville – No Smart Meters 4 Indiana/Stop 5G

IOWA

De Moines – Iowans for Responsible Technology

KANSAS

Lawrence – Lawrence Citizens for 5G Awareness

LOUISIANA

Hammond – Louisiana Smart Meter Opt Out and 5G Information and Discussion

MARYLAND

Baltimore – Maryland Smart Meter Awareness

MASSACHUSSETTS

Centerville – Centerville Concerned Citizens
Charlemont – Hilltown Health
Kirstin – Last Tree Laws
Westford – Weston A. Price Foundation

MICHIGAN

Ann Arbor – Smart Meter Education Network
Battle Creek – Michigan for Safe Technology
Detroit – Safe Tech Forward
Macomb – We are the Evidence

MINNESOTA

St. Paul – Safe Technology Minnesota

NEW HAMPSHIRE

Hancock – New Hampshire for Safe Technology
Westmoreland – Fertile Fields Farm

NEW JERSEY

Lavallette – Lavallette Against Verizon 5G
Milford – Smarter New Jersey

NEW MEXICO

Santa Fe – Building Biology Institute
Santa Fe – Cellular Phone Task Force

NEW YORK

Huntington – Citizens for 5G Awareness
New York – 5G Wake Up Call
New York – Manhattan Neighbors for Safer Communications
New York – Citizens for 5G Awareness
Port Washington – Grassroots Environmental Education
Woodstock – New York Safe Utility Meter Association (NYSUMA)
Woodstock – The Truthsayers

NORTH CAROLINA

Asheville – Stop 5G Asheville
Charlotte – Stop 5G Charlotte
Durham – Triangle Citizens for Safe Technology
Fairview – SafeTech Kids NC

OHIO

Southwest Ohio for Responsible Tech

OREGON

Ashland – Oregon for Safer Technology (OST)
Central Point – NoSmartMeter.org
Eugene – Families for Safe Technology
Eugene – Friends of Amazon Creek (OR)
Jackson County – Freedom to Say No to Smart Meters
Portland – Oregon Institute for Creative Research
Stop 5G Southern Oregon

PENNSYLVANIA

Lancaster – Hempfield Citizens for Safe Schools
Reading – Pennsylvanians for Safe Technology
West Brandywine – Healthy Homes Consulting

RHODE ISLAND

Kingston – Rhode Islanders for Safe Technology

SOUTH CAROLINA

Charleston – Stop 5G Charleston
Easley – Stop 5G Easley
Greenville – Stop 5G Greenville

TEXAS

Austin – Austinsmartmeters.com
Houston – Protect Tanglewood
McKinney – 5G Rollout North Texas
San Antonio – San Antonio Smart Meter Awareness

VERMONT

5G Free VT

VIRGINIA

Haymarket – Center for Safer Wireless

WASHINGTON

Bellingham – Consumers for Safe Cell Phones
Bellingham – Stop 5G Bellingham
Seattle – Take Back Your Power
Tacoma – Citizens of Tacoma Against 5G Small Cells in Residential Areas
Whidbey Island – Citizens League Encouraging Awareness of Radiation (C.L.E.A.R)

WASHINGTON D.C.

Parents For Safe Technology

WISCONSIN

Greendale – Wisconsin Safe Tech
Kenosha – We are the change Kenosha
Waterloo – Electrical Pollution
Waukesha – Wireless Action

WYOMING

Teton Village – Environmental Health Trust

Navajo County Sheriff's Office
"Keeping the Peace Since 1895"

David M. Clouse
Sheriff

Holbrook (928) 524-4450
www.navajocountyaz.gov

October 11, 2024

Carolina Gonzalez
Site Development Specialist
SBA Towers X, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307

RE: Site Name: White Antelope, Site Number: AZ28431-B

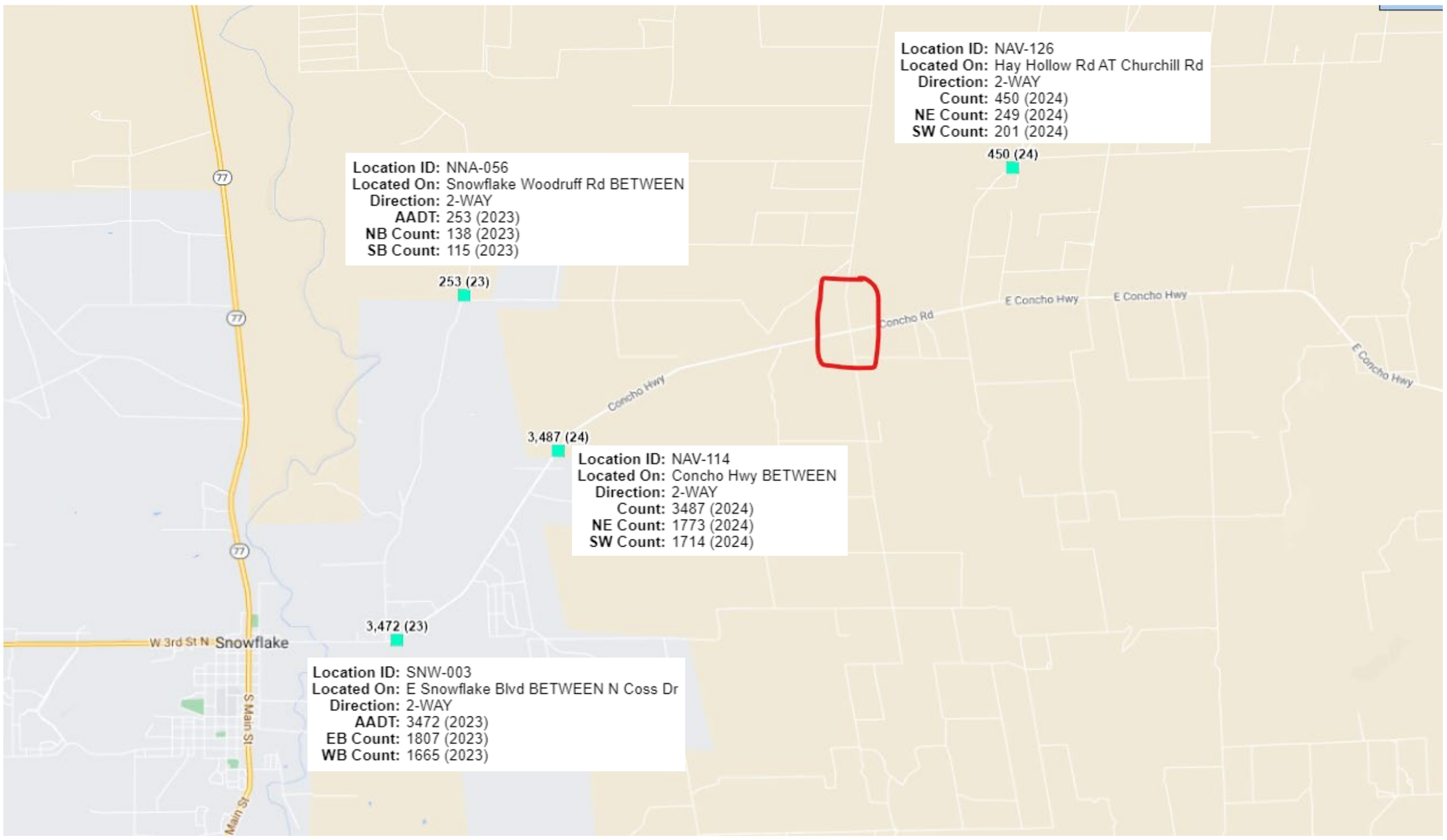
Dear SBA Communications,

The Navajo County Sheriff's Office wants to draw attention to how important it is for Verizon customers who live east of Snowflake to be able to call 911. The Sheriff's Office provides 911 and emergency dispatch services to the region that would be impacted by this proposed cell tower site. It is the desire of the Sheriff's Office, for the improvement of emergency services and availability of emergency communications, to support the addition of a Verizon cell tower site in the identified area.

Thank you for the opportunity to share our support on this project.

Sincerely,

Brian Swanty, Chief Deputy
Navajo County Sheriff's Office


Location ID: NAV-126
Located On: Hay Hollow Rd AT Churchill Rd
Direction: 2-WAY
Count: 450 (2024)
NE Count: 249 (2024)
SW Count: 201 (2024)
450 (24)
Location ID: NNA-056
Located On: Snowflake Woodruff Rd BETWEEN
Direction: 2-WAY
AADT: 253 (2023)
NB Count: 138 (2023)
SB Count: 115 (2023)
253 (23)
E Concho Hwy
E Concho Hwy
Concho Rd
Concho Hwy
E Concho Hwy
3,487 (24)
Location ID: NAV-114
Located On: Concho Hwy BETWEEN
Direction: 2-WAY
Count: 3487 (2024)
NE Count: 1773 (2024)
SW Count: 1714 (2024)
77
77
77
W 3rd St N
Snowflake
S Main St
Main St
3,472 (23)
Location ID: SNW-003
Located On: E Snowflake Blvd BETWEEN N Coss Dr
Direction: 2-WAY
AADT: 3472 (2023)
EB Count: 1807 (2023)
WB Count: 1665 (2023)

Northern Arizona Council of Governments

Northern Arizona Council of Governments

Hourly Data by Direction for Year (Limit 50 Locations) for 1/1/2024 - 12/31/2024
Criteria: Location ID = SNW-003, NAV-114, NNA-056, NAV-126

DOW = Day of Week

Location ID : NAV-114 **County :** Navajo **Community :** NAVAJO COUNTY
Located On : Concho Hwy **Direction :** 2-WAY
Functional Class : (5) Major Collector

LOCAL ID	DIRECTION	MONTH	DOW	DATE	TIME	VOLUME	TRUCK% (5-13)
NAV-114	NE	8	2	8/5/2024	12:00 AM	6	16.7%
NAV-114	NE	8	2	8/5/2024	1:00 AM	7	28.6%
NAV-114	NE	8	2	8/5/2024	2:00 AM	5	0.0%
NAV-114	NE	8	2	8/5/2024	3:00 AM	6	0.0%
NAV-114	NE	8	2	8/5/2024	4:00 AM	18	5.6%
NAV-114	NE	8	2	8/5/2024	5:00 AM	15	33.3%
NAV-114	NE	8	2	8/5/2024	6:00 AM	20	35.0%
NAV-114	NE	8	2	8/5/2024	7:00 AM	38	23.7%
NAV-114	NE	8	2	8/5/2024	8:00 AM	46	21.7%
NAV-114	NE	8	2	8/5/2024	9:00 AM	70	15.7%
NAV-114	NE	8	2	8/5/2024	10:00 AM	90	23.3%
NAV-114	NE	8	2	8/5/2024	11:00 AM	91	18.7%
NAV-114	NE	8	2	8/5/2024	12:00 PM	132	18.9%
NAV-114	NE	8	2	8/5/2024	1:00 PM	142	18.3%
NAV-114	NE	8	2	8/5/2024	2:00 PM	145	13.1%
NAV-114	NE	8	2	8/5/2024	3:00 PM	165	13.3%
NAV-114	NE	8	2	8/5/2024	4:00 PM	168	15.5%
NAV-114	NE	8	2	8/5/2024	5:00 PM	187	12.3%
NAV-114	NE	8	2	8/5/2024	6:00 PM	128	16.4%
NAV-114	NE	8	2	8/5/2024	7:00 PM	81	8.6%
NAV-114	NE	8	2	8/5/2024	8:00 PM	65	13.8%
NAV-114	NE	8	2	8/5/2024	9:00 PM	27	22.2%
NAV-114	NE	8	2	8/5/2024	10:00 PM	32	9.4%
NAV-114	NE	8	2	8/5/2024	11:00 PM	16	12.5%
NAV-114	NE	8	3	8/6/2024	12:00 AM	11	9.1%
NAV-114	NE	8	3	8/6/2024	1:00 AM	5	0.0%
NAV-114	NE	8	3	8/6/2024	2:00 AM	3	0.0%
NAV-114	NE	8	3	8/6/2024	3:00 AM	5	0.0%
NAV-114	NE	8	3	8/6/2024	4:00 AM	12	8.3%
NAV-114	NE	8	3	8/6/2024	5:00 AM	19	31.6%
NAV-114	NE	8	3	8/6/2024	6:00 AM	26	50.0%
NAV-114	NE	8	3	8/6/2024	7:00 AM	50	28.0%
NAV-114	NE	8	3	8/6/2024	8:00 AM	84	26.2%
NAV-114	NE	8	3	8/6/2024	9:00 AM	83	26.5%
NAV-114	NE	8	3	8/6/2024	10:00 AM	97	20.6%
NAV-114	NE	8	3	8/6/2024	11:00 AM	101	18.8%
NAV-114	NE	8	3	8/6/2024	12:00 PM	101	21.8%
NAV-114	NE	8	3	8/6/2024	1:00 PM	117	13.7%
NAV-114	NE	8	3	8/6/2024	2:00 PM	139	9.4%
NAV-114	NE	8	3	8/6/2024	3:00 PM	168	14.3%
NAV-114	NE	8	3	8/6/2024	4:00 PM	206	15.0%
NAV-114	NE	8	3	8/6/2024	5:00 PM	159	10.1%
NAV-114	NE	8	3	8/6/2024	6:00 PM	133	12.8%
NAV-114	NE	8	3	8/6/2024	7:00 PM	98	19.4%
NAV-114	NE	8	3	8/6/2024	8:00 PM	65	12.3%
NAV-114	NE	8	3	8/6/2024	9:00 PM	47	4.3%
NAV-114	NE	8	3	8/6/2024	10:00 PM	25	8.0%
NAV-114	NE	8	3	8/6/2024	11:00 PM	19	5.3%
NAV-114	SW	8	2	8/5/2024	12:00 AM	4	0.0%
NAV-114	SW	8	2	8/5/2024	1:00 AM	0	
NAV-114	SW	8	2	8/5/2024	2:00 AM	10	40.0%
NAV-114	SW	8	2	8/5/2024	3:00 AM	17	5.9%
NAV-114	SW	8	2	8/5/2024	4:00 AM	47	10.6%
NAV-114	SW	8	2	8/5/2024	5:00 AM	71	18.3%
NAV-114	SW	8	2	8/5/2024	6:00 AM	119	14.3%
NAV-114	SW	8	2	8/5/2024	7:00 AM	167	17.4%
NAV-114	SW	8	2	8/5/2024	8:00 AM	139	17.3%
NAV-114	SW	8	2	8/5/2024	9:00 AM	153	15.7%

NAV-114	SW	8	2	8/5/2024	10:00 AM	104	18.3%
NAV-114	SW	8	2	8/5/2024	11:00 AM	117	17.9%
NAV-114	SW	8	2	8/5/2024	12:00 PM	106	13.2%
NAV-114	SW	8	2	8/5/2024	1:00 PM	113	23.9%
NAV-114	SW	8	2	8/5/2024	2:00 PM	95	18.9%
NAV-114	SW	8	2	8/5/2024	3:00 PM	92	18.5%
NAV-114	SW	8	2	8/5/2024	4:00 PM	82	13.4%
NAV-114	SW	8	2	8/5/2024	5:00 PM	79	13.9%
NAV-114	SW	8	2	8/5/2024	6:00 PM	63	12.7%
NAV-114	SW	8	2	8/5/2024	7:00 PM	34	20.6%
NAV-114	SW	8	2	8/5/2024	8:00 PM	23	13.0%
NAV-114	SW	8	2	8/5/2024	9:00 PM	19	15.8%
NAV-114	SW	8	2	8/5/2024	10:00 PM	4	0.0%
NAV-114	SW	8	2	8/5/2024	11:00 PM	1	0.0%
NAV-114	SW	8	3	8/6/2024	12:00 AM	3	33.3%
NAV-114	SW	8	3	8/6/2024	1:00 AM	2	0.0%
NAV-114	SW	8	3	8/6/2024	2:00 AM	6	33.3%
NAV-114	SW	8	3	8/6/2024	3:00 AM	19	10.5%
NAV-114	SW	8	3	8/6/2024	4:00 AM	41	17.1%
NAV-114	SW	8	3	8/6/2024	5:00 AM	64	6.3%
NAV-114	SW	8	3	8/6/2024	6:00 AM	117	19.7%
NAV-114	SW	8	3	8/6/2024	7:00 AM	231	16.9%
NAV-114	SW	8	3	8/6/2024	8:00 AM	149	21.5%
NAV-114	SW	8	3	8/6/2024	9:00 AM	147	18.4%
NAV-114	SW	8	3	8/6/2024	10:00 AM	132	15.2%
NAV-114	SW	8	3	8/6/2024	11:00 AM	99	16.2%
NAV-114	SW	8	3	8/6/2024	12:00 PM	117	23.9%
NAV-114	SW	8	3	8/6/2024	1:00 PM	107	15.9%
NAV-114	SW	8	3	8/6/2024	2:00 PM	86	20.9%
NAV-114	SW	8	3	8/6/2024	3:00 PM	88	23.9%
NAV-114	SW	8	3	8/6/2024	4:00 PM	70	22.9%
NAV-114	SW	8	3	8/6/2024	5:00 PM	94	13.8%
NAV-114	SW	8	3	8/6/2024	6:00 PM	63	20.6%
NAV-114	SW	8	3	8/6/2024	7:00 PM	31	16.1%
NAV-114	SW	8	3	8/6/2024	8:00 PM	26	19.2%
NAV-114	SW	8	3	8/6/2024	9:00 PM	13	7.7%
NAV-114	SW	8	3	8/6/2024	10:00 PM	6	0.0%
NAV-114	SW	8	3	8/6/2024	11:00 PM	3	0.0%

WIRELESS NETWORK CONSULTING



SBA Towers X, LLC

AZ28431-B White Antelope

Verizon AZ3_WHITE-ANTELOPE

Coverage Site

DRIVE TEST REPORT

10/29/2024

Certification

This analysis and report was completed by Steven Kennedy a Radio Frequency Engineer with over 35 years of experience in Wireless Network Engineering.

I certify that the attached RF analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices



Steven E1Kennedy

10/30/2024

Drive Test Overview

- This test was performed to show what the coverage is in the field to validate the propagation models and show the carriers signal strength around the proposed site
- A roof mount external antenna and GPS antenna was utilized with an industry standard scanner (PCTEL G-Flex Scanner)
- A 2nd scanner (WilsonPro Cellular Network Scanner 5G Kit-910060) was used in a stationary location to review the active channels in the area and validate against the PCTEL blind scan
- Active call testing was performed by (3) phones, (1) each on AT&T, T-Mobile and Verizon networks and performing a download throughput test
- Drive tests were performed on October 11th, 2024.
- The scanner processed signal detail from AT&T, Cellular One, T-Mobile and Verizon networks
- The drive route was created based on the primary coverage objective for the site as well as the propagation of the

Blind Scan

- A “blind scan” was completed at a stationary location that has visibility to all (4) major carriers to decode active channels in the area prior to drive testing
- The drive test scanner gear decodes the following for each channel:
    - Date/Time
    - GPS Coordinates
    - Cell ID/PCI
    - For Sync, Reference Signal and, Physical Broadcast Channel (PBCH)
        - Reference Signal Received Power (RSRP)
        - Reference Signal Received Quality (RSRQ)
        - Signal to Interference & Noise Ratio (SINR)
- To show the signal levels, this report will focus on the RSRP from the transmitters as this is the value that shows the coverage from the sites
- The bands/channels shown in this deck are:
    - 700MHz & 850MHz low band
    - 1900MHz & 2100MHz mid band
    - 3800MHz high band

Frequency Bands/Channels

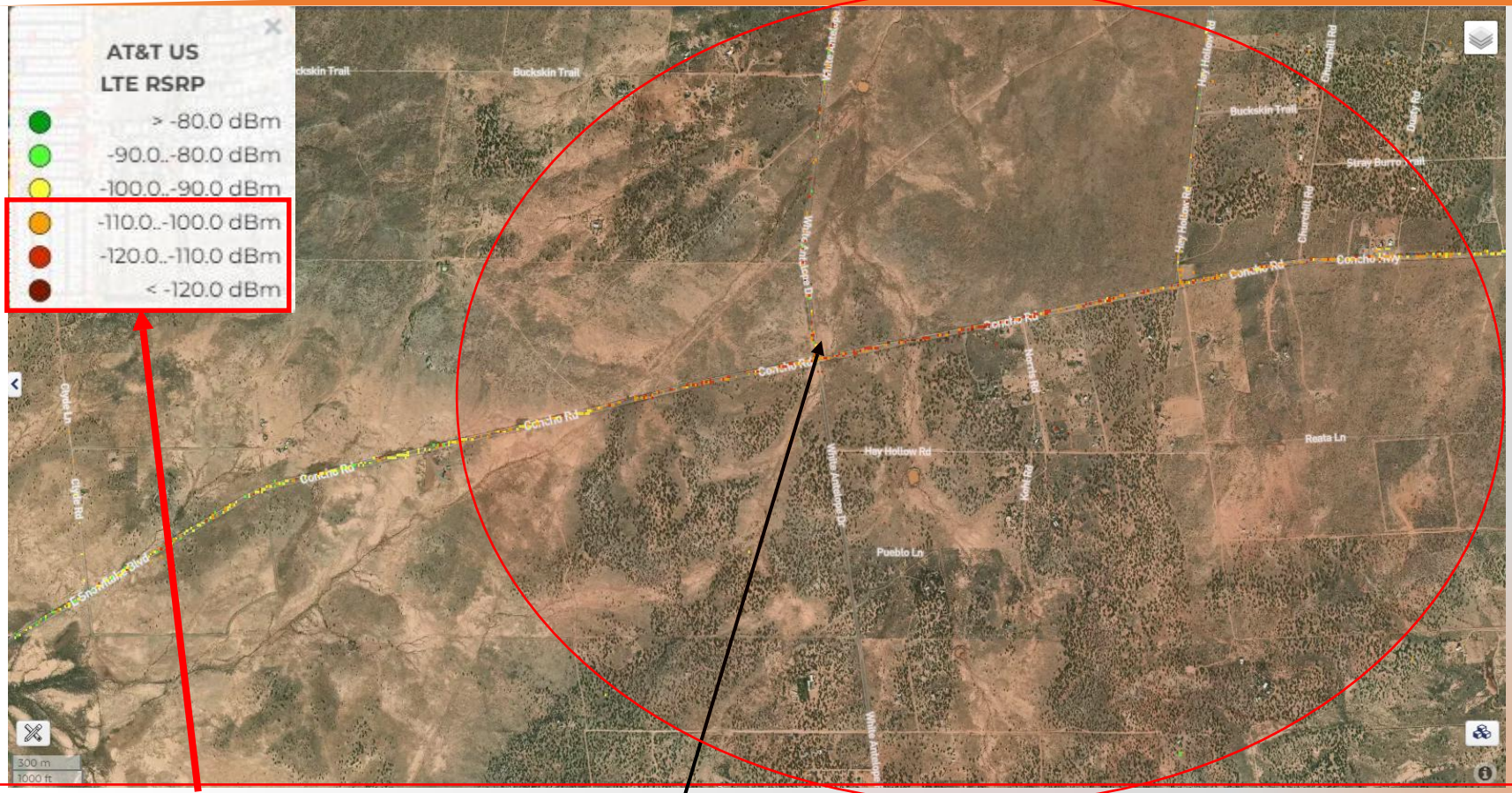
- Below are the active frequency bands and channels for the area

Carrier	Technology	Band	Frequency Block	Downlink Frequency (MHz)	Channel Bandwidth (MHz)	EARFCN
AT&T	4G	14	700	763	10	5330
AT&T	4G	25	PCS	1975	10	1050
Cellular One	4G	12	700	734	12.5	5060
Cellular One	4G	25	PCS	1932.5	10	625
Verizon	4G	13	700	751	10	5230
Verizon	4G	5	850	885	12.5	2560
Verizon	4G	66	AWS	2127.5	15	2125
Verizon	5G	77	C-Band	3809.28	100	653952

- EARFCN – EUTRA Absolute radio-frequency channel number
- Over 90% of the spectrum utilized by wireless operators are mid or high band spectrum.

Ookla AT&T 4G

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)



Less than Outdoor Coverage

Proposed Site

The area in the red circle is what the proposed site would impact

The area is showing a significant number of mobiles reporting less than outdoor service

Ookla Cellular One 4G

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)



Less than Outdoor Coverage

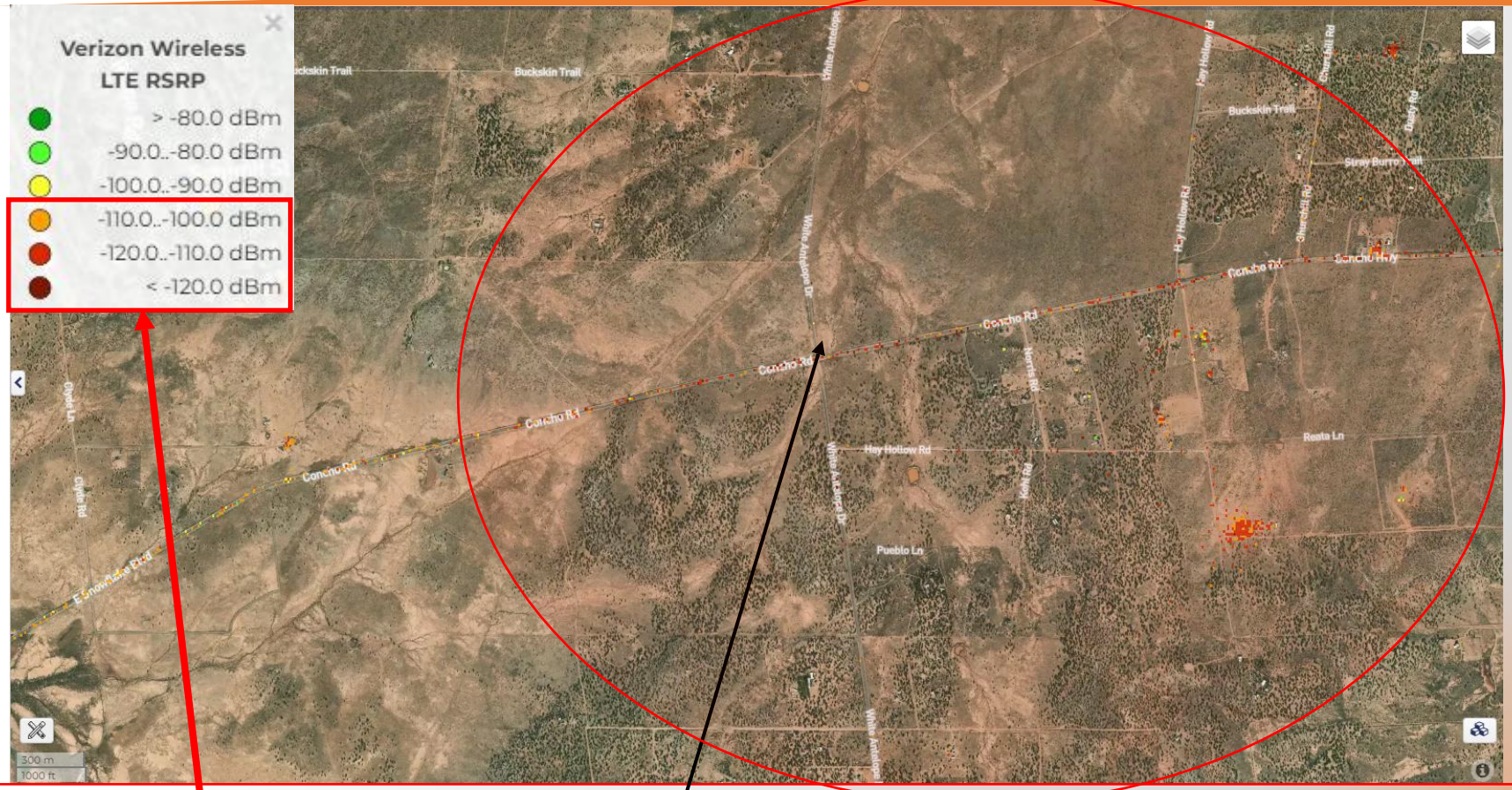
Proposed Site

The area in the red circle is what the proposed site would impact

The area is showing a significant number of mobiles reporting less than outdoor service

Ookla Verizon 4G

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)



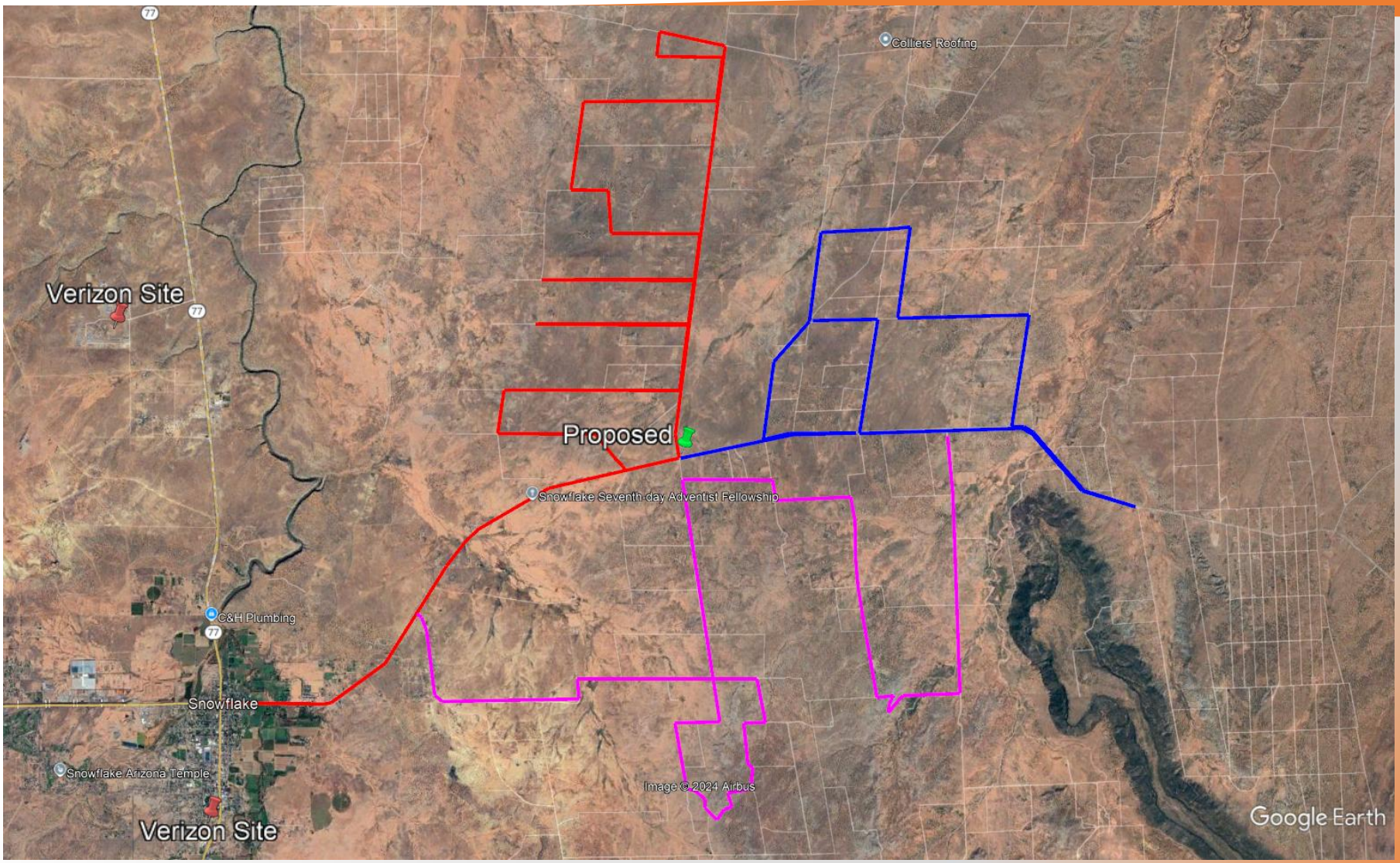
Less than Outdoor Coverage

Proposed Site

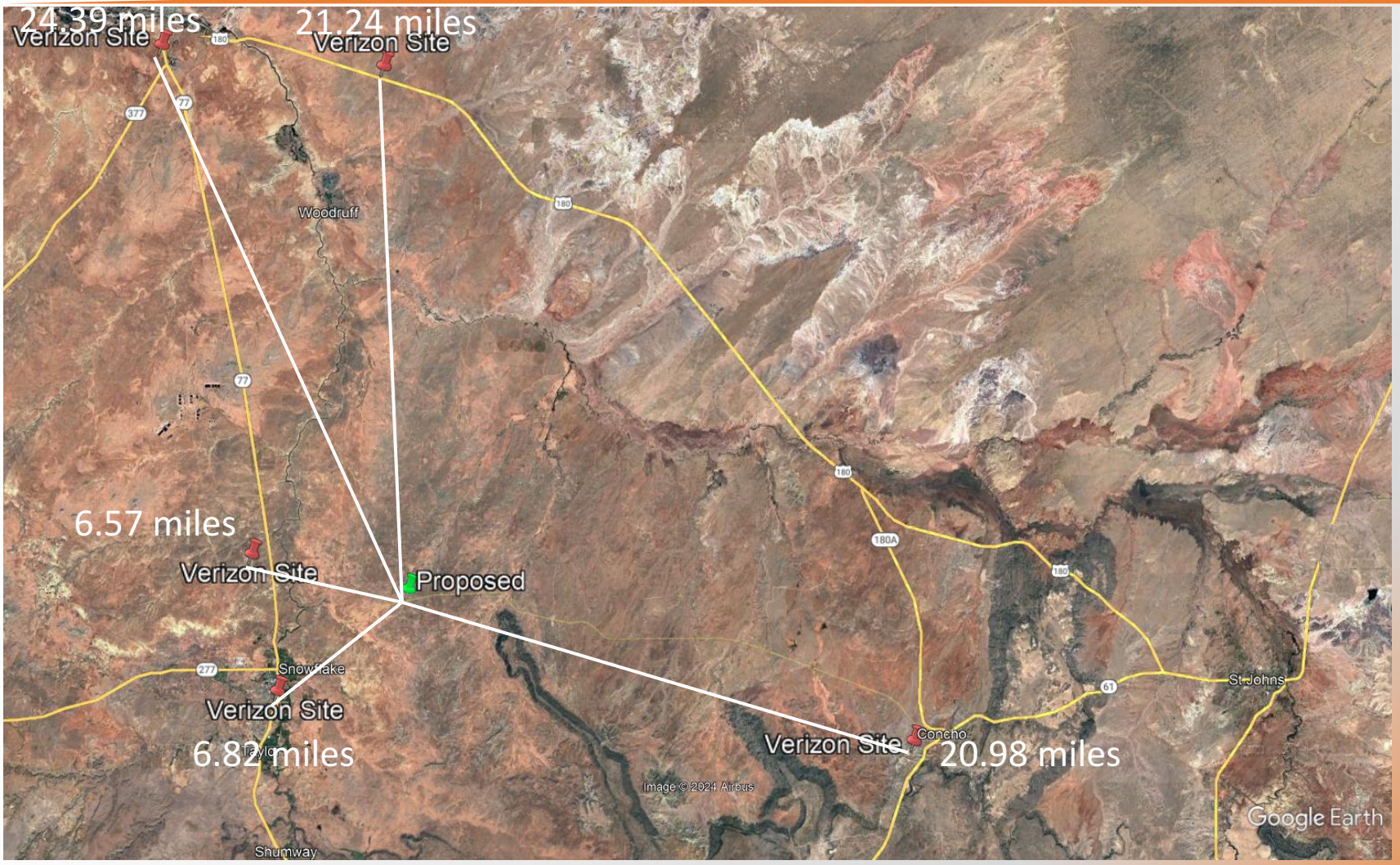
The area in the red circle is what the proposed site would impact

The area is showing a significant number of mobiles reporting less than outdoor service where there is a large amount of indoor users

Drive Test Route Overview



Distance from proposed to Verizon neighbor sites

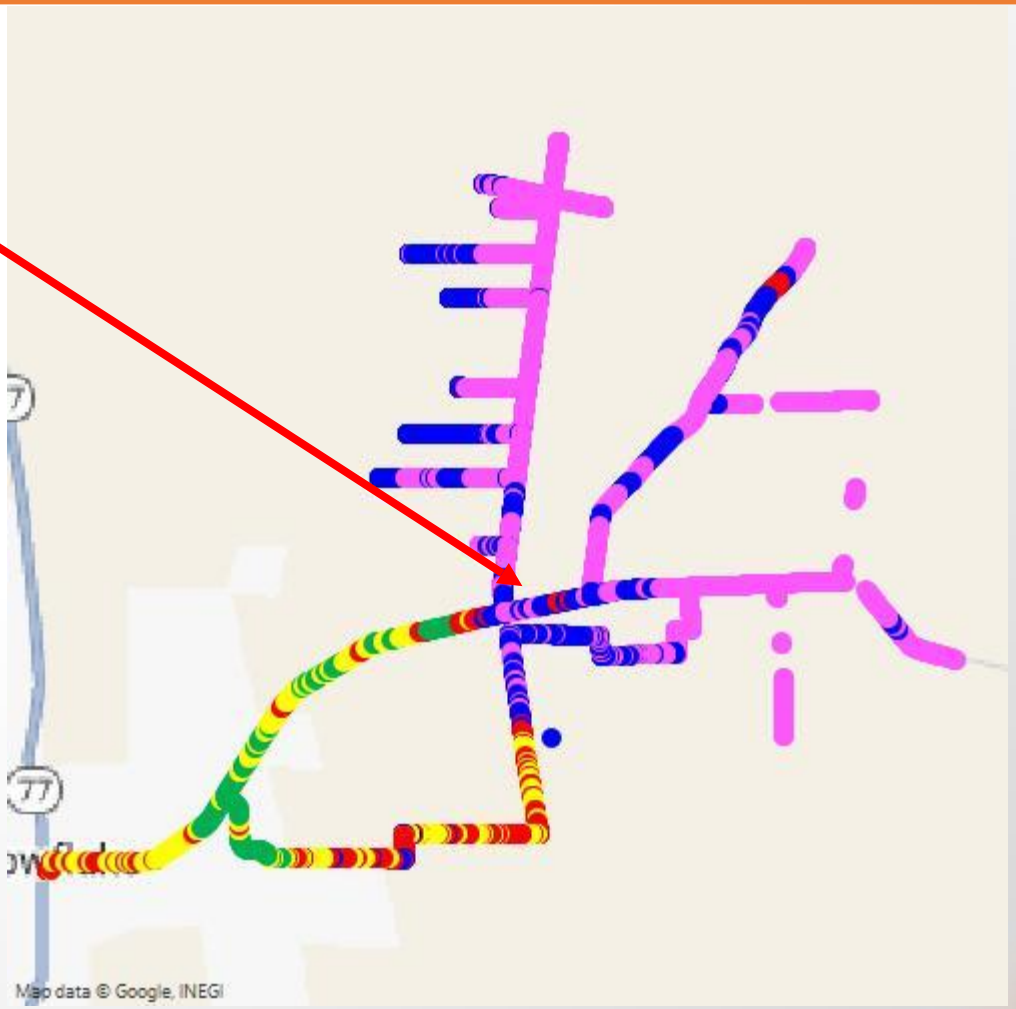


Verizon 885 MHz channel Scanner Data - Overview

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for mobiles just East of Snowflake but drops quickly to low to no service farther East and North

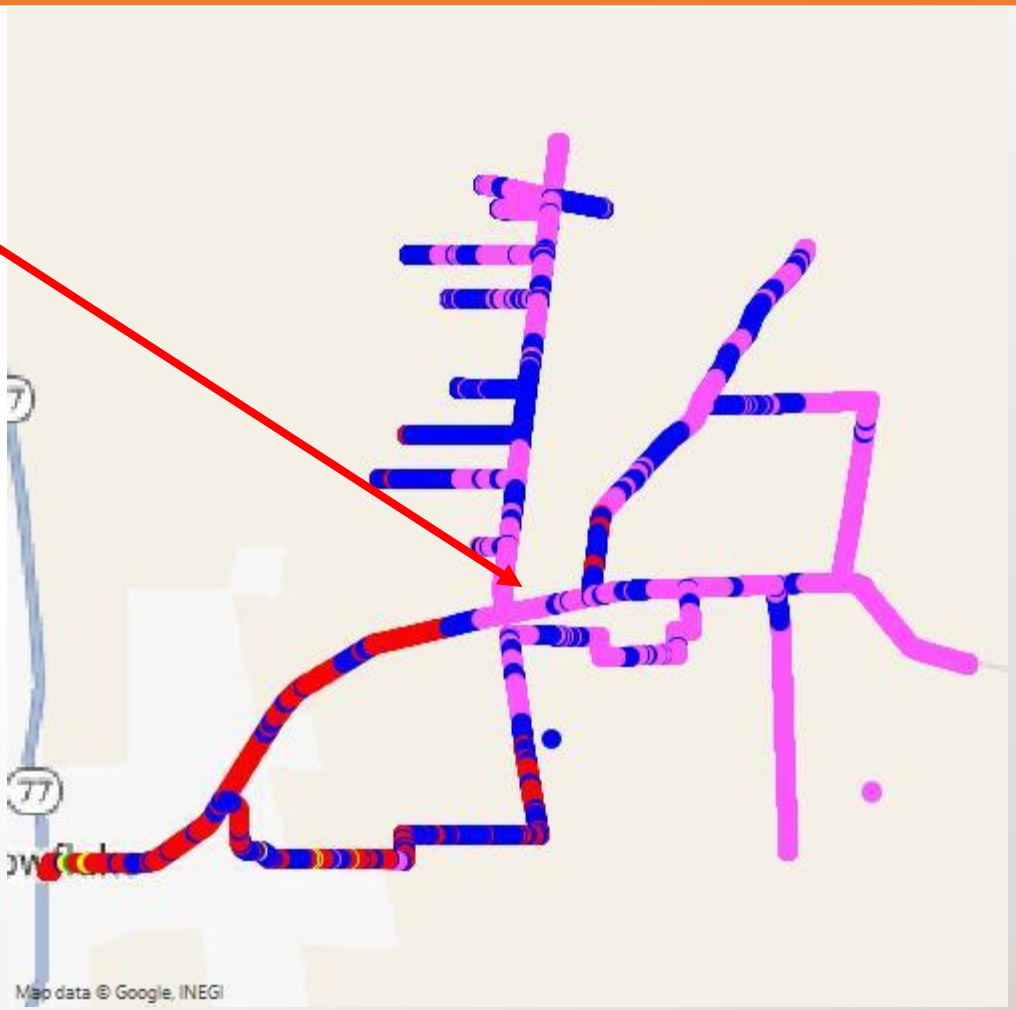


Verizon 2125 MHz channel Scanner Data - Overview

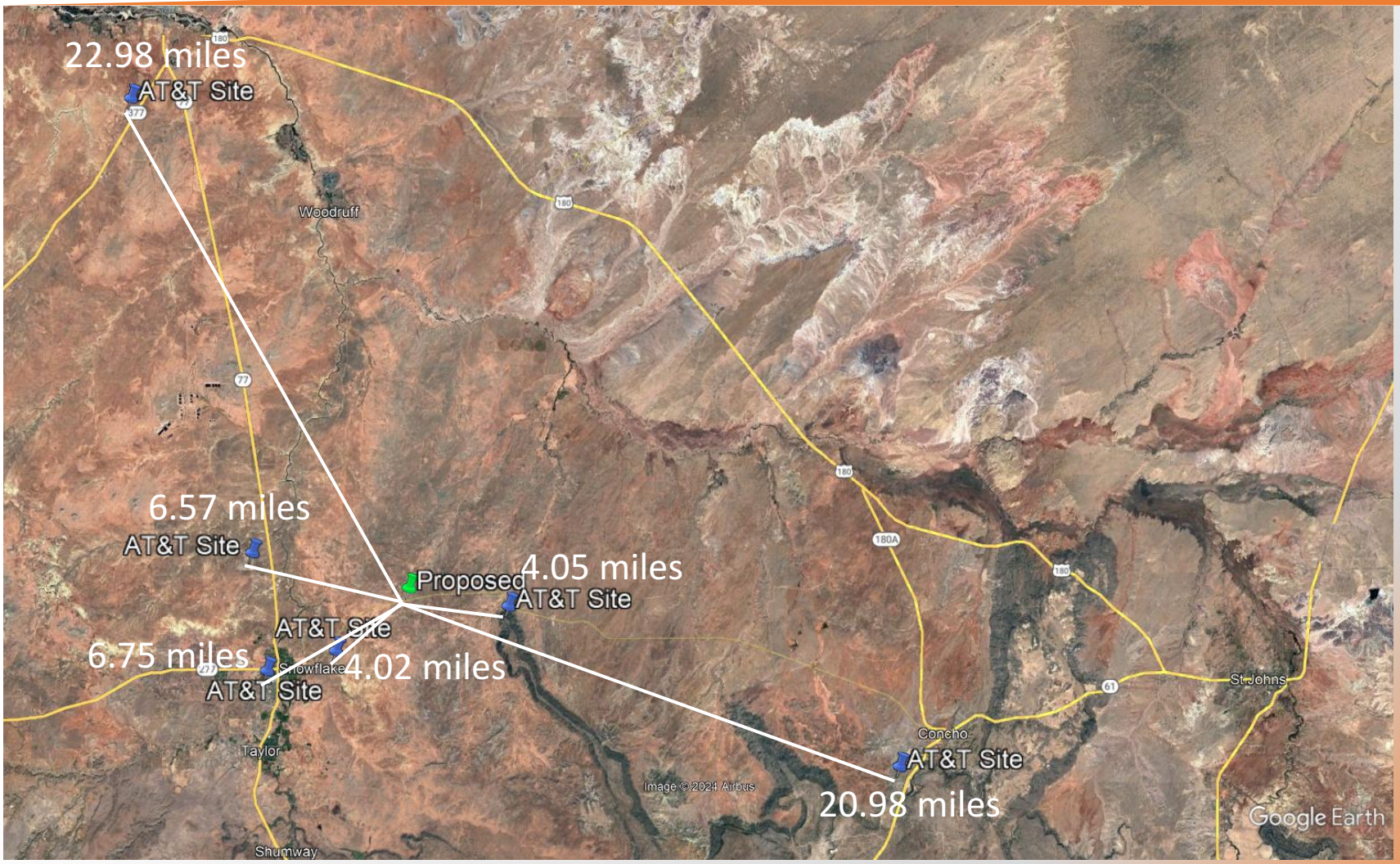
LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for mobiles just East of Snowflake but drops quickly to low to no service farther East and North



AT&T Sites

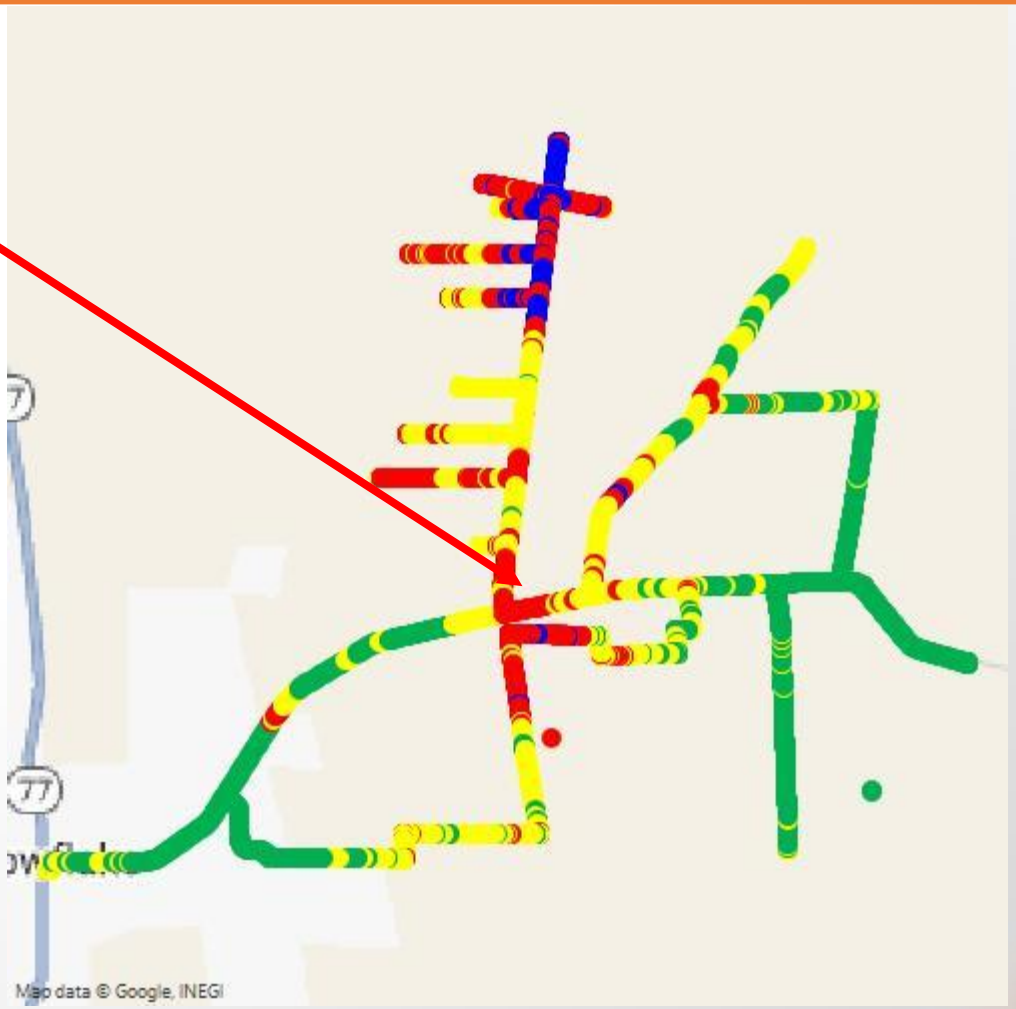

22.98 miles
AT&T Site
Woodruff
6.57 miles
AT&T Site
Proposed
4.05 miles
AT&T Site
AT&T Site
6.75 miles
Snowflake
4.02 miles
AT&T Site
Taylor
Concho
AT&T Site
St Johns
20.98 miles
Image © 2024 Airbus
Google Earth
Shumway

AT&T 739MHz channel Scanner Data - Overview

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage East and West of proposed but not around the proposed and to the North

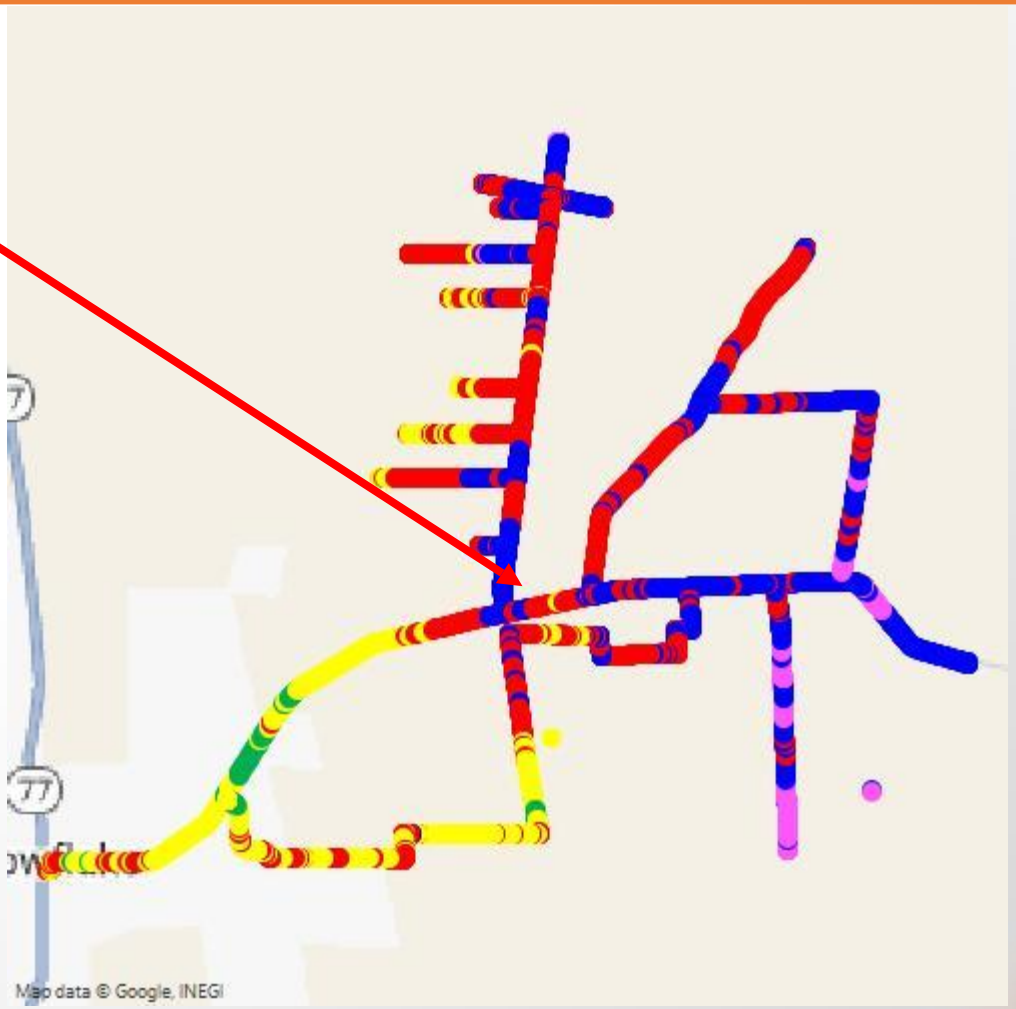


AT&T 1932.5MHz channel Scanner Data - Overview

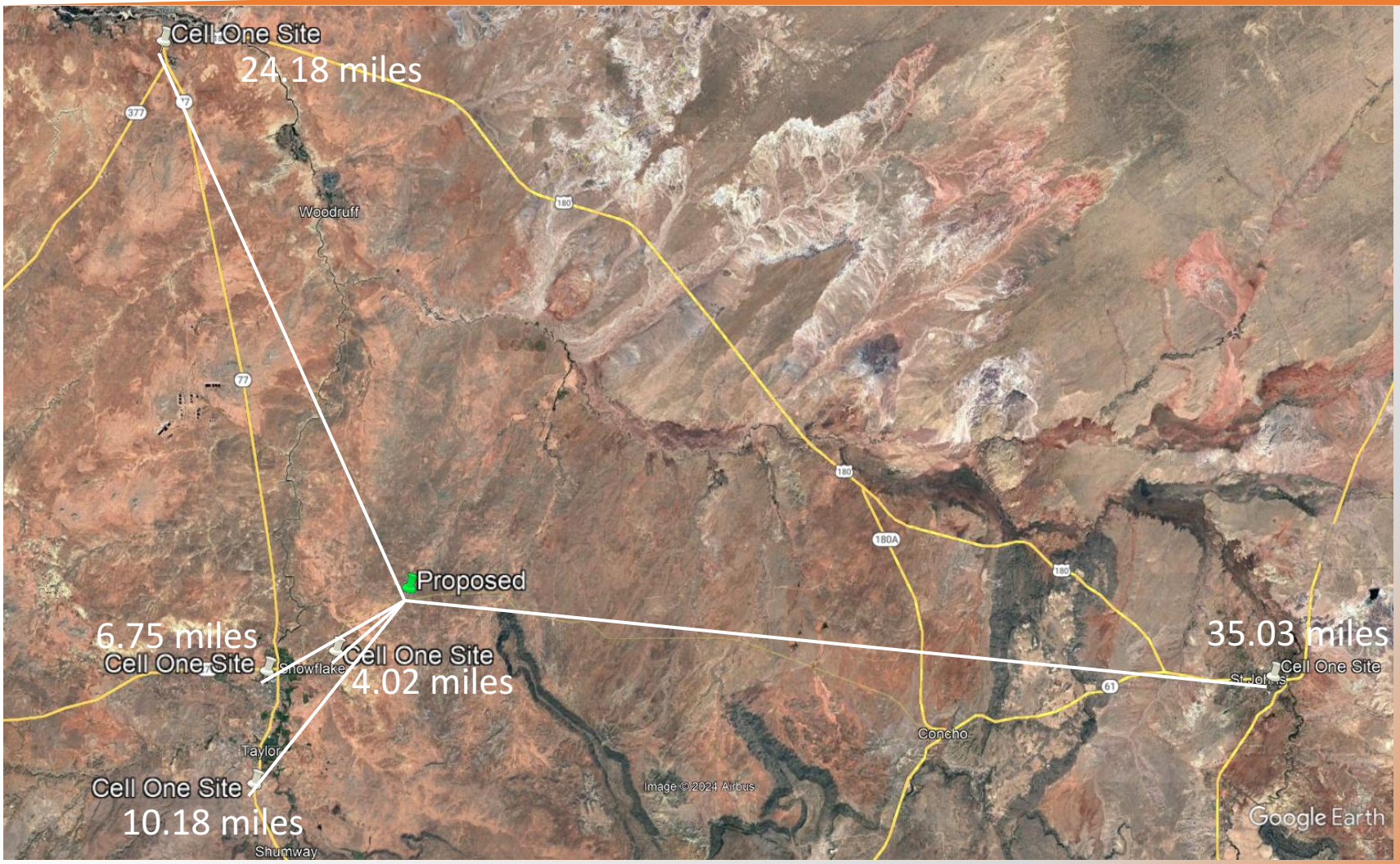
LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage East and West of proposed but not around the proposed and to the North



Cellular One Sites

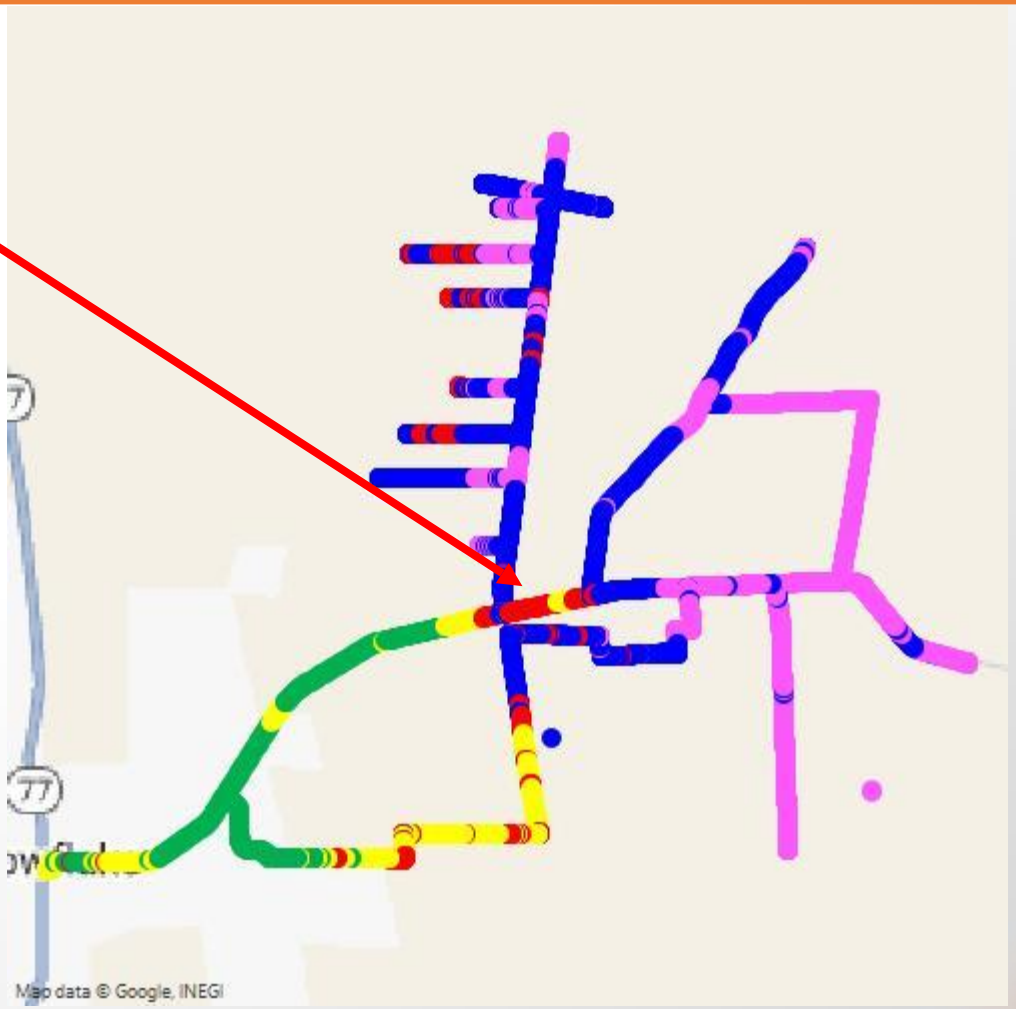


Cell One 652MHz channel Scanner Data - Overview

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage East of proposed but not around the proposed and to the North

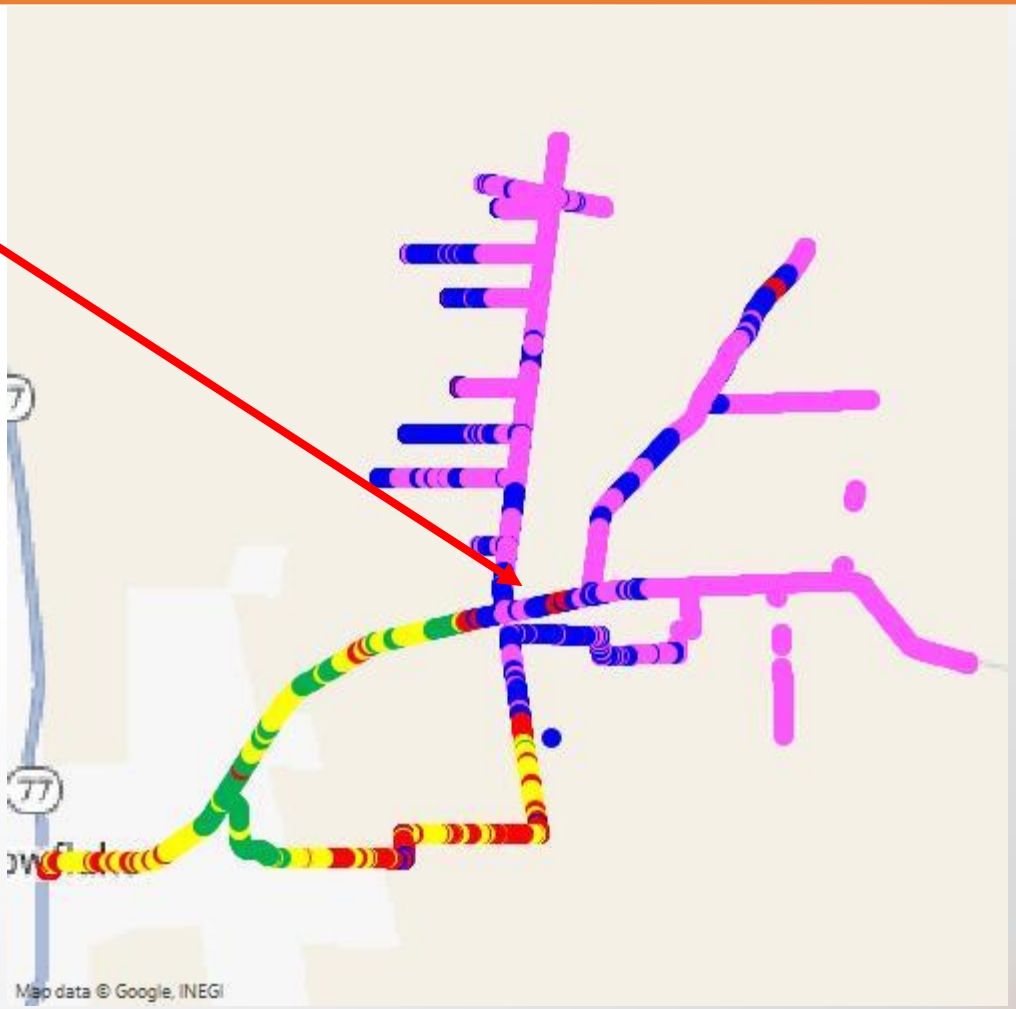


Cell One 1932.5MHz channel Scanner Data - Overview

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage East of proposed but not around the proposed and to the North

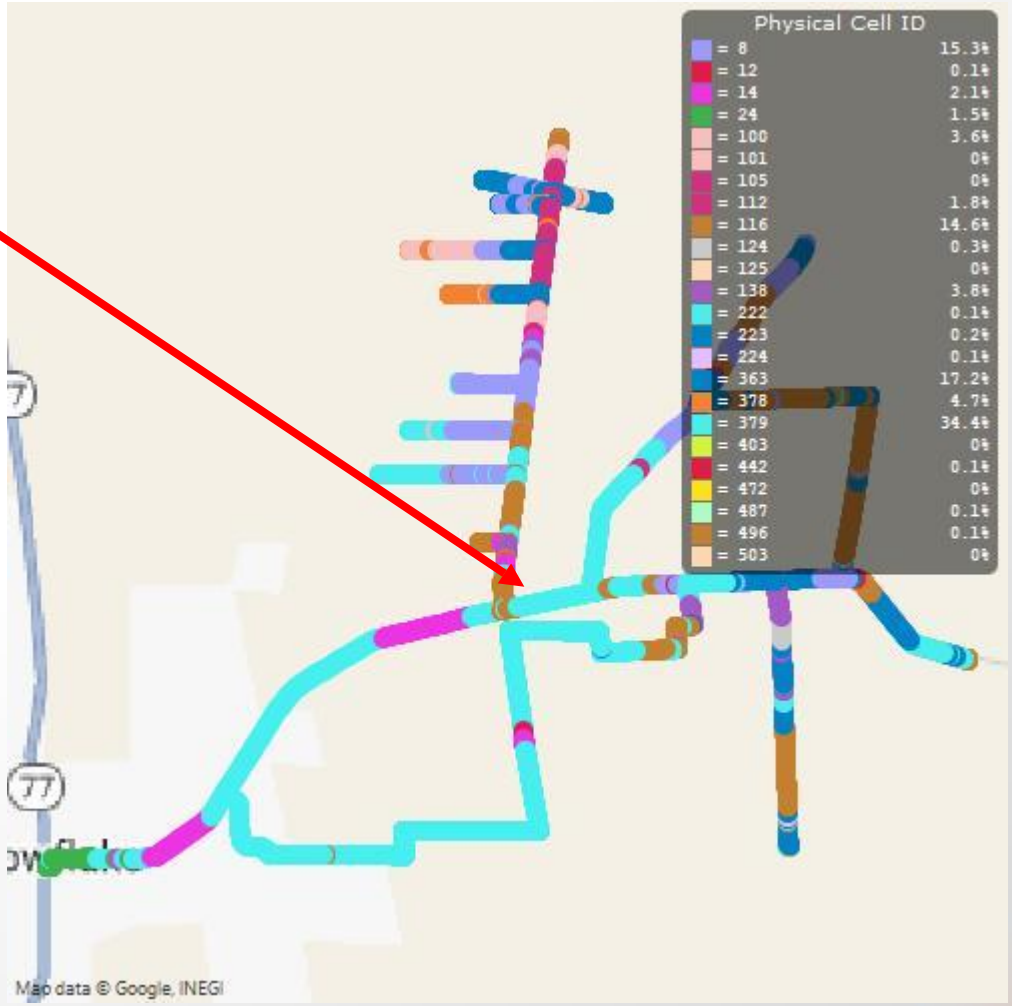


Active Call Testing - Verizon Physical Cell ID

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This plot is the different sectors that server a particular area. Note that the farther North and East the mobile travels that the mobile bounces around to different serving cells. This is indicative of not having a good server as the mobile is on cell edge for the various sites

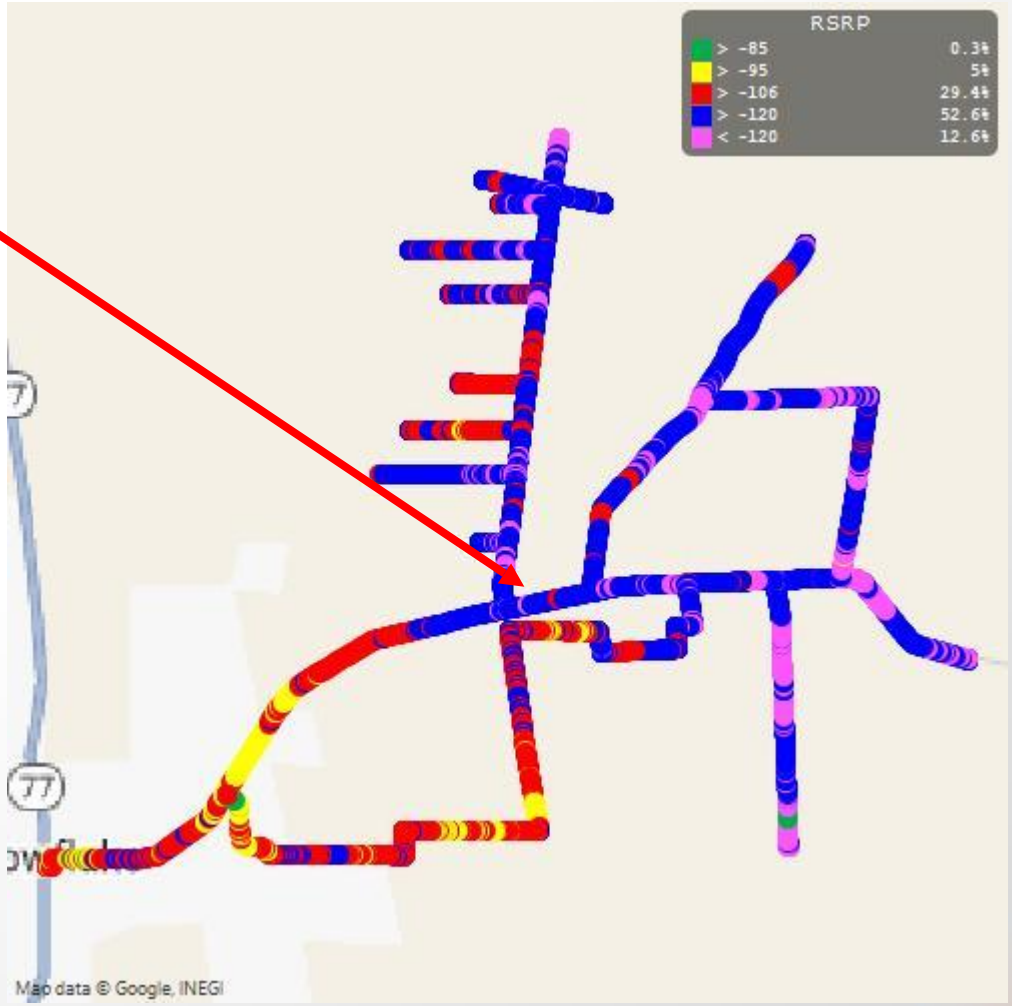


Active Call Testing - Verizon RSRP

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

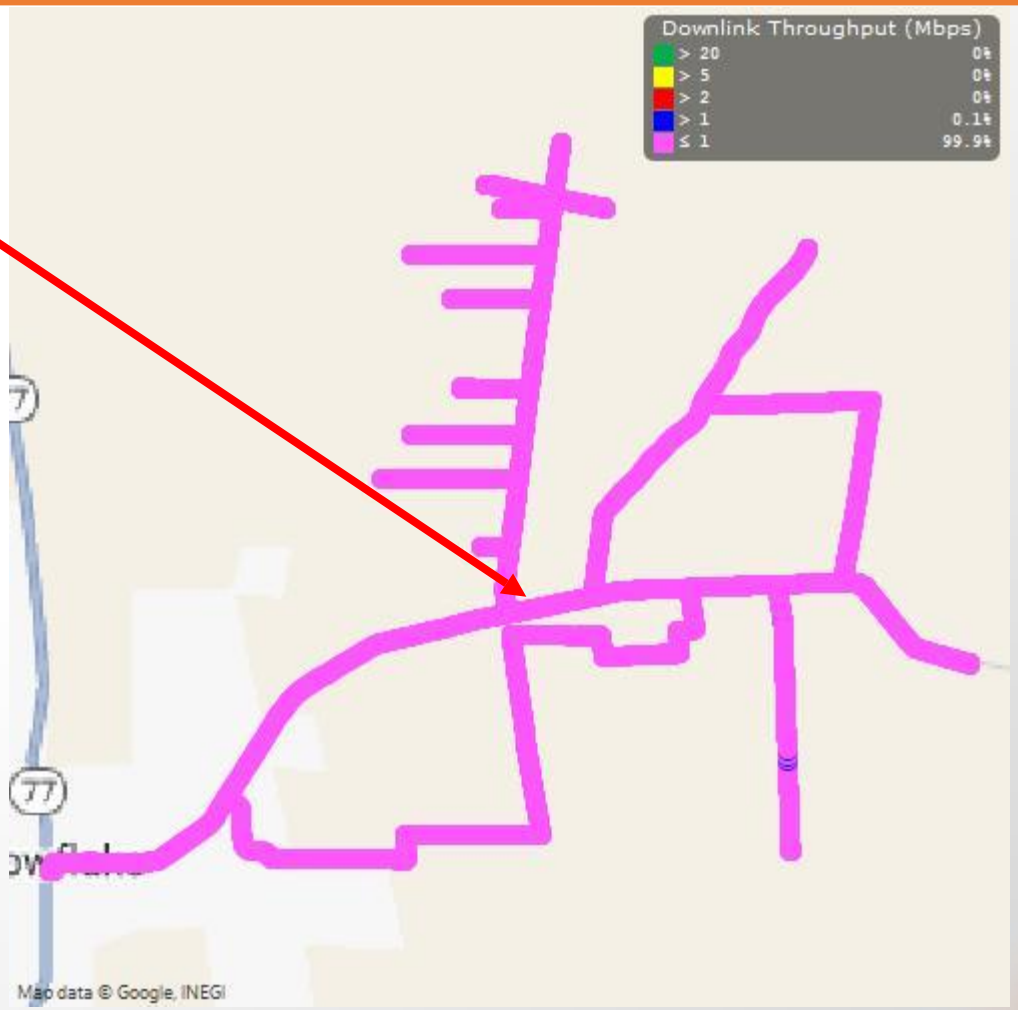
This plot shows the Received Signal Reference Power (RSRP) for the Verizon phone. Note that as you move East and North of Snowflake it is marginal to low/no service



Active Call Testing - Verizon Throughput

Proposed Site

This plot shows the throughput on the Downlink speedtest. Almost all data points show less than 1Mbps

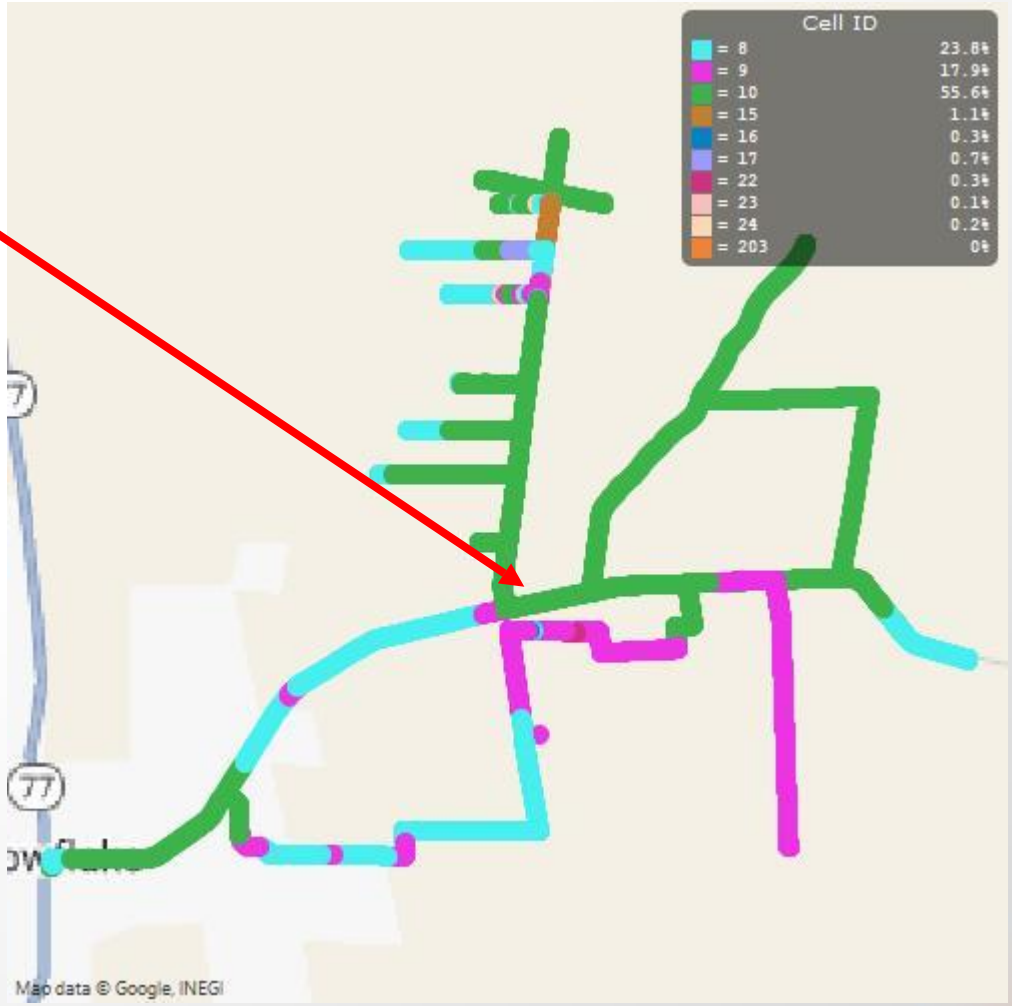


Active Call Testing – AT&T Physical Cell ID

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This plot is the different sectors that server a particular area. Note that AT&T has a smaller list of sectors serving the area and the phone bounces around from site to site in the Northern area

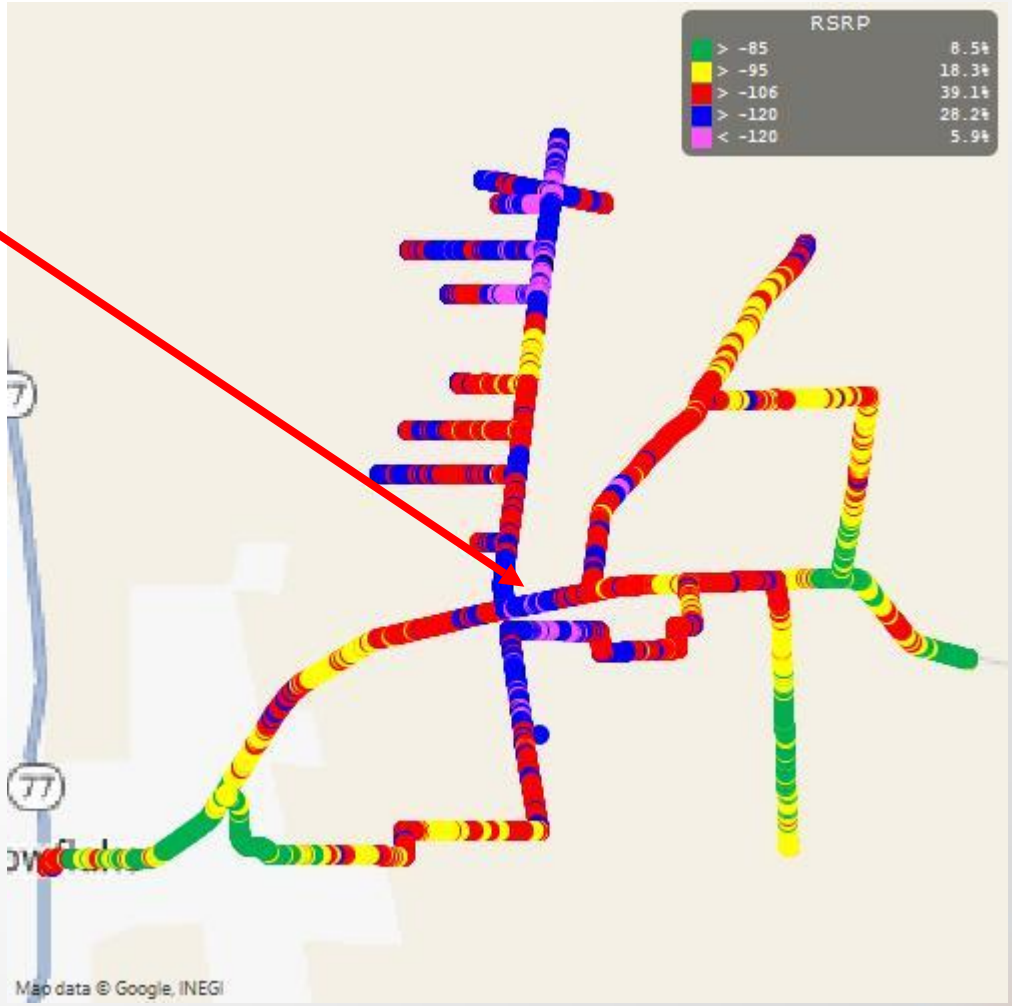


Active Call Testing – AT&T RSRP

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This plot shows the Received Signal Reference Power (RSRP) for the AT&T phone. Note that in the area around the proposed has the worst coverage levels. The sites to the East and West for AT&T are too far away to provide quality service

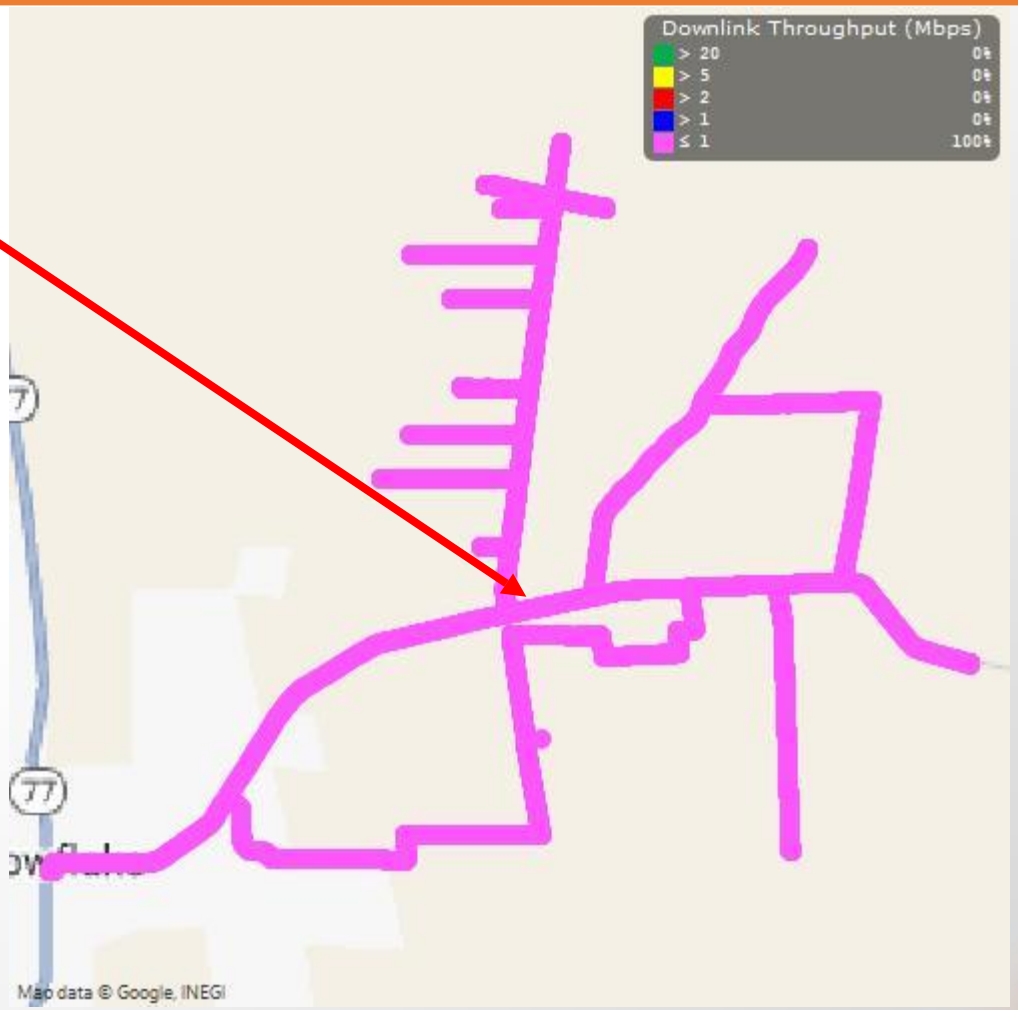


Active Call Testing – AT&T Throughput

LEGEND
In-Building (-85 dbm)
In-Vehicle (-95 dbm)
Outdoor (-106 dbm)
Marginal (<-106 to -120 dbm)
Low to No Service (<-120 dbm)

Proposed Site

This plot shows the throughput on the Downlink speedtest. Almost all data points show less than 1Mbps



Conclusion

- The Scanner recorded frequency bands for AT&T, Cellular One and, Verizon in the area.
- Note that T-Mobile does not provide coverage on their network in the area.
- The existing sites do not provide the level of service needed in the area. There is a significant gap in service for at least 2 miles around the proposed
- The throughput levels on the active call testing all show below 1Mbps.
- Recommend approval of the proposed site

Appendix

Frequency Bands

- For both 4G and 5G there are FCC allocated bands
- 4G – https://en.wikipedia.org/wiki/LTE_frequency_bands
- 5G - https://en.wikipedia.org/wiki/5G_NR_frequency_bands

RSRP

- RSRP is short for Reference Signal Received Power, used when measuring LTE networks. A cellular phone or another LTE-equipped device would display signal strength in RSRP, measured 0dBm (best signal) to -110dBm (weakest/no signal). An RSRP of -95dBm would be a strong signal whereas -115dBm would be very weak. Many devices show RSSI for LTE connections along with RSRP, but RSRP is a better indicator of LTE signal strength.
- Sources
  - https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/
  - https://blog.solidsignal.com/tutorials/what-is-rsrp/

RSRQ (a ratio using RSRP)

- RSRQ is Reference Signal Received Quality. This again only applies to LTE networks and is a measure of the signal quality of a cellular connection. RSRQ is typically displayed in a range from 0dB (highest quality) to -20dB (lowest quality). Typically better signal quality results in a more reliable connection.
- Sources
  - https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/
  - https://blog.solidsignal.com/tutorials/what-is-rsrp/

SINR (a ratio using RSRP)

- SINR (Signal to Interference & Noise Ratio) measures signal quality: the strength of the wanted signal compared to the unwanted interference and noise. Mobile network operators seek to maximize SINR at all sites to deliver the best possible customer experience, either by transmitting at a higher power, or by minimizing the interference and noise.
- Sources
  - https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/
  - https://iscointl.com/sinr-optimization/

SUP 24-006 White Antelope

SBA AZ28431-B White Antelope

8454 E. Concho Hwy, Snowflake, AZ 85937

120’ Multi-Carrier Communications Pole

Navajo County Board of Supervisors

November 12, 2024

Additional Follow up from September Meeting

- Research Moving Mailboxes
- Provide Traffic Data
- Appraisal
- Further Research Public Safety Benefit
- Provide More Detailed information on RF Need

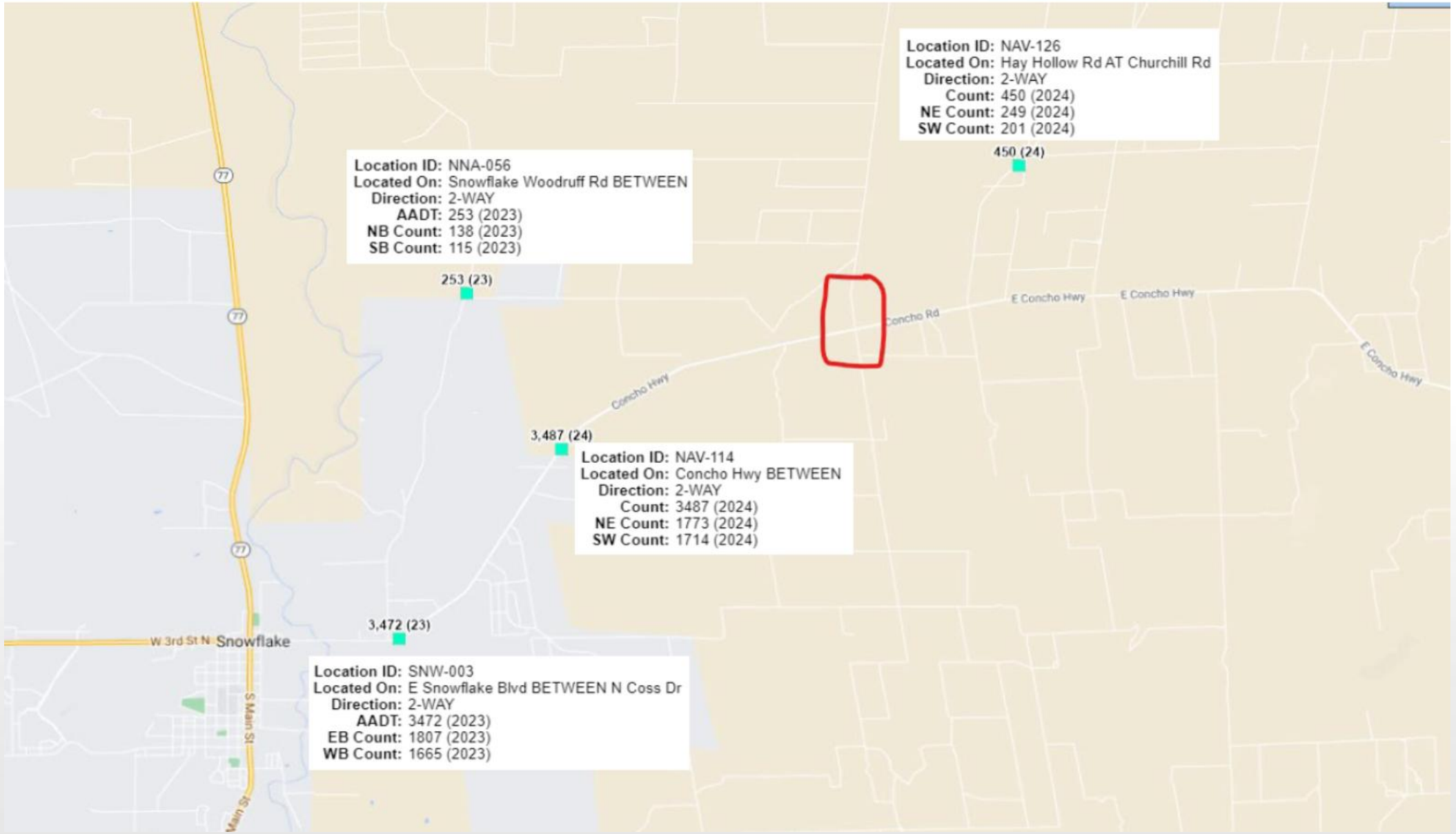
Mailboxes

- Called and spoke several times with the Snowflake Post Office during late September and early October
- Received final determination on 10/8 from Regine Muller
  - Not Viable to move them all
  - Not Viable to move some of them
  - Distance would be too great if they’re moved
  - Residents accustomed to that area
  - Rural Route Contract would also need to be reworked.

Traffic Data

- Reached out to County Public Works
  - They did not have recent traffic data for this area
- Requested info on 3rd Party Vendors they use
  - They did not have this available
  - Followed up with others at Public Works about any suggested vendors for a traffic study.
- Contacted ADOT
  - They actually completed testing 2 miles west on Concho-Snowflake in August of this year
  - Approx 850 Vehicles per day, each way (raw data on a Mon/Tues)

Traffic Data Monday 8/5/24 & Tuesday 8/6/24



Appraisals

- Contacted 3 Local Appraisers
  - Tim Merrill, Justin Shubel & Sean Comerford

- Basic Concerns:
  - Very limited comparable data
  - Distance from proposed development to subject homes
  - Unique characteristics of those homes

- General Appraiser
  - Mr. Comerford suggested we try a general appraiser
  - Contacted Brad Wardrop, MAI
  - Confirmed same issues
  - Offered to prepare a report
    - Not specific to the area
    - Not specific to the unique homes
    - Data regarding homes in other parts of state where a site has been built nearby in the last few years.

Further Research with Public Safety

- **Contacted Taylor-Snowflake Fire-Medical**
  - **Department is not a Direct Verizon customer**
  - **Some of their employees are**
  - **Communications in that area are not great**

- **Contacted Sheriff's Department**
  - **Spoke with Chief Deputy Swanty**
  - **Department is not a direct Verizon customer with their systems**
  - **Some employees are and many residents are**
  - **Provided a letter of support to improve communications in that area, regardless of carrier.**

More Detailed Information on RF Need

- Drive Testing Completed
- Multiple Carriers Included
- Data Compiled
- Presentation by Steve Kennedy

Thank You

WIRELESS NETWORK CONSULTING



SBA White Antelope / Verizon AZ3_WHITE-ANTELOPE

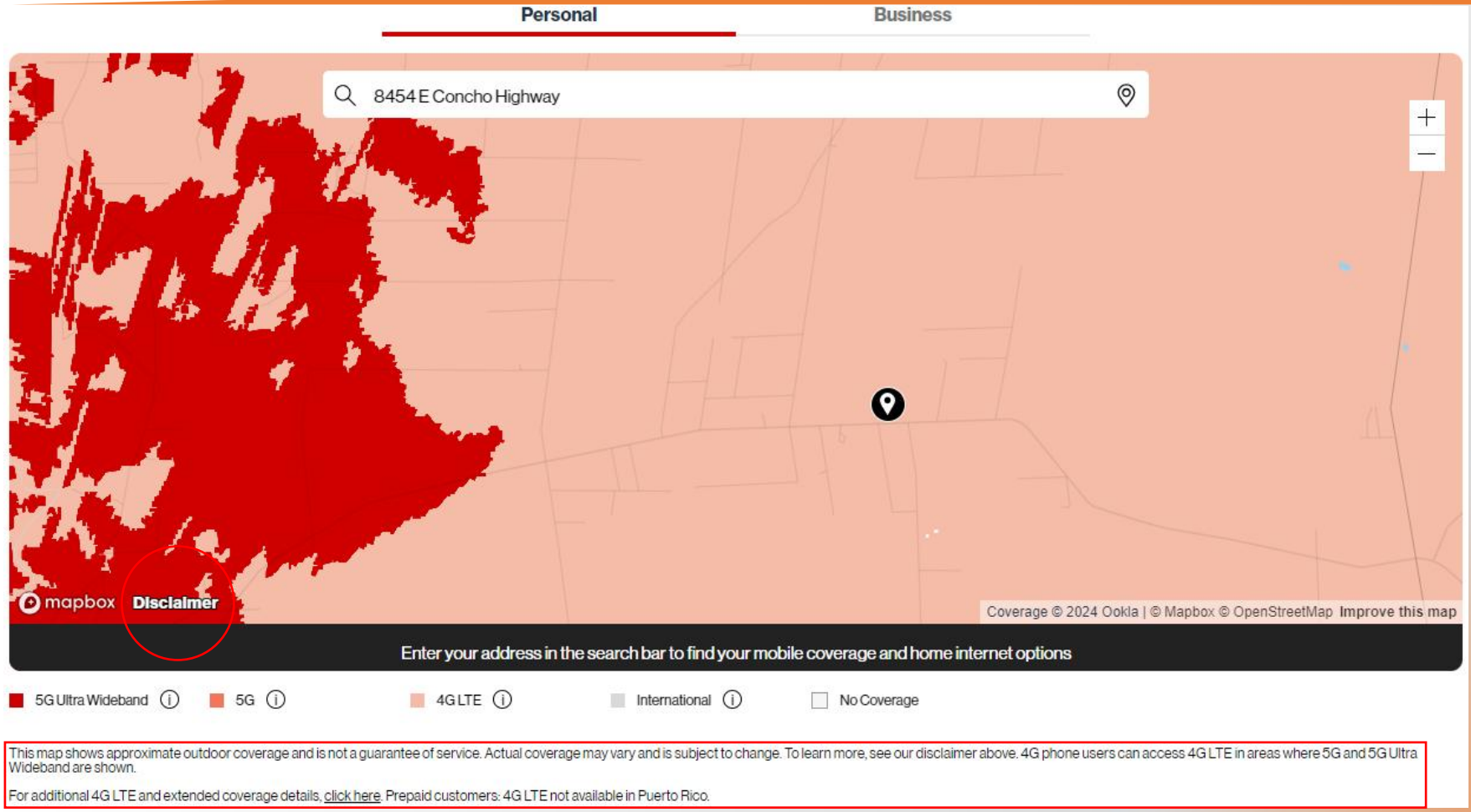
Coverage site

ONLINE MAPS

2024

Verizon online map

Source: https://www.verizon.com/coverage-map/



Verizon Disclaimer

Map Disclaimer

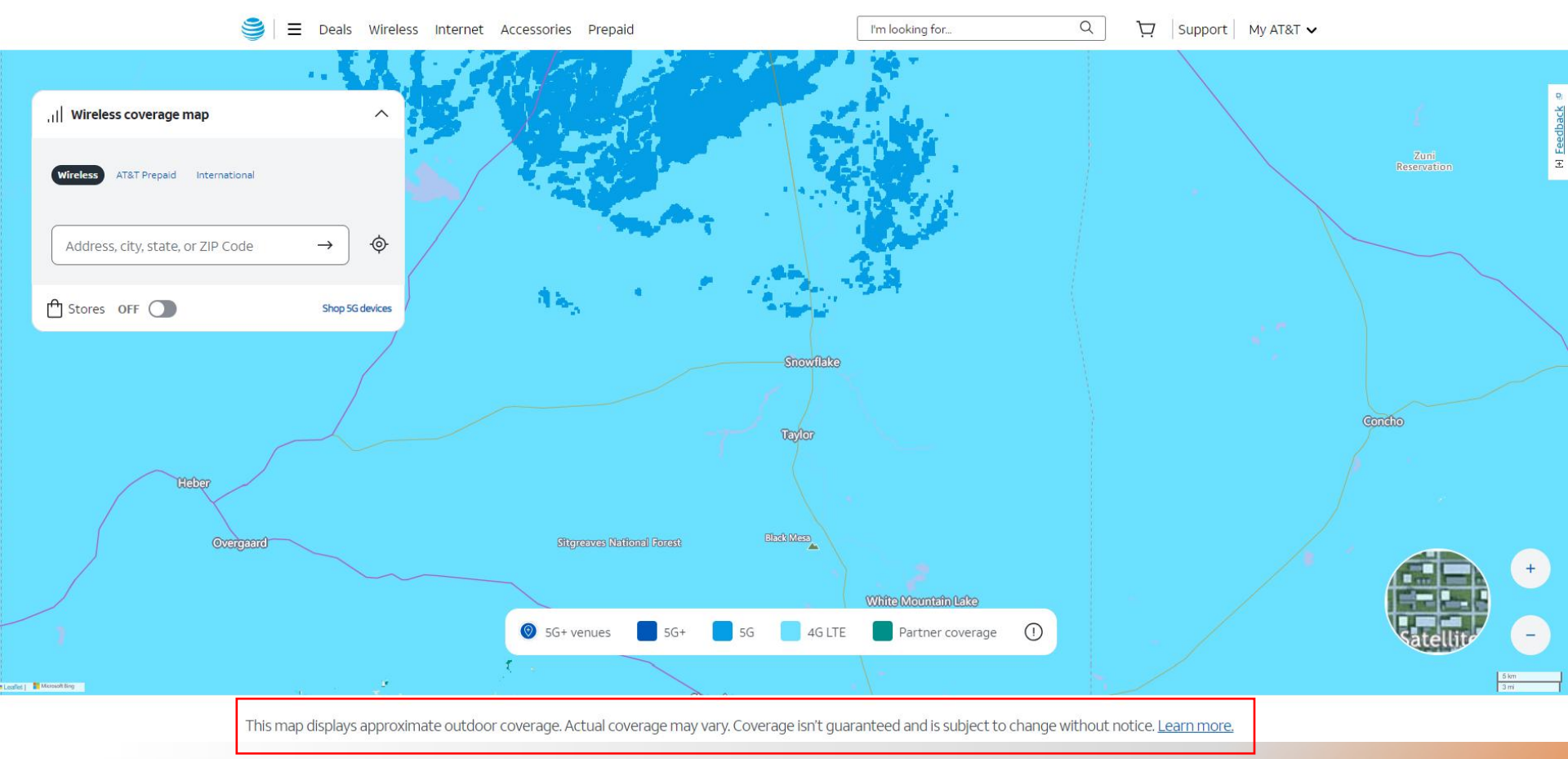
This map applies to voice and data plans and is a general prediction of where we expect to deliver outdoor service at the cell edge based on typical human walking speeds, without factoring in loading (i.e., the number of people simultaneously using the service in an area) or throughput. This map is not a guarantee of coverage, contains areas of no service, and may not reflect actual customer performance. Actual coverage may vary. Many things can affect the availability and quality of your service, including, but not limited to, network capacity, your device, terrain, buildings, foliage, weather, topography, and other environmental considerations associated with radio technology. Your service may vary significantly within buildings. Coverage areas may include networks run by other carriers; some of the coverage depicted is based on their information and public sources, and we cannot guarantee its accuracy. Some devices may not be compatible with extended coverage areas depicted in the map, and speeds may vary in extended coverage areas.

5G Ultra Wideband requires a 5G Ultra Wideband-capable device. 5G UW icon only displays on device in active 5G Ultra Wideband data session. 5G requires a 5G-capable device. You'll see a 5G icon when you're in a 5G coverage area. Not all 5G devices are compatible; devices manufactured before 2020 are not 5G. You will receive 4G LTE when 5G isn't available or your device isn't compatible. Some devices manufactured in 2019-2021 may not be 5G Ultra Wideband (mid-band/C-band) compatible. Those devices may see a 5G icon when using LTE in certain coverage areas due to network optimization and device software compatibility.

For more information regarding our network speeds, latency, and management practices (e.g., video optimization), please see our Open Internet Network Performance and Important Information About Verizon Wireless Broadband Internet Access Services. For more details regarding our service plans and terms, please see our Important Plan Information and My Verizon Wireless Customer Agreement. For additional 4G LTE and extended coverage details, click here.

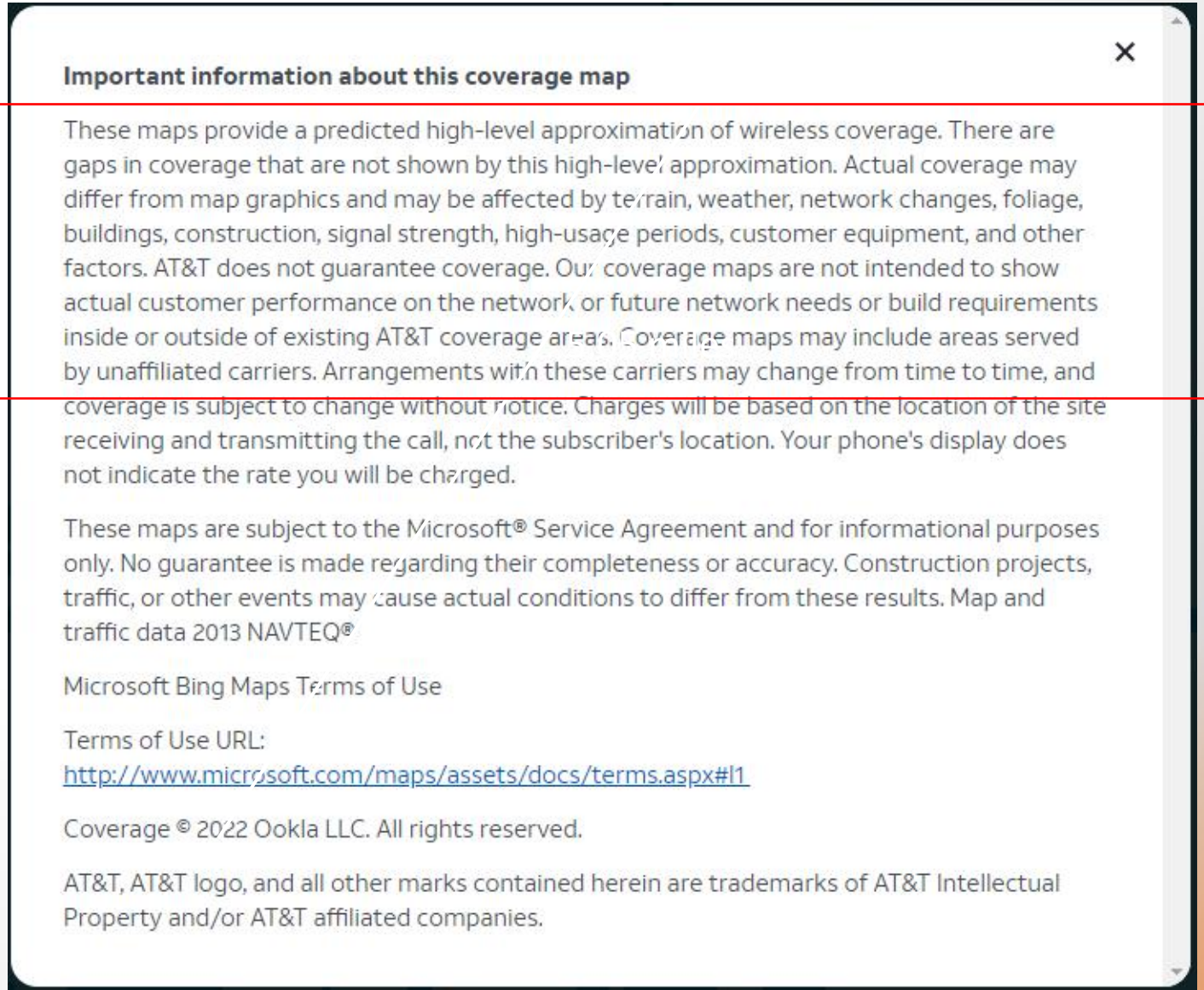
AT&T online map

Source: https://www.att.com/maps/wireless-coverage.html



This map displays approximate outdoor coverage. Actual coverage may vary. Coverage isn't guaranteed and is subject to change without notice. Learn more.

AT&T Disclaimer



Important information about this coverage map

These maps provide a predicted high-level approximation of wireless coverage. There are gaps in coverage that are not shown by this high-level approximation. Actual coverage may differ from map graphics and may be affected by terrain, weather, network changes, foliage, buildings, construction, signal strength, high-usage periods, customer equipment, and other factors. AT&T does not guarantee coverage. Our coverage maps are not intended to show actual customer performance on the network or future network needs or build requirements inside or outside of existing AT&T coverage areas. Coverage maps may include areas served by unaffiliated carriers. Arrangements with these carriers may change from time to time, and coverage is subject to change without notice. Charges will be based on the location of the site receiving and transmitting the call, not the subscriber's location. Your phone's display does not indicate the rate you will be charged.

These maps are subject to the Microsoft® Service Agreement and for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data 2013 NAVTEQ®

Microsoft Bing Maps Terms of Use

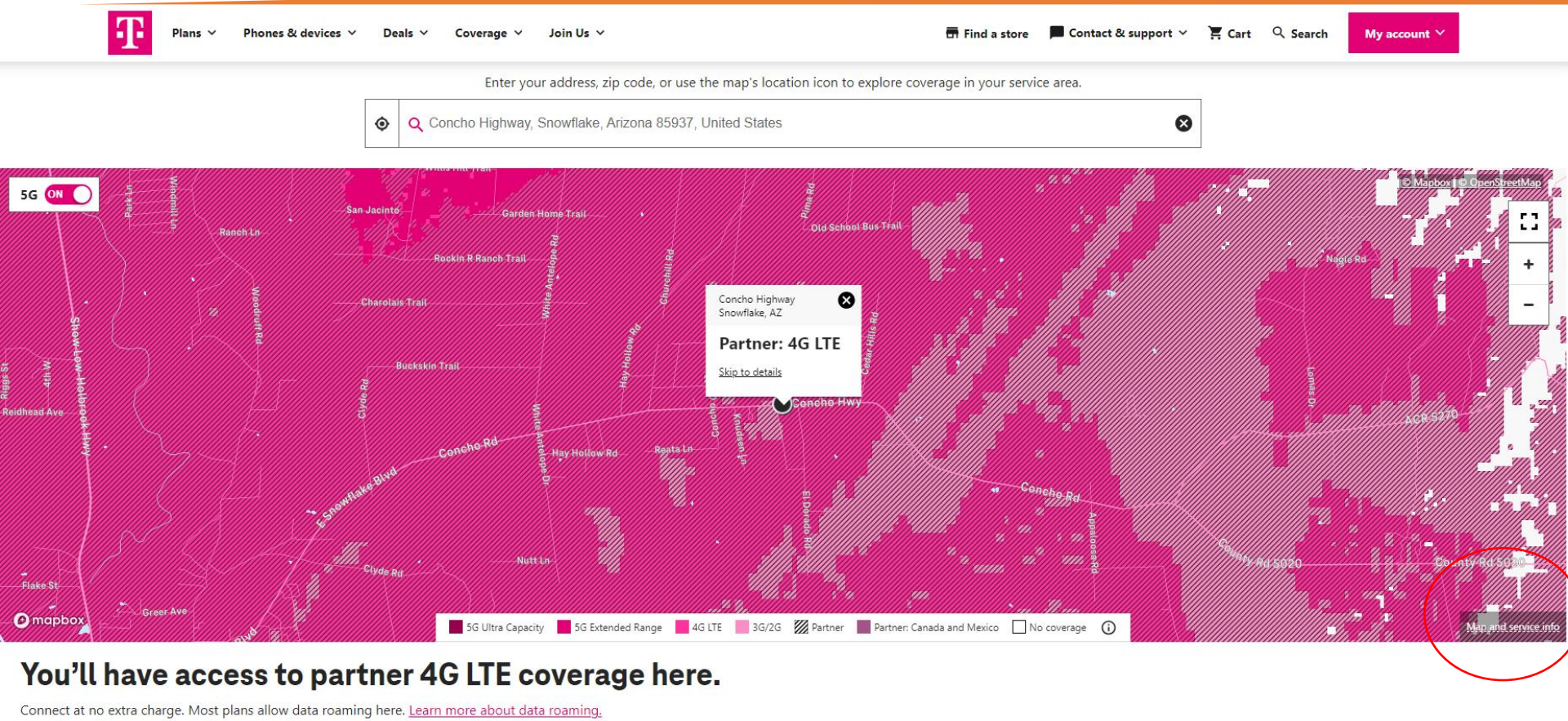
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T-Mobile online map

Source: https://www.t-mobile.com/coverage/coverage-map



You'll have access to partner 4G LTE coverage here.

Connect at no extra charge. Most plans allow data roaming here. Learn more about data roaming.

T-Mobile Disclaimer

Map and service info

Enter a location or click on the map to check signal strength and coverage information.

A capable device and qualifying service are required for a network connection. **5G:** Not all 5G devices & signals are compatible; check your device specs. 5G devices may use 4G LTE, 5G Extended Range, and 5G Ultra Capacity signals and dynamically route traffic between the signals to support your connectivity, which could result in instances where your device indicates a connection to one signal type even though you are temporarily utilizing other signals. While 5G access won't require a certain plan or feature, some uses/services might. See Terms and Conditions and Open Internet information for network management details (like video optimization). **Map Information:** Map approximates anticipated coverage outdoors (including 600Mhz 4G LTE) based on a variety of factors, which may include limited or no coverage areas, and does not guarantee service availability; some data-intensive uses may have decreased functionality in low-bandwidth areas, especially indoors or on the exterior edges of the approximated coverage area. Within coverage areas, network changes, traffic volume, outages, technical limitations, signal strength, your equipment, obstructions, weather and other conditions may interfere with service quality and availability. Some coverage (e.g., Narrowband IoT, millimeter wave 5G) not depicted. Coverage for Sprint customers may differ; view the Sprint coverage map for Sprint coverage. **Roaming/Partner:** Some services within coverage areas are provided by our roaming partners. Certain devices and features may not be compatible with these networks. Your data allotment while roaming may be limited or unavailable on some plans (e.g., plans without unlimited data, IoT, data passes); see your selected service for details. See more about domestic roaming data. We are not responsible for the performance of our service partner's networks. International roaming may incur additional charges and refers to usage outside of the US. Some areas of roaming coverage areas require a multi-band device.

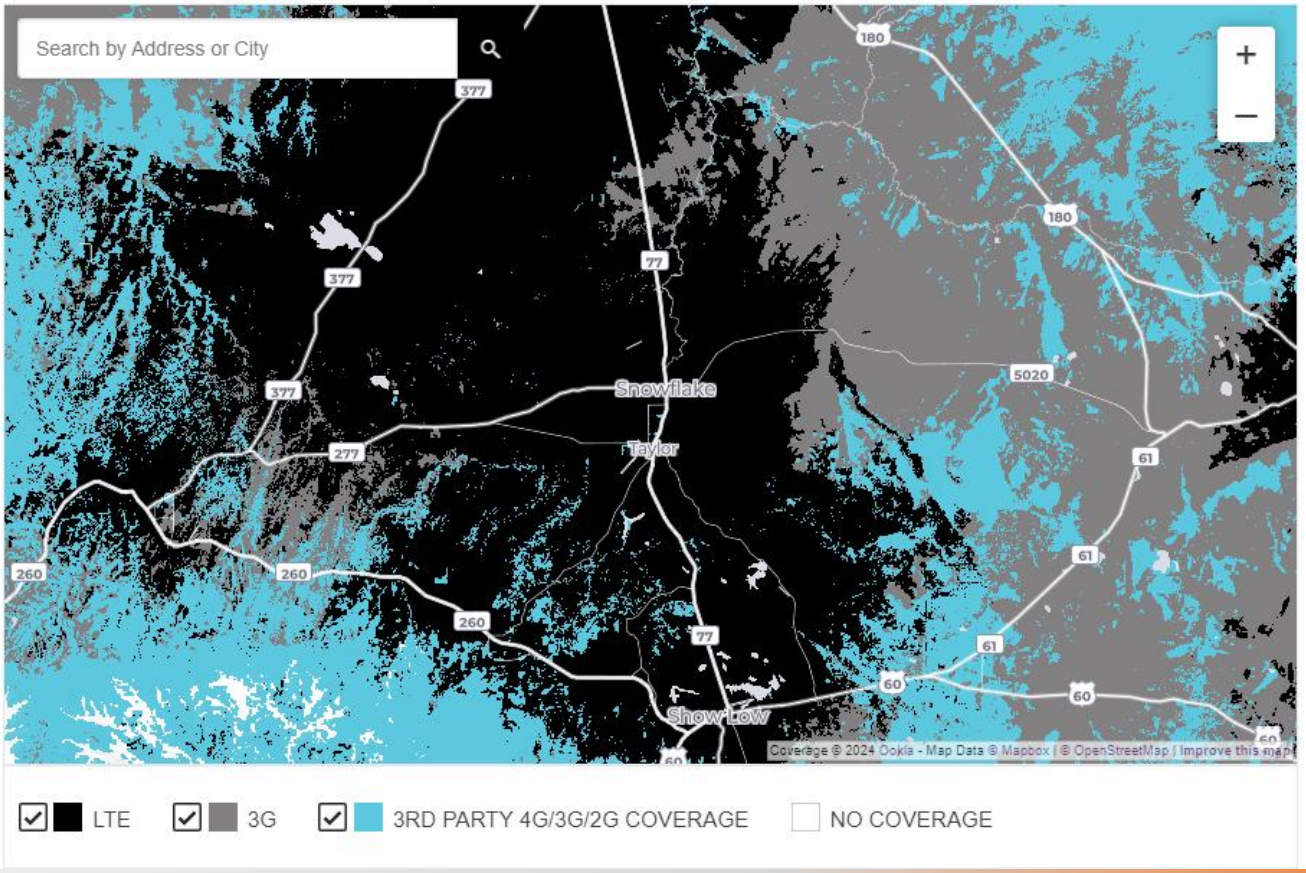
Cellular One online map

Source: https://mycellularone.com/home-network-coverage-area/

CELLULARONE Phones Plans Business My Cellular One Legal Looking for something?

- Broadband Solutions
- Phones
- Plans
- Home Network Coverage Area
- Recharge Prepaid
- View & Pay Bill

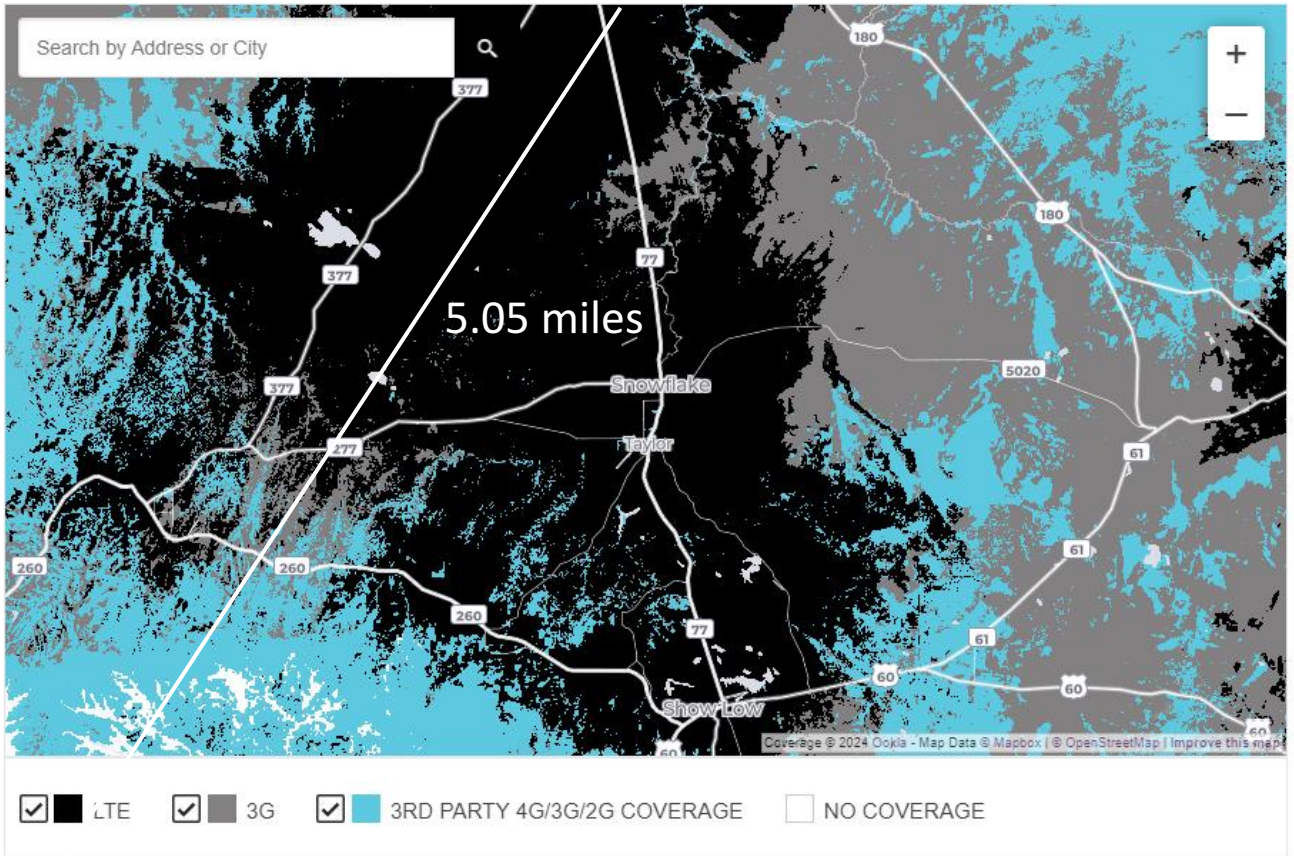
Service Area Map



Cellular One Disclaimer

- Broadband Solutions
- Phones
- Plans
- Home Network Coverage Area
- Recharge Prepaid
- View & Pay Bill

Service Area Map



Maps are a general representation of coverage. They are for illustrative purposes only. Wireless service is subject to limitations and may vary based on system availability & capacity, customer's equipment, terrain, signal strength, buildings and other conditions. Cellular One does not guarantee coverage.

VIEW ALL PLANS

WIRELESS NETWORK CONSULTING



SBA White Antelope / Verizon AZ3_WHITE-ANTELOPE

Coverage Site

RF DESIGN ANALYSIS

2024

Coverage vs Capacity

- **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
  - Areas where large numbers of users are in a specific geographic areas
  - Areas where users are demanding higher data rates for services
  - Areas with a large amount of indoor users
- **Coverage is Providing Service where service does not exist, calls drop, or "no service".**
  - Areas where sites are farther apart
  - Areas where terrain or buildings block signals
  - Areas where indoor service is low or nonexistent

Objective of new site

- **Coverage**
  - Provide coverage in rural areas along E Concho Highway East of Snowflake
- **Capacity**
  - Provide capacity for rural areas East of Snowflake along E Concho Highway
  - Poor coverage is not allowing mobiles to take advantage of higher throughput (Bandwidth)
- **Why is this site important?**
  - 96% of Americans own a Cellular Phone
  - 57% of American Homes rely exclusively on cellular phones
  - 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

- 120’ monopole tower
- With 5’ lightning rod
  - 8454 E Concho Highway Snowflake, AZ 85937
    - Latitude: 34.554181 N (NAD83)
    - Longitude: -109.987881 W (NAD83)
    - Ground Elevation: 5725.8' (NAVD88)
  - Anchor tenant is Verizon
    - Antenna Centerline at 119’ AGL

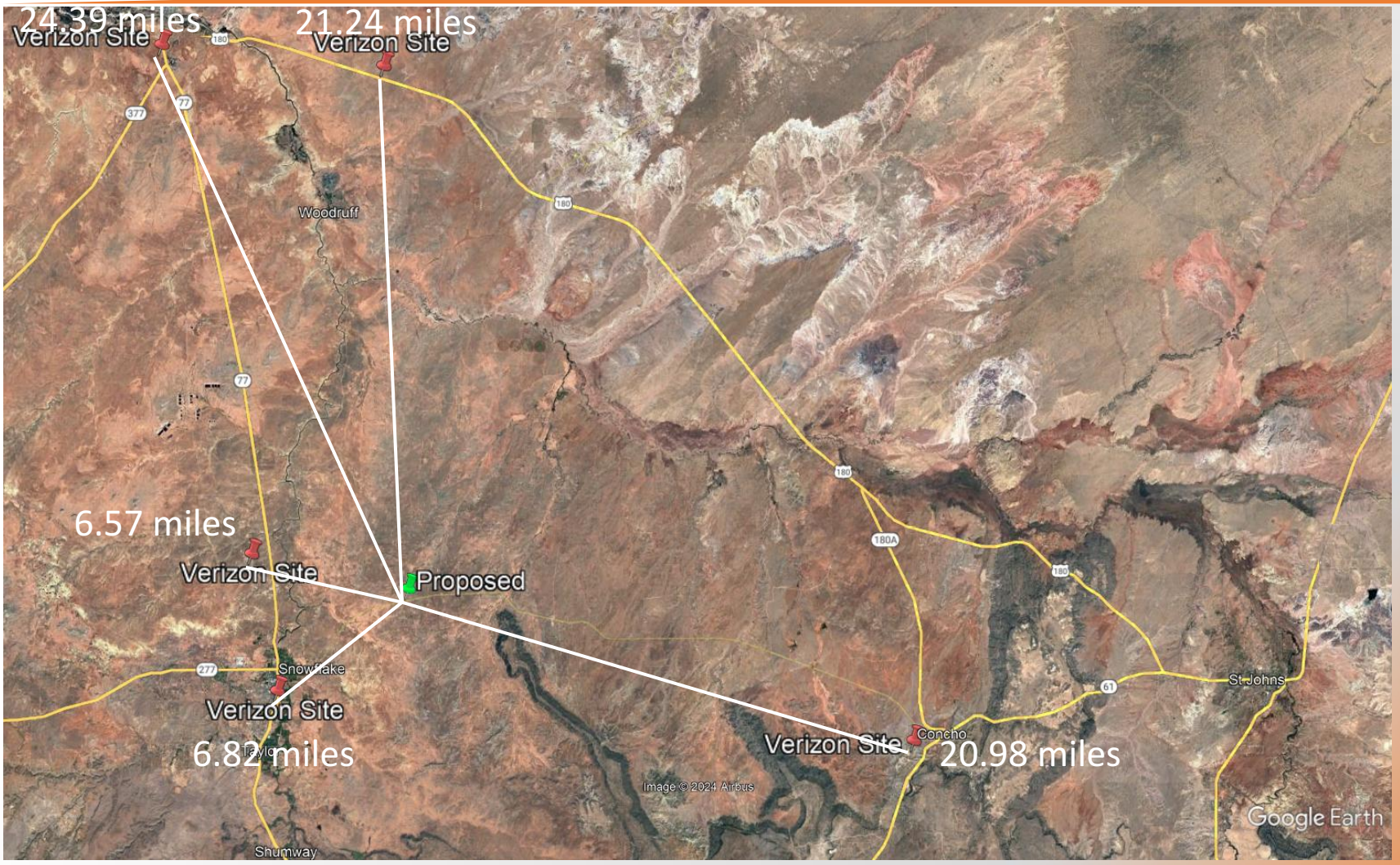
Why here?

- Users in area are experiencing a lack of coverage in the area as well as throughput per user is low
- Significant amount of growth in area causing more usage on the Wireless Networks
- Of the mobiles reporting in the area it is showing bad coverage for all (4) of the major carriers

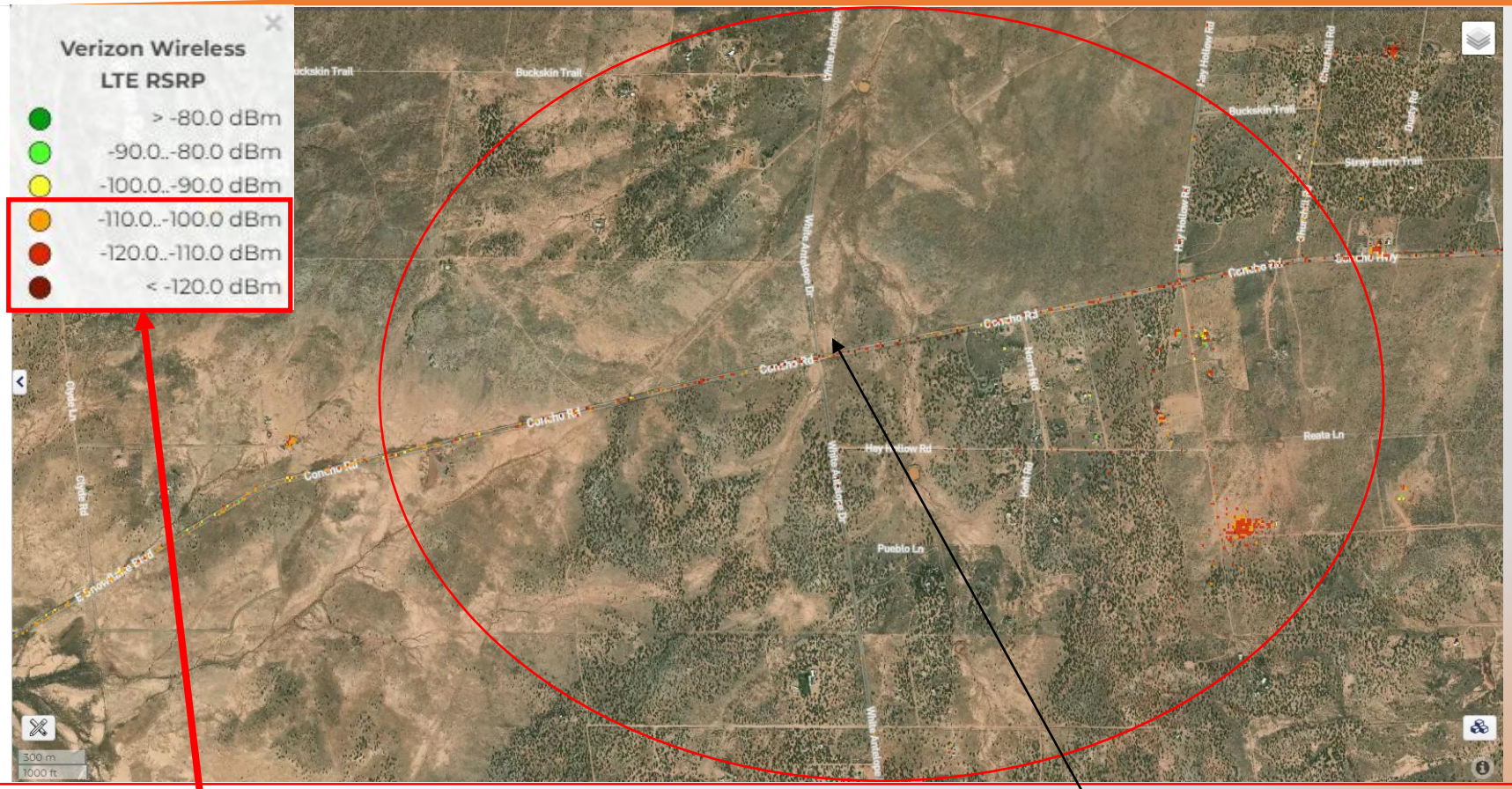
Zoom – proposed site



Verizon Sites



Ookla Verizon 4G



Less than outdoor Coverage

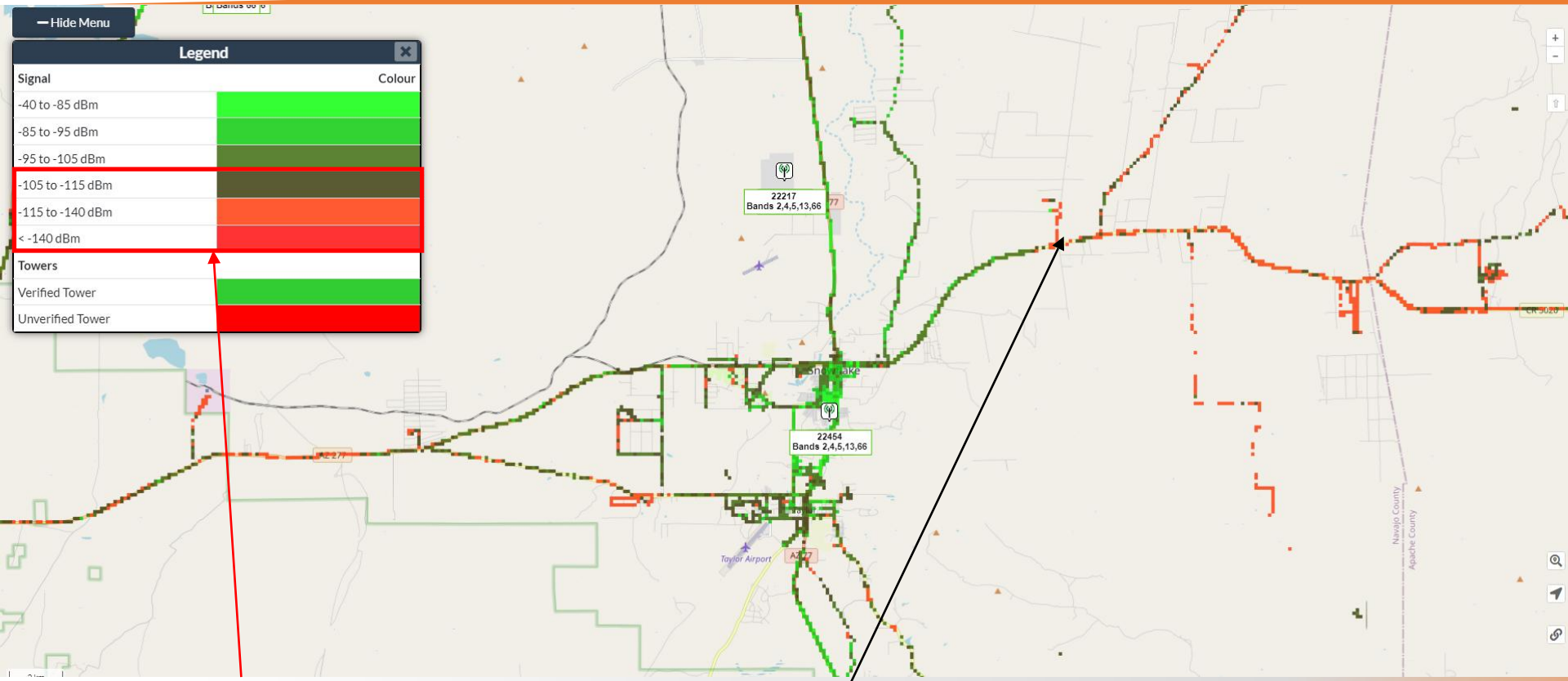
Proposed Site

The area in the red circle is what the proposed site would impact

The area is showing mobiles reporting less than outdoor service

2024

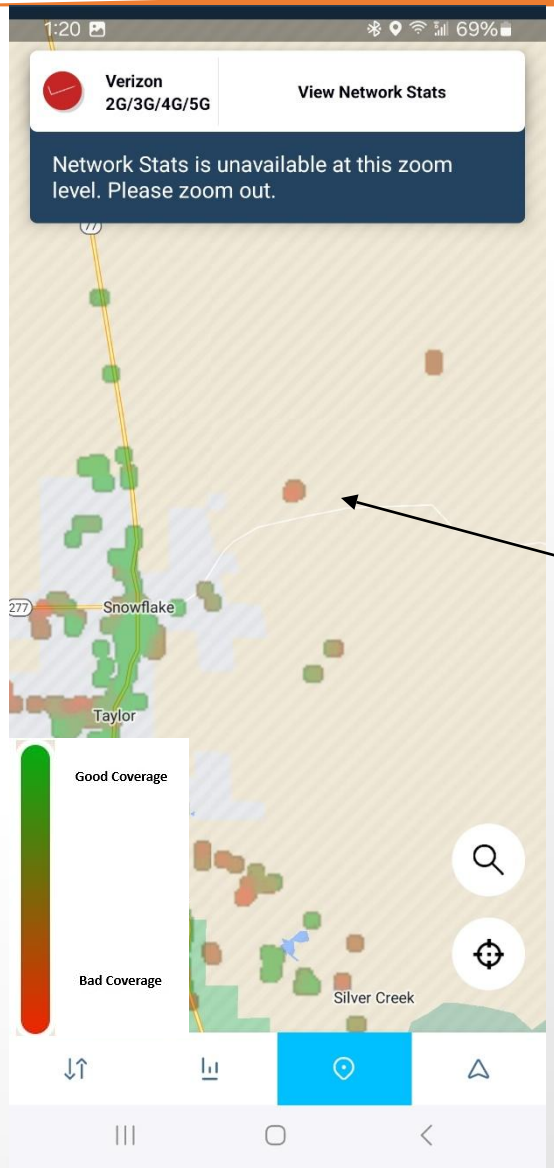
Verizon CellMapper



Proposed Site

2024

Open Signal
Verizon Quality Map



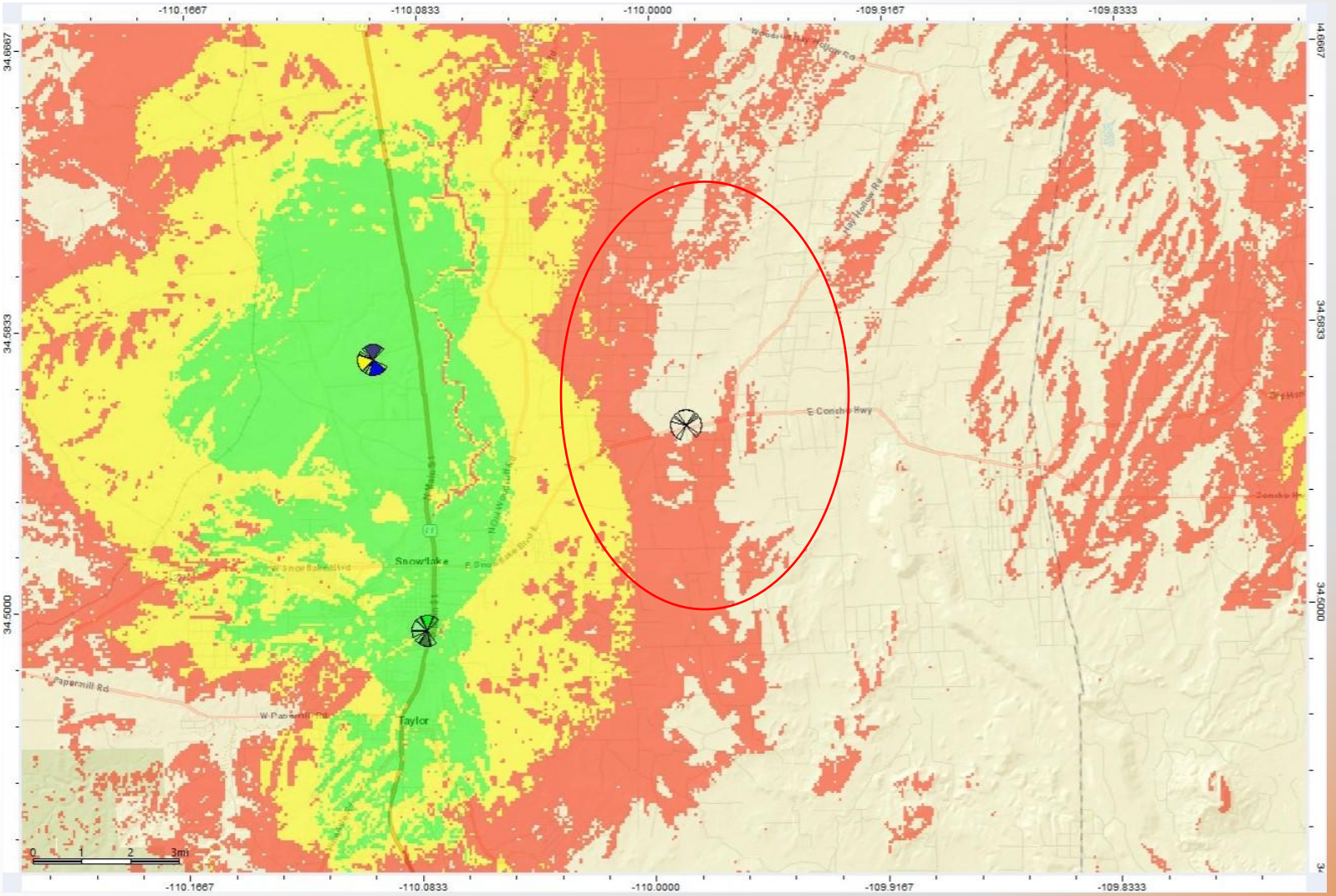
This map show mobiles reporting quality of their connections to the network. This is crowdsource data from Verizon users made available by the OpenSignal App: https://www.opensignal.com/apps#section-os-app

Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

Notice the lack of coverage points in the area which is indicative of poor service and the ones reported are bad coverage.

Verizon RSRP Current Coverage

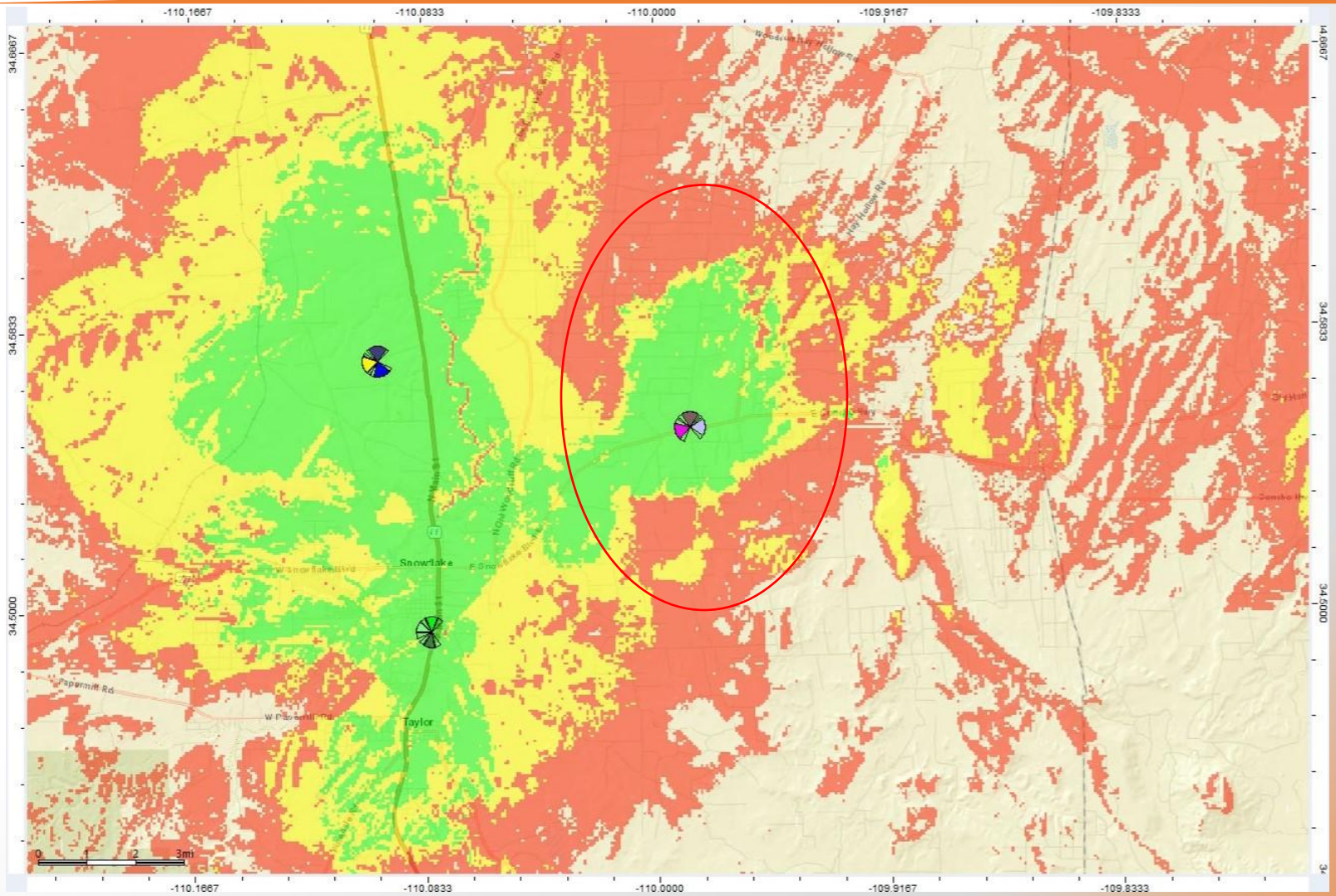
LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



2024

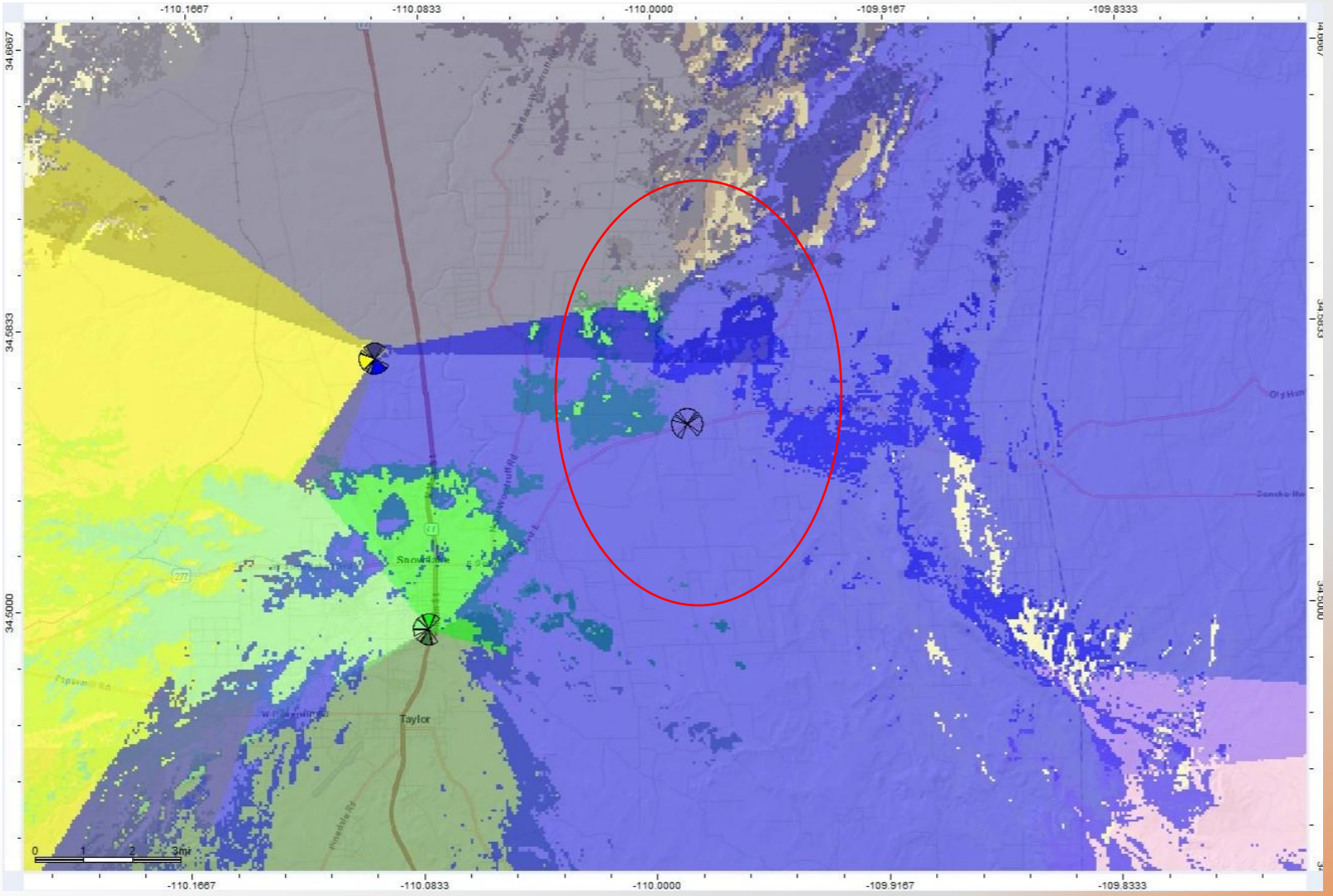
Verizon RSRP Proposed Coverage

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



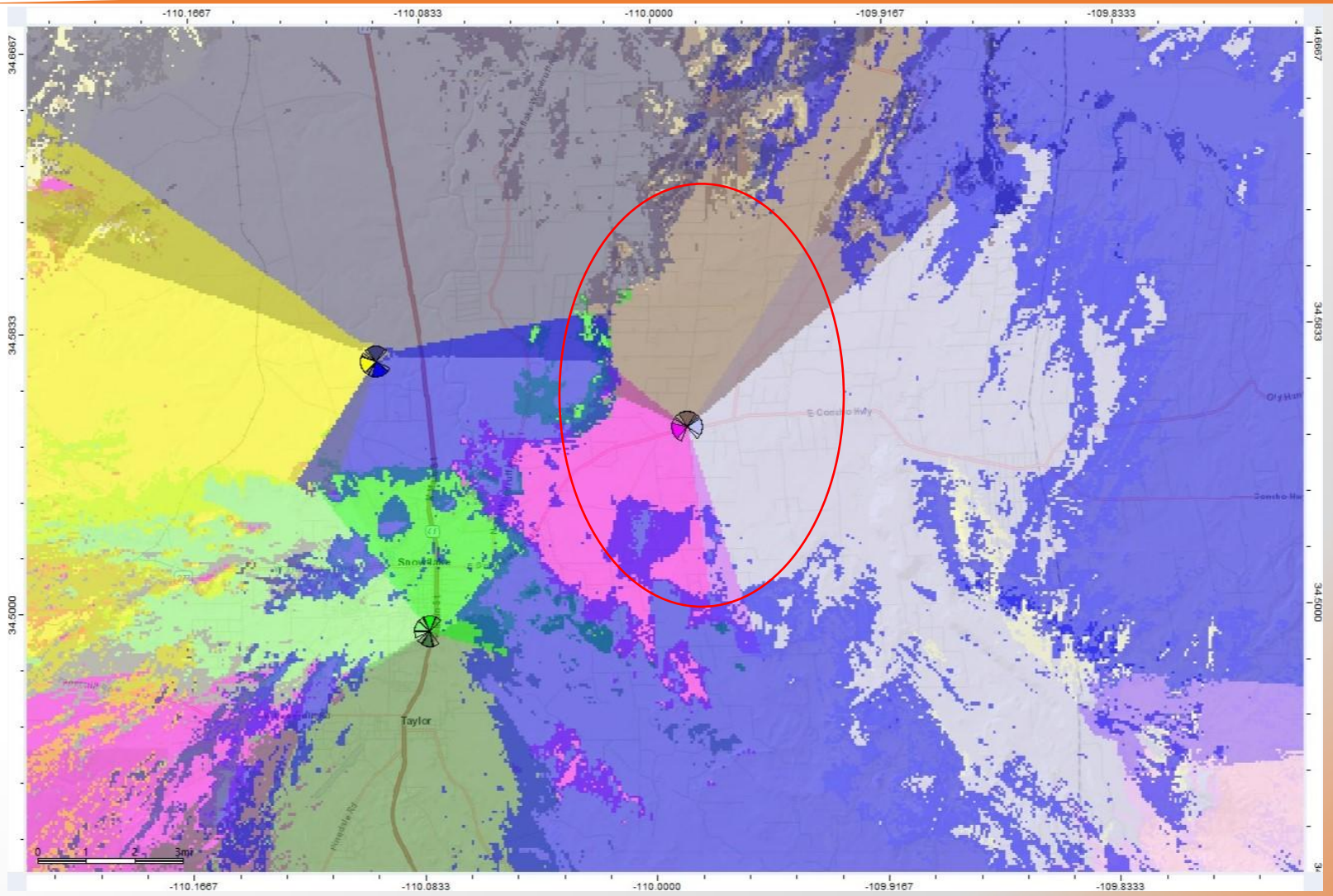
2024

Verizon Current Best Server

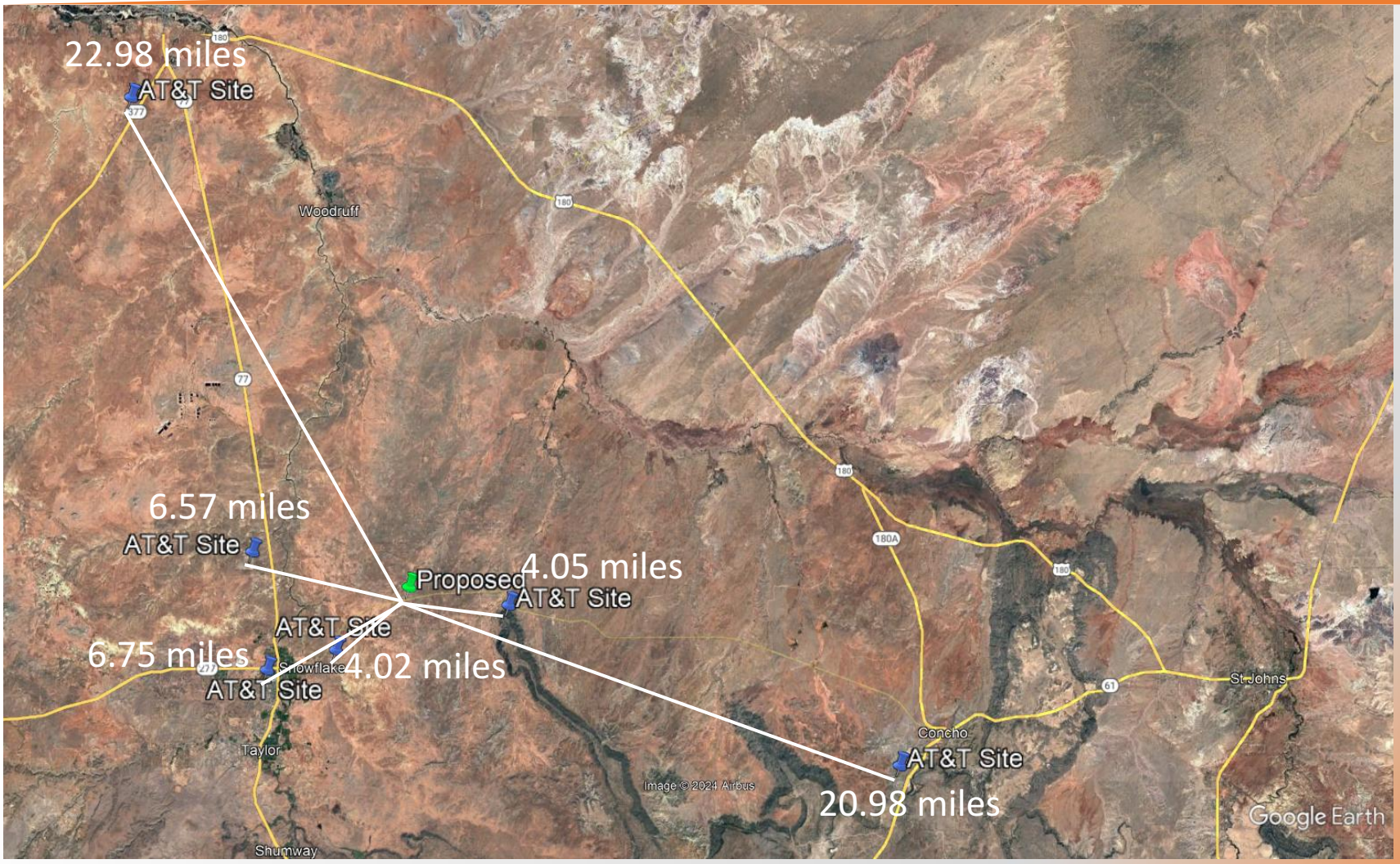


2024

Verizon Proposed Best Server



AT&T Sites


22.98 miles
AT&T Site
Woodruff
6.57 miles
AT&T Site
Proposed
4.05 miles
AT&T Site
AT&T Site
6.75 miles
Snowflake
4.02 miles
AT&T Site
Taylor
Shumway
Concho
AT&T Site
20.98 miles
St Johns
Image © 2024 Airbus
Google Earth

Ookla AT&T 4G



Less than on Outdoor coverage

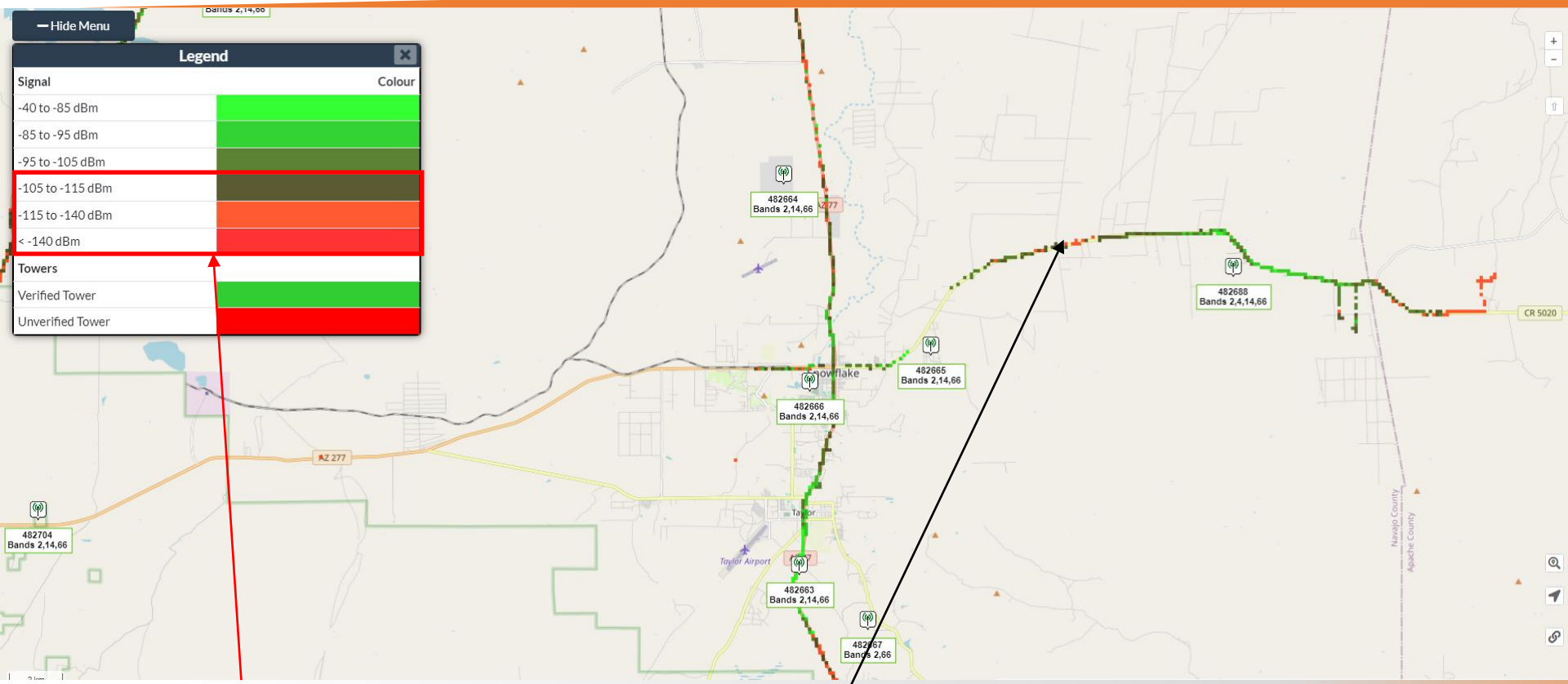
Proposed Site

The area in the red circle is what the proposed site would impact

The area is showing mobiles reporting less than outdoor service

2024

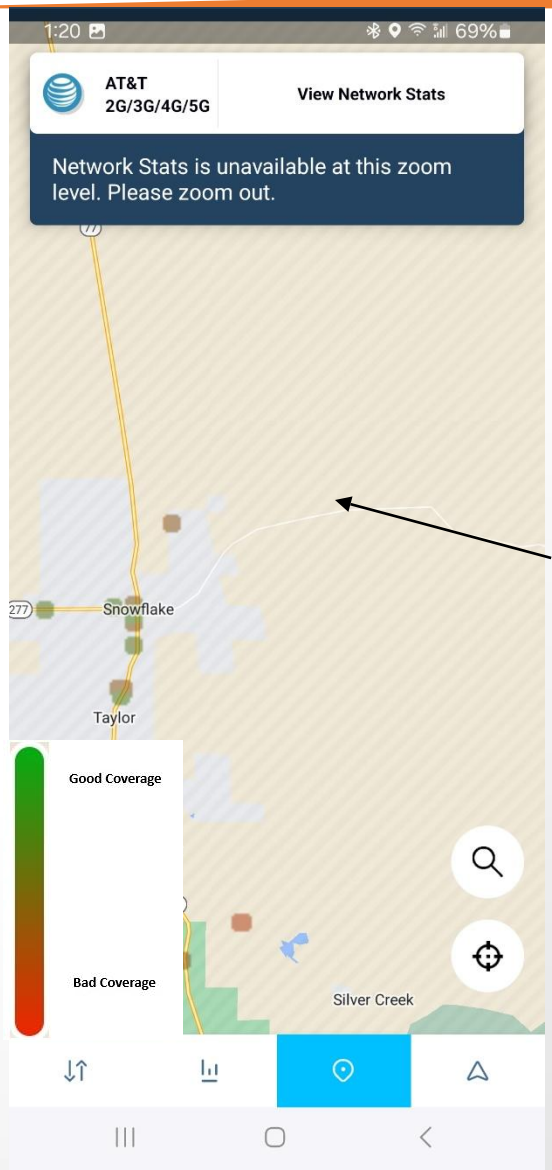
AT&T CellMapper



Proposed Site

2024

Open Signal
AT&T Quality Map

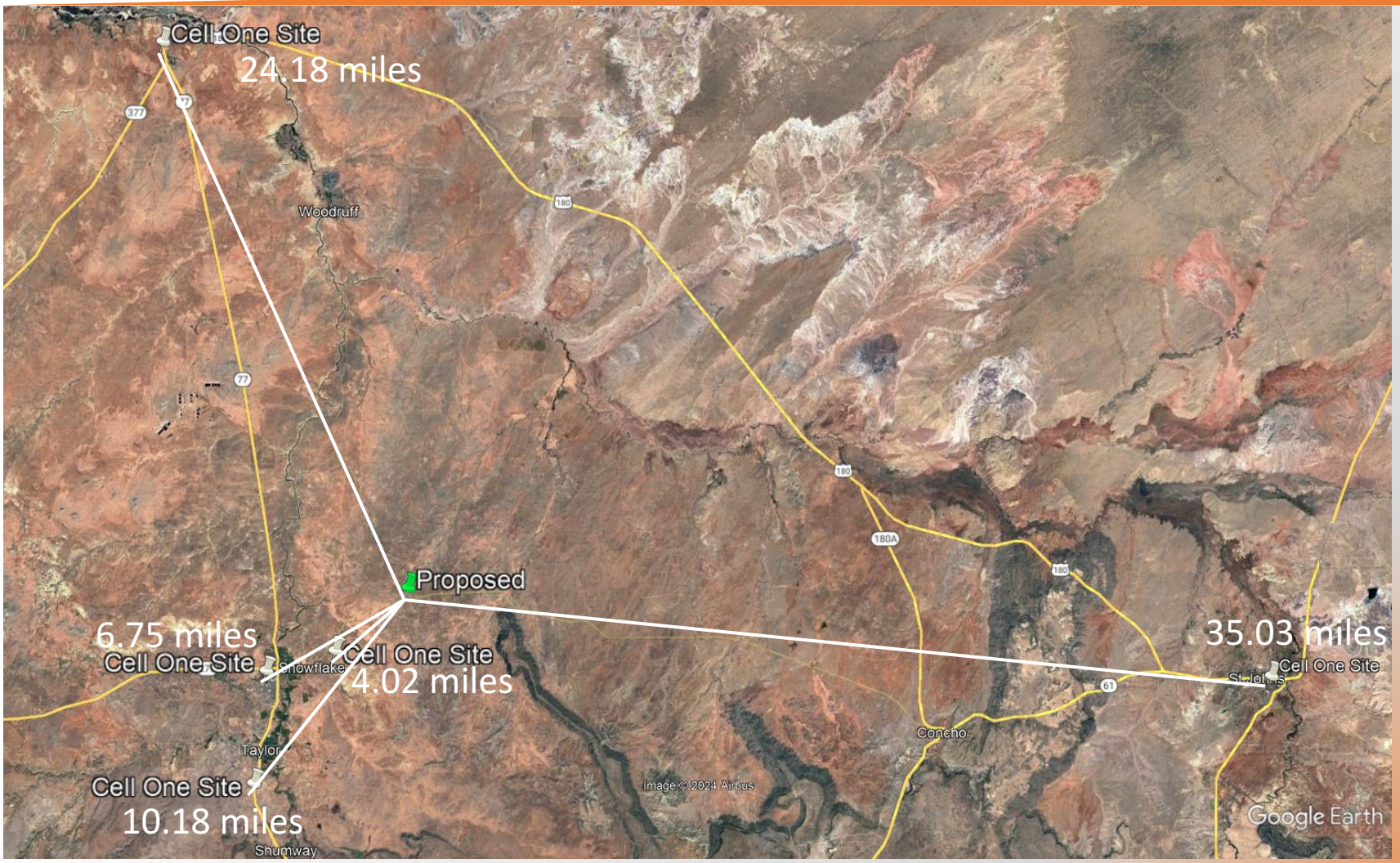


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Note the lack of data points around the proposed which is indicative of poor service

Cellular One Sites



Ookla Cellular One 4G



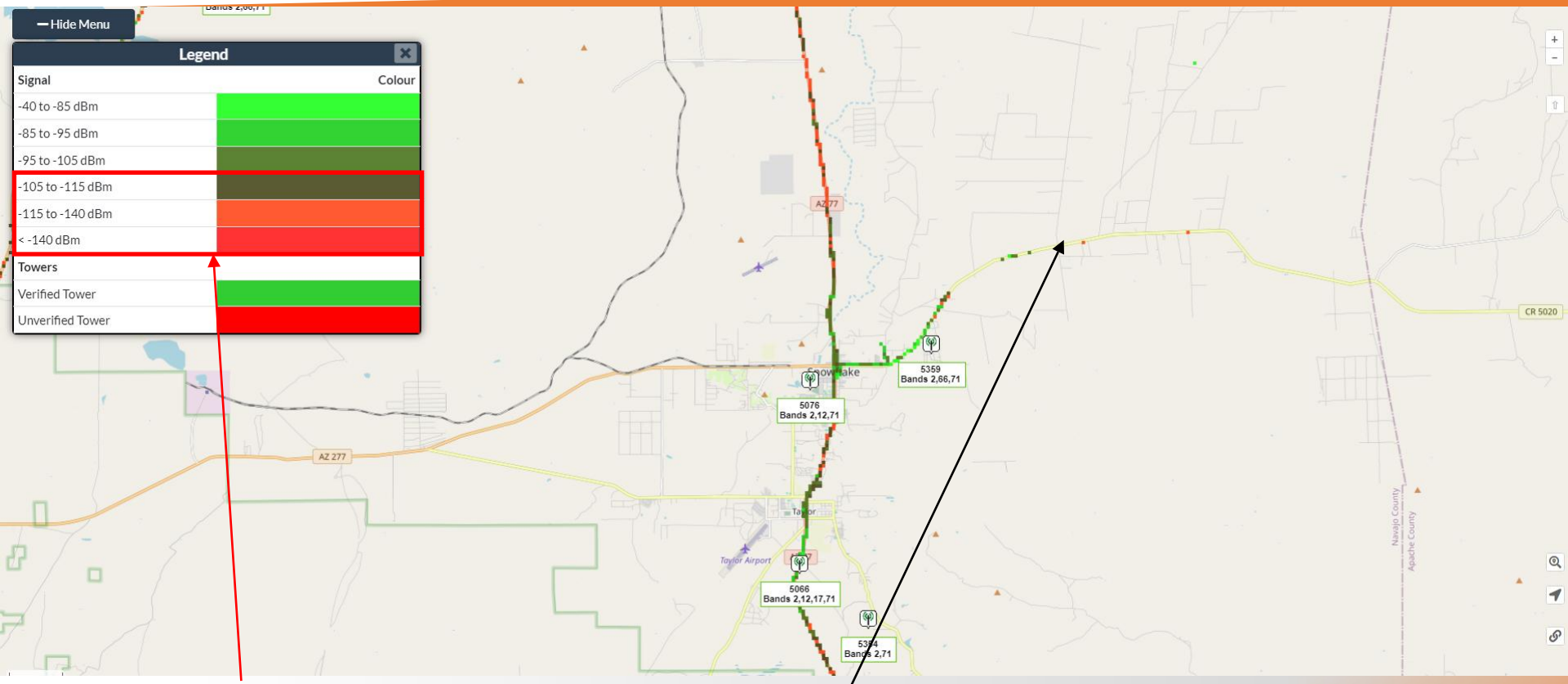
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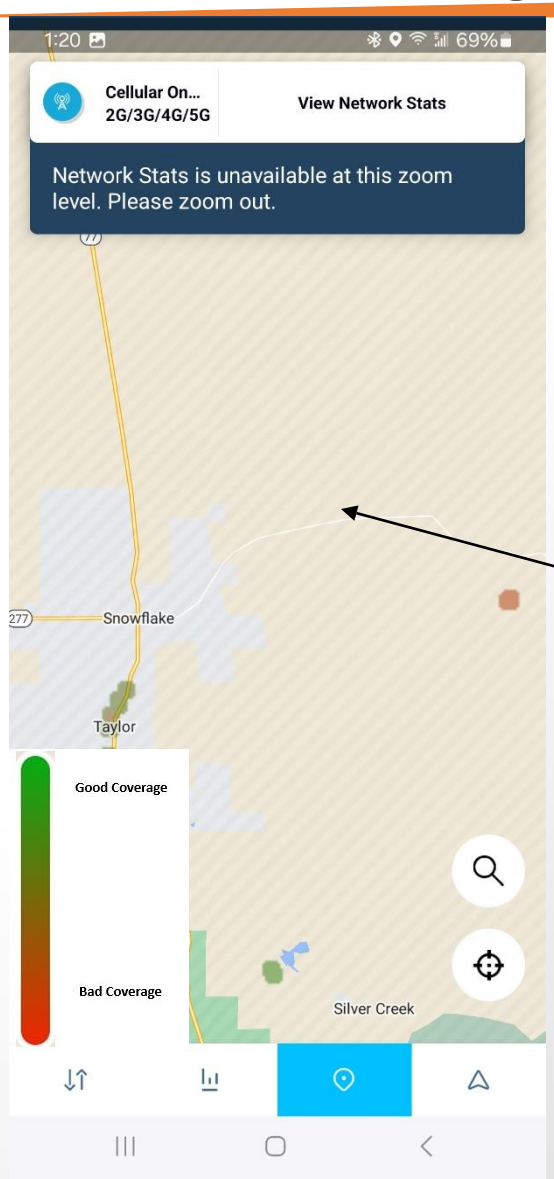
Cellular One CellMapper



Proposed Site

2024

Open Signal
Cellular One Quality Map

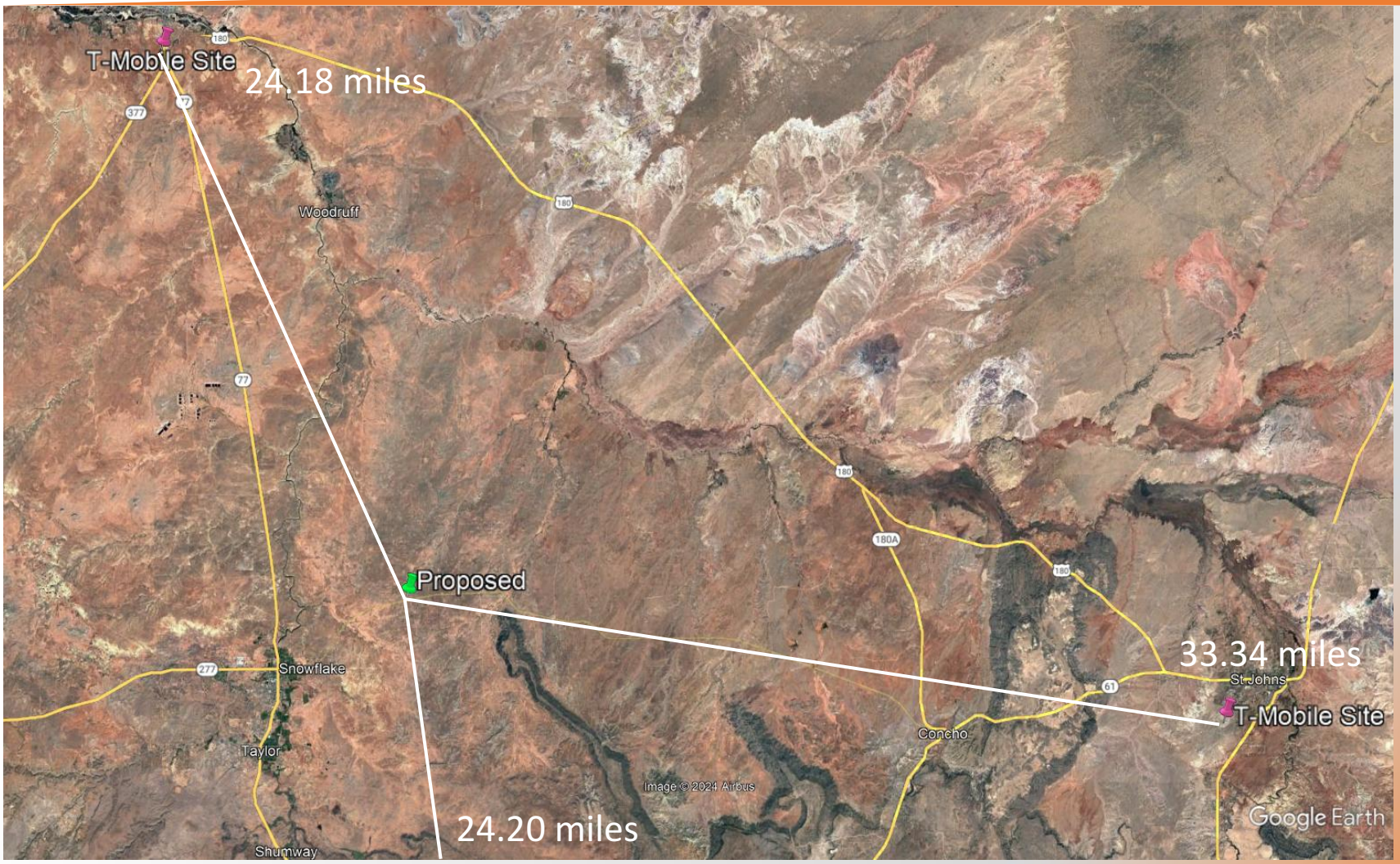


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T-Mobile Sites



Ookla T-Mobile 4G



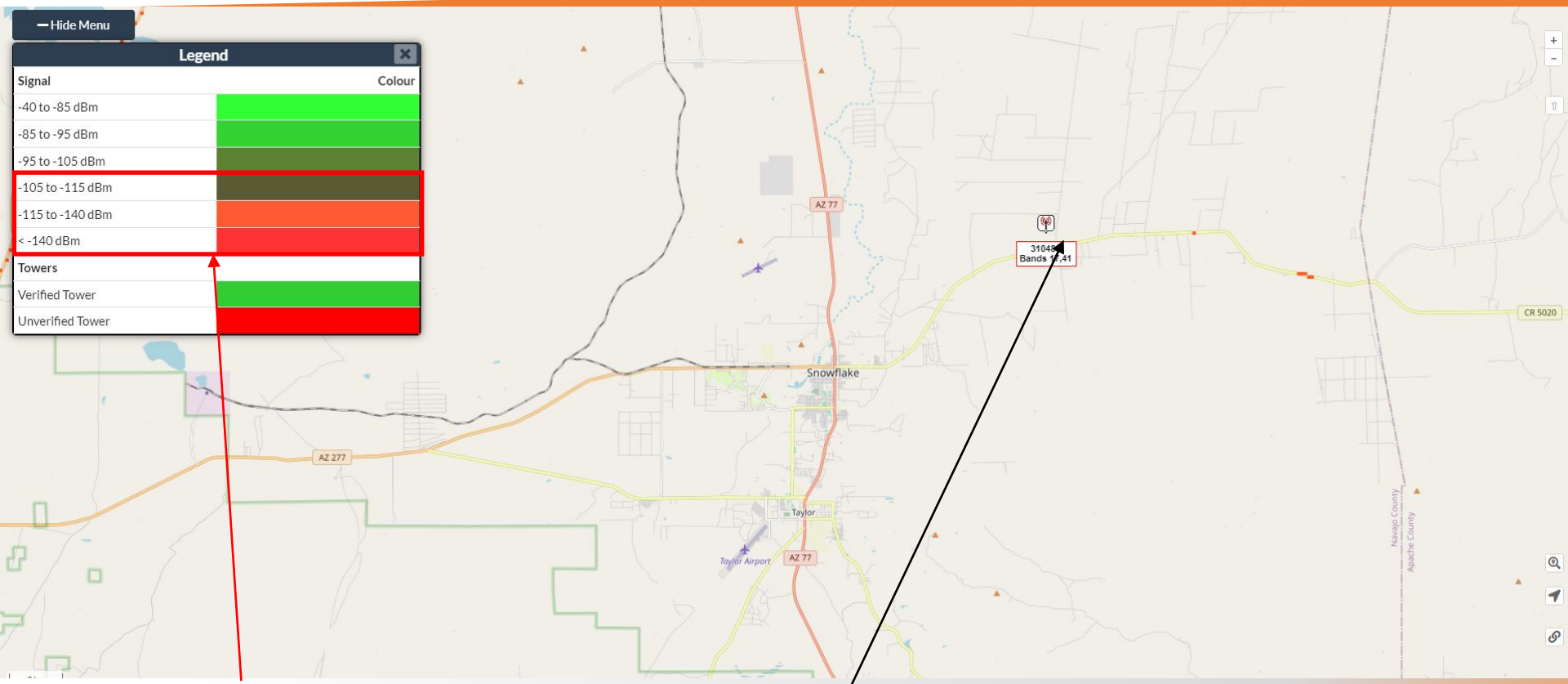
Less than outdoor Coverage

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The area is showing mobiles reporting less than outdoor service

2024

T-Mobile CellMapper



Proposed Site

2024

Ionizing vs Non-Ionizing

- There are two (2) types of Energy/Radio Waves
  - **Ionizing**
    - These are waves that can effect human DNA
    - Examples are:
      - Gamma rays
      - X-Rays
    - This is one of the reasons the nurse steps out of the room and you wear a lead overcoat when you get X-Rays at the dentist.
  - **Non- Ionizing**
    - These waves do not effect human DNA
    - Examples are:
      - Car Radios
      - Television
      - Wi-Fi Access points and routers
      - Bluetooth headsets
      - Cellphones and Smartphones
      - Lightbulbs
      - Wireless Baby Monitors
      - TV remotes
  - Absorption of waves is proximity based, the closer you are to the antenna the more non-ionizing energy is absorbed. You will absorb 50% of the FCC's General Public limit with your smartphone next to your ear versus less than 10% of the FCC's General Public limit from the antennas when you are standing 20' away from the proposed tower.

General Public & Occupational limits

- The FCC isolated two (2) groups relative to access around wireless antennas
- The first group is called Occupational
  - This refers to areas where workers would be allowed (general public cannot access) but the workers would not have knowledge about antennas (An example would be an Air Conditioner Repair Technician). Barriers or signage may be needed to alert the worker when close to the antennas.
    - Examples are:
      - Rooftop access behind a locked door
      - Compound access behind a locked gate
  - The FCC determined the safe value and then lowered by a factor of 10 and that is the value the wireless carriers use in the studies
  - The exposure levels are averaged over 6 minutes
- The second group is called General Public
  - Uncontrolled access (General Public)
    - This group is for areas with general public access, the public would not have a knowledge of an antenna being close to them
    - Examples are:
      - Sidewalks
      - Parks
      - Public accessed buildings
  - The FCC determined the safe value and then lowered by a factor of 50 and that is the value the wireless carriers use in the studies
  - The exposure levels are averaged over 30 minutes
- Compare the value for a tower which is 10mW to the power of a smartphone which is 200mW of power.

Conclusion

- All (4) major wireless carriers show low to no service in the area of the proposed
- Recommend allowing the proposed to be built

Board of Supervisors Regular **6. b.**

Meeting Date: 11/12/2024

Title: FP 23-001 Big Bear Estates Final Plat, District IV

Submitted By: Cody Cooper, Planning Manager

Department: Planning & Development Services

Presented By: Cody Cooper

Motion before the Board:

PUBLIC HEARING: Consideration and possible adoption of **Resolution Number 45-2024**, approving/denying a Final Plat to allow for a 20-lot single-family residential subdivision, in the Lakeside area.

Background:

A Tentative Plat was approved by the Navajo County Planning and Zoning Commission for this proposal on June 16th, 2022.

The proposed project features the following:

- 20 single-family residential lots
- Private roads internal to the subdivision
- Private, gated access
- Open space for a riparian wildlife corridor on approximately 15.87-acres
- Public utility and drainage easements

Recommendation:

Navajo County Planning and Development Services Staff recommend approval of the Final Plat, subject to one condition, outlined in the attached Staff Report.

Attachments

Staff Report

Reso. Approval

Reso. Denial

Final Plat

Presentation

Form Review

Inbox	Reviewed By	Date
Brandt Clark	Brandt Clark	10/31/2024 10:45 AM
Form Started By: Cody Cooper		Started On: 10/30/2024 06:35 PM
Final Approval Date: 10/31/2024		

NAVAJO COUNTY PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

STAFF REPORT

BOARD OF SUPERVISORS

Hearing Date: **November 12th, 2024**

Case No: **FP 23-001**

Action: **Final Plat**

Applicant/Owner: **Casa Development, LLC**

Project Name: **Big Bear Estates Final Plat**

EXECUTIVE SUMMARY

Recommendation: Staff recommends approval of the Final Plat.

Location: The subject property is located in the Lakeside area, northeast of State Route 260, on APN # 212-17-001C.

Size: 24.28-acres

Supervisor District: IV

Zoning: C-R (Commercial Residential)

Property Owner: Casa Development, LLC

Applicant: Casa Development, LLC

Representative: John Otis

REQUEST DESCRIPTION:

A request by Casa Development, LLC to approve a Final Plat for a 20-lot single-family residential subdivision, in the Lakeside area.

GENERAL CHARACTER OF NEIGHBORHOOD:

To the north and west of this property are single-family residential and vacant properties, located in the jurisdiction of the Town of Pinetop-Lakeside. To the east of this property is a single-family residential property. To the south of this property is State Route 260, which hosts a number of commercial and residential properties.

BACKGROUND/HISTORY:

A Tentative Plat was approved by the Navajo County Planning and Zoning Commission for this proposal on June 16th, 2022.

PROJECT DESCRIPTION:

The proposed project features the following:

- 20 single-family residential lots
- Private roads internal to the subdivision
- Private, gated access
- Open space for a riparian wildlife corridor on approximately 15.87-acres
- Public utility and drainage easements

ZONING DISTRICTS:

ARTICLE 15 – (C-R) COMMERCIAL-RESIDENTIAL ZONING DISTRICT

Section 1501 – Purpose.

The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some uses of a light manufacturing nature.

COMPREHENSIVE PLAN:

Land Use Element

***Goal 5*: Improve the overall appearance of the County.**

Policy 5-A: Maintain natural scenic qualities of the County by identifying and protecting cultural resources, protecting wildlife habitat, natural plant communities, and riparian areas, and encouraging protection of scenic vistas.

- The developer has identified a riparian area on their property and is proposing dedicating these 15.87-acres as open space.

***Goal 8*: Reduce the danger from fire for all residents living in a wildland urban interface or near a National Forest boundary.**

Policy 8-C: Discourage high-density development in areas where fire protection and other emergency services are not readily available.

- This proposal is located on the border of the Town of Pinetop-Lakeside and has emergency services readily available.

Policy 8-E: Continue the review by the Fire Districts in the approval of subdivisions and development projects within their respective jurisdictions.

- The local fire jurisdiction was able to review this proposal and has provided a will-serve for the development.

Circulation Element

***Goal 4*: Provide for safe travel and access to property.**

Policy 4-B: Continue working with developers and property owners to achieve safe and legal access for all properties.

- Access for this proposal has been reviewed by Navajo County Public Works, ADOT, and the local fire jurisdiction and has been deemed adequate for this proposal.

Policy 4-G: Approve subdivisions or zone changes only where existing street facilities are adequate or where the developer agrees to pay for off-site improvements necessitated by the proposed development.

- This proposal is located just off of State Route 260 and the developer will be responsible for all road improvements on and off-site attributed to this development.

Analysis:

This proposal meets all relevant goals and policies of the Navajo County Comprehensive Plan, which include protecting wildlife habitat and riparian areas, being appropriately sited in relation to emergency services, and having appropriate access to the site.

As of October 29th, 2024, Planning and Development Services Staff have note received any comments in favor of, nor against, this proposal.

FINDINGS OF FACT:

1. **The item has been properly noticed and posted in compliance with Arizona Revised Statutes and Article 29.**

   This item was posted in the October 23rd, 2024 edition of The Holbrook Tribune. Postcards were mailed to neighbors within 300 feet of the property.

2. **The proposal is in compliance with the Comprehensive Plan.**

   This proposal meets all relevant goals of the Navajo County Comprehensive Plan.

3. **The proposed use is compatible with the permissible uses in the zoning district in which the**

property is located.

The proposed use is compatible with permissible uses within the Commercial-Residential Zoning District, which allows for single and multiple-family residential development.

4. **The proposed use is compatible with the current and likely future uses of properties in the vicinity of the proposed use.**

   This proposal is compatible with all nearby uses.

5. **The proposed use will have minimal adverse effects on the public health, safety, and general welfare of properties in the vicinity of the proposed use.**

   There should be no adverse effects on the public health, safety, and general welfare of properties in the vicinity of the proposal.

PUBLIC WORKS AND OTHER COUNTY DEPARTMENT'S COMMENTS:

COUNTY ATTORNEY:

Initial: B.C. Date:

ENGINEERING AND TRAFFIC:

Initial: W.F. Date:

DRAINAGE & FLOOD CONTROL:

Initial: D.P. Date:

PLANNING AND DEVELOPMENT:

Initial: C.C. Date:

PLANNING AND DEVELOPMENT SERVICES RECOMMENDATION:

Navajo County Planning and Development Services Staff recommend approval of the Final Plat, subject to the following conditions:

1. Approval is conditioned upon all subdivision requirements being substantially completed within twenty-four (24) months after the date of Final Plat approval (or any extension thereof which may be granted by the Board of Supervisors, as evidenced by the recordation of a resolution of extension in the Office of the Navajo County Recorder). If the improvements are not substantially completed within twenty-four (24) months (or any extension thereof), the approval shall be revoked, and the Final Plat no longer approved. This condition shall be conclusively deemed to have been satisfied unless the Navajo County Board of Supervisors causes a notice of revocation to be recorded in the Office of the Navajo County Recorder within thirty (30) days after the expiration of the twenty-four (24) month period (or any extension thereof).

RESOLUTION ____-24

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS APPROVING THE FINAL PLAT AND FINANCIAL ASSURANCES FOR THE BIG BEAR ESTATES SUBDIVISION

WHEREAS, an application for a Final Plat was filed by Casa Development, LLC for the Big Bear Estates Subdivision; and

WHEREAS, the application concerns the following real property in Navajo County: APN # 212-17-001C, Township 09 North, Range 22 East, Section 15 of the Gila and Salt River Base and Meridian; and

WHEREAS, the subdivision comprises 20 single-family residential units on 24.28 acres; and

WHEREAS, the Tentative Plat of said subdivision was approved by the Navajo County Planning and Zoning Commission, pursuant to Section 4.11 of the Navajo County Subdivision Regulations and Requirements on June 16th, 2022; and

WHEREAS, the developer has provided financial assurances as required by A.R.S. § 11-822(A) in the amount of $850,238 for construction of the on-site improvements to support the Big Bear Estates subdivision; and

WHEREAS, the Navajo County Board of Supervisors after considering the testimony and other evidence presented at the hearing, as well as the recommendations of Staff, found that the Final Plat and Financial Assurances are consistent with the public health, safety and general welfare and should be approved subject to the conditions set forth herein; and

NOW, THEREFORE BE IT RESOLVED the Board of Supervisors hereby approves the Final Plat and Financial Assurances, subject to the following condition:

1. Approval is conditioned upon all subdivision requirements being substantially completed within twenty-four (24) months after the date of Final Plat approval (or any extension thereof which may be granted by the Board of Supervisors, as evidenced by the recordation of a resolution of extension in the Office of the Navajo County Recorder). If the improvements are not substantially completed within twenty-four (24) months (or any extension thereof), the approval shall be revoked, and the Final Plat no longer approved. This condition shall be conclusively deemed to have been satisfied unless the Navajo County Board of Supervisors causes a notice of revocation to be recorded in the Office of

the Navajo County Recorder within thirty (30) days after the expiration of the twenty-four (24) month period (or any extension thereof).

PASSED AND ADOPTED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on this 12th day of November, 2024.

NAVAJO COUNTY BOARD OF SUPERVISORS

By _____
Jason Whiting, Chairman of the Board

ATTEST:

_____
Melissa W. Buckley, Clerk of the Board

Zions Bancorporation, N.A. **dba Amegy Bank, California Bank & Trust, National Bank of Arizona, Nevada State Bank, The Commerce Bank of Oregon, The Commerce Bank of Washington, Vectra Bank Colorado, Zions Bank**	**APPLICATION AND AGREEMENT FOR STANDBY LETTER OF CREDIT**	DATE: 10/21/2024
	ADVISING / BENEFICIARY'S BANK and Address (If unknown leave blank)	

APPLICANT: (Name and Address)	BENEFICIARY: (Name and Address)
Casa Development LLC 10441 N Scottsdale Road Scottsdale, AZ 85253 Tel: 602-327-3296 Fax: _____ Email: hlavraham@gmail.com	Navajo County Attn: Cody Cooper, Planning and Development Services 1100 E. Thornton Road Show Low, AZ 85901 Tel: 928-524-4109 Fax: 928-524-4122 Email: cody.cooper@navajocountyaz.gov
AMOUNT & CURRENCY: $850,238.00 + / - :	EXPIRATION DATE: 6 months from issuance date AUTO RENEWAL: YES/NO if yes- # of days' notice of cancellation No
PLEASE ISSUE CREDIT BY: ☐ SWIFT ☑ COURIER	PARTIAL DRAWING ☐ ALLOWED ☑ NOT ALLOWED MULTIPLE DRAWINGS ☐ ALLOWED ☑ NOT ALLOWED

Letter of Credit to indicate issued at the request of (if different than applicant):

Tel: _____ Fax: _____

Email:

REQUESTED WORDING: (Any attachment(s) hereto providing required wording by Beneficiary form an integral part of this application and must be labeled attachment and signed and dated by applicant.)

"As per attached LC Draft"

BANKING CHARGES, OTHER THAN ISSUING BANK'S ARE FOR THE ACCOUNT OF: ☑ APPLICANT ☐ BENEFICIARY.

You are hereby authorized to debit our account # xxxxxx7118 for all transactions related to this Letter of Credit.

The actual wording of any Letter of Credit issued by Zions Bancorporation, N.A. must be agreed to by Zions Bancorporation, N.A. in its sole discretion.

The opening of this Standby Letter of Credit is subject to the terms and conditions as set forth in the Zions Bancorporation, N.A. Letter of Credit Agreement appearing on pages 2, 3 and 4 of this application to which we agree. **ACCEPTING THIS APPLICATION DOES NOT CONSTITUTE A COMMITMENT BY YOU TO ISSUE A LETTER OF CREDIT.**

Casa Development LLC		Benyamin Avrahami	10/28/24
Applicant Name	Authorized Signature	Print Name & Title	Date

BANK LOAN OFFICER TO COMPLETE

Date:	Bank Name:	Cost Center Name and Number:	Customer Signature Verified by:	Officer's Signature:	
10/29/24	NBAZ	6010	Dustin Jones		

Rev. 03/2023

STANDBY LETTER OF CREDIT AGREEMENT

To: Zions Bancorporation, N.A. ("you"), doing business as **Amegy Bank, California Bank & Trust, National Bank of Arizona, Nevada State Bank, The Commerce Bank of Oregon, The Commerce Bank of Washington, Vectra Bank Colorado and Zions Bank.**

In consideration of your opening at our request a Standby Letter of Credit ("Credit"), the requested terms (variations from such terms as you may in your discretion determine are necessary and not materially inconsistent) of which appear on page 1 hereof, we hereby agree (the "Agreement") with you as follows:

1. We promise to pay to you, or order, upon demand in immediately available funds and in United States currency all moneys paid by you or your correspondents or for which you or your correspondents become liable under or pursuant to said Credit, including under drafts paid by you or your correspondents, together with interest, commission and all customary charges thereon; and we agree to provide such funds at least one business day before same is due provided, however, that if any amounts paid or payable under or in respect of said Credit are in any currency other than United States currency, the amount payable or provided by us to you or chargeable by you hereunder may be, at your election, either in such other currency or the equivalent in United States currency computed at the rate you would at the time sell such other currency for United States currency. In the event you grant us a line of credit facility that includes a Letter of Credit subline or Credit component, you may pay amounts due hereunder from an advance of funds from the line of credit, if available, and reduce the amount available under the line of credit without prior notice to us. Past due amounts of any kind shall be payable with interest at a rate of WSJ prime + 5% per annum (provided, however, that any amounts advanced under an applicable line of credit shall be payable at the rate specified in the governing credit agreement).You are authorized without prior notice to charge any or all of our deposit accounts for all required payments and reimbursements under this Agreement.

2. We understand that the commissions, fees and charges payable by us to you in connection with said Credit are established by you with regard in part to your costs in issuing and maintaining the Credit. If, prior to the expiry date of said Credit, any applicable law, rule or regulation is adopted or amended, or there is a change in the interpretation or administration of any existing applicable law, rule or regulation, which has the effect of increasing the taxes, duties, charges or other costs paid or incurred by you in connection with said Credit (including without limitation, deposit insurance assessments, reserve requirement costs, and the implied costs of additional capital), we shall pay you upon demand in United States currency the amount of any such increase or increases. We will comply with all foreign laws, rules and regulations now or hereafter applicable to the transaction underlying the Credit or relevant to the execution, delivery and performance by us of this Agreement.

3. As security for the fulfillment of our obligations hereunder, we hereby grant to you a security interest in the "Collateral". As used herein, the term "Collateral" shall mean the balance of every deposit account or credit balance account, now or hereafter existing, of ours with you, and any other claim of ours against you, now or hereafter existing, direct or indirect, and all money, goods, instruments, securities, documents (including the goods covered thereby) chattel paper, credits, claims, demands, goods, inventory, equipment and any other property, rights and interest of ours which at any time shall come into your possession or custody or under your control or any of your agents, associates or correspondents for any purpose, and shall include any of the foregoing from time to time made available to us by you pursuant to a trust receipt, and shall also include the proceeds, products, and accessions, if any, to each of the foregoing. We agree at any time upon your demand to deposit with you as further security for the fulfillment of our obligations hereunder such cash or other collateral as you may request, and you may, at any time, take control of our Collateral with you as security for our obligations under this Agreement. We will at any time on your request sign financing statements, security agreements or other agreements with respect to the Collateral. You are authorized as our agent to sign any such statements or agreements. We agree to pay all filing fees and to reimburse you for all costs and expenses of any kind (including legal fees) incurred in any way in connection with the Collateral, including costs of collection, storage and sale.

4. In the event of default in respect of any payment due under this Agreement, or in the event of the death, insolvency, dissolution or termination of the existence of any of us, or should any bankruptcy or similar proceeding be filed by or against any of us, the amount of said Credit, as well as any and all other amounts then or to become payable to you hereunder ("Other Amounts"), together with interest thereon, shall, to the extent not theretofore paid to you, become immediately due and payable; and if at the time of any such event said Credit is still in effect and not completely drawn against or Other Amounts are not paid, we shall, upon demand, pay to you, for application to drawings under said Credit or payment of such Other Amounts, the entire amount which has not been drawn or paid, but represents your potential liability under the Credit. Any amount so paid shall be repaid to us without interest when it is finally determined by you that we have fully discharged our obligations hereunder. We agree that a default by us of any other agreement between us and you, either now existing or entered into at any time in the future, shall also constitute a default of this Agreement.

5. You and your correspondents shall be entitled to make payments under said Credit if the documents presented thereunder appear on their face to be in accordance with the terms and conditions of said Credit; and neither you nor your correspondents shall be liable or responsible for the form, sufficiency, accuracy, genuineness, falsification or legal effect of any documents, or for the authority of any persons signing the documents, or for the good faith or acts or omissions, solvency, performance or standing of the beneficiary or any other person whomsoever, including performance of the underlying contract or other transaction between us and the beneficiary. Furthermore, you and your correspondents shall not have any liability or responsibility for the consequences arising out of delay or loss in transit of any messages, drafts or documents, or for any delay, interruption, mutilation or other error arising in the transmission of any telecommunication, or for errors in translation or interpretation of any message or documents relating to said Credit. You and your correspondents shall not be liable for any failure to pay or accept any draft under the Credit resulting from any law or restriction exercised by any domestic or foreign government, any court order, or any other cause beyond your control. Any and all claims by us for improper payment, dishonor or other actions or inaction by you shall be made by written notice within sixty (60) days of the contested action or inaction or such claim is waived. Any and all proceedings to recover from you or your correspondents must be made within one (1) year from the date of said notice or said claim shall be deemed waived.

6. We shall pay upon demand in United States currency all expenses, including reasonable attorney's fees (including any such fees incurred in bankruptcy or similar proceedings), incurred by you or your correspondents in connection with or related to the Credit, or the preservation or enforcement of any right granted hereunder. In addition, we shall indemnify you and your correspondents against any and all liabilities, losses, damages, settlements and expenses, including reasonable attorneys' fees (including any such fees incurred in bankruptcy or similar proceeding), which you or your correspondents may incur in connection with any claim or controversy with the beneficiary or any other third party relating to said Credit except for such matters constituting your own gross negligence or willful misconduct; and, in the event any suit or other proceeding is brought against you or your correspondents regarding such dispute, you or your correspondent named in such suit or proceeding may elect either to defend such suit or proceeding at our expense or to require that we assume the defense thereof employing counsel acceptable to you or such correspondent. Attorney's fees shall include the reasonable cost of in-house counsel.

7. In the event of any extension of the maturity or time for presentation of drafts, acceptance of documents, or any other modification of the terms of said Credit, at the request of any of us with or without notification to the others, or in the event of any increase in the amount of said Credit at our request, this Agreement shall be binding upon us with regard to said Credit so increased or otherwise modified, to drafts, documents and property covered thereby, and to any action by you or any of your correspondents in accordance with such extension, increase or other modification.

8. You may, in your discretion, arrange for the direct or indirect participation by other financial institutions in the issuance of said Credit or provide for the assignment or transfer to and assumption by other financial institutions of all or some portion of your liability under said Credit; and you may assign or transfer this Agreement or all or any portion of your rights hereunder, and any instruments(s) evidencing all or any portion of your liability under said Credit, and you may deliver all or any of the property then held as security for our obligations hereunder, to the assignee(s) or transferee(s), who shall thereupon become vested

with all the powers and rights in respect thereto given you herein or in the instruments(s) assigned or transferred, and you shall thereafter be forever relieved and fully discharged from all liability or responsibility with respect thereto, but you shall retain all rights and powers hereby given with respect to any and all instrument(s), rights or property not so assigned or transferred.

9. If the Application and Agreement for Standby Letter of Credit is signed by one party, terms in the plural shall be read in the singular, as appropriate. If signed by two or more parties, this Agreement shall be the joint and several agreement of such parties.

10. You shall not be liable for any failure by your correspondents to pay or accept any draft under the Credit resulting from any law or restriction exercised by any domestic or foreign government or from any other cause beyond your control or your correspondents', and we agree to indemnify and hold you harmless from any claim, loss, liability or expense arising by reason of any such failure to pay.

11. This Agreement is to continue in force and be applicable to all transactions, notwithstanding any change in the individuals composing any firm, parties to, or concerned in this contract, whether such change shall arise from the acquisition of one or more new partners or from the death or secession of any partner or partners.

12. If any other person signs this Agreement as Applicant's Bank (including any bank which procures issuance of the Letter of Credit on our behalf as Applicant's Bank), that person shall be jointly and severally liable for all obligations and shall otherwise be treated as the Applicant under this Agreement, including with respect to all warranties hereunder. Without limiting the foregoing, each Applicant shall be bound by any notice from you to any other Applicant. Each Applicant shall be bound by any authorization or waiver from any Applicant to you that supports the extension, increase or other amendment of the Letter of Credit, your amendment of this Agreement or your settlement or release of any obligations or your release of any Collateral. Each Applicant shall be bound by any Applicant's settlement or release of any claims against you arising under this Agreement. Each Applicant shall be bound by any event of default attributable to any Applicant or to any guarantor of any Applicant's obligations hereunder. Each Applicant signing this Agreement accepts that its obligations are primary. We hereby grant you a security interest in any collateral (not including real property or fixtures) given as security for our obligations under this application and in any deposit account with Applicant's Bank for the Credit and for any of Applicant's Bank obligations entered into on our behalf for issuance of the Credit. At your request, you may take control of and direct disbursement of such deposit accounts without notice or further direction from us.

13. If this application is directed through Applicant's Bank, the Applicant's Bank, by its execution of this Agreement: (a) requests and appoints you as its agent to establish in your name or through a correspondent the Credit; (b) authorizes you and/or your correspondent(s) to pay drafts drawn against the Credit as specified in this Agreement and to exercise all rights, powers and privileges conferred by this Agreement without reference to Applicant's Bank; (c) agrees to make payments to you in amount, time and manner as required of us under this Agreement whether or not Applicant's Bank has received payment from us; (d) assigns to you as security all its rights, including rights of payment and to security (not including real estate or fixtures), under this Agreement and agrees to deliver to you, upon demand, such additional security as you may request, and also agrees to give you a lien on all our property, including deposit accounts, now or hereafter in its possession, for the amount of any liability of Applicant's Bank to you hereunder; and (e) agrees that if it fails to make any payment or provide any security as requested, all its obligations and liabilities to you shall immediately, without notice, become due and payable at your sole option.

14. Except as otherwise provided herein, any notice from you to us, if mailed, shall be deemed given when mailed postage paid, addressed to us at our address set forth herein or such other address of which you are notified in writing at your designated office. All notices to you shall be sent as indicated below and shall be deemed given when received. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

15. If the Credit provides for automatic renewal without amendment, we shall notify you of our desire not to renew such Credit in writing at least thirty (30) days prior to the last day specified in the Credit by which you must give notice of your intent not to renew the Credit. If we fail to provide timely notice to you as provided for in the preceding sentence, you may renew the Credit in your sole and absolute discretion, and all of our liabilities and obligations as to the Credit and under this Agreement will continue in full force and effect. Any decision whether to renew a Credit will be in your sole and absolute discretion, and notwithstanding any notice from us to you requesting the renewal of the Credit, you may elect not to renew the Credit. If you notify the beneficiary or transferee, if any, that you have elected not to renew the Credit, the Credit may be drawn on, if permitted under the terms of the Credit. In such case, we will reimburse you for all amounts paid or payable by you in respect of the Credit. We will have no claim against you and no defense against payment of your obligations under this Agreement as a result of your renewal or non-renewal of this Credit.

16. We understand and agree that you shall rely, and are entitled to rely, on information from us with respect to the terms and wording of the Credit. We will promptly examine the Credit and will immediately notify you in writing of any discrepancies or other irregularities. We agree that our approval of the Credit format binds us irrevocably, and we hereby waive any and all claims or liabilities we may have with respect to such terms and wording. **We further understand and agree that the acceptance of this Agreement and application does not constitute a commitment by you to issue a Credit.** This Agreement, together with the application and any other loan document provided in connection herewith, constitutes the entire agreement of the parties hereto, and supersedes all prior discussions, negotiations and agreements with respect thereto.

17. For any action or proceeding arising out of or relating to this Agreement, any Credit issued or requested in connection with this Agreement, or any transaction pursuant to or in connection with this Agreement or the Credit, (a) we hereby irrevocably submits to the non-exclusive jurisdiction of, and (b) agrees that the said action or proceeding may be heard and decided by, any state or federal court sitting in the "applicable state." As used herein, "applicable state" means the following state for the following division of Zions Bancorporation, N.A. that issued or was requested to issue the Credit for Applicant: the state of Texas for Amegy Bank, California for California Bank & Trust, Arizona for National Bank of Arizona, Nevada for Nevada State Bank, Oregon for The Commerce Bank of Oregon, Washington for The Commerce Bank of Washington, Colorado for Vectra Bank, and Utah for Zions Bank. We waive our right to contest the jurisdiction or venue of such courts, or to seek a change in jurisdiction based on the convenience of the parties.

To the extent not inconsistent with this Agreement, this Agreement shall be subject to the UCP or ISP, as provided in the Credit, and subject to that limitation, shall in all respects be governed by the laws of the "applicable state" defined above (including without limitation matters of title, construction, validity, performance and discharge). This Agreement shall be binding upon us and our successors, assigns, and legal representatives and shall not be waived, altered, modified or amended as to any of its terms or provisions, except as you may consent thereto in writing. No assignment or other transfer of all or any of our rights hereunder or under said Credit, whether with regard to any property or otherwise, may be made without your prior consent in writing.

For any action or proceeding arising out of or relating to this Agreement, any Credit issued or requested in connection with this Agreement, or any transaction pursuant to or in connection with this Agreement or the Credit:

A. If we have a deposit account agreement with you (at the time of entering into this Agreement, at the time any claim for relief asserted in said action or proceeding accrued, or at the time said action or proceeding is filed) then the action or proceeding shall be resolved in the manner set forth in that

deposit account agreement for the resolution of disputes, **including without limitation any provisions therein for waiver of class action rights, waiver of jury rights, and agreement to decide the case by non-jury trial, arbitration or judicial reference**; or

B. In any action or proceeding not governed by the preceding subsection (A), then the following provisions shall apply:

i. **JURY WAIVER. Except as prohibited by applicable state law, WE AND YOU WAIVE OUR RESPECTIVE RIGHTS TO A TRIAL BY JURY, AND AGREE THAT ANY COURT PROCEEDING SHALL TAKE PLACE BEFORE A JUDGE OR MAGISTRATE SITTING WITHOUT A JURY. If (BUT ONLY IF) a court determines that this jury waiver is not enforceable for any reason, then at any time prior to trial of a dispute, but not later than 30 days after entry of the order determining the jury waiver is unenforceable, any party is entitled to demand that the dispute be resolved by alternative dispute resolution and to obtain from the courts an order compelling alternative dispute resolution and staying or dismissing such litigation pending that resolution.**

ii. **ALTERNATIVE DISPUTE RESOLUTION. Alternative dispute resolution shall be by mandatory binding arbitration. Unless otherwise agreed by the parties, the arbitration proceedings shall be held in the "applicable state" defined above. The arbitration shall be conducted in accordance with the applicable arbitration rules of JAMS or National Arbitration Forum, as selected by the initiating party. The arbitrator(s) shall award recovery of attorneys' fees and costs, arbitration administration fees and costs, and the arbitrator(s)' fees. Judgment on the arbitrator(s) award may be entered in any court having jurisdiction thereof. California only: if (but only if) the court holding the foregoing jury waiver to be unenforceable is located in the state of California, then instead of arbitration, the alternative dispute resolution shall be by judicial reference in accordance with California Code of Civil Procedure Section 638 et seq. Judgment on the referee's award shall be entered in the court in which the referred proceeding was commenced, and all parties shall have full rights on appeal.**

iii. **CLASS ACTION WAIVER. WE AND YOU WAIVE THE RIGHT TO LITIGATE IN COURT OR ARBITRATE ANY CLAIM OR DISPUTE AS A CLASS ACTION, EITHER AS A MEMBER OF A CLASS OR AS A REPRESENTATIVE, OR TO ACT AS A PRIVATE ATTORNEY GENERAL.**

18. In these provisions:
1. "We", "Us" means the undersigned party or parties identified and signing this Agreement as Applicant.
2. "Applicant" means all of the undersigned party or parties.
3. "You", "Your" means Zions Bancorporation, N.A.
4. "Applicant's Bank" means the undersigned party or parties identified and signing as such.
5. "Credit" means the irrevocable standby letter of credit issued by Zions Bancorporation, N.A. at its option pursuant to this Application; as such letter of credit may be modified or amended from time to time.
6. "UCP" means the current revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, as adopted at the time of execution of this Agreement.
7. "ISP" means the current revision of the International Standby Practices, International Chamber of Commerce, as adopted at the time of execution of this Agreement.

18. Any executed copy of this Agreement that is delivered by facsimile (fax) or electronic scanned image shall have the same force and effect as the original, manually signed document.

In consideration of your issuing the Credit and for other consideration, the receipt and adequacy of which is hereby acknowledged, we agree to be bound by this Agreement, including but not limited to the payment obligations therein set forth, and including being jointly and severally liable for all indebtedness and obligations of any other Applicant, if any, arising under or pursuant to this Agreement.

APPLICANT

Casa Development LLC — 10/28/24

NAME — DATE

AUTHORIZED SIGNATURE, TITLE

AUTHORIZED SIGNATURE, TITLE

PRINT CONTACT NAME

TELEPHONE NUMBER

Co-Applicant agrees to be bound by the terms and conditions of this Agreement (as Applicant) and Applicant and Co-Applicant agree that each shall be jointly and severally liable for all indebtedness and obligations arising under or pursuant to this Agreement.

CO-APPLICANT

None

NAME — DATE

AUTHORIZED SIGNATURE, TITLE

ADDRESS:

TELEPHONE:

APPLICANT'S BANK (This section must be completed by Applicant's Bank **if this application is being submitted through a bank other than Zions Bancorporation, N.A. or any of its divisions)**

N/A

BANK NAME — DATE

AUTHORIZED SIGNATURE, TITLE

AUTHORIZED SIGNATURE, TITLE

All notices to Zions Bancorporation, N.A. shall be sent to the following applicable office:

For Credits issued by, or Applications made to, Amegy Bank:
International Banking
1717 W, Loop South, FL 10
Houston, TX 77027
Fax: 713-232-5928

For Credits issued by, or Applications made to, California Bank & Trust:
International Banking
550 South Hope Street, 3rd Fl.
Los Angeles, CA 90071
Fax: 213-593-2144

For all other Credits or Applications Zions Bank
International Banking
1 South Main Street, 4th Fl.
Salt Lake City, UT 84133-1109
Fax: 801-322-5931

This form is an integral part of the SBLC Application and Agreement.
NOTE: Official Letter of Credit to be issued under Bank Letterhead.
Items indicated by X's or empty spaces will be inserted at time of issuance or when information is available.

****** DRAFT ******

DRAFTED 10/21/24

(Date of issuance)

IRREVOCABLE STANDBY LETTER OF CREDIT NO. SBXXXXXXXXX

BENEFICIARY: NAVAJO COUNTY ATTN: CODY COOPER, PLANNING & DEVELOPMENT SERVICES 1100 E THORNTON ROAD SHOW LOW, AZ 85901	**APPLICANT:** CASA DEVELOPMENT LLC 10441 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253
AMOUNT: USD850,238.00 (EIGHT HUNDRED FIFTY THOUSAND TWO HUNDRED THIRTY EIGHT & 00/100 U.S. DOLLARS)	**EXPIRATION DATE: [MM/DD/YYYY]**

Dear Sir/Madam:

At the request of CASA DEVELOPMENT LLC,10441 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85253 we hereby establish our Irrevocable Standby Letter of Credit ("Letter of Credit") in your favor up to an aggregate amount of EIGHT HUNDRED FIFTY THOUSAND TWO HUNDRED THIRTY EIGHT & 00/100 U.S. DOLLARS (USD850,238.00). This Letter of Credit is available with us by sight payment against presentation of the following documents:

1) This original Letter of Credit and amendment(s) thereto, if any, which will be returned to you following our notation thereon of the amount of such draw hereunder. If the amount of the draw is for the full amount of this Letter of Credit, the original Letter of Credit will be retained by us.

2) Beneficiary's statement dated and purportedly signed by an authorized officer of Navajo County stating the following:

   "I, the undersigned, hereby certifies that Casa Development LLC has defaulted in their obligation to complete the improvements pertaining to the Big Bear Estates project between Navajo County and Casa Development LLC. Therefore, we are drawing against Zions Bancorporation, N.A. dba National Bank of Arizona Letter of Credit No. SBPCAXXXXXX for USD850,238.00."

Partial and Multiple drawings are not allowed.

In the event of a drawing all original documents must be delivered in one lot by registered mail or courier service directly to ZIONS BANCORPORATION, N.A. dba NATIONAL BANK OF ARIZONA, International Banking, 550 South Hope Street, 3rd Floor, Los Angeles, CA 90071.

All banking charges outside our counters are for the account of the Applicant.

This Letter of Credit may be cancelled prior to the expiration date, only upon our receipt of the original of this Letter of Credit and amendments (if any), and a statement on Beneficiary's letterhead addressed to Zions Bancorporation, N.A. dba National Bank of Arizona purportedly signed by the authorized signer of Navajo County authorizing Zions Bancorporation, N.A. dba National Bank of Arizona to cancel Letter of Credit No. SBXXXXXXXXX.

We hereby agree with you that document(s) drawn under and in compliance with the terms of this Letter of Credit will be honored upon presentation to us as specified herein.

This form is an integral part of the SBLC Application and Agreement.
NOTE: Official Letter of Credit to be issued under Bank Letterhead.
Items indicated by X's or empty spaces will be inserted at time of issuance or when information is available.

****** DRAFT ******

DRAFTED 10/21/24

IRREVOCABLE STANDBY LETTER OF CREDIT NO. SBXXXXXXXXX
[Issue Date]
Page 2

EXCEPT AS OTHERWISE STATED HEREIN, THIS CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES ISP98 (ICC PUBLICATION NO. 590).

In case of need, you may call us at (213) 593-2127, (213) 593-2128 or (213) 593-2139.

Sincerely,

_____
Authorized Signature

WORDING IS ACCEPTABLE

Borrower's Signature
The Letter of Credit cannot be issued until this draft is returned to us with the Borrower's Signature above.

DRAFT

BIG BEAR

ENGINEER'S CONSTRUCTION ESTIMATE FOR REMAINING WORK

10/21/2024

	QTY	UNIT	PRICE	TOTAL	CONSTRUCTED TO DATE	REMAINING
OFFSITE WATER						
Mobalization	1	EA.	$12,500.00	$12,500.00	$12,500.00	$0.00
Utility Locate	1	EA.	$5,000.00	$5,000.00	$5,000.00	$0.00
12" Ductile Iron Pipe	1,398	L.F.	$60.00	$83,880.00	$83,880.00	$0.00
DI Fittings	1	EA.	$23,000.00	$23,000.00	$23,000.00	$0.00
12" Valve, Box and Cover	4	EA.	$5,000.00	$20,000.00	$20,000.00	$0.00
8" Valve, Box and Cover	1	EA.	$2,000.00	$2,000.00	$2,000.00	$0.00
2" Blow-off Device	1	EA.	$2,750.00	$2,750.00	$2,750.00	$0.00
Traffic Control	1	EA.	$12,000.00	$12,000.00	$12,000.00	$0.00
			Sub-Total	$161,130.00	$161,130.00	$0.00
IN-TRACT WATER						
8" PVC Water Line	1,263	L.F.	$96.00	$121,248.00	$121,248.00	$0.00
8" D.I, Pipe	112	LF.	$36.00	$4,032.00	$4,032.00	$0.00
8" Valve, Box, & Cover	3	EA.	$5,000.00	$15,000.00	$13,000.00	$2,000.00
Fire Hydrant, complete	2	EA.	$6,500.00	$13,000.00	$13,000.00	$0.00
ARV Assembly	1	EA.	$4,500.00	$4,500.00	$4,500.00	$0.00
Single Meter Service	6	EA.	$3,100.00	$18,600.00	$18,600.00	$0.00
Double Meter Service	8	EA.	$4,000.00	$32,000.00	$32,000.00	$0.00
			Sub-Total	$208,380.00	$206,380.00	$2,000.00
SEWER						
8" SDR 35, PVC Sewer Line	1,263	L.F.	$56.00	$70,749.84	$70,749.84	$0.00
4' Diameter Standard Manhole	3	EA.	$10,000.00	$30,000.00	$30,000.00	$0.00
Raise Manholes to Grade in AC	3	EA.	$1,500.00	$4,500.00	$0.00	$4,500.00
Sewer Service Lateral	20	EA.	$1,500.00	$30,000.00	$30,000.00	$0.00
			Sub-Total	$135,249.84	$130,749.84	$4,500.00
ROADS						
Clear & Grub	1	L.S.	$27,589.00	$27,589.00	$27,589.00	$0.00
Remobalization	1	L.S.	$16,250.00	$16,250.00	$16,250.00	$0.00
Subgrade and Roadway Grading	1	L.S.	$108,750.00	$108,750.00	$108,750.00	$0.00
Final Roadway Grading	1	L.S.	$7,000.00	$7,000.00	$0.00	$7,000.00
8" ABC	1,658	TON	$54.00	$89,532.00	$0.00	$89,532.00
3" A.C.	746	TON	$175.00	$130,550.00	$0.00	$130,550.00
Rolled Curb	2,709	L.F.	$62.00	$167,958.00	$0.00	$167,958.00
Stop Sign w/ Street Name	1	EA.	$750.00	$750.00	$0.00	$750.00
Decorative Wall	1	EA.	$80,000.00	$80,000.00	$0.00	$80,000.00
ADOT Turn Lane	1	EA.	$120,000.00	$120,000.00	$0.00	$120,000.00
BMP	1	EA.	$20,000.00	$20,000.00	$0.00	$20,000.00
			Sub-Total	$768,379.00	$152,589.00	$615,790.00

BIG BEAR

ENGINEER'S CONSTRUCTION ESTIMATE FOR REMAINING WORK

10/21/2024

	QTY	UNIT	PRICE	TOTAL	CONSTRUCTED TO DATE	REMAINING
DRAINAGE						
24" CMP Culvert	150	L.F.	$200.00	$30,000.00	$30,000.00	$0.00
Catch Basins	4	EA.	$10,000.00	$40,000.00	$40,000.00	$0.00
24" End Sections	4	EA.	$350.00	$1,400.00	$1,400.00	$0.00
Rock Rip Rap	1	L.S.	$25,000.00	$25,000.00	$25,000.00	$0.00
SWPPP Erosion Mitigation	1	EA.	$5,000.00	$5,000.00	$1,500.00	$3,500.00
			Sub-Total	$101,400.00	$97,900.00	$3,500.00
UTILITIES						
ELECTRICAL						
Common Trench w/ Condui	1,300	L.F.	$80.00	$104,000.00	$104,000.00	$0.00
Utility Company Charges				$60,000.00	$60,000.00	$0.00
CABLE						
Conduit in Common Trench	1,300	L.F.	$10.00	$13,000.00	$13,000.00	$0.00
NATURAL GAS						
Trench	1,300	L.F.	$20.00	$26,000.00	$26,000.00	$0.00
Utility Company Charges				$19,400.00	$19,400.00	$0.00
			Sub-Total	$222,400.00	$222,400.00	$0.00
OTHER						
Landscape				$40,000.00	$16,000.00	$24,000.00
Construction Water				$6,000.00	$3,600.00	$2,400.00
Hard Rock Dig				$21,500.00	$21,500.00	$0.00
Construction Staking				$20,000.00	$14,000.00	$6,000.00
Inspection & Testing				$20,000.00	$9,500.00	$10,500.00
As-Builts & Certification				$15,000.00	$3,500.00	$11,500.00
			Sub-Total	$122,500.00	$68,100.00	$54,400.00
Total Construction Estimate				**$1,719,438.84**	**$1,039,248.84**	**$680,190.00**
125% of Estimate to Completion						**$850,237.50**



RESOLUTION ____-24

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS DENYING THE FINAL PLAT AND FINANCIAL ASSURANCES FOR THE BIG BEAR ESTATES SUBDIVISION

WHEREAS, an application for a Final Plat was filed by Casa Development, LLC for the Big Bear Estates Subdivision; and

WHEREAS, the application concerns the following real property in Navajo County: **APN #** 212-17-001C, Township 09 North, Range 22 East, Section 15 of the Gila and Salt River Base and Meridian; and

WHEREAS, the subdivision comprises 20 single-family residential units on 24.28 acres; and

WHEREAS, the Tentative Plat of said subdivision was approved by the Navajo County Planning and Zoning Commission, pursuant to Section 4.11 of the Navajo County Subdivision Regulations and Requirements on June 16th, 2022; and

WHEREAS, the developer has provided financial assurances as required by A.R.S. § 11-822(A) in the amount of $850,238 for construction of the on-site improvements to support the Big Bear Estates subdivision; and

WHEREAS, the Navajo County Board of Supervisors after considering the testimony and other evidence presented at the hearing, as well as the recommendations of Staff, found that the Final Plat and Financial Assurances are not consistent with the public health, safety and general welfare; and

NOW, THEREFORE BE IT RESOLVED the Board of Supervisors hereby deny the Final Plat and Financial Assurances.

DENIED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on this 12th day of November, 2024.

NAVAJO COUNTY BOARD OF SUPERVISORS

By _____
Jason Whiting, Chairman of the Board

ATTEST:

_____
Melissa W. Buckley, Clerk of the Board

FINAL PLAT
FOR
BIG BEAR ESTATES

NOTES

1. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PLANTINGS. IT IS UNDERSTOOD THAT THE UTILITY COMPANIES WILL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION WITHIN ANY UTILITY EASEMENT.
2. NATURAL, UNIMPEDED FLOW IS PREFERRED IN ALL DRAINAGE WAYS, WHEREVER PRACTICAL. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR PLACED WITHIN, ON OR OVER ANY DRAINAGE EASEMENT, NOR MAY ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER SAID DRAINAGE EASEMENT WHICH WOULD OTHERWISE OBSTRUCT OR DIVERT THE FLOW OF STORM WATER .NAVAJO COUNTY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN ANY DRAINAGE EASEMENT DELINEATED HEREON, BUT ARE NOT MANDATED TO DO SO.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 22 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 15, A ONE INCH IRON PIPE, THENCE SOUTH 0°12'18" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 228.66 FEET TO A NON-TANGENT POINT OF CURVATURE IN THE NORTHERLY RIGHT OF WAY OF HIGHWAY 260, WHICH POINT HAS A FORWARD TANGENT BEARING OF NORTH 56°10'25" WEST, THENCE NORTHWESTERLY ALONG THE CURVED RIGHT OF WAY, CONCAVE NORTHEAST, RADIUS 8528.37 FEET, CENTRAL ANGLE 0°38'19" A DISTANCE OF 95.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHWESTERLY ALONG THE SAID RIGHT OF WAY CURVE, CENTRAL ANGLE 1°28'14" A DISTANCE OF 218.89 FEET

THENCE NORTH 35°14'45" EAST, A DISTANCE OF 10.00 FEET,

THENCE NORTH 54°37'15" WEST, A DISTANCE OF 39.65 FEET,

THENCE SOUTH 35°30'45" WEST, A DISTANCE OF 10.00 FEET, TO A NON-TANGENT POINT OF CURVATURE IN THE ABOVE NOTED CURVED HIGHWAY RIGHT OF WAY, WHICH POINT HAS A FORWARD TANGENT BEARING OF NORTH 50°02'58" WEST,

THENCE NORTHWESTERLY ALONG SAID CURVE, CENTRAL ANGLE 8°52'33" A DISTANCE OF 1321.17 FEET, TO THE POINT OF TANGENCY

THENCE NORTH 45°21'11" WEST, CONTINUING ALONG THE SAID, RIGHT OF WAY A DISTANCE OF 662.99 FEET TO A 1-2 INCH IRON BAR CAPPED RLS 13013, A POINT IN THE SOUTH 1/16TH LINE OF SECTION 15,

THENCE NORTH 89°53'35" EAST ALONG THE SAID 1/16TH LINE A DISTANCE OF 456.42 FEET TO THE SOUTHWEST 1-16TH CORNER OF SECTION 15, A BLM BRASS CAP MONUMENT;

THENCE NORTH 89°53'35" EAST, A DISTANCE OF 118.06 FEET, TO A 1-2 INCH IRON BAR CAPPED RLS 13013;

THENCE NORTH 75°43'37" EAST, A DISTANCE OF 91.20 FEET, TO A 1-2 INCH IRON BAR CAPPED RLS 13013;

THENCE NORTH 89°24'15" EAST, A DISTANCE OF 139.98 TO A 1-2 INCH IRON BAR CAPPED RLS 13013;

THENCE CONTINUING NORTH 89°29'48" EAST, A DISTANCE OF 524.03 FEET,

THENCE SOUTH 0°33'38" EAST, A DISTANCE OF 392.97 FEET,

THENCE SOUTH 25°41'15" EAST, A DISTANCE OF 255.95 FEET,

THENCE SOUTH 29°30'31" EAST, A DISTANCE OF 172.98 FEET,

THENCE SOUTH 22°53'33" EAST, A DISTANCE OF 153.27 FEET,

THENCE SOUTH 10°02'59" EAST, A DISTANCE OF 346.61 FEET,

THENCE SOUTH 13°56'00" EAST, A DISTANCE OF 198.00 FEET,

THENCE SOUTH 01°02'59" EAST, A DISTANCE OF 42.38 FEET, TO THE TRUE POINT OF BEGINNING.

LEGEND

⊕	FOUND SECTION CORNER MONUMENT (AS NOTED)
⊙	FOUND MONUMENT (AS NOTED)
•	SET ½" REBAR AND CAP STAMPED LS 37930
PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
BLM	BUREAU OF LAND MANAGEMENT
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
NVAE	NON VEHICULAR ACCESS EASEMENT
212-17-XXX	ASSESSOR'S PARCEL NUMBER
(R)	RECORDED INFORMATION
AC	AC CAP
PC	PC CAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT CASA DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF BIG BEAR ESTATES, A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 22 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA AS SHOWN HEREON AND PLATTED, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF BIG BEAR ESTATES AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. AS SOON AS PRACTICAL FOLLOWING THE RECORDATION OF THIS PLAT, THE LOTS AND TRACTS A AND C WITHIN THIS SUBDIVISION SHALL BE SUBJECTED TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BIG BEAR ESTATES BY RECORDATION THEREOF, AND THE COMMON AREA TRACTS A AND C OF THIS SUBDIVISION SHALL BE DEEDED TO BIG BEAR ESTATES HOME OWNER'S ASSOCIATION, WHICH SHALL ASSUME OWNERSHIP AND MAINTENANCE OF SAID COMMON AREA TRACTS AND WHICH SHALL OTHERWISE GOVERN AND ADMINISTER BIG BEAR ESTATES.

TRACT 'A' IS HEREBY DEDICATED FOR USE AS AN INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT. NAVAJO COUNTY SHALL NOT MAINTAIN THIS ROADWAYS UNLESS THEY ARE IMPROVED AT THE EXPENSE OF THE BIG BEAR ESTATES HOME OWNER'S ASSOCIATION TO MEET NAVAJO COUNTY STANDARDS WHICH ARE IN AFFECT AT THE TIME OF REQUEST.

TRACT 'B IS HEREBY DEDICATED FOR USE AS AN OPEN AREA (RIPARIAN WILDLIFE CORRIDOR).

TRACT 'C' IS HEREBY DEDICATED FOR USE AS A RIGHT-OF-WAY FOR PRIVATE ROADS FOR ACCESS TO LOTS AND PUBLIC AND PRIVATE UTILITIES, DRAINAGE EASEMENT AND ALSO AS A PUBLIC UTILITY EASEMENT.

IN WITNESS WHEREOF: BENYAMIN AVRAHAMI, MANAGER OF CASA DEVELOPMENT, LLC, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE SIGNED BY THE UNDERSIGNED MANAGING MEMBER THEREUNTO AUTHORIZED.

BY: BENYAMIN AVRAHAMI, MANAGING MEMBER _____ DATE
CASA DEVELOPMENT, LLC

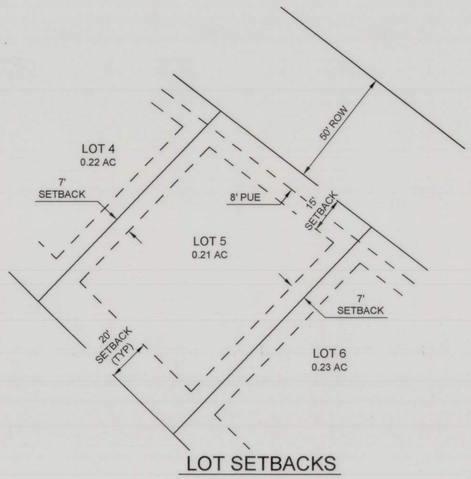
BASIS OF BEARINGS

THE BASIS OF BEARINGS WAS ESTABLISHED BY GPS OBSERVATIONS AND IS GRID NORTH. DISTANCES ARE GROUND SCALE MEASUREMENTS.

BENCHMARK

A ½" REBAR, WITH A PLASTIC CAP, STAMPED RLS 13013 LOCATED AT THE NORTHWEST CORNER OF PARCEL 212-17-001C WHICH ALSO DELINEATES THE NORTHWEST CORNER OF 'TRACT A' OF SAID PARCEL.

NORTHING = 1,154,880.16
EASTING = 749,456.78
ELEVATION = 6631.27



LOT SETBACKS

SITE DATA

PROJECT NAME: BIG BEAR ESTATES
LOCATION: LAKESIDE AREA OF NAVAJO COUNTY, AZ

PARCEL SIZE:	25.30 ACRES
SUBDIVISION AREA:	9.43 ACRES
TRACT 'A': INGRESS/EGRESS AND UTILITY EASEMENT	0.30 ACRES
TRACT 'B': OPEN AREA	15.87 ACRES
TRACT 'C': RIGHT-OF-WAY (PRIVATE ROADS)	2.83 ACRES
TOTAL LOTS	20
TOTAL LOT ACREAGE:	5.38 ACRES
MIN. LOT SIZE:	0.20 ACRES
MAX. LOT SIZE:	0.52 ACRES
AVG. LOT SIZE:	0.27 ACRES
ZONING:	C-R
PARCEL NUMBER:	212-17-001C

SHEET INDEX

COVER SHEET - VICINITY MAP, NOTES, LEGEND	V-100
FINAL PLAT (100 SCALE)	V-101
FINAL PLAT (50 SCALE)	V-102

APPROVALS

APPROVED BY THE BOARD OF SUPERVISORS OF NAVAJO COUNTY, ARIZONA

BY: _____ _____
CHAIRMAN DATE

ATTESTED BY: _____ _____
CLERK OF THE BOARD DATE

APPROVED BY THE COUNTY ENGINEER OF NAVAJO COUNTY, ARIZONA

BY: _____ _____
COUNTY ENGINEER DATE

OWNER/DEVELOPER

CASA DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
10441 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

BY: BENYAMIN AVRAHAMI, MANAGING MEMBER 10/23/23
CASA DEVELOPMENT, LLC DATE

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF Navajo

ON THIS 23rd DAY OF Oct, 2023, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED, BENYAMIN AVRAHAMI, WHO ACKNOWLEDGED HIMSELF AS MANAGING MEMBER OF CASA DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE, AS SUCH MANAGING MEMBER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE COMPANY, BY SIGNING OF HIS NAME AS SUCH MANAGING MEMBER.

NOTARY PUBLIC _____ DATE: 10/23/23

MY COMMISSION EXPIRES: July 5, 2026

HOLLY JO JOHNSON
Notary Public, State of Arizona
Navajo County
Commission # 629101
My Commission Expires
July 05, 2026

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION; AND THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT EACH LOT CORNER IS OR WILL BE MONUMENTED WITHIN SIX (6) MONTHS BY A REBAR AND CAP STAMPED LS 37930.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37930
DANIEL ALLEN
FOSTER
Date Signed 10/20/23
ARIZONA U.S.A.
EXPIRES 9-30-25

D. Allen Foster

SHEET:
V-100

PAINTED SKY
Engineering & Survey, LLC

PROJECT LOCATION:
Lakeside, Navajo County, Arizona

CLIENT INFORMATION:
Big Bear Estates
10441 North Scottsdale Road
Scottsdale, Arizona 89253

PROJECT NO:
180264-21001

CLIENT PROJECT NO:
180264-21001

PROJECT NOTES:

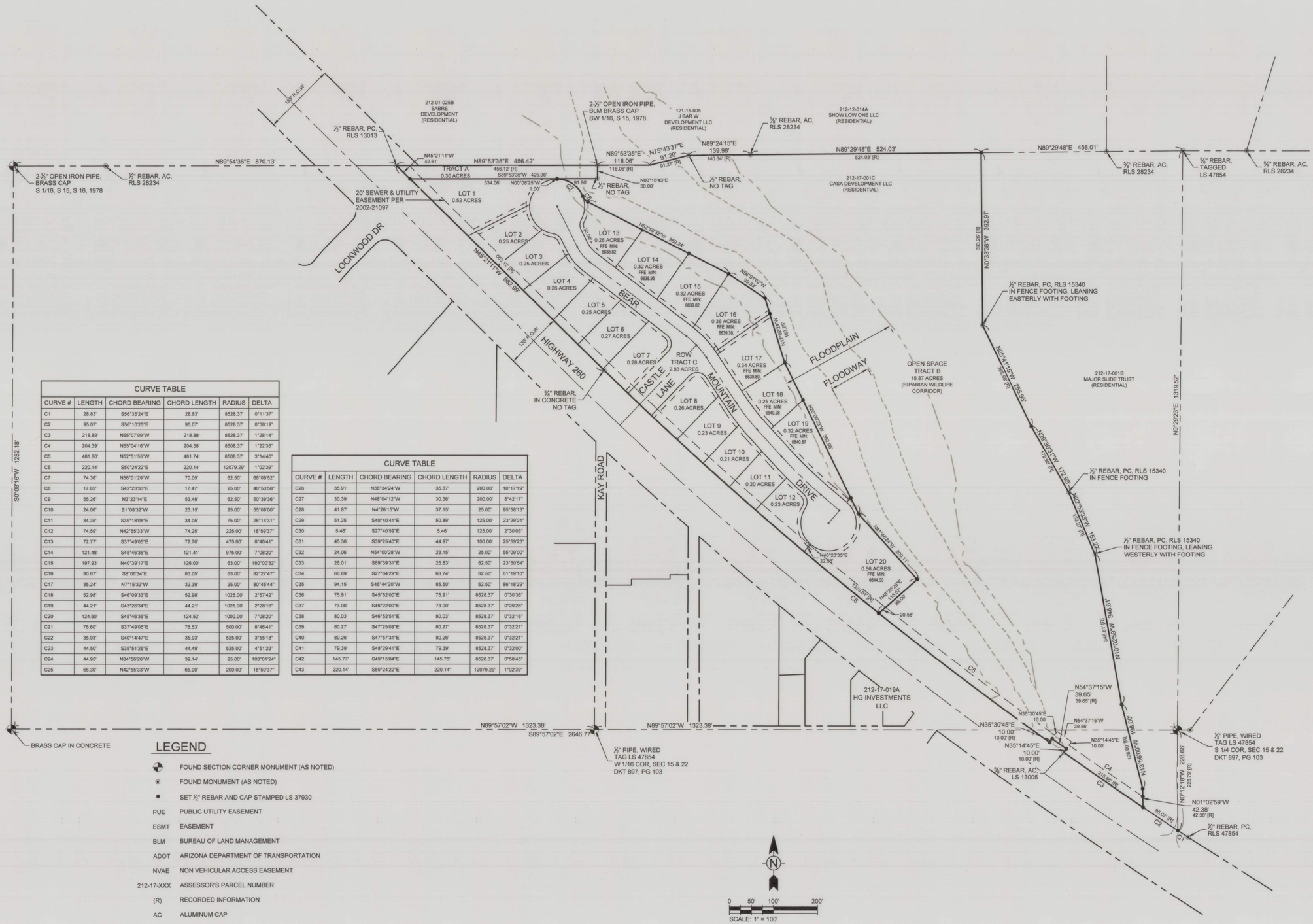
ISSUED:

Painted Sky Engineering and Surveying, LLC
176 North Main Street
Snowflake, Arizona 85937
PHONE: 928.537.7218
http://www.paintedskyes.com

VICINITY MAP:



FINAL PLAT - BIG BEAR ESTATES



CURVE TABLE					
CURVE #	LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C1	28.83'	S56°35'24"E	28.83'	8528.37'	0°11'37"
C2	95.07'	S56°10'25"E	95.07'	8528.37'	0°38'19"
C3	218.89'	N55°07'09"W	218.88'	8528.37'	1°28'14"
C4	204.39'	N55°04'16"W	204.38'	8508.37'	1°22'35"
C5	481.80'	N52°51'55"W	481.74'	8508.37'	3°14'40"
C6	220.14'	S50°24'22"E	220.14'	12079.29'	1°02'39"
C7	74.36'	N56°01'29"W	70.05'	62.50'	68°09'52"
C8	17.85'	S42°23'33"E	17.47'	25.00'	40°53'58"
C9	55.26'	N3°23'14"E	53.48'	62.50'	50°39'36"
C10	24.06'	S1°08'32"W	23.15'	25.00'	55°09'00"
C11	34.35'	S39°18'05"E	34.05'	75.00'	26°14'31"
C12	74.59'	N42°55'33"W	74.25'	225.00'	18°59'37"
C13	72.77'	S37°49'05"E	72.70'	475.00'	8°46'41"
C14	121.48'	S45°46'36"E	121.41'	975.00'	7°08'20"
C15	197.93'	N40°39'17"E	126.00'	63.00'	180°00'32"
C16	90.67'	S8°06'34"E	83.05'	63.00'	82°27'47"
C17	35.24'	N7°15'32"W	32.39'	25.00'	80°45'44"
C18	52.98'	S46°09'33"E	52.98'	1025.00'	2°57'42"
C19	44.21'	S43°26'34"E	44.21'	1025.00'	2°28'16"
C20	124.60'	S45°46'36"E	124.52'	1000.00'	7°08'20"
C21	76.60'	S37°49'05"E	76.53'	500.00'	8°46'41"
C22	35.93'	S40°14'47"E	35.93'	525.00'	3°55'18"
C23	44.50'	S35°51'26"E	44.49'	525.00'	4°51'23"
C24	44.95'	N84°56'26"W	39.14'	25.00'	103°01'24"
C25	66.30'	N42°55'33"W	66.00'	200.00'	18°59'37"

CURVE TABLE					
CURVE #	LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C26	35.91'	N38°34'24"W	35.87'	200.00'	10°17'19"
C27	30.39'	N48°04'12"W	30.36'	200.00'	8°42'17"
C28	41.87'	N4°26'15"W	37.15'	25.00'	95°58'13"
C29	51.25'	S40°40'41"E	50.89'	125.00'	23°29'21"
C30	5.46'	S27°40'59"E	5.46'	125.00'	2°30'03"
C31	45.36'	S39°25'40"E	44.97'	100.00'	25°59'23"
C32	24.06'	N54°00'28"W	23.15'	25.00'	55°09'00"
C33	26.01'	S69°39'31"E	25.83'	62.50'	23°50'54"
C34	66.89'	S27°04'29"E	63.74'	62.50'	61°19'10"
C35	94.15'	S46°44'20"W	85.50'	62.50'	86°18'29"
C36	75.91'	S45°52'00"E	75.91'	8528.37'	0°30'36"
C37	73.00'	S46°22'00"E	73.00'	8528.37'	0°29'26"
C38	80.03'	S46°52'51"E	80.03'	8528.37'	0°32'16"
C39	80.27'	S47°25'09"E	80.27'	8528.37'	0°32'21"
C40	80.26'	S47°57'31"E	80.26'	8528.37'	0°32'21"
C41	79.39'	S48°29'41"E	79.39'	8528.37'	0°32'00"
C42	145.77'	S49°15'04"E	145.76'	8528.37'	0°58'45"
C43	220.14'	S50°24'22"E	220.14'	12079.29'	1°02'39"

LEGEND

- FOUND SECTION CORNER MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SET ½" REBAR AND CAP STAMPED LS 37930

PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
BLM	BUREAU OF LAND MANAGEMENT
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
NVAE	NON VEHICULAR ACCESS EASEMENT
212-17-XXX	ASSESSOR'S PARCEL NUMBER
(R)	RECORDED INFORMATION
AC	ALUMINUM CAP
PC	PLASTIC CAP

PAINTED SKY
Engineering & Surveying, LLC
www.paintedskyes.com
176 North Main Street
Snowflake, Arizona 85937
PHONE: 928.537.7218

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37930
DANIEL ALLEN FOSTER
Date Signed: 10/20/23
ARIZONA U.S.A.
D. Allen Foster
EXPIRES 9-30-25

MARK	DATE	DESCRIPTION	BY

Casa Development, LLC
Pinetop / Lakeside, Arizona
APN 212-17-001C
A 20 LOT SUBDIVISION

FINAL PLAT FOR BIG BEAR ESTATES

Project No.:	180264-21001
Designed By:	JDFC
Drawn By:	JDFC
Checked By:	AF

V-101
2

Bar Measures 1 inch

10/20/2023 6:49:24 PM - P:\SNOWFLAKE P DRIVE\180264\180264-21001\CADMODEL\FILES\AUTOCAD 2017\FINAL PLAT\FINAL PLAT (RR 10-17-23).DWG - DOUG BRIMHALL



LEGEND

⊕	FOUND SECTION CORNER MONUMENT (AS NOTED)
⊙	FOUND MONUMENT (AS NOTED)
•	SET ½" REBAR AND CAP STAMPED LS 37930
PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
BLM	BUREAU OF LAND MANAGEMENT
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
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176 North Main Street
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37930
DANIEL ALLEN
FOSTER
Date Signed 10/20/23
ARIZONA U.S.A.
D. Allen Foster
EXPIRES 9-30-25

MARK	DATE	DESCRIPTION

Casa Development, LLC
Prescott / Lakeside, Arizona

APN 212-17-001C
A 20 LOT SUBDIVISION

FINAL PLAT FOR BIG BEAR ESTATES

Project No.:	180264-21001
Designed By:	JDFC
Drawn By:	JDFC
Checked By:	AF

V-102
2

Bar Measures 1 inch

10/20/2023 6:42:27 PM - P:\SNOWFLAKE P DRIVE\180264\180264-21001\CAD\MODEL FILES\AUTOCAD 2017\FINAL PLAT\FINAL PLAT (RR 10-17-23).DWG - DOUG BRIMHALL

NAVAJO COUNTY

BOARD OF SUPERVISORS

Public Meeting
11/12/2024 • 9:00 AM

BOARD OF SUPERVISORS AGENDA ITEM

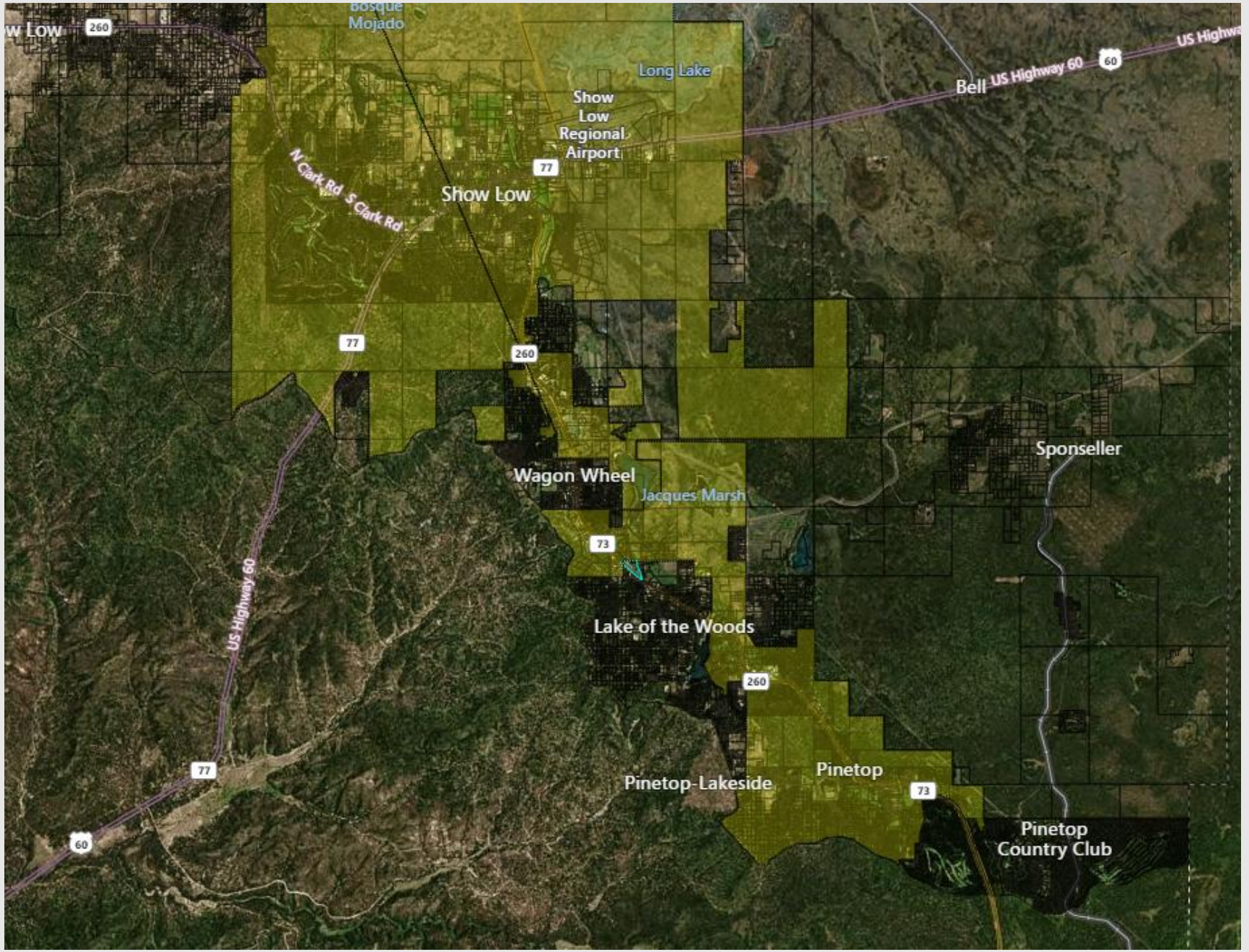
FP 23-001 BIG BEAR ESTATES FINAL PLAT

Consideration of a request for a Final Plat for a 20-lot single-family residential subdivision. The site is zoned C-R Commercial-Residential, located on one parcel consisting of 24.28 acres in Lakeside. APN# 212-17-001C, T09N, R22E, S15. Owner: Casa Development, LLC. Agent: John Otis.

PROJECT SUMMARY

- Area – APN # 212-17-001C
- Parcel Size – 24.28-acres
- Zoning: Commercial-Residential
- The proposed project features the following:
  - 20 single-family residential lots
  - Private roads internal to the subdivision
  - Private, gated access
  - Open space for a riparian wildlife corridor on approximately 15.87-acres
  - Public utility and drainage easements

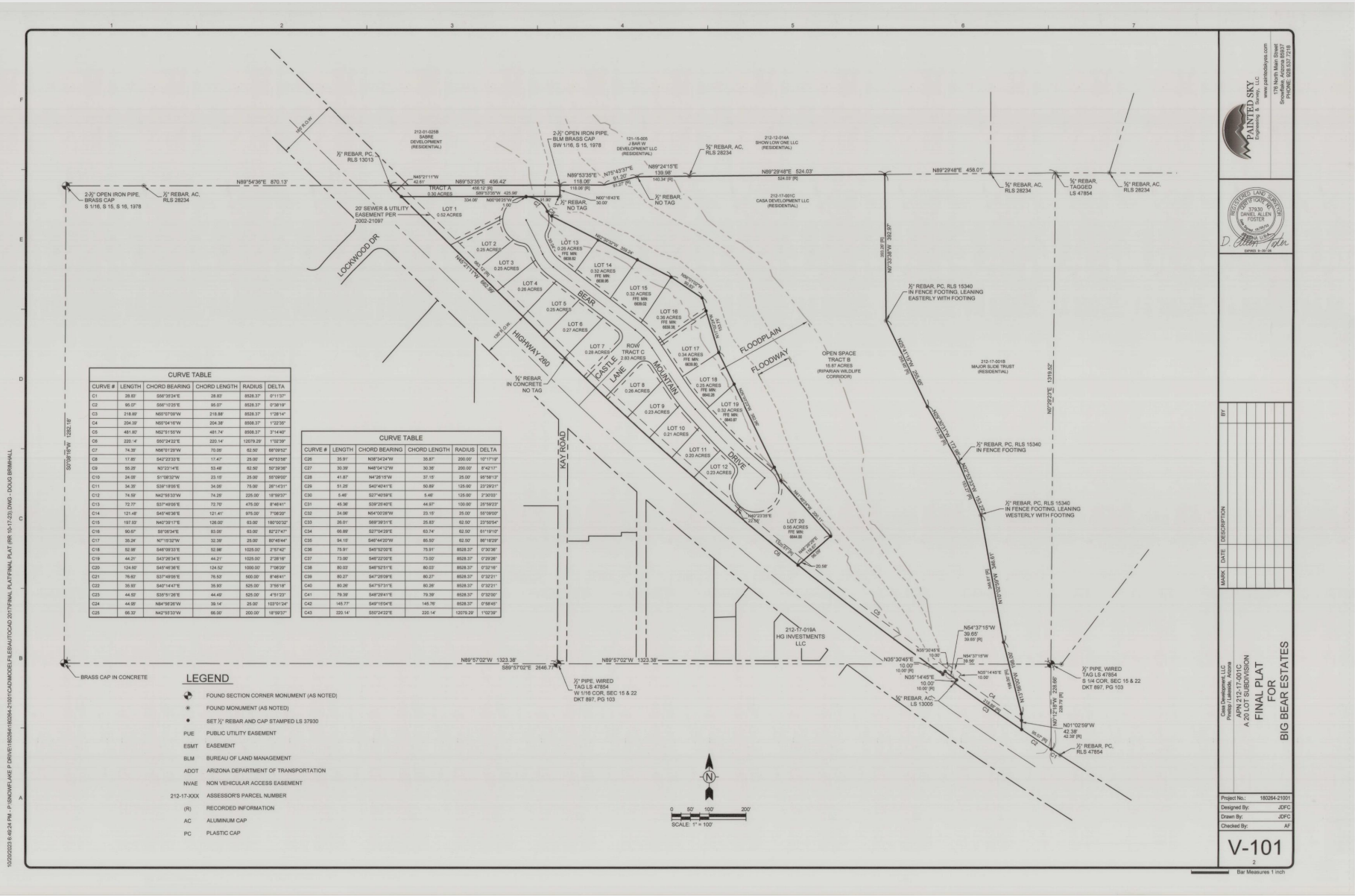
VICINITY MAP



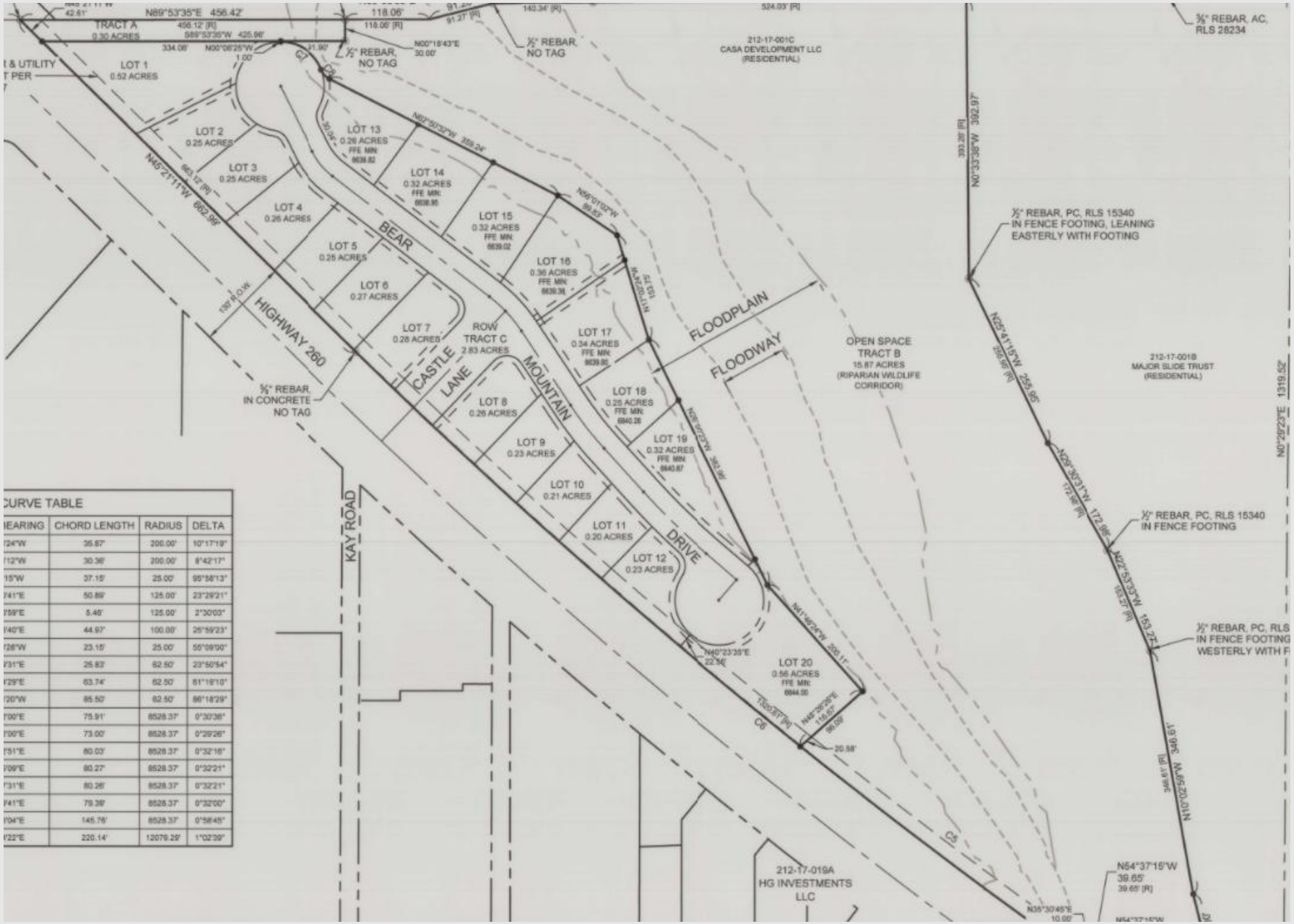
AERIAL


Maverick Ln
Maverick Ln
73
Lockwood Dr
Kay Rd
Kay Rd
W White Mountain Blvd
Vallery Ln
Vallery Ln
260
Coconino Way
W White Mountain

FINAL PLAT


FINAL PLAT FOR BIG BEAR ESTATES
APN 212-17-001C
A 20 LOT SUBDIVISION
V-101
LOCKWOOD DR
BEAR
CASTLE
LANE
MOUNTAIN
DRIVE
HIGHWAY 260
KAY ROAD
FLOODPLAIN
FLOODWAY
OPEN SPACE TRACT B 15.87 ACRES (RIPARIAN WILDLIFE CORRIDOR)
TRACT A 0.30 ACRES
ROW TRACT C 2.83 ACRES
20' SEWER & UTILITY EASEMENT PER 2002-21097
LOT 1 0.52 ACRES
LOT 2 0.25 ACRES
LOT 3 0.25 ACRES
LOT 4 0.26 ACRES
LOT 5 0.25 ACRES
LOT 6 0.27 ACRES
LOT 7 0.29 ACRES
LOT 8 0.26 ACRES
LOT 9 0.23 ACRES
LOT 10 0.21 ACRES
LOT 11 0.20 ACRES
LOT 12 0.23 ACRES
LOT 13 0.26 ACRES
LOT 14 0.32 ACRES
LOT 15 0.32 ACRES
LOT 16 0.39 ACRES
LOT 17 0.34 ACRES
LOT 18 0.25 ACRES
LOT 19 0.32 ACRES
LOT 20 0.50 ACRES
2-½" OPEN IRON PIPE, BRASS CAP S 1/16, S 15, S 16, 1978
½" REBAR, AC, RLS 28234
½" REBAR, PC, RLS 13013
½" REBAR, NO TAG
½" REBAR, TAGGED LS 47854
½" REBAR, PC, RLS 15340 IN FENCE FOOTING, LEANING EASTERLY WITH FOOTING
½" REBAR, PC, RLS 15340 IN FENCE FOOTING
½" REBAR, PC, RLS 15340 IN FENCE FOOTING, LEANING WESTERLY WITH FOOTING
½" REBAR IN CONCRETE NO TAG
½" REBAR, AC, LS 13005
½" REBAR, PC, RLS 47854
½" PIPE, WIRED TAG LS 47854 W 1/16 COR, SEC 15 & 22 DKT 897, PG 103
½" PIPE, WIRED TAG LS 47854 S 1/4 COR, SEC 15 & 22 DKT 897, PG 103
BRASS CAP IN CONCRETE
N89°54'36"E 870.13'
N89°53'35"E 456.42'
N89°53'35"E 118.00'
N89°24'15"E 139.98'
N89°29'48"E 524.03'
N89°27'48"E 458.01'
N89°57'02"W 1323.38'
N89°57'02"W 1323.38'
S89°57'02"E 2646.77'
S0°08'15"W 2652.18'
N0°29'23"E 1319.52'
N0°23'58"W 392.97'
N54°37'15"W 39.65'
N35°30'46"E 10.00'
N35°14'46"E 10.00'
N28°14'45"E 10.00'
N01°02'59"W 42.39'
N01°21'18"W 228.66'
N54°21'17"W 662.58'
N54°21'17"W 172.08'
N54°21'17"W 490.50'
N54°21'17"W 490.50

FINAL PLAT


TRACT A
0.30 ACRES
LOT 1
0.52 ACRES
LOT 2
0.25 ACRES
LOT 3
0.25 ACRES
LOT 4
0.26 ACRES
LOT 5
0.25 ACRES
LOT 6
0.27 ACRES
LOT 7
0.28 ACRES
LOT 8
0.26 ACRES
LOT 9
0.23 ACRES
LOT 10
0.21 ACRES
LOT 11
0.20 ACRES
LOT 12
0.23 ACRES
LOT 13
0.26 ACRES
LOT 14
0.32 ACRES
LOT 15
0.32 ACRES
LOT 16
0.36 ACRES
LOT 17
0.34 ACRES
LOT 18
0.25 ACRES
LOT 19
0.32 ACRES
LOT 20
0.56 ACRES
ROW
TRACT C
2.83 ACRES
OPEN SPACE
TRACT B
15.87 ACRES
(RIPARIAN WILDLIFE
CORRIDOR)
BEAR
CASTLE
LANE
MOUNTAIN
DRIVE
HIGHWAY 260
KAY ROAD
FLOODPLAIN
FLOODWAY
½" REBAR, NO TAG
⅜" REBAR IN CONCRETE NO TAG
½" REBAR, PC, RLS 15340 IN FENCE FOOTING, LEANING EASTERLY WITH FOOTING
½" REBAR, PC, RLS 15340 IN FENCE FOOTING
⅜" REBAR, AC, RLS 28234
212-17-001C
CASA DEVELOPMENT LLC
(RESIDENTIAL)
212-17-001B
MAJOR SLIDE TRUST
(RESIDENTIAL)
212-17-019A
HG INVESTMENTS LLC
CURVE TABLE
BEARING | CHORD LENGTH | RADIUS | DELTA
C1 | 35.87' | 200.00' | 10°17'19"
C2 | 30.36' | 200.00' | 8°42'17"
C3 | 37.15' | 25.00' | 95°58'13"
C4 | 50.89' | 125.00' | 23°29'21"
C5 | 5.46' | 125.00' | 2°30'03"
C6 | 44.97' | 100.00' | 25°59'23"
C7 | 23.15' | 25.00' | 55°09'00"
C8 | 25.83' | 62.50' | 23°50'54"
C9 | 63.74' | 62.50' | 61°19'10"
C10 | 85.50' | 62.50' | 86°18'29"
C11 | 75.91' | 8528.37' | 0°30'36"
C12 | 73.00' | 8528.37' | 0°29'26"
C13 | 80.03' | 8528.37' | 0°32'16"
C14 | 80.27' | 8528.37' | 0°32'21"
C15 | 80.26' | 8528.37' | 0°32'21"
C16 | 79.39' | 8528.37' | 0°32'00"
C17 | 145.76' | 8528.37' | 0°58'45"
C18 | 220.14' | 12079.29' | 1°02'39"

RECOMMENDATION

Planning and Development Services Staff recommend approval of this Final Plat, subject to the following condition:

1. Approval is conditioned upon all subdivision requirements being substantially completed within twenty-four (24) months after the date of Final Plat approval (or any extension thereof which may be granted by the Board of Supervisors, as evidenced by the recordation of a resolution of extension in the Office of the Navajo County Recorder). If the improvements are not substantially completed within twenty-four (24) months (or any extension thereof), the approval shall be revoked, and the Final Plat no longer approved. This condition shall be conclusively deemed to have been satisfied unless the Navajo County Board of Supervisors causes a notice of revocation to be recorded in the Office of the Navajo County Recorder within thirty (30) days after the expiration of the twenty-four (24) month period (or any extension thereof).

Board of Supervisors Regular **6. c.**

Meeting Date: 11/12/2024

Title: SUP 24-007: RED HILLS SOLAR ENERGY GENERATION FACILITY, DISTRICT III

Submitted By: Tyler Richards, Planner I

Department: Planning & Development Services

Presented By: Tyler Richards

Motion before the Board:

PUBLIC HEARING: Consideration and possible adoption of **Resolution 46-24,** approving/denying a request by Stellar Red Hills Solar, LLC, for a Special Use Permit to allow for the construction and operation of a 1,000MW solar power generation facility, as well as a 1,000MW, 4-hour, battery energy storage system (BESS), and associated facilities on approximately 9,213 acres of land located 3.5 miles northwest of Snowflake, Arizona.

Background:

APN# : 202-26-002, 202-26-009, 202-27-002, 202-26-001, 202-27-003L, 202-27-003J, 202-50-002, 202-50-003, 202-50-005, 202-50-007, 202-50-009, 202-50-010, 202-50-011, 202-50-012, 202-26-015.

The majority of parcels for this project are vacant and have historically been used for grazing land and other associated ranching activities. The applicant is proposing a 1,000MW solar energy facility, with an additional 1,000MW, 4-hour, battery energy storage system (BESS) on approximately 9,213 acres of land, located approximately 3.5 northwest of Snowflake, Arizona.

Recommendation:

Planning and Development Services staff recommend approval of this Special Use Permit, subject to the conditions listed in the Staff Report. The Navajo County Planning and Zoning Commission voted to recommend approval of the Special Use Permit, subject to the conditions listed in the Staff Report.

Attachments

Staff Report
Reso. Approval
Reso. Deny
Presentation
Application
Site Plan

Form Review

Inbox	Reviewed By	Date
Brandt Clark	Brandt Clark	10/31/2024 03:22 PM
Form Started By: Tyler Richards		Started On: 10/31/2024 09:54 AM
Final Approval Date: 10/31/2024		

NAVAJO COUNTY PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

STAFF REPORT

BOARD OF SUPERVISORS

Hearing Date: **November 12th, 2024**

Case No: **SUP 24-007**

Action: **Special Use Permit**

Applicant/Owner: **Stellar Red Hills Solar, LLC/ Aztec Land and Cattle Co., Flake Ranch, LLC, Langley NZ Ranches LLC, Arizona State Land Department**

Project Name: **Red Hills Solar Energy Generation Facility**

EXECUTIVE SUMMARY

Recommendation: Staff recommend approval of the Special Use Permit, subject to the conditions of this Staff Report. The Navajo County Planning and Zoning Commission voted to recommend approval of the Special Use Permit, subject to the conditions listed in this Staff Report.

Location: The properties are located approximately 5.6 miles northwest of Snowflake, Arizona. The parcels are identified as APNs# #: 202-26-002, 202-26-009, 202-27-002, 202-26-001, 202-27-003L, 202-27-003J, 202-50-002, 202-50-003, 202-50-005, 202-50-007, 202-50-009, 202-50-010, 202-50-011, 202-50-012, 202-26-015.

Size: Fifteen (15) parcels totaling approximately 9,213 acres in size.

Supervisor District: III.

Zoning: RU-20

Property Owners: Aztec Land and Cattle Co., Flake Ranch, LLC., Langley NZ Ranches, LLC., Arizona State Land Department

Applicant: Stellar Red Hills Solar, LLC.

Representative: Ty Utton

REQUEST DESCRIPTION:

A request by Stellar Red Hills Solar, LLC., for a Special Use Permit to allow for the construction and operation of a 1,000MW utility-scale solar energy generation facility, and 1,000MW 4-hour battery energy storage system (BESS) and associated facilities on approximately 9,213 acres of land located northwest of Snowflake, Arizona.

GENERAL CHARACTER OF NEIGHBORHOOD:

The land in the vicinity of this project is zoned RU-20 or is owned by the State Land Department. The project area, as well as properties adjacent to the project, are primarily utilized for grazing purposes. The Apache Railroad, as well as State Route 77, lie to the east of the project area. The Smithfield Feed Mill and Hog Farm are located to the south of the project area. The Poseidon Wind Project surrounds most of the project area. The nearest residential neighborhood is located approximately 1.3 miles to the southeast of the project area.

HISTORY:

The majority of parcels for this project are vacant and have historically been used for grazing land and other associated ranching activities. The land is currently owned by Aztec Land and Cattle Company, LLC, Flake Ranch, LLC., Langley NZ Ranches, LLC., and the Arizona State Land Department.

PROJECT DESCRIPTION:

The applicant is proposing a photovoltaic solar energy facility with a BESS located approximately 5.6 miles northwest of Snowflake, Arizona. The project will encompass approximately 9,213 acres of land, and produce 1,000MW of electricity, with the potential to store an additional 1000MW of electricity for up to 4 hours.

If approved, the applicant has indicated construction will commence during the third quarter of 2026, will be developed in a single phase, and is expected to achieve full operation by the fourth quarter of 2028.

This project is designed to contain the following components for operation:

- Solar modules and racking systems.
- 34.5kV collection lines and on-site substation.
- 500kV gen-tie line, connecting to SRP Sugarloaf Substation.
- Battery energy storage system, with the potential to store an additional 1000MW of electricity for up to 4 hours.
- O&M building, and associated parking/laydown areas.
- Storage warehouse
- 7ft fencing with 3-strand barbed wire surrounding O&M facilities, substation, and BESS.
- New internal facility access roads, up to 20ft. wide.

ZONING DISTRICTS:

ARTICLE 4 - (RURAL 20) - RURAL ZONING DISTRICT TWENTY (20) ACRES PER DWELLING UNIT

Section 401 – Purpose

The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than twenty (20) acres in area is to discourage small lot or residential subdivisions

where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.

Section 402 – Use Regulations

A building or premises shall be used only for the following purposes:

> 6. Utility Facilities - Facilities for the delivery to the public, by a regulated public utility or a public entity, of water, gas, electricity, steam, hot or cold air, telecommunications and cable television service, or sewer service. This shall include the pipes, lines and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines). It shall not include generating plants, treatment plants, storage yards, business offices or other major utility facilities which may be allowed with a special use permit pursuant to article 20. It likewise shall not include television, radio or telecommunications towers and stations, which shall require a special use permit pursuant to Article 20.

ZONING ORDINANCE:

ARTICLE 20 – SPECIAL USES AND PLANNED UNIT DEVELOPMENTS

Section 2001 – Special Uses

The Board of Supervisors may permit as a Special Use the following uses in zoning districts from which they are otherwise prohibited by this Ordinance, unless any such use is further prohibited by this Article.

> 13. Electric power generating plants and facilities, including but not limited to those operated by nuclear or fossil fuel or solar, wind or geothermal energy.

COMPREHENSIVE PLAN/AREA PLAN:

Comprehensive Plan

The purpose of the Rural Edge character area is to provide lower density residential development, adjacent to Community Village. The character area is typically designated for property adjacent to existing or planned areas of higher density and for property generally within two miles of a highway, Projected Future Routes, or other significant roads in the area.

Land Use Element

The Land Use Element for Navajo County's Comprehensive Plan mentions that planning for land use in the County needs to include consideration for air quality and access to incident solar and wind energy for all character areas.

Goal 3: **To preserve and protect archaeological and historic resources for their aesthetic, scientific, educational, and cultural value.**

Policy 3-A: Where probable cause for discovery of cultural or archaeological resources exists, encourage property owner(s) to contact the Arizona State Historic Preservation Office.

- The applicant indicated they have completed a Class 1 Cultural Inventory Study, which identified seven (7) previously recorded sites within the Project Area. Two of the sites have been determined eligible for the National and Arizona Registers of Historic Places. National Historic Register sites will be avoided, or impacts mitigated in accordance with federal and state regulations.

Goal 5: **Improve the overall appearance of the County.**

Policy 5-A: Maintain natural scenic qualities of the County by identifying and protecting cultural resources; protecting wildlife habitat; natural plant communities and riparian areas; and encouraging scenic vistas.

- The applicant indicated they completed a preliminary environmental review report, which indicated a low likelihood of federal or state listed species that may use or pass through the project site.

- The Cultural Resources Assessment indicated a total of seven (7) cultural sites within the project area, with two having been recommended eligible for inclusion in the National Historic Register of Historic Places, and one recommended ineligible for inclusion. The other four sites' eligibility remains unknown. National Historic Register sites will be avoided, or impacts will be mitigated in accordance with federal and state regulations.

- Due to the topographic features of the land, as well as its remote location, there should be a minimal impact to the scenic viewsheds of the land.

Goal 6: **Maintain compatible land use patterns while encouraging free market development.**

Policy 6-B: Consider, if needed, providing for buffers between different land uses including, but not limited to, setbacks, walls or fences, and landscaping.

- Buffers for this project are not particularly necessary, given the topography of the land and scope of the project. Despite this, the applicant has indicated they will enclose areas of the project with a fence topped with barbed wire for public safety and security.

Policy 6-C: Require paved or other appropriately surfaced access to commercial and industrial uses.

- The project is accessible from State Route 277, via Rocking Chair Ranch Road, as well as from State Route 77, via an unnamed access road administered by the Bureau of Land Management.

Goal 7: **Facilitate commercial and industrial development, including business and technology uses, where appropriate to increase the sales tax and employment opportunities.**

Policy 7-B: Encourage the development of non-resource specific industrial uses along major roadways, rail heads, and airports and the development of resource specific industrial uses in appropriate remote

locations.

- This project is resource specific in nature. Given that it is located to the northwest of Snowflake, Arizona, it is in a location that is remote, yet has relatively close access to a collection substation, and has the potential to make for a suitable site for large-scale operations.

Goal 9: **Actively plan to accommodate growth in Navajo County in an appropriate manner.**

Policy 9-D: Encourage in-fill opportunities in the County to capitalize on existing infrastructure and reduce some growth-related costs.

- This project aims to utilize the currently existing SRP Sugarloaf Collection Substation that is in the area, while adding infrastructure as needed for this project.

Policy 9-F: Encourage development/installation of technology improvements including, but not limited to, high speed Internet lines and other communications improvements in Navajo County.

- This project, once completed, will provide a clean, renewable energy source for distribution.

Circulation Element

Goal 1: **Provide a range of circulation options that are safe and efficient and that complement local communities and the natural environment.**

Policy 1-B: Coordinate land use and circulation planning to encourage comprehensive and efficient development and growth patterns that support adjacent land uses, complement the character of adjacent communities and neighborhoods, and mitigate impacts on the natural environment.

- This project should have limited impacts on nearby lands, which are primarily used for grazing or are vacant RU-20 lands.

Goal 2: **Ensure quality design and development of the circulation system.**

Policy 2-F: Require developers of private circulation infrastructure to meet minimum County standards.

- The Applicant will be required to build all roadways to minimum County standards, ensuring access to the property by emergency and fire personnel and equipment, with a minimum weight-load of 75,000 lbs.

Analysis:

This project currently meets, or has indicated they will meet, a number of goals of the Land Use Element of the Navajo County Comprehensive Plan. The applicant has worked to identify any cultural resources ahead of time and by having a plan for what to do if cultural resources are encountered, this project will be using best practices to preserve any cultural or historical resources on the project site.

The applicant has completed surveys to assess the wildlife and habitat resources within the subject properties. There should be minimal impact on wildlife and protected species within this project area.

Appropriate access is indicated, with multiple access routes indicated throughout the project site, and main access coming off State Route 277, via Rocking Chair Ranch Road, and from State Route 77, via an unnamed BLM road. Road improvements on the unpaved portions will be made to ensure fire and emergency vehicle access. Public Works will review all traffic plans for delivery, construction, and other activities related to this project to ensure proper and safe access throughout the completion of this project.

The Comprehensive Plan notes that resource specific industries should be contained within appropriately remote areas. This project is located in a rural area, approximately 5.6 miles northwest of Snowflake, Arizona, which still offers access points along State Route 277, which will allow for easier transportation of equipment and access for employees.

Navajo County encourages instances of infill that capitalize on existing infrastructure, and while this project will not be infilling space in the traditional sense, as a business or group of homes might, it will be utilizing previously existing infrastructure. This project aims to utilize the preexisting SRP collection substation to connect to the electrical grid.

Navajo County Planning and Development Services staff have received one (1) comment in support of this proposal, and zero (0) against this proposal as of October 30th, 2024.

FINDINGS OF FACT:

1. **The item has been properly noticed and posted in compliance with Arizona Revised Statutes and Article 29.**

   This item was posted in the October 23rd, 2024, edition of The Holbrook Tribune. All postcards were mailed to neighbors within 300 feet of the property.

2. **The proposal is in compliance with the Comprehensive Plan.**

   The proposed project meets a variety of goals within Navajo County's Comprehensive Plan, as noted within this report.

3. **The proposed use is compatible with the permissible uses in the zoning district in which the property is located.**

   The proposed use is not allowed by-right in the zoning district in which the property is located, which is why a Special Use Permit is being requested.

4. **The proposed use is compatible with the current and likely future uses of properties in the vicinity of the proposed use.**

   The proposed use is compatible with current and likely future uses of the properties within its vicinity. Though not explicitly described within the Rural Edge character area, the property in question is remote, and similar to other land that has been deemed desirable for usage for solar power generation and storage. The surrounding parcels are either vacant grazing land or primarily vacant undeveloped rural land.

5. **The proposed use will have minimal adverse effects on the public health, safety, and general welfare of properties in the vicinity of the proposed use.**

   Given the rural nature of the property and the current makeup of the nearby landscape, there should be minimal adverse effects on the public health, safety, and general welfare of properties in the vicinity of the proposed use.

PUBLIC WORKS AND OTHER COUNTY DEPARTMENT'S COMMENTS:

COUNTY ATTORNEY:
Initial: B.C. Date:

ENGINEERING AND TRAFFIC:
Initial: B.B. Date:

DRAINAGE & FLOOD CONTROL:
Initial: W.F. Date:

PLANNING AND DEVELOPMENT:
Initial: C.C. Date:

PLANNING AND DEVELOPMENT RECOMMENDATION:

Planning and Development Services Staff, as well as the Navajo County Planning and Zoning Commission recommend approval of the Special Use Permit, subject to the following conditions:

1. The applicant must abide by all Federal, State, and Local laws and acquire any permits required by these jurisdictions.

2. All improvements and infrastructure, including, but not limited to, solar arrays, inverters, signs, temporary construction offices, storage facilities, etc., shall adhere to all applicable Navajo County Codes, Standards, and Ordinances and are subject to applicable building permit and/or other permitting processes. No building or structure may be constructed or occupied prior to complete compliance with all appropriate Public Works Department requirements. This shall include, but not be limited to, grading and drainage plans, flood control requirements as deemed necessary, and the issuance of building, construction and/or other permits for all proposed improvements and structures.

3. Prior to the issuance of any building or related permits and the commencement of construction, the following are to be submitted for review and approval by the Navajo County Public Works Department.

    a. A Transportation and Access Plan/Statement. The applicant shall submit a Transportation and Access Plan/Statement for the development of the Red Hills Solar project to the Navajo County Public Works Department for review and approval. The Transportation Plan shall, at a minimum, address the following:

        i. Site access. Provide specific and detailed information regarding off and on-site roadways, including roadway widths and surfacing. Also, if deemed necessary, provide additional information regarding existing on-site roadways/easements,

including title reports, other documentation regarding the roadway(s), exhibits, and/or legal descriptions indicating the existing and proposed alignments. Staff notes, and the applicant acknowledges, that the realignment, abandonment and/or dedication of roadways may require separate action by the Navajo County Board of Supervisors.

b. Construction Management Plan. The Applicant shall prepare a Construction Management Plan for the Solar Facility. The plan shall address the following:

   i. Traffic control methods (in coordination with the Department of Transportation prior to initiation of construction), including lane closures, signage, and flagging procedures.

   ii. Site access planning directing employee and delivery traffic to minimize conflicts with local traffic.

   iii. Lighting. During construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and safety lighting shall be exempt from this condition.

c. Construction Mitigation Plan. The applicant shall prepare a Construction Mitigation Plan for the Solar Facility. This plan shall address, at a minimum, the effective mitigation of dust, hours of construction activity, access and road improvements, and handling of general construction complaints.

d. Revegetation Plan. A revegetation plan shall be incorporated into the Stormwater Pollution Prevention Plan and consistent with Stormwater Permit requirements. The revegetation plan shall be prepared with input from the Natural Resources Conservation Service (NRCS) and landowner. The revegetation shall address areas disturbed during construction which are not permanently occupied with infrastructure. Permanent stabilization shall be applied within 12 months from the issuance of a Certificate of Occupancy. The ADEQ plan approval shall be deemed sufficient for Navajo County approval.

e. Restoration Plan. A restoration plan shall be prepared with input from the Natural Resources Conservation Service (NRCS) and approved by the landowner. The restoration plan shall be submitted to the County within twelve (12) months of cessation of use of the Solar Facility. Restoration shall begin within twelve (12) months of all grading and removal activities.

f. Grading and Drainage Plan. The Solar Facility shall be constructed in compliance with the County-approved grading plan as determined and approved by the Planning and Development Services Director or their designee prior to the commencement of any construction activities. The grading plan shall:

   i. Clearly show existing and proposed contours.

   ii. Note the locations and amount of soil to be removed, if any, and the percent of the site to be graded.

   iii. Limit grading to the greatest extent practicable by avoiding steep slopes and

laying out arrays parallel to landforms.

iv. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce stormwater storage needs.

g. Wildlife Corridors. The applicant shall identify access corridors for wildlife to navigate through the Solar Facility, as viable. The proposed wildlife corridors shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.

h. A fire control and prevention plan shall be provided as outlined in the Uniform Fire Code and as required by the local Fire District or State Fire Marshall.

i. Documentation confirming an Interconnection Agreement (or equivalent documentation).

j. Decommissioning.

i. Decommissioning Plan. Per Navajo County Code, Applicant shall be required to and shall address the removal of the facilities and the restoration of the site. Removal of the facilities and restoration of the site shall mean that all safety hazards created by the installation and operation of the Solar Facility shall be removed and the site shall be restored to its pre-project condition, to the extent reasonably possible, including the removal of foundations and footings to 36" below grade and the revegetation of any roads created or other areas graded or disturbed during the project. The applicant shall provide a decommissioning plan prior to the commencement of construction.

ii. Decommissioning Bond. The Applicant maintain a decommissioning bond in the amount of the full decommissioning cost at the end of the anticipated life of the project, net of salvage value, as estimated by a Professional Engineer registered in the State of Arizona. Said bond shall be reviewed and approved as to form, substance, and amount by the Public Works Department. The Engineer's estimate of decommissioning cost shall be renewed no less than every five years by a Professional Engineer registered in the State of Arizona, and a copy of each renewed estimate shall be provided to the Public Works Department for review and approval. The decommissioning bond shall be adjusted in accordance with the renewed cost estimate within 30 days after approval by the Public Works Department. The Applicant shall provide proof that the bond is in place on, or by, the tenth (10^{th}) anniversary of the Operations Date. The bond shall be provided for the benefit of Navajo County and all private lessors on whose land any portion of the project shall be located.

iii. Applicant Decommissioning. Within twelve (12) months after the cessation of use of the Solar Facility for electrical power generation or transmission, the applicant, or its successor, at its sole cost and expense, shall decommission the Solar Facility in accordance with the decommissioning plan approved by the County.

4. Floodplain Use Permits (where required) shall be obtained through the Navajo County Flood Control District prior to any construction.

5. Development and use of the site shall include efforts, consistent with Best Management Practices, to reduce and mitigate dust created by this project during construction and operation. Efforts shall also be made to reduce the removal of vegetation during construction and use of the site and any roadways that provide access to the site.

6. All outdoor lighting shall be fully shielded and shall be directed downward and shall be activated by motion detectors except where used for ongoing operations or maintenance, in which case such lighting should be shielded, cantered, or cut to ensure that light reaches only areas needing illumination.

7. Project fencing, if applicable, shall include minimum 18-inch by 18-inch signs warning of the presence of high voltage. Such signs shall be located a maximum of 300 feet apart and at all points of site ingress and egress. If there is no fencing surrounding portions of the project, such warning signs shall be placed on each transformer building and all points of ingress and egress.

8. Fencing shall be approved by Navajo County, prior to installation.

9. Material changes or modifications to this development or the site plan shall require an amendment to this Special Use Permit by the Navajo County Board of Supervisors through the public hearing process. Non-material changes that do not alter the approved scope of the project may be administratively approved by the Navajo County Public Works Department.

10. Power Purchase Agreement. At the time of the Applicant's site plan submission, the Applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of 80% of the Solar Facility's anticipated generation capacity for not less than 10 years from commencement of operation. Upon the County's request, the Applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.

11. Inspections. The applicant will allow designated County representatives or employees reasonable access to the facility for inspection purposes as set forth in their application.

12. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards, as applicable.

13. Development and operation of this site shall be in full compliance with the conditions as noted above for this Special Use Permit. Failure to develop and/or operate the site in full compliance may result in appropriate enforcement action, including, without limitation, injunctive relief.

14. This Special Use Permit and the subject site shall be reviewed and inspected by Planning and Development Staff on the fifth (5^{th}) anniversary of Board of Supervisors approval and every five (5) years thereafter to ensure the site is being utilized as approved and is in compliance with all conditions contained herein. If the subject site is found to be out of compliance with these conditions, this Special Use Permit and its privileges may be revoked.

RESOLUTION ____-24

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR RED HILLS SOLAR POWER GENERATION FACILITY

WHEREAS, an application for a Special Use Permit was duly filed on August 5th, 2024 by Stellar Red Hills Solar, LLC, for the construction and operation of a 1000MW solar energy generation facility, 1000MW, 4-hour, Battery Energy Storage System, and associated facilities on approximately 9,213 acres located northwest of the Snowflake area.

WHEREAS, the application concerns the following real properties in Navajo County: APNs# #: 202-26-002, 202-26-009, 202-27-002, 202-26-001, 202-27-003L, 202-27-003J, 202-50-002, 202-50-003, 202-50-005, 202-50-007, 202-50-009, 202-50-010, 202-50-011, 202-50-012, 202-26-015.

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on October 17th, 2024; and

WHEREAS, the Navajo County Board of Supervisors after considering the testimony and other evidence presented at the hearing, as well as the recommendations of Staff, found that the Special Use Permit is consistent with the public health, safety and general welfare and should be approved subject to the conditions set forth herein; and

NOW, THEREFORE BE IT RESOLVED the Board of Supervisors hereby approves the Special Use Permit, subject to the following conditions:

1. The applicant must abide by all Federal, State, and Local laws and acquire any permits required by these jurisdictions.

2. All improvements and infrastructure, including, but not limited to, solar arrays, inverters, signs, temporary construction offices, storage facilities, etc., shall adhere to all applicable Navajo County Codes, Standards, and Ordinances and are subject to applicable building permits and/or other permitting processes. No building or structure may be constructed or occupied prior to complete compliance with all appropriate Public Works Department requirements. This shall include, but not be limited to, grading and drainage plans, flood control requirements as deemed necessary, and the issuance of building, construction and/or other permits for all proposed improvements and structures.

3. Prior to the issuance of any building or related permits and the commencement of

construction, the following are to be submitted for review and approval by the Navajo County Public Works Department.

a. A Transportation and Access Plan/Statement. The applicant shall submit a Transportation and Access Plan/Statement for the development of the Red Hills Solar project to the Navajo County Public Works Department for review and approval. The Transportation Plan shall, at a minimum, address the following:

    i. Site access. Provide specific and detailed information regarding off and on-site roadways, including roadway widths and surfacing. Also, if deemed necessary, provide additional information regarding existing on-site roadways/easements, including title reports, other documentation regarding the roadway(s), exhibits, and/or legal descriptions indicating the existing and proposed alignments. Staff notes, and the applicant acknowledges that the realignment, abandonment and/or dedication of roadways may require separate action by the Navajo County Board of Supervisors.

b. Construction Management Plan. The Applicant shall prepare a Construction Management Plan for the Solar Facility. The plan shall address the following:

    i. Traffic control methods (in coordination with the Department of Transportation prior to initiation of construction), including lane closures, signage, and flagging procedures.

    ii. Site access planning directing employee and delivery traffic to minimize conflicts with local traffic.

    iii. Lighting. During the construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and safety lighting shall be exempt from this condition.

c. Construction Mitigation Plan. The applicant shall prepare a Construction Mitigation Plan for the Solar Facility. This plan shall address, at a minimum, the effective mitigation of dust, hours of construction activity, access and road improvements, and handling of general construction complaints.

d. Revegetation Plan. A revegetation plan shall be incorporated into the Stormwater Pollution Prevention Plan and consistent with Stormwater Permit requirements. The revegetation plan shall be prepared with input from the Natural Resources Conservation Service (NRCS) and landowner. The revegetation shall address areas disturbed during construction which are not permanently occupied with infrastructure. Permanent stabilization shall

be applied within 12 months from the issuance of a Certificate of Occupancy. The ADEQ plan approval shall be deemed sufficient for Navajo County approval.

e. Restoration Plan. A restoration plan shall be prepared with input from the Natural Resources Conservation Service (NRCS) and approved by the landowner. The restoration plan shall be submitted to the County within twelve (12) months of cessation of use of the Solar Facility. Restoration shall begin within twelve (12) months of all grading and removal activities.

f. Grading and Drainage Plan. The Solar Facility shall be constructed in compliance with the County-approved grading plan as determined and approved by the Planning and Development Services Director or their designee prior to the commencement of any construction activities. The grading plan shall:

    i. Clearly show existing and proposed contours.

    ii. Note the locations and amount of soil to be removed, if any, and the percent of the site to be graded.

    iii. Limit grading to the greatest extent practicable by avoiding steep slopes and laying out arrays parallel to landforms.

    iv. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce stormwater storage needs.

g. Wildlife Corridors. The applicant shall identify access corridors for wildlife to navigate through the Solar Facility, as viable. The proposed wildlife corridors shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.

h. A fire control and prevention plan shall be provided as outlined in the Uniform Fire Code and as required by the local Fire District or State Fire Marshall.

i. Documentation confirming an Interconnection Agreement (or equivalent documentation).

j. Decommissioning.

    i. Decommissioning Plan. Per Navajo County Code, Applicant shall be required to and shall address the removal of the facilities and the restoration of the site. Removal of the facilities and restoration of the

site shall mean that all safety hazards created by the installation and operation of the Solar Facility shall be removed and the site shall be restored to its pre-project condition, to the extent reasonably possible, including the removal of foundations and footings to 36" below grade and the revegetation of any roads created or other areas graded or disturbed during the project. The applicant shall provide a decommissioning plan prior to the commencement of construction.

ii. Decommissioning Bond. The Applicant maintains a decommissioning bond in the amount of the full decommissioning cost at the end of the anticipated life of the project, net of salvage value, as estimated by a Professional Engineer registered in the State of Arizona. Said bond shall be reviewed and approved as to form, substance, and amount by the Public Works Department. The Engineer's estimate of decommissioning cost shall be renewed no less than every five years by a Professional Engineer registered in the State of Arizona, and a copy of each renewed estimate shall be provided to the Public Works Department for review and approval. The decommissioning bond shall be adjusted in accordance with the renewed cost estimate within 30 days after approval by the Public Works Department. The Applicant shall provide proof that the bond is in place on, or by, the tenth (10^{th}) anniversary of the Operations Date. The bond shall be provided for the benefit of Navajo County and all private lessors on whose land any portion of the project shall be located.

iii. Applicant Decommissioning. Within twelve (12) months after the cessation of use of the Solar Facility for electrical power generation or transmission, the applicant, or its successor, at its sole cost and expense, shall decommission the Solar Facility in accordance with the decommissioning plan approved by the County.

4. Floodplain Use Permits (where required) shall be obtained through the Navajo County Flood Control District prior to any construction.

5. Development and use of the site shall include efforts, consistent with Best Management Practices, to reduce and mitigate dust created by this project during construction and operation. Efforts shall also be made to reduce the removal of vegetation during construction and use of the site and any roadways that provide access to the site.

6. All outdoor lighting shall be fully shielded and shall be directed downward and shall be activated by motion detectors except where used for ongoing operations or maintenance, in which case such lighting should be shielded, cantered, or cut to ensure that light reaches only areas needing illumination.

7. Project fencing, if applicable, shall include minimum 18-inch by 18-inch signs warning of the presence of high voltage. Such signs shall be located a maximum of 300 feet apart and at all points of site ingress and egress. If there is no fencing surrounding portions of the project, such warning signs shall be placed on each transformer building and all points of ingress and egress.

8. Fencing shall be approved by Navajo County, prior to installation.

9. Material changes or modifications to this development or the site plan shall require an amendment to this Special Use Permit by the Navajo County Board of Supervisors through the public hearing process. Non-material changes that do not alter the approved scope of the project may be administratively approved by the Navajo County Public Works Department.

10. Power Purchase Agreement. At the time of the Applicant's site plan submission, the Applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of 80% of the Solar Facility's anticipated generation capacity for not less than 10 years from commencement of operation. Upon the County's request, the Applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.

11. Inspections. The applicant will allow designated County representatives or employees reasonable access to the facility for inspection purposes as set forth in their application.

12. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards, as applicable.

13. Development and operation of this site shall be in full compliance with the conditions as noted above for this Special Use Permit. Failure to develop and/or operate the site in full compliance may result in appropriate enforcement action, including, without limitation, injunctive relief.

14. This Special Use Permit and the subject site shall be reviewed and inspected by Planning and Development Staff on the fifth (5^{th}) anniversary of the Board of Supervisors approval and every five (5) years thereafter to ensure the site is being utilized as approved and is in compliance with all conditions contained herein. If the subject site is found to be out of compliance with these conditions, this Special Use Permit and its privileges may be revoked.

PASSED AND ADOPTED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on this 12th day of November, 2024.

NAVAJO COUNTY BOARD OF SUPERVISORS

By _____
Jason Whiting, Chairman of the Board

ATTEST:

_____
Melissa W. Buckley, Clerk of the Board

RESOLUTION ____-24

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS DENYING A SPECIAL USE PERMIT FOR RED HILLS SOLAR POWER GENERATION FACILITY

WHEREAS, an application for a Special Use Permit was duly filed on August 5th, 2024, by Stellar Red Hills Solar, LLC, for the construction and operation of a 1,000MW solar power generation facility, 1000MW, 4-hour, Battery Energy Storage System, and associated facilities on approximately 9,213 acres located northwest of the Snowflake area; and

WHEREAS, the application concerns the following real properties in Navajo County: APNs#: 202-26-002, 202-26-009, 202-27-002, 202-26-001, 202-27-003L, 202-27-003J, 202-50-002, 202-50-003, 202-50-005, 202-50-007, 202-50-009, 202-50-010, 202-50-011, 202-50-012, 202-26-015.

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on October 17th, 2024; and

WHEREAS, the Navajo County Board of Supervisors after considering the testimony and other evidence presented at the hearing, as well as the recommendations of Staff, found that the Special Use Permit is not consistent with the public health, safety and general welfare and should be denied; and

NOW, THEREFORE BE IT RESOLVED the Board of Supervisors hereby deny the Special Use Permit.

DENIED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on this 12th day of November, 2024.

NAVAJO COUNTY BOARD OF SUPERVISORS

By _____
Jason Whiting, Chairman of the Board

ATTEST:

_____
Melissa W. Buckley, Clerk of the Board

NAVAJO COUNTY

BOARD OF SUPERVISORS

Public Meeting

11/12/2024 – 9:00 AM

BOARD OF SUPERVISORS AGENDA ITEM

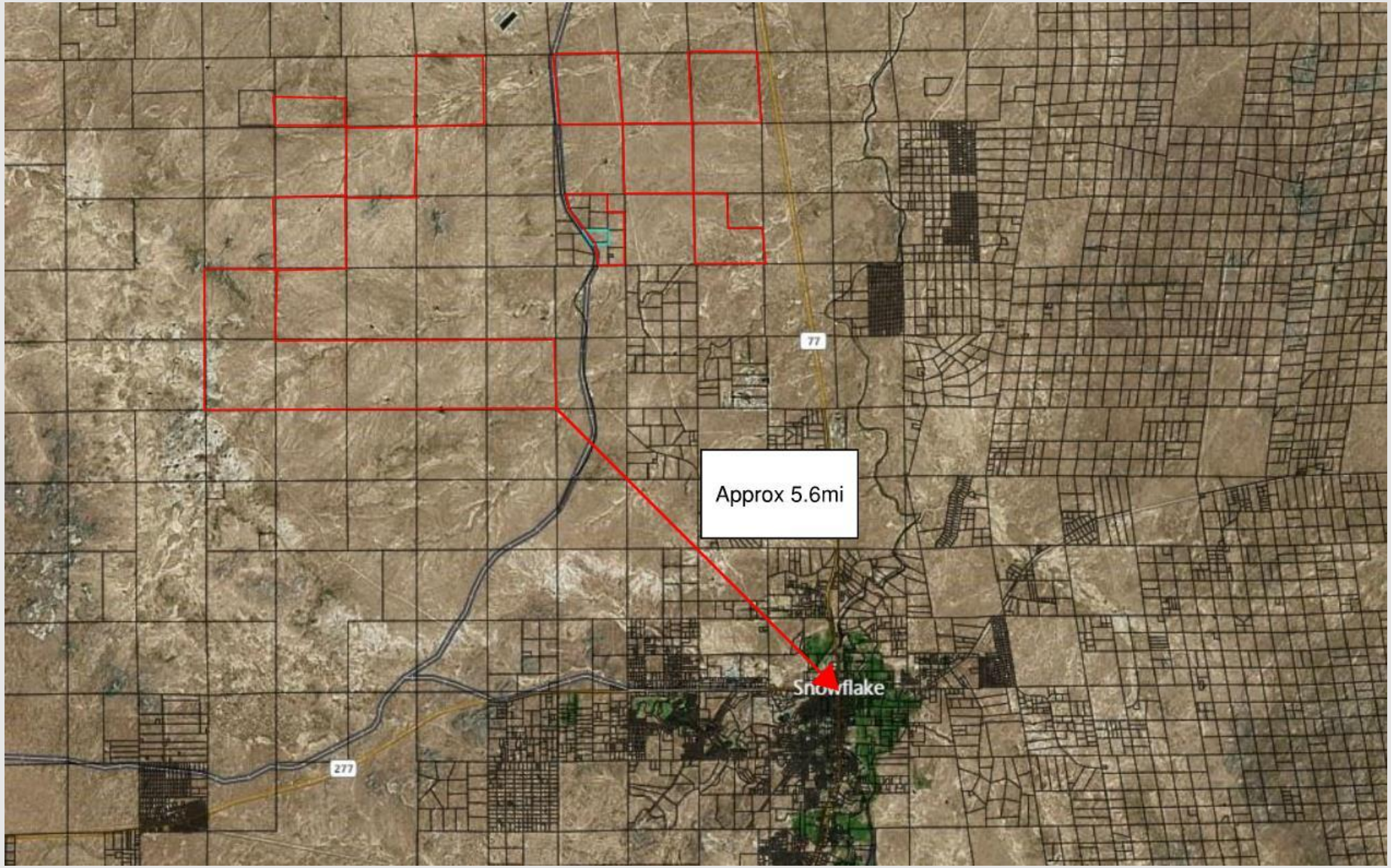
SUP 24-007: RED HILLS SOLAR ENERGY GENERATION FACILTY

A request by Stellar Red Hills Solar, LLC., for a Special Use Permit to allow for the construction and operation of a 1,000MW utility-scale solar energy generation facility, and 1,000MW 4-hour battery energy storage system (BESS) and associated facilities on approximately 9,213 acres of land located northwest of Snowflake, Arizona.

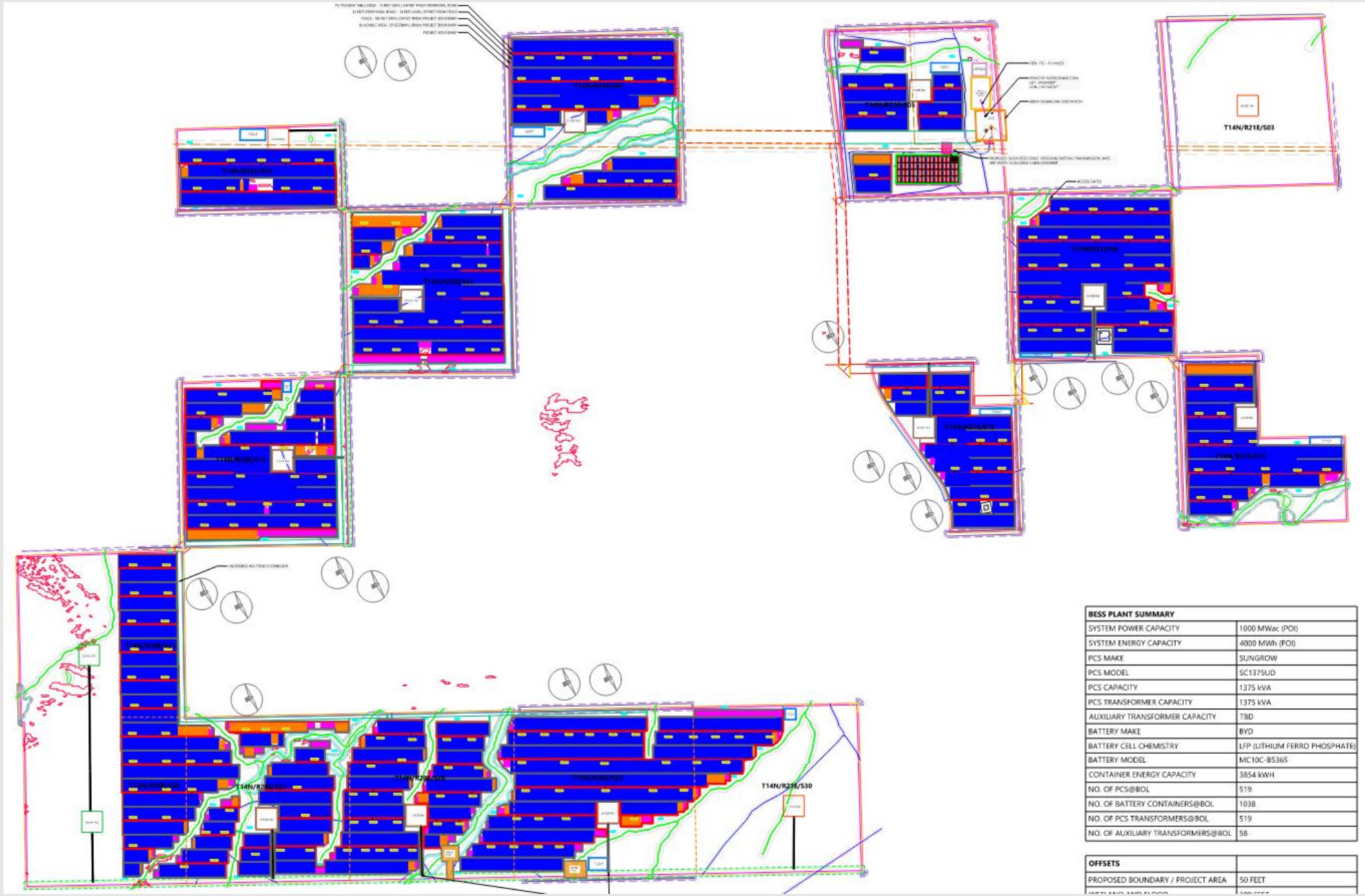
PROJECT SUMMARY

- Located approximately 5.6 miles northwest of Snowflake, Arizona. The parcels are identified as APNs# #: 202-26-002, 202-26-009, 202-27-002, 202-26-001, 202-27-003L, 202-27-003J, 202-50-002, 202-50-003, 202-50-005, 202-50-007, 202-50-009, 202-50-010, 202-50-011, 202-50-012, 202-26-015.
- Fifteen (15) parcels, totaling approximately 9,213 acres in size.
- Zoning: RU-20
- Owner: Aztec Land and Cattle Co., Flake Ranch, LLC., Langley NZ Ranches, LLC., Arizona State Land Department
- Project Components
  - Solar modules and racking systems
  - 34.5kV collection lines and on-site substation
  - 500kV gen-tie line, connecting to SRP Sugarloaf Substation
  - Battery energy storage system (BESS), with potential to store an additional 1000mw of electricity for up to 4 hours.
  - O&M building, and associated parking/laydown areas
  - 7ft fencing with 3-strand barbed wire surrounding O&M facilities, substation, and BESS

VICINITY MAP



SITE PLAN



BESS PLANT SUMMARY	
SYSTEM POWER CAPACITY	1000 MWac (POI)
SYSTEM ENERGY CAPACITY	4000 MWh (POI)
PCS MAKE	SUNGROW
PCS MODEL	SC1375UD
PCS CAPACITY	1375 kVA
PCS TRANSFORMER CAPACITY	1375 kVA
AUXILIARY TRANSFORMER CAPACITY	TBD
BATTERY MAKE	BYD
BATTERY CELL CHEMISTRY	LFP (LITHIUM FERRO PHOSPHATE)
BATTERY MODEL	MC10C-B5365
CONTAINER ENERGY CAPACITY	3854 kWH
NO. OF PCS@BOL	519
NO. OF BATTERY CONTAINERS@BOL	1038
NO. OF PCS TRANSFORMERS@BOL	519
NO. OF AUXILIARY TRANSFORMERS@BOL	58

OFFSETS	
PROPOSED BOUNDARY / PROJECT AREA	50 FEET

SUBMITTAL PROCESS



RECOMMENDATION

Navajo County Planning and Development Services Staff recommend approval of the Special Use Permit for Red Hills Solar Energy Generation Facility, subject to the 14 conditions listed in the Staff Report.

The Navajo County Planning and Zoning Commission voted to recommend approval of the Special Use Permit, subject to the 14 conditions listed in the Staff Report.

APN	OWNER	ATTN	ADDRESS LINE 1	ADDRESS LINE 2
APN: 202-50-006	Langley Nz Ranches LlcOrion Us Land Holding Co Llc*		14643 Dallas Pkwy Ste 250	Dallas, TX 752548905
APN: 202-27-034	Usa		517 Gold Ave Sw	Albuquerque, NM 87102-3117
APN: 202-50-017	Langley Nz Ranches Llc		2738 E Guadalupe Rd	Gilbert, AZ 85234-5100
APN: 202-26-003	Bearden Kent G & Belinda A (Cprs) 1/6Bearden Todd C & Kristine L (Cprs) 1/6 (Et All)		Po Box 353	Waterford, CA 953860353
APN: 202-01-013	Arizona State Of		Po Box 668	Holbrook, AZ 860250668
APN: 202-26-002	Aztec Land & Cattle Co	C/O Stephen M Brophy	4647 N 32Nd St Ste 240	Phoenix, AZ 850183347
APN: 202-26-007	Rocking Chair Ranch Inc		Po Box 2676	Snowflake, AZ 85937-2676
APN: 202-27-004	Flake Gaylan K & Donna J		465 E Belly Button Ln	Snowflake, AZ 85937-5622
APN: 202-26-010	Rocking Chair Ranch		Po Box 2676	Snowflake, AZ 85937-2676
APN: 202-26-004	R D S IncHaran Eleanor C Trustee	Rocking Chair Ranch Inc	Po Box 2676	Snowflake, AZ 85937-2676
APN: 202-27-005B	Flake Gaylan & DonnaStradling Molly & Justin	Rowley Karen & Billy Flake Wade & Lora	465 E Belly Button Ln	Snowflake, AZ 85937-5622
APN: 202-26-012	Flake Ranch Llc		1020 W Flake Ave	Snowflake, AZ 85937-5093
APN: 110-03-013	Pffj Llc		Po Box 778147	Henderson, NV 890778147
APN: 110-03-016	U S AUsda Forest Services		517 Gold Ave Sw	Albuquerque, NM 87102-3117
APN: 110-03-002D	Aztec Despain Ranch Llc	C/O Stephen M Brophy	4647 N 32Nd St Ste 240	Phoenix, AZ 850183347
APN: 202-50-020	Nichols Monty P & Clara L Trustees		11089 E Hummingbird Ln	Gold Canyon, AZ 851189835

NAVAJO COUNTY
PLANNING & DEVELOPMENT SERVICES
Post Office Box 668 - 100 W. Public Works Dr.
Holbrook, Arizona 86025
(928) 524-4100 FAX (928) 524-4122

SPECIAL USE PERMIT APPLICATION

OWNER INFORMATION:

OWNER'S NAME: Stellar Red Hills Solar

CONTACT PHONE NO.: (928) 322-3021 E-MAIL: melissa@stellarpower.us

MAILING ADDRESS: 14643 Dallas Parkway, Suite 250

CITY: Dallas STATE: Texas ZIP CODE: 75254

AGENT/POINT OF CONTACT INFORMATION:

CONTACT'S NAME: Kristin Miller

COMPANY NAME: SWCA Environmental Consultants

CONTACT PHONE NO.: (928) 250-6756 E-MAIL: kristin.miller@swca.com

MAILING ADDRESS: 1750 S Woodlands Village Boulevard, Suite 200

CITY: Flagstaff STATE: Arizona ZIP CODE: 86001

AGENT/POINT OF CONTACT INFORMATION:

CONTACT'S NAME: Ty Utton

COMPANY NAME: Rose Law Group

CONTACT PHONE NO.: (480) 944-4189 E-MAIL: tutton@roselawgroup.com

MAILING ADDRESS: 7144 E Stetson Drive, Suite 300

CITY: Scottsdale STATE: Arizona ZIP CODE: 85251

SITE & PROPOSAL INFORMATION:

PROJECT NAME: Stellar Red Hills Solar

PRESENT USE OF PROPERTY: Vacant and agricultural land

PROPOSED USE OF PROPERTY: Renewable energy

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 3, only as to the area south of the SRP 500 kV, ASSESSOR PARCEL NO.: 202-26-002

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 11, ASSESSOR PARCEL NO.: 202-26-002

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 15, ASSESSOR PARCEL NO.: 202-26-002

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 21, ASSESSOR PARCEL NO.: 202-26-002

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 25, ASSESSOR PARCEL NO.: 202-26-002

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 26, ASSESSOR PARCEL NO.: 202-26-009

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 27, ASSESSOR PARCEL NO.: 202-26-002

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 28, ASSESSOR PARCEL NO.: 202-26-009

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 30, ASSESSOR PARCEL NO.: 202-27-002

LEGAL DESCRIPTION: T 14 N – R 20 E, SECTION 1, ASSESSOR PARCEL NO.: 202-26-001

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 3, ASSESSOR PARCEL NO.: 202-27-003L

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 5, ASSESSOR PARCEL NO.: 202-27-003L

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 9, ASSESSOR PARCEL NO.: 202-27-003J

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 15, ASSESSOR PARCEL NO.: 202-27-003J

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-002

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-003

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-005

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-006

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-007

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-009

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-010

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-011

LEGAL DESCRIPTION: T 14 N – R 21 E, SECTION 17, ASSESSOR PARCEL NO.: 202-50-012

SUBDIVISION NAME: _____ LOT: _____

RURAL ADDRESS: 34.639108, 110.135983 AREA: _____

TOTAL PARCEL ACREAGE: 9,199.15 DATE OF OWNERSHIP: The project achieved site control between February 3, 2023 and July 1, 2023.

CURRENT ZONING: (Please check appropriate Zoning Classification)

☐ A-Gen	☒ RU-20	☐ RU-10	☐ RU-5	☐ RU-1	☐ R1-43	☐ R1-10
☐ R-2	☐ R-3	☐ C-R	☐ I-1	☐ I-2	☐ Special Development	

PROPOSED ZONING:

☐ A-Gen	☒ RU-20	☐ RU-10	☐ RU-5	☐ RU-1	☐ R1-43	☐ R1-10
☐ R-2	☐ R-3	☐ C-R	☐ I-1	☐ I-2	☐ Special Development	

CALCULATED FEE: $10,000* ($600.00 plus $50 per acre.)

**Per Stellar Red Hills' Concept Meeting on 2/29/2024, the fees associated with the Special Use Permit will be capped at $10,000.*

OWNER'S AFFIDAVIT:

I, (print name) Vijay Venkatachalam, being duly sworn, depose and say that I am an owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

Katrina Caldwell
My Commission Expires
8/17/2026
Notary ID 131686950

Owner's Signature

STATE OF ~~ARIZONA~~ Texas)
) SS
COUNTY OF Dallas)

Sworn and subscribed before me on this 14th Day of June, 20 24

Katrina Caldwell
Notary Public

8/17/2026
My Commission Expires

Katrina Caldwell
Notary Public of Texas

FOR STAFF USE ONLY:

ACCEPTED BY: _____ DATE: _____

SUBMITTAL APPROVED: _____ DATE: _____

CASE NO.: SUP_____ ACTION: ☐ GRANT ☐ DENY ☐ WITHDRAWN

NOTES / STIPULATIONS: _____

AZTEC LAND AND CATTLE COMPANY, LIMITED

INCORPORATED 1884
4647 N. 32nd STREET, NO. 240
PHOENIX, ARIZONA 85018
(623) 772-6222
FAX (623) 772-0145

STEPHEN M. BROPHY
PRESIDENT

June 7, 2024

Navajo County Planning and Zoning
100 West Public Works Drive
PO Box 668
Holbrook, AZ 86025

Re: Stellar Red Hills Solar and Storage Project – Special Use Permit

To Whom It May Concern,

Aztec Land and Cattle Company, Ltd. owns the below parcels and hereby authorizes Stellar Red Hills Solar LLC to apply for a Special Use Permit on our behalf to develop the Red Hills Solar and Storage project.

APN	LEGAL DESCRIPTION
202-26-002	T14N-R20E Sec. 3, only as to the area south of the SRP 500 kV ROW
202-26-002	T14N-R20E Sec. 11
202-26-002	T14N-R20E Sec. 15
202-26-002	T14N-R20E Sec. 21
202-26-002	T14N-R20E Sec. 25
202-26-009	T14N-R20E Sec. 26
202-26-002	T14N-R20E Sec. 27
202-26-009	T14N-R20E Sec. 28
202-27-002	T14N-R21E Sec. 30

Please contact me with questions.

Sincerely,

Stephen M. Brophy

SMB:cbb

June 11, 2024

Re: Stellar Red Hills Solar Project – Special Use Permit

To Whom It May Concern,

As the owner of the following parcels, I authorize Stellar Red Hills Solar LLC to apply for a Special Use Permit on our behalf for the developing Red Hills Solar and Storage project.

PARCEL #	LEGAL DESCRIPTION
202-26-001	T14N-R20E Sec. 1

If you have any questions, please feel free to reach out.

Sincerely,

Will Flake

Will Flake
Flake Ranch, LLC

June 10, 2024

Re: Stellar Red Hills Solar Project – Special Use Permit

To Whom It May Concern,

As the owner of the following parcels, I authorize Stellar Red Hills Solar LLC to apply for a Special Use Permit on our behalf for the Red Hills Solar and Storage project.

PARCEL #	LEGAL DESCRIPTION
202-27-003L	T14N-R21E Sec. 3 and 5
202-27-003J	T14N-R21E Sec. 9 and 15
202-50-002	T14N-R21E Sec. 17
202-50-003	T14N-R21E Sec. 17
202-50-005	T14N-R21E Sec. 17
202-50-006	T14N-R21E Sec. 17
202-50-007	T14N-R21E Sec. 17
202-50-009	T14N-R21E Sec. 17
202-50-010	T14N-R21E Sec. 17
202-50-011	T14N-R21E Sec. 17
202-50-012	T14N-R21E Sec. 17

If you have any questions, please feel free to contact Jennifer Ruby in our office at 602-751-7995 or jruby@langleyland.com.

Sincerely,

Steve Rees

Langley NZ Ranches, LLC

2738 EAST GUADALUPE ROAD, GILBERT, ARIZONA 85234-5100 P 480.633.0999 F 480.633.1001

Aquatic Resources Assessment and Jurisdictional Delineation for the Red Hills Solar Project in Navajo County, Arizona

JUNE 2024

PREPARED FOR

Stellar Red Hills Solar LLC

PREPARED BY

SWCA Environmental Consultants

AQUATIC RESOURCES ASSESSMENT AND JURISDICTIONAL DELINEATION FOR THE RED HILLS SOLAR PROJECT IN NAVAJO COUNTY, ARIZONA

Prepared for

Stellar Red Hills Solar LLC
14643 Dallas Parkway, Suite 250
Dallas, Texas 75254
Attention: Melissa Funsten

Prepared by

SWCA Environmental Consultants
343 West Franklin Street
Tucson, Arizona 85701
(520) 325-9194
www.swca.com

June 2024

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1 INTRODUCTION

SWCA Environmental Consultants (SWCA) has prepared this aquatic resources assessment and jurisdictional delineation for the proposed Red Hills Solar project in Navajo County, Arizona (the project) (Figure 1). The project would include construction of a 1,000-megawatt (MW), utility-scale photovoltaic solar energy generation facility located on approximately 9,090 acres of privately owned land and 123 acres of Arizona State Trust Land in unincorporated Navajo County, approximately 3.5 miles north of Snowflake, Arizona (Figure 2). The project would also include construction of a 4,000-MW per hour battery energy storage system, a project substation, a 920-foot-long, 500-kilovolt generation-tie transmission line connecting the project substation to the existing Salt River Project Sugarloaf substation located within the project area, an operations and maintenance building, and other ancillary facilities. The approximate center point of the project substation is 34.639108°, −110.135983°.

SWCA conducted this assessment of potential waters of the United States (WOTUS), including wetlands, to inform the project design and support a request to the U.S. Army Corps of Engineers (USACE) for a written determination of WOTUS in the project area, if desired, or to use as due diligence documentation if impacts to potential WOTUS can be avoided or minimized to non-notification levels of the Clean Water Act (CWA) Section 404 nationwide permit program. The purpose of this assessment is twofold: 1) to document whether surface water features within the project area have the potential to be considered WOTUS, as defined under 33 Code of Federal Regulations (CFR) 328.3, and would thus be subject to federal regulation under Section 404 of the CWA (33 United States Code 1344) and 2) to document the likely geographic limits of federal jurisdiction (as outlined in 33 CFR 328.4–5) of any potential WOTUS that may be present within the project area.

2 METHODS

This report and associated field reconnaissance were completed in accordance with the USACE's *Minimum Standards for Acceptance of Aquatic Resources Delineation Reports* (USACE 2017), *Corps of Engineers Wetlands Delineation Manual* (USACE 1987), *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2)* (USACE 2008), and *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (Lichvar and McColley 2008).

In addition, *User Manual for a Beta Streamflow Duration Assessment Method for the Arid West of the United States* (*Version 1.0*) (Mazor et al. 2021) was used to help characterize the flow regimes of the surface water features encountered in the project area. As part of the Streamflow Duration Assessment Method (SDAM), plant species observed along each surface water feature were compared with the wetland plant list for Arizona (USACE 2020) to obtain the hydrophytic indicator status for the species in the Arid West region. The flow regime of each surface water feature was then determined based on information gathered during the desktop review and field investigation.

Before conducting a field reconnaissance, SWCA personnel completed a desktop review to identify potential WOTUS, including wetlands and other special aquatic sites, as defined under the CWA (33 CFR 328.3 (a)), within the project area. SWCA accessed several public databases to characterize surface water features and provide additional data relating to their function. SWCA personnel reviewed recent aerial photographs and online data sets relative to surface water resources within the boundaries of the project area to direct field investigations and ground truthing of the public dataset(s).

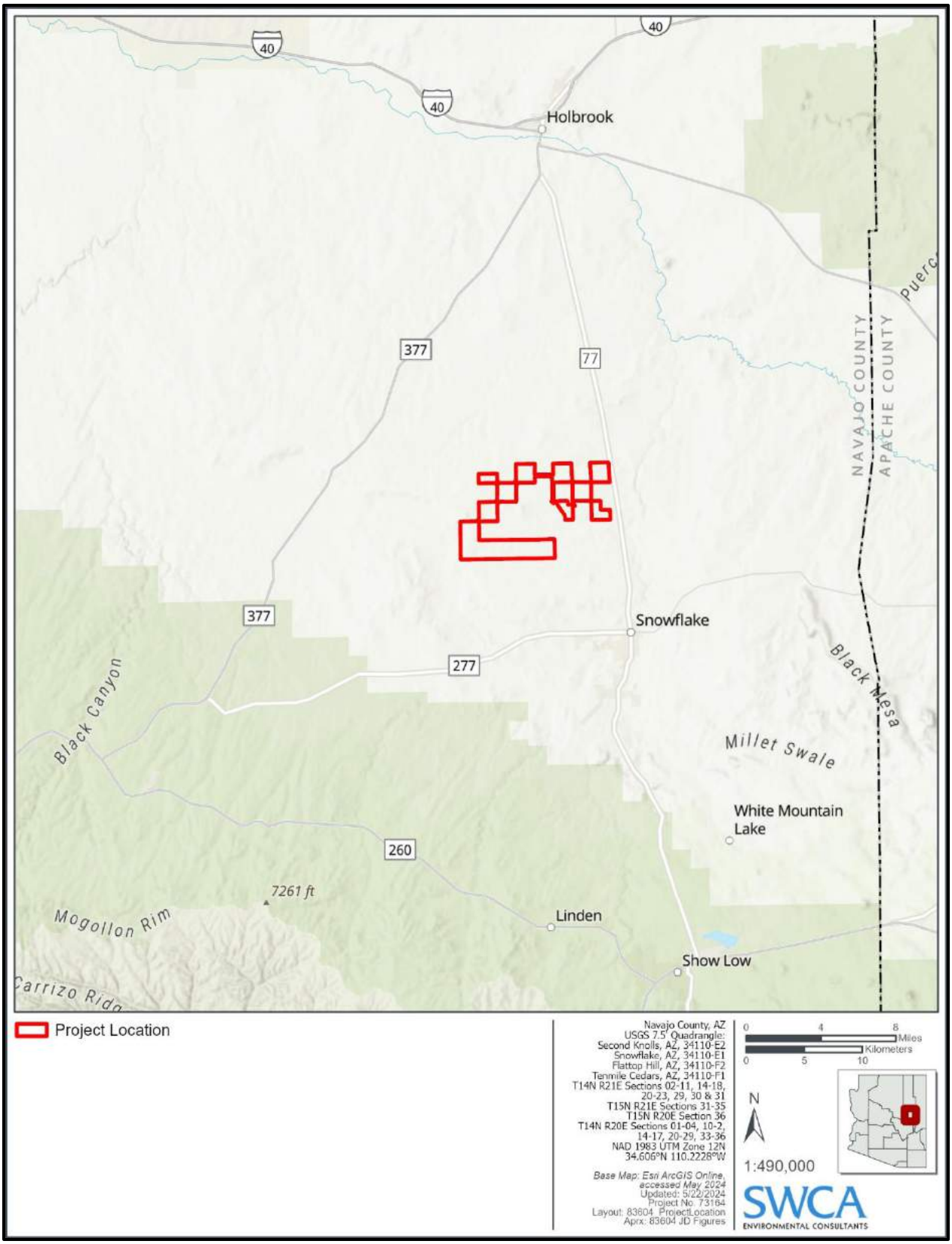


Figure 1. General project location.

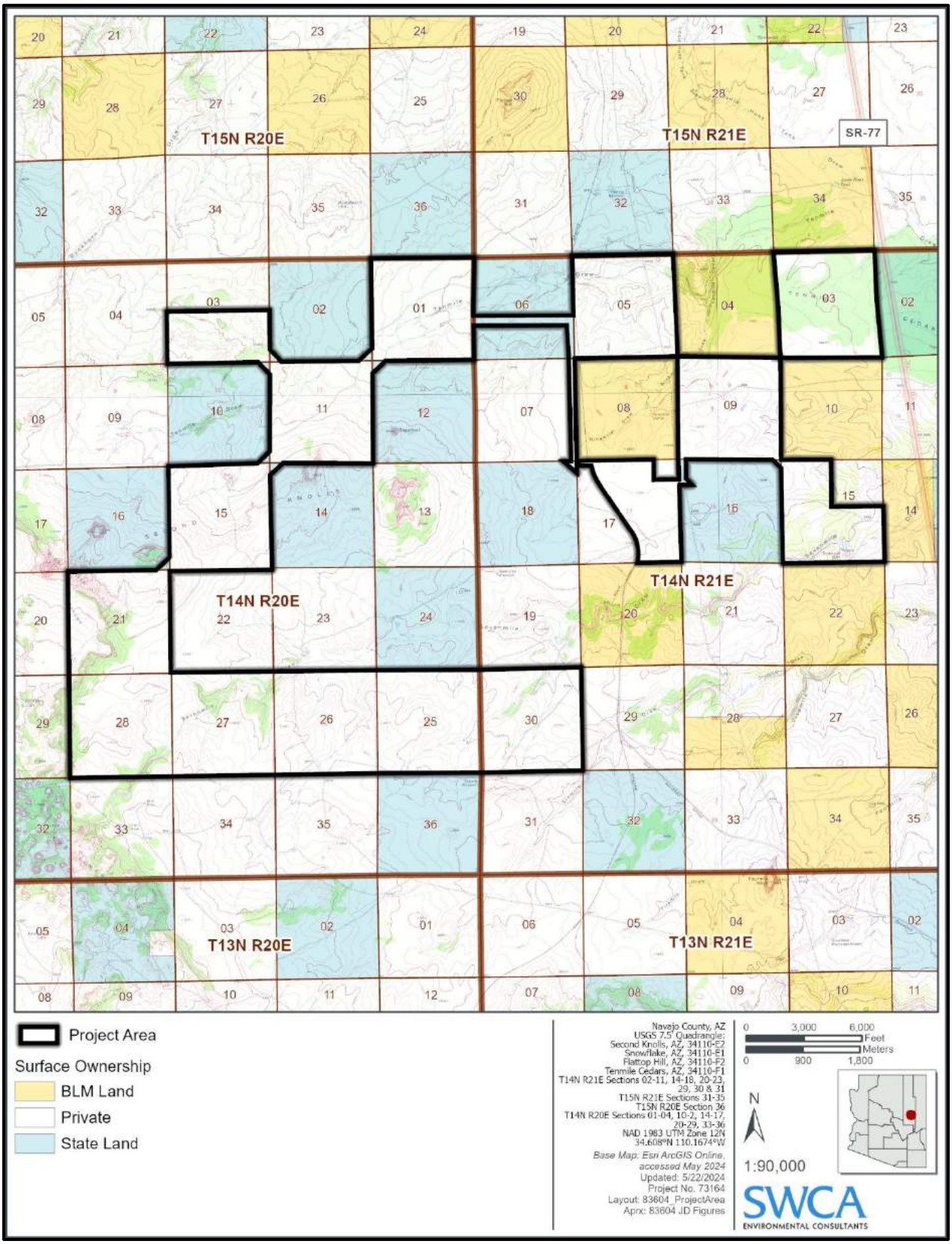


Figure 2. Project area location, land ownership, and topography.

The following specific data sources were accessed:

- Aerial photographs (Google Earth 2024)
- U.S. Environmental Protection Agency (EPA) Watershed Assessment, Tracking and Environmental Results System Surface Water Information System, which includes National Hydrography Dataset (NHD) streams, U.S. Geological Survey (USGS) watersheds, and other surface water feature data (EPA 2024)
- Natural Resources Conservation Service (NRCS) Soil Survey data (NRCS 2024)
- USGS topographic maps (Flattop Hill, Tenmile-Cedars, Second Knolls, and Snowflake, Arizona, 7.5-minute quadrangles)
- Federal Emergency Management Agency (FEMA) digital flood insurance rate map data (FEMA 2024)
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapper (USFWS 2024)
- Arizona Department of Water Resources (ADWR) registry of wells (ADWR 2024)
- Arizona Department of Environmental Quality (ADEQ) eMaps (ADEQ 2024)
- USACE Antecedent Precipitation Tool (USACE 2024)
- National Oceanic and Atmospheric Administration (NOAA) Regional Climate Centers Applied Climate Information System (NOAA 2024)

During the field reconnaissance on April 15–18, 2024, SWCA water resources specialists traversed the project area via vehicle and on foot to examine surface water features for ordinary high-water marks (OHWMs), flow regime indicators (using SDAM), and other characteristics that are used to define WOTUS. Representative ground-level photographs (Appendix A) were taken at datapoints within surface water features to document on-site conditions, and field data for these features were recorded using GPS technology. Field GPS data were then transferred to a geographic information system (GIS) platform and mapped onto aerial photograph base maps to create figures that depict data point locations and, if present, surface water features exhibiting OHWMs within the project area (Figure B-1 – B-11 in Appendix B).

Identified drainage features were characterized by flow persistence as perennial, intermittent, or ephemeral based on field observations and available desktop data, including application of the SDAM as described above. Perennial streams typically flow year-round because the water table is above the streambed; groundwater is therefore the primary source of surface water in the stream, but flows are also supplemented by upstream rainfall and snowmelt runoff. By contrast, intermittent streams only flow seasonally as the result of rainfall, snowmelt runoff, and/or rising groundwater that discharges into the stream channel. The groundwater rises in response to seasonal increases in upstream precipitation. Finally, ephemeral streambeds are above the water table throughout the year and only flow during and shortly after precipitation events. Rainfall runoff is the primary source of water for stream flow in ephemeral streams (Curtis et al. 2011).

3 RESULTS

3.1 Topography and Land Use

The project area is located in open rangeland approximately 3.5 miles north of Snowflake, west of State Route 77 at elevations ranging from approximately 5,600 to 6,0003 feet above mean sea level. The topography of the project area is gently rolling and slopes north and east towards Sevenmile and Tenmile Draws, which slope towards the east.

In addition to livestock grazing, land use within and in the vicinity of the project area includes the Poseidon Wind Project, the Sugarloaf Substation and associated electrical transmission lines, and the Apache Railway which runs north-south through the central portion of the project area.

3.2 Soils

The NRCS soil survey indicates that nine soil map units constitute approximately 99.5 percent of the project area. The map units (listed in order of relative abundance in the project area) are: 1) Leanto-Bisoodi complex, 1 to 12 percent slopes (44.3%); 2) Arntz fine sandy loam, 1 to 8 percent slopes (16.9%); 3) Kech fine sandy loam, 1 to 12 percent slopes (13.0%); 4) Rock outcrop-Arches complex, 2 to 30 percent slopes (6.4%); 5) Nuffel silt loam, 0 to 3 percent slopes (5.7%); 6) Rock outcrop-Kech complex, 20 to 60 percent slopes (5.2%); 7) Mellenthin-Rock outcrop complex, 1 to 20 percent slopes (2.9%); 8) Bisoodi fine sandy loam, 1 to 8 percent slopes (2.8%); and 9) Leanto-Bisoodi-Rock outcrop complex, 1 to 20 percent slopes (2.4%). All nine soils are derived from eolian deposits, alluvium, or mixed alluvium derived from sandstone, mudstone, siltstone, or limestone, and all have a "well-drained" natural drainage class. None of the dominant soils nor the remaining three minor soil types that make up approximately 0.5 percent of the project area have a hydric (i.e., indicative of wetland soils) rating (NRCS 2024). In addition, conditions observed during field reconnaissance are not conducive to the development of hydric indicators in the soils occurring on-site.

3.3 Vegetation

The northern and eastern portions of the project area are within the Plains and Great Basin Grassland biotic community and the southwestern portion is within the Great Basin Conifer Woodland biotic community, as described and mapped by Brown (1994). Dominant plant species observed in the project area during the site visit included Bigelow sage (*Artemisia bigelovii*), fourwing saltbush (*Atriplex canescens*), broom snakeweed (*Gutierrezia sarothrae*), small-leaf globemallow (*Sphaeralcea parvifolia*), alkali sacaton (*Sporobolus airoides*), and sand dropseed (*Sporobolus cryptandrus*). Other plants species observed included Mormon tea (*Ephedra viridis*), pale desert-thorn (*Lycium pallidum*), plains springparsley (*Cymopterus acaulis*), cleftleaf wildheliotrope (*Phacelia crenulata*), narrowleaf yucca (*Yucca angustissima*), plains pricklypear (*Opuntia polyacantha*), Whipple cholla (*Cylindropuntia whipplei*), blue grama (*Bouteloua gracilis*), and ring muhly (*Muhlenbergia torreyi*). None of the vegetation species observed are listed as facultative wetland or obligate indicator species in the latest Arid West land resource region wetland indicator plant list (USACE 2020).

3.4 Hydrography

The northern portion of the project area lies within the 18,575-acre Tenmile Draw subwatershed (12-digit hydrologic unit code [HUC] 150200050407), the south-central portion is within the 14,602-acre

Sevenmile Draw subwatershed (HUC 150200050405), the southwestern portion is within the 18,835-acre The Sinks subwatershed (HUC 15020050704), and the southeastern and northwestern corners are within the 40,071-acre Fivemile Draw-Silvercreek (HUC 150200050406) and 23,995-acre Upper Washboard Wash (HUC 150200050707) subwatersheds, respectively, as defined by the USGS Watershed Boundary Dataset (USGS 2024a). A review of FEMA digital flood insurance rate map data (FEMA 2024) indicates that most of the project area is mapped as a Zone X area with a minimal risk of flood hazard, and Zone A areas are present in the southwestern, southeastern, and north-central portions of the project area (Appendix C). Zone A areas are classified as special flood hazard areas with a 1% annual chance of flooding, also referred to as the base flood or 100-year flood.

The mean annual precipitation over the period of 2000 to 2023 for the nearby Petrified National Forest National Park, Arizona, weather station is 9.20 inches (NOAA 2024). The USACE Antecedent Precipitation Tool results indicate that the April 2024 site visit took place during the dry season, the drought index was "mild drought," and the project vicinity was experiencing "wetter than normal" antecedent precipitation conditions in the 90 days prior to the visit (USACE 2024) (see Appendix C).

No Outstanding Arizona Waters, impaired waters, or water bodies designated as not attaining water quality standards are within or adjacent to the project area (ADEQ 2024).

A check of the ADWR website registry of wells in Arizona indicates there is only one well that has water level data collected within the last 25 years in the vicinity of the project area with depth to groundwater of 380 feet below the ground surface (registered well 55-600413) (ADWR 2024).

3.5 Surface Water Features

Three ephemeral surface water features or systems of features with consistent OHWMs and 25 additional surface water features were identified in the project area and subject to field investigation at 133 representative data points. Eighty-eight data points were placed on riverine and pond surface water features modeled by NWI within the project area (USFWS 2024). The NHD review (EPA 2024) indicated that NHD flowlines within the project area coincide with the NWI riverine features (Table 1; see Appendix C). Forty-five data points selected were on additional potential linear surface water features identified from aerial imagery and not associated with the NWI and NHD–modeled surface water features.

Table 1. National Wetlands Inventory and National Hydrography Dataset Features within the Project Area

NWI or NHD Feature Code	Code Translation	Quantity within Project Area	Associated Feature
R4SBC	Riverine, intermittent, streambed, seasonally flooded	18	Sevenmile Draw (Feature 1) and unnamed ephemeral streams (Feature 2 and others)
R4SBJ	Riverine, intermittent, streambed, intermittently flooded	5	Tenmile Draw (Feature 3), Sevenmile Draw (Feature 1), and unnamed ephemeral streams (Feature 2 and others)
PUSJ	Palustrine, unconsolidated shore, intermittently flooded	1	Large, natural sink
PUSAh	Palustrine, unconsolidated shore, permanently flooded, diked/impounded	1	Stock watering pond
PUSJh	Palustrine, unconsolidated shore, intermittently flooded, diked/impounded	3	Stock watering pond

NWI or NHD Feature Code	Code Translation	Quantity within Project Area	Associated Feature
PUSCh	Palustrine, unconsolidated shore, seasonally flooded, diked/impounded	1	Stock watering pond
Flowline	Stream/river	23	Unnamed ephemeral streams
Waterbody	Lake/pond	5	Stock watering ponds

Sources: Cowardin et al. (1979); EPA (2024a); and USFWS (2024).

3.6 Potentially Jurisdictional Waters Summary

Table 2 summarizes surface water feature data points that were identified during the desktop review and assessed during the field investigation. Ground-level photographs taken at the 133 data points are provided in Appendix A. Aerial photographs showing all data point locations are provided in Appendix B.

Table 2. Summary of Surface Water Feature Data Points within the Project Area

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
1 (Sevenmile Draw)	DP-1	1, 2	7	34.604287, 110.098036	Identified by NWI and NHD as a linear surface water feature.	R4SBJ	Shelving, bed and banks, change in substrate, debris line	9	No
	DP-2	3, 4	7	34.602792, 110.101496				12	
	DP-3	5, 6	7	34.602274, 110.104266			Cut bank, shelving, bed and banks, change in substrate	14	
	DP-4	7, 8	7	34.603941, 110.106303		None	Cut bank, shelving, bed and banks, change in substrate, debris line	10	
	DP-5	9, 10	7	34.603520, 110.106265		R4SBJ	Shelving, bed and banks, change in substrate, debris line	16	
	DP-6	11, 12	7	34.603363, 110.107088			Shelving, bed and banks, debris line	9	
	DP-7	13, 14	7	34.602493, 110.108400			Shelving, bed and banks, change in substrate, debris line	5	
	DP-8	15, 16	7	34.601053, 110.109977			Cut bank, shelving, bed and banks, change in substrate, debris line	7	
	DP-9	17, 18	7	34.601227, 110.112740			Shelving, bed and banks, debris line	10	
	DP-10	19, 20	7	34.601569, 110.114941				10	

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
2	DP-17	21, 22	11	34.585952, 110.154747	Identified by NWI and NHD as a linear surface water feature.	R4SBJ	Shelving, bed and banks, change in substrate	8	No
	DP-18	23, 24	11	34.585304, 110.155159		R4SBC	Bed and banks, change in substrate	6	
	DP-19	25, 26	11	34.583320, 110.157209			Cut bank, shelving, bed and banks, change in substrate	9	
	DP-20	27, 28	11	34.580806, 110.160711			Bed and banks, change in substrate	12	
	DP-21	29, 30	11	34.578607, 110.165380				4	
	DP-22	31, 32	11	34.576689, 110.167444			Cut bank, shelving, bed and banks, change in substrate	3	
3 (Tenmile Draw)	DP-93	33, 34	2	34.642350, 110.135543	Identified by NWI and NHD as a system of linear surface water features.	R4SBJ	Shelving, bed and banks, change in substrate, debris line	12	No
	DP-94	35, 36	2	34.641943, 110.141128			Cut bank, bed and banks, change in substrate	8	
	DP-95	37, 38	2	34.641510, 110.146354			Shelving, bed and banks, change in substrate, debris line	9	
	DP-96	39, 40	2	34.641422, 110.151237			Shelving, bed and banks, change in substrate	6	
	DP 97	41, 42	1	34.638191, 110.167632		R4SBC	Cut bank, shelving, debris line	3	
	DP-98	43, 44	1	34.637291, 110.173386		None	Shelving, change in substrate	2	
	DP-99	45, 46	1	34.637511, 110.167727			Cut bank, shelving, bed and banks, change in substrate, debris line	5	
	DP-100	47, 48	1	34.637081, 110.172773		R4SBC	Cut bank, shelving	2	

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
	DP-120	49, 50	1	34.636035, 110.164969		None	Cut bank, shelving, bed and banks, change in substrate	3	
	DP-121	51, 52	1	34.635161, 110.165827			Cut bank, shelving, change in substrate	3	
	DP-122	53, 54	1	34.636074, 110.166402			Cut bank, shelving, bed and banks, change in substrate, debris line	4	
	DP-123	55, 56	1	34.635752, 110.167157			Cut bank, shelving	2	
–	DP-51	57, 58	11	34.585548, 110.170982	Uplands identified by NWI and NHD as a linear surface water feature.	R4SBC	None	–	No
	DP-52	59, 60	11	34.581537, 110.171741		None		–	
	DP-53	61, 62	11	34.579136, 110.172374				–	
–	DP-54	63, 64	10	34.585374, 110.186736	Swale/erosional feature with discontinuous OHWMs identified by NWI and NHD as a linear surface water feature. Disassociates into sheet flow downstream.	R4SBC	None	–	No
	DP-55	65, 66	10	34.582762, 110.187926			Cut bank	5	
–	DP-69	67, 68	10	34.585424, 110.194239	Uplands identified by NWI and NHD as a linear surface water feature.	R4SBC	None	–	No
	DP-70	69, 70	10	34.579461, 110.196324		None		–	
–	DP-84	71, 72	8	34.589395, 110.232747	Large, natural sink with no wetlands present identified by NWI and NHD as a pond feature.	PUSJ	None	–	No
–	DP-85	73, 74	7	34.620580, 110.115496	Uplands identified by NWI and NHD as a linear surface water feature.	R4SBC	None	–	
	DP-86	75, 76	7	34.621412, 110.117964				–	

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
–	DP-87	77, 78	3	34.630066, 110.119118	Uplands identified by NWI and NHD as a linear surface water feature.	R4SBC	None	–	No
–	DP-89	79, 80	3	34.643697, 110.099629	Swale and livestock tank excavated in uplands identified by NWI and NHD as a linear surface water feature associated with a pond.	R4SBJ	None	–	No
	DP-90	81, 82	3	34.642273, 110.100916		PUSJh		–	
	DP-91	83, 84	3	34.641096, 110.102921		None		–	
–	DP-92	85, 86	3	34.641662, 110.112962	Uplands/old bladed road identified by NWI and NHD as a linear surface water feature.	R4SBJ	None	–	No
–	DP-36	87, 88	11	34.578867, 110.156642	Uplands, swale, and small erosional features associated with a livestock tank excavated in uplands identified by NWI and NHD as linear surface water features associated with a pond.	PUSJh	None	–	No
	DP-37	89, 90	11	34.575997, 110.157984		R4SBC		–	
	DP-38	91, 92	11	34.572817, 110.160119		None		–	
	DP-39	93, 94	11	34.577702, 110.158414				–	
	DP-40	95, 96	11	34.576365, 110.160284				–	
	DP-41	97, 98	11	34.575330, 110.160773				–	
	DP-42	99, 100	11	34.574239, 110.161845				–	
	DP-43	101, 102	11	34.572881, 110.163478				–	
	DP-44	103, 104	11	34.571592, 110.164926				–	
	DP-45	105, 106	11	34.572225, 110.165939				–	
–	DP-23	107, 108	11	34.576013, 110.168723	Uplands, shallow swales, livestock trails, and small	R4SBC	None	–	No

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
	DP-24	109, 110	11	34.575794, 110.169863	erosional features associated with a livestock tank excavated in uplands identified by identified by NWI and NHD as linear surface water features associated with a pond. Discontinuous OHWMs were identified on short sections of some of the features, but they disassociate into sheet flow downstream.		Shelving	9	
	DP-25	111, 112	11	34.575490, 110.170388		None	Shelving, bed and banks, change in substrate	10	
	DP-26	113, 114	11	34.575660, 110.170753		R4SBC	Cut bank, shelving, bed and banks, change in substrate	6	
	DP-27	115, 116	11	34.575251, 110.172836			None	–	
	DP-28	117, 118	11	34.575216, 110.174524		None		–	
	DP-29	119, 120	10, 11	34.574514, 110.175575				–	
	DP-30	121, 122	10, 11	34.574211, 110.177107		R4SBC		–	
	DP-31	123, 124	10	34.573724, 110.177940			Cut bank	4	
	DP-32	125, 126	10	34.572826, 110.179235			None	–	
	DP-33	127, 128	10	34.571890, 110.179624		PUSAh		–	
	DP-34	129, 130	10	34.571375, 110.180119		None		–	
	DP-46	131, 132	11	34.575322, 110.169588		R4SBC	Shelving bed and banks, debris line	6	
	DP-47	133, 134	11	34.574788, 110.169648			None	–	
	DP-48	135, 136	11	34.573409, 110.170819				–	
	DP-49	137, 138	11	34.572171, 110.171136				–	
	DP-50	139, 140	11	34.571549, 110.171401				–	

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
–	DP-56	141, 142	10	34.578510, 110.187775	Uplands, shallow swales, livestock trails, and small erosional features associated with a livestock tank excavated in uplands identified by NWI and NHD as linear surface water features. Discontinuous OHWMs were identified on short sections of some features, but they disassociate into sheet flow downstream.	R4SBC	None	–	No
	DP-57	143, 144	10	34.575660, 110.190185				–	
	DP-58	145, 146	10	34.574589, 110.190887		None		–	
	DP-59	147, 148	10	34.574982, 110.191091		R4SBC		–	
	DP-60	149, 150	10	34.574252, 110.192184				–	
	DP-61	151, 152	10	34.573475, 110.193084				–	
	DP-63	153, 154	10	34.573359, 110.194554		None		–	
	DP-64	155, 156	10	34.573005, 110.195439			Cut bank, shelving	7	
	DP-65	157, 158	10	34.571846, 110.196391		R4SBC	None	–	
	DP-66	159, 160	10	34.571328, 110.197296				–	
	DP-67	161, 162	10	34.572627, 110.193979		None		–	
	DP-68	163, 164	10	34.571989, 110.195164		R4SBC	Cut bank, shelving, bed and banks	2	
–	DP-11	165, 166	10	34.585617, 110.200801	Uplands and a shallow swale identified by NWI and NHD as a linear surface water feature.	R4SBC	None	–	No
	DP-12	167, 168	10	34.584180, 110.205339				–	
	DP-13	169, 170	8, 9, 10	34.581891, 110.212158				–	
	DP-14	171, 172	9	34.578277, 110.218456				–	
	DP-15	173, 174	9	34.574808, 110.221084				–	

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
	DP-16	175, 176	9	34.571391, 110.225649				–	
–	DP-71	177, 178	10	34.581805, 110.204922	Uplands and swale/livestock trail identified by NWI and NHD as a linear surface water feature.	None	None	–	No
	DP-72	179, 180	10	34.579435, 110.204389		R4SBC		–	
	DP-73	181, 182	10	34.574870, 110.204969				–	
	DP-74	183, 184	10	34.572923, 110.206805		None		–	
–	DP-75	185, 186	9	34.579369, 110.213780	Uplands, swale/livestock trail, and livestock tank excavated in uplands identified by NWI and NHD as a linear surface water feature associated with a pond.	PUSJh	None	–	No
	DP-76	187, 188	9	34.577936, 110.213574		R4SBC		–	
	DP-77	189, 190	9	34.576433, 110.214645				–	
	DP-78	191, 192	9	34.575323, 110.215048				–	
	DP-79	193, 194	9	34.573203, 110.215568				–	
	DP-80	195, 196	9	34.572073, 110.215975				–	
	DP-81	197, 198	9	34.571174, 110.216323				–	
–	DP-82	199, 200	8, 9	34.582101, 110.214651	Uplands/swale identified by NWI and NHD as a linear surface water feature.	R4SBC	None	–	No
	DP-83	201, 202	8, 9	34.585116, 110.217120				–	
–	DP-119W	203, 204	1	34.635545, 110.161889	Uplands identified from aerial imagery as a potential linear surface water feature.	None	None	–	No
–	DP-119E	205, 206	2	34.637667, 110.139008	Uplands identified from aerial imagery as a potential linear surface water feature.	None	None	–	No

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
–	DP-101	207, 208	1	34.636199, 110.175600	Uplands, shallow swales, livestock trails, gullies, and small erosional features associated with a livestock tank excavated in uplands identified by identified by NWI and NHD as linear surface water features associated with a pond. Discontinuous OHWMs were identified on short sections of some of the features, but they disassociate into sheet flow downstream.	R4SBC	None	–	No
	DP-102	209, 210	1	34.635339, 110.176093		None	Cut bank, shelving	8	
	DP-103	211, 212	1	34.635035, 110.178231			Cut bank, shelving, bed and banks, change in substrate	6	
	DP-104	213, 214	1	34.634838, 110.180290		R4SBC		4	
	DP-105	215, 216	1	34.633913, 110.178709		None		6	
	DP-106	217, 218	1	34.633252, 110.180949			None	–	
	DP-107	219, 220	1	34.633368, 110.181759			Cut bank, shelving, bed and banks	10	
	DP-108	221, 222	1, 4	34.632631, 110.183883			None	–	
	DP-109	223, 224	1, 4	34.632045, 110.185021			Cut bank, bed and banks, change in substrate	5	
	DP-110	225, 226	1, 4	34.633379, 110.184701			None	–	
	DP-111	227, 228	1, 4	34.629696, 110.191669		R4SBC	Cut bank, shelving, bed and banks, change in substrate	6	
	DP-112	229, 230	4	34.626697, 110.196860			None	–	
	DP-113	231, 232	4	34.623523, 110.201820				–	
	DP-114	233, 234	4, 5	34.615115, 110.207580				–	
	DP-115	235, 236	5	34.612736, 110.210373		PUSCh		–	
	DP-116	237, 238	5	34.611416, 110.214554		R4SBC		–	

Feature ID	Data Point No.	Photograph Number(s) *	Map Number(s) **	Latitude (°N), Longitude (°W)	Notes	Associated NWI Code	OHWM Indicators Observed	OHWM Width (feet)	Potential WOTUS?
	DP-117	239, 240	5	34.610145, 110.217713				–	
	DP-118	241, 242	5	34.611545, 110.218049		None		–	
	DP-124	243, 244	1	34.636568, 110.167752		R4SBC		–	
	DP-125	245, 246	1	34.635304, 110.172444		R4SBC		–	
	DP-126	247, 248	1	34.634513, 110.174142			Cut bank, shelving	7	
	DP-127	249, 250	1	34.634752, 110.175145		None		3	
	DP-128	251, 252	1	34.633506, 110.175611			None	–	
	DP-129	253, 254	1	34.634003, 110.175328		R4SBC		–	
	DP-130	255, 256	1	34.632986, 110.178605			Cut bank, shelving, bed and banks, change in substrate	9	
	DP-131	257, 258	1	34.632694, 110.179406				8	
	DP-133	259, 260	1	34.632246, 110.180372		None	None	–	
	DP-134	261, 262	1	34.631175, 110.182824				–	
	DP-135	263, 264	1, 4	34.629900, 110.183959			Cut bank, shelving, bed and banks	4	
	DP-136	265, 266	1, 4	34.629496, 110.184913			None	–	

*Representative site photographs are provided in Appendix A.

** Maps provided in Appendix B.

3.6.1 *Flow Regime*

For all surface water features evaluated, conditions observed on-site indicate all exhibit an ephemeral flow regime based on the application of the SDAM (Mazor et al. 2021). These results are based on the following observations:

1. There are no hydrophytic plant species (i.e., facultative wetland or obligate wetland plant species); aquatic invertebrates; Ephemeroptera, Plecoptera, or Trichoptera taxa; algae; or fish present within the project area;

2. Depth to groundwater in the project area vicinity is 380 feet or more below the surface;

3. There are no hydric soils mapped in the project area (and none observed during field reconnaissance);

4. There are no wetland features in the project area; and

5. The arid climate of the region precludes any significant spring snowmelt runoff from the nearby mountains to contribute to seasonal flows in or through the project area (NOAA 2024).

3.6.2 *Geographic Scope and Flow Path*

Strahler's stream order is a common classification system for identifying stream/tributary relationships. The headwater of a stream and its downstream segment until it joins another stream is designated as Order 1. Where two Order 1 streams meet, the downstream segment is an Order 2 stream. When two Order 2 streams meet, the downstream segment is an Order 3 stream. If two different stream orders join, the downstream segment retains the order of the highest order link (e.g., an Order 2 stream joining with an Order 3 stream leads to an Order 3 stream segment).

A review of NHDPlus High Resolution data indicates that Sevenmile Draw (Feature 1) is Order 3 and that Feature 2 is Order 2 within and when they exit the project area. The upstream reaches of Tenmile Draw (Feature 3) are Orders 1 and 2 within the project area and Order 3 downstream as it exits the project area (see Appendix C) (USGS 2024b).

Surface water flows in Feature 2 flow northeast and exit the project area and are tributary to Sevenmile Draw (Feature 1) which flows out of the east-central edge of the project area. Flows in the western portion of Tenmile Draw (Feature 3) flow east out of the project area and into the eastern portion of the feature to exit the northeastern portion of the project area. Sevenmile Draw and Tenmile Draw are tributaries to Silver Creek, which flows north into the Little Colorado River and continues east and northeast to flow into the Colorado River near Cape Solitude. Review of NHDPlus High Resolution flowline data (USGS 2024b) indicates that the overall flow path from the project area to the nearest traditional navigable water (TNW), the Lake Meade to Glen Canyon Dam reach of the Colorado River via the Little Colorado River and Silver Creek, is approximately 236.0 miles (Table 3) (see Appendix C).

Table 3. Flow Path from the Project Area Surface Water Features to the Nearest Traditional Navigable Water

Destination Feature	Via	Distance (miles)	Total Distance (miles)
Silver Creek	Sevenmile Draw (Feature 1) / Tenmile Draw (Feature 3)	2	2.0
Little Colorado River	Silver Creek	9.2	11.2
Colorado River TNW	Little Colorado River	224.8	**236.0**

Source: EPA (2024a).

3.6.3 *Regulatory Background*

The CWA serves as the federal regulatory structure to protect surface water quality. Federal jurisdiction of surface waters extends to features that meet the definition of WOTUS, as defined under 33 CFR 328. The CWA and associated WOTUS definitions have undergone a series of changes in recent years. Most recently, the March 2023 *Revised Definition of Waters of the United States* (2023 WOTUS Rule) was amended on September 8, 2023, to conform the definition of WOTUS to the Supreme Court of the United States decision in the *Sackett v. Environmental Protection Agency* case (EPA 2023). The amended 2023 WOTUS Rule is currently effective in Arizona. The 2023 WOTUS Rule and amendment were developed by the EPA and the USACE to clarify nationwide regulations that define the jurisdictional extent of the CWA and the definition of WOTUS for use in regulations under the CWA. In accordance with 33 CFR 328.3 definitions:

a. *Waters of the United States* means:

1. Waters which are:
   i. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
   ii. The territorial seas; or
   iii. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
3. Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
   i. Waters identified in paragraph (a)(1) of this section; or
   ii. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds, streams, or wetlands not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

b. The following are not *Waters of the United States*, even where they otherwise meet the terms of (a)(2) through (5):

1. Waste treatment systems, treatment ponds or lagoons, designed to meet the requirements of the CWA;
2. Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding CWA jurisdiction remains with EPA;
3. Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;
4. Artificially irrigated areas that would revert to dry land if the irrigation ceased;

5. Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
6. Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;
7. Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and
8. Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

Non-navigable tributaries must have indicators of ordinary high water and be relatively permanent, standing, or continuously flowing bodies of water with a continuous surface connection to a TNW, a territorial sea, or an interstate water, and wetlands must have a continuous surface connection to an (a)(1) or (a)(2) water or to a tributary that is a relatively permanent water. Ephemeral streams are not explicitly excluded under the 2023 WOTUS Rule as amended and there is no specific flow duration identified for "relatively permanent," which leaves ephemeral and intermittent streams open for review by the USACE on a case-by-case basis.

CWA Section 404 permitting is a two-step process. The first step is to determine the geographic area of the USACE jurisdiction (i.e., WOTUS limits) of any surface water features on-site. If there are no surface water features that may be potential WOTUS in the project area or if the surface water features in a project area are determined not to be WOTUS by the USACE through a standalone written jurisdictional determination such as a "dry-land approved jurisdictional determination (AJD)" or "no geographical jurisdiction letter," then Section 404 permitting requirements do not apply and there is no need to proceed to the second step of identifying and obtaining the appropriate Section 404 permit authorization.

There are two types of jurisdictional determination: an approved jurisdictional determination (AJD) and a preliminary jurisdictional determination (PJD). Under an AJD, surface water features must meet one of the conforming WOTUS rule definitions to be considered jurisdictional and subject to CWA Section 404 permitting regulations. Under a PJD, linear surface water features need only display an OHWM to be considered potential WOTUS subject to Section 404 permitting requirements; however, recent guidance from USACE indicates that if there is not a reasonable chance that at least one surface water feature on-site meets the current definition of WOTUS then this option is not available. Under a PJD, the USACE and applicant effectively agree, for streamlined Section 404 permitting purposes, on the geographic limits of USACE jurisdiction of surface water features.

3.6.4 *Conclusions*

SWCA reviewed the project area for all surface water features, including ephemeral streams and other water features, and evaluated potential jurisdiction under the amended 2023 WOTUS Rule. Sevenmile Draw (Feature 1), Feature 2, and Tenmile Draw (Feature 3) were found to exhibit consistent OHWM indicators (Table 4) and they may have a continuous surface connection to a downstream TNW; however, these features have an ephemeral flow regime (as indicated by the SDAM review), are Stream Order 2 and 3 with limited watersheds, and therefore would not likely be considered relatively permanent and would not be considered WOTUS as (a)(3) tributaries to an (a)(1) water. The remaining features in the project area were found to be uplands, swales, or small erosional features with either discontinuous or no OHWMs that would be excluded as WOTUS under 33 CFR 328.3(b)(8), or in the case of the stock

watering ponds, excluded under 33 CFR 328.3(b)(5). Because there are no WOTUS in the project area, Section 404 permitting would not be required prior to project implementation.

Table 4. Surface Water Features with Consistent OHWMs within the Project Area

Feature ID	Approximate Center Location		Length (feet)	Average Width (feet)	Area (square feet)	Area (acres)	Potential WOTUS?
	(latitude)	(longitude)					
1 (Sevenmile Draw)	34.603625°	−110.105963°	2,751	45	123,825	2.84	No
2	34.582399°	−110.158031°	2,101	23	48,902	1.12	No
3 (Tenmile Draw)	34.641546°	−110.146094°	11,705	11	133,858	3.07	No

4 LIMITATIONS AND WARRANTY

The results and conclusions of this report represent the best professional judgment of SWCA scientists and are based on information provided by the project proponent and obtained from agencies and other sources during the course of the study. No other warranty, expressed or implied, is made. The USACE and the EPA have the ultimate authority to determine the jurisdictional status of any surface water feature.

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APPENDIX A

Representative Site Photographs

(Data points keyed to Figures B-1 through B-11 in Appendix B)



Photograph A-1. Feature 1, data point (DP)-1; view facing upstream.



Photograph A-2. Feature 1, DP-1; view facing downstream.



Photograph A-3. Feature 1, DP-2; view facing upstream.



Photograph A-4. Feature 1, DP-2; view facing downstream.



Photograph A-5. Feature 1, DP-3; view facing upstream.



Photograph A-6. Feature 1, DP-3; view facing downstream.



Photograph A-7. Feature 1, DP-4; view facing upstream.



Photograph A-8. Feature 1, DP-4; view facing downstream.



Photograph A-9. Feature 1, DP-5; view facing upstream.



Photograph A-10. Feature 1, DP-5; view facing downstream.



Photograph A-11. Feature 1, DP-6; view facing upstream.



Photograph A-12. Feature 1, DP-6; view facing downstream.



Photograph A-13. Feature 1, DP-7; view facing upstream.



Photograph A-14. Feature 1, DP-7; view facing downstream.



Photograph A-15. Feature 1, DP-8; view facing upstream.



Photograph A-16. Feature 1, DP-8; view facing downstream.



Photograph A-17. Feature 1, DP-9; view facing upstream.



Photograph A-18. Feature 1, DP-9; view facing downstream.



Photograph A-19. Feature 1, DP-10; view facing upstream.



Photograph A-20. Feature 1, DP-10; view facing downstream.



Photograph A-21. Feature 2, DP-17; view facing upstream.



Photograph A-22. Feature 2, DP-17; view facing downstream.



Photograph A-23. Feature 2, DP-18; view facing upstream.



Photograph A-24. Feature 2, DP-18; view facing downstream.



Photograph A-25. Feature 2, DP-19; view facing upstream.



Photograph A-26. Feature 2, DP-19; view facing downstream.



Photograph A-27. Feature 2, DP-20; view facing upstream.



Photograph A-28. Feature 2, DP-20; view facing downstream.



Photograph A-29. Feature 2, DP-21; view facing upstream.



Photograph A-30. Feature 2, DP-21; view facing downstream.



Photograph A-31. Feature 2, DP-22; view facing upstream.



Photograph A-32. Feature 2, DP-22; view facing downstream.



Photograph A-33. Feature 3, DP-93; view facing upstream.



Photograph A-34. Feature 3, DP-93; view facing downstream.



Photograph A-35. Feature 3, DP-94; view facing upstream.



Photograph A-36. Feature 3, DP-94; view facing downstream.



Photograph A-37. Feature 3, DP-95; view facing upstream.



Photograph A-38. Feature 3, DP-95; view facing downstream.



Photograph A-39. Feature 3, DP-96; view facing upstream.



Photograph A-40. Feature 3, DP-96; view facing downstream.



Photograph A-41. Feature 3, DP-97; view facing upstream.



Photograph A-42. Feature 3, DP-97; view facing downstream.



Photograph A-43. Feature 3, DP-98; view facing upstream.



Photograph A-44. Feature 3, DP-98; view facing downstream.



Photograph A-45. Feature 3, DP-99; view facing upstream.



Photograph A-46. Feature 3, DP-99; view facing downstream.



Photograph A-47. Feature 3, DP-100; view facing upstream.



Photograph A-48. Feature 3, DP-100; view facing downstream.



Photograph A-49. Feature 3, DP-120; view facing upstream.



Photograph A-50. Feature 3, DP-120; view facing downstream.



Photograph A-51. Feature 3, DP-121; view facing upstream.



Photograph A-52. Feature 3, DP-121; view facing downstream.



Photograph A-53. Feature 3, DP-122; view facing upstream.



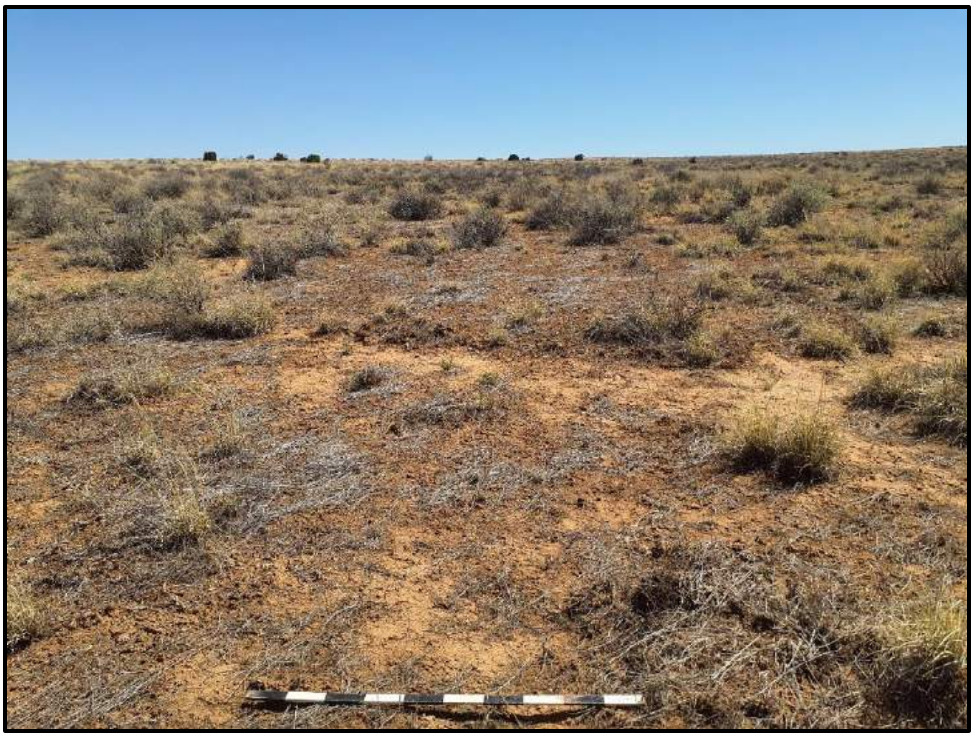
Photograph A-54. Feature 3, DP-122; view facing downstream.



Photograph A-55. Feature 3, DP-123; view facing upstream.



Photograph A-56. Feature 3, DP-123; view facing downstream.



Photograph A-57. DP-51; view facing upgradient.



Photograph A-58. DP-51; view facing downgradient.



Photograph A-59. DP-52; view facing upgradient.



Photograph A-60. DP-52; view facing downgradient.



Photograph A-61. DP-53; view facing upgradient.



Photograph A-62. DP-53; view facing downgradient.



Photograph A-63. DP-54; view facing upgradient.



Photograph A-64. DP-54; view facing downgradient.



Photograph A-65. DP-55; view facing upgradient.



Photograph A-66. DP-55; view facing downgradient.



Photograph A-67. DP-69; view facing upgradient.



Photograph A-68. DP-69; view facing downgradient.



Photograph A-69. DP-70; view facing upgradient.



Photograph A-70. DP-70; view facing downgradient.



Photograph A-71. DP-84; view facing upgradient.



Photograph A-72. DP-84; view facing downgradient.



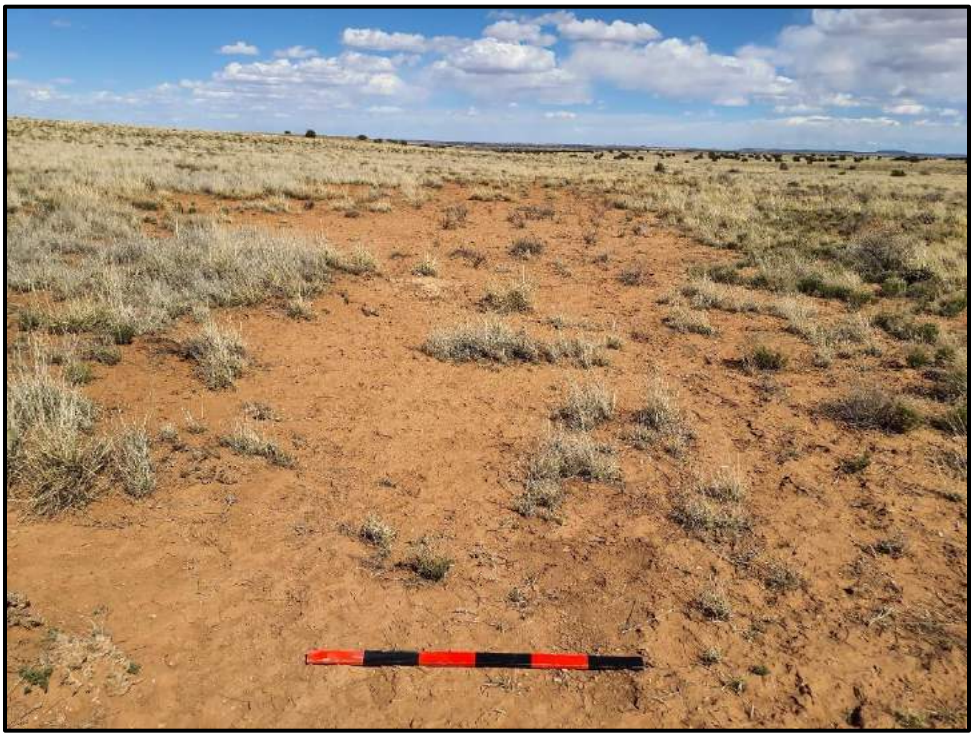
Photograph A-73. DP-85; view facing upgradient.



Photograph A-74. DP-85; view facing downgradient.



Photograph A-75. DP-86; view facing upgradient.



Photograph A-76. DP-86; view facing downgradient.



Photograph A-77. DP-87; view facing upgradient.



Photograph A-78. DP-87; view facing downgradient.



Photograph A-79. DP-89; view facing upgradient.



Photograph A-80. DP-89; view facing downgradient.



Photograph A-81. DP-90; view facing upgradient.



Photograph A-82. DP-90; view facing downgradient.



Photograph A-83. DP-91; view facing upgradient.



Photograph A-84. DP-91; view facing downgradient.



Photograph A-85. DP-92; view facing upgradient.



Photograph A-86. DP-92; view facing downgradient.



Photograph A-87. DP-36; view facing upgradient.



Photograph A-88. DP-36; view facing downgradient.



Photograph A-89. DP-37; view facing upgradient.



Photograph A-90. DP-37; view facing downgradient.



Photograph A-91. DP-38; view facing upgradient.



Photograph A-92. DP-38; view facing downgradient.



Photograph A-93. DP-39; view facing upgradient.



Photograph A-94. DP-39; view facing downgradient.



Photograph A-95. DP-40; view facing upgradient.



Photograph A-96. DP-40; view facing downgradient.



Photograph A-97. DP-41; view facing upgradient.



Photograph A-98. DP-41; view facing downgradient.



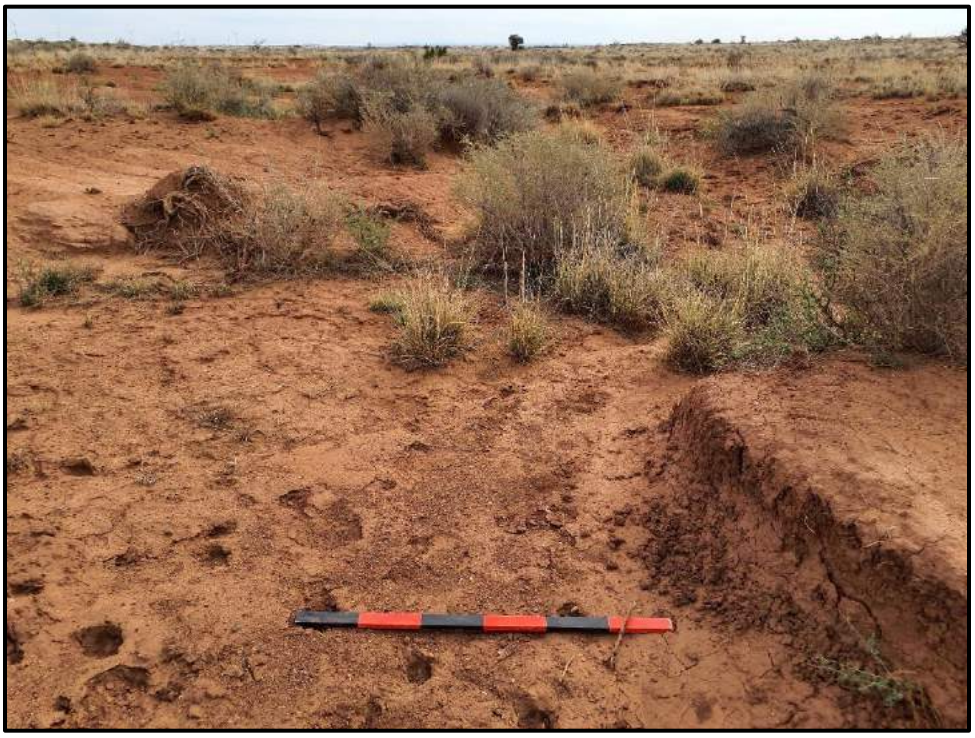
Photograph A-99. DP-42; view facing upgradient.



Photograph A-100. DP-42; view facing downgradient.



Photograph A-101. DP-43; view facing upgradient.



Photograph A-102. DP-43; view facing downgradient.



Photograph A-103. DP-44; view facing upgradient.



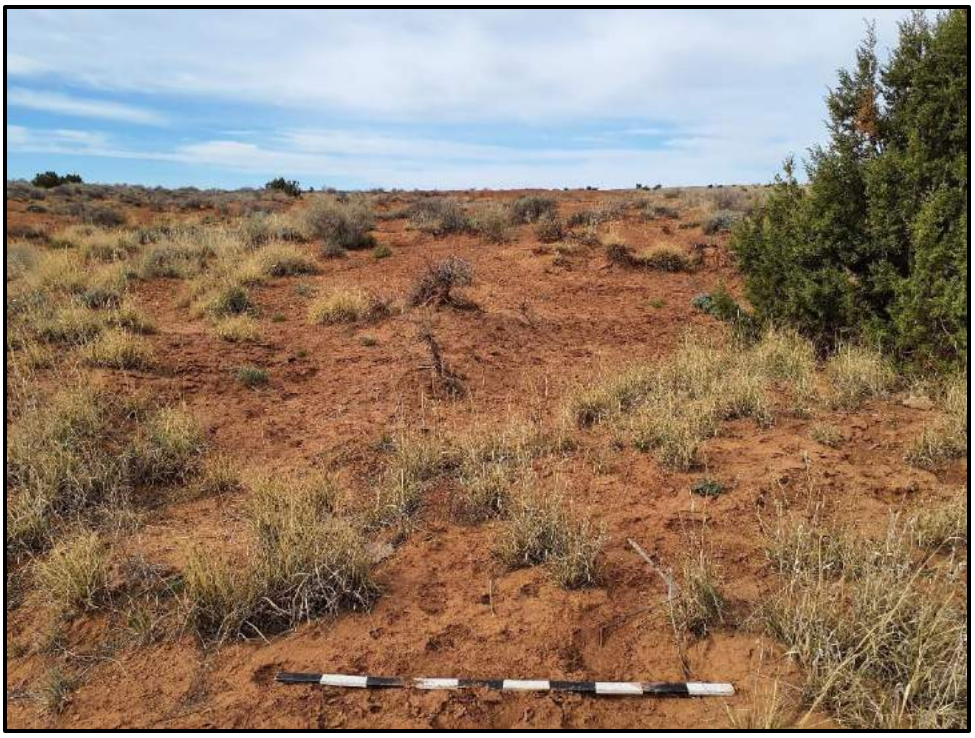
Photograph A-104. DP-44; view facing downgradient.



Photograph A-105. DP-45; view facing upgradient.



Photograph A-106. DP-45; view facing downgradient.



Photograph A-107. DP-23; view facing upgradient.



Photograph A-108. DP-23; view facing downgradient.



Photograph A-109. DP-24; view facing upgradient.



Photograph A-110. DP-24; view facing downgradient.



Photograph A-111. DP-25; view facing upgradient.



Photograph A-112. DP-25; view facing downgradient.



Photograph A-113. DP-26; view facing upgradient.



Photograph A-114. DP-26; view facing downgradient.



Photograph A-115. DP-27; view facing upgradient.



Photograph A-116. DP-27; view facing downgradient.



Photograph A-117. DP-28; view facing upgradient.



Photograph A-118. DP-28; view facing downgradient.



Photograph A-119. DP-29; view facing upgradient.



Photograph A-120. DP-29; view facing downgradient.



Photograph A-121. DP-30; view facing upgradient.



Photograph A-122. DP-30; view facing downgradient.



Photograph A-123. DP-31; view facing upgradient.



Photograph A-124. DP-31; view facing downgradient.



Photograph A-125. DP-32; view facing upgradient.



Photograph A-126. DP-32; view facing downgradient.



Photograph A-127. DP-33; view facing upgradient.



Photograph A-128. DP-33; view facing downgradient.



Photograph A-129. DP-34; view facing upgradient.



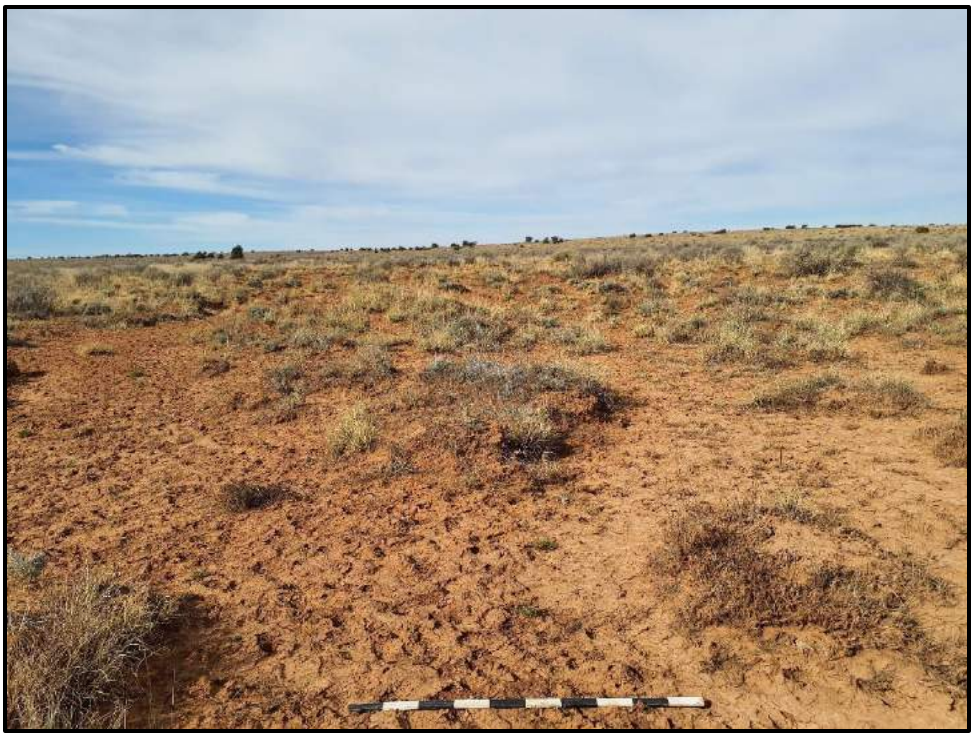
Photograph A-130. DP-34; view facing downgradient.



Photograph A-131. DP-46; view facing upgradient.



Photograph A-132. DP-46; view facing downgradient.



Photograph A-133. DP-47; view facing upgradient.



Photograph A-134. DP-47; view facing downgradient.



Photograph A-135. DP-48; view facing upgradient.



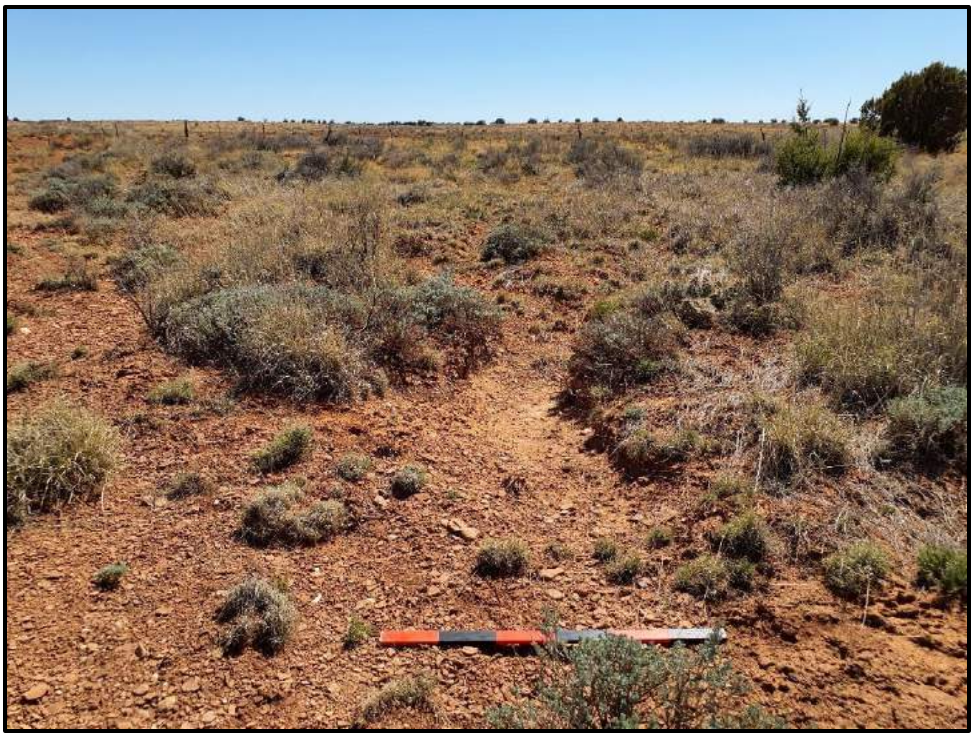
Photograph A-136. DP-48; view facing downgradient.



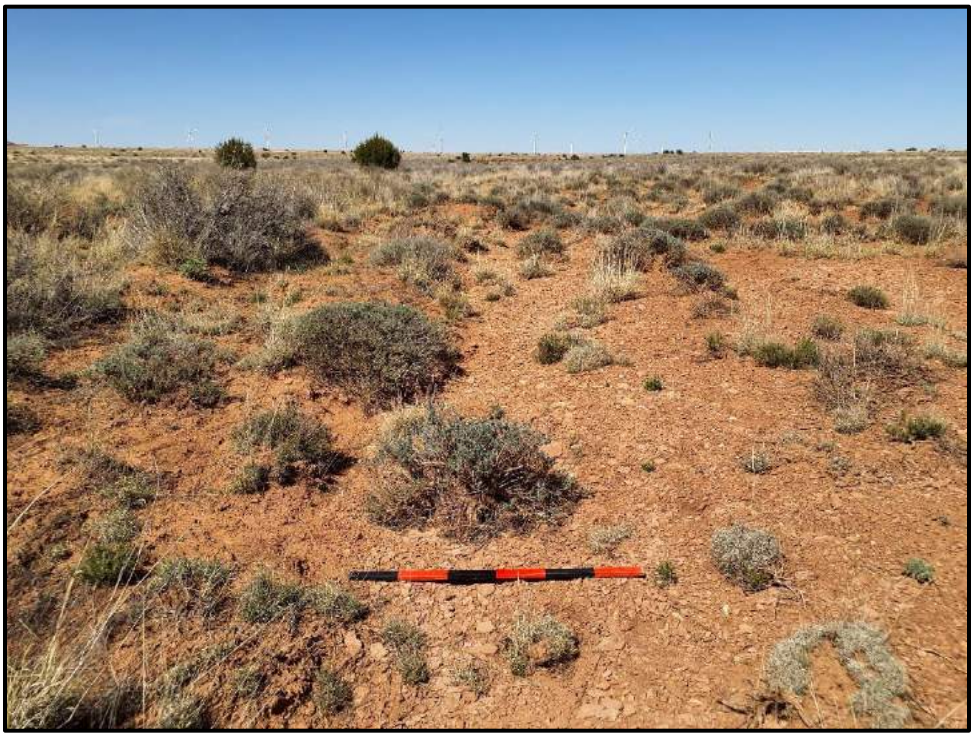
Photograph A-137. DP-49; view facing upgradient.



Photograph A-138. DP-49; view facing downgradient.



Photograph A-139. DP-50; view facing upgradient.



Photograph A-140. DP-50; view facing downgradient.



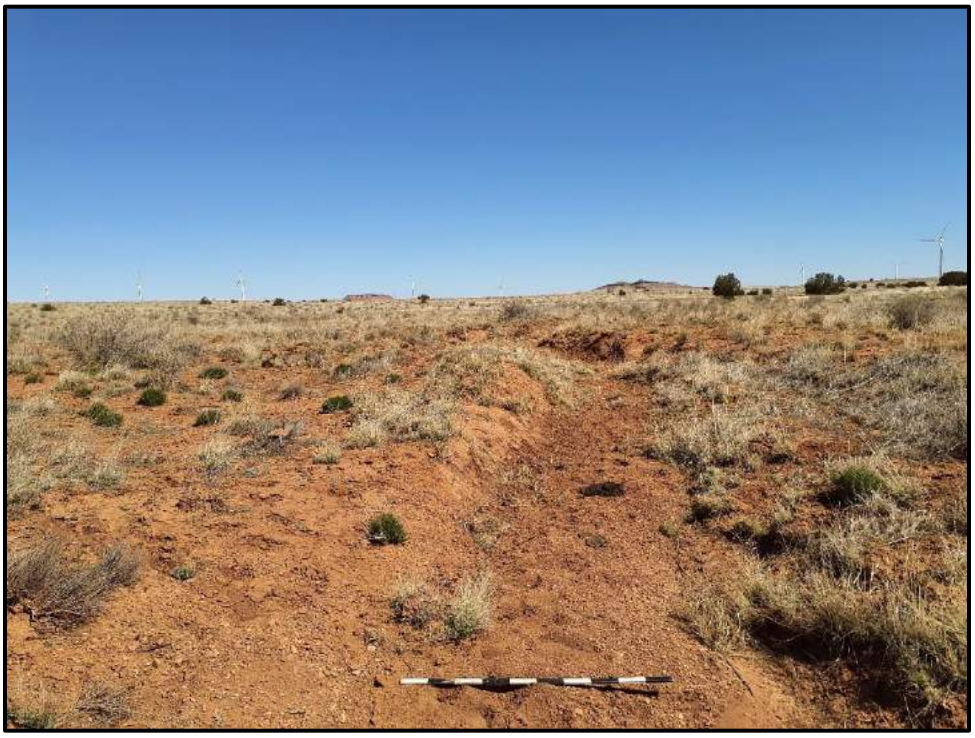
Photograph A-141. DP-56; view facing upgradient.



Photograph A-142. DP-56; view facing downgradient.



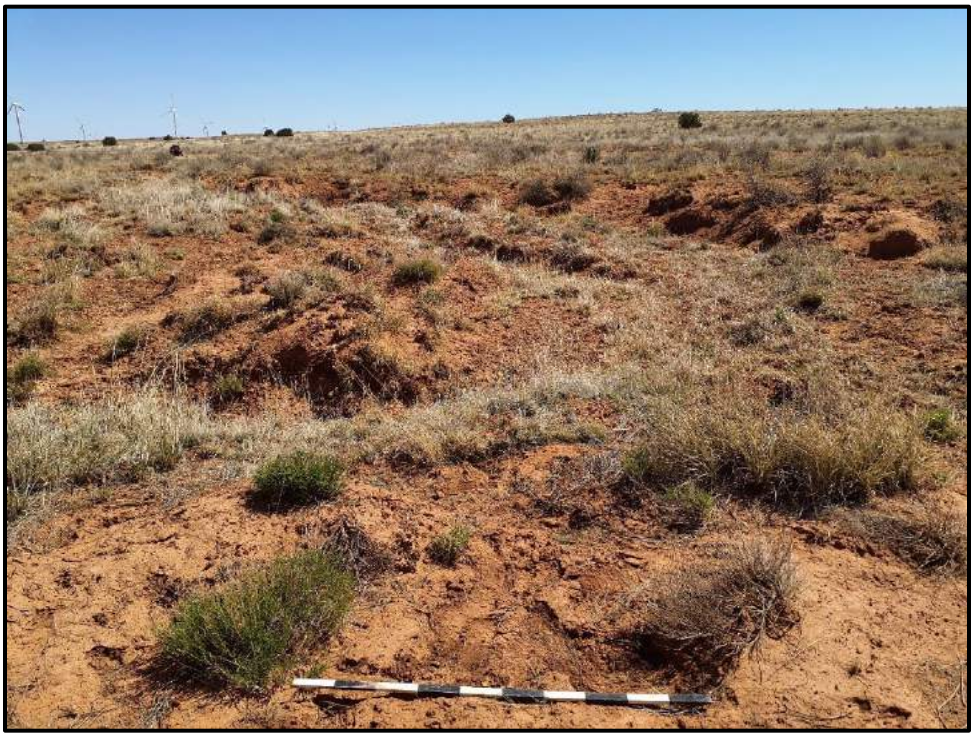
Photograph A-143. DP-57; view facing upgradient.



Photograph A-144. DP-57; view facing downgradient.



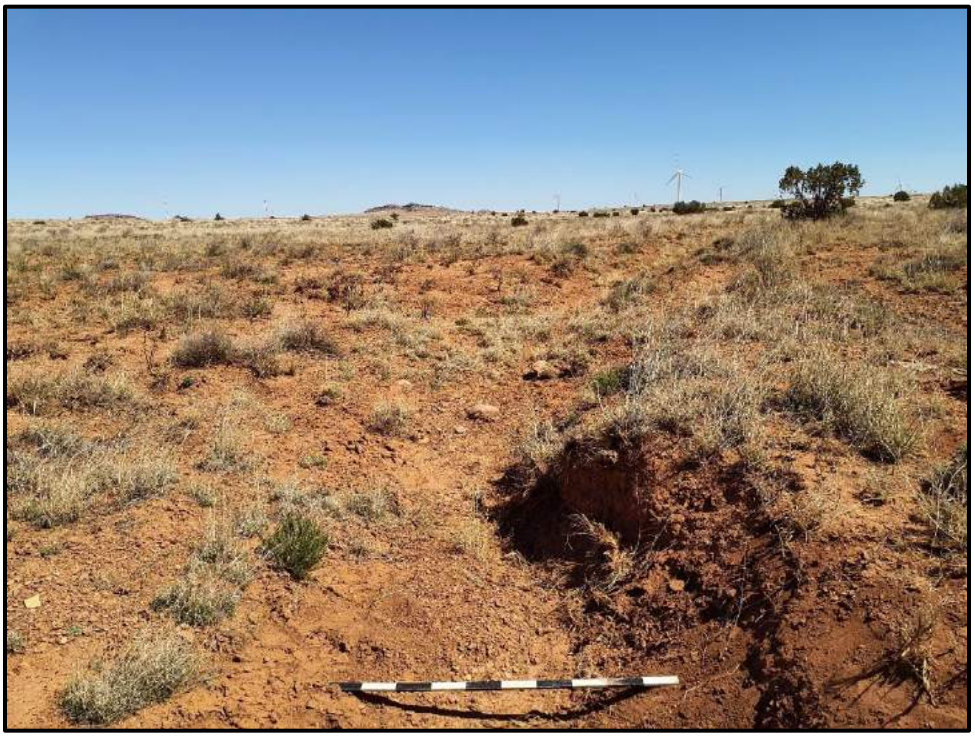
Photograph A-145. DP-58; view facing upgradient.



Photograph A-146. DP-58; view facing downgradient.



Photograph A-147. DP-59; view facing upgradient.



Photograph A-148. DP-59; view facing downgradient.



Photograph A-149. DP-60; view facing upgradient.



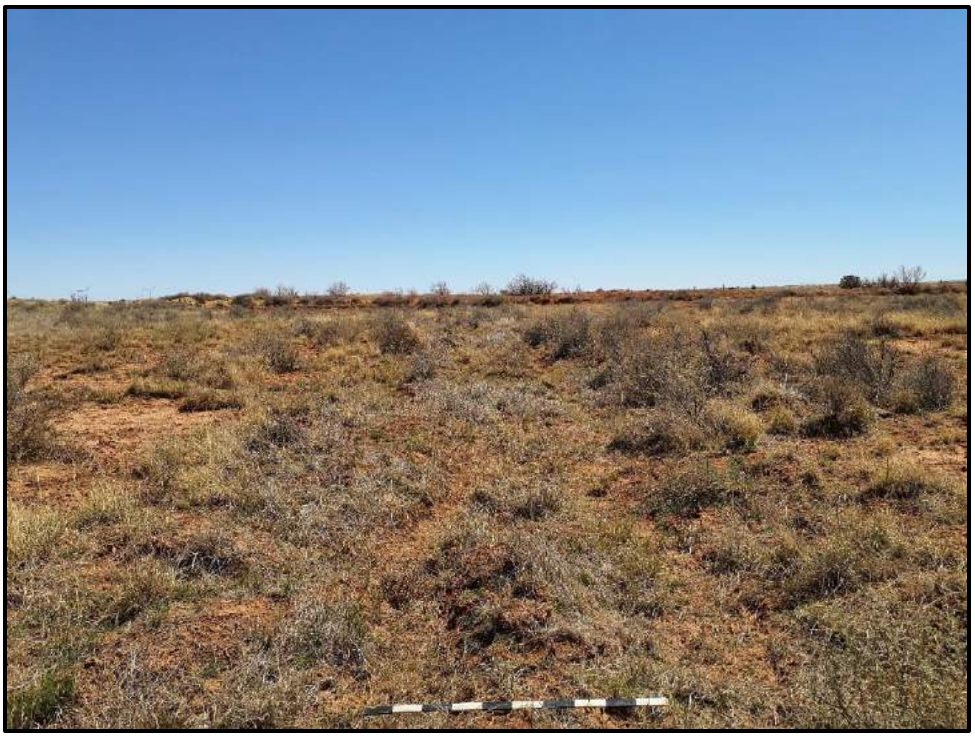
Photograph A-150. DP-60; view facing downgradient.



Photograph A-151. DP-61; view facing upgradient.



Photograph A-152. DP-61; view facing downgradient.



Photograph A-153. DP-63; view facing upgradient.



Photograph A-154. DP-64; view facing upgradient.



Photograph A-155. DP-64; view facing downgradient.



Photograph A-156. DP-65; view facing upgradient.



Photograph A-157. DP-65; view facing downgradient.



Photograph A-158. DP-66; view facing upgradient.



Photograph A-159. DP-66; view facing downgradient.



Photograph A-160. DP-67; view facing upgradient.



Photograph A-161. DP-67; view facing downgradient.



Photograph A-162. DP-68; view facing upgradient.



Photograph A-163. DP-68; view facing downgradient.



Photograph A-164. DP-11; view facing upgradient.



Photograph A-165. DP-11; view facing downgradient.



Photograph A-166. DP-12; view facing upgradient.



Photograph A-167. DP-12; view facing downgradient.



Photograph A-168. DP-13; view facing upgradient.



Photograph A-169. DP-13; view facing downgradient.



Photograph A-170. DP-14; view facing upgradient.



Photograph A-171. DP-14; view facing downgradient.



Photograph A-172. DP-15; view facing upgradient.



Photograph A-173. DP-15; view facing downgradient.



Photograph A-174. DP-16; view facing upgradient.



Photograph A-175. DP-16; view facing downgradient.



Photograph A-176. DP-71; view facing upgradient.



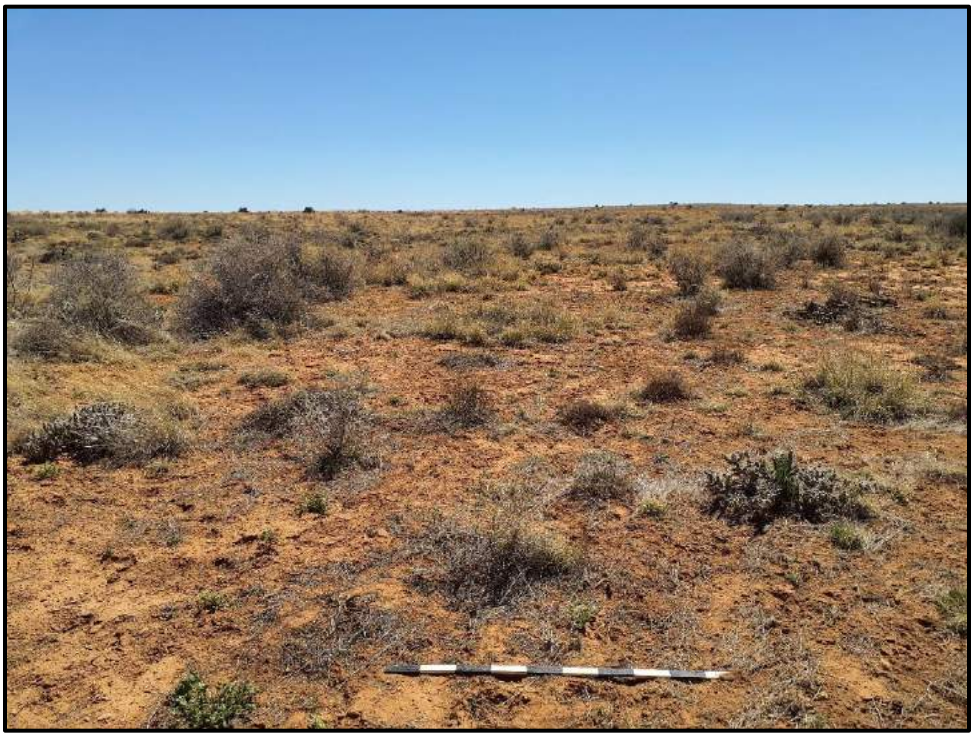
Photograph A-177. DP-71; view facing downgradient.



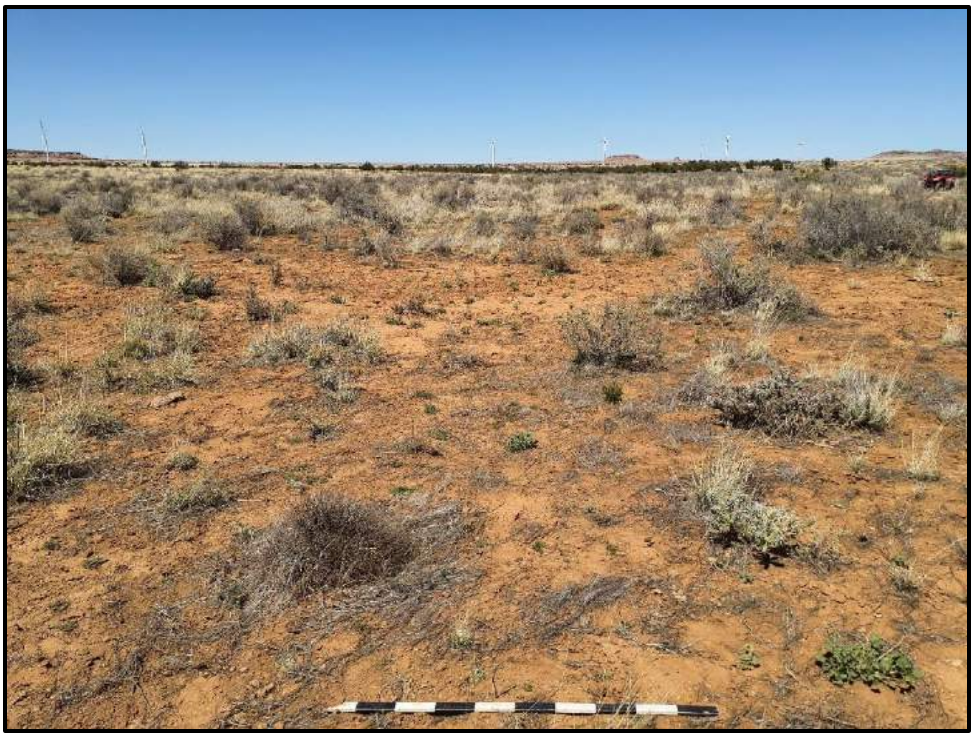
Photograph A-178. DP-72; view facing upgradient.



Photograph A-179. DP-72; view facing downgradient.



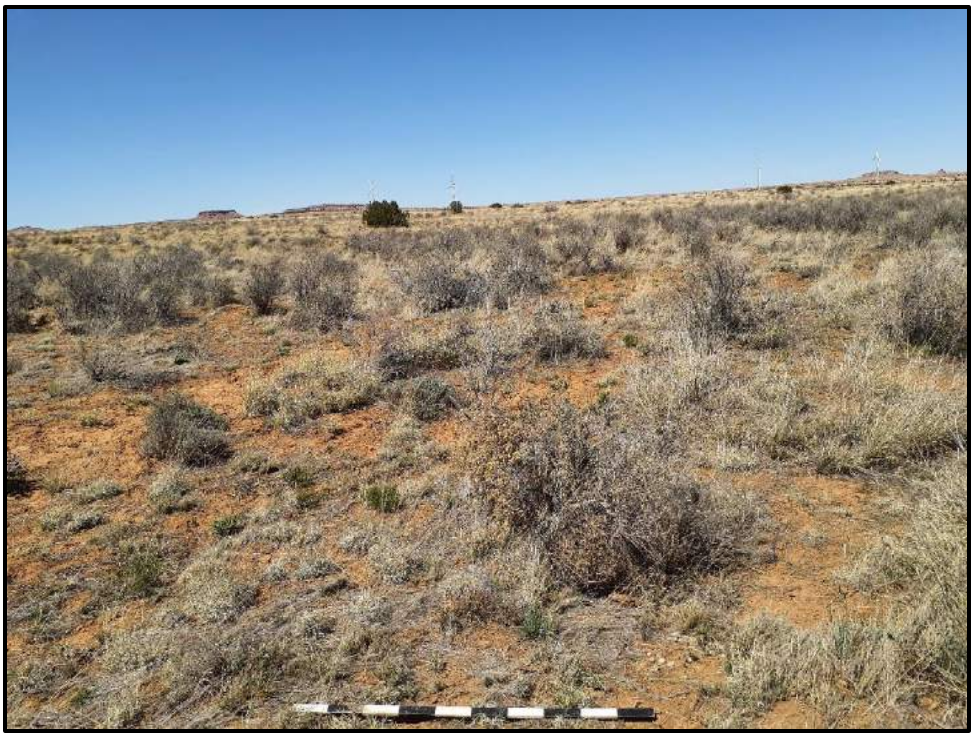
Photograph A-180. DP-73; view facing upgradient.



Photograph A-181. DP-73; view facing downgradient.



Photograph A-182. DP-74; view facing upgradient.



Photograph A-183. DP-74; view facing downgradient.



Photograph A-184. DP-75; view facing upgradient.



Photograph A-185. DP-75; view facing downgradient.



Photograph A-186. DP-76; view facing upgradient.



Photograph A-187. DP-76; view facing downgradient.



Photograph A-188. DP-77; view facing upgradient.



Photograph A-189. DP-77; view facing downgradient.



Photograph A-190. DP-78; view facing upgradient.



Photograph A-191. DP-78; view facing downgradient.



Photograph A-192. DP-79; view facing upgradient.



Photograph A-193. DP-79; view facing downgradient.



Photograph A-194. DP-80; view facing upgradient.



Photograph A-195. DP-80; view facing downgradient.



Photograph A-196. DP-81; view facing upgradient.



Photograph A-197. DP-81; view facing downgradient.



Photograph A-198. DP-82; view facing upgradient.



Photograph A-199. DP-82; view facing downgradient.



Photograph A-200. DP-83; view facing upgradient.



Photograph A-201. DP-83; view facing downgradient.



Photograph A-202. DP-119W; view facing upgradient.



Photograph A-203. DP-119W; view facing downgradient.



Photograph A-204. DP-119E; view facing upgradient.



Photograph A-205. DP-119E; view facing downgradient.



Photograph A-206. DP-101; view facing upgradient.



Photograph A-207. DP-101; view facing downgradient.



Photograph A-208. DP-102; view facing upgradient.



Photograph A-209. DP-102; view facing downgradient.



Photograph A-210. DP-103; view facing upgradient.



Photograph A-211. DP-103; view facing downgradient.



Photograph A-212. DP-104; view facing upgradient.



Photograph A-213. DP-104; view facing downgradient.



Photograph A-214. DP-105; view facing upgradient.



Photograph A-215. DP-105; view facing downgradient.



Photograph A-216. DP-106; view facing upgradient.



Photograph A-217. DP-106; view facing downgradient.



Photograph A-218. DP-107; view facing upgradient.



Photograph A-219. DP-107; view facing downgradient.



Photograph A-220. DP-108; view facing upgradient.



Photograph A-221. DP-108; view facing downgradient.



Photograph A-222. DP-109; view facing upgradient.



Photograph A-223. DP-109; view facing downgradient.



Photograph A-224. DP-110; view facing upgradient.



Photograph A-225. DP-110; view facing downgradient.



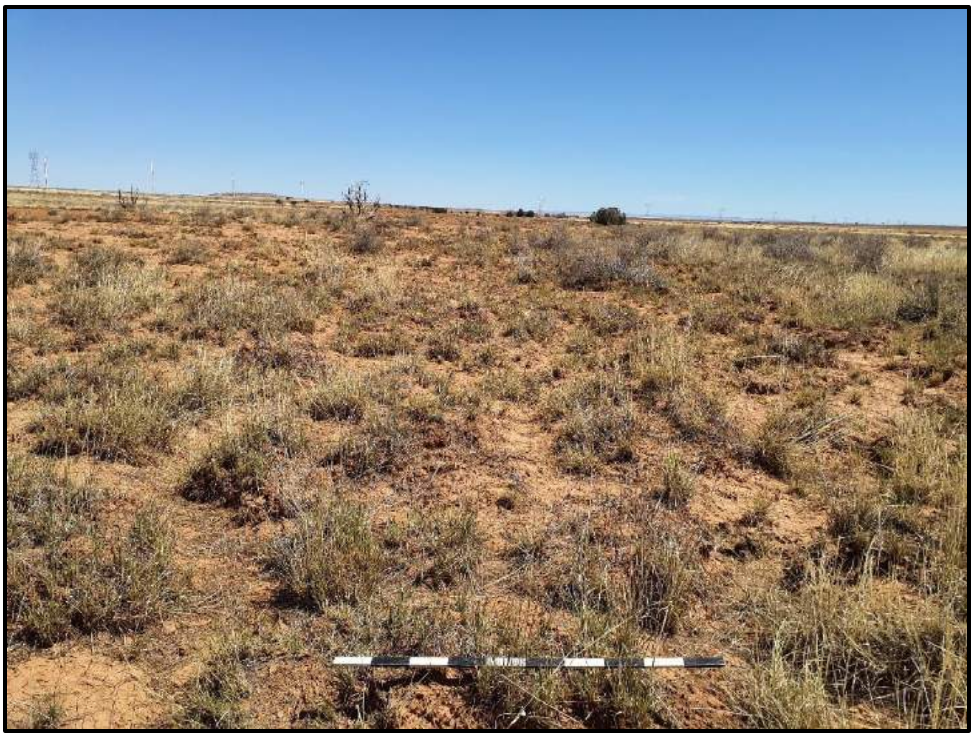
Photograph A-226. DP-111; view facing upgradient.



Photograph A-227. DP-111; view facing downgradient.



Photograph A-228. DP-112; view facing upgradient.



Photograph A-229. DP-112; view facing downgradient.



Photograph A-230. DP-113; view facing upgradient.



Photograph A-231. DP-113; view facing downgradient.



Photograph A-232. DP-114; view facing upgradient.



Photograph A-233. DP-114; view facing downgradient.



Photograph A-234. DP-115; view facing upgradient.



Photograph A-235. DP-115; view facing downgradient.



Photograph A-236. DP-116; view facing downgradient.



Photograph A-237. DP-117; view facing upgradient.



Photograph A-238. DP-117; view facing downgradient.



Photograph A-239. DP-118; view facing upgradient.



Photograph A-240. DP-118; view facing downgradient.



Photograph A-241. DP-124; view facing upgradient.



Photograph A-242. DP-124; view facing downgradient.



Photograph A-243. DP-125; view facing upgradient.



Photograph A-244. DP-125; view facing downgradient.



Photograph A-245. DP-126; view facing upgradient.



Photograph A-246. DP-126; view facing downgradient.



Photograph A-247. DP-127; view facing upgradient.



Photograph A-248. DP-127; view facing downgradient.



Photograph A-249. DP-128; view facing upgradient.



Photograph A-250. DP-128; view facing downgradient.



Photograph A-251. DP-129; view facing upgradient.



Photograph A-252. DP-129; view facing downgradient.



Photograph A-253. DP-130; view facing upgradient.



Photograph A-254. DP-130; view facing downgradient.



Photograph A-255. DP-131; view facing upgradient.



Photograph A-256. DP-131; view facing downgradient.



Photograph A-257. DP-133; view facing upgradient.



Photograph A-258. DP-133; view facing downgradient.



Photograph A-259. DP-134; view facing upgradient.



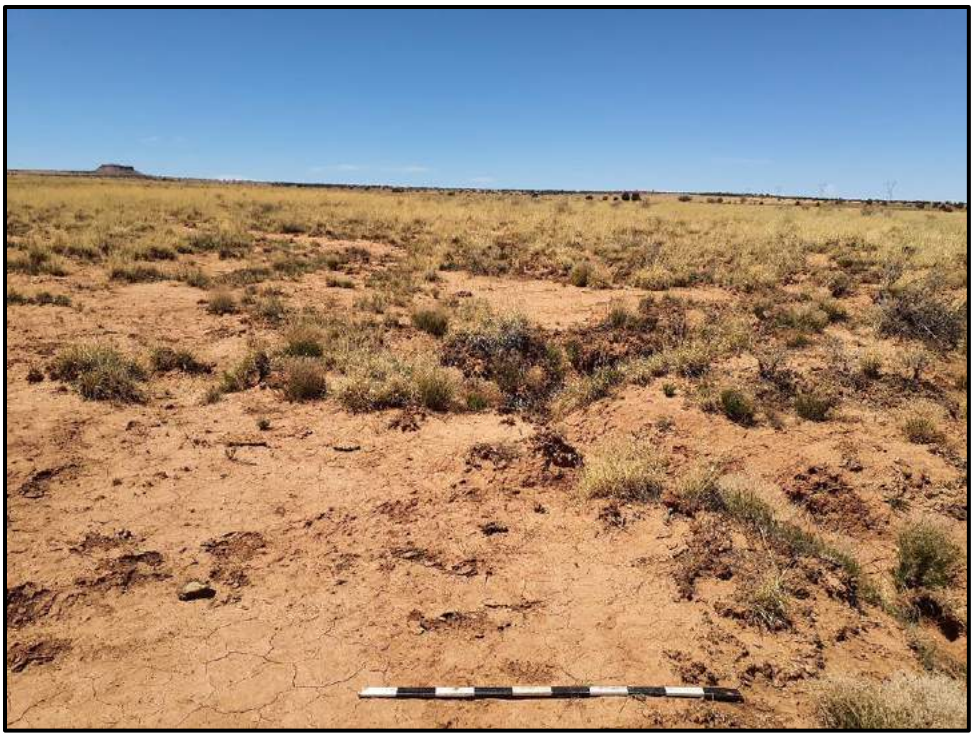
Photograph A-260. DP-134; view facing downgradient.



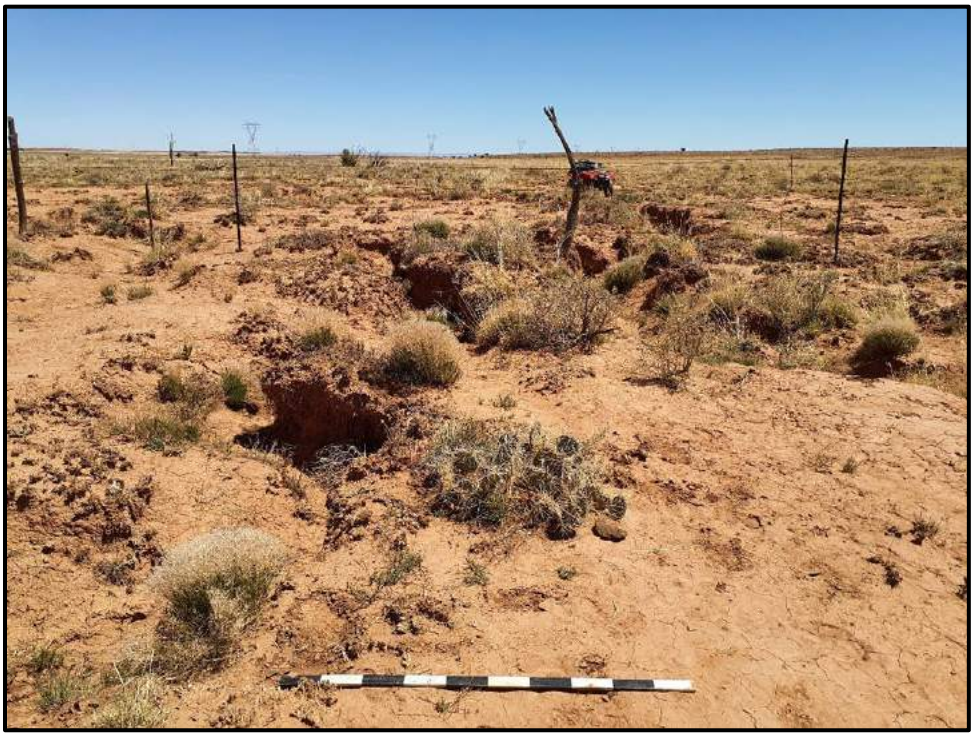
Photograph A-261. DP-135; view facing upgradient.



Photograph A-262. DP-135; view facing downgradient.



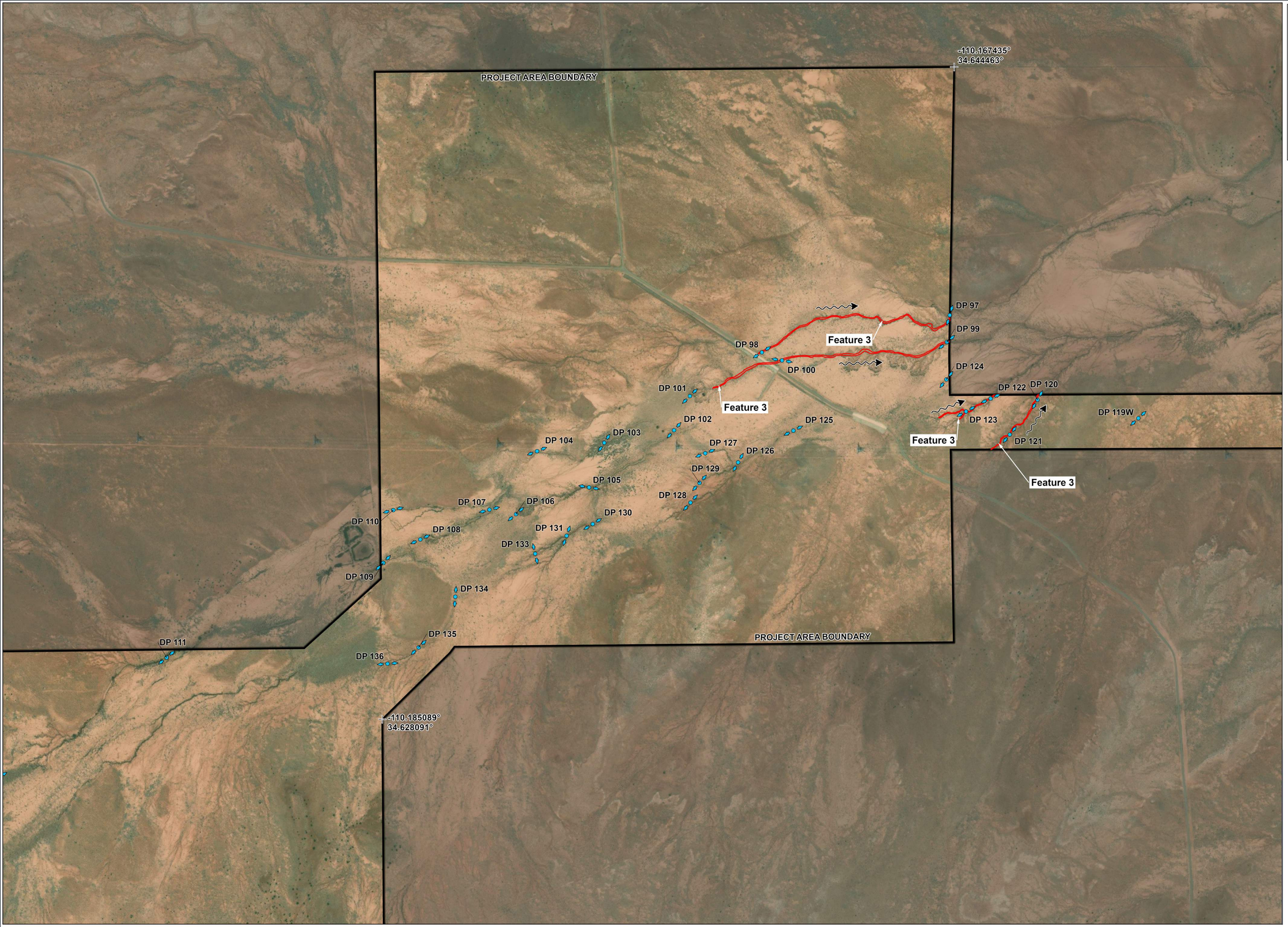
Photograph A-263. DP-136; view facing upgradient.



Photograph A-264. DP-136; view facing downgradient.

APPENDIX B

Aerial Photographs



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

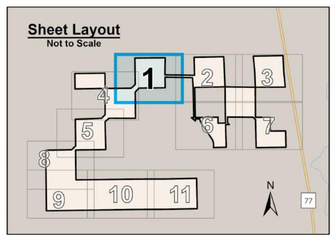
Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

- Project Area
- Lat/Long Stamp Points
- Flow Direction
- Data Point
- Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.6345°N 110.1771°W

0 400 800 1,200 Feet
0 180 360 Meters

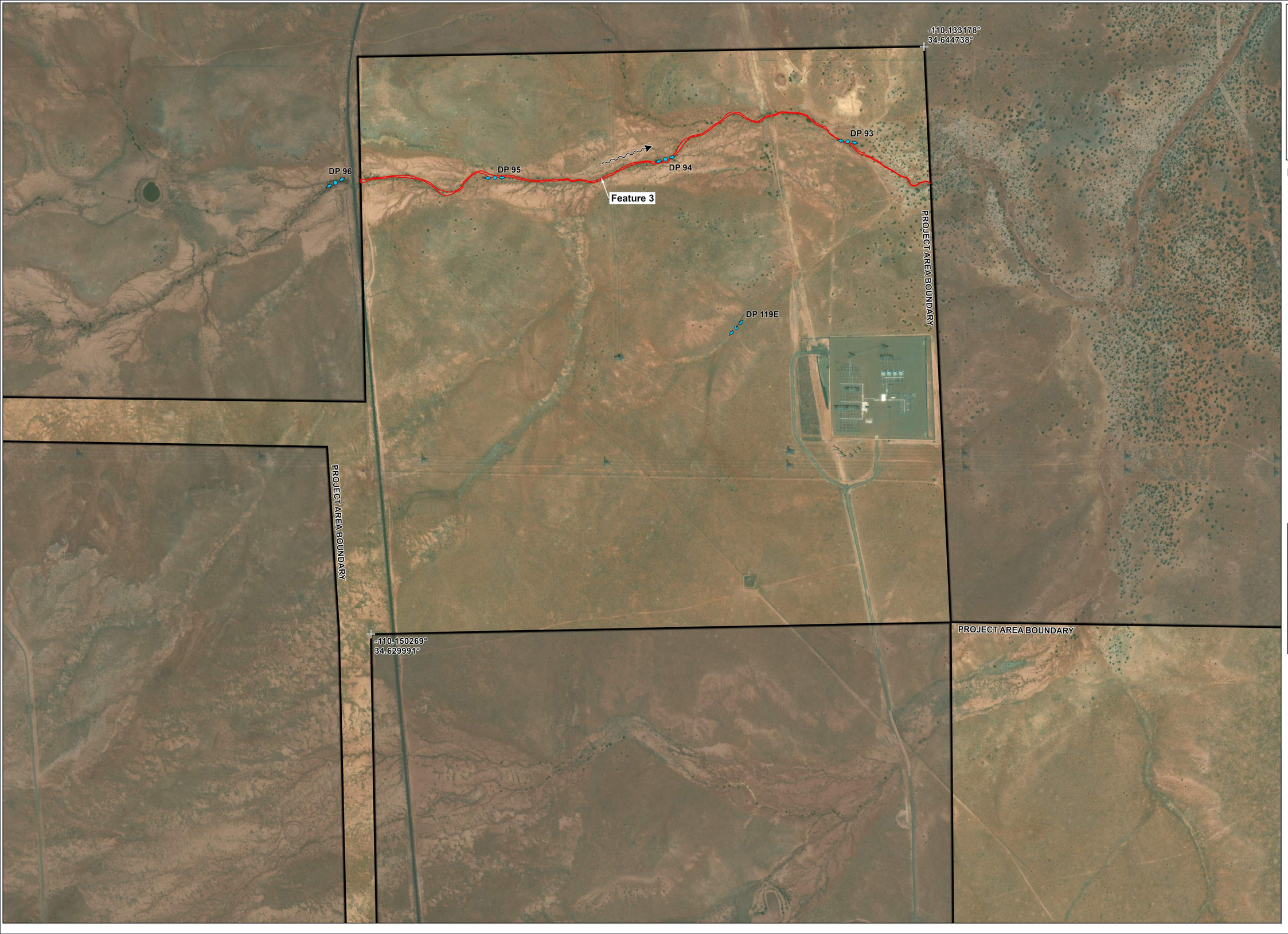
N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/23/2024
Project No.: 73104
Layout: 83604_AJD_MS
Aprx: 83604_JD Figures



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

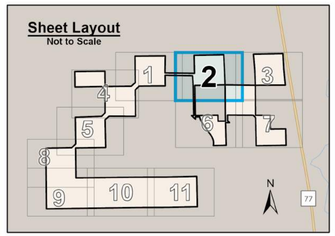
Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Project Area
Lat/Long Stamp Points
Flow Direction
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.6343°N 110.1419°W

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0 180 360 Meters

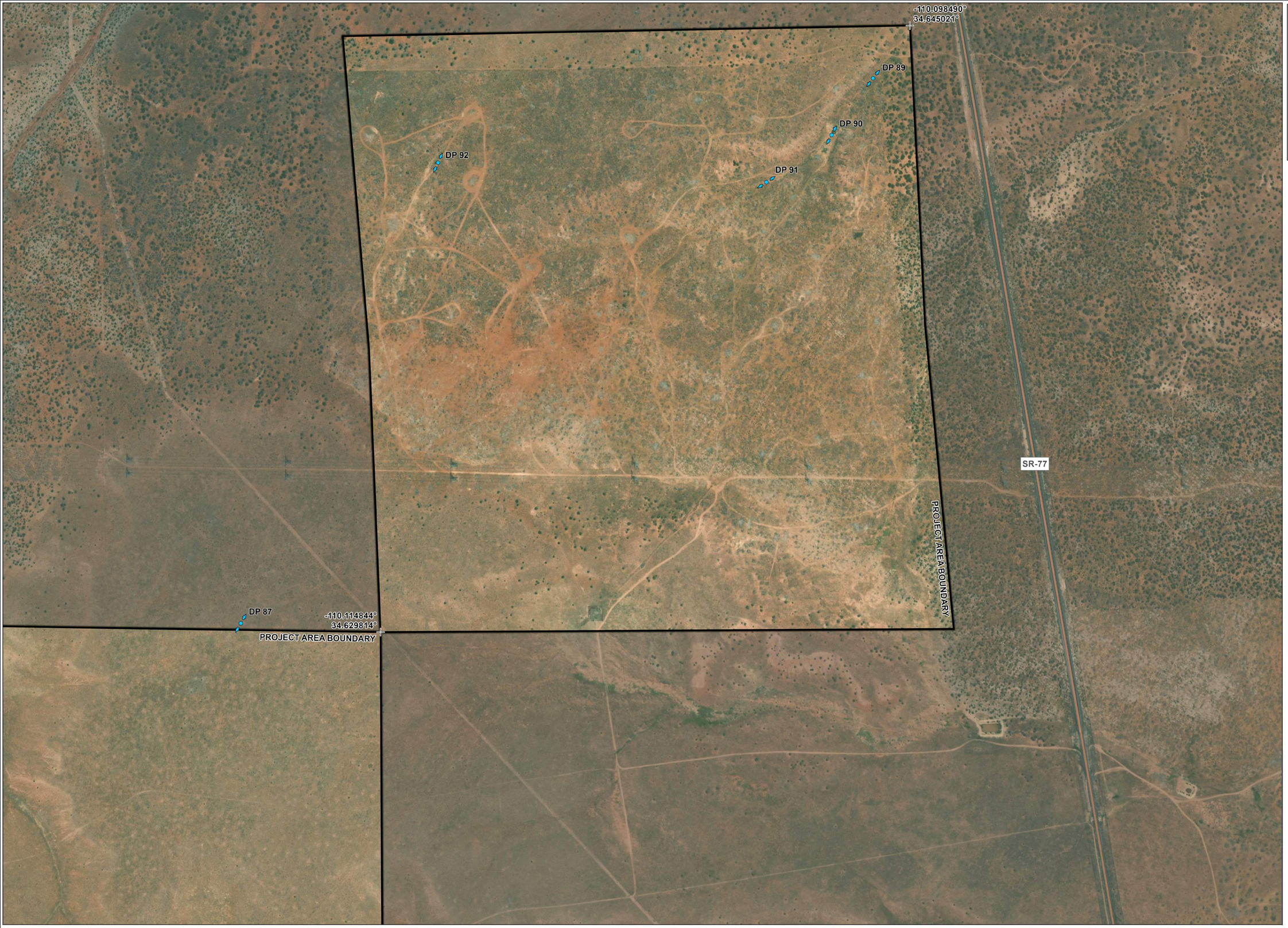
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1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: KS604_AJD_MS
Apns: 83604 JD Figures



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

Potential Waters of the United States

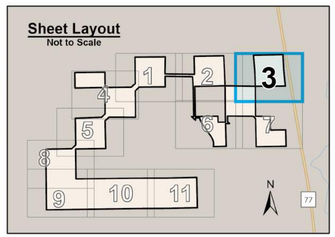
Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Sheet 3 of 11

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.634°N 110.1068°W

0 400 800 1,200 Feet

0 180 360 Meters

N

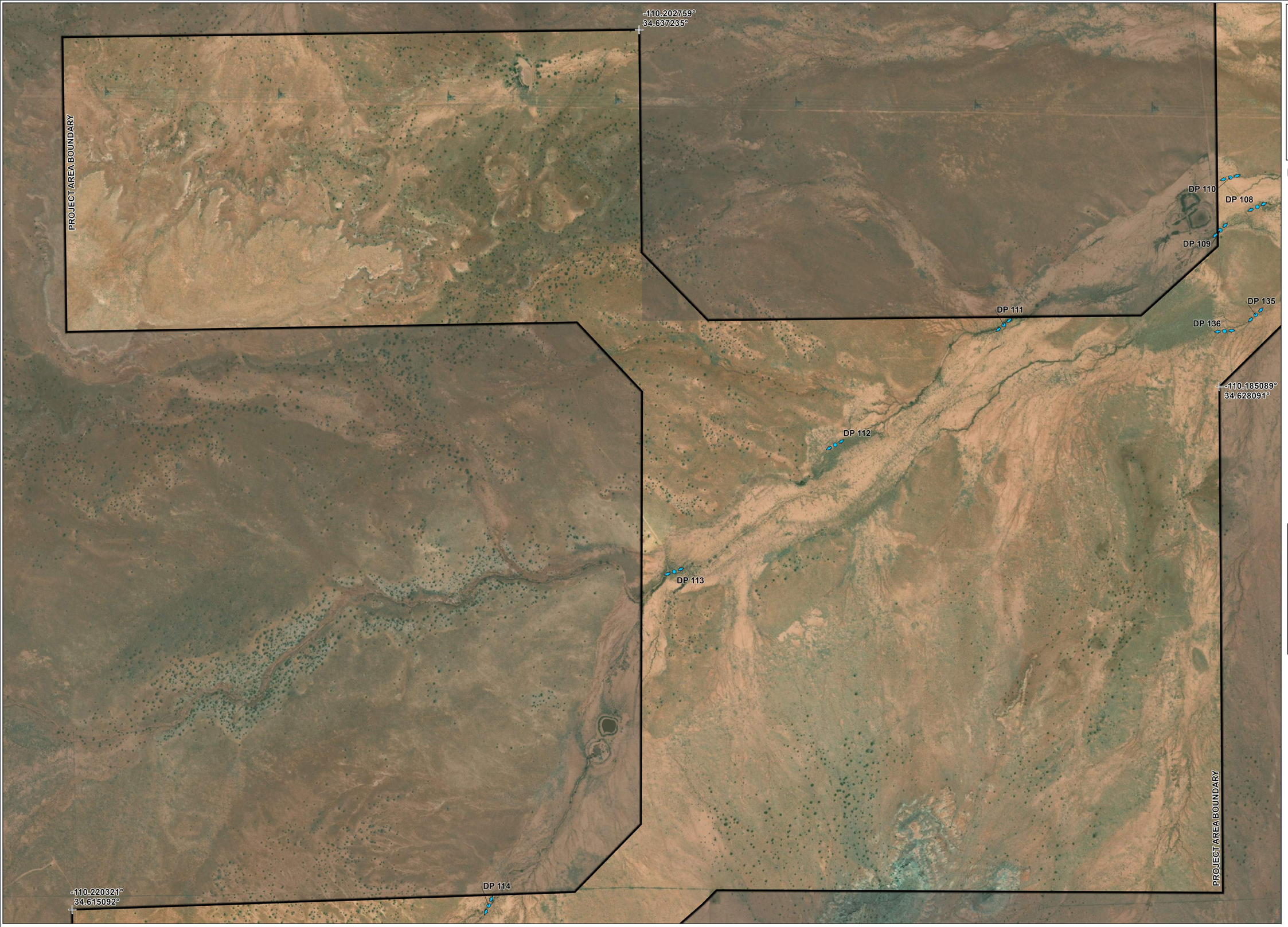
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SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: 83604_AJD_MS
Aprx: 83604 JD Figure



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

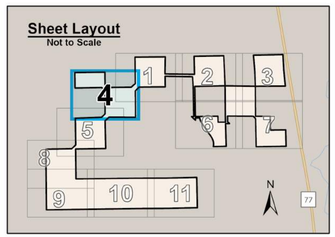
Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.6263°N 110.2028°W

0 400 800 1,200 Feet
0 180 360 Meters

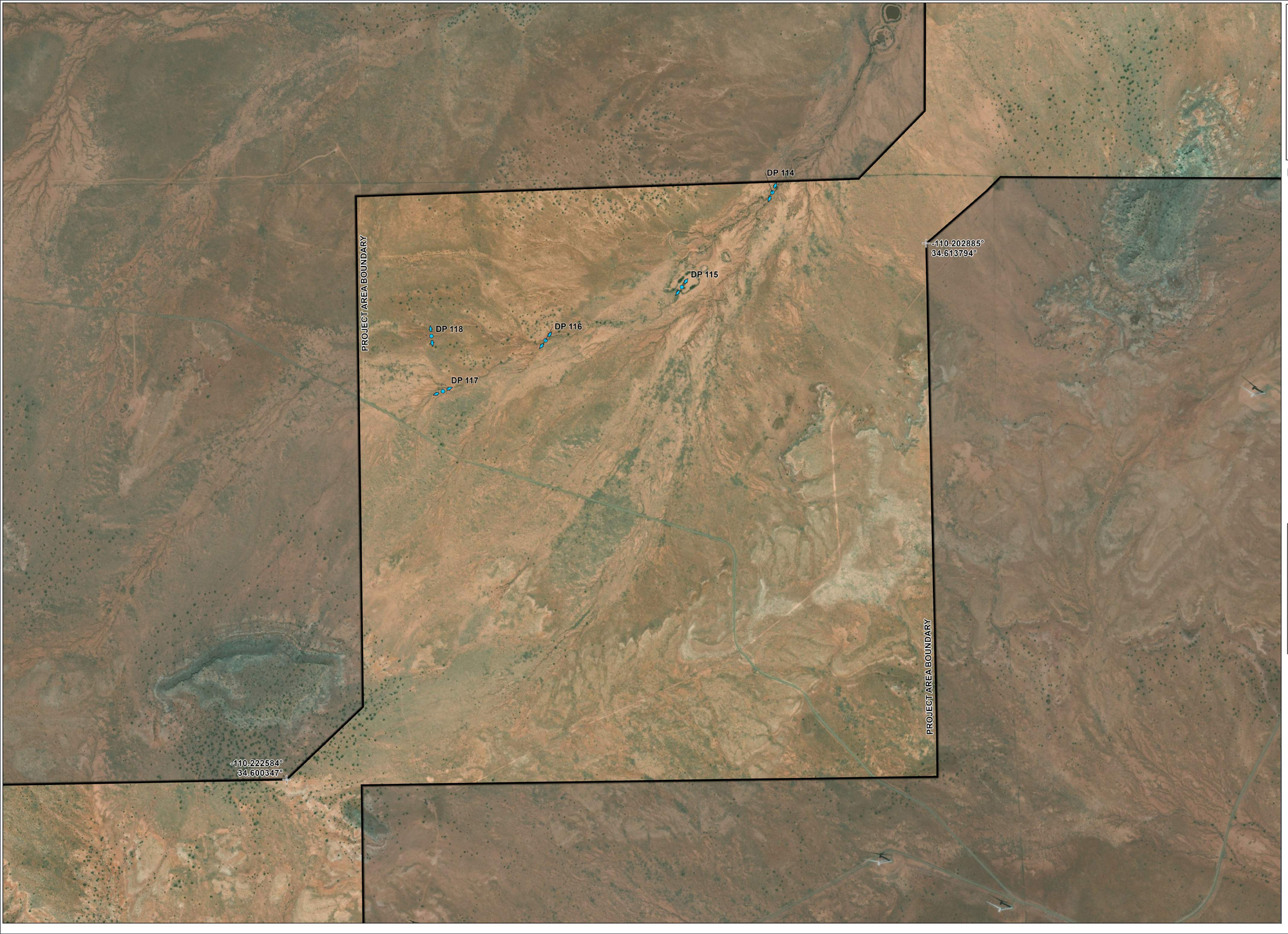
N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No.: 73164
Layout: 83604_AJD_MS
Aprx: 83604 JD Figure



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

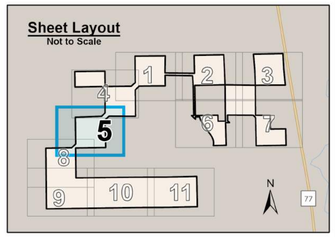
Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tennile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.6083°N 110.2116°W

0 400 800 1,200 Feet
0 180 360 Meters

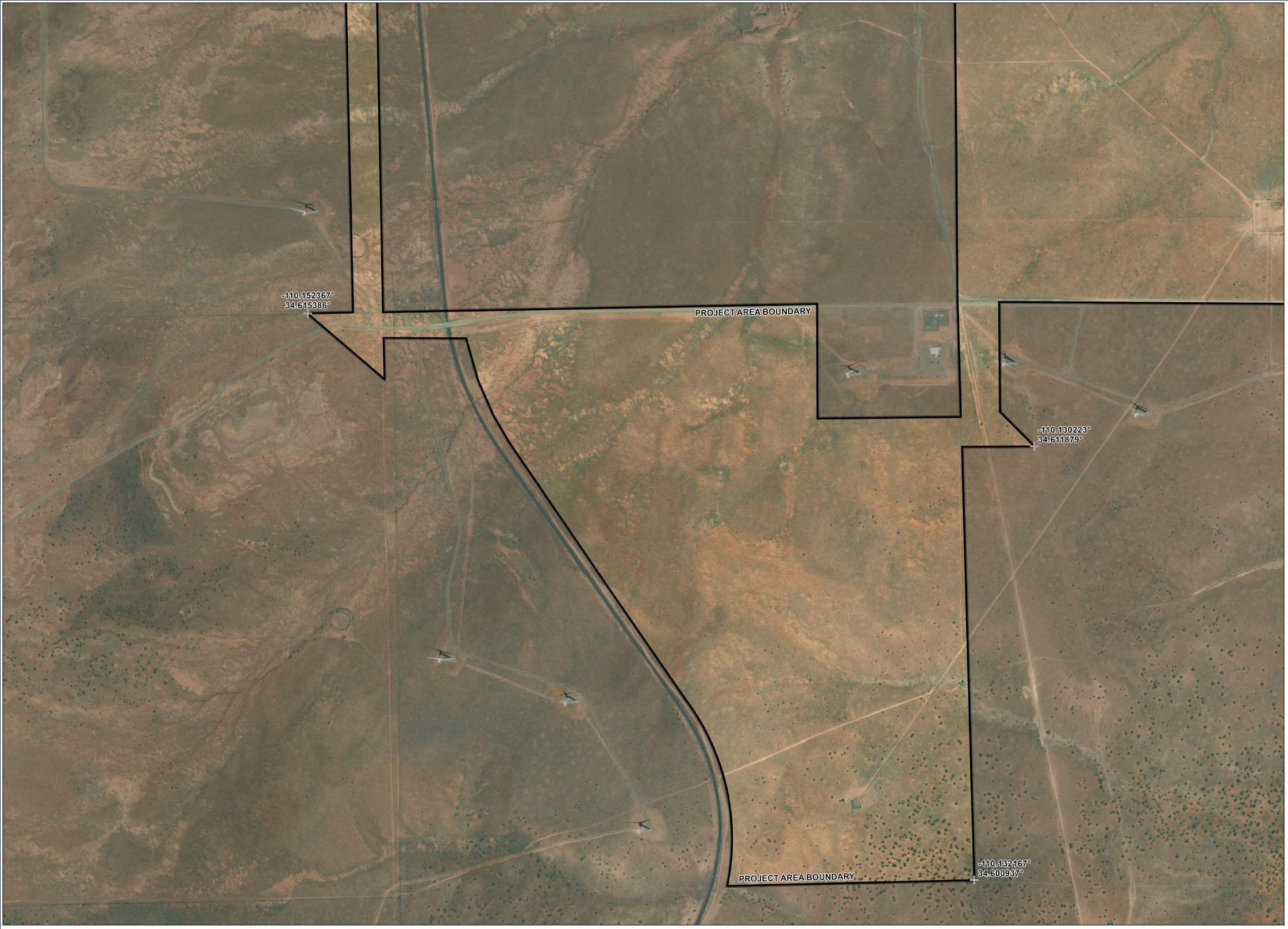
N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: 83604_AJD_MS
Apns: 83604 JD Figures



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

Potential Waters of the United States

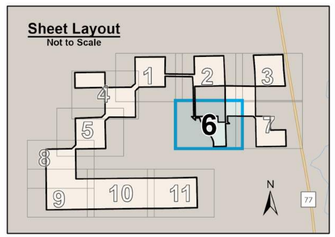
Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Sheet 6 of 11

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tennile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.6115°N 110.1421°W

0 400 800 1,200 Feet
0 180 360 Meters

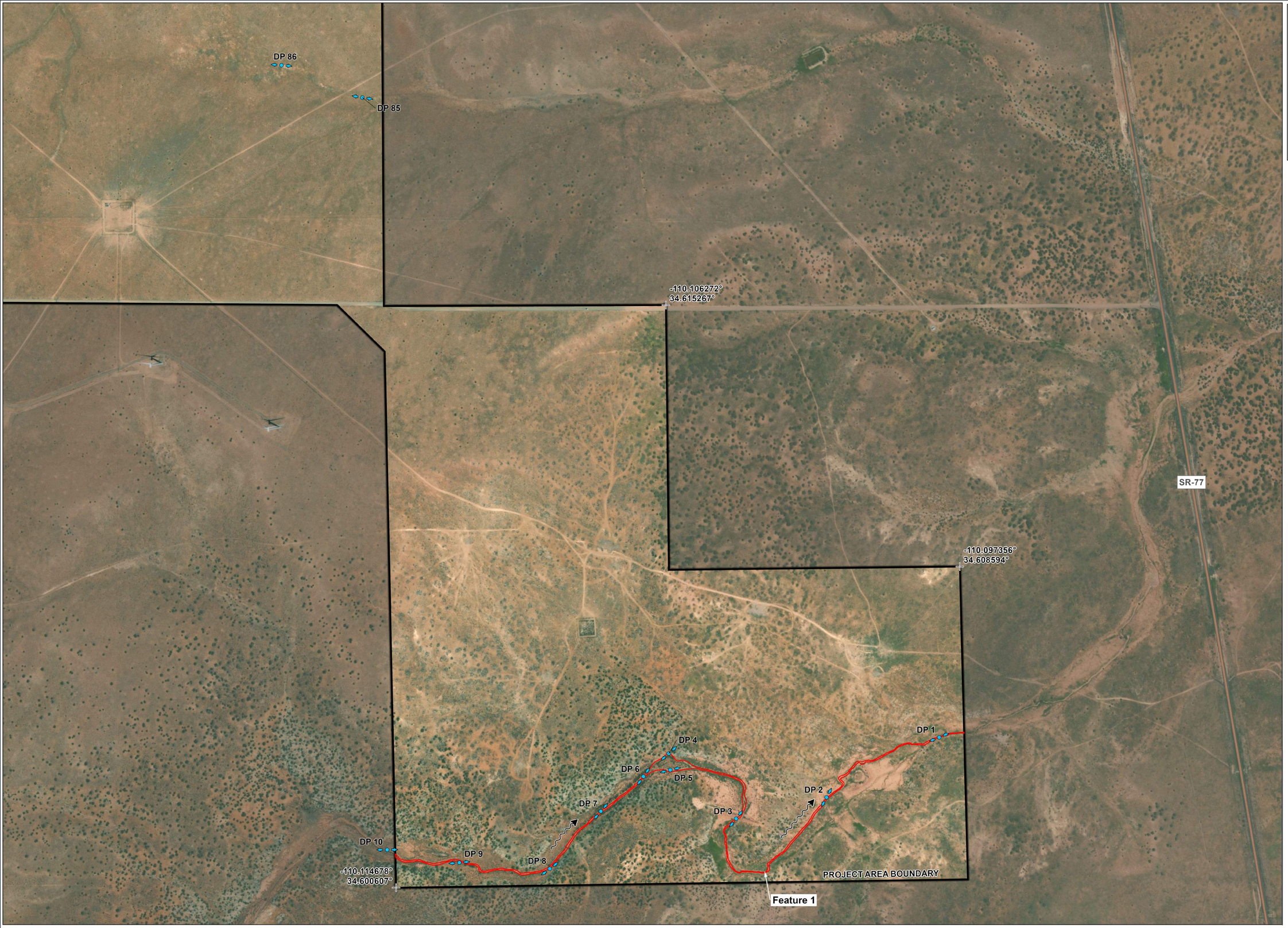
N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

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Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: 83604_AJD_MS
Apnx: 83604 JD Figures



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

Potential Waters of the United States

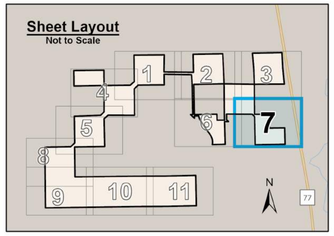
Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Sheet 7 of 11

Project Area
Lat/Long Stamp Points
Flow Direction
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.6113°N 110.107°W

0 400 800 1,200 Feet
0 180 360 Meters

N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: 83604_AJD_MS
Apx: 83604 JD Figures

APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

-110.237764°
34.600219°

PROJECT AREA BOUNDARY

PROJECT AREA BOUNDARY

-110.220209°
34.585761°

DP 84

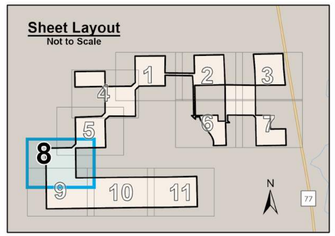
DP 83

DP 82

DP 13

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.5929°N 110.2291°W

0 400 800 1,200 Feet

0 180 360 Meters

N

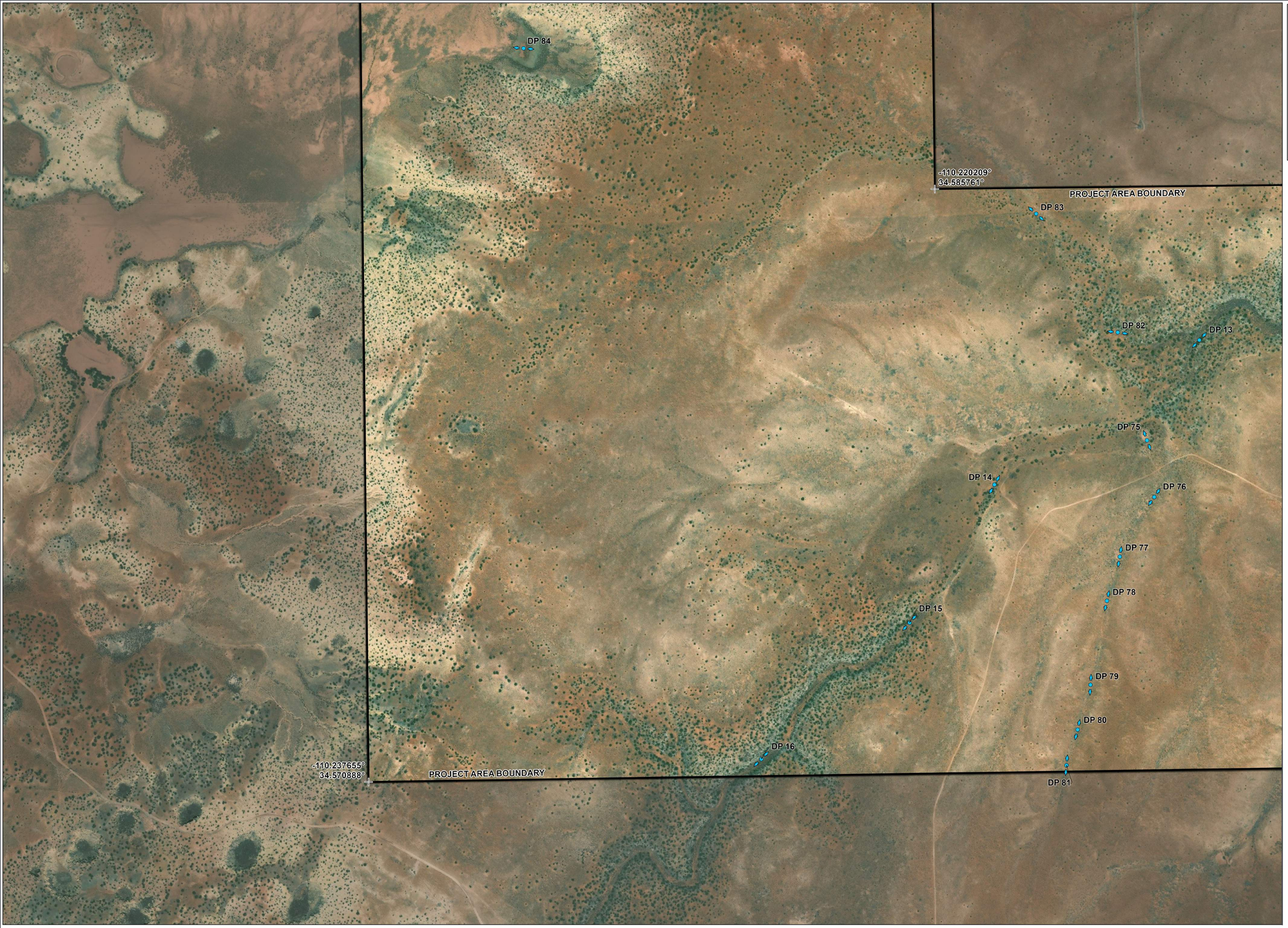
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: 83604_AJD_MX
Aprx: 83604 JD Figures



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

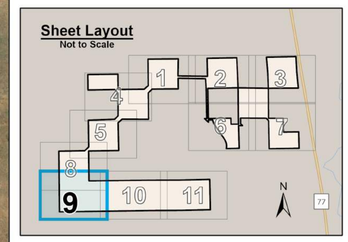
Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.5789ºN 110.2292ºW

0 400 800 1,200 Feet
0 180 360 Meters

N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: KSchil_AJD_MS
Aprx: 83604 JD Figures

APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

Potential Waters of the United States

Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

-110.178453°
34.585843°

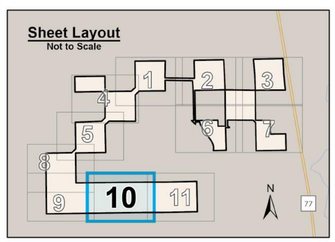
PROJECT AREA BOUNDARY

DP 11
DP 12
DP 13
DP 54
DP 55
DP 56
DP 57
DP 58
DP 59
DP 60
DP 61
DP 63
DP 64
DP 65
DP 66
DP 67
DP 68
DP 69
DP 70
DP 71
DP 72
DP 73
DP 74
DP 76
DP 29
DP 30
DP 31
DP 32
DP 33
DP 34

-110.209727°
34.571055°

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tenmile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.5786°N 110.1941°W

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0 180 360 Meters

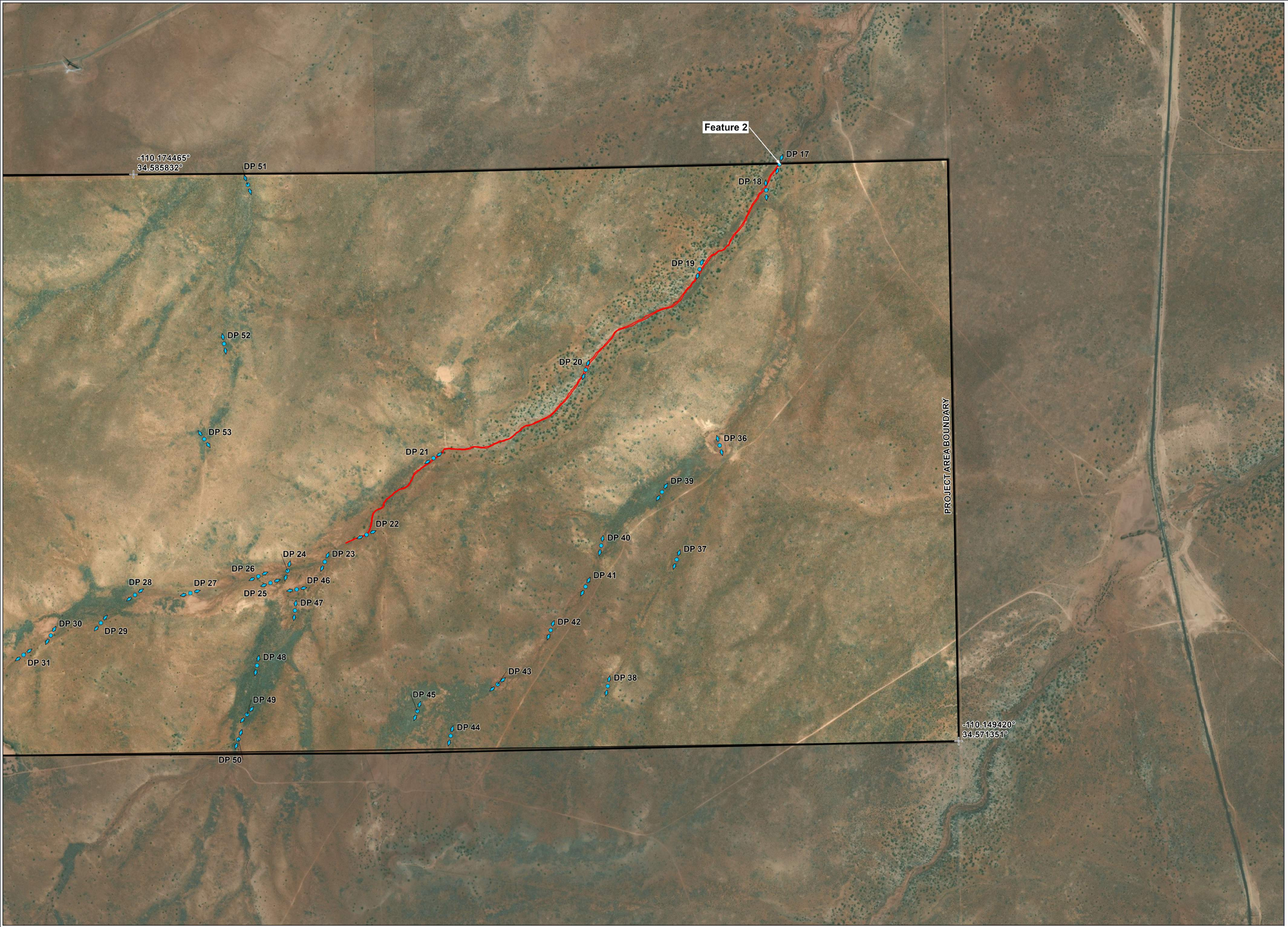
N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: 83604_AJD_MS
Apx: 83604 JD Figures



APPROVED JURISDICTIONAL DETERMINATION
SECTION 404 CLEAN WATER ACT

U.S. Army Corps of Engineers, Los Angeles District
Application No. SPL-

Boundary of area surveyed for jurisdictional waters of the United States

Approximate Ordinary High Water Mark

Potential Waters of the United States

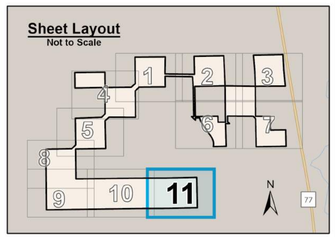
Potential Wetlands (If legend is blank no wetlands occur with survey area.)

Scale: See scale bar Photograph Date: 6 July 2021
Site Visit by Corps(Y/N) Date:
Determination Issued:
Project Manager:

Sheet 11 of 11

Project Area
Lat/Long Stamp Points
Data Point
Photo Direction

Sheet Layout
Not to Scale



Navajo County, AZ
USGS 7.5' Quadrangle:
Second Knolls, AZ, 34110-E2
Snowflake, AZ, 34110-E1
Flattop Hill, AZ, 34110-F2
Tennile Cedars, AZ, 34110-F1
T14N R21E Sections 02-11, 14-18, 20-23, 29, 30 & 31
T15N R21E Sections 31-35
T15N R20E Section 36
T14N R20E Sections 01-04, 10-2, 14-17, 20-29, 33-36
NAD 1983 UTM Zone 12N
34.5784°N 110.159°W

0 400 800 1,200 Feet
0 180 360 Meters

N
1" = 400'



SWCA ENVIRONMENTAL CONSULTANTS

DRAFT

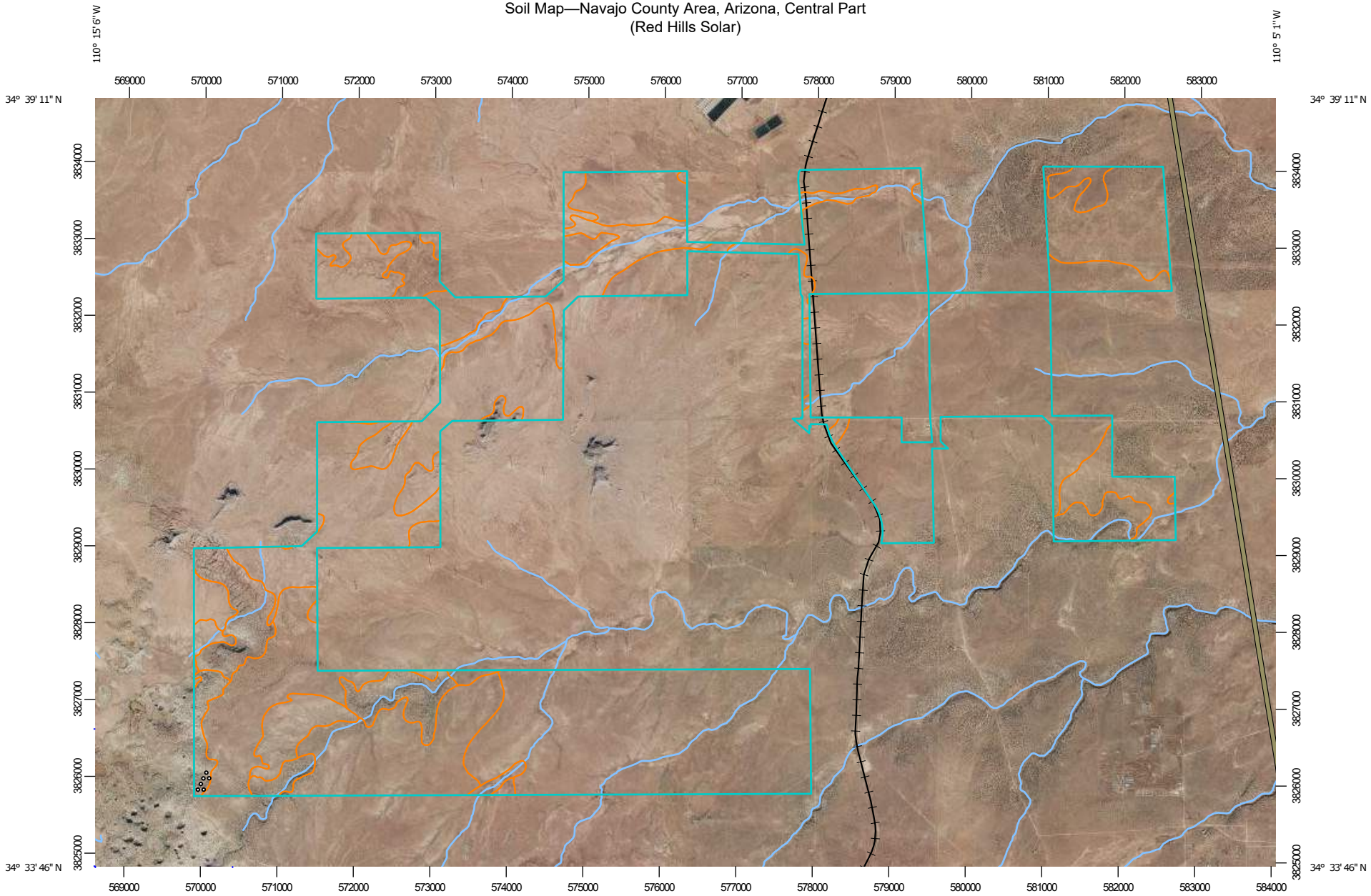
Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/9/2024
Project No. 73164
Layout: 83604_AJD_MS
Apns: 83604 JD Figures

APPENDIX C

Supporting Agency Data

Natural Resources Conservation Service Soils Map
U.S. Army Corps of Engineers Antecedent Precipitation Tool Results
U.S. Environmental Protection Agency National Hydrology Dataset,
U**.S. Fish and Wildlife Service National Wetlands Inventory**, and
Federal Emergency Management Agency Flood Insurance Rate Map
Stream Order Map
Flow Path Map

Soil Map—Navajo County Area, Arizona, Central Part
(Red Hills Solar)



Map Scale: 1:70,600 if printed on A landscape (11" x 8.5") sheet.

N

0 1000 2000 4000 6000 Meters

0 3000 6000 12000 18000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Navajo County Area, Arizona, Central Part
Survey Area Data: Version 21, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

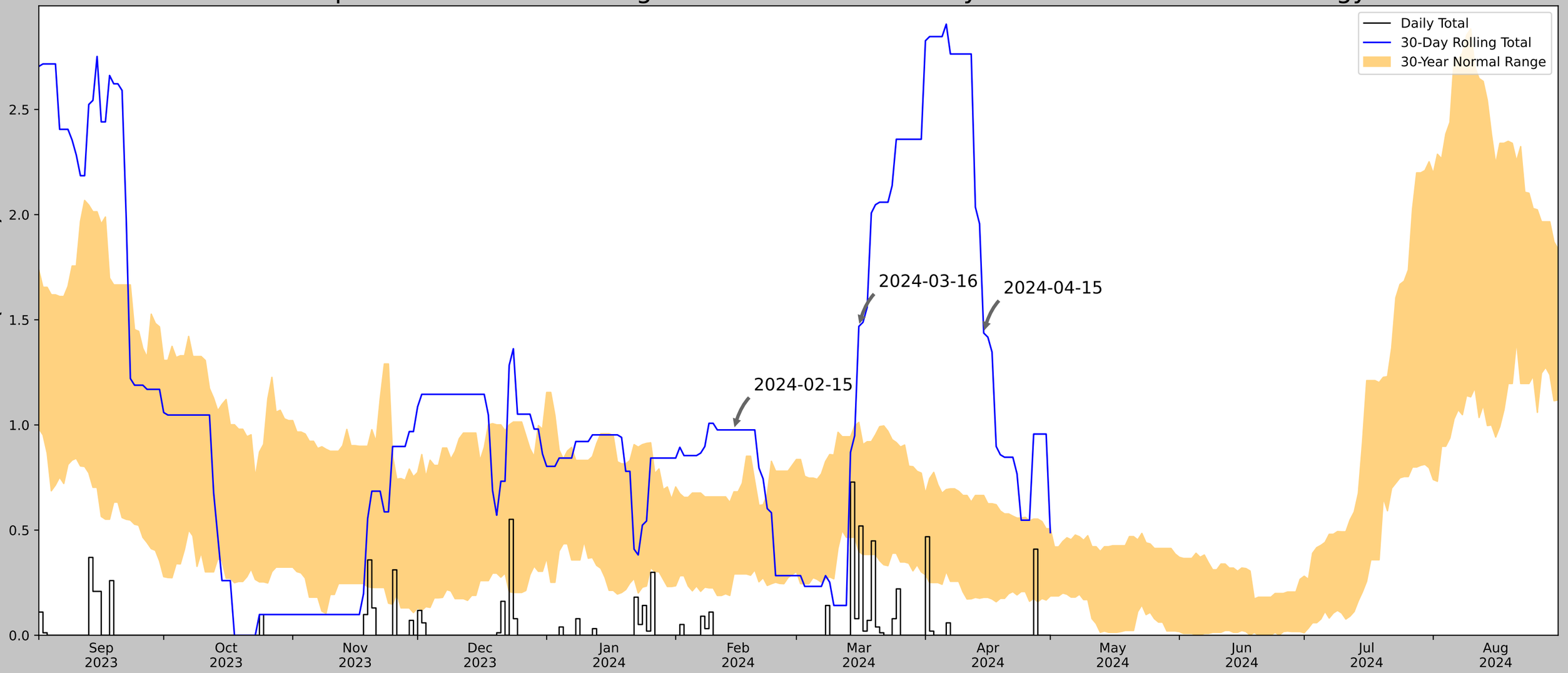
Date(s) aerial images were photographed: Nov 26, 2021—Dec 11, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Arntz fine sandy loam, 1 to 8 percent slopes	1,533.8	16.9%
7	Bisoodi fine sandy loam, 1 to 8 percent slopes	250.3	2.8%
11	Cerrillos sandy loam, 1 to 10 percent slopes	2.5	0.0%
30	Kech fine sandy loam, 1 to 12 percent slopes	1,180.0	13.0%
31	Kech-Rock outcrop complex, 1 to 20 percent slopes	19.2	0.2%
33	Leanto-Bisoodi complex, 1 to 12 percent slopes	4,035.6	44.3%
34	Leanto-Bisoodi-Rock outcrop complex, 1 to 20 percent slopes	218.1	2.4%
39	Mellenthin-Rock outcrop complex, 1 to 20 percent slopes	262.5	2.9%
43	Nuffel silt loam, 0 to 3 percent slopes	523.2	5.7%
52	Rock outcrop-Arches complex, 2 to 30 percent slopes	579.6	6.4%
55	Rock outcrop-Kech complex, 20 to 60 percent slopes	472.5	5.2%
56	Rock outcrop-Leanto complex, 20 to 60 percent slopes	24.1	0.3%
Totals for Area of Interest		**9,101.8**	**100.0%**

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	34.608651, -110.160474
Observation Date	2024-04-15
Elevation (ft)	5769.294
Drought Index (PDSI)	Mild drought (2024-03)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-04-15	0.179921	0.664961	1.437008	Wet	3	3	9
2024-03-16	0.398032	1.012598	1.468504	Wet	3	2	6
2024-02-15	0.291339	0.682283	0.976378	Wet	3	1	3
Result							Wetter than Normal - 18

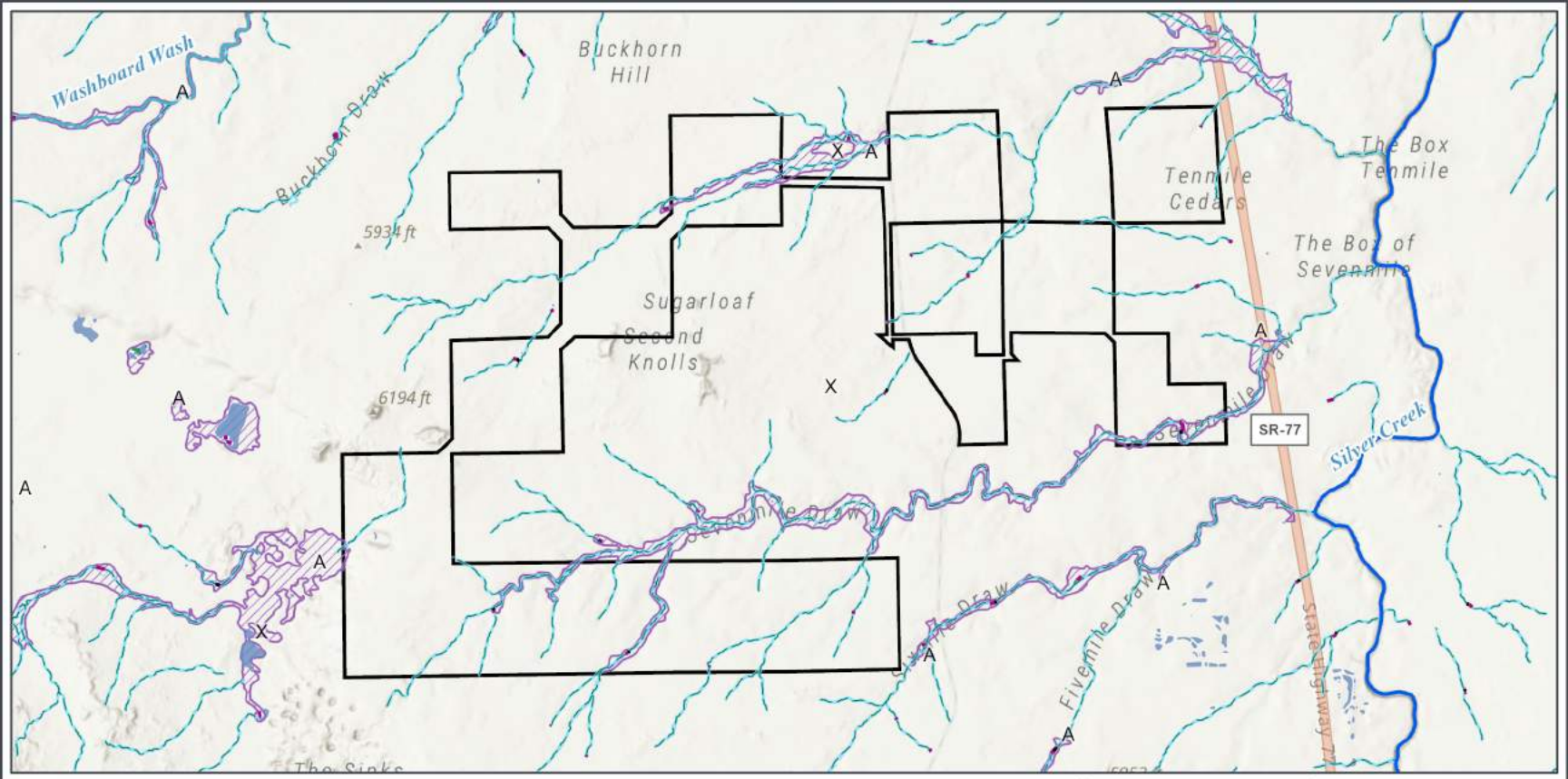
US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
PETRIFIED FOREST NP	34.7994, -109.885	5445.866	20.458	323.428	15.823	11047	75
HOLBROOK 17 ESE	34.8222, -109.8928	5612.861	1.636	166.995	1.009	127	0
SNOWFLAKE 15.3 ENE	34.5575, -109.8073	5666.995	17.287	221.129	11.602	11	0
HOLBROOK	34.9094, -110.1544	5084.974	17.061	360.892	13.835	54	0
SNOWFLAKE	34.5081, -110.0839	5642.061	23.084	196.195	14.917	7	0
SNOWFLAKE 1.4 SW	34.4931, -110.0843	5711.942	24.005	266.076	17.189	93	0
TAYLOR 2.3 SE	34.4342, -110.0659	5681.103	27.249	235.237	18.672	1	1
TAYLOR 3.2 WNW	34.4727, -110.1435	5727.034	26.935	281.168	19.694	12	0
SNOWFLAKE 5.6 W	34.4969, -110.1668	5807.087	26.333	361.221	21.362	0	14



Project Area

NHD Flowlines

- Perennial
- Intermittent
- Ephemeral
- Artificial Path
- Connector

NWI Wetland Type

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

Flood Hazard Zones

- A - 1% Annual Chance Flood Hazard
- X - Area of minimal flood hazard

Navajo County, AZ
NAD 1983 UTM Zone 12N
34.608°N 110.1674°W

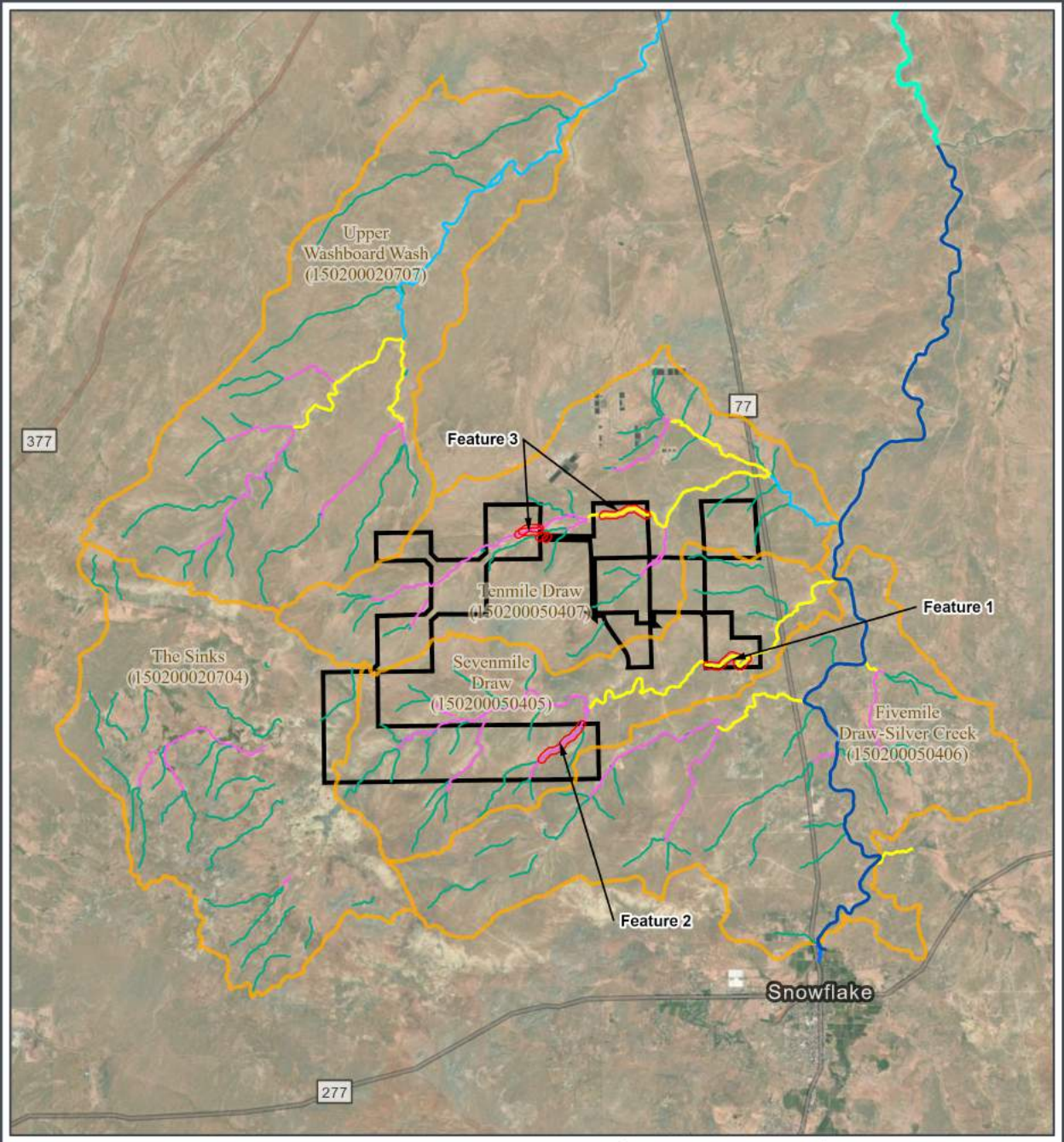
0 0.5 1 Miles
0 0.85 1.7 Kilometers

N

1:100,000

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/10/2024
Project No. 83604
Layout: 83604_NWINHDFlood
Aprx: 83604 JD Figures

SWCA
ENVIRONMENTAL CONSULTANTS



Project Area

Subwatershed Boundary (12-digit HUC)

Field Identified Feature

NHD Plus High Resolution Flowlines

- Stream Order 1
- Stream Order 2
- Stream Order 3
- Stream Order 4
- Stream Order 5
- Stream Order 6
- Stream Order 8

Navajo County, AZ
NAD 1983 UTM Zone 12N
34.6262°N 110.1703°W

0 1 2 3 Miles
0 2 4 Kilometers

N

1:190,000

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/13/2024
Project No. 83604
Layout: 83604_StreamOrder
Aprx: 83604 JD Figures

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Kaibab National Forest

Grand Canyon National Park

Colorado River

Tuba City

Navajo Nation Reservation

Hopi Reservation

Little Colorado River

Distance to TNW: 236 miles

Flagstaff

Winslow

Coconino National Forest

Petrified National

See INSET below

Silver Creek

Snowflake

Sitgreaves National Forest

Prescott

Arizona

Payson

Show Low

Pinetop-Lakeside

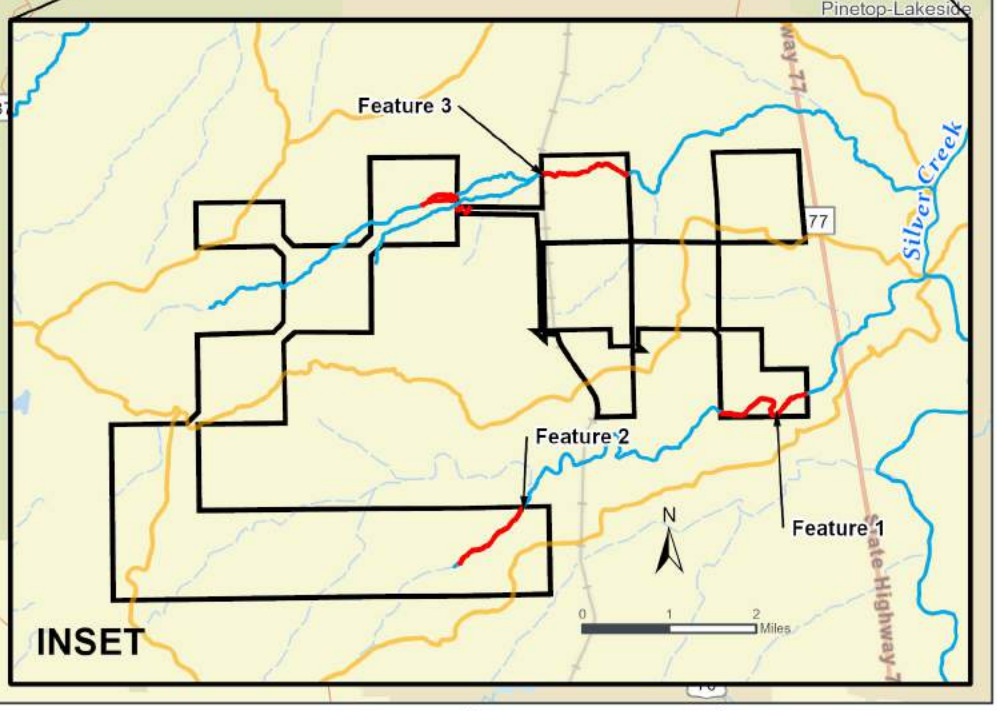
Peoria

Phoenix

Mesa

Gila River Indian

160 64 89 180 40 17 60 303 87 377



Project Area

Flow Path to TNW

Colorado River - Traditionally Navigable Waters (TNW)

Field Identified Feature

Subwatershed Boundary (12-digit HUC)

Navajo County, AZ
NAD 1983 UTM Zone 12N
34.9297°N 111.1335°W

0 10 20 Miles
0 10 20 30 Kilometers

N

1:1,200,000

Base Map: Esri ArcGIS Online, accessed May 2024
Updated: 5/13/2024
Project No. 73164
Layout: 83604_FlowMiles
Aprx: 83604 JD Figures

SWCA ENVIRONMENTAL CONSULTANTS

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Sound Science. Creative Solutions.®

1750 South Woodlands Village Boulevard
Suite 200
Flagstaff, Arizona 86001
Tel 928.774.5500 Fax 928.779.2709
www.swca.com

TECHNICAL MEMORANDUM

To: Melissa Funsten, Senior Associate, Development
Stellar Red Hills Solar LLC
14643 Dallas Parkway, Suite 250
Dallas, Texas 75254

From: Eleanor Gladding, Lead Biologist II

Date: June 12, 2024

Re: **Biological Resources Memorandum for the Red Hills Solar and Storage Project in Navajo County, Arizona/SWCA Project No. 83604**

SWCA Environmental Consultants (SWCA) prepared this biological resources evaluation report (biological report) to document compliance with federal and state biological regulations in support of the Navajo County Special Use Permit process for the proposed Red Hills Solar and Storage Project (project). This biological report addresses the Endangered Species Act of 1973 (16 United States Code [USC] 1531 et seq.) (ESA), the Migratory Bird Treaty Act of 1918 (16 USC 703–712) (MBTA), the Bald and Golden Eagle Protection Act of 1940, as amended (1 USC 668–668d or 50 Code of Federal Regulations [CFR] 22), the Arizona Game and Fish Department (AZGFD) Species of Greatest Conservation Need (SGCN), the AZGFD Game Species and Species of Economic and Recreation Importance (SERI), the Arizona Department of Agriculture (AZDA)–administered Arizona Native Plant Law (AZNPL) (Arizona Revised Statutes 3-904), the AZDA's noxious weed regulations (Arizona Administrative Code R3-4-245), and Special Designation Areas.

Stellar Red Hills Solar LLC (Stellar) is a leading global developer, owner, and operator of solar energy generation and storage projects across the country. Stellar is proposing to construct a 1,000-megawatt (MW) utility-scale solar photovoltaic energy generation facility located on approximately 9,090 acres of privately owned land and 123 acres of Arizona State Trust Land (project area) in unincorporated Navajo County, Arizona (Figure 1). The project would include a 1,000-MW battery energy storage system, a project substation, a 920-foot-long, 500-kilovolt generation tie-in transmission line connecting the project substation to the existing Salt River Project (SRP) Sugarloaf substation (strategically located in the project area), an operations and maintenance building, and other ancillary facilities. The project area for this biological report includes 9,323 acres in northeastern Arizona, approximately 3.5 miles northwest of the town of Snowflake, Navajo County, Arizona (see Figure 1). The project area includes Sections 3, 5–7, 9, 15–18, and 30 in Township 14 North, Range 21 East, and Sections 1–3, 10–12, 14–16, 21, and 25–28 in Township 14 North, Range 20 East, Gila and Salt River Baseline and Meridian (Figures 2a–2k).

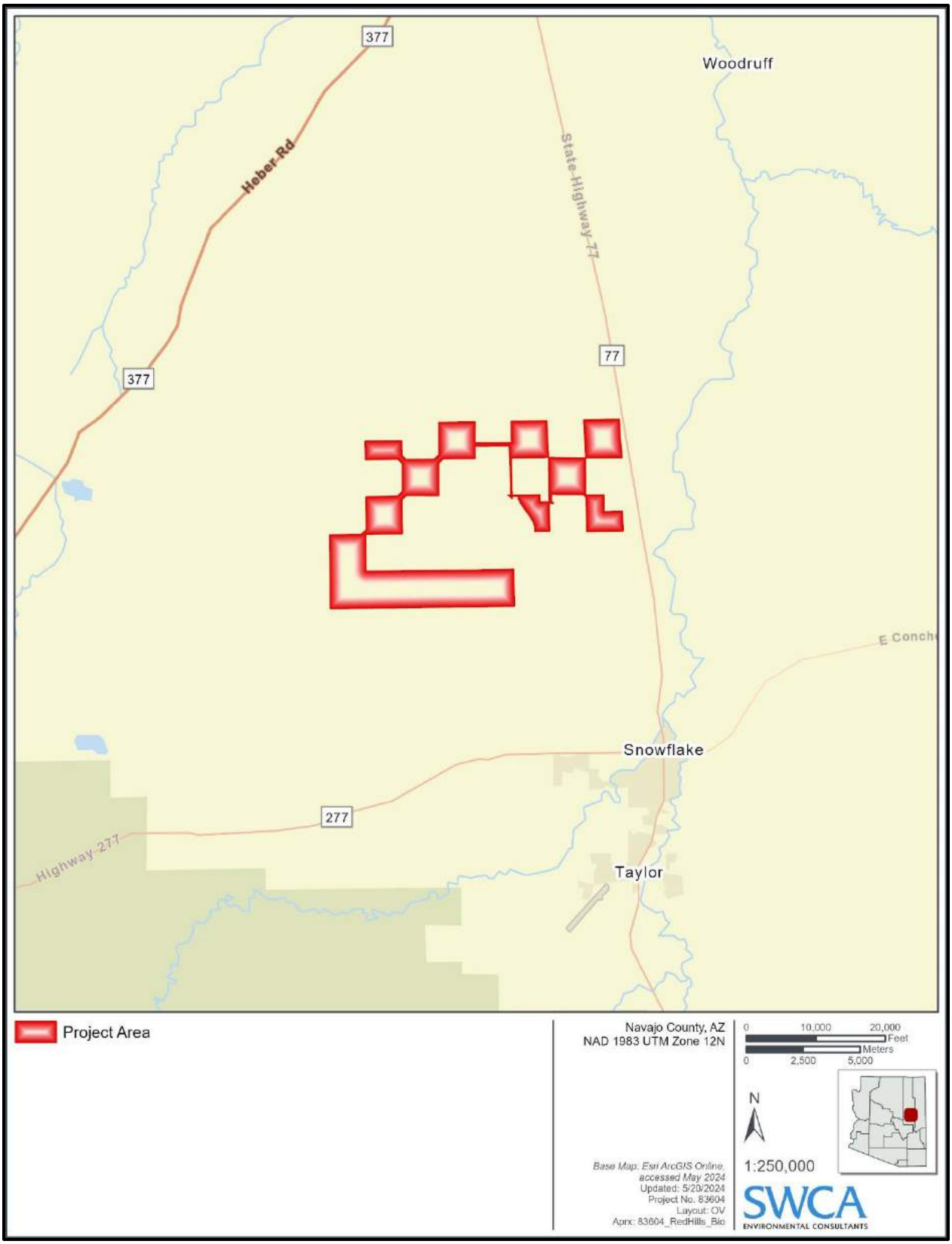


Figure 1. General location of the project area.

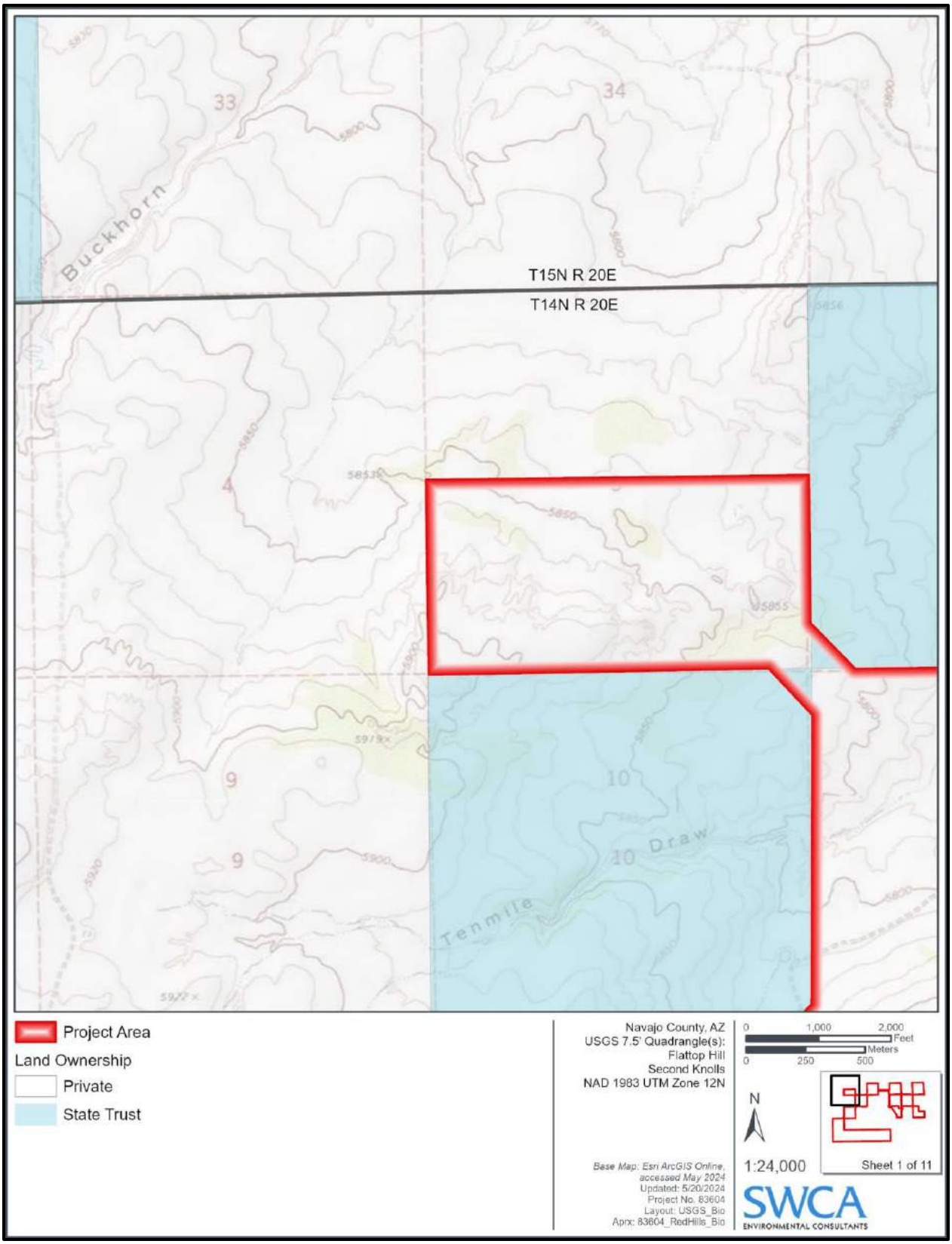


Figure 2a. Project area location.

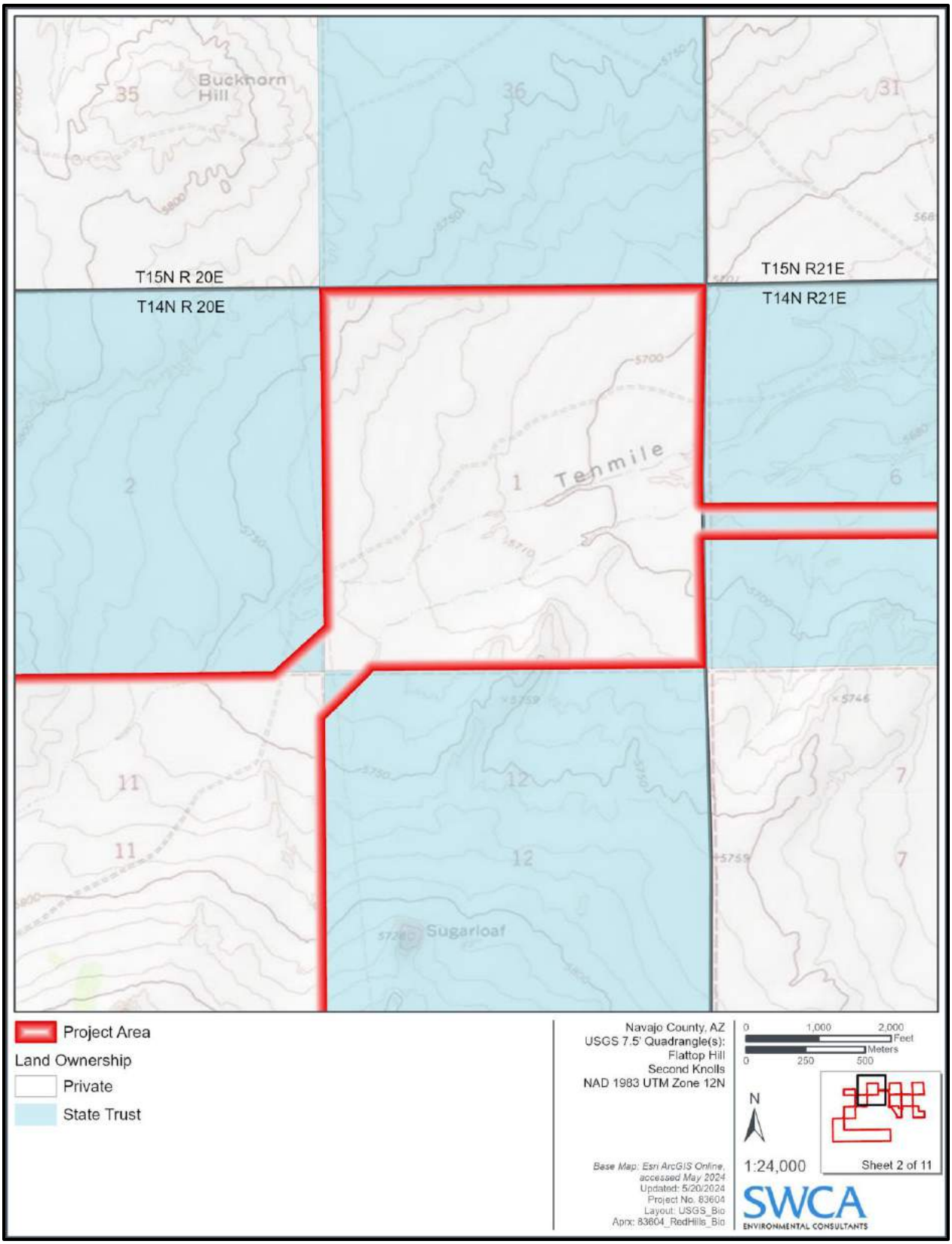


Figure 2b. Project area location.

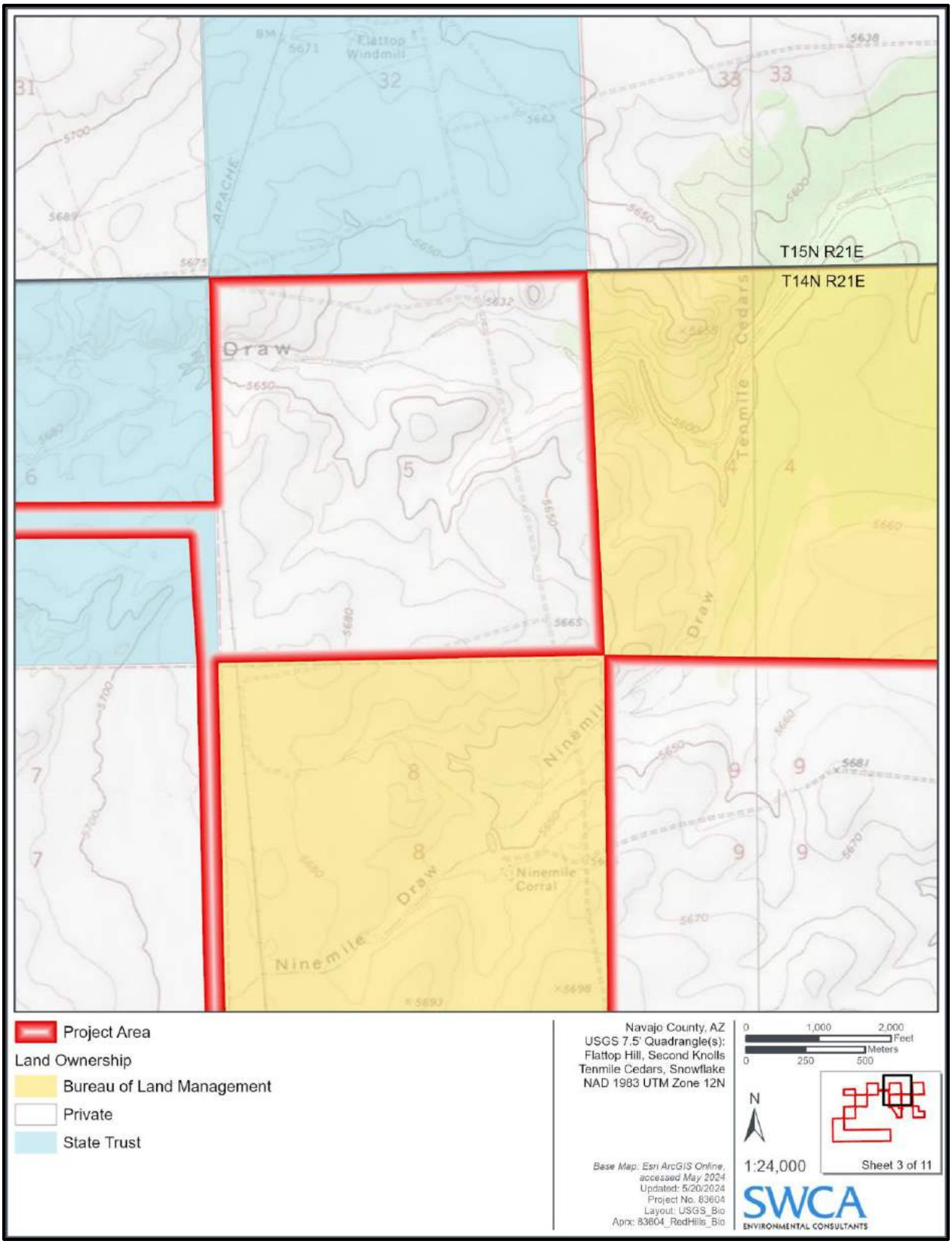


Figure 2c. Project area location.

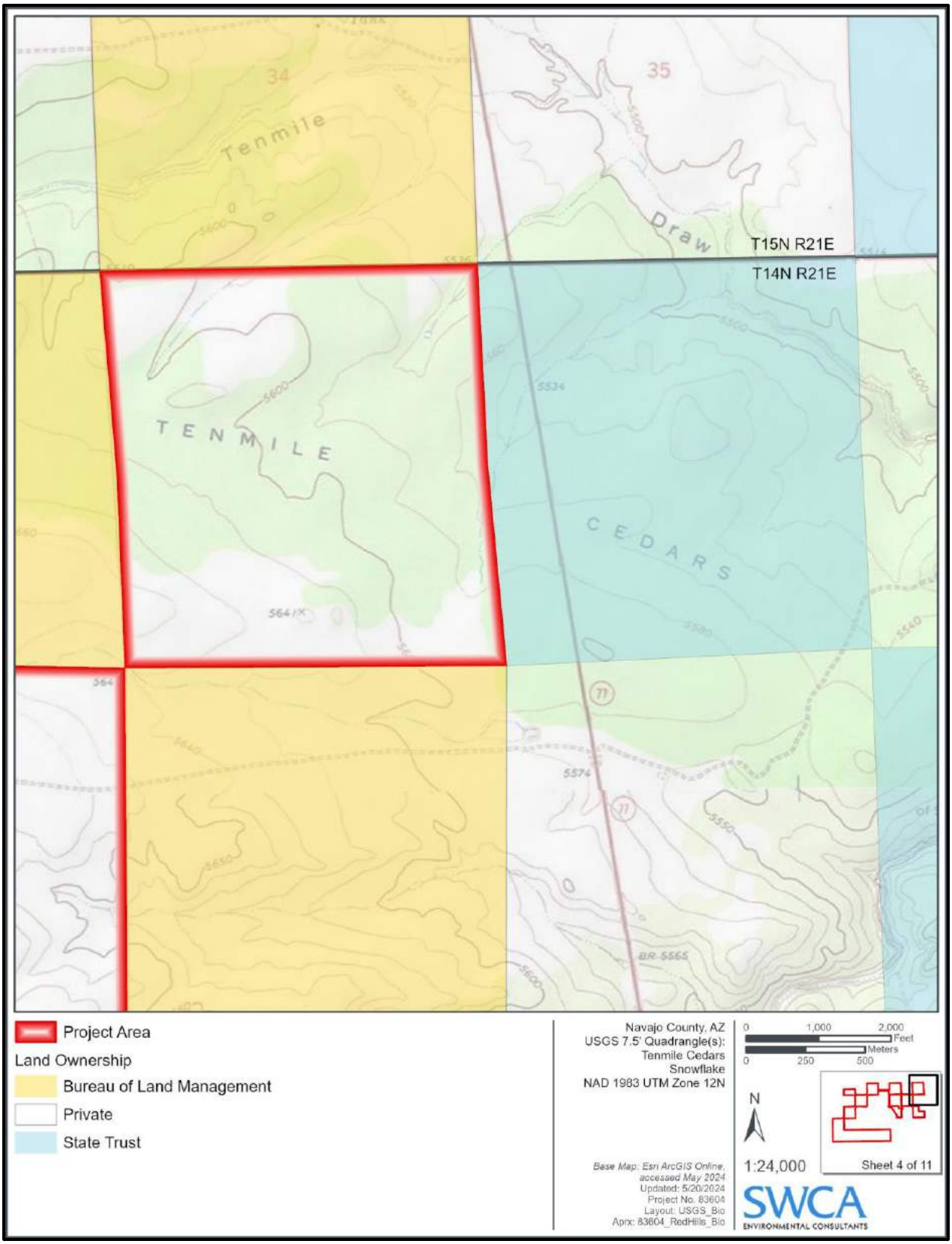


Figure 2d. Project area location.

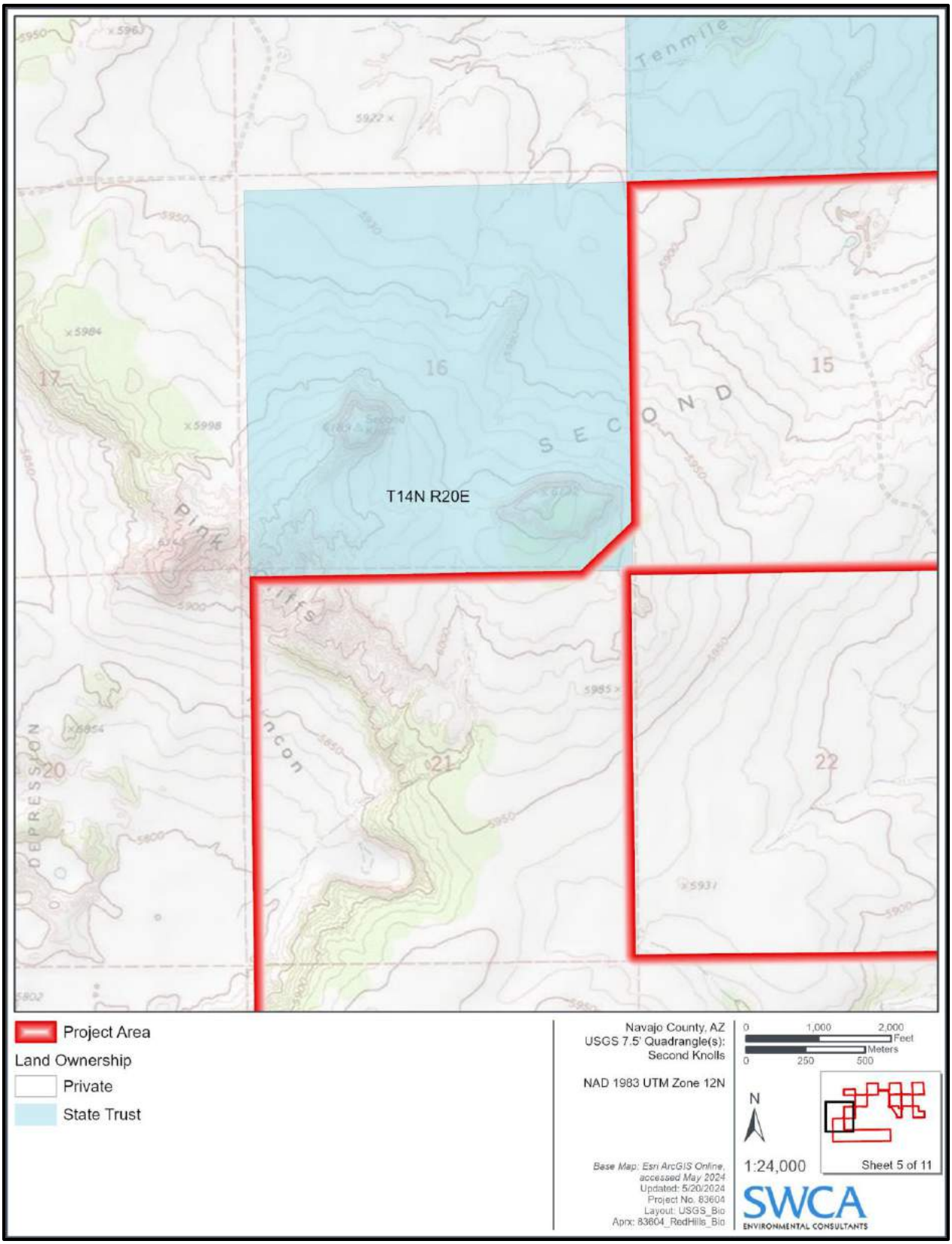


Figure 2e. Project area location.

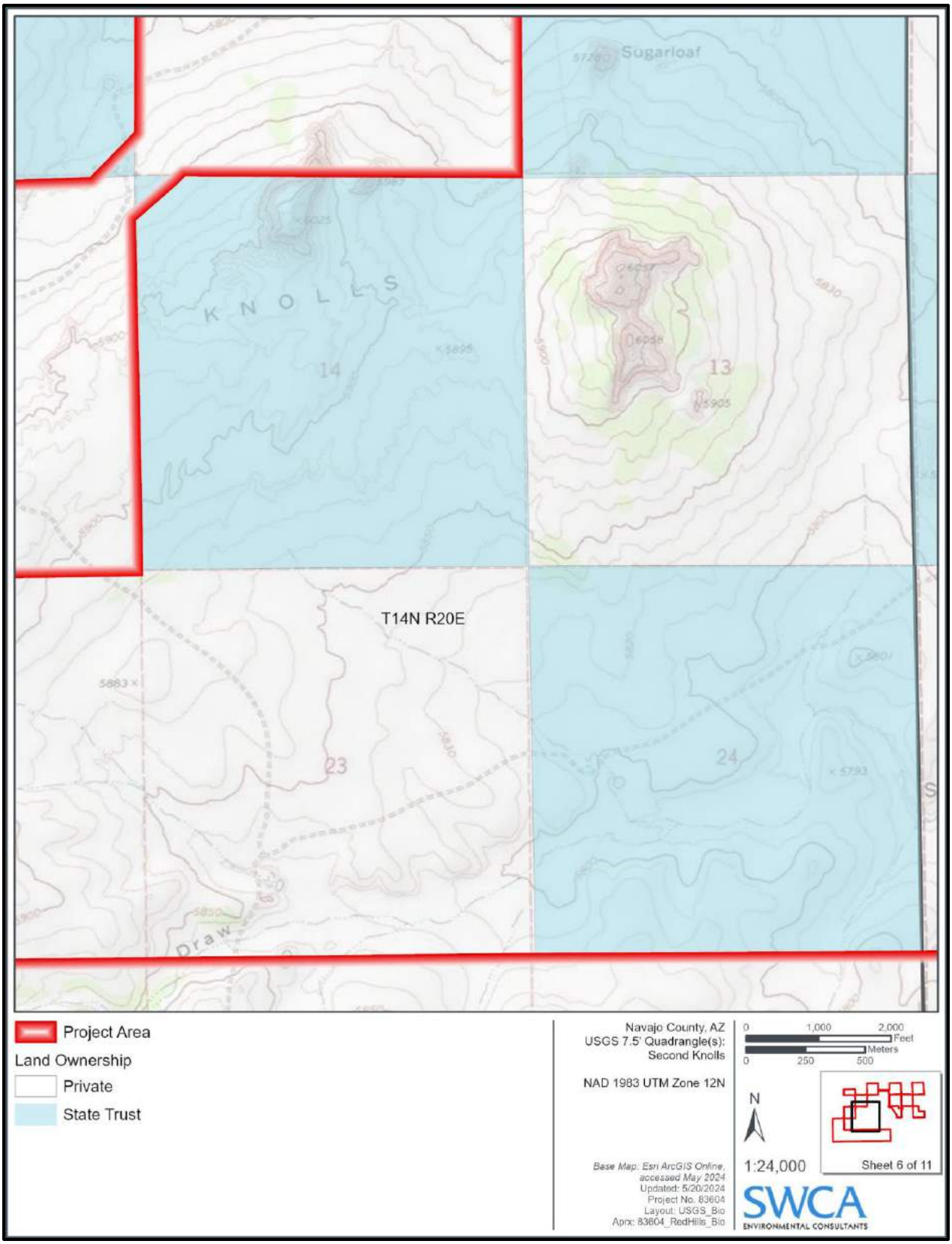


Figure 2f. Project area location.

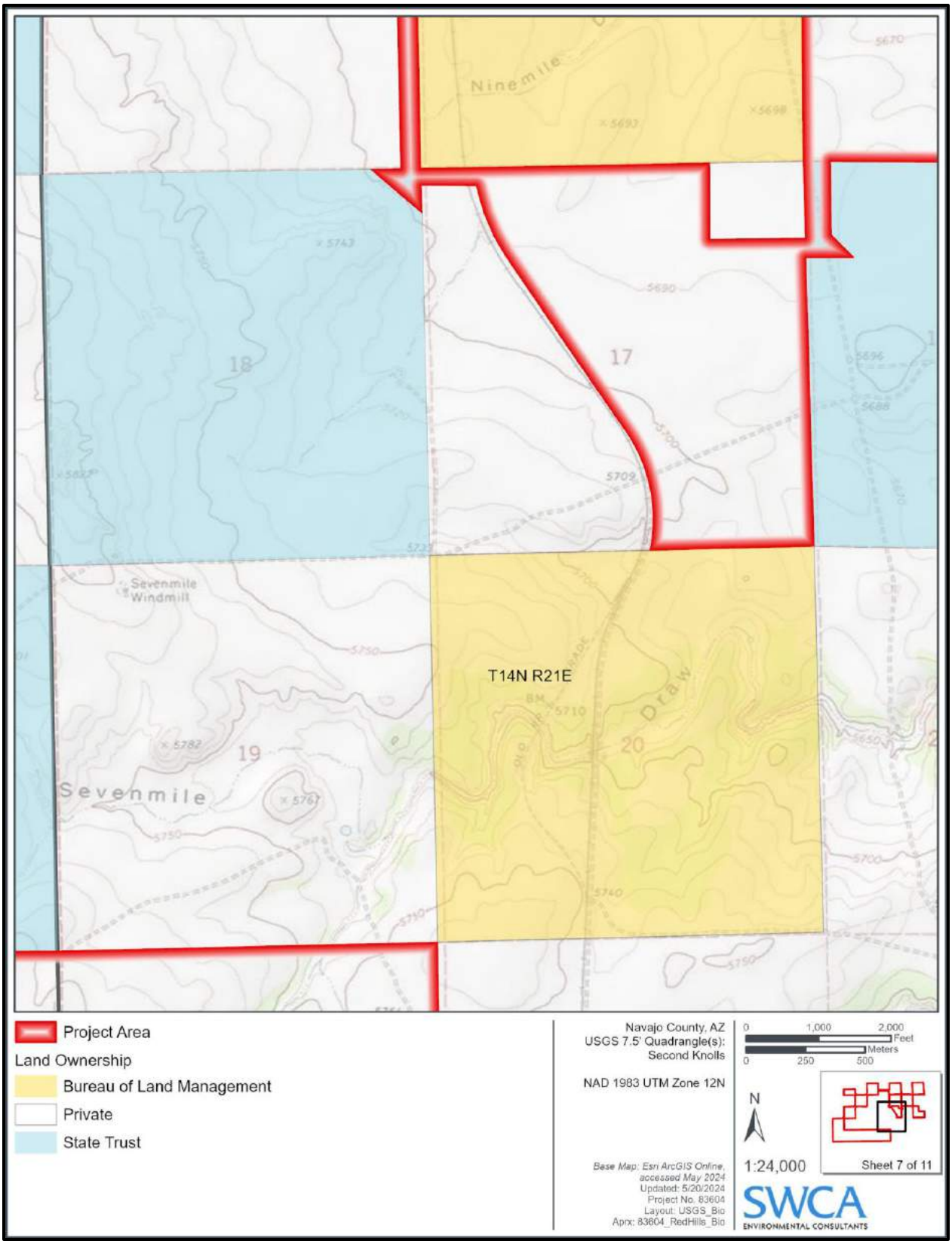


Figure 2g. Project area location.

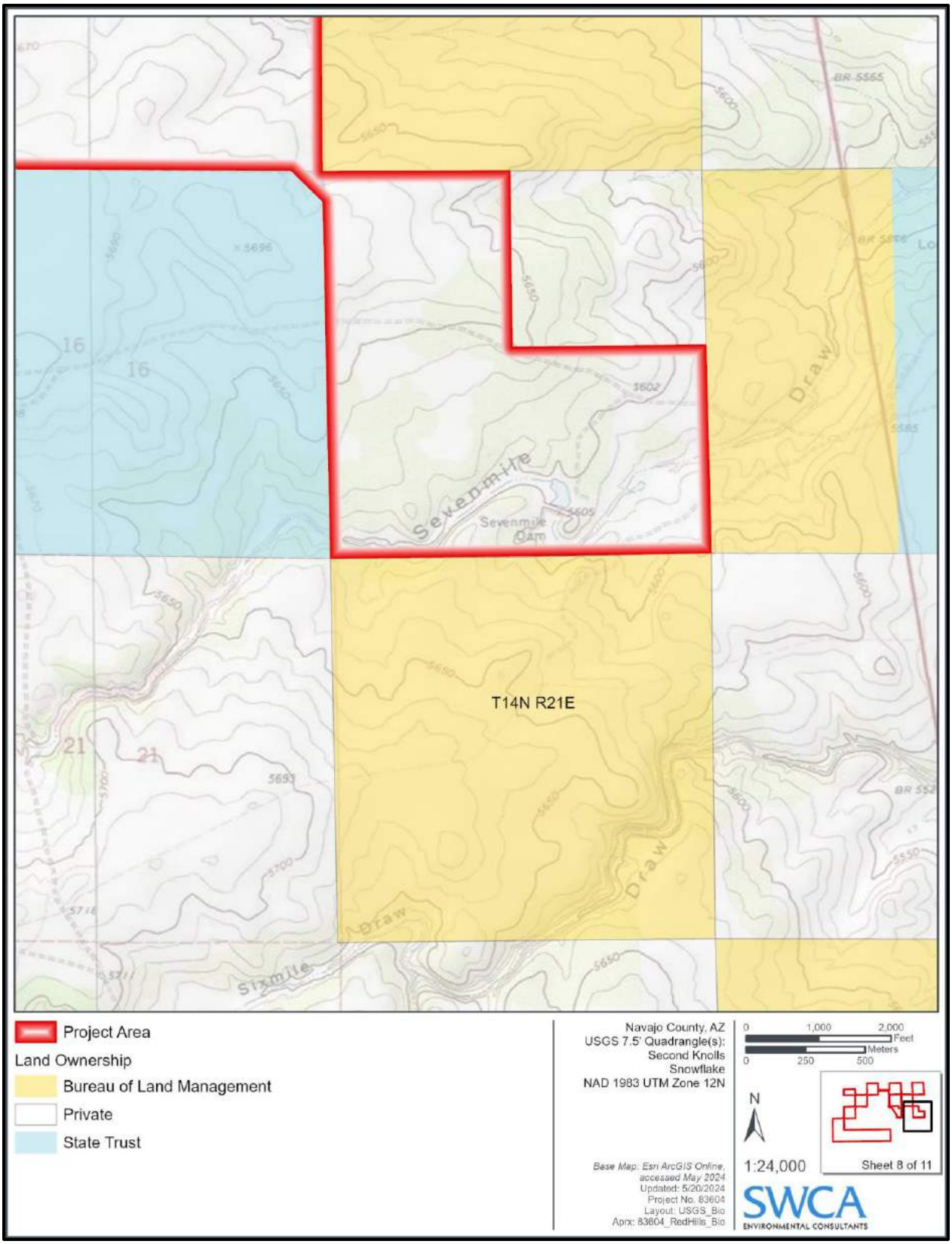


Figure 2h. Project area location.

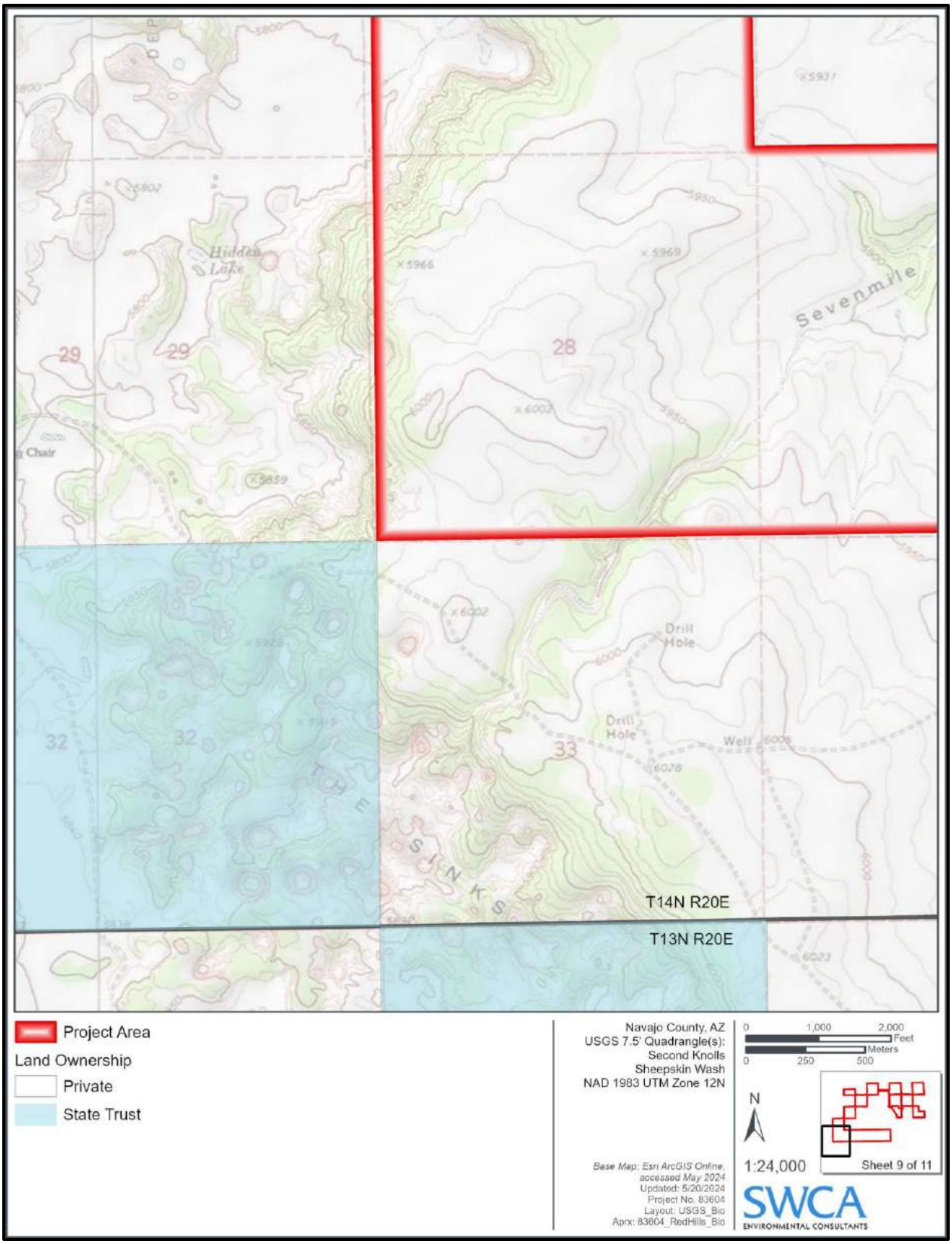


Figure 2i. Project area location.

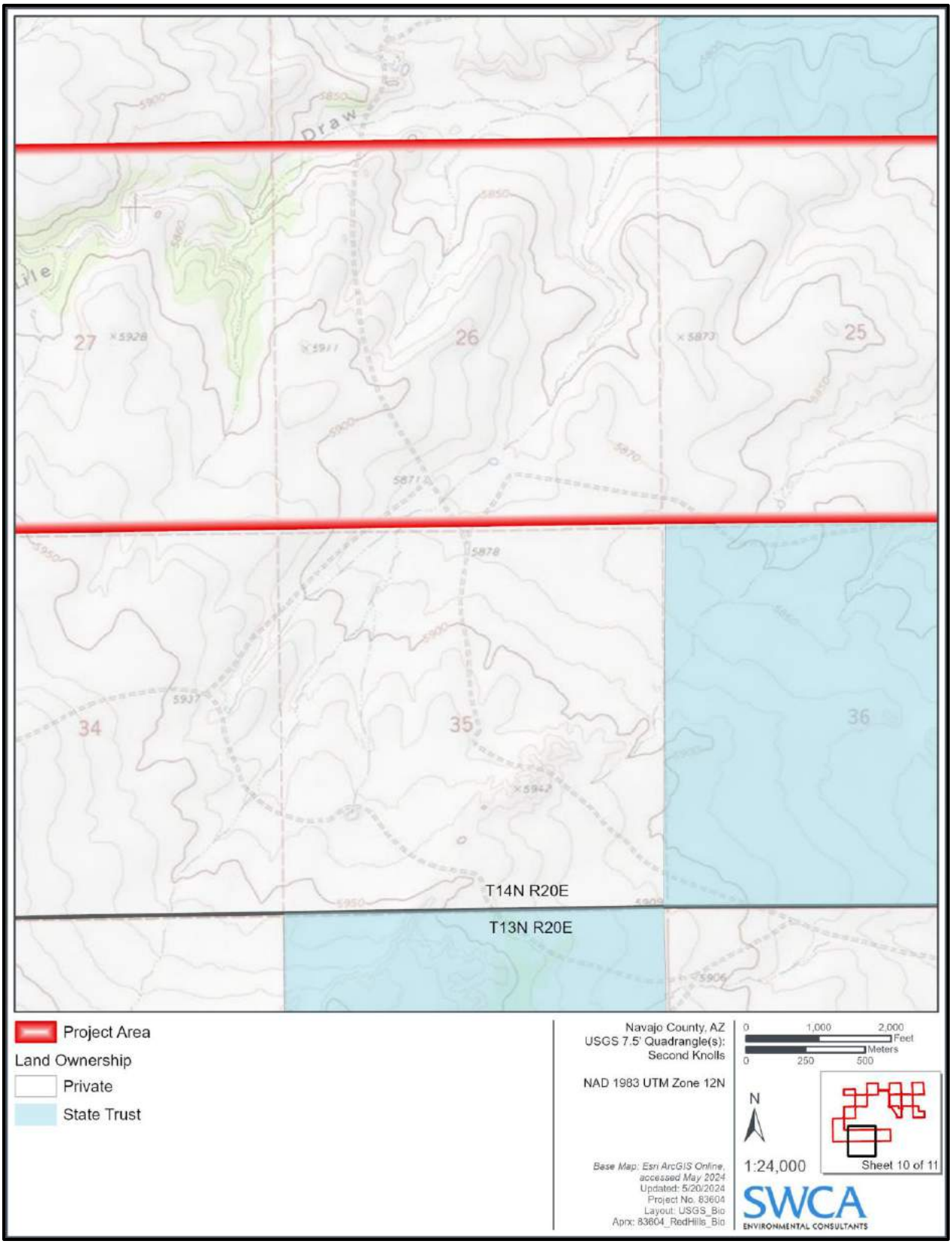


Figure 2j. Project area location.

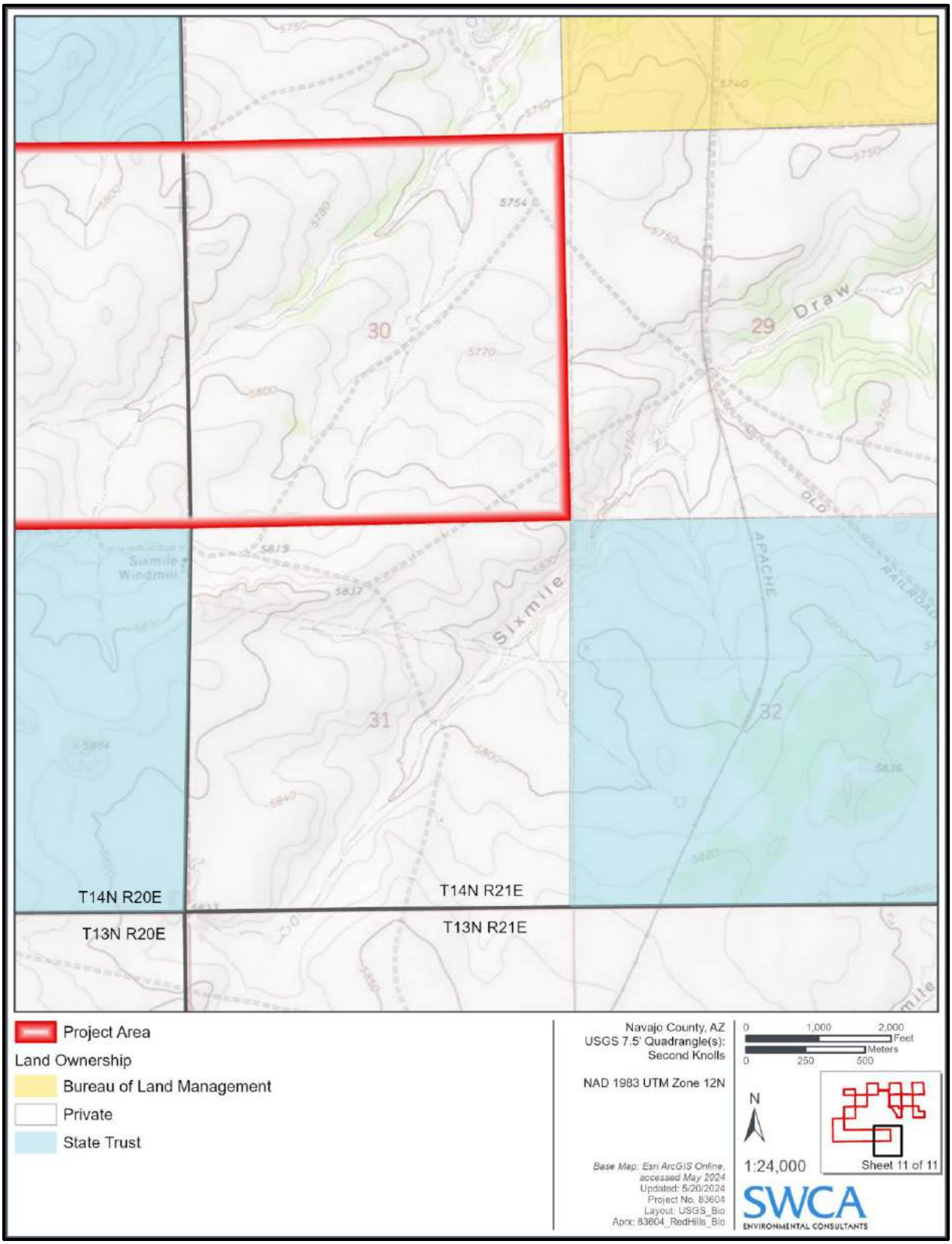


Figure 2k. Project area location.

METHODS

An SWCA biologist conducted field reconnaissance of the project area on April 15–18, 2024, to record the field data necessary to complete this report. The U.S. Geological Survey 7.5-minute quadrangles (Second Knolls, Flat Top Hill, Ten Miles Cedars, Snowflake, and Sheepskin Wash, Arizona), KMZ files, and maps provided by the client were used for general orientation and to locate the project area during the field survey. The field reconnaissance consisted of a pedestrian survey of the project area to evaluate vegetation and landscape features considered important to the potential occurrence of special-status plant and animal species. Vegetation was classified to the community level according to the map "Biotic Communities of the Southwest" (Brown and Lowe 1994). The Natural Resources Conservation Service PLANTS database was used for plant naming conventions (Natural Resources Conservation Service 2024). Federally listed plants are referred to by the nomenclature used by the U.S. Fish and Wildlife Service (USFWS).

RESULTS

The following subsections provide information based on our field reconnaissance and desktop analysis using the best available science on the current condition of the project area and also addresses all relevant federal, state, and local regulations related to the biological environment.

Ecological Overview

The project area is located in the northwestern foothills of the White Mountains of Navajo County, approximately 3.5 miles north of the town of Snowflake. The Pink Cliffs are adjacent to the west, and Arizona State Route (SR) 77 bounds the eastern edge of the project area. Elevation with the project area is approximately 5,600 to 6,003 feet above mean sea level. The topography of the project area is gently rolling and slopes north and east toward Sevenmile and Tenmile Draws, which slope toward the east.

The project area is characterized by generally rolling hills, including the Second Knolls located in the northern portion of the project area. Numerous draws and washes transect the project area, which all have ephemeral flow regimes. The project area is dominated by shrub steppe, juniper (*Juniperus* spp.) savanna, and grassland. There are a few stands of juniper woodland across the project area. No pinyon (*Pinus* spp.) were observed in the project area but are presumed to be in the Second Knolls area.

No broadleaf deciduous riparian vegetation communities (i.e., communities containing cottonwood [*Populus* spp.], willow [*Salix* spp.], ash [*Fraxinus* spp.], etc.) were noted in the project area. No suitable bat roost sites (e.g., natural caves, mine features, buildings, palm trees [Family Arecaceae]) were noted in the project area. No milkweed plants (Family Asclepiadaceae) were observed in the project area.

Vegetation

Native vegetation observed in the project area was dominated by alkali sacaton (*Sporobolus airoides*), Bigelow sage (*Artemisia bigelovii*), broom snakeweed (*Gutierrezia sarothrae*), fourwing saltbush (*Atriplex canescens*), small-leaf globemallow (*Sphaeralcea parvifolia*), and sand dropseed (*Sporobolus cryptandrus*). Other non-dominant but common, uncommon, or rare species observed are listed in Table 1. Protected species are noted in the table and see the section AZDA AZNPL section for more information on protected plant species.

Nonnative species observed in the project area included common mullein (*Verbascum thapsus*), prickly Russian thistle (*Salsola tragus*), redstem stork's bill (*Erodium cicutarium*), and yellow salsify (*Tragopogon dubius*). See the AZDA Noxious Weed Regulations section of this biological report for more information.

Table 1. Native Vegetation Found in the Project Area

Common Name	Scientific Name
banana yucca*	*Yucca baccata*
blue grama	*Bouteloua gracilis*
bristlegrass	*Setaria* sp.
buckwheat	*Eriogonum* sp.
cleftleaf wildheliotrope	*Phacelia crenulata*
Dakota mock vervain	*Glandularia bipinnatifida*
fineleaf hymenopappus	*Hymenopappus filifolius*
Fremont's mahonia	*Mahonia fremontii*
goosefoot	*Chenopodium* sp.
grama grass cactus*	*Sclerocactus papyracanthus*
greasewood	*Sarcobatus vermiculatus*
hairy grama	*Bouteloua hirsuta*
James' galleta	*Hilaria jamesii*
Mormon tea	*Ephedra viridis*
narrowleaf yucca*	*Yucca angustissima*
oneseed juniper	*Juniperus monosperma*
pale desert-thorn	*Lycium pallidum*
plains pricklypear*	*Opuntia polyacantha*
plains springparsley	*Cymopterus acaulis*
ring muhly	*Muhlenbergia torreyi*
rough cocklebur	*Xanthium strumarium*
sideoats grama	*Bouteloua confertifolia*
spinystar	*Escobaria vivipara*
spreading fleabane	*Erigeron divergens*
tarragon	*Artemisia dracunculus*
thicksepal cryptantha	*Cryptantha crassisepala*
tulip pricklypear*	*Opuntia phaeacantha*
Utah juniper	*Juniperus osteosperma*
western tansymustard	*Descurainia pinnata*
Whipple cholla*	*Cylindropuntia whipplei*
whitest evening primrose	*Oenothera albicaulis*
wholeleaf Indian paintbrush	*Castilleja integra*
winterfat	*Krascheninnikovia lanata*
woolly locoweed	*Astragalus mollissimus*

* = AZNPL Protected Native Plant Species.

Wildlife

During the site visit, 22 avian species (Table 2) and 10 mammalian species were observed (Table 3).

Table 2. Avian Species Observed in the Project Area

Common Name	Scientific Name
Bendire's thrasher	*Toxostoma bendirei*
black-throated sparrow	*Amphispiza bilineata*
blue-gray gnatcatcher	*Polioptila caerulea*
bushtit	*Psaltriparus minimus*
canyon towhee	*Melozone fusca*
Chihuahuan meadowlark	*Sturnella lilianae*
chipping sparrow	*Spizella passerina*
common raven	*Corvus corax*
Crissal thrasher	*Toxostoma crissale*
dark-eyed junco	*Junco hyemalis*
great horned owl	*Bubo virginianus*
green-winged teal	*Anas carolinensis*
horned lark	*Eremophila alpestris*
loggerhead shrike	*Lanius ludovicianus*
mourning dove	*Zenaida macroura*
northern mockingbird	*Mimus polyglottos*
red-tailed hawk	*Buteo jamaicensis*
rock wren	*Salpinctes obsoletus*
ruby-crowned kinglet	*Corthylio calendula*
Say's phoebe	*Sayornis saya*
turkey vulture	*Cathartes aura*
western kingbird	*Tyrannus verticalis*

Table 3. Mammal Species Observed in the Project Area

Common Name	Scientific Name	Observations
black-tailed jackrabbit	*Lepus californicus*	scat, tracks
coyote	*Canis latrans*	observed
desert cottontail	*Sylvilagus audubonii*	observed
elk	*Cervus canadensis*	scat, tracks
kangaroo rat	*Dipodomys* sp.	burrow, tracks
mule deer	*Odocoileus hemionus*	scat, tracks
pocket gopher	*Thomomys* sp.	mounds
American pronghorn	*Antilocapra americana*	observed
white-tailed antelope squirrel	*Ammospermophilus leucurus*	observed
wood rat	*Neotoma* sp.	middens

Endangered Species Act

The ESA specifically prohibits the "take" of a listed endangered wildlife species on all lands (public or private). However, some listed threatened wildlife species have "take" protections if a 4(d) rule was established with the listing. The ESA does not provide the same take protections of plant species, except on federal land. Take is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to engage in any such conduct."

Federal species protected under the ESA and evaluated in this biological report were based on the project-specific[1] Information for Planning and Consultation (IPaC) list of endangered, threatened, non-essential experimental population (EXPN), and candidate species obtained through the USFWS's online IPaC system database for Navajo County, Arizona (Appendix A) (USFWS 2024a). The IPaC also indicated that designated critical habitat is not present in the project area. In addition, review of the USFWS Critical Habitat Mapper indicates that critical habitat is not present in the project area (USFWS 2024b).

Species Evaluation

The species analysis (i.e., occurrence and effects) in this biological report is based on the ESA standard of reasonably certain to occur (50 CFR 402.02). The potential for occurrence of each species was summarized according to the categories listed below. Because not all species are accommodated precisely by a given category (i.e., category definitions may be too restrictive), an expanded rationale for each category assignment is provided. Potential for occurrence categories are as follows.

- *Known to occur*—the species has been documented in the project area by a reliable observer.
- *May occur*—the project area is within the species' currently known range, and vegetation communities, soils, etc., resemble those known to be used by the species.
- *Unlikely to occur*—the project area is within the species' currently known range, but vegetation communities, soils, etc., do not resemble those known to be used by the species, or the project area is clearly outside the species' currently known range.

Species listed by the USFWS were assigned to one of three categories of possible effect, in accordance with the following USFWS recommendations:

- *May affect, is likely to adversely affect*—the proposed project is likely to adversely affect a listed species if 1) the species occurs or may occur in the project area and 2) any adverse effect on listed species may occur as a direct or indirect result of the proposed action or its interrelated or interdependent actions, and the effect is not discountable, insignificant, or beneficial.[2] In the event that the overall effect of the proposed action is beneficial to the listed species but also is likely to cause some adverse effects, the proposed action "is likely to adversely affect" the listed species.

[1] An unofficial IPaC species list was requested since the project currently does not have a federal nexus that would trigger the need for an official IPaC species list.

[2] Beneficial effects are contemporaneous positive effects without any adverse effects on the species. Insignificant effects relate to the size of the impact and should never reach the scale where take occurs. Discountable effects are those extremely unlikely to occur. Based on best judgment, a person would not 1) be able to meaningfully measure, detect, or evaluate insignificant effects, or 2) expect discountable effects to occur.

- *May affect, is not likely to adversely affect*—the project is not likely to adversely affect a listed species if 1) the species may occur but its presence has not been documented and/or surveys following approved protocol have been conducted with negative results, and/or 2) project activity effects on a listed species are expected to be discountable, insignificant, or completely beneficial.
- *No effect*—the project will have no effect (including effects that may be beneficial, insignificant, or discountable) on a listed species if 1) the species is considered unlikely to occur (range, vegetation, soils, etc., are inappropriate), or 2) neither the species nor its sign were observed during surveys of the project area.
- *May affect, not likely to jeopardize the continued existence of*—the project may affect individuals of an experimental population within the experimental population area.

Because species not listed as threatened or endangered are not protected under the authority of the ESA, impact determinations for these species do not follow the above USFWS recommendations. Instead, the impact determinations for any species listed as candidate or proposed endangered/threatened and not protected under the ESA are as follows:

- *No impact*—the project would have no impact on a species if 1) the species is considered unlikely to occur (range, vegetation, etc., are inappropriate) and 2) neither the species nor its sign was observed during surveys of the project area.
- *Beneficial impact*—the project is likely to benefit the species, whether it is currently present or not, by creating or enhancing habitat elements known to be used by the species.
- *May impact individuals but is not likely to result in a trend toward federal listing or loss of viability*—the project is not likely to adversely impact a species if 1) the species may occur but its presence has not been documented and 2) project activities would not result in disturbance to areas or habitat elements known to be used by the species.
- *May impact individuals and is likely to result in a trend toward federal listing or loss of viability*—the project is likely to adversely impact a species if 1) the species is known to occur in the project area and 2) project activities would disturb areas or habitat elements known to be used by the species or would directly affect an individual.

Species Occurrence and Effects Analysis

An analysis of potential occurrence and a determination of effect (based on the methods outlined in Species Evaluation section) for each of the six ESA species listed in Navajo County by the USFWS that were noted on the project-specific IPaC report (USFWS 2024a) as known or expected to be in or near the project area is provided in Table 4.

Table 4. Federally Listed Species Potentially Occurring in the Project Area

Common Name (*Species Name*)	Status*	Range or Habitat Requirements	Potential for Occurrence in the Project Area	Determination of Effect
Chiricahua leopard frog (*Rana chiricahuensis*)	T	Occurs in permanent or semi-permanent springs, livestock tanks, and streams in the upper portions of watersheds at elevations between 3,000 and 9,000 feet above mean sea level (amsl). Often does not coexist with nonnative species (e.g., bullfrogs, nonnative fishes, crayfish). In Arizona, may occur in the east-central and southeastern portions of the state.	Unlikely to occur. Although the project area is within the known species range as depicted in the Environmental Conservation Online System (ECOS) (USFWS 2024c) and human-made earthen cattle tanks and natural ephemeral drainages are present in the project area, there are no known populations in the area for the species to use the project area for dispersal. No designated critical habitat for the species or any records of occurrence are known within the project area.	No effect.
Little Colorado spinedace (*Lepidomeda vittata*)	T	Inhabits streams and is found in pools with water flowing over fine gravel or silt-mud substrates. Found in Chevelon Creek, East Clear Creek, and the Little Colorado River, including Nutrioso and Rudd Creeks. Silver Creek is within the species' historical range; the species has not been detected in that creek for over 20 years.	May occur. Although the project area is within the species range polygon as depicted in ECOS (USFWS 2024c) and there is a record of occurrence within 5 miles, the project area does not contain suitable aquatic habitat to support the species. The record of occurrence is likely a historic record from Silver Creek, approximately 1.5 miles east of the project area.	No effect.
Mexican spotted owl (*Strix occidentalis lucida*)	T	Found in mature montane forests and woodlands and steep, shady, wooded canyons. Can also be found in mixed-conifer and pine–oak (*Pinus* spp.–*Quercus* spp.) vegetation types. It generally nests in older forests of mixed conifers or ponderosa pine–Gambel oak (*Pinus ponderosa*–*Quercus gambelii*). Nests in live trees on natural platforms (e.g., dwarf mistletoe [*Arceuthobium* spp.] brooms), snags, and canyon walls at elevations between 4,100 and 9,000 feet amsl.	Unlikely to occur. The project area is not within the known range of the species as depicted in ECOS (USFWS 2024c). In addition, suitable habitat is not present.	No effect.
Monarch butterfly (*Danaus plexippus*)	C	Habitat is diverse. Generally, breeding areas are virtually all patches of milkweed (Family Asclepiadaceae). Monarch butterfly reproduction in Arizona is more common in higher elevations and less common in lower elevation Sonoran desertscrub. The species migrates through Arizona to and from wintering sites in Mexico and California during the fall, though small numbers do overwinter along the Colorado River in southwestern Arizona.	May occur. The project area is within this species' range and contains flowering plants that could potentially provide foraging and migratory stopover habitat. According to the Western Monarch Milkweed Mapper (2024), no records of the species or milkweeds are located in or near the project area. The nearest record for milkweed is approximately 12 miles southeast of the project area. The nearest monarch record is approximately 35 miles southeast of the project area.	May impact individuals but is not likely to result in a trend toward federal listing or loss of viability.

Common Name (*Species Name*)	Status*	Range or Habitat Requirements	Potential for Occurrence in the Project Area	Determination of Effect
Mexican wolf (*Canis lupus baileyi*)	E, EXPN	Found in areas with sufficient prey populations, such as deer and elk, and where human-induced mortality is controlled. Current populations are typically associated with evergreen pine–oak woodlands, pinyon–juniper (*Pinus* spp.–*Juniperus* spp.) woodlands, and mixed-conifer montane forests above 4,000 feet amsl. The Mexican Wolf Experimental Population Area (MWEPA) encompasses Arizona and New Mexico from Interstate 40 south to Mexico. Zone 1 of the MWEPA is targeted for wolf reintroduction whereas Zone 2 is the area in which wolves are allowed to naturally disperse.	May occur. The project area is within Zone 2 of the MWEPA, within the 2022 occupied range, and does contain suitable habitat associations. For this area, Mexican wolves move through the area, but it is not considered part of the current packs' home ranges. According to latest radio collar tracking data, the nearest record of a Mexican wolf is from the Fantasia pack, approximately 18 miles south of the project area and east of the town of Show Low on February 24, 2023 (USFWS 2024d).	May affect, but not likely to jeopardize the continued existence of the species.
Yellow-billed cuckoo (*Coccyzus americanus*)	T	Typically found in riparian woodland vegetation (cottonwood [*Populus* spp.], willow [*Salix* spp.], or saltcedar [*Tamarix* spp.]) at elevations below 6,600 feet amsl. Dense understory foliage appears to be an important factor in nest site selection. The highest concentrations in Arizona are along the Agua Fria, San Pedro, upper Santa Cruz, and Verde River drainages and Cienega and Sonoita Creeks.	Unlikely to occur. The drainages in the project area do not contain densely vegetated riparian habitat required by this species.	No effect.

Range and habitat information are from AZGFD (2024a); Brennan and Holycross (2006), Corman and Wise-Gervais (2005), Morris et al. (2015), and USFWS (2024a, 2024b, 2024c, 2024d), Western Monarch Milkweed Mapper (2024).

* USFWS Status Definitions

C = Candidate. Candidate species are those for which the USFWS has sufficient information on biological vulnerability and threats to support proposals to list as endangered or threatened under the ESA. However, proposed rules have not yet been issued because such actions are precluded at present by other listing activity.

E = Endangered. An animal or plant species in danger of extinction throughout all or a significant portion of its range.

EXPN = Experimental Population, Non-essential. Experimental populations of a species designated under Section 10(j) of the ESA for which the USFWS, through the best available information, believes is not essential for the continued existence of the species. Regulatory restrictions are considerably reduced under an EXPN designation.

T = Threatened. An animal or plant species which is likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

Migratory Bird Treaty Act

The MBTA provides federal protection to nearly all birds native to North America, including their nests and eggs, on all lands (public or private). The MBTA does not protect nonnative bird species, and it does not protect certain native birds (quails, grouse, or turkeys, or their relatives). The MBTA defines "take" as "to pursue, hunt, take, capture, kill, attempt to take, capture, or kill, possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export, any migratory bird, any part, nest, or egg of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or part, of any such bird or any part, nest, or egg thereof." Take is prohibited without a permit. If birds, nests, or eggs are present in the project area and cannot be avoided, they must be relocated before construction begins, which would require an MBTA permit from the USFWS.

If non–western burrowing owl (*Athene cunicularia hypugaea*) MBTA-protected individuals or nests occur in the project area and cannot be avoided during construction, the nests and individuals will need to be relocated. The USFWS's Destruction and Relocation of Migratory Bird Nest Contents Memorandum states that if a nest is completely inactive at the time of destruction or movement, a permit is not required to comply with the MBTA (USFWS 2018). If vegetation clearing is expected to take place during the nesting season (i.e., generally February through late August for songbirds, depending on the species and habitat; for raptors, it is generally January through late June [AZGFD 2022; Corman and Wise-Gervais 2005]). It is recommended that a nesting bird survey be conducted before vegetation-clearing activities are performed to locate any active nests. In north-central Arizona, some bird species are multi-clutch species, which means that they nest multiple times during the nesting season. Measures should then be taken to protect the nest from destruction and to avoid a violation of the MBTA. To relocate or alter any non–burrowing owl MBTA-protected individuals or nests that are active, Stellar will need a permit from the USFWS for relocation.

All the bird species listed in Table 2 are protected under the MBTA.

The western burrowing owl is a common species throughout western North America. No individuals or indicators of burrow use (e.g., fresh whitewash, fresh pellets, feathers, or nest ornamentation) by the western burrowing owl were observed in the project area. However, suitable burrows without evidence of use were observed. Although no occurrence records for the species are known within 5 miles of the project area, the project area is within the predicted range by AZGFD; thus, the species could occupy the site (AZGFD 2024b). The *Burrowing Owl Project Clearance Guidance for Landowners* should be followed to avoid disturbance to the MBTA-protected burrowing owl (AZGFD 2009a) (Appendix B).

Bald and Golden Eagle Protection Act

Bald eagle (*Haliaeetus leucocephalus*) and golden eagle (*Aquila chrysaetos*) are protected under both the MBTA and the Bald and Golden Eagle Protection Act (BGEPA) on all lands (public or private). The BGEPA prohibits anyone without a permit from "taking" eagles, their parts, eggs, or nests. Take is defined by the BGEPA as "to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, or disturb;" the BGEPA's definition of "take" differs from the definition in the ESA in that it does not include habitat destruction or alteration, unless such damage "disturbs" an eagle. Disturb is defined as "to agitate or bother to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

Bald eagles are found typically in association with water and nest and breed from December to June throughout the state of Arizona; however, they also winter throughout the state (Southwestern Bald Eagle Management Committee 2024). Golden eagles nest primarily on rock ledges or cliffs and occasionally in large trees at elevations ranging from 4,000 to 10,000 feet above mean sea level (AZGFD 2024a). Golden eagles are typically found in mountainous regions of open country, prairies, Arctic and alpine tundra, open wooded areas, and barren areas (AZGFD 2024a). Both bald and golden eagles are carnivores. Bald eagles primarily eat fish, but they will also eat birds, amphibians, reptiles, small mammals, carrion (dead animals), and carcasses of large mammals (cows, elk, deer, etc.) (Southwestern Bald Eagle Management Committee 2024). Golden eagles feed mainly on small mammals, as well as invertebrates, carrion, and other wildlife (AZGFD 2024a).

The Probability of Presence Summary found in the IPaC report indicates that there is a high likelihood that bald eagles may be present in the project area except for just after the breeding season, when they likely disperse until the start of the next breeding season. Golden eagles are seldomly present in the

project area, with reports only in June, September, and October. These reports are likely dispersing individuals pre- and post-breeding (USFWS 2024a). In addition, the AZGFD Online Environmental Review Tool (ERT) results reported a record of occurrence for bald and golden eagles within 5 miles of the project area (AZGFD 2024b). With ranching being a big part of the economy in the area, other than dispersal, one thing that may attract both bald and golden eagles to the project is the potential for dead cattle. Eagles are unlikely to nest or breed in the project area. Until more information is known about the project design and activities, the overall effects to eagles are unknown, but unlikely to rise to the level of take as defined under the BGEPA.

State of Arizona and Local Conservation Priorities

The State of Arizona does not have an equivalent counterpart to the federal ESA, and there is no comparable permitting process for harm to wildlife during development. The AZGFD can provide an advisory role during the planning and permitting of energy infrastructure projects and may provide formal comments during state and local permitting processes. The AZGFD will also respond to requests for informal guidance from developers. The ERT may identify several categories of state conservation priorities, beyond the federal laws already addressed, as well as certain local conservation priorities identified at the county level. SWCA has included the results from the ERT query in this biological report in the event that stakeholders request consideration of these resources during the project's planning and permitting process (Appendix C) (AZGFD 2024b).

This section addresses the following resources:

- SGCN
- SERI
- Special areas
    - Wildlife corridors and linkages
    - Important Bird Areas
    - Migratory Flyways
    - Ungulate Migration Routes
    - Important Connectivity Zones

SGCN is a non-regulatory AZGFD status that lists wildlife of conservation priority in the state of Arizona (described nationally as Wildlife of Greatest Conservation Need). SGCN are species of vertebrates, crustaceans, and mollusks that rank high in the AZGFD vulnerability assessment and have been identified as priorities for immediate conservation action, as detailed in *The Arizona Wildlife Conservation Strategy (2022–2032)* (AZGFD 2022). Each species is assessed by the AZGFD in terms of vulnerability and assigned a Tier 1, Tier 2, or Tier 3 ranking, with Tier 1 representing the highest threat level (AZGFD 2022).

The SGCN list may overlap species already discussed above under relevant federal laws. SGCN not otherwise protected by federal laws are not given additional protection under state law and are therefore not addressed in detail in this report. Appendix C provides the results of the ERT query, which identified 17 SGCN species with occurrence records within 5 miles of the project area (see page 9 in Appendix C). Of those, black-throated sparrow (*Amphispiza bilineata*) and horned lark (*Eremophila alpestris*) were observed during the field reconnaissance of the project area. ESA species with records within 5 miles are discussed in Table 4. Some of the remaining species also may occur in the project area.

Finally, the ERT report indicates that four SERI, which are particular game species, are predicted to occur in or within a 5-mile radius of the project area, including America pronghorn (*Antilocapra americana americana*), mule deer (*Odocoileus hemionus*), mountain lion (*Puma concolor*), and mourning dove (*Zenaida macroura*) (AZGFD 2024b) (see Appendix B). As Table 3 indicates, American pronghorn, mule deer, and mourning dove individuals or sign were observed during the field reconnaissance of the project area. SERI are not given special protection under state laws.

The AZGFD is responsible for the management of SGCN and most SERI, although some SERI are also subject to MBTA rules regarding hunting. The AZGFD works with federal agencies and other partners toidentify wildlife movement areas and provides recommendations to preserve the function of those areas for wildlife movement. The AZGFD will also review the project as the state wildlife agency and the AZGFD may request additional survey or conservation (mitigation) for potential impacts to some of these species or their habitat. The AZGFD's mitigation recommendations typically prioritize minimizing impacts to SGCN and SERI. The ERT also includes AZGFD recommendations for the project design and development to conserve vegetation and wildlife. The AZGFD has also published the following guidelines to minimize the impacts of development to wildlife:

- *Guidelines for Solar Development in Arizona* (AZGFD 2010)
- *Wildlife Friendly Guidelines: Community and Project Planning* (AZGFD 2009b)
- *Wildlife Compatible Fencing* (AZGFD 2007)

The ERT query also revealed that the project area intersects two special areas comprising the Apache/Navajo Counties Wildlife Diffuse Movement Area and a statewide important connectivity zone (ICZ) (AZGFD 2024b). Diffuse movement areas are defined as "a type of wildlife linkage in which animals move within a habitat block across a relatively broad area, rather than between habitat blocks through a well-defined linkage" (AZGFD 2012). The ICZs were developed as part of a statewide connectivity assessment that identified ICZs or general areas throughout the landscape that contribute most to the permeability of the whole landscape (Perkl 2013).

The National Audubon Society directs an effort to identify, monitor, and protect critical bird habitat throughout the United States. These critical habitats, known as Important Bird Areas (IBAs), are essential in the life history of bird species. In review of the National Audubon Society IBA (National Audubon Society 2023), there are no IBAs in or near the project area.

The Pacific Flyway is a bird migration corridor that extends from the Arctic tundra of Alaska and Canada's western territories southward across the Intermountain West and Pacific coast of the continental United States to the Central and South American Pacific coastal regions (USFWS 2024e). Each year, migratory birds enroute to and from breeding grounds travel the Pacific Flyway that provides critical habitats to sustain the birds' migration (National Oceanic and Atmospheric Administration 2012). The state of Arizona lies within the eastern expansion of the Pacific Flyway.

The project area is not within any ungulate migration routes (U.S. Geological Survey 2022).

Arizona Department of Agriculture Native Plant Law

The AZNPL (Arizona Revised Statutes 3-904) (AZDA 2024a) protects certain native plants on private and public lands in Arizona. The only exception to this law is for plant removal on federal and tribal lands, in which case the federal land management agency or the tribe must be contacted directly for guidance on their requirements for native plants. Harvest and transport of native plants or native plant materials from any land, including private land, requires permission from the landowner and a permit from the AZDA. The AZDA also requires notification before land clearing is undertaken, even if the

plants would be destroyed or salvaged and replanted off-site. Appendix D provides the AZDA's Notice of Intent to Clear Land form, which lists submittal deadlines based on the acreage of vegetation removal. A separate application is required for the permits necessary to salvage and transport protected native plants off-site. The landowner has the right to transplant on-site or to destroy any plants occurring on the property without permits.

Plants protected by the AZNPL were observed in the project area including banana yucca (*Yucca baccata*), narrowleaf yucca (*Yucca angustissima*), tulip pricklypear (*Opuntia phaeacantha*), plains pricklypear (*Opuntia polyacantha*), Whipple cholla (*Cylindropuntia whipplei*), and grama grass cactus (*Sclerocactus papyracanthus*). Although a full native plant inventory was not completed for this report, see Table 1 for all plant species observed in the project area. If native plants cannot be avoided during construction, the AZDA Notice of Intent to Clear Land form (see Appendix D) must be completed and submitted to the AZDA before any land-clearing activities are undertaken.

Arizona Department of Agriculture Noxious Weed Regulations

Two restrictions have been developed to control noxious weeds in Arizona (the AZDA definitions of the three classes of noxious weeds are given below). First, a Class A, B, or C noxious weed or a commodity infested or contaminated with a Class A, B, or C noxious weed cannot be admitted into the state unless otherwise authorized by the AZDA. Second, the AZDA may quarantine and abate an area infested or contaminated with a Class A or Class B noxious weed if it has been determined that an imminent threat to agriculture or horticulture exists.

The AZDA defines three classes of noxious weeds in the state of Arizona (Arizona Administrative Code R3-4-245) (AZDA 2024b):

- Class A is categorized as a species of plant that is not known to exist or that is of limited distribution in the state and is a high-priority pest for quarantine, control, or mitigation.
- Class B is categorized as a species of plant that is known to occur but that is of limited distribution in the state and may be a high-priority pest for quarantine, control, or mitigation if a significant threat to a crop, commodity, or habitat is known to exist.
- Class C is categorized as a species of plant that is widespread but may be recommended for active control based on risk assessment.

Five-stamen tamarisk (*Tamarix chinensis*), which is an AZDA Class C noxious weed, was observed in the project area during the site visit. Other listed noxious weed species that occur along SR 377 consist of camelthorn (*Alhagi maurorum*) and Russian knapweed (*Acroptilon repens*), which are AZDA Class B noxious weeds. Cheatgrass (*Bromus tectorum*), which is an AZDA Class C noxious weed, occurs along SR 77 (iMapInvasives 2024).

Typical best management practices (such as cleaning equipment before entering the project area and again before leaving the project area, as well as using weed-free materials such as soil and gravel) can minimize the spread of noxious weed species.

RECOMMENDATIONS

SWCA recommends the following items to address and comply with the laws and regulations discussed in this biological report:

- During design of the project, consider the guidelines provided in this biological report to help minimize impacts to wildlife and vegetation.

- If vegetation clearing is expected to take place during the nesting season (i.e., generally February through late August for songbirds, depending on the species and habitat; for raptors, it is generally January through late June), it is recommended that a nesting bird survey be conducted before vegetation-clearing activities are performed to locate any active nests.
- If native plants are identified on-site and cannot be avoided during construction, the AZDA Notice of Intent to Clear Land form (see Appendix D) must be completed and submitted to the AZDA before any land-clearing activities are undertaken. The form lists submittal deadlines based on the acreage of vegetation removal.
- Typical best management practices (such as cleaning equipment before entering the project area and again before leaving the project area, as well as using weed-free materials such as soil and gravel) can minimize the spread of invasive and noxious weed species.

LIMITIATIONS AND WARRANTY

Within the limitations of schedule, budget, and scope of work, SWCA warrants that this study was conducted in accordance with accepted environmental science practices, including the technical guidelines, evaluation criteria, and species' listing status in effect at the time this evaluation was performed, as outlined in the species evaluation.

The results and conclusions of this biological report represent the best professional judgment of SWCA scientists and are based on information provided by the project proponent and on information obtained from agencies and other sources during the course of the study. No other warranty, expressed or implied, is made. This biological report should be reviewed by the appropriate regulatory agencies prior to any detailed site-planning or construction activities.

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APPENDIX A

Project-Specific IPaC Report

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Navajo County, Arizona



Local office

Arizona Ecological Services Field Office

(602) 242-0210
(602) 242-2513

9828 North 31st Ave
#c3
Phoenix, AZ 85051-2517

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

NOT FOR CONSULTATION

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Mexican Wolf Canis lupus baileyi No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3916	EXPN

Birds

NAME	STATUS
Mexican Spotted Owl Strix occidentalis lucida Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8196	Threatened
Yellow-billed Cuckoo Coccyzus americanus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3911	Threatened

Amphibians

NAME	STATUS
Chiricahua Leopard Frog Rana chiricahuensis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1516	Threatened

Fishes

NAME	STATUS

NOT FOR CONSULTATION

NAME	STATUS
Little Colorado Spinedace Lepidomeda vittata Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6640	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-

migratory-birds

- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Dec 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey

effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

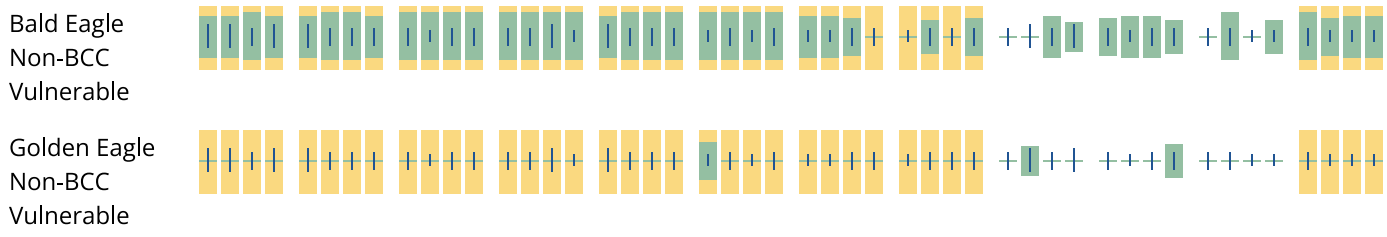
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION





What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

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For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

Golden Eagle Aquila chrysaetos — Breeds Dec 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted

Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

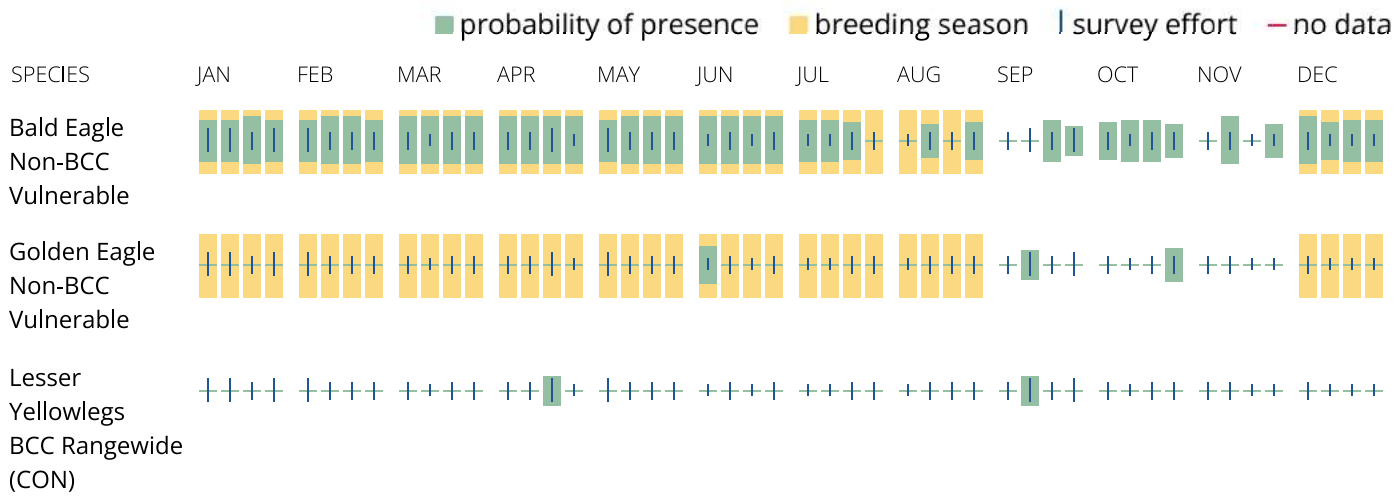
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

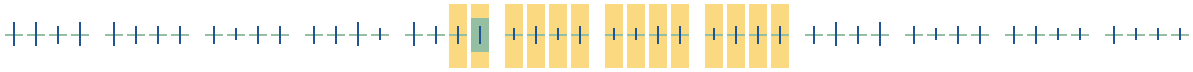
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

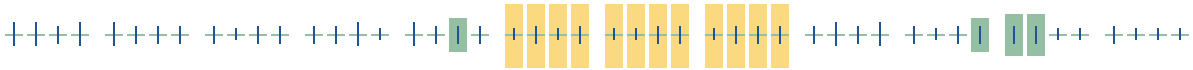
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Olive-sided Flycatcher BCC Rangewide (CON)



Western Grebe BCC Rangewide (CON)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

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To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of

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presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

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Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER POND

- PUSJh
- PUSAh
- PUSJ
- PUSCh

RIVERINE

- R4SBC
- R4SBJ
- R5UBH

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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APPENDIX B

Burrowing Owl Project Clearance Guidance for Landowners

BURROWING OWL PROJECT CLEARANCE GUIDANCE FOR LANDOWNERS

Arizona Burrowing Owl Working Group



Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086

January 2009

Bruce Taubert

BURROWING OWL PROJECT CLEARANCE GUIDANCE FOR LANDOWNERS

Arizona Burrowing Owl Working Group

INTRODUCTION

The western burrowing owl (*Athene cunicularia*) is one of the most interesting birds of prey in Arizona (Figure 1). Its species name, *cunicularia*, means "miner", in reference to this owl's unusual habit of spending time underground. It is also called the "rattlesnake owl", because young burrowing owls make a buzzing sound that sounds like a rattlesnake when disturbed. Burrowing owls can be seen during daylight hours, and use underground burrows for nesting and escape cover. Despite the fact they are active during the day and are adaptable to human presence, the burrowing owl can go unnoticed in an area due to their secretive nature. Their use of burrows also makes them susceptible to impacts from ground disturbing activities.



Figure 1. Adult burrowing owl. *Photo by Bruce Taubert.*

Over the past 50 years, most burrowing owl populations have experienced declines throughout their range in North America. Because of this decline, these owls are protected by various Federal, state, and local laws. The burrowing owl is listed by the USFWS as a National Bird of Conservation Concern, listed as endangered in Canada, and threatened in Mexico. It is also listed as endangered, threatened, or a species of concern in 9 U.S. States. All owls in Arizona are protected federally by the Migratory Bird Treaty Act (MBTA) and Arizona state law (ARS Title 17). Violation of these laws, intentional or benign, may result in prosecution.

Burrowing owls are found in areas of Arizona where urbanization and other human activities are occurring. Arizona is one of the fastest growing states in the U.S., leading to frequent conflicts between burrowing owls and development. Owls can be affected by disturbance and habitat loss, even though there may be no direct impacts to the birds themselves or their burrows. There is often inadequate information about the presence of burrowing owls on a project site until ground disturbance is imminent. By then, it is too late to develop a solution that is helpful to the owls or the developer. These guidelines are intended to provide information and tools than can be applied when there is the potential for a project or action to adversely affect burrowing owls and the resources that support them. Each project and situation is different and should be evaluated for the tools and approach that is most effective in allowing a project to move forward while achieving burrowing owl conservation. These guidelines may not provide the necessary procedures for every project, and we encourage coordination with the agencies and entities listed in the Contact section of this document (Appendix A).

BURROWING OWLS SURVEY PROTOCOL

This guidance was developed by State, Federal, and other burrowing owl experts to help individuals avoid violating the laws protecting burrowing owls. This effort will provide a standardized means for conducting burrowing owl surveys in areas where burrows are likely to be disturbed by projects that may displace them in order to minimize impacts to the owls.

This protocol involves visual surveying for owls and burrows using transects to look for occupancy and/or signs of occupancy. We recommended that only individuals with proper training and certification conduct the survey. This document will be revised as necessary, and updates will be provided to certified surveyors, along with any guidance related to maintaining certification. Updates to this document will also be made available to the public. To facilitate statewide burrowing owl management, we recommend that all survey areas, routes, times, and detections be reported to Arizona Game and Fish Department (AGFD) within 30 days of survey completion. If owls or active burrows are detected, coordination with the appropriate agencies prior to initiating ground-disturbing activity will facilitate compliance with the applicable laws (see Appendix A).

SUITABLE HABITAT

Burrowing owl nesting habitat typically consists of dry, treeless, short-grassland or prairie plains. In the desert environment they nest in areas of short, open scrublands such as mesquite (*Prosopis* spp.), creosote bush (*Larrea tridentate*), rabbit-brush (*Chrysothanmus nauseous*), and four-wing saltbush (*Atriplex canescens*). They tend to be tolerant of human presence, and will nest in human-modified landscapes such as: abandoned lots within rapidly developing urban areas, airports, golf courses, agricultural fields, irrigation canals, storm drains, roadsides, and parking lots (Figure 2). In the western United States, burrowing owls do not dig their own burrows, and therefore depend on the presence of burrowing mammals. Throughout Arizona, burrowing owls are associated with Gunnison's prairie dogs (*Cynomys gunnisonii*), American badgers (*Taxidea taxus*), ground squirrels (*Spermophilus* spp.), rock squirrels (*Spermophilus variegatus*), foxes (*Vulpes* spp.), and coyotes (*Canis latrans*). Therefore, any open grassland, scrubland, or park-like area devoid of dense tree cover and containing burrowing mammals or adequate artificial nest burrows (e.g., erosion channels or storm drain pipes) can represent adequate nesting, wintering or migratory habitat.



Figure 2. Natural burrow on a wash bank. *Photo by Elissa Ostergaard.*

SURVEYOR CREDENTIALS

Burrowing owl surveyors should have burrowing owl survey protocol certification (training provided by AGFD; see Website in Contacts below for next date and location) with appropriate documentation.

Completed burrowing owl survey reports provided to AGFD should include each surveyor's certification. Certification will be awarded on an individual basis based on attendance at the training, and will not need to be renewed unless new information or conditions dictate substantial change to the survey protocol.

SURVEY TIMING

Burrowing owls are most likely to occupy breeding burrows between March and mid-July (Figure 3). While burrowing owl migration habits are not well documented, it is believed that owls in northern Arizona generally migrate south for the winter, whereas a larger proportion (12 to 61%; Conway and Ellis 2004) of owls in southern and western Arizona is thought to be non-migratory (Sheffield 1997).

We recommend that preliminary surveys be conducted at the time of property acquisition or before project design to allow time to properly accommodate or mitigate for owls, if present (Table 1). We recommend avoiding project initiation in March due to the possibility of new owls arriving during construction unless all suitable burrows were permanently closed by a properly permitted individual or group before project-related activities. If owls or occupied burrows are detected within the construction area at any time during project implementation, burrows must be avoided (see below for buffer requirements) until: 1) status of the burrows can be determined and owls removed by properly permitted individuals or groups, or 2) other conservation measures are implemented.



Figure 3. Artificial burrow with signs of occupancy. *Photo by Elissa Ostergaard.*

Surveys should be conducted within first light (typically ½ hour before sunrise) and 3 hours after sunrise, and between 2 hours before sunset until dusk (typically ½ hour after sunset). Do not conduct surveys during or within 24 hours after a heavy rain or when wind speed is greater than 32 km/hr (20 mi/hr).

Table 1. Schedule for burrowing owl surveys.

Fall or Winter Initial Survey	
Results	Action
No burrows detected	None.
Unoccupied burrows found	Implement conservation measures* and conduct a second survey 90 days prior to grading.
Occupied burrows or owls found	Implement conservation measures* and survey 30 days prior to grading.
Spring or Summer Initial Survey	
Results	Action
No burrows detected	None.
Unoccupied burrows found	Implement conservation measures* and conduct a second survey 30 days prior to grading.
Occupied burrows or owls found	See below.

*Potential conservation measures include: 1) collapsing all unoccupied burrows of suitable dimensions by a permitted individual, 2) identifying open space areas to be protected as a buffer around occupied and suitable owl burrows, 3) passive exclusion of owls, or 4) translocation of owls by a permitted individual.

FIELD SURVEY PROTOCOL

We recommend that surveys be conducted in all portions of the project site that fit the description of Suitable Habitat (see above). Surveys are conducted by walking straight-line transects 10 m (33 ft) apart (or arranged so that all ground surfaces can be seen) and looking for evidence of owls: individuals, burrows, and sign of occupancy at burrow entrances (pellets, feces or other "ornamentation", feathers, prey remains, whitewash, etc) (Figure 4). Transects should be located over the entire project area, and oriented so the tops and sides of all topographic features are examined. For example, if the project area includes a wash with a steep bank, one transect should be near the top of the bank, and another near the base of the bank in the wash.



Figure 4. Adult burrowing owl at an artificial burrow entrance. *Photo by Bruce Taubert.*

At the start of each transect and every 100 m (300 ft), scan the entire visible project area for owls using binoculars or a spotting scope. Record the location of all burrows (natural and artificial). Burrows may include holes dug by mammals, birds, or created by erosion, pipes, spaces below concrete or other solid structures, etc. Each burrow (entrance height 8 + cm [3 + in]; width 8 +

cm [3 + in]; burrow depth > 1 m [3 ft]) should be assessed to determine potential use by burrowing owls, unless owls are present.

An "active" burrow has a live owl or owls, or shows sign of recent use (e.g., fresh whitewash, fresh pellets, feathers, or nest ornamentation – Figure 2). A "potentially active" burrow is one with evidence of previous use, but not recent (e.g., old whitewash, old pellets, cobwebs over entrance, and/or debris at burrow entrances). An "inactive" burrow exhibits no evidence of use by burrowing owls but is of suitable size for occupancy.

Record the number and location of all owls seen within or near the project area. Clean and remove all owl sign at potentially active burrows. Visit the site again after 2-8 days and check all potentially active burrows for fresh sign.

SURVEY REPORTING

Record the surveys locations, dates, and the details of all burrow and owl detections (even if outside the construction zone), either on a hard copy map or as UTMs (Universal Transverse Mercator map coordinates compatible with GIS and GPS systems) using the standard form provided. Attach credentials of all surveyors as described above. Send within 30 days to raptors@azgfd.gov (preferred) or by mail:

Raptor Management Coordinator
Arizona Game and Fish Department
Nongame Branch
5000 West Carefree Highway
Phoenix, Arizona 85086

OWL DETECTIONS, CONSERVATION AND MITIGATION

Should preliminary measures fail to prevent burrowing owl occupancy of a project site during implementation, or if active burrows are located in the construction zone during construction activities, the owls should not be disturbed as it may violate federal and state laws. A 35-m (100-ft) radius buffer, excluding all heavy machinery and foot traffic, should be set up around all active burrow entrances during construction and until the appropriate conservation action is determined (B. Fox, pers. comm.). To permanently accommodate owls on site, we recommend that a buffer of 35-m (100-ft) should remain in perpetuity between the burrows and new construction and managed to maintain breeding habitat suitability (Millsap and Bear 2000). On-site conservation areas should be connected to adjacent burrowing owl habitat through the use of habitat connections. Conservation areas should avoid isolation or fragmentation of burrowing owl habitat. Delineating protected areas (fencing, cones, etc.) is encouraged as long as it does not enclose the owls or prevent the owls' ability to see nearby predators.

If after surveys are completed and reports submitted to AGFD, burrowing owls or active or potentially active burrows are located within the project boundaries, the landowner is advised to contact the nearest AGFD office (see Appendix A) for direction. Further mitigation or costs may be avoided if occupied owl areas can be set aside for at least 10 years and if suitable habitat for nesting and foraging will remain after development is finished. If it is determined that the best option is to disturb and then mitigate for the disturbance of the owls, the owner must obtain a permit from U.S. Fish and Wildlife Service. Mitigation may include excluding owls from disturbed burrows prior to construction and/or providing artificial burrows on-site or in a different location and monitoring to determine the success of the actions taken.



Figure 5. Owlets at a natural burrow entrance. *Photo by Bruce Taubert.*

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APPENDIX A: CONTACTS

In Tucson and southern AZ:

Arizona Game and Fish Department
Urban Wildlife Program, Tucson Office
555 N. Greasewood Rd.
Tucson, AZ 85745
(520) 628-5376

US Fish and Wildlife Service
Ecological Services Office
201 N. Bonita Ave., Ste. 141
Tucson, AZ 85745
(520) 670-6144

In Phoenix, central and northern AZ:

Arizona Game and Fish Department
Raptor Management Coordinator
5000 W. Carefree Highway
Phoenix, AZ 85086
(623) 236-7500
www.azgfd.gov

US Fish and Wildlife Service
Ecological Services Office
2321 W. Royal Palm Road, Ste. 103
Phoenix, AZ 85021
(602) 242-0210
http://www.fws.gov/southwest/es/arizona/

Burrowing Owl Working Group Members

Marit Alanen, U.S. Fish and Wildlife Service
Troy Corman, Nongame Branch, Arizona Game and Fish Department
Tim Snow, Region V, Arizona Game and Fish Department
James Driscoll, Nongame Branch, Arizona Game and Fish Department
Bob Fox, Wild At Heart (Burrowing Owl Conservation Group)
Sam Fox, Wild At Heart (Burrowing Owl Conservation Group)
David Grandmaison, Research Branch, Arizona Game and Fish Department
Mike Ingraldi, Research Branch, Arizona Game and Fish Department
Shawn Lowery, Research Branch, Arizona Game and Fish Department
Scott Richardson, U.S. Fish and Wildlife Service
Ray Schweinsberg, Research Branch, Arizona Game and Fish Department
Aninna Thornburg, Region V, Arizona Game and Fish Department

APPENDIX B. BURROWING OWL SURVEY REPORT FORM

Surveyor(s): Date of Survey:

Project Location Information
Project Name:
City:
County:
Legal Description (address, ¼ Section, Township, Range):

Weather Conditions During Survey
Precipitation: Y / N (circle one)
Wind Speed (mph):
Temperature: °F / °C (circle)
% Cloud Cover:

Survey Data
Area Surveyed: acres / ha / km^2 / m^2 (circle one)
Adult burrowing owls detected:
Juvenile burrowing owls detected:
Total # burrowing owls detected:
Total # Active burrows:
Total # Potentially Active burrows:

Habitat Description within Project Area (check if applicable)
- Open, treeless area
- Creosote flats
- Wash corridor
- Suitable burrows
- Fossorial mammals present – list species:
- Sonoran desert scrub
- Agriculture
- Urban development

Attach map of surveyed area with locations of survey transects. Identify locations of owls and suitable burrows. List owl detections and active or potentially active burrow locations in the following table (please include coordinates and datum) Attach additional pages if necessary:

Observation Type (Owl or Burrow)	Coordinates

Observation Type (Owl or Burrow)	Coordinates

Return completed forms (regardless of whether burrowing owls are detected) along with the surveyor's certification to:

Raptor Management Coordinator
Arizona Game and Fish Department
Nongame Branch
5000 West Carefree Highway
Phoenix, AZ 85086
(623) 236-7500
raptors@azgfd.gov

APPENDIX C

AZGFD Online Environmental 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:
Red Hills Solar

User Project Number:
83604-000-FLG

Project Description:
Stellar Renewable Power (Stellar) is considering the Red Hills Solar Project (project), which is a proposed photovoltaic solar facility on approximately 8,850 acres of privately owned lands in unincorporated Navajo County, Arizona

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

Contact Person:
Stacy Campbell

Organization:
SWCA

On Behalf Of:
PRIVATE

Project ID:
HGIS-21733

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.

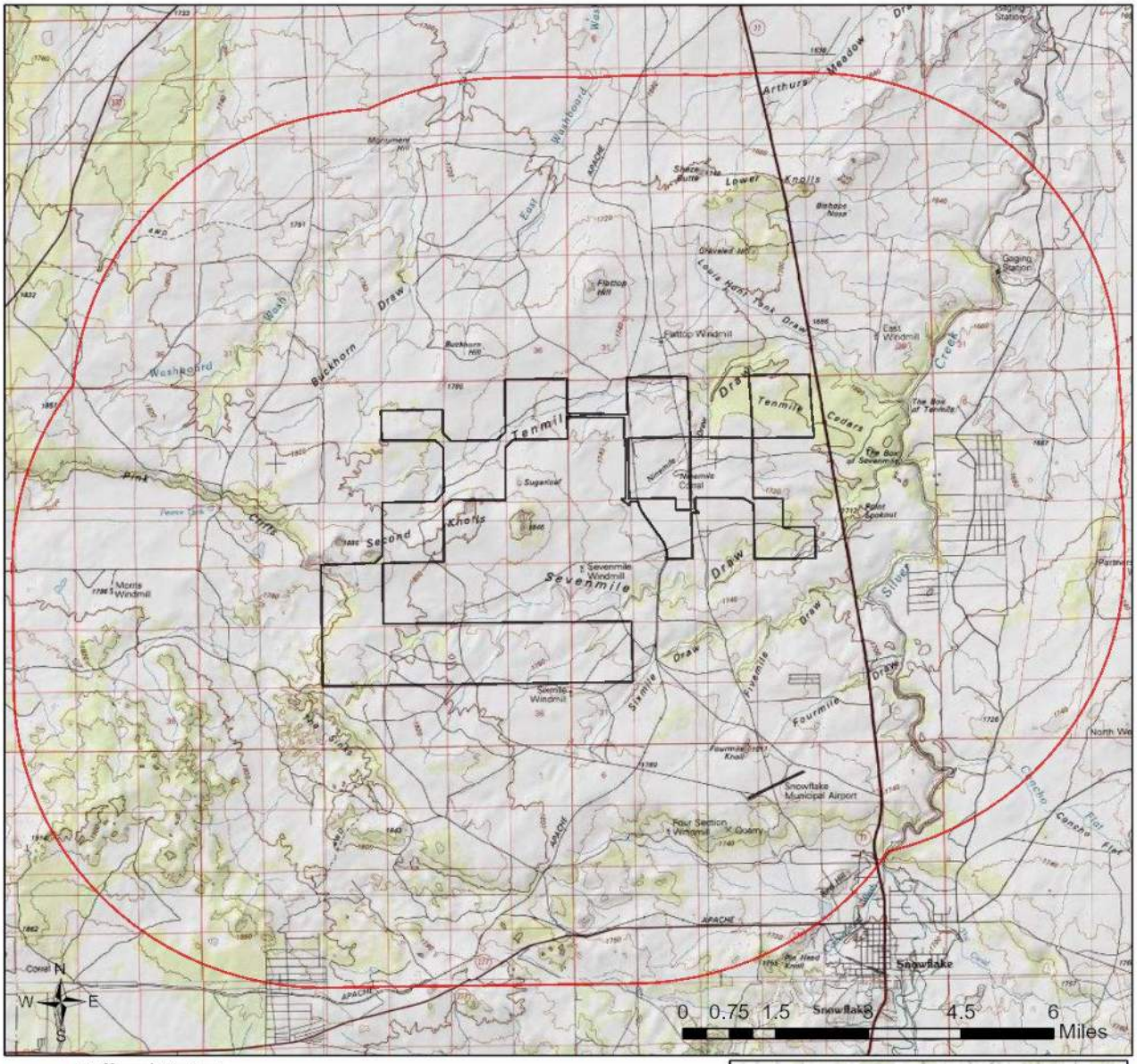
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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.

Red Hills Solar

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 9,060.14

Lat/Long (DD): 34.5786 / -110.1675

County(s): Navajo

AGFD Region(s): Pinetop

Township/Range(s): T14N, R20E; T14N, R21E; T15N, R21E

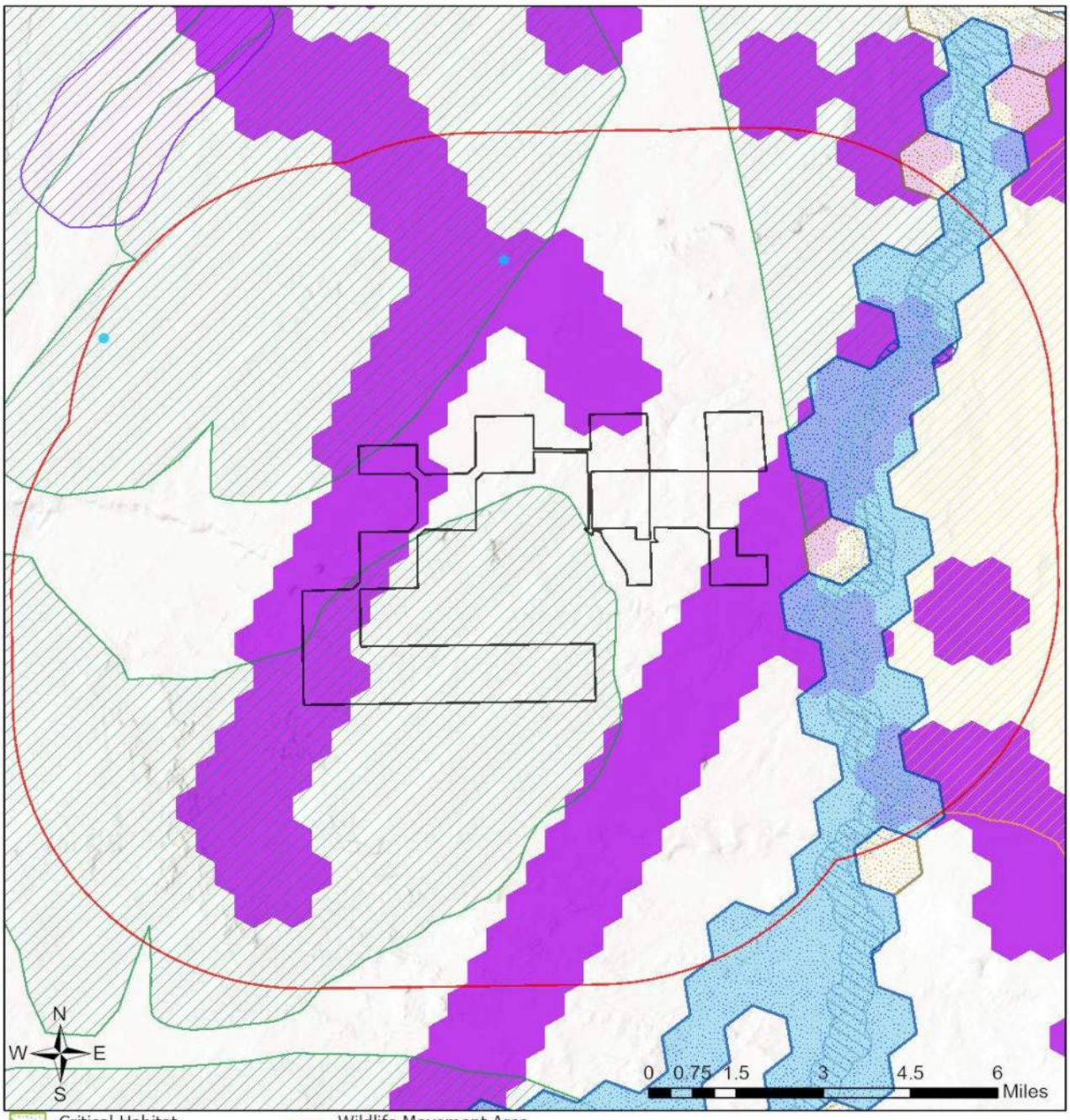
USGS Quad(s): FLATTOP HILL; SECOND KNOLLS +



County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Copyright:© 2013 National Geographic Society, i-cubed
Esri, USGS

Red Hills Solar

Web Map As Submitted By User



- Critical Habitat
- Important Bird Areas
- Aquatic
- Terrestrial
- AGFDWildlifeWaters
- Wildlife Crossing Area
- Wildlife Movement Area - Diffuse
- Wildlife Movement Area - Landscape
- Wildlife Movement Area - Riparian/Wash
- Important Connectivity Zones
- Wildlife Connectivity
- Buffered Project Boundary
- Project Boundary

Project Size (acres): 9,060.14

Lat/Long (DD): 34.5786 / -110.1675

County(s): Navajo

AGFD Region(s): Pinetop

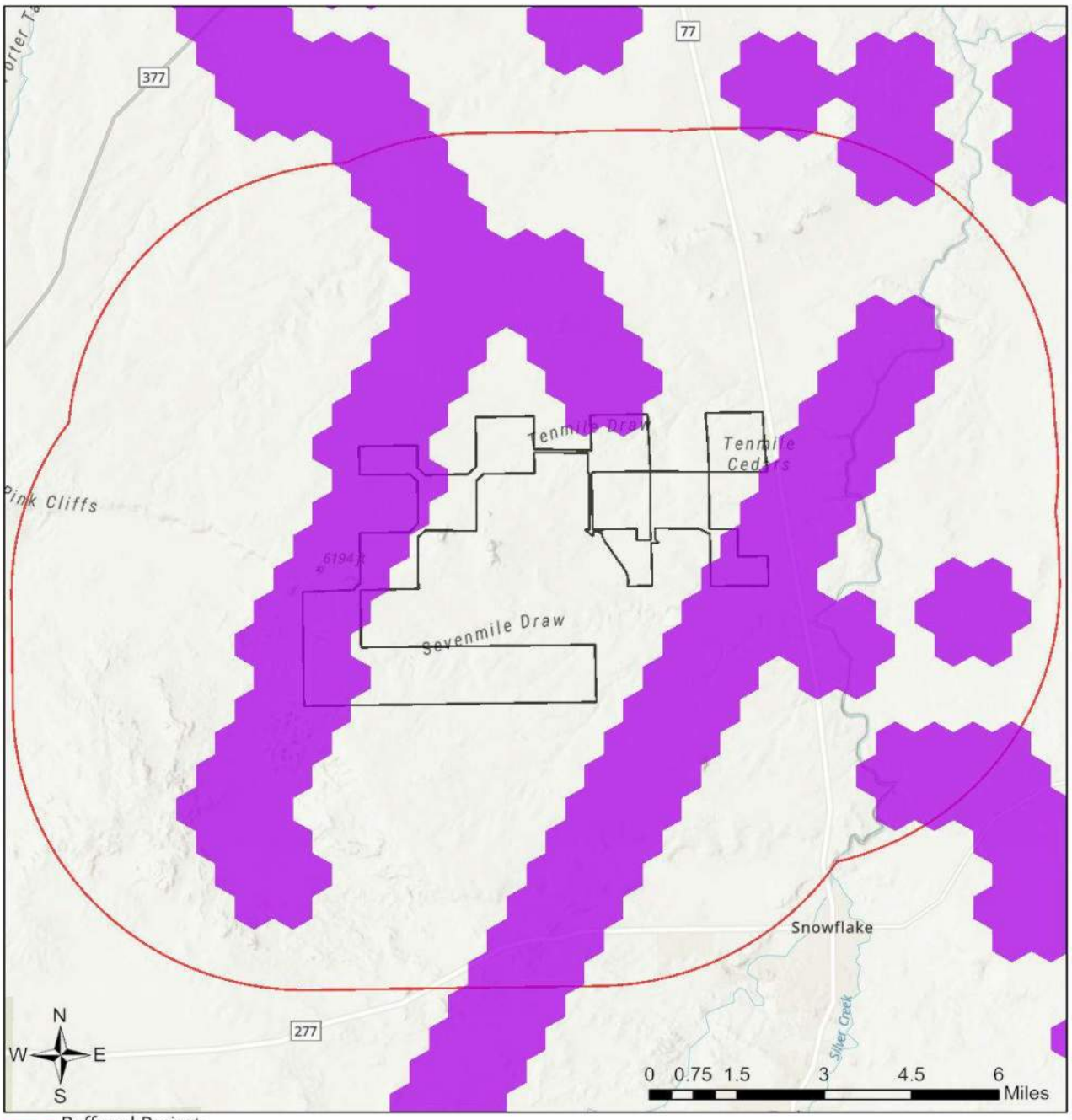
Township/Range(s): T14N, R20E; T14N, R21E; T15N, R21E

USGS Quad(s): FLATTOP HILL; SECOND KNOLLS +

Esri, NASA, NGA, USGS
AGFD SSDV Habitat Enhancement Program

Red Hills Solar

Important Areas



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

Project Size (acres): 9,060.14

Lat/Long (DD): 34.5786 / -110.1675

County(s): Navajo

AGFD Region(s): Pinetop

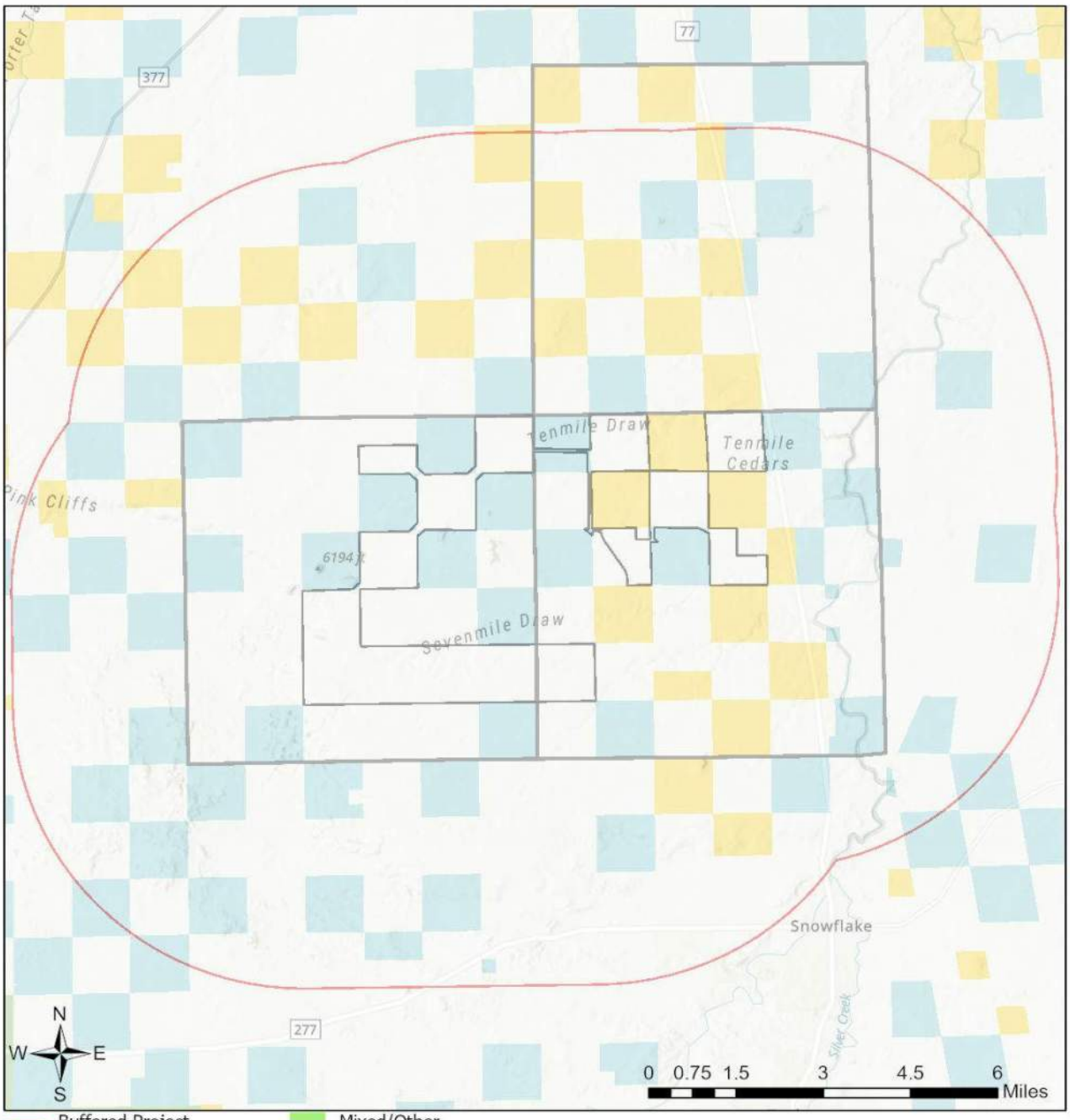
Township/Range(s): T14N, R20E; T14N, R21E; T15N, R21E

USGS Quad(s): FLATTOP HILL; SECOND KNOLLS +

Esri, NASA, NGA, USGS
Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Red Hills Solar

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): 9,060.14

Lat/Long (DD): 34.5786 / -110.1675

County(s): Navajo

AGFD Region(s): Pinetop

Township/Range(s): T14N, R20E; T14N, R21E; T15N, R21E

USGS Quad(s): FLATTOP HILL; SECOND KNOLLS +

Esri, NASA, NGA, USGS
Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Amphispiza bilineata	Black-throated Sparrow					2
Aquila chrysaetos	Golden Eagle	BGA		S		2
Catostomus sp. 3	Little Colorado Sucker	CCA	S	S		2
Chordeiles minor	Common Nighthawk					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Cynomys gunnisoni	Gunnison's Prairie Dog	SC		S		1
Eremophila alpestris	Horned Lark					2
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1
Lasiurus cinereus	Hoary Bat					2
Lepidomeda vittata	Little Colorado Spinedace	LT		S		1
Myotis occultus	Arizona Myotis	SC		S		
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat	SC				2
Perognathus flavus goodpasteri	Springerville Pocket Mouse	SC	S			2
Sclerocactus papyracanthus	Grama-grass Cactus	SC			SR	
Setophaga nigrescens	Black-throated Gray Warbler					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Vireo vicinior	Gray Vireo		S			2

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Important Connectivity Zone	Wildlife Connectivity					
N/A	Apache/Navajo Counties Wildlife Movement Area - Diffuse					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

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
Anodonta californiensis	California Floater	SC	S			1
Antilocapra americana americana	American Pronghorn					2
Aquila chrysaetos	Golden Eagle			S		2
Asio otus	Long-eared Owl					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	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
Baeolophus ridgwayi	Juniper Titmouse					
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Catostomus discobolus	Bluehead Sucker	PS		S		2
Catostomus sp. 3	Little Colorado Sucker	CCA	S	S		2
Chordeiles minor	Common Nighthawk					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Cynomys gunnisoni	Gunnison's Prairie Dog	SC		S		1
Empidonax wrightii	Gray Flycatcher					2
Euderma maculatum	Spotted Bat	SC	S	S		2
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Gymnorhinus cyanocephalus	Pinyon Jay			S		2
Haemorhous cassinii	Cassin's Finch					2
Icterus bullockii	Bullock's Oriole					2
Idionycteris phyllotis	Allen's Lappet-browed Bat	SC	S	S		2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus cinereus	Hoary Bat					2
Lepidomeda vittata	Little Colorado Spinedace	LT				1
Lithobates chiricahuensis	Chiricahua Leopard Frog	LT				1
Lithobates pipiens	Northern Leopard Frog		S	S		1
Megascops kennicottii	Western Screech-owl					
Melospiza lincolnii	Lincoln's Sparrow					2
Mustela nigripes	Black-footed Ferret	LE,XN				1
Myotis thysanodes	Fringed Myotis	SC				2
Myotis yumanensis	Yuma Myotis	SC				2
Neotamias cinereicollis	Gray-collared Chipmunk					
Neotamias minimus	Least Chipmunk					
Neotoma stephensi	Stephen's Woodrat					2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat	SC				2
Oreohelix houghi	Diablo Mountainsnail					2
Oreoscoptes montanus	Sage Thrasher					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus flavus goodpasteri	Springerville Pocket Mouse	SC	S			2
Pooecetes gramineus	Vesper Sparrow					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
Rallus limicola	Virginia Rail					
Setophaga nigrescens	Black-throated Gray Warbler					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Toxostoma bendirei	Bendire's Thrasher					2
Vireo vicinior	Gray Vireo					

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Antilocapra americana americana	America Pronghorn					
Odocoileus hemionus	Mule Deer					
Puma concolor	Mountain Lion					
Zenaida macroura	Mourning Dove					

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

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

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.

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

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

For any powerlines built, proper design and construction of the transmission line is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws. Limit project activities during the breeding season for birds, generally March through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season. For underground powerlines, trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and 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/).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (https://www.fws.gov/office/arizona-ecological-services).

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

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

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

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-conservation/planning-for-wildlife/planning-for-wildlife-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

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***.
The **Statewide Wildlife Connectivity Assessment's Important Connectivity Zones** (ICZs) represent general areas throughout the landscape which contribute the most to permeability of the whole landscape. ICZs may be used to help identify, in part, areas where more discrete corridor modeling ought to occur. 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://s3.amazonaws.com/azgfd-portal-wordpress/azgfd.wp/wp-content/uploads/0001/01/23120719/ALIWCA_Final_Report_Perkl_2013_lowres.pdf.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

APPENDIX D

AZDA Notice of Intent to Clear Land Form

Arizona Department of Agriculture (AZDA)
Central Licensing
Physical Location: 1010 W Washington St., Phoenix, AZ 85007
Mailing Address: 1802 W Jackson St., #78 Phoenix, AZ 85007
Phone: (602) 542-6408 Fax: (602)542-0466
Website: https://agriculture.az.gov Email: licensing@azda.gov

Notice of Intent to Clear Land — ARS § 3-904

Pursuant to A.R.S. § 3-904 the undersigned, as Owner of the Property described herein, gives this Notice of Intent to Clear Land of protected native plants.

1. **Owner/landowner's agent.** The owner or landowner's agent of the Property upon which protected native plants will be affected:

   Owner's Name _____ Phone _____

   Address _____

   Agent's Name _____ Phone _____

   Address _____

2. **Property.** The description and location of the Property upon which protected native plants will be affected:

   County _____

   Name of Property/Project _____

   Address _____

   Physical Location (attach map) _____

   (Note: Map must also show surrounding land for 1/2 mile in each direction)

   Tax Parcel ID Nos. _____

   Legal Description (or attach copy) _____

   Number of Acres to be Cleared _____

3. **Owner's Intent.** Landowner's intentions when clearing private land of protected native plants.

   ☐ Owner intends to allow salvage of the plants, and agrees to be contacted by native plant salvagers.

   ☐ Owner intends to transplant the plants onto the same property, or to another property he also owns.

   ☐ Owner has already arranged for salvage of the plants.

   ☐ Owner does not intend to allow salvage of the plants.

   ☐ Other _____

4. **Approximate starting date.** _____
   (See notice period listed on reverse side)

   The information contained in this application is true and accurate to the best of my knowledge. I understand that providing false information is a felony in Arizona

Signature _____ **Date** _____

Notice to salvagers: Consent of the landowner is required before entering any lands described in this notice.

Explanation Of This Form

1. **Notice of Intent to Clear Land.**
   The majority of the desert plants fall into one of four groups specially protected from theft, vandalism or unnecessary destruction. They include all of the cacti, the unique plants like Ocotillo, and trees like Ironwood, Palo Verde and Mesquite. In most cases the destruction of these protected plants may be avoided if the private landowner gives prior notice to the Arizona Department of Agriculture.

2. **Notice Period.**
   When properly completed, this form is to be sent to the Department within the time periods described below. Landowners/ developers are encouraged to salvage protected native plants whenever possible.

3. **Information to Interested Parties.**
   The information in this notice will be posted in the applicable state office of the Department and mailed to those parties (salvage operators, revegetation experts) who have an interest in these plants and may approach the landowner with the possibility of saving the plant(s) from unnecessary destruction.

Notice to Landowner:

1. The owner may not begin destruction of protected native plants until he receives confirmation from the Arizona Department of Agriculture and the time prescribed below has elapsed. The "Confirmed" stamp only verifies that the Notice has been filed.

Size of area over which the Destruction of Plants will occur	**Length of Notice Period**
Less than one acre	20 days, oral or written
One acre or more, but less than 40 acres	30 days, written
40 acres or more	60 days, written

2. If you are clearing land over an area of less than one acre, oral notice may be given by calling the applicable state office at the telephone number given below.
3. If the land clearing or plant salvage does not occur within one year, a new Notice is required.

This Notice must be sent to the applicable state office of the Department of Agriculture at the address given below:

Central Licensing
Physical Location: 1010 W Washington St., Phoenix, AZ 85007
Mailing Address: 1802 W Jackson St., #78 Phoenix, AZ 85007
Email: licensing@azda.gov

Notice to salvagers: Consent of the landowner is required before entering any lands described in this notice.

RED HILLS SOLAR AND STORAGE PROJECT

CITIZEN PARTICIPATION PLAN

FOR

A Special Use Permit Request

June 11, 2024

Prepared for
Navajo County, Arizona
Public Works Department
Planning and Zoning
P.O Box 668
100 East Code Talkers Drive
Holbrook, Arizona 86025

Prepared by
Rose Law Group pc
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
www.roselawgroup.com

On Behalf of
Stellar Red Hills Solar LLC
14643 Dallas Parkway, Suite 250
Dallas, Texas 75254

Citizen Participation Plan

This Citizen Participation Plan is being implemented in conjunction with a proposed Special Use Permit ("SUP") request to facilitate the development of a new solar and storage project. The proposed project is located on approximately 9,200-acres of private land and 123-acres of Arizona State Land Department property in unincorporated Navajo County (the "Site"). This Citizen Participation Plan is meant to open the lines of communication between the residents and property owners in the surrounding area of the Site, and to facilitate the meaningful inclusion of all interested parties in the development of this SUP request.

A. Parties Affected by the Application

Our site is uniquely positioned in that it is predominantly surrounded by federal and state lands, with only three neighboring properties that could potentially be impacted by our proposal. The area affected by this SUP request can be defined as a 300' area around the boundary of the Site. The development team will notify the property owners within this area, including private property owners, and state and federal agencies.

B. Notification and Information Procedures

Direct Mail Notifications: We will send detailed project information, including a comprehensive description of the proposal, to the nearby property owners. This will include contact information for a project representative who can answer questions and address concerns directly. A site plan will be attached to assist with their review of the proposal.

C. Response Procedures

Through the notification process described above, all interested parties will be able to gain a full understanding of the SUP application and will be able to contact the development team to voice their issues and concerns. The ways in which interested parties will be able to contact the development team include, but are not limited to, telephone, US Mail, personal contact, and/or email. The issues and concerns brought to the attention of the development team will be taken into consideration and further communication will be initiated by the development team to fully consider those comments, and wherever possible, integrate them into the application and proposal throughout the application process.

D. Schedule of Completion

1. On June 11, 2024, a Neighborhood Community Meeting Waiver Request will be submitted to the County for review and approval.

2. Following this, the Citizen Participation Plan will be submitted, along with the pre-application meeting request and required material, for review by the Navajo County Planning and Development Department Staff. The development team will make appropriate changes according to Navajo County Staff's comments.

3. Following Navajo County Staff's approval of this Citizen Participation Plan, notification to all interested parties will be sent out and verification of this via a notarized affidavit will be provided to the County.

E. Status Procedure

As interested parties reply to the letters and signage, communication will be opened between those citizens and the development team to address all questions, concerns, and comments. The results of those discussions and the feedback gained will be taken into consideration with the application. This will be an ongoing aspect of the Citizen Participation Plan from first notification all the way to public hearing.

As a part of the application process, the development team will be in close communication with the Navajo County Planning and Development Department to ensure that they are fully apprised of the progress and inclusiveness of the citizen participation process.

Prior to the public hearing, a written report will be submitted detailing the results of the Citizen Participation Plan. This report will include: (1) a summary of all contact with interested parties, (2) a description of the approximate number of people that participated in the public participation process, and where they are located in relation to the Site, (3) a discussion of the results of the citizen participation process, including major issues and concerns identified by interested parties and how the development team has and will address them, and (4) an appendix of information, including mailings and other pertinent materials that were used to help describe the public participation program.

Cultural Resources Archival Review for the Proposed Red Hills Solar Project in Navajo County, Arizona

JUNE 2024

PREPARED FOR

Stellar Red Hills Solar LLC

PREPARED BY

SWCA Environmental Consultants

STATE HISTORIC PRESERVATION OFFICE
SURVEY REPORT SUMMARY FORM

1. REPORT TITLE

1a. Report Title: Cultural Resources Archival Review for the Proposed Red Hills Solar and Storage Project in Navajo County, Arizona

1b. Report Author: David M. R. Barr

1c. Date: June 13, 2024 **1d. Report No.:** 24-306

2. PROJECT REGISTRATION/PERMITS

2a. ASM Accession Number: Not Applicable (N/A)

2b. AAA Permit Number: N/A

2c. ASLD Right-of-Way Number(s): N/A

2d. Other Permit Number(s): N/A

3. ORGANIZATION/CONSULTING FIRM

3a. Name: SWCA Environmental Consultants (SWCA)

3b. Internal Project Number: 83604

3c. Internal Project Name: Red Hills Solar and Storage Project

3d. Contact Name: David Barr

3e. Contact Address: 343 West Franklin Street, Tucson, Arizona 85701

3f. Contact Phone: (520) 325-9194

3g. Contact Email: dbarr@swca.com

4. SPONSOR/LEAD AGENCY

4a. Sponsor: Stellar Red Hills Solar LLC (Stellar)

4b. Lead Agency: Navajo County

4c. Agency/Sponsor Project Number(s): N/A

4d. Agency Project Name: N/A

4e. Funding Source(s): Private

4f. Other Involved Agencies: N/A

4g. **Applicable Regulations:** Arizona Historic Preservation Act, Arizona Antiquities Act

5. DESCRIPTION OF PROJECT: Stellar is proposing to construct the Red Hills Solar and Storage Project (project). The project would be a 1,000-megawatt (MW) utility-scale photovoltaic solar energy generation facility located on approximately 9,090 acres of privately owned land and 123 acres of Arizona State Trust Land (project area) in unincorporated Navajo County, Arizona (Figure 1). The project would include a battery energy storage system (BESS), a project substation, a 920-foot-long, 500 kilovolt (kV) generation-tie (gen-tie) transmission line connecting the project substation to the existing Salt River Project (SRP) Sugarloaf substation (located in the project area), an operations and maintenance (O&M) building, and other ancillary facilities.

Stellar contracted SWCA to conduct an archival review of the project area and a 0.5-mile radius (study area) to assess the project's potential to adversely affect previously identified cultural resources.

6. PROJECT AREA: The study area of the archival review for the proposed project is approximately 9,133.4 acres plus a 0.5-mile search radius.

7. PROJECT LOCATION

7a. Address: N/A

7b. Route: N/A

7c. Mileposts Limits: N/A

7d. Nearest City/Town: Snowflake **7e. County:** Navajo County

7f. Project Locator UTM: 573865 Easting, 3827020 Northing **7g. NAD** 83 **7h. Zone:** 12S

7i. Baseline & Meridian: Gila and Salt River

7j. USGS Quadrangle(s): Flattop Hills, Second Knolls, Snowflake, and Tenmile Cedars, Arizona

7k. Legal Description(s): The project is in Sections 1–3, 10–12, 14–16, 21, and 25–28, Township 14 North, Range 20 East and Sections 3, 5–7, 9, 15–18, and 30, Township 14 North, Range 21 East, Gila and Salt River Baseline and Meridian. It can be found on the U.S. Geological Survey (USGS) Flattop Hills, Second Knolls, Snowflake, and Tenmile Cedars, Arizona, 7.5-minute quadrangles (Figure 2).

8. SURVEY AREA

8a. Total Acres: N/A

8b. Location Survey Area.

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed*	4. Justification for Areas Not Surveyed
Private	0	9,090	Archival review only
ASLD	0	123	Archival review only

*Acreage is based on Stellar's leases with private land owners and requested ASLD right-of-way

9. ENVIRONMENTAL CONTEXTS

9a. Landform: The project would be on the northwestern foothills of the White Mountains of Navajo County, approximately 5.5 miles northwest of the town of Snowflake. The Pink Cliffs are adjacent to the west, and State Route (SR) 77 bounds the eastern edge of the project area.

9b. Elevation: The elevation is approximately 5,600 to 6,003 feet above mean sea level.

9c. Surrounding Topographic Features: The study area contains generally rolling hills, and the Second Knolls in the northern portion of the proposed project area. Numerous draws and washes transect the proposed project area.

9d. Nearest Drainage: Numerous drainages and draws, which include Sevenmile Draw, Ninemile Draw, and Tenmile Draw, transect the proposed project area. Silver Creek is approximately 1.5 miles east of the proposed project area.

9e. Local Geology: The main geological unit that encompasses the study area is the Moenkopi Formation, with some Permian Sedimentary Formation in the eastern and southern portions of the proposed project area (Arizona Geological Survey 2024).

9f. Vegetation: The study area is within the Arizona Upland Subdivision of the Plains and Great Basin Grassland and Great Basin Conifer Woodland biotic communities (Brown 1994). Common vegetation associated with the biotic communities include juniper (*Juniperus* spp.) and discontinuous bunch grasses.

9g. Soils/Deposition: Soils within the study area are mapped as Leanto-Bisoodi-Arntz and Rock outcrop–Mellenthin-Leanto-Kech-Bisoodi (Natural Resources Conservation Service 2024). The soils are shallow, well-drained soils that form in sandy eolian deposits on 2 to 6 percent slopes and are not prime farmland. These soils are more suitable for use as rangeland and/or for recreational use.

9h. Buried Deposits: Unlikely

9i. Justification: The study area is not within an area where buried deposits are likely without some indication on the ground surface.

10. BUILT ENVIRONMENT: The built environment consists of an overhead distribution line, a railroad, a transmission line substation, numerous dirt stock tanks, and dirt ranch/recreational roads. In addition, the Dry Lake Wind project is adjacent to the study area.

11. INVENTORY CLASS COMPLETED

11a. Class I Inventory: ☒

11b. Researcher(s): David Barr

11c. Class II Survey: ☐

11d Sampling Strategy:

11e. Class III Inventory: ☐

12. BACKGROUND RESEARCH SOURCES

12a. AZSITE: ☒ David Barr

12b. ASM Archaeological Records Office: ☒ Paul Rawson, April 9, 2024

12c. SHPO Inventories and/or SHPO Library: ☐

12d. NRHP Database: ☒ David Barr

12e. ADOT Portal: ☐

12f. Historical Maps: The General Land Office (GLO) plat map for Township 14 North, Range 20 East, filed in 1884, was examined within the 1.0-mile search radius; no features are within the study area.

The GLO plat map for Township 14 South, Range 21 East, filed in 1884, was also examined. This map depicts the HOLBROOK AND CAMP GRANT ROAD trending roughly north-south in Sections 3, 10–11, 14, 23,

25–26, and 35 and a fence line associated with the J. DENNIS residence in Section 11. No other historic-era buildings, ranches, or other landscape modifications are depicted within the study area.

The 1954 and 1958 USGS Holbrook, Arizona, 1:250,000 maps depict SR 77, a railroad, and a transmission line near the study area. No other historic-era buildings, ranches, or other landscape modifications are depicted.

The 1970 USGS Flattop Hill, Arizona, 7.5-minute quadrangle depicts the APACHE railroad and numerous unnamed dirt roads in Section 5. No other historic-era features are depicted within the study area.

12g. Land-Managing Agency Files: N/A

12h. Tribal Cultural Resources Files: N/A

12i. Local Government Websites: N/A

12j. Other: N/A

13. BACKGROUND RESEARCH RESULTS

13a. Previous Projects within Study Area:

According to a search of the archaeological site files and records maintained at the Arizona State Museum (ASM) and the AZSITE online database, 13 archaeological surveys have been conducted between 1976 and 2015 within the study area (Table 1); Six surveys (1976-42.ASM/A-75-80.MNA, 2007-851.ASM, 2007-852.ASM, 2009-197.ASM, 2009-744.ASM, and 2010-305.ASM) overlap approximately 3 percent of the study area (Figures 3a and 3b). In 1976, the Museum of Northern Arizona conducted a linear survey of 25.6 miles for a proposed transmission line. This survey identified 12 sites, none of which are within the study area (Keller 1976). In 2007, EnviroSystems Management, Inc. (EnviroSystems), conducted a linear survey of 6.9 miles for a proposed access road to a proposed substation. This survey identified five archaeological sites and six isolated occurrences (IOs), none of which are within the study area (Raney 2007b). In addition, EnviroSystems conducted a survey for the proposed substation location. This survey did not identify any cultural resources (Raney 2007b). Logan Simpson Design, Inc., conducted a linear survey of 58.1 miles for an Arizona Public Service proposed vegetation management project in 2009. This survey identified seven sites and 16 IOs, one of which is within the proposed project area (Walker and Rowe 2012). In 2009 and 2010, HDR Engineering, Inc. (HDR), conducted a large linear survey of approximately 1,600 acres for a proposed renewable energy project. This survey identified 10 archaeological sites and 107 IOs, one site (AZ P:8:122[ASM]) is within the study area (Brodbeck et al. 2010). Also in 2010, HDR conducted a linear survey for a proposed access road. This survey identified one archaeological site and seven IOs, none of which are within the study area (Brodbeck and Fackler 2010).

Approximately 10 percent of the surrounding 0.5-mile radius of the project has been surveyed for cultural resources. These surveys were conducted for a possible Bureau of Land Management land release, a pipeline, road improvements, sub-transmission lines and substation, ranch land access, and mineral/gas exploration.

Table 1. Previous Projects within the Study Area

1. Project Reference Number	2. Project Name	3. Author(s)	4. Year
1976-42.ASM/A-75-80.MNA	Coronado-Dinosaur Transmission Line	Keller	1976
1984-214.ASM	Snowflake-Mesa Redondo	Neily	1984
1992-123.ASM	Flake Pipeline	Unknown	Unknown
1993-374.ASM	SR 77 – Holbrook to Taylor	Spalding et al.	1993
2007-560.ASM	APS Second Knoll 69/12kV Powerline	Raney	2007a
2007-851.ASM	Access to APS Second Knolls Substation	Raney	2007b
2007-852.ASM	APS Second Knolls Substation	Raney	2007c
2007-855.ASM	Second Knolls 69/12kV Subtransmission Line	Raney	2007d
2009-197.ASM	APS On-call Cultural Resources Surveys	Walker and Rowe	2012
2009-744.ASM	Dry Lake II Wind Project	Brodbeck et al.	2010
2010-304.ASM	Aztec Land Company Section Corners	Brodbeck	2010
2010-305.ASM	Dry Lake Connector Road	Brodbeck and Fackler	2010
2015-525.ASM	Blackstone Exploration Archaeological Survey	Barr	2015

*Shading indicates surveys within the proposed project area.

13b. Previously Recorded Cultural Resources within Study Area :

Forty-four archaeological sites have been documented within a 0.5-mile radius of the study area, the majority of which consist of prehistoric habitation sites and artifact scatters. Seven of the sites have been documented within the proposed project area (Table 2; see Figures 3a and 3b): AZ P:8:102(ASM) is the in-use historic-era Reidhead Road, which extends from Snowflake to Halfway Ranch. This site was determined ineligible for the National and Arizona Registers of Historic Places (N/ARHP). AZ P:8:122(ASM) is a prehistoric artifact scatter that was determined eligible by SHPO in 2010. AZ Q:13:18(ASM) is the in-use Apache Railroad, which was constructed between McNary and Holbrook in 1918 and served the McNary Sawmill until the late 1970s. This site has been determined eligible for the N/ARHP. NA12714, NA12715, NA13910, and NA14194 are all prehistoric artifact scatters that have not been evaluated for eligibility.

The majority of the sites within the 0.5-mile search radius consist of prehistoric habitation sites and artifact scatters.

Table 2. Previously Recorded Archaeological Sites Within the Project Area

1. Site Number	2. Site Description	3.Eligibility Status	4. Associated Reference
AZ P:8:102(ASM)	In-use historic-era Reidhead Road	Determined ineligible	Raney (2007b)
AZ P:8:122(ASM)	Prehistoric flaked stone scatter	Determined eligible	Brodbeck et al. (2010)
AZ Q:13:18(ASM)	In-use historic-era Apache Railroad	Determined eligible	Walker and Rowe (2012)
NA12714	Prehistoric grinding slab	Not evaluated	Ahlstrom (1974)
NA12715	Prehistoric ceramic scatter	Not evaluated	Siegel and Brook (1974)
NA13910	Prehistoric flaked stone and ground stone scatter	Not evaluated	Wilson (1975)
NA14194	Prehistoric artifact scatter	Not evaluated	Davidson and Brook (1975)

13c. Historic Buildings/Districts/Neighborhoods/Structures.

The National Park Service NRHP database was searched to identify properties listed in the NRHP that are in or within 3 miles of the proposed project area; none have been identified. The closest NRHP-listed property is the John A. Freeman House, approximately 5.7 miles southeast of the study area.

14. CULTURAL CONTEXTS

14a. Prehistoric Culture: Ancestral Puebloan

14b. Protohistoric Culture: Hopi; Diné, Apache

14c. Indigenous Historic Culture: Hopi; Diné; Apache

14d. Euro-American Culture: Hispanic, Anglo-American, African-American

15. FIELD SURVEY PERSONNEL

15a. Principal Investigator: Suzanne Griset

15b. Field Supervisor: N/A

15c. Crew: N/A

15d. Fieldwork Date(s): N/A

16. SURVEY METHODS

16a. Transect Intervals: N/A

16b. Coverage (%): N/A

16c. Site Recording Criteria: ASM

16d. Ground Surface Visibility: N/A

16e. Observed Disturbances: A review of October 2023 aerial imagery (Google Earth 2024) shows dirt roads and stock tanks with the study area.

17. FIELD SURVEY RESULTS

17a. No Cultural Resources Identified: ☐

17b. Isolated Occurrences (IOs) Only: ☐

17c. Number of IOs Recorded: N/A

18. COMMENTS: An archival review of the proposed project area and a 0.5-mile radius revealed very little pedestrian survey has been conducted in the study area. SWCA recommends that a pedestrian survey be conducted within the proposed project area if mandated by a permitting agency or requested by Stellar as due diligence.

SECTION 19. ATTACHMENTS

19a. References: ☒ Stellar

19b. Project Location Maps: ☒ Figures 1 and 2a–2k

19c. Land Jurisdiction Map: ☒ See Figure 2

19d. Background Research Map(s): ☒ Figures 3a–3k

19e. GLO Map(s): ☐

19f. Results Map: ☐

19d. Aerial of Project Area: ☐

19g. Photographs of the Project Area: N/A

SECTION 20. CONSULTANT CERTIFICATION

I certify that the information provided herein has been reviewed for content and accuracy and all work meets applicable agency standards.



_____

Suzanne Griset, Ph.D.
Principal Investigator

SECTION 21. DISCOVERY CLAUSE

In the event that previously unreported cultural resources are encountered during ground-disturbing activities, all work must immediately cease within 30 m (100 feet) until a qualified archaeologist has documented the discovery and evaluated its eligibility for the ARHP or NRHP in consultation with the lead agency, the SHPO, and Tribes, as appropriate. Work must not resume in this area without approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 m (100 feet) of the discovery and the area must be secured. The ASM must be notified of the discovery. Pursuant to Arizona Revised Statutes §41-844 and §41-865, work must not resume in this area without authorization from the ASM.

References Cited

Ahlstrom, R.
1974 Site card for NA12714. On file, Arizona State Museum, University of Arizona, Tucson.

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2015 *Archaeological Survey of 28 Acres for the Proposed Blackstone Oil and Gas Exploration Project (T14N, R20E, Section 16), Navajo County, Arizona (ASLD Lease No. 13-116629).* Cultural Resources Report No. 15-597. SWCA Environmental Consultants, Tucson, Arizona.

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2010 *A Class III Cultural Resources Survey for a Connector Road Between Phases I and Phase II for the Dry Lake Wind Project, Navajo County, Arizona*. Cultural Resources Report No. 10-15. HDR Engineering, Inc., Phoenix, Arizona.

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2010 *A Class III Cultural Resources Survey for the Dry Lake II Wind Project, Navajo County, Arizona*. Cultural Resources Report No. 10-09. HDR Engineering, Inc., Phoenix, Arizona.

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1994 *Biotic Communities: Southwestern United States and Northwestern Mexico*. University of Utah, Salt Lake City.

Davidson, H., and R. Brook
1975 Site card for NA14194. On file, Arizona State Museum, University of Arizona, Tucson.

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2024 Web soil survey for Pinal County, Arizona. Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed March 7, 2024.

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Raney, Anne

2007a *Cultural Resources Inventory of Three Routes Crossing BLM and Private Lands to Access the Proposed APS Second Knolls Substation, Navajo County, Arizona*. Report No. 1300a-07. EnviroSystems Management, Inc. Flagstaff, Arizona.

2007b *Cultural Resources Inventory of 7.6 Acres of Arizona State Trust Land for an Access Right-of-Way to the Proposed APS Second Knolls Substation North of Snowflake, Navajo County, Arizona*. EnviroSystems Management, Inc., Flagstaff, Arizona.

2007c *Cultural Resources Inventory of the Proposed Second Knolls 69/12kV Powerline on State Land, Navajo County, Arizona*. Report No. 1300-07/New Build. EnviroSystems Management, Inc., Flagstaff, Arizona.

2007d *Cultural Resources Inventory of an Aerial Crossing of Bureau of Land Management Land by the Proposed Second Knolls 69/12kV Sub-Transmission Line North of Snowflake, Navajo County, Arizona*. EnviroSystems Management, Inc., Flagstaff, Arizona.

Siegel D., and R. Brook.

1974 Site card for NA12715. On file, Arizona State Museum, University of Arizona, Tucson.

Spalding, Nathanael, David R. Michelson, and Joanne Newcomb

1993 *An Archaeological Survey of Three Portions of the State Route 77 Right-of-Way, Mileposts 357.0 to 357.80, 362.0 to 381.1, and 385.2 to 387.7 Between Taylor and Holbrook, Navajo County, Arizona*. Plateau Mountain Desert Research, Flagstaff, Arizona.

Walker, Jessica and Robert Rowe

2012 *A Cultural Resources Survey of the Arizona Public Service Company 56.88-Mile-Long (344.72-Acre) NE-2 and 58.14-Mile-Long (352.36-Acre) NE-3 (Cholla to Show Low) 69-kV Transmission Lines on Federal, State, and County Land in Navajo County, Arizona.* Technical Report No. 075107 (NE-2a). Logan Simpson Design, Inc., Tempe, Arizona.

Wilson, SM.

1975 Site card for NA13910. On file, Arizona State Museum, University of Arizona, Tucson.

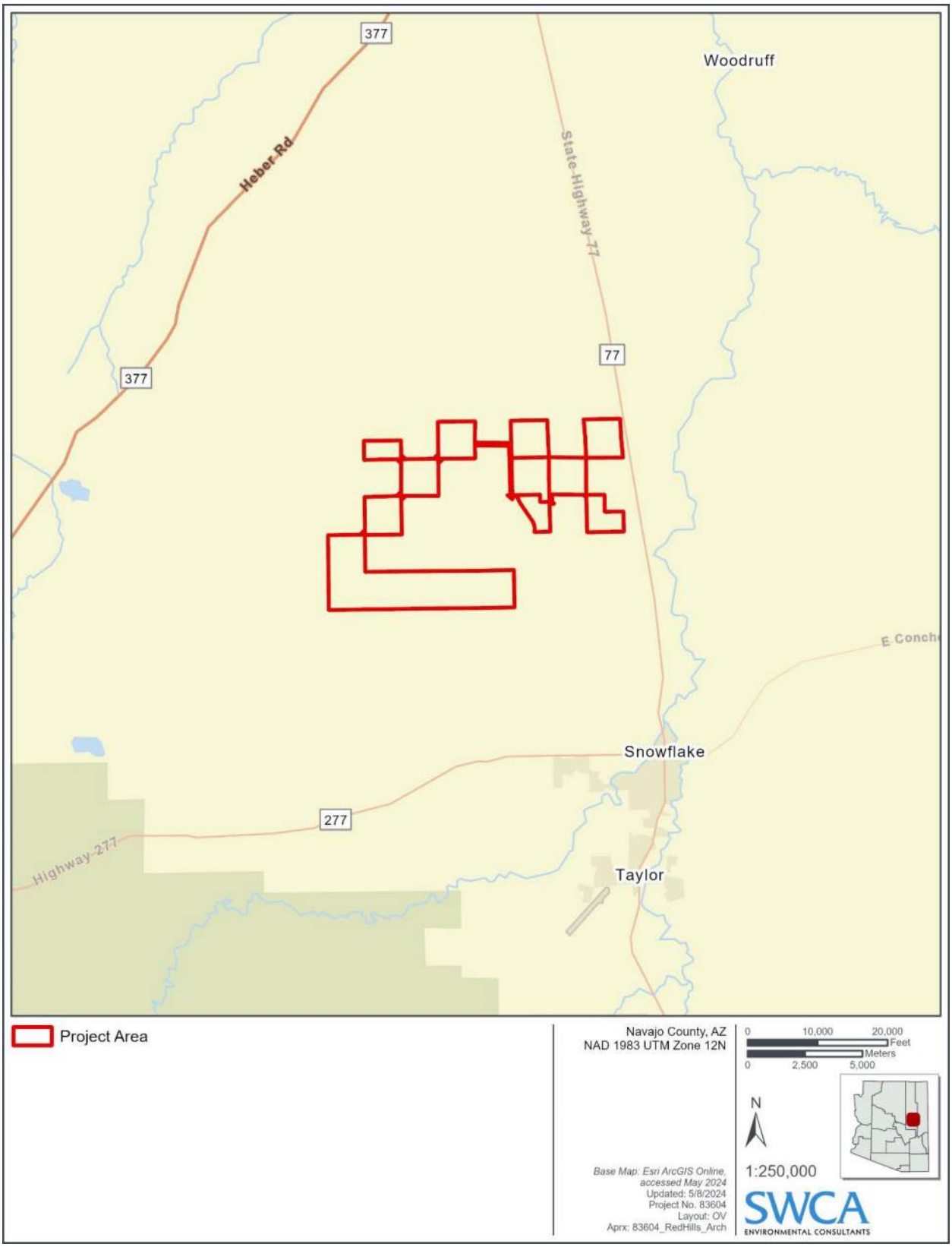


Figure 1. Project location map.

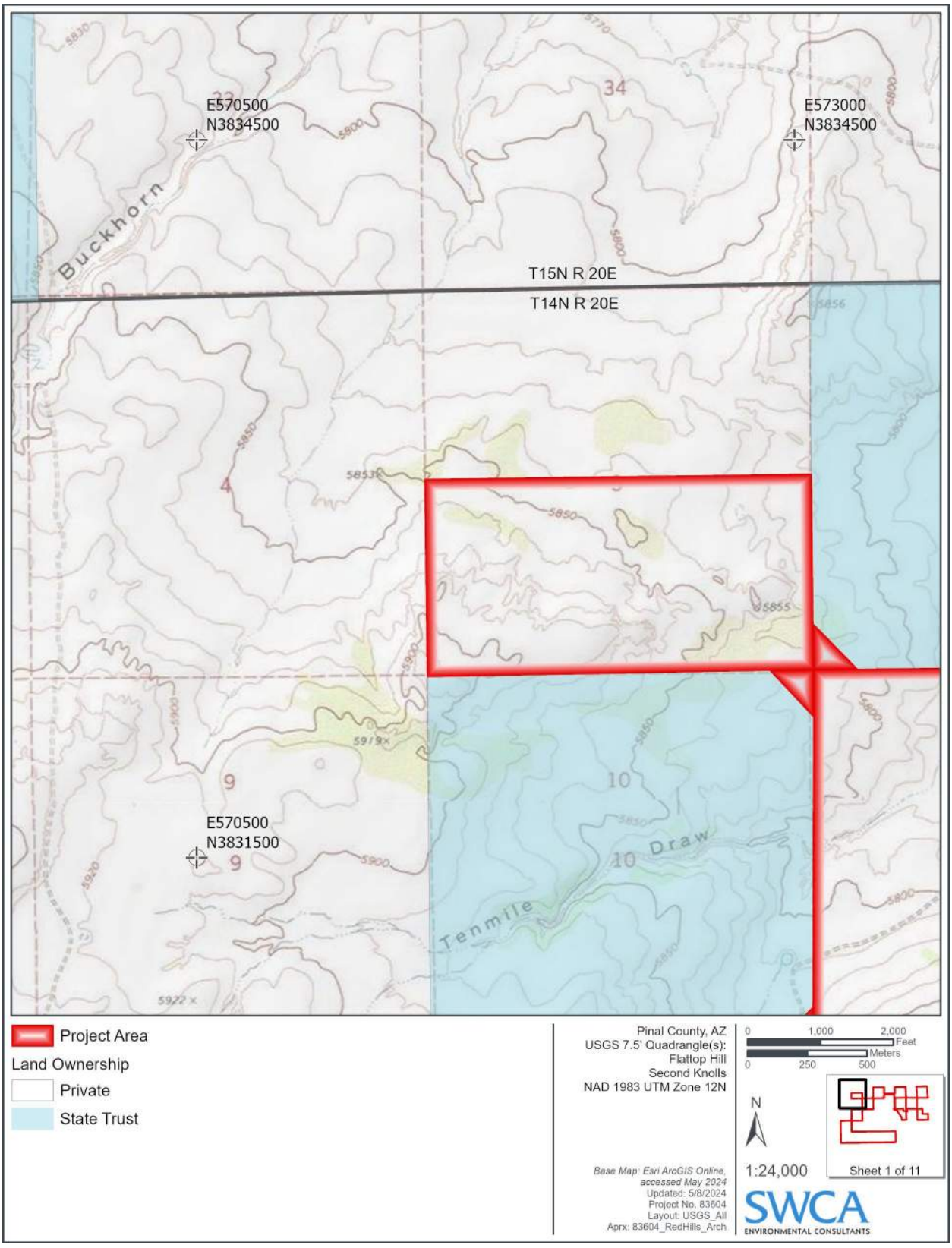


Figure 2a. Project area map.

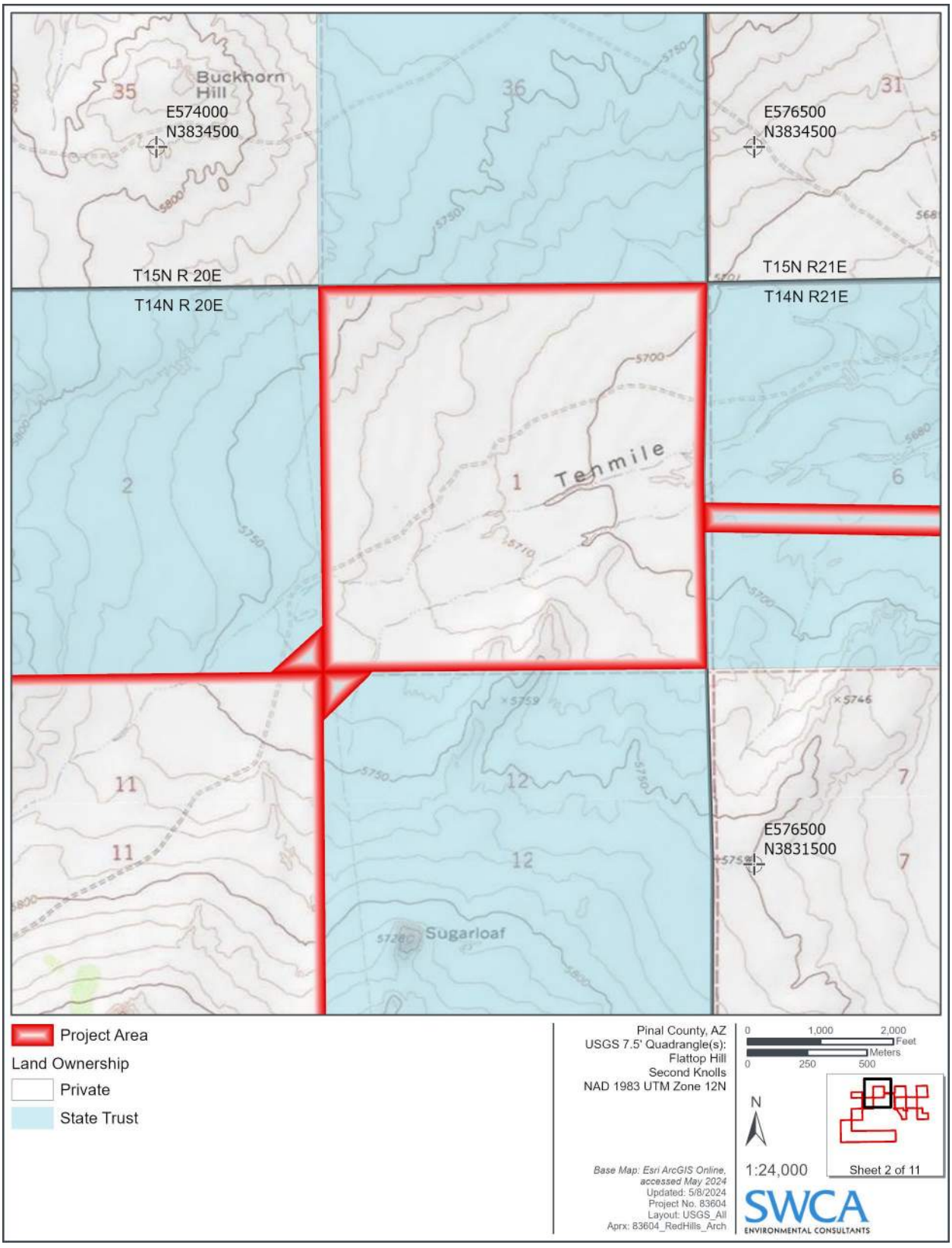


Figure 2b. Project area map.

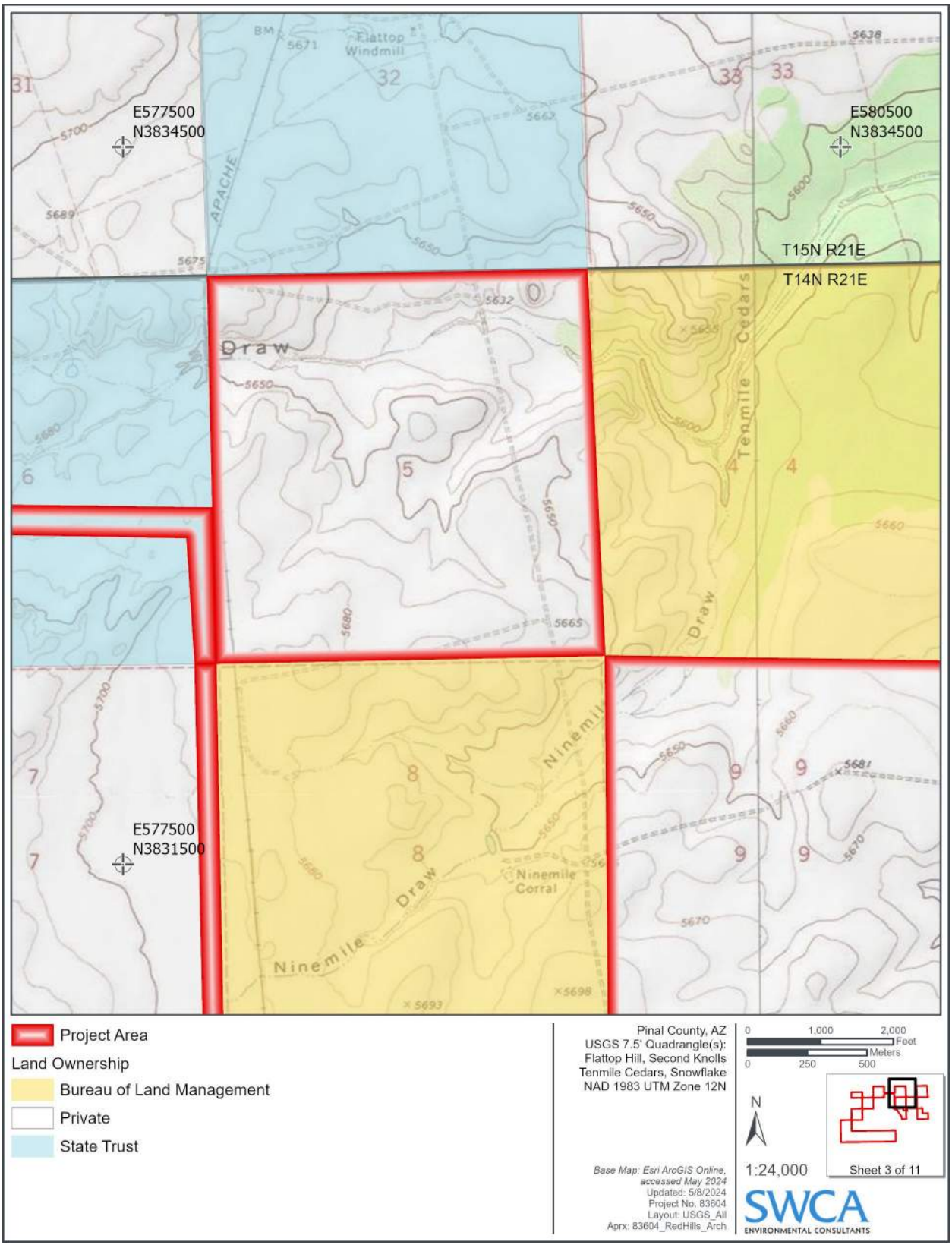


Figure 2c. Project area map.

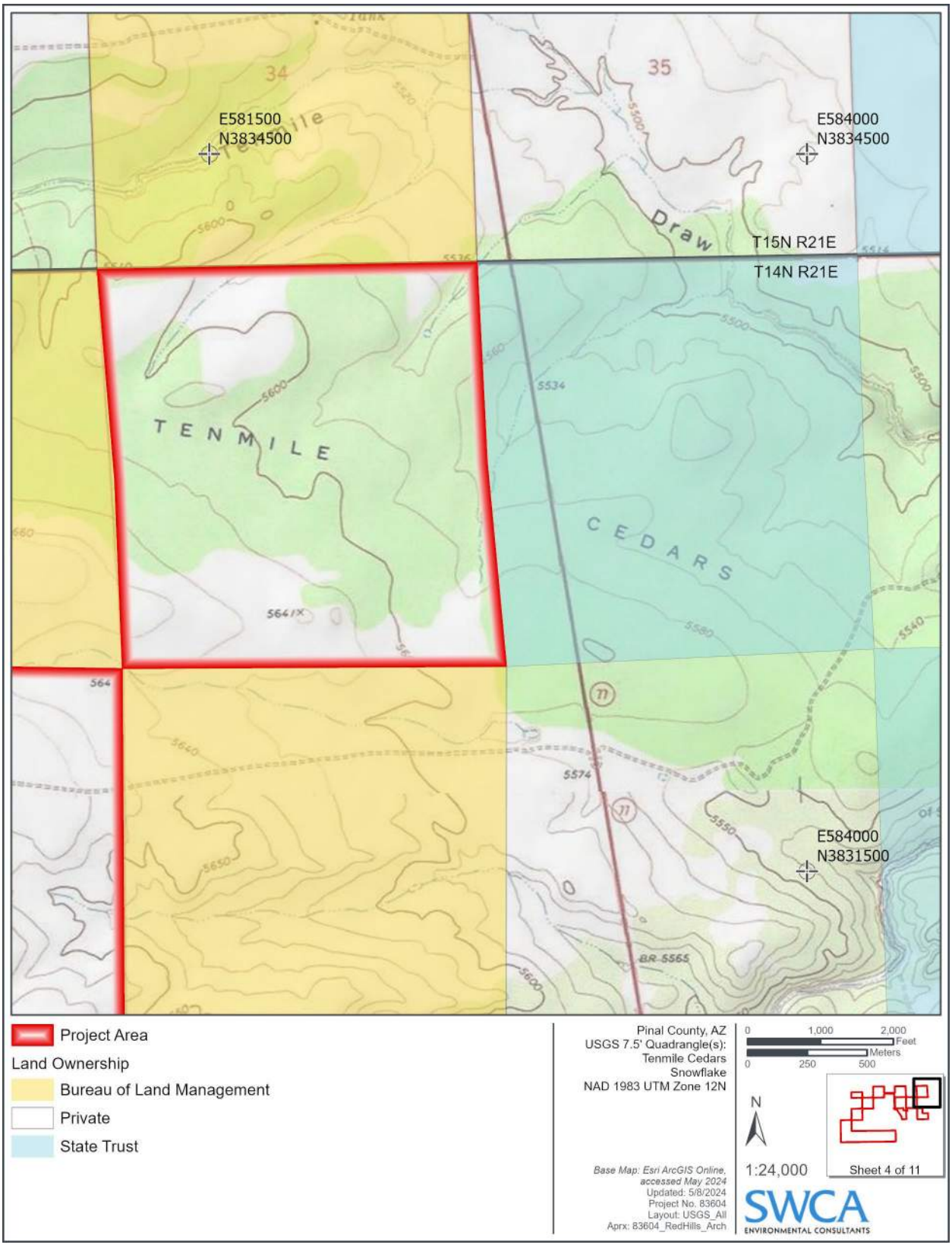


Figure 2d. Project area map.

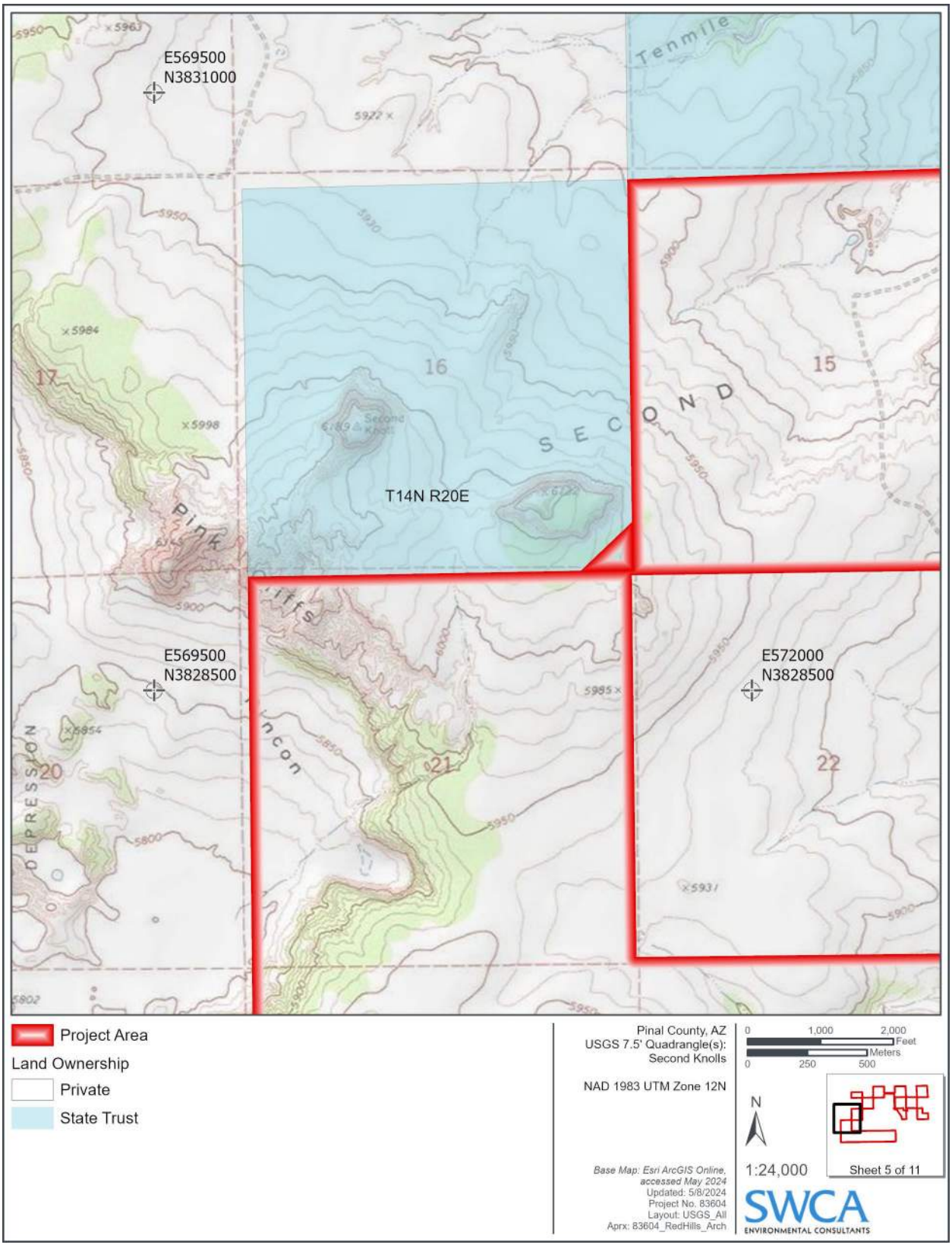


Figure 2e. Project area map.

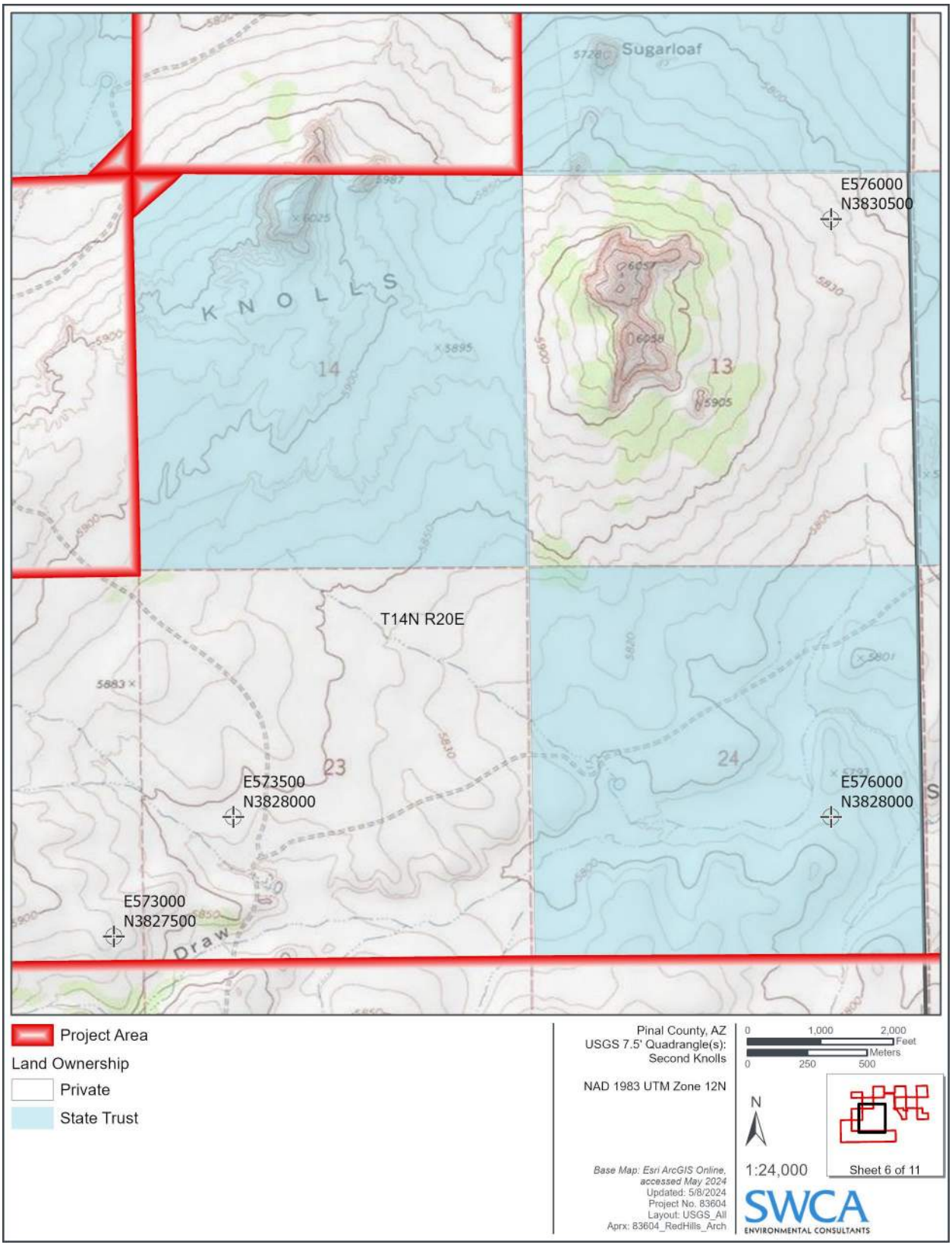


Figure 2f. Project area map.

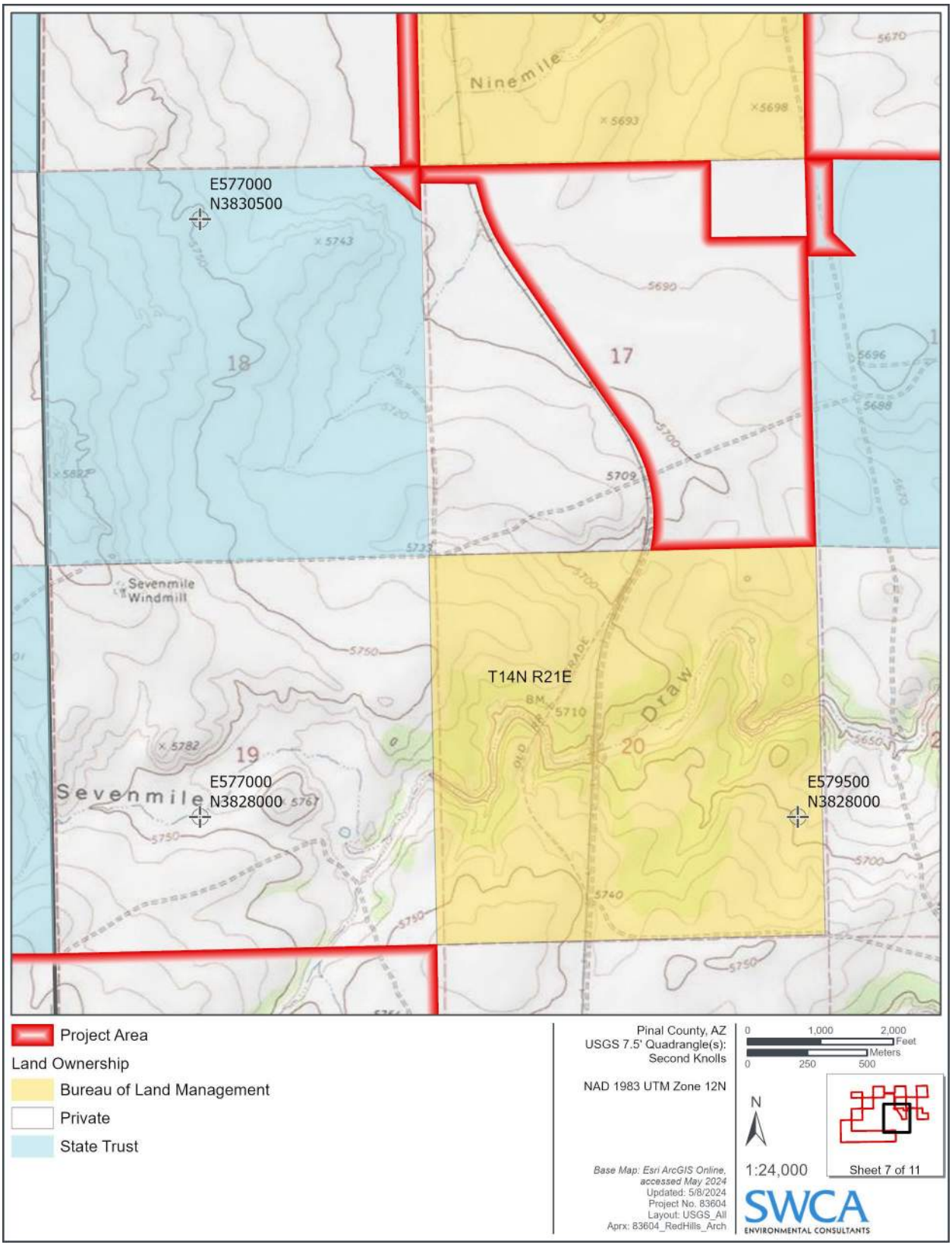


Figure 2g. Project area map.

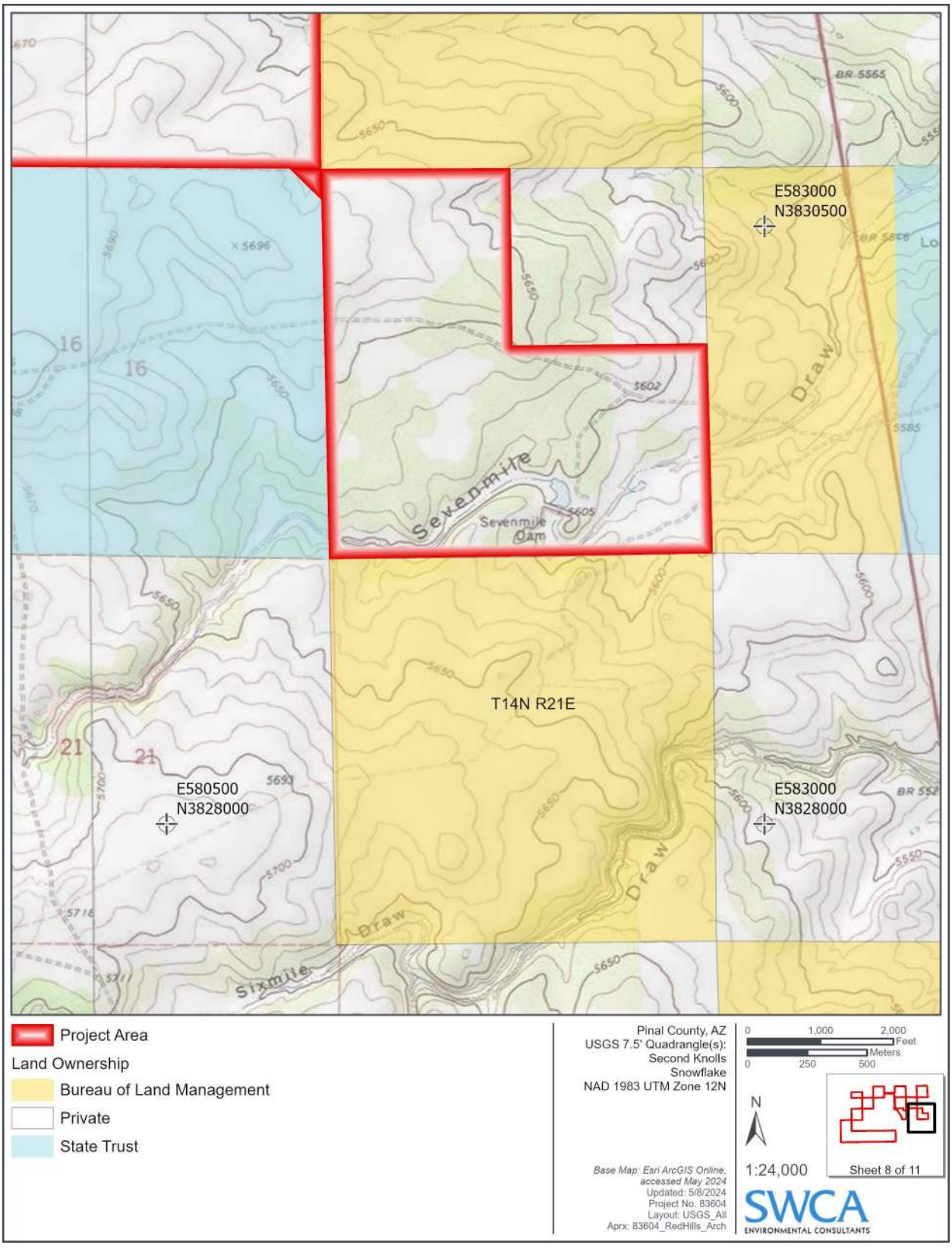


Figure 2h. Project area map.

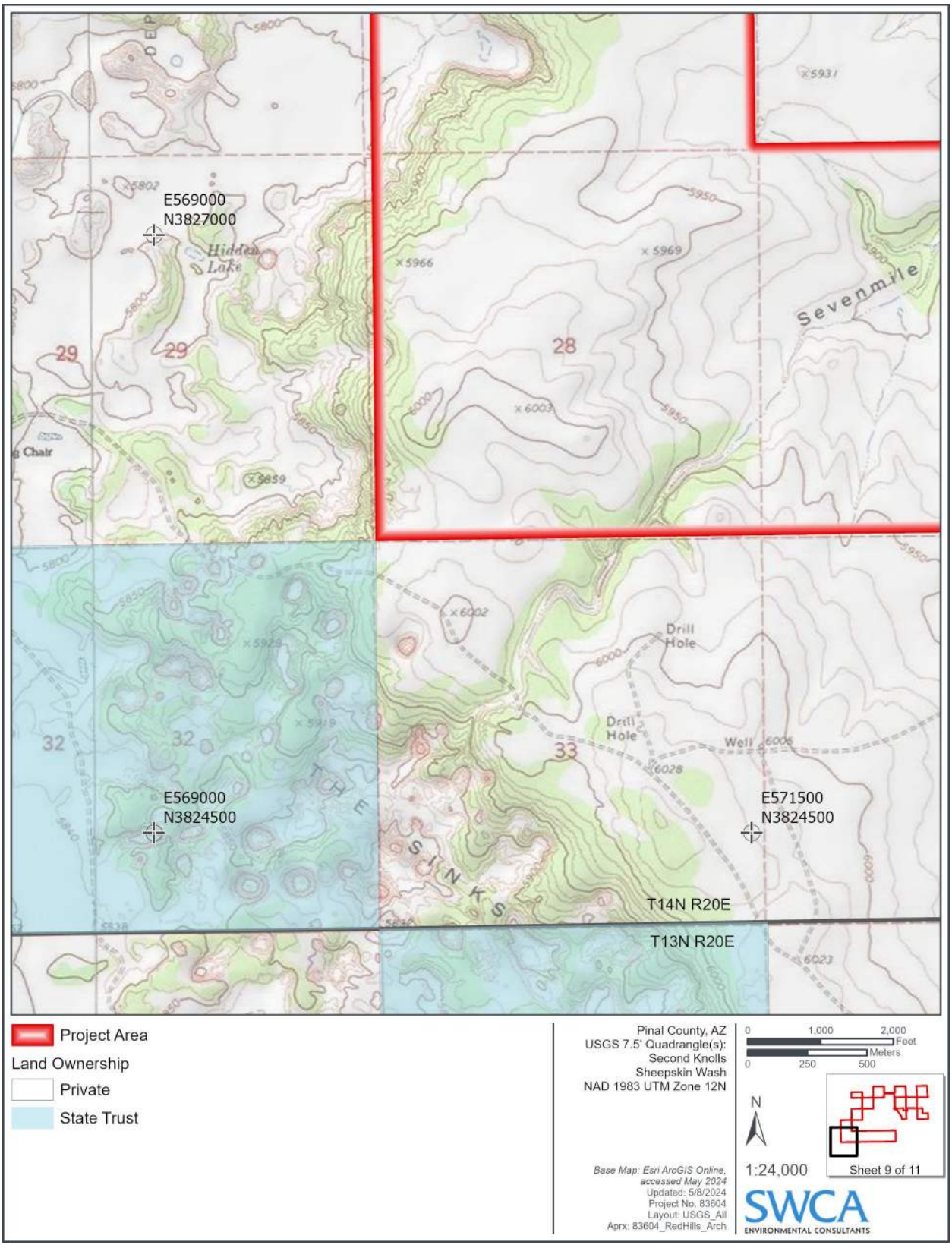


Figure 2i. Project area map.

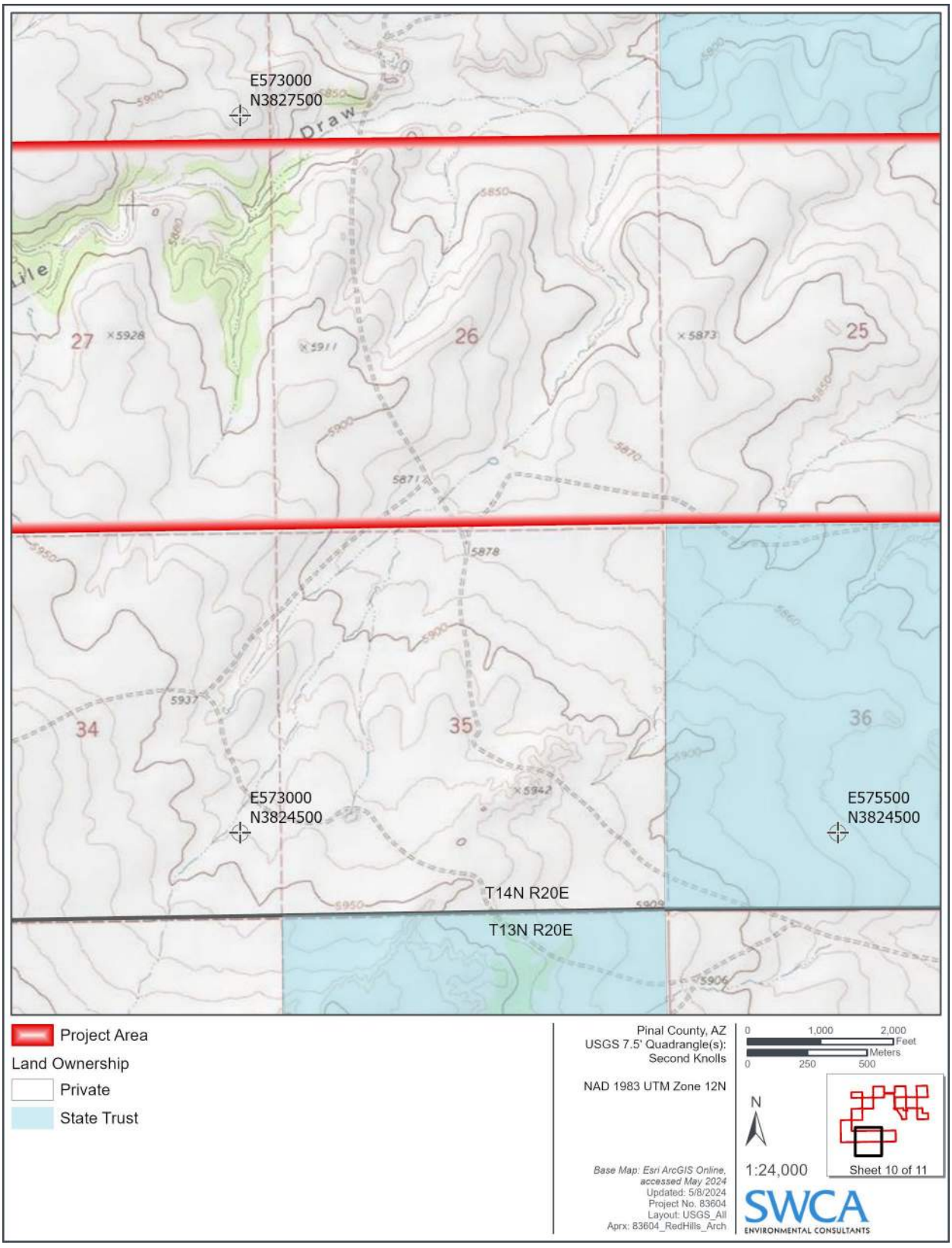


Figure 2j. Project area map.

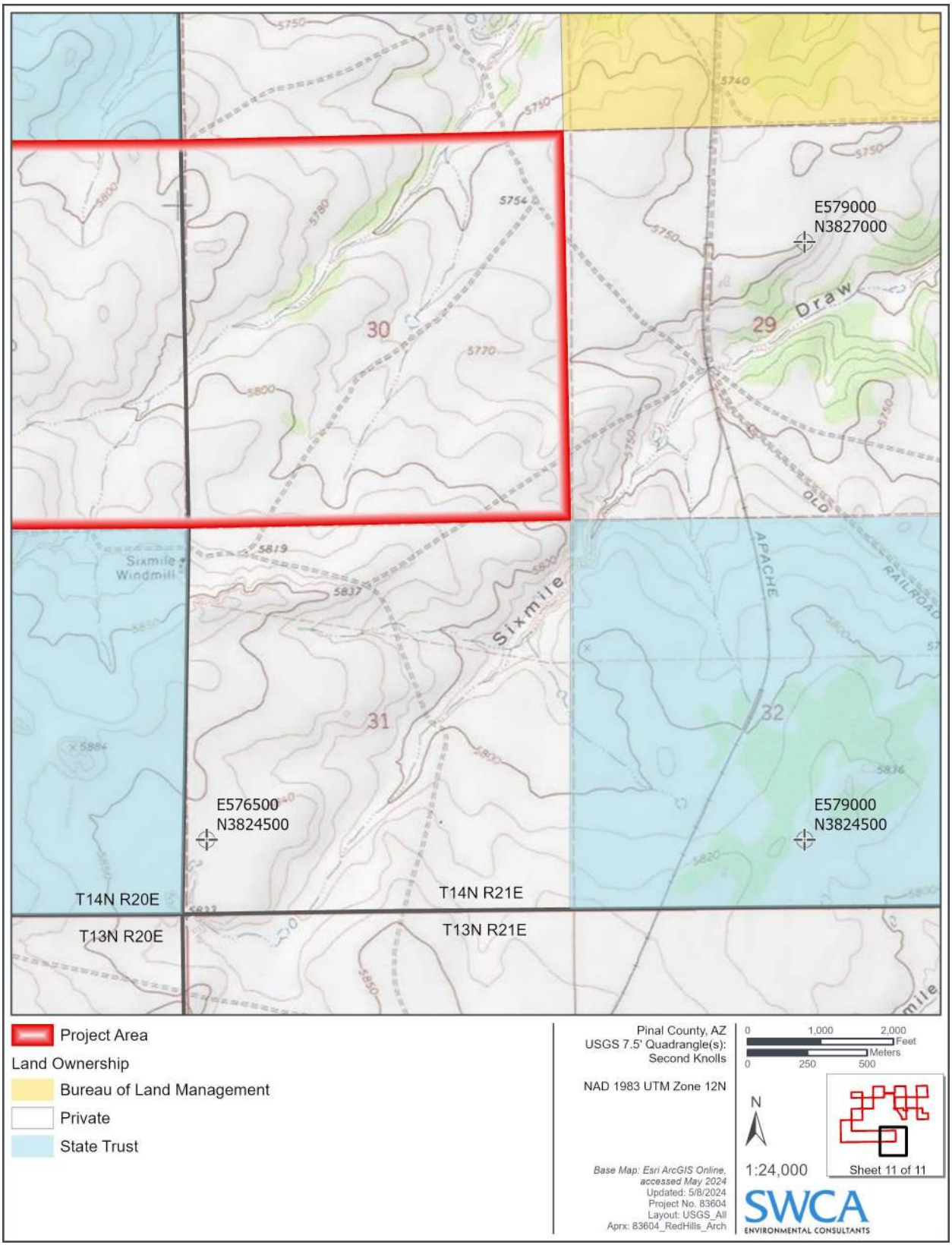


Figure 2k. Project area map.

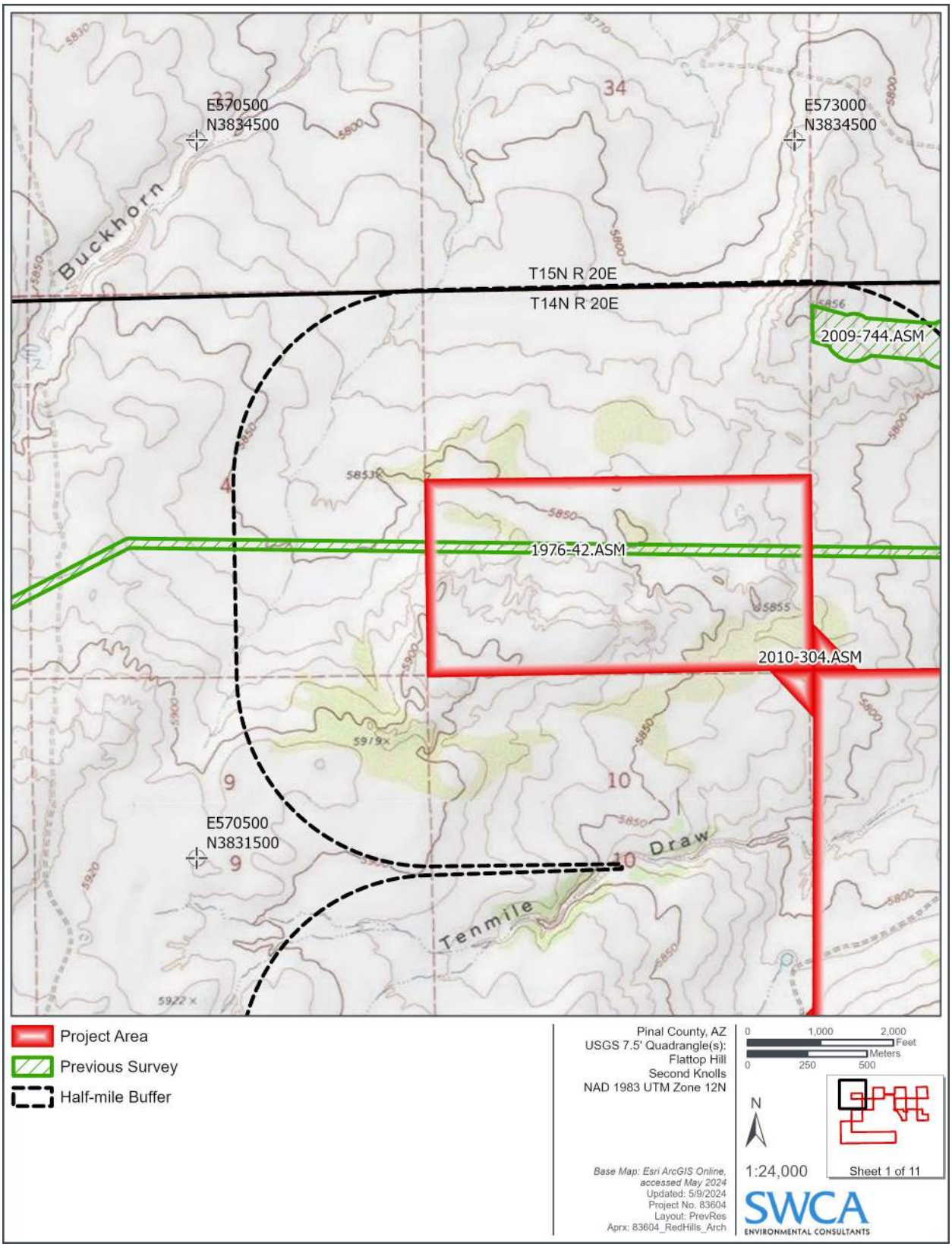


Figure 3a. Previous research in and within a 0.5-mile radius of the project area.

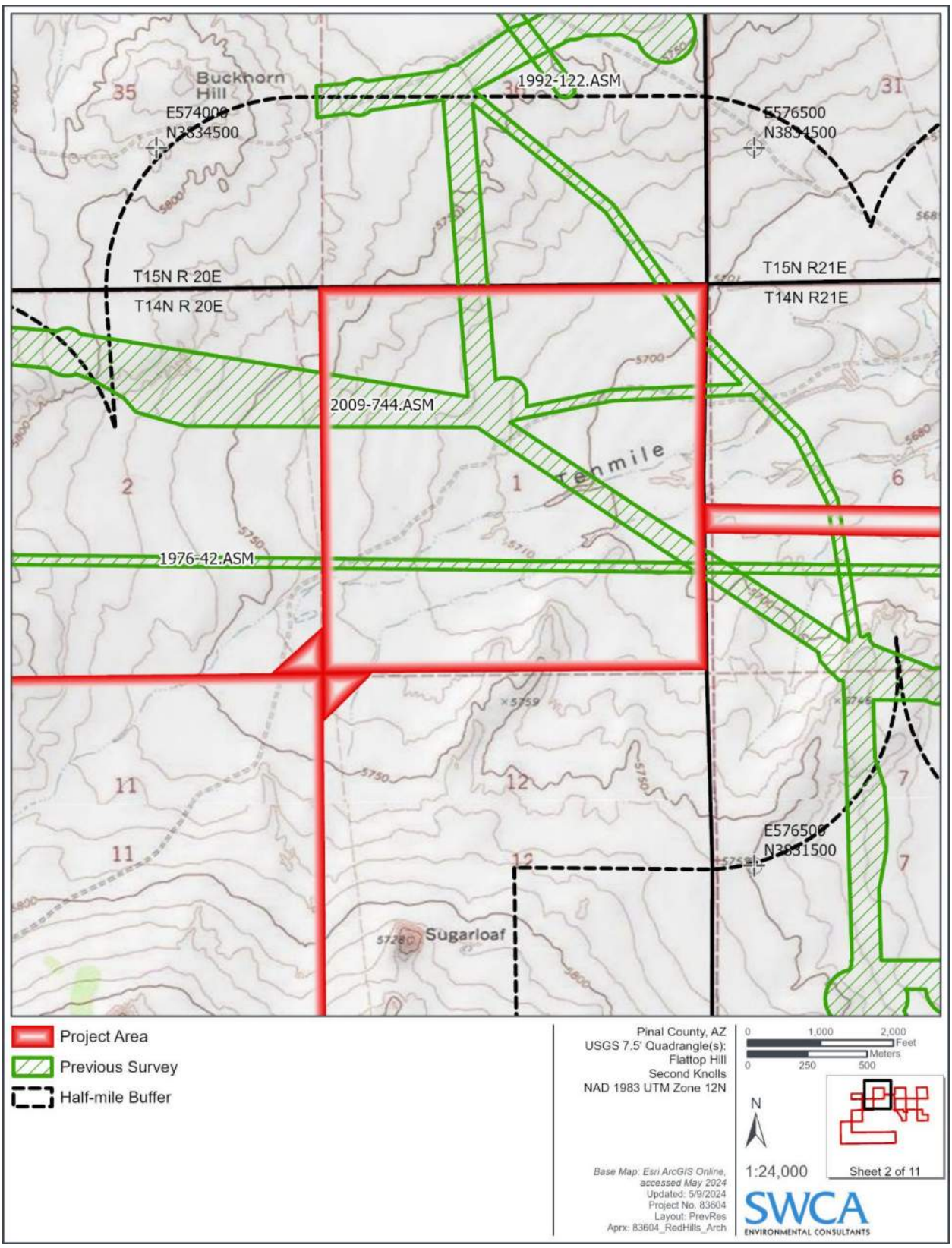


Figure 3b. Previous research in and within a 0.5-mile radius of the project area.

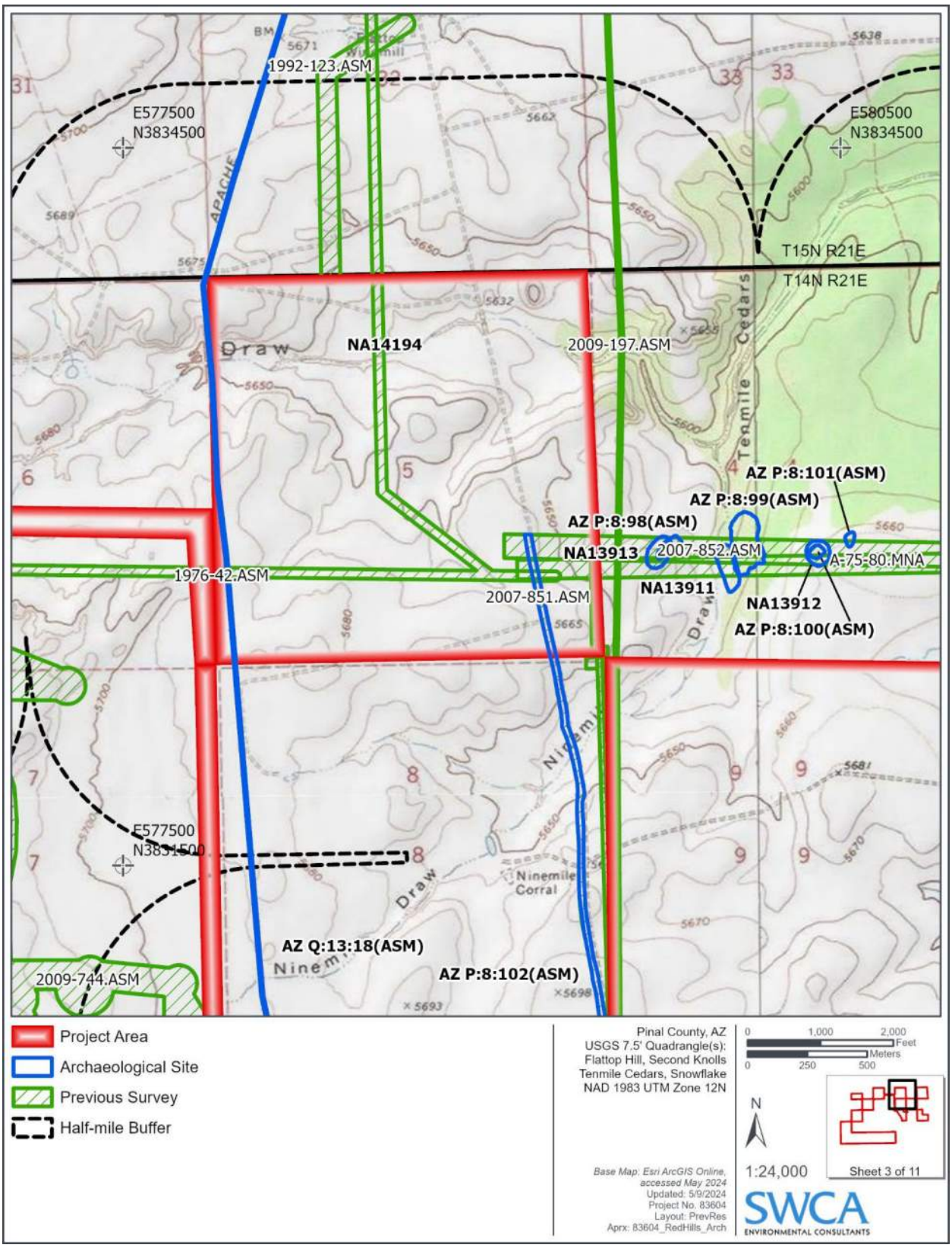


Figure 3c. Previous research in and within a 0.5-mile radius of the project area.

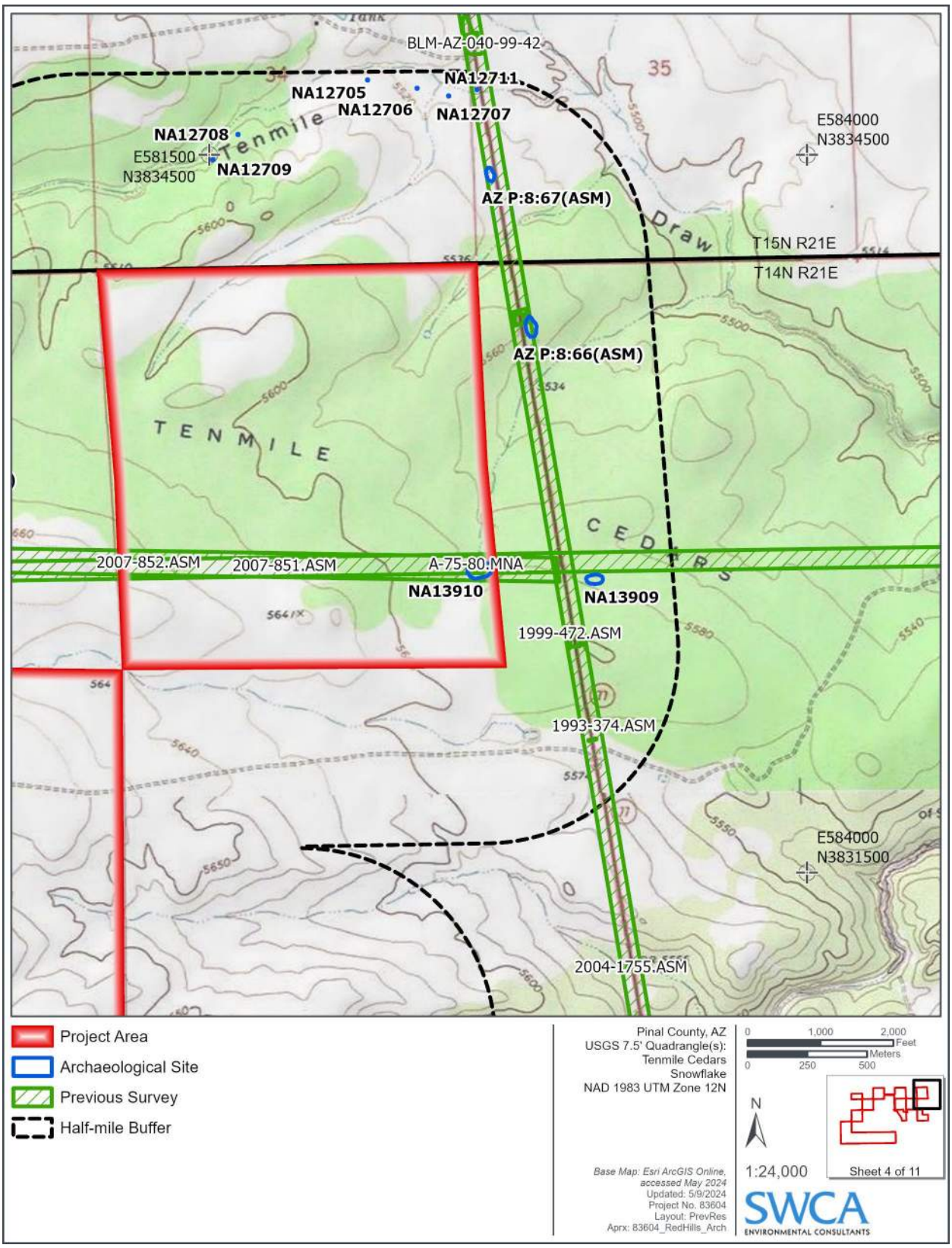


Figure 3d. Previous research in and within a 0.5-mile radius of the project area.

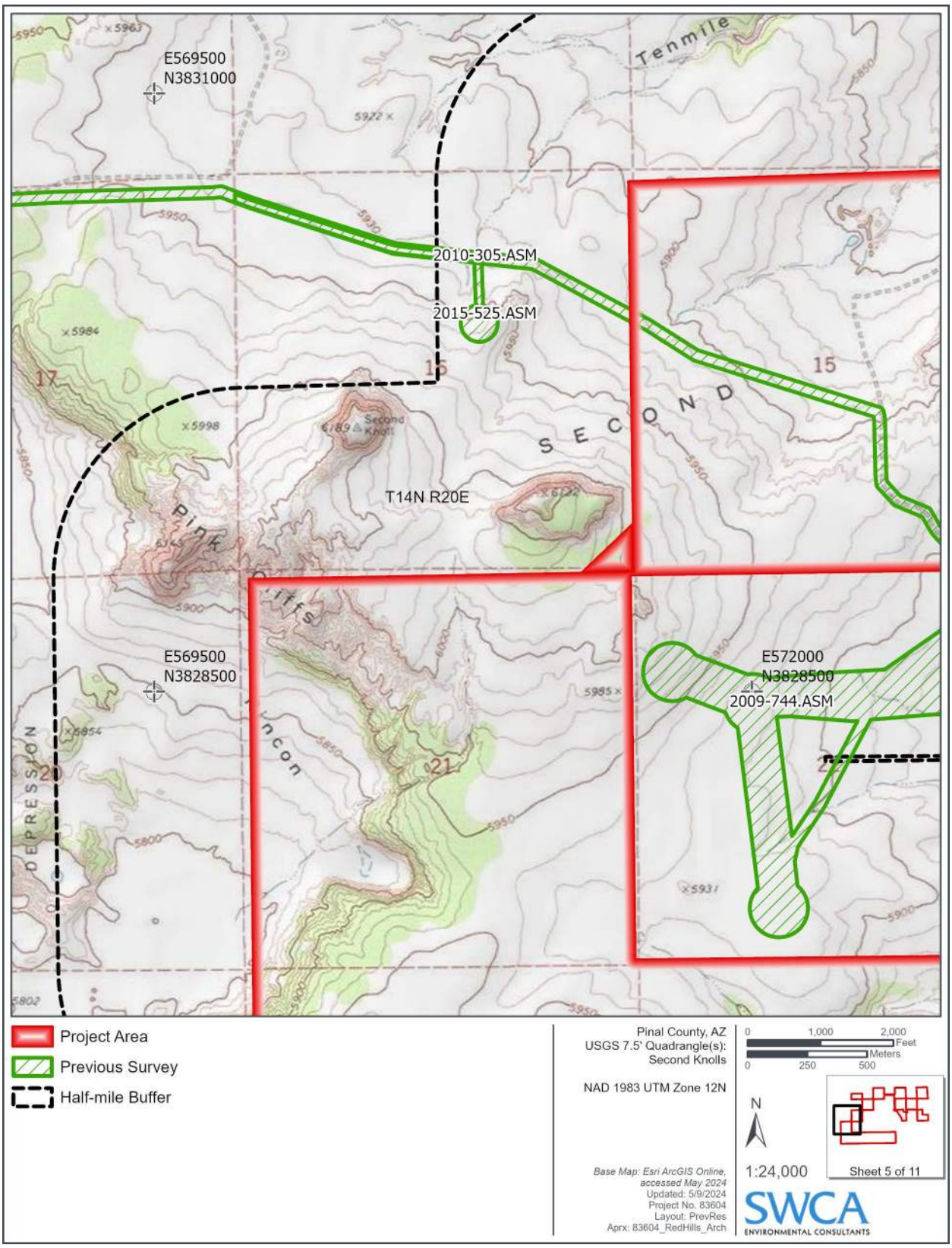


Figure 3e. Previous research in and within a 0.5-mile radius of the project area.

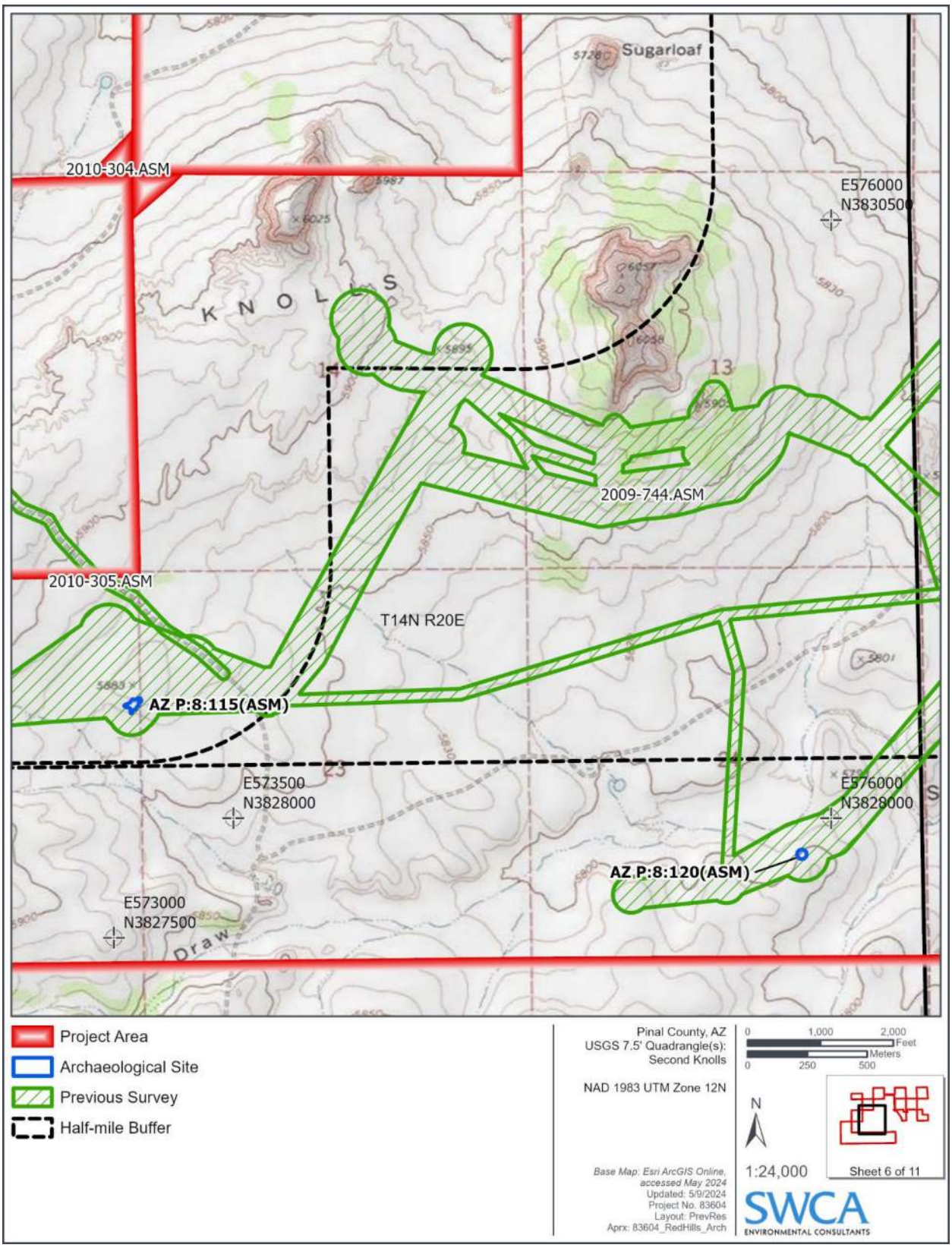


Figure 3f. Previous research in and within a 0.5-mile radius of the project area.

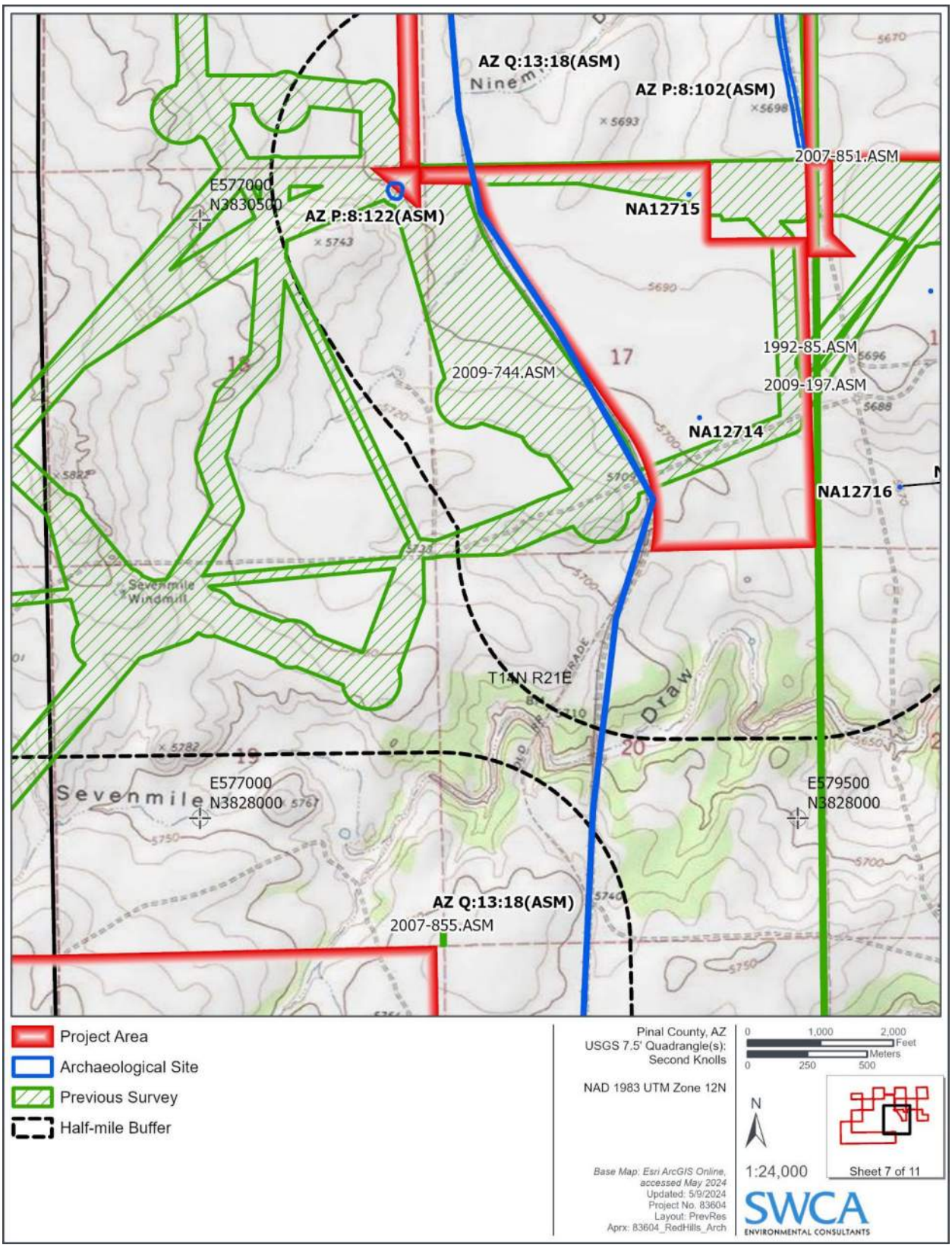


Figure 3g. Previous research in and within a 0.5-mile radius of the project area.

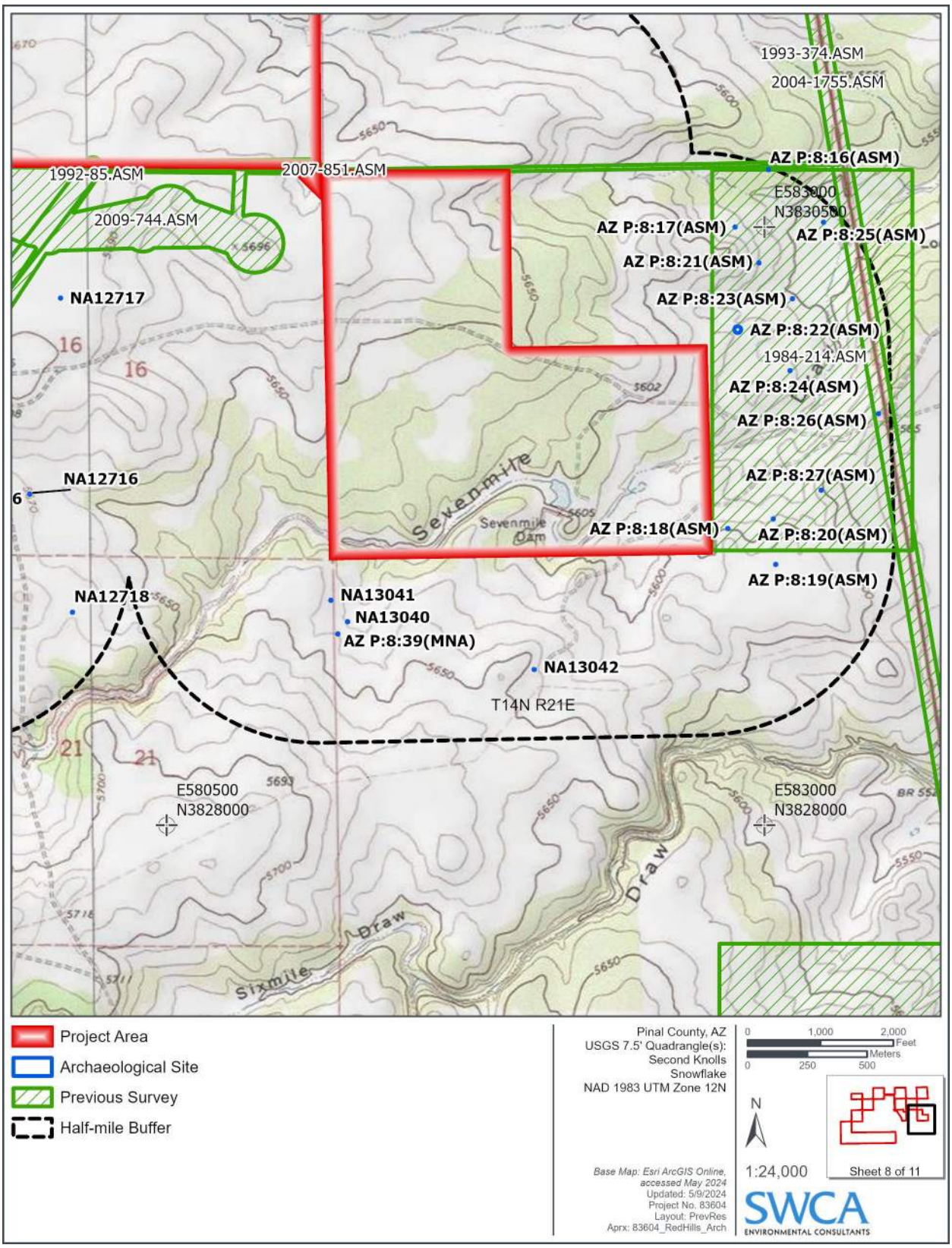


Figure 3h. Previous research in and within a 0.5-mile radius of the project area.

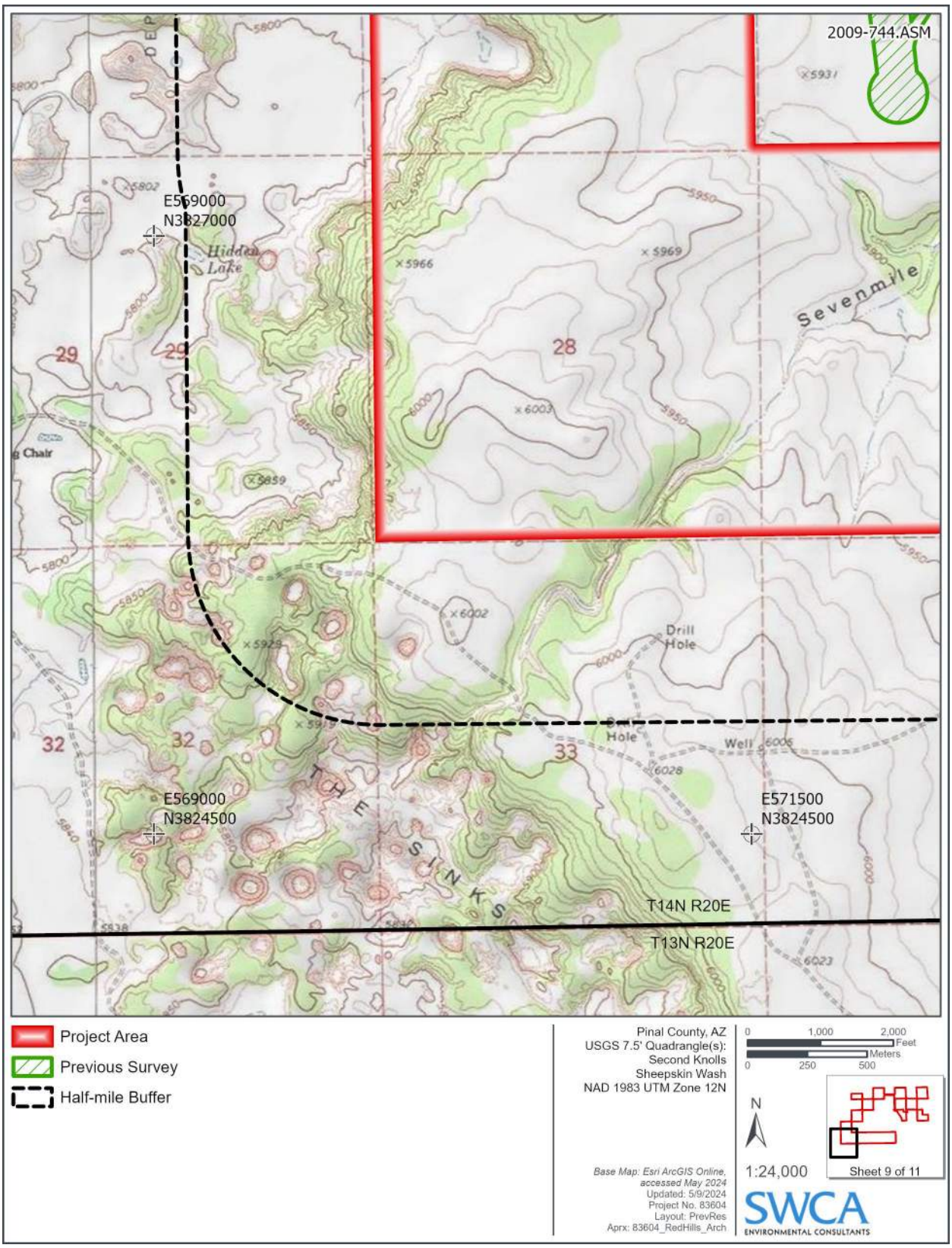


Figure 3i. Previous research in and within a 0.5-mile radius of the project area.

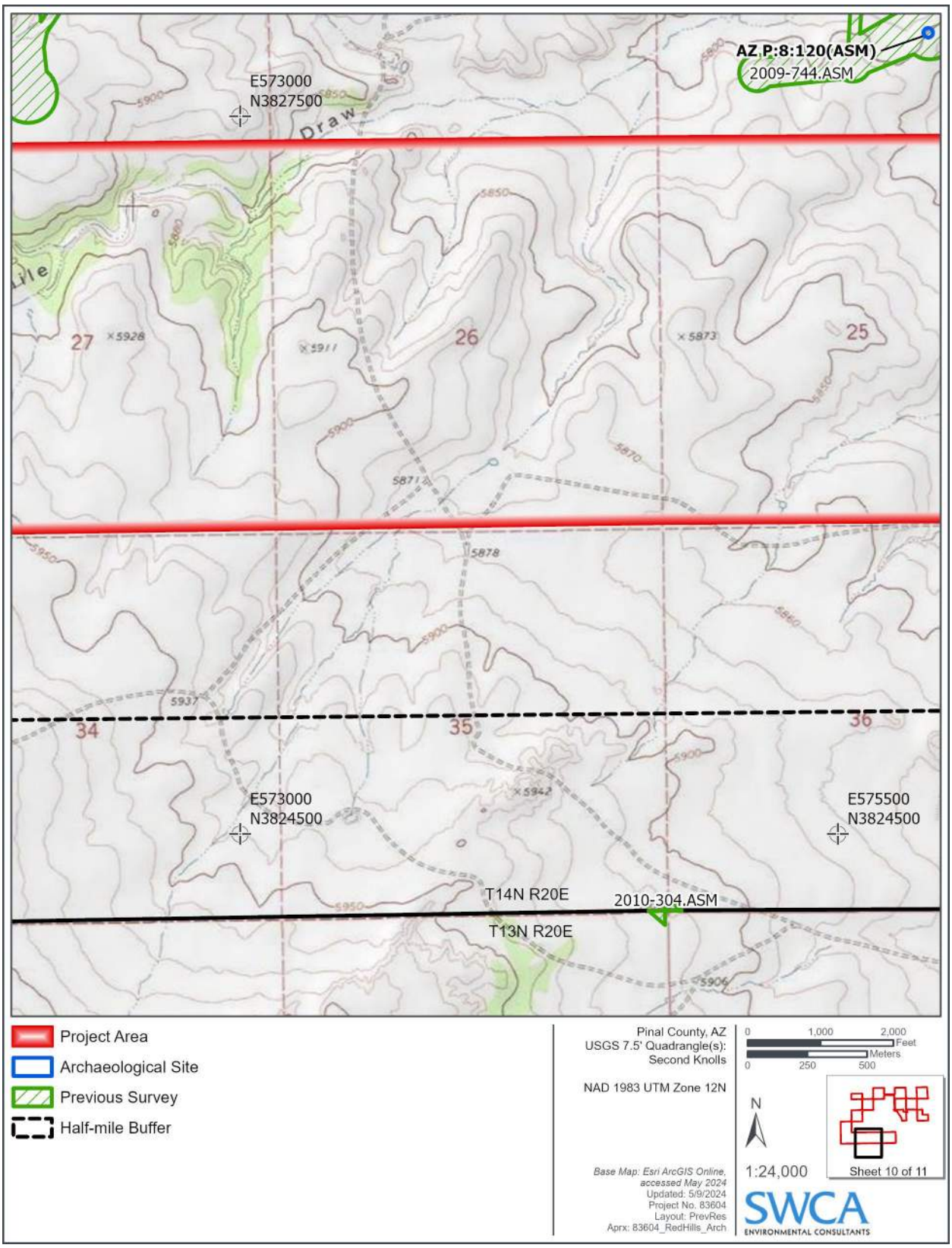


Figure 3j. Previous research in and within a 0.5-mile radius of the project area.

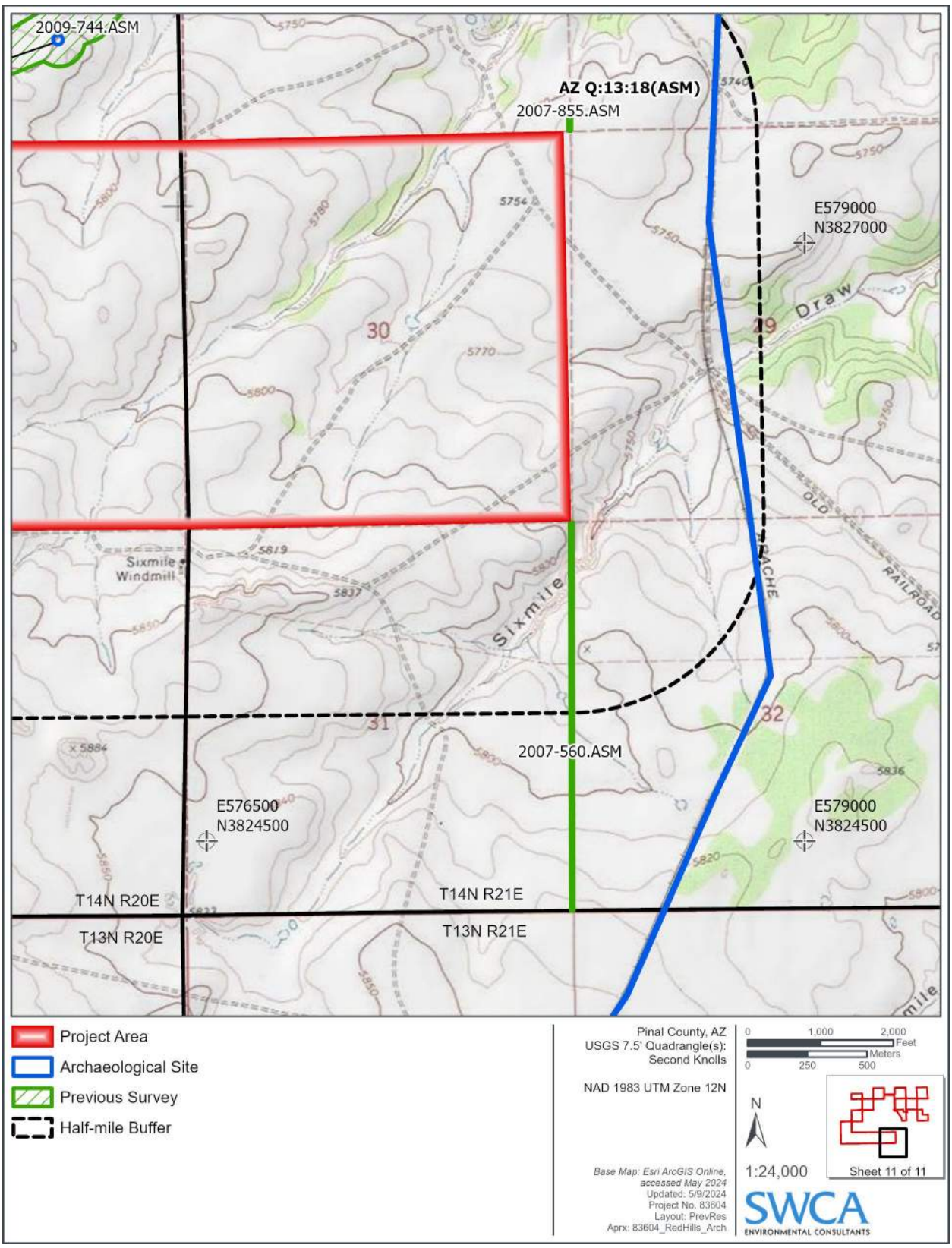


Figure 3k. Previous research in and within a 0.5-mile radius of the project area.

August 1, 2024

Cody Cooper
Navajo County Planning and Development Services
Planning & Zoning Commission
100 East Code Talkers Drive
Holbrook, Arizona 86025

Dear Cody Cooper:

Stellar Red Hills Solar LLC is requesting a Special Use Permit from Navajo County to allow the construction and operation of a 1,000-megawatt (MW) utility-scale photovoltaic solar energy generation facility and 1,000-MW, 4-hour (4,000 MWh) battery energy storage system (BESS) known as the "Red Hills Solar and Storage Project" or "the project."

The project includes the solar and BESS facilities, a project substation, an operations and maintenance building, and other ancillary facilities.

Should you have any questions, please feel free to contact Project Manager Melissa Funsten via email at melissa@stellarpower.us or (919) 862-7043, or Head of Development Ben Bondurant via email at ben@stellarpower.us or (404) 429-6313. We look forward to working with you on this effort.

Sincerely,

Vijay Venkatachalam
Chief Executive Officer,
Stellar Red Hills Solar LLC

enclosure

RED HILLS SOLAR AND STORAGE PROJECT
DRAFT APPLICATION FOR
A SPECIAL USE PERMIT
CASE NO. PENDING
NARRATIVE REPORT

Prepared for

Navajo County
Planning and Development Services
Planning & Zoning Commission
P.O. Box 668
100 East Code Talkers Drive
Holbrook, Arizona 86025

Prepared by

SWCA Environmental Consultants
1750 South Woodlands Boulevard, Suite 200
Flagstaff, Arizona 86001
www.swca.com

Land Use Counsel

Rose Law Group
7144 East Stetson Drive, Suite 300
Scottsdale, Arizona 85251

On Behalf of

Stellar Red Hills Solar LLC
14643 Dallas Parkway, Suite 250
Dallas, Texas 75254

August 2024

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LIST OF ACRONYMS

ADEQ	Arizona Department of Environmental Quality
APN	Assessor's Parcel Number
Applicant	Stellar Red Hills Solar LLC
ASLD	Arizona State Land Department
Aztec	Aztec Land and Cattle Company, Ltd
BESS	battery energy storage system
BLM	Bureau of Land Management
gen-tie	generation inter-tie transmission line
kV	kilovolt(s)
MW	megawatt(s)
MWh	megawatt-hour(s)
O&M	operations and maintenance
PV	photovoltaic
project	Red Hills Solar and Storage Project
project area	approximately 9,090 acres of privately owned land and 123 acres of Arizona State Trust land administered by the Arizona State Land Department in unincorporated Navajo County, Arizona, 3.5 miles north of Snowflake
ROW	right-of-way
SR 77	State Route 77
SR 277	State Route 277
SRP	Salt River Project
SSSP	Site-Specific Safety Plan
Stellar	Stellar Red Hills Solar LLC
SUP	Special Use Permit

1 INTRODUCTION

Stellar Red Hills Solar LLC (Stellar, or Applicant) is requesting a Special Use Permit (SUP) from Navajo County to allow the construction and operation of a 1,000-megawatt (MW) utility-scale photovoltaic (PV) solar energy generation facility and a 1,000-MW, 4-hour (i.e., 4,000 MW-hour [MWh]) battery energy storage system (BESS) known as the "Red Hills Solar and Storage Project" (project). The project is located on approximately 9,090 acres of privately owned land and 123 acres of Arizona State Trust land administered by the Arizona State Land Department (ASLD) in unincorporated Navajo County, Arizona, 3.5 miles north of Snowflake (project area).[1]

The project includes a short generation inter-tie transmission (gen-tie) line from the on-site substation to the proposed point of interconnection at the existing Salt River Project (SRP) Sugarloaf Substation, located in the project area. The project also includes an operations and maintenance (O&M) building and other ancillary facilities.

The project will help SRP meet its peak electrical requirements with the help of clean renewable energy paired with BESS that allows solar energy to be used right when it's needed and even after the sun sets. The project is an economically beneficial use of land that requires very little water. In addition, the project will bring numerous jobs to Navajo County during construction and decommissioning, while generating steady tax revenues to support local schools, hospitals, and other beneficiaries throughout the 35-year useful life of the project.

The key components of a Navajo County SUP application and their locations in this document are listed in Table 1. Table 2 presents an overview of the key elements addressed in the narrative portion of this SUP application.

Table 1. Key SUP Requirements and Submission Details

Application Requirement	Submission Details
A complete SUP application	Included in Appendix A
A copy of the recorded deed or sales contract	Included in Appendix A
Two copies of the site plan at 24 × 36 inches folded to approximately 9 × 12 inches	Included in Appendix B
Two copies of the site plan at 8.5 × 11 inches	Included in Appendix B
Two copies of the project narrative	See Section 3.0
Two copies of a vicinity map	Included in Appendix C

Table 2. Overview of Key Elements of this Application

SUP Element	Submission Details
Benefits to Navajo County	Refer to Section 3.2 for details on the project's benefits to Navajo County.
Compatibility with Adjacent Uses and Character of the Area	Refer to Section 4.1 regarding the project's compatibility with adjacent uses and character of the area.
Structure Height	Refer to Appendix B for structure heights.
Fencing Height	Refer to Appendix B for fencing heights.

[1] Approximately 9,090 acres of private land will be confirmed by an American Land Title Association survey prior to final approval of the SUP, and approximately 123 acres of Arizona State Trust land will be confirmed upon granting of 37-205B letter by ASLD.

SUP Element	Submission Details
Site Access and Road Use Agreement	Refer to Section 3.1.3.7 for details regarding the project access from Arizona State Route 77 (SR 77) and Arizona State Route 277 (SR 277).
Decommissioning	Refer to Section 3.1.5 for details regarding project decommissioning.
Compliance with Zoning Ordinance	Refer to Section 4.0 for details regarding compliance with the Zoning Ordinance.
Public Hearings	Refer to Section 3.1.6 for details regarding public hearings.

2 CONCEPT REVIEW AND PRE-APPLICATION MEETINGS

The Applicant and Navajo County held a concept review meeting on February 29, 2024, to review the project and pre-application submittal requirements. This concept review meeting included discussions of the general project location and layout, background on the Applicant, the preliminary project narrative, goals, setbacks, and a high-level schedule. During these discussions, Navajo County broadly outlined their expectations in the SUP process, including the timeline, contents of the complete SUP package, and various action items (Table 3).

Table 3. Concept Review Action Items and Applicant Responses

Navajo County Action Items	Applicant Response
Follow standard Navajo County setbacks	Proposed setbacks will be followed as described in Section 3.1.2.
Resolve “lot split issue”	The Applicant has resolved the lot split issue with the substation. The lot was previously split, but it is not reflected on the Navajo County Assessor maps. No further action is necessary.
Consult with the Snowflake-Taylor Fire Department and the State Fire Officials	The Applicant has developed a Site-Specific Safety Plan (SSSP) and consulted with the Emergency Manager for the County, who will review and approve the SSSP. The Applicant is working on initiating conversations with both the Snowflake-Taylor and Holbrook Fire Departments, per advice from the Emergency Manager.
Complete Biological Review and consult with Arizona Game and Fish Department	The Applicant submitted a Biological Resources Technical Memorandum to the Arizona Game and Fish Department’s Project Evaluation Program on June 13, 2024. The Arizona Game and Fish Department provided a list of conservation measures to maintain wildlife habitat connectivity and reduce impacts to avian species, and general measures to protect wildlife and habitat during and after construction. The Applicant is currently working with Arizona Game and Fish Department to meet those concerns. The Biological Resources Technical Memorandum is submitted alongside this application.
Conduct a Cultural Resource Study	A Cultural Resource Study was submitted alongside the draft SUP application.
Conduct a Wetland Delineation Study	A Wetland Delineation Study was submitted alongside the draft SUP application.
Coordinate with the Apache Railroad to negotiate crossing	The Applicant began conversations with the Apache Railroad, and the two parties are currently working through a draft crossing agreement.
Consult with the Arizona Department of Transportation for transmitting material on SR 77 and SR 277	The Applicant will consult with the Arizona Department of Transportation once the Applicant is ready to proceed with construction.
Show Notice of Intent from Arizona Department of Environmental Quality (ADEQ)	The Notice of Intent from the ADEQ will be submitted to the County once the Applicant is ready to proceed with construction.

As part of the SUP permitting process, the Applicant held a Pre-Application Meeting on July 11, 2024. During this meeting, representatives provided guidance on safety and fire concerns, concerns about a drainage report, and the need for a septic permit for the O&M building (Table 4).

Table 4. Pre-Application Meeting Action Items and Applicant Responses

Citizen Panel Action Items	Applicant Response
Update the SSSP with the following: BESS safety specs, O&M water storage tank, fire response staging area near O&M building, and confirmation of the width and all-weather nature of access roads.	The SSSP has been updated accordingly.
Adjust sanitary facilities to be permanent, which will require septic permit.	Reference to a septic permit is included in Section 3 and Section 3.1.3.5.
Clarify that drainage will not impact neighboring properties.	Clarification of no impact due to drainage is included in Section 3.1.4.1.

3 PROJECT NARRATIVE

The project is a proposed 1,000-MW utility-scale PV solar energy generation facility with a 4,000-MWh BESS, an on-site substation, an O&M building, and other ancillary facilities. The project area comprises approximately 9,090 acres of private property and 123 acres of Arizona State Trust land administered by the ASLD and is located 3.5 miles north of Snowflake, Arizona, in unincorporated Navajo County.

Solar energy has proven to be successful in rural communities across Arizona, bringing new local jobs and generating tax revenue to support schools, hospitals, and other beneficiaries (Rose Law Group 2023). Further, the project uses very little water to generate substantial economic benefits. The project will create 500 to 600 jobs during construction and up to five full-time jobs during operations. Additionally, the Applicant plans to exclusively contract with Arizona-based off-takers so the energy generated by the project will remain within Arizona.

Upon approval of the requested SUP, the Applicant will obtain all necessary building and septic permits and conduct construction activities beginning in the third quarter of 2026. The project is expected to be developed in a single phase and is currently expected to achieve full commercial operations by the fourth quarter of 2028. Please note that this development schedule is conceptual and is subject to change. The Applicant will not conduct any project improvements or grading until the proper permits have been secured.

3.1 General Facility Description, Design, and Operation

3.1.1 Project Location, Land Ownership, and Operation

The project is located approximately 17 miles south of the city of Holbrook and 3.5 miles north of the town of Snowflake, in unincorporated Navajo County, Arizona. The requested SUP includes the land described in Table 5. The Applicant is collaborating with ASLD to secure easements for its collector lines. The parcels affected are listed in Table 6.

Table 5. Private Land Ownership in the Project Area

Assessor's Parcel Number (APN)	Owner	Legal Location
202-26-002	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 3, only the area south of the SRP 500-kilovolt right-of-way
202-26-002	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 11
202-26-002	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 15

Assessor's Parcel Number (APN)	Owner	Legal Location
202-26-002	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 21
202-26-002	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 25
202-26-009	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 26
202-26-002	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 27
202-26-009	Aztec Land and Cattle Company, Ltd.	T14N-R20E Sec. 28
202-27-002	Aztec Land and Cattle Company, Ltd.	T14N-R21E Sec. 30
202-26-001	Flake Ranch, LLC	T14N-R20E Sec. 1
202-27-003L	Langley NZ Ranches, LLC	T14N-R21E Sec. 3 and 5
202-27-003J	Langley NZ Ranches, LLC	T14N-R21E Sec. 9 and 15
202-50-002	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-003	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-005	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-006	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-007	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-009	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-010	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-011	Langley NZ Ranches, LLC	T14N-R21E Sec. 17
202-50-012	Langley NZ Ranches, LLC	T14N-R21E Sec. 17

Source: Navajo County (2024)

Table 6. Arizona State Trust Land in the Project Area

Assessor's Parcel Number (APN)	Owner	Legal Location
202-26-015	ASLD	T14N-R20E Sec. 16, only southeast corner
202-26-015	ASLD	T14N-R20E Sec. 14, only northwest corner
202-26-015	ASLD	T14N-R20E Sec. 10, only northeast and southeast corners
202-26-015	ASLD	T14N-R20E Sec. 12, only northwest corner
202-26-015	ASLD	T14N-R20E Sec. 2, only southeast and southwest corners
(no listed APN)	ASLD	T14N-R21E Sec. 6, only 500-foot corridor north of SRP 500-kV right-of-way and 300-foot corridor along southeastern parcel boundary
(no listed APN)	ASLD	T14N-R21E Sec. 16, only 300-foot corridor along northwestern parcel boundary
(no listed APN)	ASLD	T14N-R21E Sec. 18, only northeast corner

Source: Navajo County (2024)

Stellar will submit a formal application request to extinguish certain existing right-of-way (ROW) easements that cross the project area. Currently, Steller is completing surveys to identify the extent of all ROW easements in the project area and identify which easements would need to be extinguished to construct the project. Site access and perimeter ROW easements will be retained to ensure legal access to neighboring parcels is maintained.

3.1.2 Total Acreage and General Dimensions of All Facilities and Components

The project area contains approximately 9,090 acres of private land and 123 acres of Arizona State Trust land. Most of the project area would be disturbed during construction, except for those areas with setbacks as specified by Navajo County in the concept review meeting. The Applicant incorporated the following setbacks into the design:

- 50 feet along perimeter of the site
- 50 feet when adjacent to wetlands
- 50 feet when adjacent to public roads
- 100 feet from existing transmission lines
- 500 feet from existing wind turbines
- 10-acre pads related to privately held mineral leases with 25-foot access roads

The preliminary conceptual project site plan shows the proposed placement of the project components (see Appendix B). Additional surveys and design progress will further refine the project's site plan and total area of disturbance, including the permanent locations of structures and facilities. Once construction is complete, the areas not permanently occupied by project components (e.g., solar arrays, roads) will be revegetated and restored.

3.1.3 Primary Project Components

The project consists of the following primary components with additional ancillary uses:

- PV solar arrays
- A collection system
- On-site substation
- A gen-tie line that delivers power to the SRP Sugarloaf Substation
- An O&M area
- A BESS
- Access roads

More detailed information regarding these components is provided in the sections below.

3.1.3.1 SOLAR ARRAY

Solar energy will be captured by an array of panels mounted to a single-axis tracking system. The PV panels convert incoming sunlight to electrical energy. The chosen PV panels will be either crystalline silicon or thin film and will be well suited for the desert environment due to their durability and reliability. PV panels may be single-sided or bi-facial. The panels rotate slowly throughout the day at a range of +/− 60 degrees facing east to west to stay perpendicular to the incoming solar rays and optimize energy generation.

The ultimate decision for the module types and racking systems will depend on market conditions, availability, and environmental factors, including the recycling potential of the modules once they have

reached the end of their operational usefulness. Types of modules that may be installed include polycrystalline or monocrystalline silicon modules or any other commercially available PV technology. Solar thermal technology is not being considered. Multiple types of modules and racking systems may be installed across the site.

3.1.3.2 COLLECTION SYSTEM

Power from the solar array inverters will be delivered to the on-site substation via 34.5-kV collector lines that would be installed entirely within the fenced solar area.

3.1.3.3 ON-SITE SUBSTATION

The 34.5-kV collector lines would terminate at the on-site project substation where transformers would increase the voltage to 500 kV for transmission across the gen-tie line. The on-site substation would be constructed near the fenced O&M area. The substation would be enclosed by a 7-foot-tall chain-link fence with an additional foot of 3-strand barbed wire atop the fence.

3.1.3.4 GEN-TIE LINE

An approximately 920-foot-long overhead 500-kV gen-tie line will be constructed from the on-site substation to the existing SRP Sugarloaf Substation. The gen-tie line would require approximately two steel monopole structures measuring approximately 60 feet in height.

3.1.3.5 OPERATIONS AND MAINTENANCE AREA

The O&M area contains the O&M building, up to five parking spots for personnel totaling less than 1,000 square feet, and nine temporary laydown yards, comprising approximately 43 acres. The O&M area will be fenced with security fencing, which would be an approximately 7-foot-tall chain-link fence topped with an additional foot of 3-strand barbed wire.

The O&M building would include an approximately 900-square-foot mobile office trailer that would exclusively be used as office space. Sanitary units and hand washing stations would be provided. The Applicant will obtain a septic permit for those facilities prior to construction. Water for personal consumption would come from a permitted off-site location.

A designated fire response staging area located next to the O&M building will ensure emergency vehicles have easy and unobstructed access to the site. Additionally, a water storage tank adjacent to the O&M building will provide a reliable and readily accessible water source in the event of a fire, enhancing the overall fire suppression capabilities.

3.1.3.6 BATTERY ENERGY STORAGE SYSTEM

The BESS consists of a fenced area with up to 58 individual BESS enclosures that occupies approximately 40 acres in total. Each enclosure will be up to 190 feet long × 110 feet wide and 10 feet tall and will be mounted on 1-foot-tall concrete pad foundations. Each enclosure contains a series of individual batteries grouped together in banks equipped with ventilation and fire suppression equipment suitable for battery technology.

3.1.3.7 SITE ACCESS

The project is accessible from Arizona State Route 277 (SR 277) via Rocking Chair Ranch Road, an existing 6-mile native-surface road that crosses private land owned by Aztec Land and Cattle Company,

Ltd. (Aztec) and Rocking Chair Ranch. The project is also accessible from Arizona State Route 77 (SR 77) via an unnamed access road across land administered by the Bureau of Land Management (BLM). Stellar is concurrently pursuing all necessary road agreements with Aztec and the BLM during the preparation of this SUP. The Applicant expects to have all road use agreements in place prior to construction activities.

Internal project roads would include an all-weather compacted gravel bed up to 20 feet wide (16 feet wide with 2-foot shoulders on both sides). This width would provide an internal turning radius sufficiently sized for emergency vehicle access in compliance with the local fire code. Access roads throughout the project area would be topped with aggregate at a thickness of 6 to 12 inches.

3.1.3.8 WATER USAGE AND SOURCES

During construction, water is needed for compaction and dust control during site preparation and grading activities. Water will also be required for revegetation post-construction. Construction water will be sourced either from legally permitted water resources within the project area or transported to the site as needed from an off-site source. During decommissioning, water will be needed for dust control and post-project revegetation activities. Additionally, a water storage tank will be placed next to the O&M building to provide easy access in case of fire during all stages of the project, including construction, operations, and decommissioning. The project will store two 5-gallon jugs of potable water in the O&M building for workers: one jug will be for regular use, and the other will serve as a backup.

During operations, solar panels require minimal maintenance. Solar panel manufacturers currently do not recommend routine washing of panels; however, periodic washing may be needed to optimize their performance. The solar panels may be washed up to two times per year, depending on the severity of soiling and effects on production, requiring approximately 20 gallons per MWh per year of water. Potable water used by employees in the O&M facility would be brought into the site by the employees themselves, as needed.

3.1.4 Project Design Features

3.1.4.1 EROSION CONTROL AND STORMWATER DRAINAGE

The Applicant will comply with the Navajo County Drainage Policy, which includes submitting a Drainage Plan and a Drainage Report to Navajo County, preparing and implementing a Stormwater Pollution Prevention Plan, obtaining an Arizona Pollutant Discharge Elimination System Construction General Permit from the ADEQ, filing a Notice of Intent for construction with the ADEQ, and sharing a copy of the Notice of Intent with the County prior to construction. In advance of the Drainage Plan and Report, the Applicant understands that it will not increase drainage flow onto adjoining properties.

3.1.4.2 FIRE PROTECTION

The Applicant will consult with the Snowflake-Taylor Fire Department and the Arizona State Fire Officials for fire safety recommendations during construction and operation. This documentation will be appended to the final application. The Applicant held discussions with the Navajo County Emergency Manager and incorporated her comments into the SSSP, which is included with this application in Appendix D. If required, the Applicant will also submit a fire plan or emergency action plan to Navajo County prior to construction.

Following advice from the Citizen Recommendation Review, the Applicant revised the SSSP to include a fire response staging area and an aboveground water storage tank for fire emergencies associated with the

O&M building. Additionally, the Applicant included safety specifications for the BESS, which features a modern safety system with self-contained fire suppression.

3.1.4.3 HEALTH AND SAFETY PROGRAM

The Applicant will implement a SSSP that includes employee training and education to minimize potential emergencies on the project site. The SSSP is included in Appendix D.

3.1.5 Decommissioning

At the end of commercial operation and upon termination of the lease and other agreements involved (i.e., approximately 35 years), the Applicant would be responsible for removing the aboveground and underground solar facilities to a depth of 36 inches. This includes removal of the solar arrays, inverters, transformers, electrical cabling and collection system, fencing, foundations, pilings, lighting, buildings, and access roads. If approved by the property owner and screened from view (per applicable zoning regulations), project fencing, underground cables, access roads, and/or support buildings may remain in place. Standard decommissioning practices would be utilized, including dismantling and repurposing, salvaging and recycling, or disposing of the components removed from the site. Once the components are removed, the site would be restored by reseeding disturbed areas with a weed-free native seed mixture that includes forage species suitable for livestock grazing.

3.1.6 Neighborhood Meeting

The project is located in an area predominantly surrounded by federal and Arizona State Trust lands, with only three neighboring properties that could potentially be impacted. According to Navajo County's code provision in Section 2907, "An applicant may make a written request and receive a written determination whether, due to impractical circumstances, such as a site surrounded by State or federal lands, the requirement for a Neighborhood Community Meeting may be waived by the Director, or their designee. This request must explain why the applicant's Citizen Review Plan provides other adequate, alternative opportunities for citizens to express any concerns, problems, or issues they may have with the proposal in advance of the public hearing." Stellar will provide a written request to the County to waive the requirement for a Neighborhood Community Meeting.

To ensure that all potentially affected property owners have adequate opportunities to express any concerns or issues, Stellar will send detailed project information, including a comprehensive description of the proposal, to the nearby property owners. This will include contact information for a project representative who can answer questions and address concerns directly.

3.2 Project Benefits

The project will have a positive economic impact in Navajo County and the community by generating tax revenue over the 35-year useful life of the project. This revenue will go toward supporting County operations, schools, water districts, and fire protection. Construction of the project is anticipated to employ up to 500 to 600 employees over an 18-month period in Navajo County, which had a 6.4% unemployment rate in 2022 (U.S. Census Bureau 2022). Many of these employees will live, work, shop, and eat in the surrounding area, increasing economic activity at local hotels, restaurants, gas stations, and stores in Snowflake, Holbrook, and other surrounding communities. This short-term increase in employees would not cause a significant increase in the need for local services or infrastructure.

During operations, the project would create up to five full-time positions with strong and competitive salaries and benefits.

3.3 Development Schedule

A preliminary schedule for the project's major milestones is provided in Table 7. Please note that the development schedule is subject to change.

Table 7. Preliminary Project Milestones

Project Milestone	Estimated Completion Date
ASLD ROW	August 2024
Navajo County SUP	September 2024
Site Access Agreements	December 2025
Construction Begins	July 2026
Commercial Operations Date	December 2028

4 SPECIAL USE PERMIT CONSIDERATIONS

As stated in Article 20, Section 2002 of the Navajo County Zoning Ordinance, the Navajo County Planning & Zoning Commission shall consider certain factors in making its recommendation to the Navajo County Board of Supervisors regarding an SUP application. The Applicant has provided additional information regarding these factors; this additional information is summarized in Sections 4.1 through 4.3 below.

4.1 Compatibility with the Permissible Uses in the Zoning District

The project area is zoned as RU-20. Under Section 402 of Article 4 in the Navajo County Zoning Ordinance, electric power generating plants and facilities such as the proposed project are permitted special use within the RU-20 zone.

The Applicant will comply with the height regulations (Section 404), yard regulations (Section 405), intensity of use regulations (Section 406), and parking regulations (Article 25) of the RU-20 zone. Specifically, the Applicant will ensure the project design adheres to the following:

- The project building heights will not exceed either 30 feet or 2 stories and a basement.
- The project front yard will have a depth of at least 20 feet. For through lots, a front yard will be provided along both front lot lines. The yard along each street side of corner lots will conform with the applicable front yard regulations.
- The project side yard on each side of a building will have a width of at least 30 feet.
- The project rear yard will have a depth of at least 20 feet.
- The project buildings on the same lot will have a minimum distance of 5 feet between buildings.
- The project will include an O&M building. According to the parking regulations in Section 2510, the project must include one parking space for every three employees on the largest working shift,

or one parking space for every 1,000 square feet of floor area, or fraction thereof, in the building, whichever is greater.

4.2 The Current and Likely Future Uses of Property in the Vicinity of the Proposed Use

Most of the project area and the adjacent properties are vacant, undeveloped high-desert land that are used primarily for grazing. Nearby developments include the Apache Railroad and SR 77 to the east; the Poseidon Wind Project (formerly the Dry Lake Wind Project) to the north, south, and east; and the Smithfield Feed Mill and Hog Farm to the north. The ASLD-administered lands surrounding most of the project area are part of the Sugarloaf and Six Mile Draw grazing allotments and are currently leased to Gerald Flake (ASLD 2024). The ASLD-administered land north of the project area is currently leased to Legacy Ranches LLC in the Ten Mile Cedars grazing allotment and to Glen Flake and Sanford Flake in the Divide grazing allotment (ASLD 2024). Finally, one ASLD-administered parcel south of the project area is leased to Steven Flake in the Ten Mile Cedars grazing allotment. There are several linear ROWs that cross these parcels, including long-term and 10-year ROWs for Poseidon Wind and perpetual ROWs for SRP (ASLD 2024). The ASLD parcels surrounding the project area also have oil and gas permits associated with HB2 Origination, Inc., Helium-4, Inc., Myriad Resources LLC, and Wolcott, LLC (ASLD 2024). There are no other known current or future land uses on the Arizona State Trust lands surrounding the project area.

BLM-administered land surrounding the project area is also located within two grazing allotments ("The Divide" and "Bar A," administered by the Safford Field Office) (BLM 2024). ROWs that cross the BLM-administered land surrounding the project include a Wind Energy Grant for Avangrid Renewables LLC, road ROWs for the Poseidon Wind Project and SR 77, an SRP transmission line, Arizona Public Service roads, a water facility associated with PFFJ LLC, and the Apache Railroad (BLM 2024). There are no other known current or existing future land uses on the federal lands surrounding the project area.

The Navajo County Comprehensive Use Plan designates all the project area as Rural Edge. The project is consistent with Section 2.2, Land Use Element, of the Comprehensive Plan, which states that the land use planning should "include consideration of air quality and access to incident solar and wind energy for all character areas" (Navajo County 2023:5). Additionally, the Navajo County Board of Supervisors has approved a similar type of future land use in the surrounding area (i.e., the Poseidon Wind Project). Therefore, the project is compatible with the current and future land uses for the property.

The Aztec Area Plan designates approximately 1,640 acres of the project area as Rural Edge, which is located within Planning Area G (Apache District). Approximately 3,910 acres of the project area are designated as Community Village, which is located within Planning Area C (Snowflake North) (see Appendix C). The purpose of the Aztec Rural Edge character area is to "provide lower density developments adjacent to Community Village areas or primary transportation corridors" (Aztec Land and Cattle Company Limited 2011:20). Rural Edge character areas also encourage development of "utilities and energy generation facilities" (Aztec Land and Cattle Company Limited 2011:20). Planning Area G is traversed by power lines and has good highway access to SR 77 and SR 377. The project is a utility-scale solar energy generation facility that would add additional power lines to the landscape along SR 77. The project would be compatible with the Rural Edge character area in Planning Area G.

The Community Village character areas are intended to "provide large areas with higher density residential development with a mix of related commercial, employment, industrial, institutional and recreational uses extending from highway corridors, highway intersections, future major roadways and existing communities in a more urban setting" (Aztec Land and Cattle Company Limited 2011:20).

Planning Area C is a planned extension of the urban development pattern within the Snowflake, Arizona. Anticipated development in this area is a "mixed use mater planned community with a variety of uses, including residential, commercial, employment, recreational, and other urban-related uses" (Aztec Land and Cattle Company Limited 2011:32). "It is anticipated that between 4,500 and 8,900 homes may be built within this district, and a significant amount of non-residential land uses to support the population of the entire area, including the areas around Snowflake and Taylor" (Aztec Land and Cattle Company Limited 2011:32). The project would enhance energy supplies in Arizona, thereby supporting the population as a non-residential land use. Therefore, the project is compatible with the Community Village character area in Planning Area C.

4.3 The Effects of the Proposed Use on Public Health, Safety, and General Welfare

The Applicant has considered the project's impact to public health, safety, and general welfare by describing potential fire protection measures (see Section 3.1.4.2) and will minimize impacts to the general public's health and safety through application of an SSSP (see Section 3.1.4.3). The Applicant has also performed environmental due diligence to avoid and minimize impacts to the biological, cultural, aquatic, and visual resources in the project area, which are being submitted with this request.

5 LITERATURE CITED

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APPENDIX A

Formal SUP Application

APPENDIX B

Conceptual Project Site Plan

APPENDIX C

Vicinity Map

APPENDIX D

Site-Specific Safety Plan

ROSE LAW GROUPpc
RICH ▪ CARTER ▪ FISHER

TY UTTON
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.944.4189 Fax 480.505.3925
TUtton@RoseLawGroup.com
www.RoseLawGroup.com

June 11, 2024

Cody Cooper
Planning Manager
Planning & Development Services
Navajo County
1100 E. Thorton Road
Show Low, AZ 85901

RE: Neighborhood Community Meeting Waiver Request for the Red Hills Solar Project

Mr. Cooper,

I am writing to formally request a waiver for the Neighborhood Community Meeting requirement in connection with our Special Use Permit proposal for the Red Hills Solar Project located at Navajo County Assessor Parcel Numbers: 202-27-003F, 202-27-003L, 202-27-003J, 202-50-002, 202-50-003, 202-50-005, 202-50-006, 202-50-007, 202-50-009, 202-50-010, 202-50-011, 202-50-012, 202-26-001, 202-26-002, 202-26-009, and 202-27-002.

According to Navajo County's code provision in Section 2907, "An applicant may make a written request and receive a written determination whether, due to impractical circumstances, such as a site surrounded by State or federal lands, the requirement for a Neighborhood Community Meeting may be waived by the Director, or their designee. This request must explain why the applicant's Citizen Review Plan provides other adequate, alternative opportunities for citizens to express any concerns, problems, or issues they may have with the proposal in advance of the public hearing."

Our site is uniquely positioned in that it is predominantly surrounded by federal and state lands, with only three neighboring parcels which are privately owned that are not party to this application and could potentially be impacted by our proposal. None of these parcels have residential homes on them. Given this context, we believe that hosting a Neighborhood Community Meeting would be impractical and unnecessary.

To ensure that all potentially affected property owners have adequate opportunities to express any concerns or issues, we propose the following alternative:

> **Direct Mail Notifications:** We will send detailed project information, including a comprehensive description of the proposal, to the property owners within 300 feet of the project site. This will include contact information for a project representative who can answer questions and address concerns directly. A draft copy of the letter is attached with this request.

We are confident that these measures will provide ample opportunity for property owners' input and effectively address any potential concerns. We are committed to transparency and open communication throughout the planning process.

We kindly request that the requirement for a Neighborhood Community Meeting be waived for our proposal due to the remote location, lack of significant property owners who aren't party to this request, and the alternative engagement opportunity we have outlined.

Thank you for your consideration of this request. We look forward to your favorable response. Please do not hesitate to contact me if you require any additional information or have any questions.

Sincerely,

/s/ Ty Utton
Ty Utton
Planner/Project Manager

NAVAJO COUNTY

Planning and Development Services Division

"Best Customer Service"

June 13, 2024

Ty Utton
Planner/Project Manager
Rose Law Group
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251

Dear Mr. Utton,

This letter serves as documentation that the Neighborhood Community Meeting Waiver request that you submitted on June 11th, 2024 has been approved by Navajo County Planning and Development Services. This waiver has been granted due to the outlined circumstances, with the understanding that the procedures outlined in the request letter will be followed in order to allow for adequate, alternative opportunities for public input on the Red Hills Solar Project. If the procedures indicated are not followed, this waiver shall be considered void and the Neighborhood Community Meeting requirements of the Navajo County Zoning Ordinance shall go into full effect.

If you have any questions, please contact me by phone at 928-524-4109 or by email at Cody.Cooper@navajocountyaz.gov.

Sincerely,

Cody J Cooper

Cody Cooper, AICP
Planning Manager

ROSE LAW GROUPpc
RICH ▪ CARTER ▪ FISHER

TY UTTON
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.944.4189 Fax 480.505.3925
TUtton@RoseLawGroup.com
www.RoseLawGroup.com

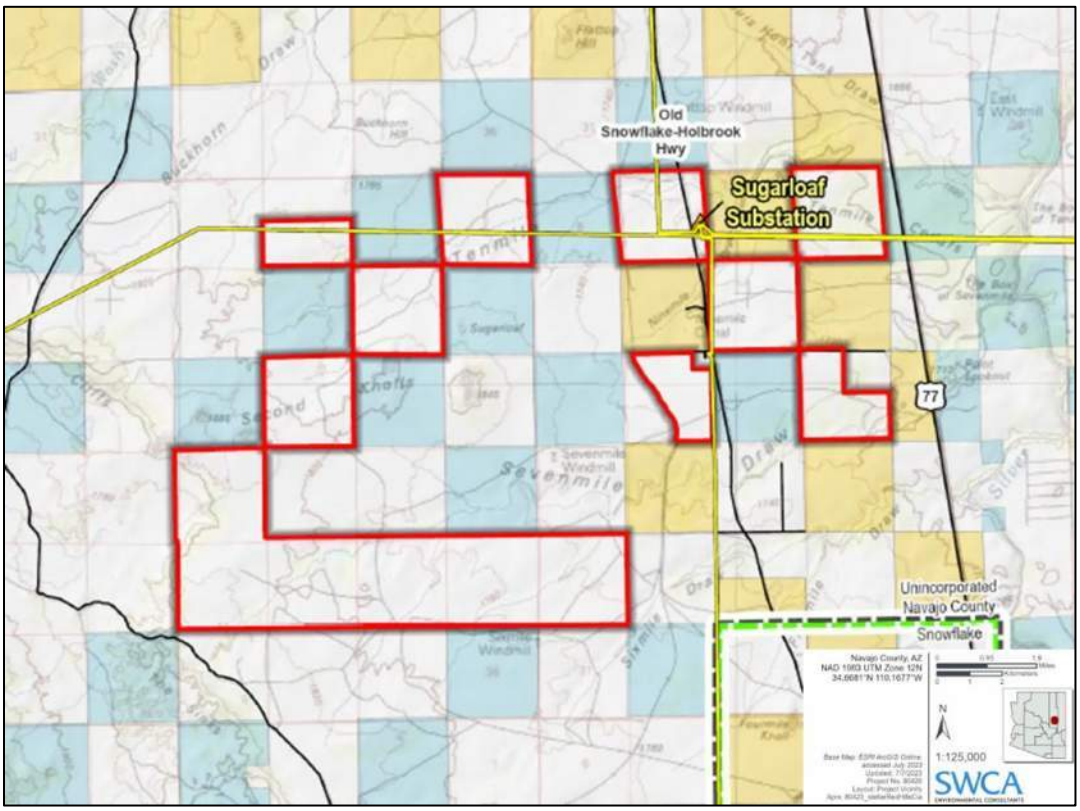
June 11, 2024

Dear Property Owner:

The purpose of this letter is to inform you that an application has recently been filed with the Navajo County Department of Planning and Development for a Special Use Permit to facilitate the development of a solar and storage project on approximately 9,200-acres of private property and 123-acres of Arizona State Land Department property. The subject site is located in unincorporated Navajo County, approximately 3.5 miles north of Snowflake, comprising of APNs: 202-27-003F, 202-27-003L, 202-27-003J, 202-50-002, 202-50-003, 202-50-005, 202-50-006, 202-50-007, 202-50-009, 202-50-010, 202-50-011, 202-50-012, 202-26-001, 202-26-002, 202-26-009, and 202-27-002.

Request:	Special Use Permit
Proposal:	Solar Generation and Storage Project
Size:	~9,323 Acres
Authorized Agent:	Court Rich, 480-505-3937, crich@roselawgroup.com

Map of Project Area:



An application has been filed with the Navajo County Department of Planning and Development regarding the request above. This notice is being sent to you because property listed in your name is located within 300 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues, or concerns regarding this application to the contact person listed in the top box of this page. To assist with your review, we have enclosed a preliminary site plan showing the proposal.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You can reach me at 480.944.4189 or tutton@roselawgroup.com.

Sincerely,

/s/ Ty Utton
Ty Utton - Rose Law Group



NOTES:

1. ALL DIMENSIONS ARE IN FEET OTHERWISE SPECIFIED.
2. TRACKER LOCATIONS ARE TENTATIVE ONLY. FINAL LAYOUT SHALL BE UPDATED DURING DETAIL ENGINEERING STAGE BASED ON SITE SPECIFIC STUDIES .
3. PITCH CONSIDERED IS 7.1 METERS (23.3 FEET).
4. BLOCK SIZE CONSIDERED FOR THE PRELIMINARY LAYOUT IS 5040 kVA.
5. 50' N/S DISTANCE HAS BEEN MAINTAINED BETWEEN TABLE TO TABLE WHERE MVT SKIDS ARE LOCATED AND FOR OTHERS 20' HAVE BEEN MAINTAINED.
6. POSITIONS OF RETENTION BASIN AND THE QUANTITY ARE TENTATIVE.
7. ALL ROADS ARE MAINTAINED AT 12' WIDE.
8. BENDING RADIUS FOR THE ROADS ARE MAINTAINED AS 20'.
9. OFFSET OF 10' HAVE BEEN MAINTAINED FROM FENCING TO PERIPHERAL ROAD CENTER.
10. OFFSET OF MINIMUM 15' HAVE BEEN MAINTAINED FROM PERIPHERAL ROAD CENTER TO PV TRACKER TABLE EDGE.
11. THE PLANT IS PLANNED TO BE CONNECTED TO 500kV SUGARLOAF SUBSTATION THROUGH A GEN-TIE OF <0.1 MILES(APPROXIMATE).

PLANT SUMMARY	
LATITUDE & LONGITUDE	34.62155°, -110.16099°
PLANT CAPACITY	1150.00MWdc / 1000MWac (POI)
TRANSFORMER BLOCK SIZE	5040 kVA / 4200 kVA
GCR %	32%
DC/AC RATIO AT POI	1.15
PITCH	7.1MTRS (23.3')
ISA RATING	5040 kVA / 4200 kVA
INVERTER RATING	840 kW
TOTAL NO. OF INVERTERS	1320
PV MODULE RATING	580 Wp
TOTAL NO. PV MODULES	1982760
PV MODULE DIMENSION (LxWxD)	2272x1133x35mm
MODULES PER 2 STRING TRACKERS (NO.)	52
MODULES PER 3 STRING TRACKERS (NO.)	78
MODULES PER 4 STRING TRACKERS (NO.)	104
TOTAL NO. OF 3 STRING TRACKERS	1068
TOTAL NO. OF 2 STRING TRACKERS	1092
TOTAL NO. OF 4 STRING TRACKERS	17718

BESS PLANT SUMMARY	
SYSTEM POWER CAPACITY	1000 MWac (POI)
SYSTEM ENERGY CAPACITY	4000 MWh (POI)
PCS MAKE	SUNGROW
PCS MODEL	SC1375UD
PCS CAPACITY	1375 kVA
PCS TRANSFORMER CAPACITY	1375 kVA
AUXILIARY TRANSFORMER CAPACITY	TBD
BATTERY MAKE	BYD
BATTERY CELL CHEMISTRY	LFP (LITHIUM FERRO PHOSPHATE)
BATTERY MODEL	MC10C-B5365
CONTAINER ENERGY CAPACITY	3854 kWH
NO. OF PCS@BOL	519
NO. OF BATTERY CONTAINERS@BOL	1038
NO. OF PCS TRANSFORMERS@BOL	519
NO. OF AUXILIARY TRANSFORMERS@BOL	58

OFFSETS	
PROPOSED BOUNDARY / PROJECT AREA	50 FEET
WETLAND AND FLOOD	100 FEET
EXISTING ROAD/ RAILROAD	50 FEET
EXISTING TRANSMISSION LINE	125 FEET
EXISTING WIND TURBINE	500 FEET

LEGEND	
	SINGLE AXIS TRACKER - 4 STRING (1PX104)
	SINGLE AXIS TRACKER - 3 STRING (1PX78)
	SINGLE AXIS TRACKER - 2 STRING (1PX52)
	ACCESS ROAD
	SERVICE ROAD
	BLOCK CONNECTIVITY ROAD
	25' ACCESS PATH
	PROJECT BOUNDARY
	BUILDABLE AREA
	EXISTING ROAD
	EXISTING ROAD OFFSET
	PROPOSED FENCE LINE
	PROPOSED ACCESS GATE
	FIELD DELINEATED WETLANDS
	FIELD DELINEATED WETLANDS - OFFSET
	FIELD DELINEATED FLOOD
	FIELD DELINEATED FLOOD - OFFSET
	OVERHEAD TRANSMISSION LINE
	OVERHEAD TRANSMISSION LINE OFFSET
GEN	PROPOSED GEN TIE
34.5	34.5 KV CABLE CORRIDOR
	PUBLIC LANDS
	PUBLIC LANDS SETBACK
	LANDOWNER CORRIDOR
	LANDOWNER CORRIDOR SETBACK
	STATE CORRIDOR
	UNDERGROUND TRENCH CORRIDOR
	INVERTER SKID ASSEMBLY (ISA)
	PROPOSED PLANT SUBSTATION AREA
	LAYDOWN AREA
	PROPOSED BESS AREA
	RETENTION BASINS(150'X50')
	AREA FOR PAD
	WATER TANK
	WIND TURBINE
	SLOPE AREA ABOVE 15%
	WATER STORAGE TANK FOR FIRE MITIGATION
	FIRE RESPONSE STAGING AREA

APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY	SCALE
NAVAJO COUNTY PLANNING DIRECTOR	NAVAJO COUNTY ENGINEER	CHAIRMAN, NAVAJO COUNTY PLANNING COMMISSION	CHAIRMAN, NAVAJO COUNTY BOARD OF SUPERVISORS	0 1700' 3400' SCALE IN FEET
SIGNATURE:	SIGNATURE:	SIGNATURE:	SIGNATURE:	
DATE.	DATE.	DATE.	DATE.	

THIS DRAWING OR BILL OF MATERIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, OR MADE PUBLIC IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PVINSIGHT INC.

INITIAL DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRN	DSN	CKD	APD
R0	07.22.24	PRELIMINARY DESIGN	GA	RK	VR	HS

PVinsight Inc
DELIVERING EXCELLENCE
5717 LEGACY DR, SUITE 250,
PLANO, TEXAS 75024

STELLAR RENEWABLE POWER
14643 DALLAS PARKWAY, SUITE 250
DALLAS, TEXAS 75254

EPC CONTRACTOR:

CONSULTANT TO EPC CONTRACTOR:

PROJECT :
RED HILLS SOLAR 1000 MW

LOCATION :
SNOWFLAKE UNIFIED DISTRICT, AZ

TITLE :
SOLAR FIELD LAYOUT PLAN

PROJECT NO.:

DRAWING NO.:
ED-01

DATE:	SHEET NO.:
07.22.2024	01/01
SCALE:	PAPER SIZE:
AS NOTED	ARCH-D

RED HILLS SOLAR AND STORAGE

Site-Specific Safety Plan

Stellar Red Hills Solar, LLC
14643 Dallas Parkway, Suite 250
Dallas, TX 75254

Prepared in Consultation with:
Rose Law Group pc
SWCA Environmental Consultants

Melissa Funsten
Senior Development Associate
Stellar Renewable Power

July 2024

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1. General Information

The Stellar Red Hills Solar and Storage Project (project) Site-Specific Safety Plan (SSSP or "the plan") outlines the necessary actions to safeguard project employees, emergency responders, and the local community in case of an emergency. It includes crucial contact details for emergency personnel and delineates procedures for preventing, mitigating, and addressing incidents effectively.

This plan aims to define the response actions for personnel at the project during emergencies, prioritizing health and safety for both workers and nearby residents while minimizing environmental damage. As a dynamic document, it will undergo regular updates to enhance threat detection and response efficiency. Further, the project is committed to revising the plan as required or deemed necessary by County staff. This SSSP is relevant to all employees, contractors, vendors, and visitors at the project.

A log for visitor and contractor check-ins and check-outs will be maintained to ensure everyone is accounted for in an emergency. All personnel should carry a photo ID for quick identification during accidents or medical situations, with site management potentially requiring names on hard hats as well.

1.1 Project Description

Stellar Red Hills Solar LLC (Stellar) is constructing the project, which is a 1,000-megawatt (MW) utility-scale photovoltaic (PV) solar energy generation facility and a 4,000-MWh battery energy storage system (BESS). The project is located on approximately 9,090 acres of privately owned land and 123 acres of Arizona State Trust Land administered by the Arizona State Land Department (ASLD) in unincorporated Navajo County, Arizona, 3.5 miles north of Snowflake (the project area).

The project includes a 920-foot long, 500-kilovolt (kV) generation intertie transmission (gen-tie) line from the on-site substation to the proposed point of interconnection at the existing Salt River Project (SRP) Sugarloaf Substation, located in the project area. The project would also include an operations and maintenance (O&M) building and other ancillary facilities.

The project will help Salt River Project (SRP) meet its peak electrical load requirements and, by doing so, will lessen the need to dispatch less efficient, non-renewable "peaking resources," such as natural gas-fired generating stations. In addition, the project will facilitate the further integration of intermittent (e.g., solar and wind energy) generating resources. The project will also bring numerous jobs to Navajo County during construction, decommissioning, and for operation and maintenance (O&M) while generating tax revenues to support local schools, hospitals, and other beneficiaries throughout the anticipated 35-year life of the project.

Coordinates to the project's O&M building:

Latitude: 34.639108; Longitude: -110.135983

Office or Mailing Address:

Stellar Red Hills Solar LLC
14643 Dallas Parkway, Suite 250
Dallas, TX 75254

1.2 Builder & Operator

Name	Title	Phone Number	Email
Melissa Funsten	Project Manager	(919) 862-7043	melissa@stellarpower.us
Oliver Chua	Director, Projects & Construction	(515) 441-0251	oliver@stellarpower.us

Please note that the Engineering, Procurement and Construction (EPC) contractor for the project and all relevant site personnel will be selected closer to the project's construction phase.

The project's proposed O&M Staffing Plan is included in Appendix A.

1.3 Emergency Services

The project area is located 9 miles from the nearest fire service, Taylor-Snowflake Fire Department; 23 miles from the Holbrook Volunteer Fire Department; 19 miles from the nearest police service, Navajo County Sheriff; and 12 miles from the nearest emergency medical service (EMS), Taylor EMS. Emergency response contacts and addresses for this project are listed in Section 3.1.

1.4 Site Access

Site access points and maps will be provided to all Emergency Contacts with instructions for access in the final Issued For Construction (IFC) design package.

2. General Site Safety Requirements

The O&M Plan for the project is included in Appendix B. This plan includes various prevention and maintenance strategies to minimize potential emergencies on the project area.

2.1 Site Requirements Applicable to all Subcontractor & Stellar Personnel

- As required by Arizona's OSHA program, each subcontractor shall develop their company Injury, Illness and Prevention Program (IIPP) and shall provide written documentation to the Stellar Site Field Technician verifying existence of program.
- Each subcontractor shall provide a copy of their Hazard Communication Program to the Stellar Site Field Technician at onset of activities at the site.
- Each subcontractor is required to provide one employee per crew and per shift that holds current standard first aid training that covers both first aid and CPR.
- Any hazardous material products brought onto the project area will be cleared with the Stellar Lead Technician or Site-Specific Safety Manager (SSSM). The Stellar Lead Technician is responsible for collecting each materials Material Safety Data Sheets (MSDS) as it enters the site. Each subcontractor will be responsible for submitting a list of MSDS on the job. Stellar shall post a composite MSDS list on the central job board in the O&M building or the Site Safety Binder.
- All personnel will be required to follow the Stellar Two Person Rule as outlined in the policy included in Appendix C.

- All personnel performing any work on-site will be required to wear the appropriate personal protective equipment (PPE) for the job or task being performed. This includes but is not limited to arc rated clothing, minimum of 8cal. HRC2. All others should be in natural fiber clothing, will be escorted by staff while in an energized area and will not enter the limited approach boundaries of any equipment.

2.2 Site Security, Visitors and Vendors

All visitors to the project area shall enter and exit through the security gate(s) and must be signed in and out by authorized personnel.

2.3 Spill Prevention

The following general requirements for any hazardous substances stored or used at this facility:

- Ensure all hazardous substances are properly labeled and tightly sealed.
- Maintain and review MSDS for hazardous materials.
- Store, dispense, and/or use hazardous substances in a way that prevents releases.
- Provide secondary containment when storing hazardous substances in bulk quantities (~55 gallons).
- Maintain good housekeeping practices for all chemical materials at the facility.

2.4 Accident Reporting

All accidents will be reported to the site's Lead Technician, the Stellar Field Operations Manager or the SSSM as soon as possible after it occurs. A complete follow-up written accident investigation report will be submitted to the Stellar Site Field Technician, Stellar Field Operations Manager or SSSM within 24 hours.

Accident investigations will be handled by each Subcontractor using its own internal reporting system. A copy of this report will be submitted to the Stellar Site Superintendent, Stellar Manager or SSSM, as described above.

Accident investigations involving hazardous materials or wastes will be handled jointly by Subcontractor and the Stellar Site Field Technician, Stellar Field Operations Manager or SSSM. This is to ensure the cause of the accident is determined and proper precautions are implemented for other similar activities. The corrective action expected must be relayed to other subcontractors and employees.

2.5 Safety Audits/Inspections

Each subcontractor is expected to conduct reasonable and customary self- audits of their operations and promote safe work practices.

Each Subcontractor will be required to submit a copy of the job site safety inspection or job hazard analysis upon request. The inspection forms shall be turned into the Stellar Site Field Technician.

2.6 Tailgate/Toolbox Training

Each Subcontractor, Module Washer, and Landscaper is expected to attend Site Safety Meetings by Stellar and conduct their own weekly Site Safety Meetings for their employees. A copy of the meeting records, which

enumerates the content of the meeting along with the attendance roster, shall be turned into the Stellar Site Field Technician.

2.7 Noise

Noise exposures above 85 A-weighted decibels (dBA) may be expected when working near or operating machinery and equipment (e.g., graders, backhoes, and generators). If noise levels cannot be controlled under this limit, the Stellar Field Technician shall be notified, and the work may be temporarily suspended until suitable controls can be implemented.

Personnel will be required to wear approved hearing protection to maintain exposures below 85 dBA.

2.8 Sanitation Stations and Drinking Water

The Stellar Lead Field Technician (or other technician(s) as assigned) will be responsible for coordinating the increased frequency of servicing sanitation stations during module washing, landscaping, and major repairs requiring a significant number of staff on-site for more than one day. Each individual Subcontractor is responsible for providing potable drinking water for their workers as required by State and Federal OSHA Heat Stress Standards. The project will store two 5-gallon jugs of water in the O&M building: one jug will be for regular use, and the other will serve as a backup.

2.9 First Aid Training and Kits

Each Subcontractor is required to provide a minimum of one first aid/CPR trained supervisor and first aid kit/supplies that meet State and Federal OSHA Standards.

A central first aid kit will be designated at the on-site Red Hills office or located inside the site storage Conex containers or supervisory control and data acquisition (SCADA) building to facilitate on-site emergency response. The name, address and telephone number of designated off-site medical emergency facilities will be posted inside the door of the SCADA building. Subcontractors are required to advise their employee(s) of the location of this information in the project area.

2.10 Fire Protection Plan

Fire extinguishers shall be inspected at the start of the project and not less than once per month thereafter. Each Subcontractor is required to have at least one 10-pound ABC fire extinguisher properly tagged with a current inspection. A current inspection indicates servicing and/or inspection within the past twelve months. The following table enumerates the minimum fire protection necessary per item and activity. These minimum standards are required for every Subcontractor working on the project.

Item/Activity	Minimum Extinguisher Rating	Quantity Required
Cranes, forklifts, aerial devices, loaders, backhoes, etc.	10: BC	1 per piece of equipment
Work generating sparks or open flames	10: ABC	1 per operation

Temporary heating devices	4A: 40BC	1 per piece of equipment
Fueling areas	Dry chemical or carbon dioxide 20 ABC	2 per station
Floors	10: ABC	1 per 3,000 square feet or major fraction thereof; travel distance not to exceed 100 feet[1]

Stored oxygen and acetylene shall be stored separately, a minimum of 20 feet or separated by a wall not less than 5 feet in height. Cylinders will be stored with caps on securely.

Should the project require burning and/or welding, all burning and welding operations will provide a fire watch person, burning blankets, and a fire extinguisher to protect adjacent areas.

2.11 Excavation and Trenching

A competent and trained person will be responsible for supervising excavations, drilling, and trenching. Type A, B, C soils will be checked daily by a certified person to determine the minimum type and level of protection necessary to maintain worker health and safety at an excavation site. Soil inspections shall be checked and documented daily by a certified person, or when trench conditions change, for the duration of the soil excavation to identify potential hazards.

Objects shall not be stored within 2 feet of the edge of all excavations.

2.12 Fall Protection

Fall protection shall be provided on all fixed elevated surfaces above 4 feet for all trades. The 4-foot fall protection rule does not pertain to ladders and scaffolding as long as they are used within OSHA standards.

Subcontractors that work from temporary elevated surface heights of 6 feet or more will be required to provide a written fall protection plan. Said plan shall be submitted and approved prior to Subcontractor starting any work with a fall risk.

All employees shall wear a full body harness and double shock-absorbing lanyard system anytime a worker is required to disconnect and reconnect to travel around an obstacle. At no time will a worker be totally "unhooked".

2.13 Confined Space Entry Requirements

Confined space work requiring an entry permit shall be performed only under the supervision of a competent trained person. Only trained and authorized employees shall be allowed to enter the confined space. A Confined Space Entry Permit is available from Red Hills Builders. Subcontractors may also use any equivalent

[1] Per OSHA's standards.

permit.

2.14 Housekeeping

Regular housekeeping is a part of this job safety plan with special emphasis on keeping pathways and walkways clean and free of debris. Our current operating assets in unincorporated Navajo County comply with local government regulations, such as the Navajo County Health Code and the Navajo County Solid Waste Ordinance, regarding the cleanliness of both the interior and exterior perimeters, ensuring all areas are kept free of trash and debris. Additionally, we strictly adhere to all relevant environmental laws and standards, including the Clean Water Act (CWA) and the Resource Conservation and Recovery Act (RCRA), to maintain a safe and compliant work environment.

2.15 Electrical

Please see Section 2.18 for Lockout/Tagout (LOTO) Procedures

All temporary power sources will be provided with Ground Fault Circuit Interrupters (GFCI), and all cords, plugs and receptacles shall be checked for damage daily. Testing of the ground and labeling of the cords will be performed as needed or at least monthly. Remove any damaged equipment from use and tag out of service until repaired.

Tools and equipment shall be routinely inspected for frayed cords, loose wires and plugs and should be tested before use.

2.16 Forklifts

No modifications or additions that affect the capacity or safe operations of the equipment shall be made without the manufacturer's written approval. Only trained and certified personnel shall be permitted to operate forklifts. All forklifts must be inspected daily before operations begin.

If a load is lifted by two or more trucks working in unison, the proportion of the total load carried by any one truck shall not exceed its capacity.

2.17 Tools

Impact tools, such as drift pins, wedges and chisels shall be kept free of mushroomed heads.

The wooden handles of tools shall be kept free of splinters or cracks and shall be kept tight in the tool.

2.18 Lockout / Tagout (LOTO) Procedures

Before any modifications, maintenance, or repairs are done on equipment, tools, or power panels, the energy source shall be disconnected or turned off (turn valve, pull fuse, switch breaker), absence of voltage verified, grounded if over 600 volts and locked out or blocked out with a padlock, chain or both to ensure energy source is locked off.

1. Place a tag at the disconnect point, identifying who you are, who you work for, and why you locked it off. Never move or remove another person's tag.
2. Be sure to release residual energy (i.e. lead line grounding circuits).
3. Test equipment or energy source to ensure it will not run. Turn on equipment or test circuits to ensure it is disconnected.
4. Restore energy safely when you are finished with your repairs.
5. Remove lock and tag.

2.19 Personal Protective Equipment (PPE)

Item	Description
Minimum PPE Required	Hard hats, sturdy work boots, and Z87 safety glasses
Arc Rated Clothing	8cal HRC2 / NFPA 2112 arc-rated long-sleeved shirt and long pants for live energized conditions
Eye Protection	Goggles and/or face shields as necessary
Respiratory Protection	To be worn as necessary to prevent inhalation of harmful concentrations of paint, welding fumes, concrete and sheet rock dust, solvent vapors, etc.

2.20 Hot Work

Subcontractors performing Hot Work such as welding, cutting, brazing, soldering, and grinding are exposed to the risk of fires from ignition of flammable or combustible materials in the space, and from leaks of flammable gas into the space, from Hot Work equipment.

All Hot Work performed by any person will require a JHA and written plan review and approval by the Stellar Site Field Technician prior to the start of the job.

A Hot Work permit will be required for any work activity performed in an enclosed environment, including but not limited to inside a building or a confined space, that generates sparks, open flames or creates in any way a potential fire hazard.

2.21 Residual Toxic Chemicals or Contaminants on Site

The project area has no known contaminants. However, if residual contamination was identified during operations, the following steps should be taken in contaminated work zones:

- Establish a Worker Decontamination Enclosure System or "Regulated Area." Once set up, this system is to be used for all access to and from potentially contaminated areas for personnel and equipment, except in an emergency. If an occupied setting, this enclosure should be reviewed by the SOLV Energy, LLC Safety Department to assure proper containment.
- Seal off openings such as doorways, windows, and ventilation ducts with plastic sheets sealed with tape. Do not block off emergency or fire exits in such a way they cannot be used in an emergency. Place OSHA Asbestos approved warning signs at all possible exits.
- Maintain all work areas in a clean and orderly manner each day. Treat any material exposed to Asbestos as contaminated. No food, drink, or smoking is allowed in controlled areas.

- Pre-clean and cover fixed objects within work areas with a minimum of 6-mil plastic. Remove all movable furniture from contamination zones. Cover wall and carpeted surfaces in a manner that allows adequate overlapping and tape all joints. It is recommended that wall barriers be constructed of a minimum of 6 mil plastic, floor barriers at least two layers of 6 mil or equivalent, and all other areas or items can be protected with a minimum of 6 mil plastic to maintain an adequate air seal.
- All Asbestos waste will be placed in double bagged 6 mil (minimum) polyethylene bags or lined fiberboard drums and properly marked. Disposal containers shall be suitable to receive and retain any Asbestos containing materials until disposal at an approved site. The containers must be air and watertight and labeled in accordance with EPA and Federal OSHA regulations. Note: Bagged asbestos waste must be visibly wet inside the containers. A label should be placed inside the second bag and be visible for inspections.
- Establish, identify and maintain emergency and fire exits from the work areas. Have a written emergency plan posted and adequate firefighting equipment available. Be sure all employees are trained in these emergency procedures. Do not allow smoking or open flames in containment areas. Plastic is very flammable. Post "no smoking" signs at all entry areas.
- Inspect negative airflow HEPA filtration ventilation to assure that there is no air movement from containment to non-controlled areas. Smoke tests should be conducted daily to assure the ventilation system is operating correctly. The containment area shall be maintained under negative pressure with a minimum of 0.04 inches of water as indicated on a manometer. The abatement contractor shall provide DOP test results on the HEPA units if requested.
- All workers or visitors entering containment areas must wear appropriate personal protective equipment. All employees shall be trained in the proper use of their protective gear and it's use strictly enforced. Protective gear includes such items as Tyvek (paper) coveralls, hoods, booties and dual cartridge respirators approved by NIOSH/MESA for asbestos. Each person leaving containment areas must follow the routine decontamination process. Disposable items will be treated as Asbestos waste.
- All vacuum and air purifying equipment must be supplied with multiple HEPA filtration. This equipment shall be maintained according to manufacturer's recommendations. Written maintenance records must be kept verifying compliance.
- A daily log should be maintained showing all persons entering regulated/contaminated areas. It should be verified prior to entry, via badging system or equivalent, that a worker is AHERA trained and authorized to enter controlled areas.
- Post asbestos warning signs at all entrances to regulated work areas.

3. Emergencies

3.1 Emergency Contacts and Governmental Agencies

The project's main contact will be responsible for overseeing emergency services compliance.

Emergency response contacts are as follows:

Governmental Agencies	
OSHA Phoenix Area Office	Phone: (602) 514-7250
Arizona Department of Environmental Quality (for Hazardous Spills)	Phone: (602) 771-2330
Arizona Game and Fish Department	Phone: (928) 367-4281
Emergency Contacts	
Police/Fire Department/Emergency Medical Services (EMS)	Phone: 911

Navajo County Sheriff	Phone: (928) 524-4050
Taylor EMS	Phone: (928) 536-7900
Navajo County Emergency Management & Preparedness *Navajo County Emergency Manager: Catrina Jenkins*	Phone: (928) 524-4163 *Cell Phone: (928) 414-1310*
Compass Medical Center – Snowflake	Phone: (928) 536-5525
Summit Healthcare Family & Walk-In - Snowflake	Phone: (928) 536-5858

3.2 Communication and Training Procedures

All employees, contractors and subcontractors must receive safety training before they begin work on-site. This training will include pertinent information regarding hazardous material and fire prevention. The primary contact listed above will be responsible for ensuring that all personnel receive this training.

3.3 Site Evacuation Plan / Assembly Area

Site evacuation procedures are required as part of an emergency response plan. Upon the plant/site handover to the Stellar staff, every job site will be evaluated for a safe corridor for escape and assembly. Most site assembly areas will be located outside of the main access gate. Examples of emergencies requiring a site evacuation include:

- Equipment fire or explosion.
- Explosion from underground pocket of flammable/combustible gases.
- Inclement weather.
- Toxic gas/vapor release from subsurface pocket of gases or containers.
- Cave-in from excavated trenching.

During any construction work, evacuation routes are established upwind and a cross from the direction of wind flow as determined by either a windsock or other visual means of determining air movement. In the event of an evacuation signal, every worker is required to cease operations, note the wind pattern and move in a cross and upwind direction to the designated assembly point.

An Emergency Assembly Map with a site-specific assembly point will be developed closer to construction.

3.4 Response to Release of Hazardous Materials/Wastes

The project area is equipped with spill kits to handle the containment and clean- up of minor spills. For spills over 25 gallons, technicians should attempt to stop the leak (if possible), and contain the spill then contact a Lead Field technician immediately. The Lead Field Technician shall evaluate the extent of the spill and determine if the local Spill Remediation Contractor needs to be called in for clean-up. Notifications to the National Response Center (NRC) and State Environmental agency might be required as outlined in the site's Spill Prevention and Response Plan. Any notification to a government agency requires follow-up notification to the owner and Stellar's Compliance Department. A U.S. Environmental Protection Agency identification number may be required for waste pick-up and must be provided by the site owner.

3.5 Fire

Alert and immediately evacuate personnel away from the immediate area. Notify Stellar Site Field Technician, Stellar Field Operations Manager or SSSM regarding any size fire that occurs on the project site. If necessary, Stellar Staff or Management will notify the Fire Department by calling 9-1-1 and/or the local Fire Department.

For small fires (i.e., a fire that can be controlled with one 2.5-pound fire extinguisher), contain and extinguish the fire as quickly as possible. For larger fires, immediately call 9-1-1, evacuate the affected area, and gather in the designated assembly area outside of gate access locations.

See Section 5.9 Fire Protection Plan for Fire Extinguisher requirements.

3.6 Explosions

Following an explosion, immediately survey the affected area for injured workers. If the area is safe to enter, move the injured to a safe distance. Injured workers will be transported to the nearest emergency medical facility.

Once injured workers have been moved, immediately evacuate the affected area and gather in the designated assembly area outside of the gate access location. If a fire develops, follow emergency procedures for fire control and evacuation, as described above.

3.7 Accidents

All accidents/incidents shall be reported to the Stellar Lead Field Technician, Stellar Field Operations Manager or the SSSM immediately for investigation and follow- up. An incident written incident report shall be submitted to the Stellar Site Field Technician and SSSM within 24 hours. For accidents involving personal injury, immediately apply appropriate first aid and transport the injured party to the designated medical facility. Never allow the injured employee to transport them. The Stellar Site Field Technician will summon emergency medical response for injuries requiring emergency medical assistance and ambulance transport.

3.8 Vehicle Accidents

Stop the vehicle as soon as safely possible. Assess the damage to the vehicle and collateral damage to equipment and other objects. If injuries are sustained, follow the accident procedures above. Report all vehicle accidents to the Stellar Site Field Technician, Stellar Field Operations Manager or the SSSM immediately.

A Vehicle Accident Report must be filled out and submitted to the Stellar Site Field Operations Manager and the SSSM.

3.9 Equipment Failure or Power Outage

Turn off equipment or power. Assess damage and notify the Stellar Site Field Technician or Stellar Field Operations Manager. Wait for further instructions from Stellar Site Field Technician, Stellar Field

Operations Manager, or SSSM.

3.10 Natural Disaster/Earthquake Checklist

1. Shut down all operations/equipment in a safe effective manner
2. Check all personnel for injury and follow appropriate procedures
3. Inspect all fuel/oil/wastewater tankage and/or containment structures for signs of leakage or damage
4. Inspect all operational units for proper operations made, and manually check to insure all automatic and alarmed features are working properly
5. Inspect all piping, values, and fixed pumping units for damage
6. Re-inspect electrical circuits and power supplies for damage
7. Report to assembly point and wait further instructions

3.11 Exposure Assessment

Subcontractors will become familiar with the potential hazards on the job, as described in this SSSP. They will train, manage, and provide appropriate measures to protect their employees. Each Subcontractor shall provide appropriate tools, (i.e., PPE, equipment, environmental exposure monitors) to assess and assure that its employees are working in a safe area and manner.

3.12 Liaison, Notification Requirement for Incidents, Accidents and Injuries

Should any of the events listed above occur, the Stellar Site Field Technician, Stellar Field Operations Manager, and the SSSM shall be contacted immediately. The SSSM will assist Subcontractors in resolving the issue and coordinate the preparation of a written report to the Stellar Field Operations Manager within 24 hours.

Stellar Site Field Technician, Stellar Field Operations Manager, and the SSSM will determine the appropriate reporting and notification procedures involving notification and follow up to local authorities.

4. Fire Prevention

4.1 Purpose & Need for Fire Prevention Plan (FPP)

- Eliminate the potential risks and/or causes of fires
- Prevent loss of life and property by fire
- Educate employees to promote a safe environment
- Be prepared should a fire occur
- Outline a procedure to follow for the safety of the individuals on site at the time of the occurrence
- Identify risk factors and hazards
- Set up proper storage procedures, training, and identification of personnel responsible for maintaining and servicing the equipment and systems on site that are used to prevent and/or control a fire.

4.2 Responsibilities and Procedures

Safety is everyone's responsibility on site. All employees are to be trained and should know how to prevent and respond to a fire emergency. All employees must:

- Complete an on-site training program identifying the fire risks for the project area
- Know the protocol and follow emergency procedures should an event occur
- Review and report potential fire hazards to the On-site Primary Contact.

4.2.1 Understanding Conditions Associated with Photovoltaic Solar Arrays

PV solar arrays present a unique challenge for fire fighters. Unlike a typical electrical or gas utility, a PV array does not have a single point of disconnect. Whereas there are disconnects that will de-energize select parts of the system, as long as the PV panels are illuminated, the individual strings of PV panels are energized and capable of producing up to 1,000 volts. This is not just limited to PV panels being illuminated by the sun; illumination by artificial light sources, such as safety lights, vehicle lights, or the light from a fire, are capable of producing electrical power sufficient to cause a lock-on hazard[2]. Below is a summary of the hazards associated with firefighting activities in photovoltaic solar arrays:

- Shock hazard due to the presence of water and PV power during suppression activities
- Outdoor rated electrical enclosures may not resist water intrusion from the high-pressure stream of a fire hose.
- PV panels damaged in the fire may not resist water intrusion.
- Damaged conductors may not resist water intrusion
- Shock hazard due to direct contact with energized components
- No means of complete electrical disconnect

Due to the dangers presented above, it is not typical to practice fire suppression by means of water inundation within solar PV arrays.

4.2.2 Small Fires

Small fires that are in the early stage and can be controlled with a fire extinguisher. An example would be a small trash can fire. In the event of a small fire at the project:

- The person discovering the fire should immediately call the onsite supervisor, call 9-1-1 and notify the appropriate personnel.
- All non-essential personnel should be removed from the hazard area.
- Fire extinguishment with a fire extinguisher or other means should be attempted if the person has been trained in the use of fire extinguishers and it is safe to do so without placing themselves in danger.
- Evacuate to the muster point or designated meeting area.
- All work in the area should cease immediately, take steps to safely shut down equipment, exit the evacuation area, and report to the muster point or designated meeting area.
- No employees are permitted to re-enter the site until the incident commander deems it safe and will

[2] Source: UL Firefighter Safety and Photovoltaic Installations Research Project, November 29, 2011

issue an "All Clear" when it is safe to do so.

4.2.3 Large Fires

In the event of a large stage fire at the project:

- The person discovering the fire should immediately contact the onsite supervisor. If the fire cannot be readily extinguished, call 9-1-1 to report the fire.
- All personnel should be removed from the immediate danger area in anticipation of an evacuation.
- The On-site Primary Contact will respond to the scene and ensure that the Fire Department has been dispatched. They will then determine evacuation needs, recruit/dispatch employees to assist with the evacuation and issue the following statement over the radio: "Attention, there is a fire emergency at (location name). Please evacuate (the affected area) and report to (designated meeting area).
- At this point, all employees in the affected area will stop work immediately, take steps to safely shut down equipment, exit the evacuation area, and report to the designated meeting area.
- In this scenario, fire extinguishers are to be used for escape purposes only.
- The On-site Primary Contact will take the necessary steps to ensure that no employee re-enters the evacuated area until the Fire Department arrives and assumes command.
- No employee is required or permitted to place themselves in harm's way in order to facilitate extinguishment, evacuation, or rescue. All rescue operations will be performed by trained professionals upon their arrival.
- The On-site Primary Contact will issue an "All Clear" only when the Fire Department informs them that it is safe to do so.

4.2.4 Grass / Wildland Fire Procedures

The site should be free of combustible vegetation with only a ground cover of maintained vegetation adjacent and beneath the solar racking. Flying embers from off-site fire may inundate the area during fire events. The modified fuel areas and project features will resist ignition from ember showers. Ignition of the ground cover could result in a fast moving, but lower intensity fire that burn in a patchy manner on the site beneath the modules. This type of fire would be relatively short- duration as vegetative fuels are consumed rapidly. There would not be a sustained source of heat and or flame as there would be with surrounding wildfires.

In the event of a vegetation fire under or near the modules or inverters:

- DO NOT attempt to extinguish the flames with water or other chemicals as an electric shock or arc could occur.
- If possible, safely attempt to shut down power at the inverter using the DC disconnect
- Let the fire burn vegetation and self-extinguish
- If flames continue away from modules or inverters, attempt to extinguish flames.

4.3 Battery Energy Storage System (BESS) Safety

As the project includes a large BESS component, maintaining safety protocols and procedures will be paramount. The following requirements and practices are implemented to ensure the safe design, construction, installation, operation, and maintenance of the BESS at the project area.

All BESS components will be designed, constructed, and installed in accordance with the latest industry standards, including but not limited to NFPA 855:2022, International Fire Code: 2021 (IFC), National Electric Code: 2020 (NEC), National Electric Fire Protection Agency 70E: 2018, and National Electric Safety Code: 2017 including TIA 2017-1 (NESC). Any custom-engineered components will be sealed by a Professional Engineer licensed in Arizona.

The Facility will adhere to NFPA 68:2018 and NFPA 69:2019 for the design, construction, inspection, and maintenance of BESS fire safety systems. Testing and maintenance of these systems will comply with NFPA 72:2022. The factors that could lead to the failure of the battery system will be analyzed in accordance with NFPA 551:2022.

Battery components will be transported in accordance with U.S. Department of Transportation regulations and UN 38.3 requirements. Manufacturers will implement ISO 90001 practices to ensure high-quality production and minimize premature failures.

If there is a non-battery fire in the BESS area of the project area, fire suppression systems used to control the fire will comply with NFPA 2001:2022, NFPA 2010:2020, or, when those are not applicable, the manufacturer's standards.

For detailed procedures on emergency response specific to the BESS system being utilized in the project, the "Tesla Emergency Response Guide" will be provided upon request. This document is subject to change, and updates will be provided as needed.

5. Fire Department Access

5.1 Internal Site Access Roads

A map of road networking and access aisles inside the project fence line will be developed closer to the construction phase and included in Appendix D. The internal site access roads will be designed with adequate width to accommodate emergency vehicles and will be constructed as all-weather roads to ensure reliable access for fire department vehicles and other emergency responders at all times.

5.2 O&M Building Fire Access Features

The site plan includes a designated fire response staging area, ensuring that emergency vehicles have easy and unobstructed access to the site. This strategically positioned area is crucial for minimizing response times and facilitating efficient firefighting operations.

A water storage tank will be installed adjacent to the O&M building, providing a reliable and readily accessible water source in the event of a fire. This tank enhances the overall fire suppression capabilities of the O&M building, ensuring quick access to water for firefighting efforts.

6. Controlling Hazards & Prevention Practices

All employees, contractors, and subcontractors need to be educated on fire hazards and what procedures to follow to prevent and control fire hazards. Employees need to know how to respond to the fires those hazards might cause.

Given the increased risk of wildfires during the summer months in Navajo County, special attention will be given during that time of the year to mitigate risk. Increased risk mitigation includes but is not limited to clearing dry brush around panels and the BESS area, along with more frequent equipment checks.

6.1 Class "A" Combustibles

These combustibles consist of common materials (wood, paper, cloth, rubber, and plastic) that can act as fuel and are found on most work sites.

To handle Class A combustibles safely to prevent fires:

- Clear dry brush around panels and BESS area, particularly during the wildfire season
- Dispose of waste daily (i.e. cardboard, wood pallets, packing materials etc.)
- Use trash receptacles with covers
- Keep work areas clean and free of combustible materials
- Store materials in the proper storage containers
- Do a periodic check of the job site to make sure combustibles are being handled correctly

Water, multi-purpose dry chemical (ABC) and halon are approved fire extinguishing agents for Class A Combustibles.

6.2 Class "B" Combustibles

These combustibles include flammable and combustible liquids (oil, grease, tar, oil-based paints and lacquers) flammable gases, and flammable aerosols.

To handle Class B combustibles safely to prevent fires:

- Use only approved pumps (with suction from the top) to dispense liquids from tanks, drums, barrels, or similar containers (or use approved self-closing valves or faucets)
- Do not dispense Class B flammable liquids into a container unless the nozzle and container are electrically interconnected by contact or bonding wire. Either the tank or container must be grounded.
- Store, handle, and use Class B combustibles only in approved locations where vapors are prevented from reaching ignition sources such as heating or electric equipment, open flames, or mechanical or electric sparks
- Do not use a flammable liquid as a cleaning agent inside a building (the only exception is in a closed machine approved for cleaning with flammable liquids)
- Do not use, handle, or store Class B combustibles near exits, stairs, or any other areas normally used as exits

Do not weld, cut, grind, or use unsafe electrical appliances or equipment near Class B combustibles.

- Do not generate heat, allow an open flame, or smoke near Class B combustible
- Know the location of and how to use the nearest portable fire extinguisher rated for Class B fire

6.3 Class “C” Combustibles

Class C fires are fires that involve energized electrical equipment. In the event of a Class C fire, ALWAYS de-energize the circuit supplying the fire, and then use a non-conductive extinguishing agent such as carbon dioxide or Halon 1211. A multi-purpose dry chemical (ABC) extinguisher can also be used on Class C fires.

Do not use water, foam or other electrically conducive agents when fighting electrical fires. Once the electricity is shut down to the equipment involved, the fire generally becomes a standard combustible fire.

7. Employee Training & Education

Personnel shall be trained in the practices of the FPP relevant to their duties. Construction and maintenance personnel shall be trained and equipped to extinguish small fires to prevent them from growing into more serious threats. Confirm all employees understand the function and elements of the FPP, including types of potential emergencies, reporting procedures, evacuation plans, and shutdown procedures. Review any special hazards that might occur at the site, such as flammable materials, fuel storage, toxic chemicals, and water reactive substances.

Fire safety training should occur during the site safety training. Every employee must take this training before starting work. Training to include:

- Employee roles and responsibilities
- Recognition of potential fire hazards
- Alarm system and evacuation routes
- Location and operation of manually operated equipment (fire extinguishers)
- Emergency response procedures
- Emergency shutdown procedures
- Good fire-prevention housekeeping practices and equipment maintenance

The project’s site safety person as well as the On-site Primary Contact are responsible for fire safety training.

7.1 Use of Portable Fire Extinguishers

- A minimum of one portable fire extinguisher should be provided within 65 meters of anywhere in the work area during construction or heavy maintenance
- Fire extinguishers should be inspected monthly
- Fire extinguishers should not be obstructed and should be in conspicuous locations

7.2 Site Maintenance & Housekeeping

- Combustible material should not be stored in mechanical rooms or electrical equipment rooms
- Storage is not allowed in electrical equipment rooms, or near electrical panels
- Electrical panel openings must be covered
- Power bars must be plugged directly into an outlet and should be for temporary use only
- Extension cords and flexible cords should not be substituted for permanent

8. Equipment Fire Safety

- All internal combustion engines, both stationary and mobile, shall be equipped with spark arresters. Spark arresters shall be in good working order
- Light trucks and cars with factory-installed (type) mufflers shall be used only on roads where the roadway is cleared of vegetation. These vehicle types shall maintain their factory-installed (type) mufflers in good condition
- Equipment parking areas and small stationary engine sites shall be cleared of all extraneous flammable materials
- The project proponent shall make an effort to restrict the use of chainsaws, chippers, vegetation masticators, grinders, drill rigs, tractors, torches, and explosives to periods outside of the official fire season. When the above tools are used, water tanks equipped with hoses, fire rakes, and axes shall be easily accessible to personnel.

9. Personnel Roles and Organizational Responsibilities

9.1 Management Team

The Stellar Management Team for the project will include the following: Division Manager, O&M Manager, and the Owner's Representative.

All inquiries and decisions regarding the project should be addressed to the Stellar Division Manager, Project Manager or Field Operations Manager. The Stellar Manager will act as liaison to the Management Team.

Please note that these personnel will be selected prior to the project's construction period and added to the SSSP.

9.2 Owner's Developer Personnel

Name	Title	Phone Number	Email
Melissa Funsten	Project Manager	(919) 862-7043	melissa@stellarpower.us
Oliver Chua	Director, Projects & Construction	(515) 441-0251	oliver@stellarpower.us

9.3 Renewable Energy and Safety Personnel

The following roles, although subject to change prior to construction and operations, will be present on the project.

9.3.1 Field Division Manager

The Stellar Division Manager is charged with the overall responsibility for the successful implementation of field operations and maintenance. The Division Manager responsibilities include, but are-not-limited-to:

- Prepare and organize project activities on-site.
- Review and approve the site-specific H&SP.
- Provide operational needs, supplies, etc.

- Coordinate cost controls.

9.3.2 Lead Field Technician

The Stellar Lead Technician coordinates with Site Field Technicians, vendors and subcontractor activities on the project area. The Lead Technician's responsibilities include, but are not limited to:

- Serve as one of the On-site Primary Contacts.
- Prepare and organize project activities on-site.
- Supervise vendors and subcontractors for compliance with job scope and quality.
- Supervise field operations and implement safety procedures.
- Enforce implementation of SSSP and established health and safety practices.

9.3.3 Site Technician

The Stellar Site Technician is responsible for supporting field operations and maintenance activities. The Site Technician's responsibilities include, but are not limited to:

- Summon emergency medical response for injuries requiring emergency medical assistance and ambulance transport.
- Be notified immediately following vehicle accidents and submit a Vehicle Accident Report.
- Be informed of any equipment failure or power outage and provide further instructions.
- Conduct damage assessments and provide further instructions post-natural disaster or earthquake.

9.3.4 Remote Operations Control (ROC) Center

The ROC Center is responsible for overseeing the operational integrity and performance of the facility. Specifically, duties of the ROC Center include but are-not-limited-to:

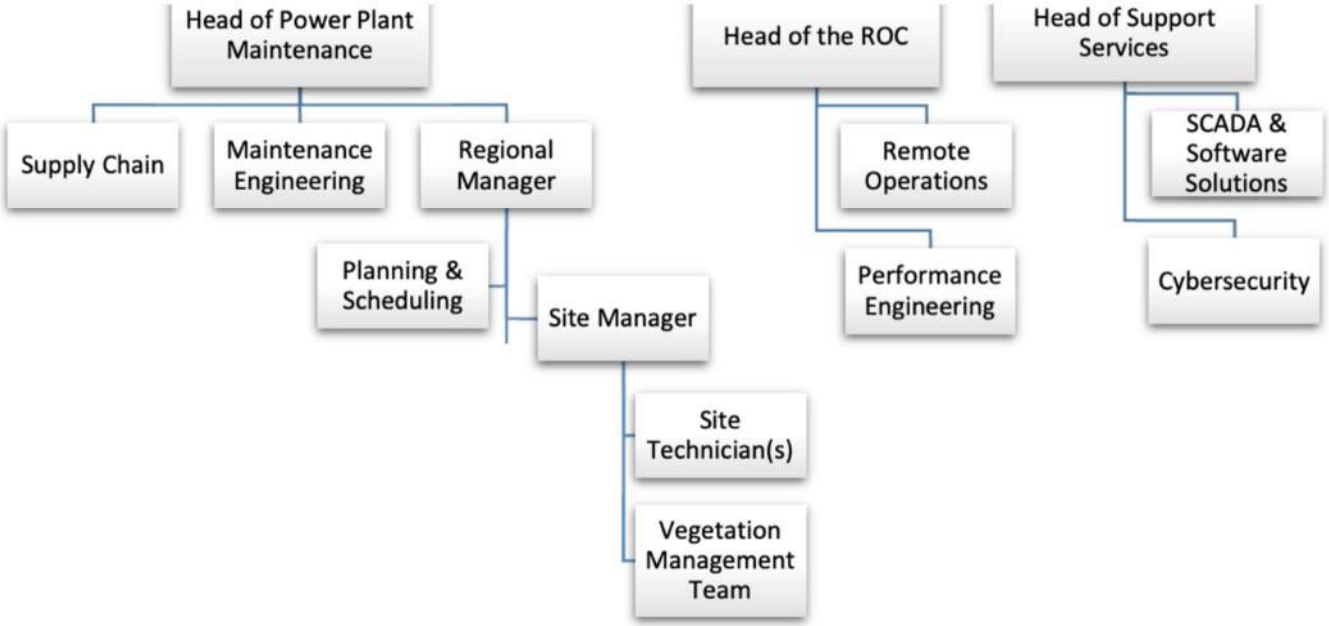
- Ensuring compliance with all cybersecurity and operational standards of a NERC Medium-Impact facility.
- Coordinating real-time responses to operational issues and emergencies.
- Maintaining continuous oversight of facility performance and security.
- Supporting field technicians with operational data and troubleshooting guidance.

9.3.5 Site Specific Safety Manager (SSSM)

The SSSM is responsible for assuring compliance with the SSSP. Specifically, duties of the SSSM include but are-not-limited-to:

- Establish site safety controls.
- Develop the SSSP.
- Serve as safety liaison with vendors and subcontractors on the site.
- Serve as the point person for health and safety questions.
- Monitor Red Hills personnel, vendor and subcontractor compliance.
- Oversee security compliance for the Red Hills Project.

Appendix A: Staffing Plan



Appendix B: Operations and Maintenance Plan

Covered Equipment	Planned Maintenance	Frequency	Corrective Maintenance
General	***Safety Audits*** • Perform visual inspection of perimeter fencing, walkways, lighting, and fire extinguishers.	Monthly	
	Eye Wash Stations • Perform visual inspection of eye wash stations	Monthly	Repair or replace
	• Replace eye wash station fluid	Per manufacturer's recommendations	
	Environmental Inspections • Perform visual inspection of oil containment structures. • Perform visual inspection of Site vegetation and Site drainage.	Monthly	
	Site HVAC • Perform visual inspection of Site HVAC systems.	Every 6 Months	Repair or replace
	Plant Technician Rounds • Inspect the Site for any abnormal operating conditions.	Monthly	
	Revenue Meter • Perform primary and/or backup meter calibration.	Per Project Agreements	Repair or replace
Inspections Performed Prior to Expiration of the EPC Contractor's Warranty to Owner	***PV Module*** • Perform IR scan of Site providing reporting of module level sub-defects, string level outage reporting, and broken modules.	One time	
	Data Acquisition System ("DAS") • Verify accurate SCADA tag mapping.		
	Harness Combiner Box • Perform infrared scan of harness combiner boxes while power >80%. • Clean and perform visual inspection of boxes. • Check torque marks and tighten as needed.		
System Protection	***Protection Relays*** • Verify calibration and check functionality.	Once every 5 Years	Repair or replace
	Breaker Trip Testing • Verify the ability to trip breakers via coil.	Once every 5 Years	
	System Protection Potential Transducers ("PTs") and Current Transducers ("CTs") • Verify calibration and check functionality.	Once every 11 Years	
Substation	• Perform visual inspection of the grounding system. • Perform thermographic and visual inspection. • Perform UPS inspection and maintenance.	Annually	Repair or replace
Unit Control Enclosure Battery	• Ensure correct operations of battery monitoring system and battery charging system. • Perform visual inspection of the battery room, mounting rack, batteries and connections.	Monthly	Repair or replace
	• Perform individual cell float charge and specific gravity checks.	Quarterly	

	• Measure float cell voltage, pilot cell voltage, and electrolyte temperature of pilot cell.	Annually	
SCADA & Network Equipment	• Plant equipment will be evaluated every 5 years to determine state of health and provide recommendations to Owner.	Every 5 years	
Medium Voltage ("MV") and High Voltage ("HV") Breaker	• Clean out dirt and debris. • Perform a manual operation test. • Perform an electrical test. • Perform a gas leakage test.	Per manufacturer's recommendations	Repair or replace
Generator Step-Up ("GSU") Transformer	***GSU Transformer*** • Perform a visual inspection and ensure proper operation of fan motor, oil pump motor, and breather. • Inspect and maintain substation transformer bushings and control panel. • Perform visual inspection of bushings for indications of local heating, oil leaks, proper oil level and indication of contaminants.	Per manufacturer's recommendations	
Capacitor Banks	• Perform Visual inspection of the physical condition. • Check cabling and connections. • Measure capacitance to detect any potentially failing caps. • Check torque. • Perform infrared scan.	Per manufacturer's recommendation	Repair or replace
AC Overhead Collection System	• Perform infrared scan of the AC overhead collection system.	Annually	Repair or replace
MV Transformer	• Perform infrared scans on low side of transformer when power is >80%.[1] • Verify temperature and pressure sync with the Operator's Operations Center. • Perform visual inspection of the physical integrity of the enclosure and check for oil leakage. • Perform visual inspection for damage or discoloration of bushings. • Perform oil sample analysis on MV transformer(s). • Collect MV transformer oil sample(s) for 3rd party analysis. • Perform electrical test of transformer. • Verify integrity of surge arresters and check for proper tap position.	Per manufacturer's recommendations	Repair or replace
PV Inverter	***Inverter*** • Perform visual inspection of the inverter and DAS panels. • Verify torque specifications. • For all AC/DC, perform inspection of communication and control power terminations. • Cycle AC/DC disconnects, inspect AC/DC contactors and cooling fans. • Perform infrared scan.[2]	Per manufacturer's recommendations	Repair or replace

Appendix C: Two Person Rule

ALL TASKS LISTED BELOW REQUIRE PPE RATED FOR THE TASKS AT HAND. ALL PPE SHOUD BE SIZED FROM THE REQUIRED ARC FLASH LABELS. ALL PPE IS TO BE CHECKED PRIOR TO EVERY USE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL WEARING SUCH PPE. SOME EQUIPMENT ARC FLASH RATINGS EXCEED RATED PPE, WHEN THIS HAPPENS OPERATIONS MUST BE COMPLETED DE-ENERGIZED. STOP WORK IF ANY ABNORMAL CONDITION ARISES		
General		
Where the heat index is above 95 degrees two people are required		
Where the work is on a rooftop or a carport two people are required		
Equipment type	**One person**	**Two people**
POI (substation, switchgear, recloser)		
	Visual inspection from outside the fence	All POI inspections require two people
		All site trips require two people
		Any work at the POI area, or inside the fence
Pad Mount transformer		
	Inspect exterior for leaks	IR scanning cable terminations
	If Gauges are external, can inspect gauges	Interior inspections
	Inspect exterior paint condition and touch up	DGA's if internal after isolation
Switchgear/Distribution panel under 600V	DGA's if external	Verify electrical circuits of SCADA inputs
	Inspect exterior paint condition and touch up	Operate breakers outside of normal conditions, for any repairs or breaker trips
	Open swing door to visually inspect seals and breaker status	Internal inspections and IR scans
	Operate breakers under normal operating conditions only if PPE Exceeds ARC Flash hazard shown on ARC flash label. If no label exists requires de-energizing of any other energy source.	To perform any repairs
AC Panel or skid control power panels		
	Inspect exterior paint condition and touch up	Internal inspections and IR scans
	Operate breakers under normal operating conditions with dead front in place, only if PPE Exceeds ARCFlash hazard shown on ARC flash label. If no label exists requires de-energizing of any other energy source.	Troubleshooting and resetting tripped breakers
		Any repairs to AC panels or control power transformers
Inverter		
	Inspect exterior paint condition and touch up	Opening any cabinet doors where voltage is present
	External inspections for damage	Preforming inverter PM
	Fault resetting from control panels	Internal inspections and repairs
	Reading HMI screen for inverter data	Fuse replacements
	Pulling event logs	Ground fault troubleshooting
	Resetting from control panel only (without breaker operation or opening of inverter cabinets)	
Recombiner		
	WITH VOLTAGE PRESENT (Daytime)	**WITH VOLTAGE PRESENT (Daytime)**
	Inspect exterior paint condition and touch up	Opening any bolted cabinet doors
	Operate breakers under normal operating conditions only if PPE Exceeds ARC Flash hazard shown on ARC flash label. If no label exists requires de-energizing of all field combiners prior to recombiner operation.	Internal inspections and IR scans
		Operate breakers outside of normal conditions, for any repairs or breaker trips
	WITH NO VOLTAGE PRESENT (Nighttime)	**WITH NO VOLTAGE PRESENT (Nighttime)**
	Internal inspections and repairs	
	Troubleshooting	
	Preform PM	
Combiner box		
	WITH VOLTAGE PRESENT (Daytime)	**WITH VOLTAGE PRESENT (Daytime)**
	Inspect exterior paint condition and touch up	Opening any cabinet doors
	With doors shut and latched operate disconnect handle	Performing IR scans
		Internal inspections and repairs
		Fuse replacements
		Ground fault troubleshooting
		String testing
	WITH NO VOLTAGE PRESENT (Nighttime)	**WITH NO VOLTAGE PRESENT (Nighttime)**
	Opening any cabinet doors	
	Internal inspections and repairs	

ALL TASKS LISTED BELOW REQUIRE PPE RATED FOR THE TASKS AT HAND. ALL PPE SHOUD BE SIZED FROM THE REQUIRED ARC FLASH LABELS. ALL PPE IS TO BE CHECKED PRIOR TO EVERY USE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL WEARING SUCH PPE. SOME EQUIPMENT ARC FLASH RATINGS EXCEED RATED PPE, WHEN THIS HAPPENS OPERATIONS MUST BE COMPLETED DE-ENERGIZED. STOP WORK IF ANY ABNORMAL CONDITION ARISES		
General		
Where the heat index is above 95 degrees two people are required		
Where the work is on a rooftop or a carport two people are required		
Equipment type	**One person**	**Two people**
	Fuse replacements	
	Ground fault troubleshooting	
	Shield removal	
String wires		
	WITH VOLTAGE PRESENT (Daytime)	**WITH VOLTAGE PRESENT (Daytime)**
	Visual inspections	After isolation string wire, fuse, and connector repairs
	Current readings without circuit interruption	Major zip tie replacement or on strings over 600V
	Minor zip tie replacement on strings under 600V	
	WITH NO VOLTAGE PRESENT (Nighttime)	**WITH NO VOLTAGE PRESENT (Nighttime)**
	String wire, fuse, and connector repairs	
	String wire management and zip tie repairs	
Racking		
	Preform all racking PM without exposure to any damaged modules or unmanaged strings	Excessive damage or where damage exists on modules and strings
Trackers		
	Perform tracker PM	All controller repairs over 110V
	Tracker repairs except motor controller repairs over 110V	Ground fault locating
	Open tracker controller over 110V for visual inspections only	
Modules		
	WITH VOLTAGE PRESENT (Daytime)	**WITH VOLTAGE PRESENT (Daytime)**
	Visual inspections	Isolating modules from the array
	IR scans and PM	Testing modules connected to the array
	Handling individual modules not connected to the array	Carrying modules over 50 Lbs.
	Test individual modules not connected to the array	
	WITH NO VOLTAGE PRESENT (Nighttime) Isolating modules from the array	**WITH NO VOLTAGE PRESENT (Nighttime)**
MET Station		
	Perform all PM	
	Replacement of sensors	
	Troubleshooting and repairs	
	Programming	
SCADA within substations		
	VISUAL INSPECTION PERMIT REQUIRED	**HV PERMIT REQUIRED**
	Visual inspections	Troubleshooting and repairs
	Logging into network	Replacement of sensors
		Preform all PM
		Power cycling
		Working on UPS System
	VIRTUAL PERMIT REQUIRED	
	Programming	
DAS outside of substations		
	Perform all PM	
	Replacement of components	
	Troubleshooting and repairs	
	Logging into network	
	Power cycling	
	VIRTUAL PERMIT REQUIRED	
	Programming	
Site		
	Driving and inspections of site and fencing	Inspection and IR of any junction boxes
	Cleaning up trash and debris	Digging near conductors
	Weed control non-mechanical	Weed control mechanical
	Fence and security system repairs	
	Site PM	

Appendix D: Internal Site Access Roads Map

(To be completed closer to the construction phase.)

Red Hills Solar and Storage Project Visual Simulations

JUNE 2024

PREPARED FOR

Stellar Red Hills Solar LLC

PREPARED BY

SWCA Environmental Consultants

RED HILLS SOLAR AND STORAGE PROJECT
VISUAL SIMULATIONS

Prepared for:

Stellar Red Hills Solar LLC
14643 Dallas Parkway, Suite 250
Dallas, Texas 75254

Prepared by:

SWCA Environmental Consultants
1750 South Woodlands Village Boulevard
Suite 200
Flagstaff, Arizona 86001
(928) 774-5500
www.swca.com

June 2024

VISUAL SIMULATIONS

Project Description

This technical memorandum was prepared to support the Navajo County Special Use Permit process for the proposed Red Hills Solar and Storage Project (the project). The visual simulations presented here are provided to support the entitlement efforts for the project in unincorporated Navajo County, Arizona. The project is approximately 3.5 miles north of the town of Snowflake and approximately 0.5-mile west of Arizona State Route (SR) 77. The project area would include construction of a 1,000-megawatt (MW), utility-scale photovoltaic solar energy generation facility on approximately 9,090 acres of privately owned land and 123 acres of Arizona State Trust Land (project area). Additional project features include a 4,000-MW-per-hour battery energy storage system (BESS), a 920-foot-long, 500-kilovolt generation-tie transmission line connecting the project substation to the existing Salt River Project Sugarloaf substation located within the project area, an operations and maintenance building, and other ancillary facilities. The proposed solar panels would be 9 feet 1 inch at maximum height with a 60-degree tracking angle. The BESS unit height would be 10 feet with an additional 1-foot foundation. There would be two 60-foot-tall monopoles connecting the project substation to the existing Salt River Project Sugarloaf substation and a 7-foot-tall, meshed fence with barbed wire surrounding the project area, defined as the boundary of the project facilities.

The visual simulations presented in this memorandum combine three-dimensional computer-generated images of the proposed project components with photographs taken from selected key observation points (KOPs). The simulations are based on project specifications identified in the project's preliminary layout plan dated May 6, 2024, provided by Stellar Red Hills Solar LLC (Stellar). The simulations depict how the project and other related electrical infrastructure would appear from the representative KOPs in the surrounding community.

Summary of Process and Methods

Field review of the project site and vicinity was conducted by SWCA on April 9, 2024, to identify KOP locations and to take photographs from each KOP for the creation of visual simulations. Field evaluation was conducted both on foot and from a moving vehicle along public transportation routes. SWCA Environmental Consultants (SWCA) coordinated with Stellar to identify four KOPs, selecting areas that represent public views near the project (Table 1, Figure 1).

Table 1. Key Observation Point and Visual Simulation Locations

KOP Visual Simulation Number	Location Description	Latitude and Longitude
KOP 1	SR 77 looking southwest	34.657325, -110.09925
KOP 2	SR 77 looking west	34.605658, -110.089365
KOP 3	Riggs Street looking northwest	34.572444, -110.096715
KOP 4	Four Mile Knoll looking northwest	34.558939, -110.11636

SWCA personnel used a full-frame, single-lens reflex camera with a fixed 50-millimeter lens to take base photographs of the project area under clear weather conditions from GPS points recorded at each KOP. Using ArcGIS, Google Earth Pro, Autodesk products (AutoCAD and 3ds Max), and Adobe Photoshop, SWCA created a three-dimensional model of the proposed layout of the project. The project model was then superimposed on a digital elevation model representing the project area terrain, and digital cameras within the software were established at the KOP locations, giving the correct scale, orientation, and

distance. Date and time-of-day inputs allowed for the application of shadows and reflected light, and the software accounted for distance and haze to increase the accuracy of viewing conditions at the time the base photographs were taken. The rendered images of the project were then merged into the baseline photographs using Adobe Photoshop software. These merged images provide photorealistic simulations of the project as viewed from each selected KOP (see Appendix A). Photographs of the existing baseline conditions are included for purposes of comparison to proposed visual changes.

A visual contrast analysis is an established industry method, created by the Bureau of Land Management (BLM), of evaluating the anticipated level of change (contrast) associated with the construction, operation, and maintenance of a proposed project. Factors taken into consideration for such an analysis include the level of perceived contrast between the proposed project elements and the existing landscape and the distance of the proposed project elements from the viewer. This analysis informed both the assessment of impacts on landscape character and impacts on views from each KOP location.

The level of perceived contrast between the proposed project elements and the existing landscape is classified using the following definitions (BLM 1984):

- None: The project is not visible or perceived.
- Weak: The project can be seen but does not attract attention.
- Moderate: The project somewhat attracts attention and begins to dominate the landscape.
- Strong: The project demands attention, would not be overlooked, and is dominant in the landscape.

KOP 1 Analysis

KOP 1 is along SR 77, looking southwest toward the project area. This KOP represents a travel route user (i.e., motorists) and is approximately 2.2 miles from the nearest solar array. Views from KOP 1 include shallowly undulating rolling terrain with dispersed dark and bright green desert grasses and shrubs, uniform geometric barbed-wire fencing, large wind turbines from the Poseidon Wind Project, and lattice transmission structures that draw the attention of the viewer. Given the viewing position and proximity to the project from KOP 1, the project would not attract attention nor dominate the landscape. The project would not demand the attention of the viewer or introduce elements and patterns that would be visually dominant. The project would produce weak to no visual contrast, with the effect lasting for a short duration based on travel speed along the highway of approximately 65 miles per hour, based on the posted speed limit. The project would be intermittently visible, based on screening associated with existing topography and vegetation, for travelers heading northbound or southbound along SR 77 for approximately 10 minutes along an approximate 11-mile portion of SR 77.

KOP 2 Analysis

KOP 2 is also along SR 77, looking west toward the project area. This KOP represents a travel route user and is approximately 0.5 mile from the nearest solar array. Views from this KOP include undulating rolling terrain with dispersed dark and bright green desert grasses and shrubs leading to tall buttes, uniform geometric barbed-wire fencing and gate, and tall wind turbines that draw the attention of the viewer. Given the viewing position and proximity to the project from KOP 2, as well as the lack of intervening vegetation or topography, the project would attract attention and begin to dominate the landscape through the introduction of new forms, lines, colors, and textures resulting from the dark blue to grey rectangular solar arrays. The project would begin to demand the attention of the viewer and introduce elements and patterns that would be visually dominant. The solar arrays would demand the attention of the viewer and introduce elements and patterns that would be visually dominant and create

strong contrast compared to other features in the landscape over a short duration of view based on the posted travel speed of SR 77. The project would be intermittently visible, based on screening associated with existing topography and vegetation, for travelers heading northbound or southbound along SR 77 for approximately 10 minutes along an approximate 11-mile portion of SR 77.

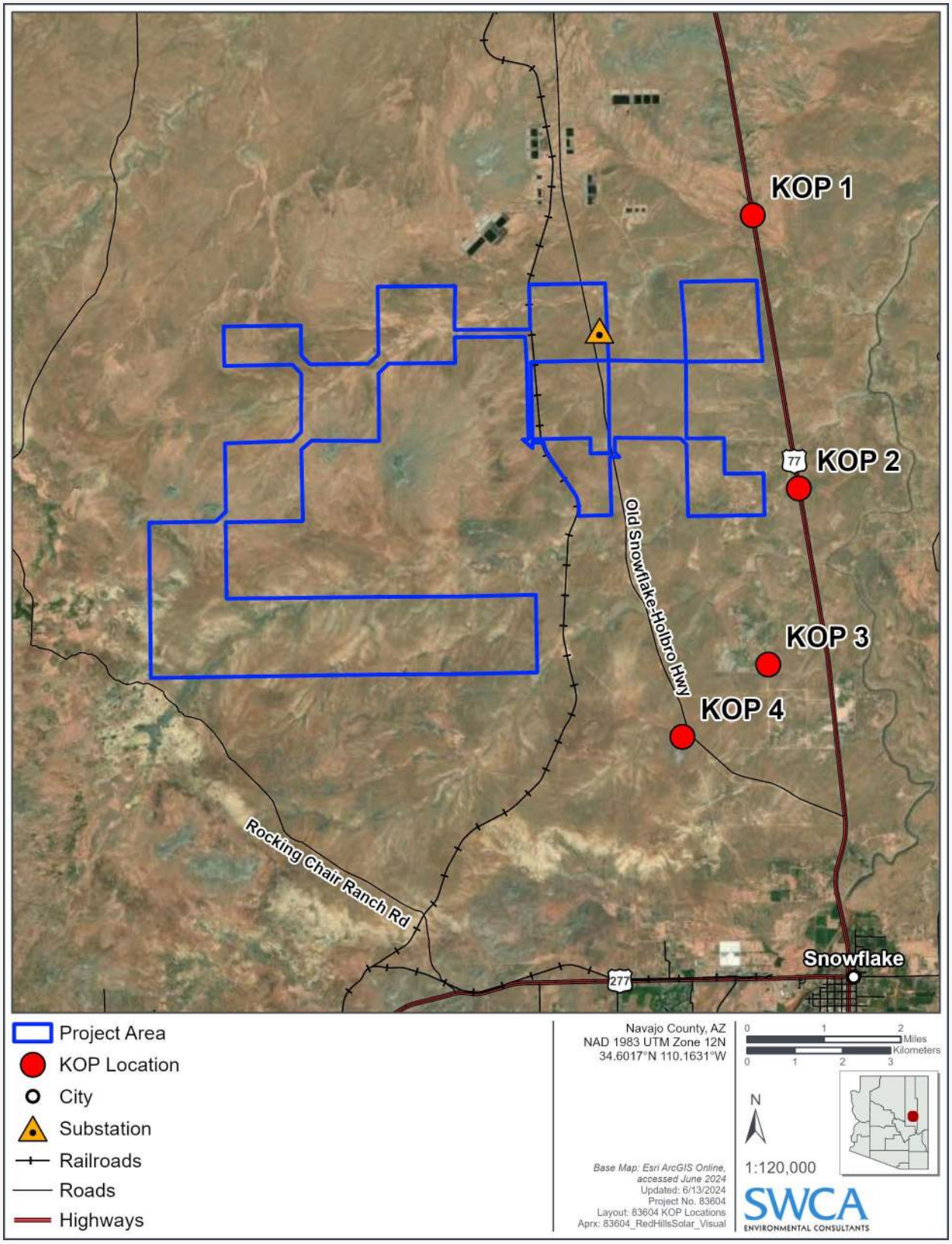


Figure 1. Key observation point locations.

KOP 3 Analysis

KOP 3 is on Riggs Steet, looking northwest toward the project area. This KOP represents a rural residential viewer and is approximately 2.2 miles from the nearest solar array. Views from this KOP include undulating rolling terrain with dispersed dark and bright green desert grasses and shrubs, uniform geometric barbed-wire fencing paralleling tan dirt roads, wind turbines, and lattice and wooden monopole transmission structures. Views also include abandoned buildings and debris in the foreground that draw the attention of the viewer, with occupied large rectangular buildings farther in distance. Given this KOP's viewing position, the project would begin to attract attention and begin to dominate the landscape through the introduction of new forms, lines, colors, and textures in the form of dark blue to subdued grey geometric solar panels. The project infrastructure, including the BESS, interconnection, and substation, would begin to draw the attention of the viewer and introduce elements and patterns that would be visually dominant. Given the presence of other structures and landscape modifications in view, the project would produce a moderate to strong level of contrast with these impacts occurring over a long duration of view due to the residential setting.

KOP 4 Analysis

KOP 4 is near Four Mile Knoll, looking northwest toward the project area, and is within lands owned by the BLM. This KOP represents a recreational user approximately 2.2 miles from the nearest solar array. Views from this KOP include shallowly undulating terrain with dispersed dark and bright green desert grasses and shrubs leading to tall buttes in the background, uniform geometric barbed-wire fencing, wooden monopole transmission structures, and several tall wind turbines in the distance that draw the attention of the viewer. Given the viewing position afforded from the top of Four Mile Knoll, which rises approximately 140 feet above the adjacent terrain, the project would begin to attract attention and begin to dominate the landscape through the introduction of new forms, lines, colors, and textures. The project would begin to demand the attention of the viewer and introduce elements and patterns that would be visually dominant. Given the presence of other structures and landscape modifications in view, the project would produce a moderate to strong level of contrast, with these impacts anticipated to be of moderate duration, given that recreators tend to spend time taking in the view from the high point of a landscape feature like Four Mile Knoll.

LITERATURE CITED

Bureau of Land Management (BLM). 1986. *Manual 8431 – Visual Resource Contrast Rating.* Available at: https://blmwyomingvisual.anl.gov/docs/BLM_VCR_8431.pdf. Accessed May 2024

APPENDIX A

VISUAL SIMULATIONS

Red Hills Solar and Storage Project

Sun and Weather

Sunny

Date: **4-9-24**

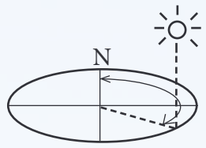
Photo Time: **10:10 am**

Visibility:

Good — Poor

Air Quality: Good

Sun Azimuth (degrees):



107.52

Sun Angle (degrees): **37.46**

Lighting Angle on Project: **Side Lit**

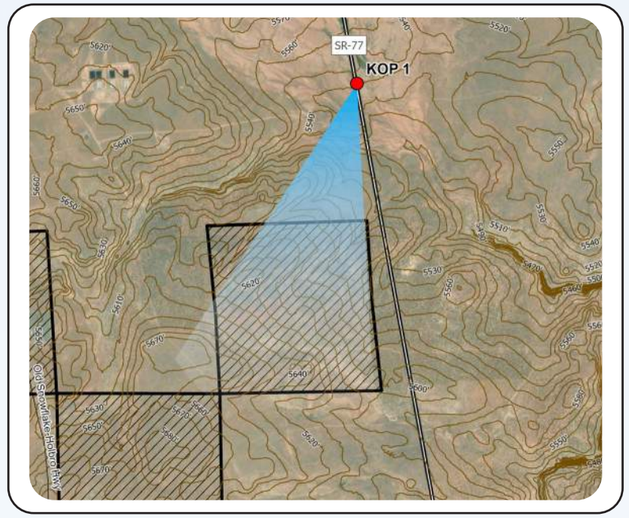
Wind: **10 mph**

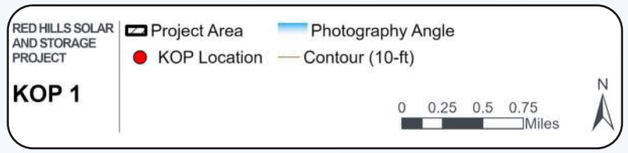
Cloud Cover: **0 %**

Temperature (°F): **50°F**

Panels are facing east to reflect AM conditions.

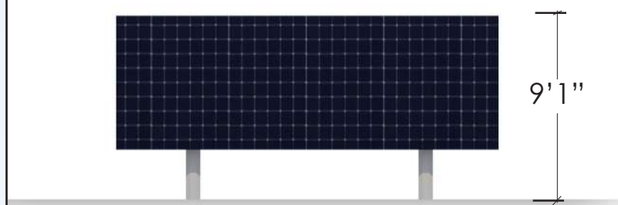
Simulation was prepared using information provided by client. Locations, colors, and heights may vary based on final engineering and design.



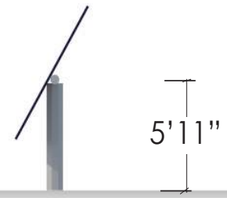


Approximate Distance to Nearest Solar Array: **2.2 miles**

Project Location



Front Elevation



Side Elevation

Structure Diagram



KOP 1 - Arizona State Route 77

Base Photographic Documentation

Latitude, Longitude (degrees): **34.657325, -110.09925**

Viewpoint Elevation (feet): **5,540**

Camera Height (meters): **1.5**

Camera Heading (degrees): **195**

Camera Make & Model: **Canon EOS 5D Mark IV**

Camera Sensor Size (mm): **36 x 24 Full Frame**

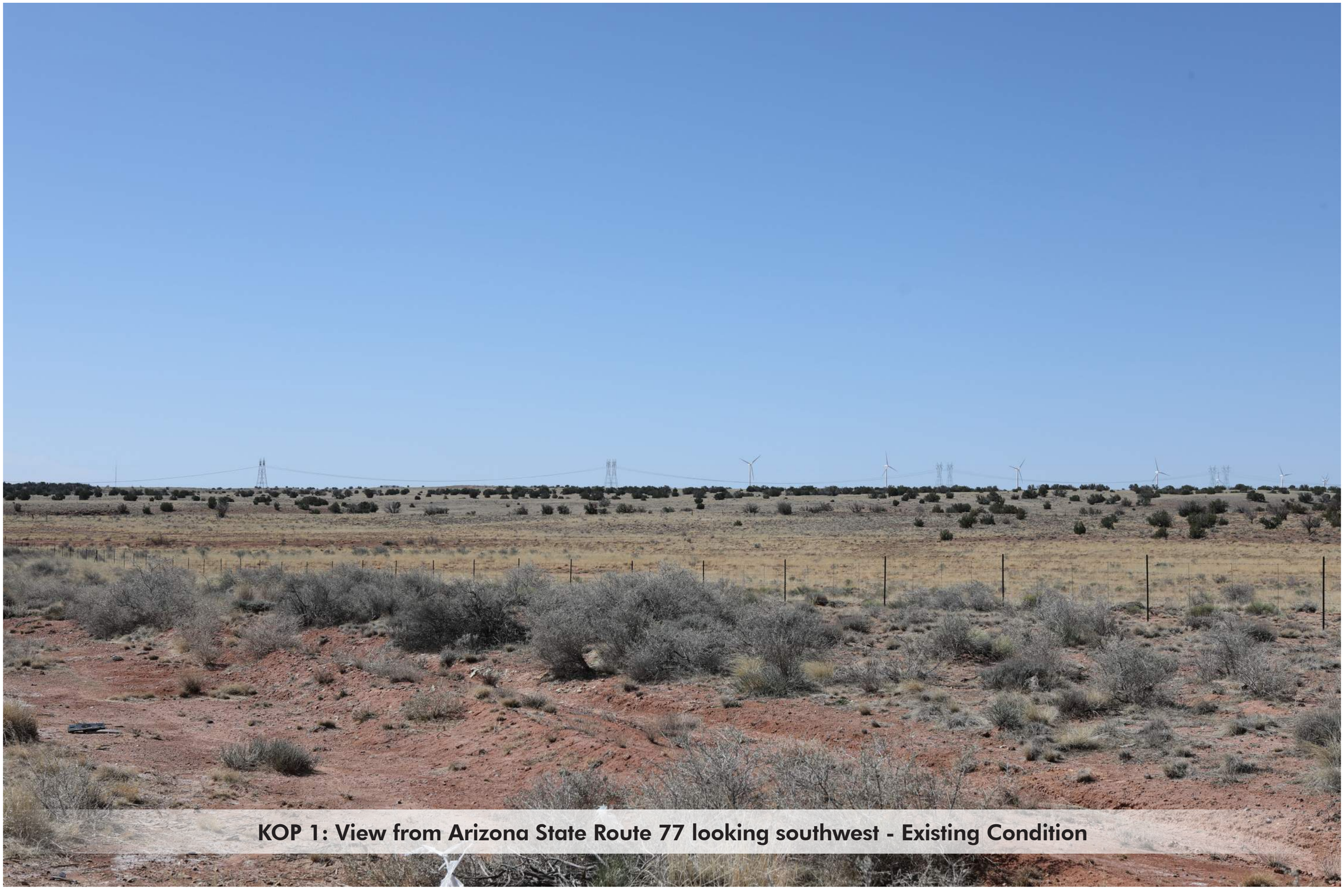
Lens Make & Model: **AF-P Nikkor**

Lens Focal Length (mm): **50**

Image Size (pixels): **6720 x 4480**

Viewing Instructions: Printed at 100% the resulting simulation is 16 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed at arms length (24 inches). If viewed on a computer monitor, scale should be 100%.

SWCA® ENVIRONMENTAL CONSULTANTS

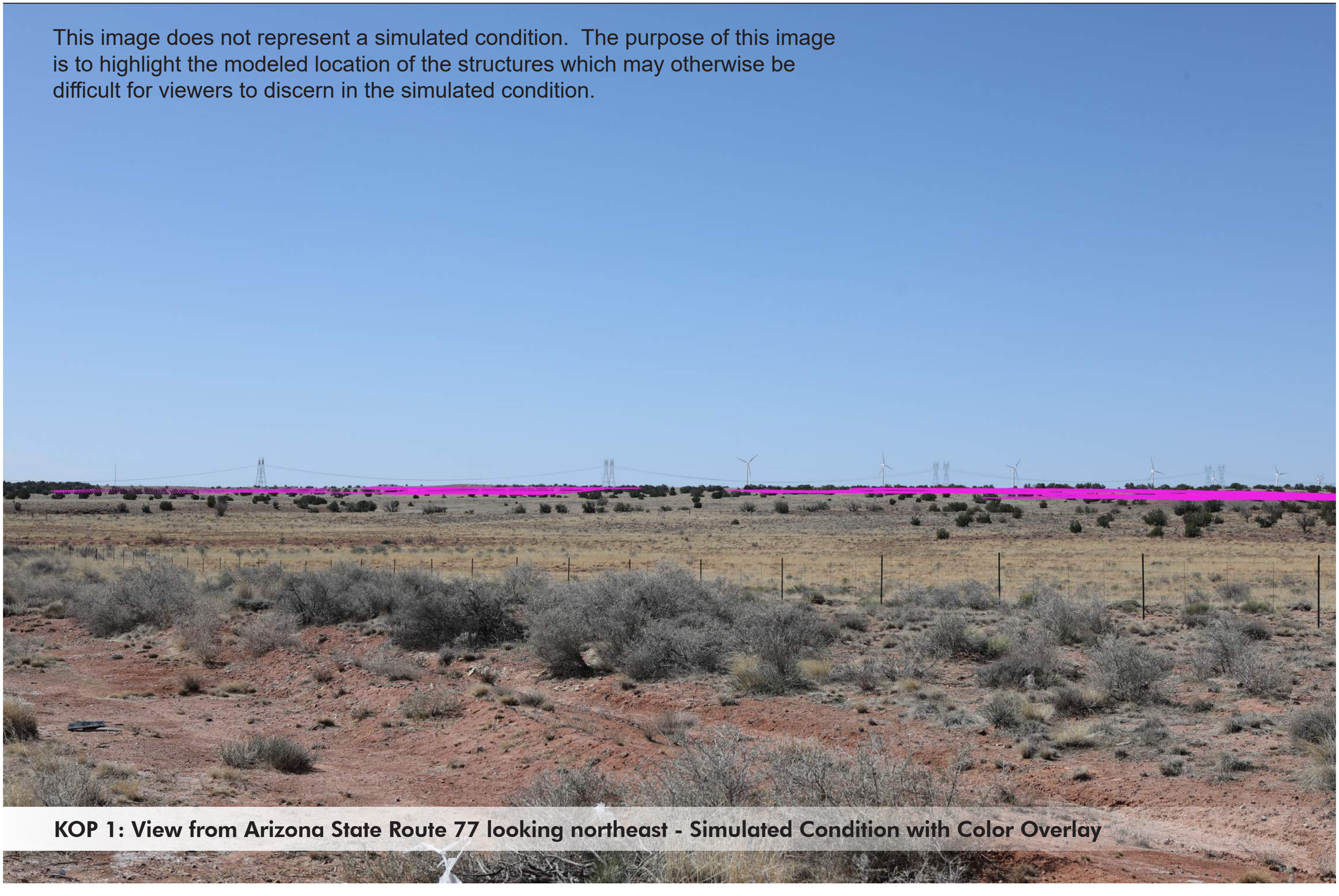


KOP 1: View from Arizona State Route 77 looking southwest - Existing Condition



KOP 1: View from Arizona State Route 77 looking southwest - Simulated Condition

This image does not represent a simulated condition. The purpose of this image is to highlight the modeled location of the structures which may otherwise be difficult for viewers to discern in the simulated condition.



KOP 1: View from Arizona State Route 77 looking northeast - Simulated Condition with Color Overlay

Red Hills Solar and Storage Project

Sun and Weather

Sunny

Date: **4-9-22**

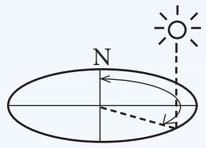
Photo Time: **10:25 am**

Visibility:

Good — Poor

Air Quality: Good

Sun Azimuth (degrees):



110.41

Sun Angle (degrees): **40.42**

Lighting Angle on Project: **Side Lit**

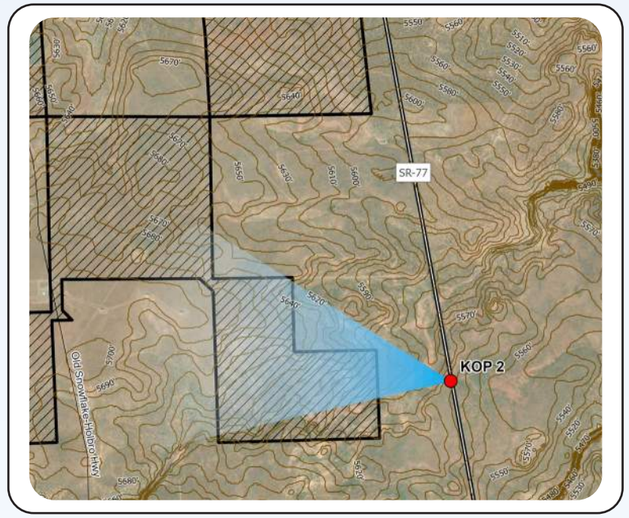
Wind: **10 mph**

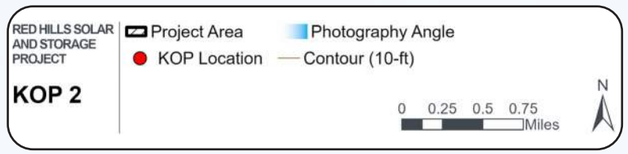
Cloud Cover: **0 %**

Temperature (°F): **50°F**

Panels are facing east to reflect AM conditions.

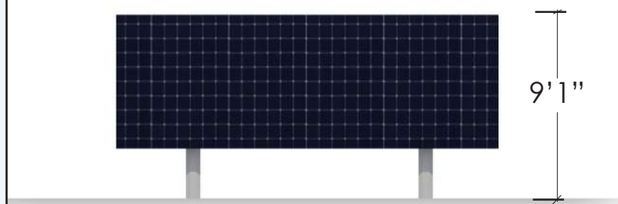
Simulation was prepared using information provided by client. Locations, colors, and heights may vary based on final engineering and design.



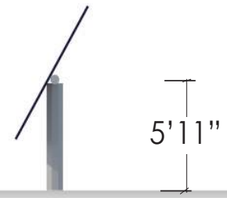


Approximate Distance to Nearest Solar Array: **0.5 mile**

Project Location



Front Elevation



Side Elevation

Structure Diagram



KOP 2 - Arizona State Route 77

Base Photographic Documentation

Latitude, Longitude (degrees): **34.605658, -110.089365**

Viewpoint Elevation (feet): **5,595**

Camera Height (meters): **1.5**

Camera Heading (degrees): **275**

Camera Make & Model: **Canon EOS 5D Mark IV**

Camera Sensor Size (mm): **36 x 24 Full Frame**

Lens Make & Model: **AF-P Nikkor**

Lens Focal Length (mm): **50**

Image Size (pixels): **6720 x 4480**

Viewing Instructions: Printed at 100% the resulting simulation is 16 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed at arms length (24 inches). If viewed on a computer monitor, scale should be 100%.

SWCA® ENVIRONMENTAL CONSULTANTS



KOP 2: View from Arizona State Route 77 looking west - Existing Condition



KOP 2: View from Arizona State Route 77 looking west - Simulated Condition

Red Hills Solar and Storage Project

Sun and Weather



Sunny

Date: **4-9-22**

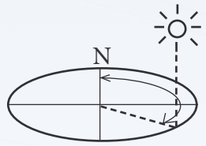
Photo Time: **10:45 am**

Visibility:

Good — Poor

Air Quality: Good

Sun Azimuth (degrees):



114.62

Sun Angle (degrees): **44.28**

Lighting Angle on Project: **Side Lit**

Wind: **15 mph**

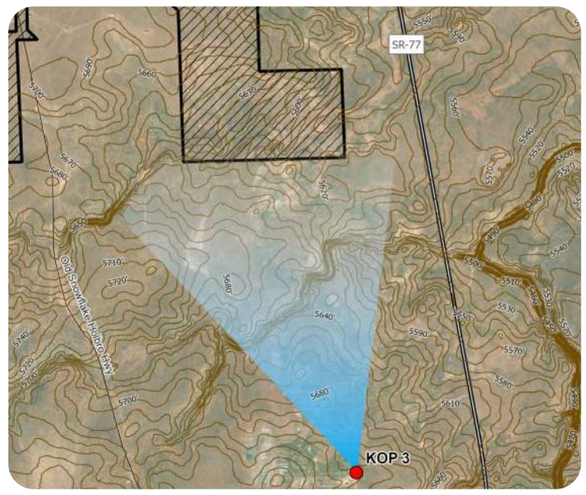
Cloud Cover: **0 %**

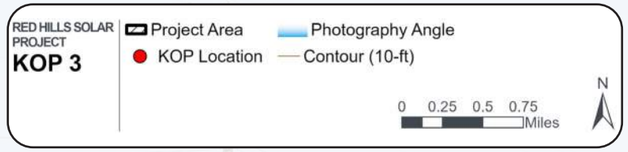
Temperature (°F): **50°F**

Panels are facing east to reflect AM conditions.

Simulation was prepared using information provided by client. Locations, colors, and heights may vary based on final engineering and design.

Project Location



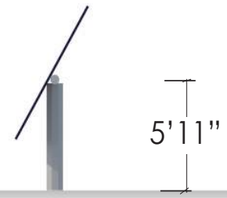


Approximate Distance to Nearest Solar Array: **2.2 miles**

Structure Diagram



Front Elevation



Side Elevation



KOP 3 - Riggs Street

Base Photographic Documentation

Latitude, Longitude (degrees): **34.572444, -110.096715**

Viewpoint Elevation (feet): **5,710**

Camera Height (meters): **1.5**

Camera Heading (degrees): **345**

Camera Make & Model: **Canon EOS 5D Mark IV**

Camera Sensor Size (mm): **36 x 24 Full Frame**

Lens Make & Model: **AF-P Nikkor**

Lens Focal Length (mm): **50**

Image Size (pixels): **6720 x 4480**

Viewing Instructions: Printed at 100% the resulting simulation is 16 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed at arms length (24 inches). If viewed on a computer monitor, scale should be 100%.

SWCA® ENVIRONMENTAL CONSULTANTS



KOP 3: View from Riggs Street looking southwest - Existing Condition



KOP 3: View from Riggs Street looking southwest - Simulated Condition

Red Hills Solar and Storage Project

Sun and Weather

Sunny

Date: **4-9-22**

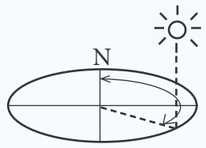
Photo Time: **11:00 am**

Visibility:

Good — Poor

Air Quality: Good

Sun Azimuth (degrees):



118.11

Sun Angle (degrees): **47.08**

Lighting Angle on Project: **Side Lit**

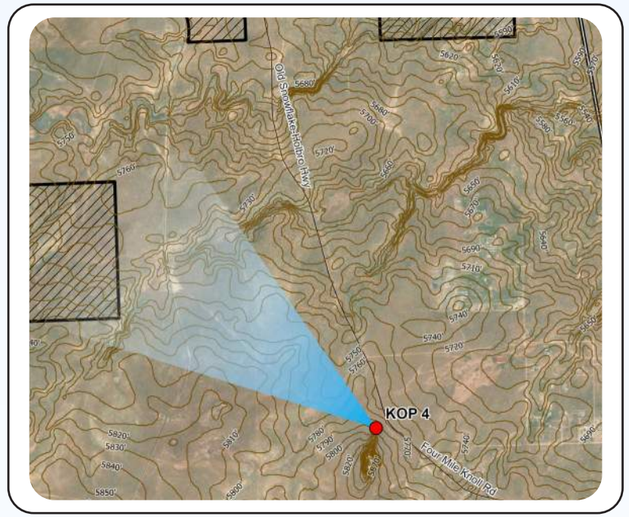
Wind: **15 mph**

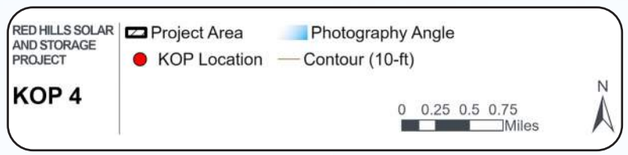
Cloud Cover: **0 %**

Temperature (°F): **50°F**

Panels are facing east to reflect AM conditions.

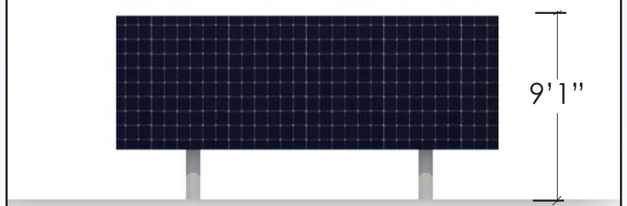
Simulation was prepared using information provided by client. Locations, colors, and heights may vary based on final engineering and design.



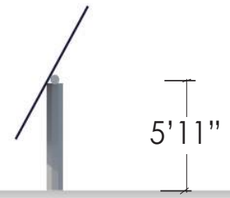


Approximate Distance to Nearest Solar Array: **2.2 miles**

Project Location



Front Elevation



Side Elevation

Structure Diagram



KOP 4 - Four Mile Knoll

Base Photographic Documentation

Latitude, Longitude (degrees): **34.558939, -110.11636**

Viewpoint Elevation (feet): **5,800**

Camera Height (meters): **1.5**

Camera Heading (degrees): **305**

Camera Make & Model: **Canon EOS 5D Mark IV**

Camera Sensor Size (mm): **36 x 24 Full Frame**

Lens Make & Model: **AF-P Nikkor**

Lens Focal Length (mm): **50**

Image Size (pixels): **6720 x 4480**

Viewing Instructions: Printed at 100% the resulting simulation is 16 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed at arms length (24 inches). If viewed on a computer monitor, scale should be 100%.

SWCA® ENVIRONMENTAL CONSULTANTS



KOP 4: View from Four Mile Knoll looking northwest - Existing Condition

KOP 4: View from Four Mile Knoll looking northwest - Simulated Condition



NOTES:

1. ALL DIMENSIONS ARE IN FEET OTHERWISE SPECIFIED.
2. TRACKER LOCATIONS ARE TENTATIVE ONLY. FINAL LAYOUT SHALL BE UPDATED DURING DETAIL ENGINEERING STAGE BASED ON SITE SPECIFIC STUDIES .
3. PITCH CONSIDERED IS 7.1 METERS (23.3 FEET).
4. BLOCK SIZE CONSIDERED FOR THE PRELIMINARY LAYOUT IS 5040 kVA.
5. 50' N/S DISTANCE HAS BEEN MAINTAINED BETWEEN TABLE TO TABLE WHERE MVT SKIDS ARE LOCATED AND FOR OTHERS 20' HAVE BEEN MAINTAINED.
6. POSITIONS OF RETENTION BASIN AND THE QUANTITY ARE TENTATIVE.
7. ALL ROADS ARE MAINTAINED AT 12' WIDE.
8. BENDING RADIUS FOR THE ROADS ARE MAINTAINED AS 20'.
9. OFFSET OF 10' HAVE BEEN MAINTAINED FROM FENCING TO PERIPHERAL ROAD CENTER.
10. OFFSET OF MINIMUM 15' HAVE BEEN MAINTAINED FROM PERIPHERAL ROAD CENTER TO PV TRACKER TABLE EDGE.
11. THE PLANT IS PLANNED TO BE CONNECTED TO 500kV SUGARLOAF SUBSTATION THROUGH A GEN-TIE OF <0.1 MILES(APPROXIMATE).

PLANT SUMMARY	
LATITUDE & LONGITUDE	34.62155°, -110.16099°
PLANT CAPACITY	1150.00MWdc / 1000MWac (POI)
TRANSFORMER BLOCK SIZE	5040 kVA / 4200 kVA
GCR %	32%
DC/AC RATIO AT POI	1.15
PITCH	7.1MTRS (23.3')
ISA RATING	5040 kVA / 4200 kVA
INVERTER RATING	840 kW
TOTAL NO. OF INVERTERS	1320
PV MODULE RATING	580 Wp
TOTAL NO. PV MODULES	1982760
PV MODULE DIMENSION (LxWxD)	2272x1133x35mm
MODULES PER 2 STRING TRACKERS (NO.)	52
MODULES PER 3 STRING TRACKERS (NO.)	78
MODULES PER 4 STRING TRACKERS (NO.)	104
TOTAL NO. OF 3 STRING TRACKERS	1068
TOTAL NO. OF 2 STRING TRACKERS	1092
TOTAL NO. OF 4 STRING TRACKERS	17718

BESS PLANT SUMMARY	
SYSTEM POWER CAPACITY	1000 MWac (POI)
SYSTEM ENERGY CAPACITY	4000 MWh (POI)
PCS MAKE	SUNGROW
PCS MODEL	SC1375UD
PCS CAPACITY	1375 kVA
PCS TRANSFORMER CAPACITY	1375 kVA
AUXILIARY TRANSFORMER CAPACITY	TBD
BATTERY MAKE	BYD
BATTERY CELL CHEMISTRY	LFP (LITHIUM FERRO PHOSPHATE)
BATTERY MODEL	MC10C-B5365
CONTAINER ENERGY CAPACITY	3854 kWH
NO. OF PCS@BOL	519
NO. OF BATTERY CONTAINERS@BOL	1038
NO. OF PCS TRANSFORMERS@BOL	519
NO. OF AUXILIARY TRANSFORMERS@BOL	58

OFFSETS	
PROPOSED BOUNDARY / PROJECT AREA	50 FEET
WETLAND AND FLOOD	100 FEET
EXISTING ROAD/ RAILROAD	50 FEET
EXISTING TRANSMISSION LINE	125 FEET
EXISTING WIND TURBINE	500 FEET

LEGEND	
	SINGLE AXIS TRACKER - 4 STRING (1PX104)
	SINGLE AXIS TRACKER - 3 STRING (1PX78)
	SINGLE AXIS TRACKER - 2 STRING (1PX52)
	ACCESS ROAD
	SERVICE ROAD
	BLOCK CONNECTIVITY ROAD
	25' ACCESS PATH
	PROJECT BOUNDARY
	BUILDABLE AREA
	EXISTING ROAD
	EXISTING ROAD OFFSET
	PROPOSED FENCE LINE
	PROPOSED ACCESS GATE
	FIELD DELINEATED WETLANDS
	FIELD DELINEATED WETLANDS - OFFSET
	FIELD DELINEATED FLOOD
	FIELD DELINEATED FLOOD - OFFSET
	OVERHEAD TRANSMISSION LINE
	OVERHEAD TRANSMISSION LINE OFFSET
	PROPOSED GEN TIE
	34.5 KV CABLE CORRIDOR
	PUBLIC LANDS
	PUBLIC LANDS SETBACK
	LANDOWNER CORRIDOR
	LANDOWNER CORRIDOR SETBACK
	STATE CORRIDOR
	UNDERGROUND TRENCH CORRIDOR
	INVERTER SKID ASSEMBLY (ISA)
	PROPOSED PLANT SUBSTATION AREA
	LAYDOWN AREA
	PROPOSED BESS AREA
	RETENTION BASINS(150'X50')
	AREA FOR PAD
	WATER TANK
	WIND TURBINE
	SLOPE AREA ABOVE 15%
	WATER STORAGE TANK FOR FIRE MITIGATION
	FIRE RESPONSE STAGING AREA

APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY	SCALE
NAVAJO COUNTY PLANNING DIRECTOR	NAVAJO COUNTY ENGINEER	CHAIRMAN, NAVAJO COUNTY PLANNING COMMISSION	CHAIRMAN, NAVAJO COUNTY BOARD OF SUPERVISORS	0 1700' 3400' SCALE IN FEET
SIGNATURE:	SIGNATURE:	SIGNATURE:	SIGNATURE:	
DATE.	DATE.	DATE.	DATE.	

THIS DRAWING OR BILL OF MATERIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, OR MADE PUBLIC IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PVINSIGHT INC.

INITIAL DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRN	DSN	CKD	APD
R0	07.22.24	PRELIMINARY DESIGN	GA	RK	VR	HS

PVinsight Inc
DELIVERING EXCELLENCE
5717 LEGACY DR, SUITE 250,
PLANO, TEXAS 75024

STELLAR RENEWABLE POWER
14643 DALLAS PARKWAY, SUITE 250
DALLAS, TEXAS 75254

EPC CONTRACTOR:

CONSULTANT TO EPC CONTRACTOR:

PROJECT :
RED HILLS SOLAR 1000 MW

LOCATION :
SNOWFLAKE UNIFIED DISTRICT, AZ

TITLE :
SOLAR FIELD LAYOUT PLAN

PROJECT NO.:

DRAWING NO.:
ED-01

DATE:	SHEET NO.:
07.22.2024	01/01
SCALE:	PAPER SIZE:
AS NOTED	ARCH-D

Board of Supervisors Regular **7. a.**

Meeting Date: 11/12/2024
Title: BOE Ntc of Change APN 206-42-084 District IV
Submitted By: Melissa Buckley, Clerk of the Board of Supervisors
Department: Board of Supervisors
Presented By: Melissa Buckley/Cammy Darris

Motion before the Board:

10:00 AM Discussion and action regarding Petition for Review of Notice of Change APN 206-42-084; Swearing in of Assessor, Appraisers and Petitioners.

Background:

Petitioner has filed a Petition for Review of Notice of Change.

Recommendation:

Hear testimony and make a finding.

Attachments

Petition 206-42-084

Form Review

Inbox	Reviewed By	Date
Assessor	Cammy Darris	08/05/2020 11:55 AM
Clerk of the Board (Originator)	Melissa Buckley	04/06/2021 01:02 PM
Form Started By: Melissa Buckley		Started On: 08/03/2020 01:43 PM
Final Approval Date: 11/03/2024		

Print Clear Form

'24 OCT 3 PM12:16

PETITION FOR REVIEW OF NOTICE OF CHANGE

PURSUANT TO A.R.S. §§ 42-15105, 42-16105, 42-16108, 42-16157, 42-16165 & 42-16205

See Instructions for complete filing requirements

FOR OFFICIAL USE ONLY

- This Petition must be filed within twenty-five days after the date of the Assessor's Notice of Change.
- Keep a copy of this form and all information submitted to the Board for your records.
- **IMPORTANT: PETITIONER MUST COMPLETE SECTIONS 1 THROUGH 11 WHERE APPLICABLE. PLEASE TYPE OR PRINT.**

1. DATE FILED 10-3-24 COUNTY NAVAJO PARCEL # 20642084 OR ACCOUNT # _____
2. PROPERTY ADDRESS OR LEGAL DESCRIPTION: 2705 PONY EXPRESS LOT 84
3. ☐ CHECK HERE IF MORE THAN ONE PARCEL IS INVOLVED IN THE APPEAL. ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131).
4. USE OF PROPERTY: ☒ RESIDENTIAL (PRIMARY RESIDENCE) ☐ RESIDENTIAL (NON-PRIMARY/RENTAL) ☐ VACANT LAND
   ☐ AGRICULTURAL ☐ COMMERCIAL/INDUSTRIAL SPECIFY (OFFICE, WAREHOUSE, ETC.) _____

5A. OWNER'S NAME AS SHOWN ON THE NOTICE OF CHANGE	5B. MAIL DECISION TO: (IF DIFFERENT FROM 5A)
DEWITT GALEN W. + MARGARET C. TR DEWITT GALEN W. + MARGARET C. T	GALEN DEWITT 2657 S. BONANZA AVE TUCSON, AZ 85730

6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.)
   NAME/COMPANY NAME GALEN DEWITT EMAIL ADDRESS GMDEWITT@COX.NET
   ADDRESS (CITY, STATE, ZIP CODE) 2657 S. BONANZA AVE TUCSON AZ 85730 PHONE NUMBER 520-403-4815
   AGENTS ONLY: Include a copy of a current Agency Authorization Form (82130AA) with this petition.
   Dept. of Financial Institutions Registration # _____ SBOE # _____ (PIMA AND MARICOPA COUNTIES ONLY)
7. **BASIS FOR THIS PETITION:** Provide evidence for appealing the Assessor's Notice of Change. Refer to instructions page 1 for class 3 evidence examples. Include the parcel number(s) of other properties used in your appeal. Specify if the appeal is based upon one or more of the following methods of valuation:
   MARKET SALES APPROACH ☐ COST APPROACH ☒ INCOME APPROACH ☐ OTHER ☐ (explain below)
   CONTRATOR LABOR, PRINTS, & PERMIT $24,900
   MATERIALS PAID BY OWNER TO R+K 19,452.48

		FULL CASH VALUE	LIMITED PROPERTY VALUE	PROPERTY CLASS	ASMT. RATIO
8.	ORIGINAL VALUE	$ 38,124	$ 28,732	0401	10.00
9.	AMENDED VALUE	$ 82,541	$ 47,736	0401	10.00
10.	OWNER'S OPINION OF VALUE	$ 65,000	$ 38,000	0401	10.00

11. I HEREBY AFFIRM THAT ALL THE INFORMATION HEREIN IS TRUE AND CORRECT.

X _____
SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

PHONE NUMBER 520-403-4815 EMAIL ADDRESS GMDEWITT@COX.NET

FOR OFFICIAL USE ONLY

12. COUNTY BOARD OF EQUALIZATION	FULL CASH VALUE $	LIMITED PROPERTY VALUE $	PROPERTY CLASS	ASMT. RATIO

13. BASIS FOR DECISION: _____

DATE RECEIVED _____ DATE DECISION MAILED _____ CHAIRMAN OR CLERK OF THE BOARD _____

FOR OFFICIAL USE ONLY

DOR FORM 82130NC (Revised 05/2024)

Page # _____ of _____ pages

Proposal

CHECK#121 $2,500 10-5-23

Jay Fox
P.O. Box 986
Overgaard

Zell payment

Copied

Lic#233857

Est. work starting Feb. 1

PROPOSAL SUBMITTED TO: Galen Dewitt	JOB NAME	JOB # 1485
ADDRESS	JOB LOCATION Lot 184 Pony Express Overgaard	
	DATE 10CT 23	DATE OF PLANS
PHONE # 520-403-4815	FAX #	ARCHITECT Fox

We hereby submit specifications and estimates for: Covered deck 12'x38' also 6'x12'
12'x38' parallel to mobile home / 6'x12' front of home
Labor for decking / Picture Framed and Fascia - Owner supplies Trex
Footers 24"x24" per code
Posts 4X6
Framing - Floor joists 2x8 16" O.C. Add joist tape
Girders and beams 3 1/2 x 7 1/2 GLB
Roof rafters 2X8 24" O.C.
Handrails not included

Roofing - Match existing 30# Felt / 30 yr. pacific shingles
No asphalt work

Build two sets of stairs w/ 36" concrete landing

Prints and Permit included
*Paint / Stain not included

10-5-2023 TALKED TO JAY $2500 NOW, $2,500 START OF PROJECT JF

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 24,900.00 Dollars

with payments to be made as follows: deposit ~~$5,000~~ $2,500 Jay Fox / deposit Home Center

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Note— this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance Oct. 5, 2023

Signature Margaret C DeWitt

Board of Supervisors Regular **7. b.**

Meeting Date: 11/12/2024
Title: BOE Ntc of Change APN 212-43-064 District V
Submitted By: Melissa Buckley, Clerk of the Board of Supervisors
Department: Board of Supervisors
Presented By: Melissa Buckley/Cammy Darris

Motion before the Board:

11:30 AM Discussion and action regarding Petition for Review of Notice of Change APN 212-43-064; Swearing in of Assessor, Appraisers and Petitioners.

Background:

Petitioner has filed a Petition for Review of Notice of Change.

Recommendation:

Hear testimony and make a finding.

Attachments

Petition 212-43-064

Form Review

Inbox	Reviewed By	Date
Assessor	Cammy Darris	08/05/2020 11:55 AM
Clerk of the Board (Originator)	Melissa Buckley	04/06/2021 01:02 PM
Form Started By: Melissa Buckley		Started On: 08/03/2020 01:43 PM
Final Approval Date: 11/03/2024		

PETITION FOR REVIEW OF NOTICE OF CHANGE

PURSUANT TO A.R.S. §§ 42-15105, 42-16105, 42-16108, 42-16157, 42-16165 & 42-16205

See Instructions for complete filing requirements

FOR OFFICIAL USE ONLY

- This Petition must be filed within twenty-five days after the date of the Assessor's Notice of Change.
- Keep a copy of this form and all information submitted to the Board for your records.
- **IMPORTANT: PETITIONER MUST COMPLETE SECTIONS 1 THROUGH 11 WHERE APPLICABLE. PLEASE TYPE OR PRINT.**

1. DATE FILED _____ COUNTY NAVAJO PARCEL # 212-43-064 OR ACCOUNT # _____
2. PROPERTY ADDRESS OR LEGAL DESCRIPTION: 2145 McNEILL ST., LAKESIDE, ARIZONA 85929
3. ☐ CHECK HERE IF MORE THAN ONE PARCEL IS INVOLVED IN THE APPEAL. ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131).
4. USE OF PROPERTY: ☒ RESIDENTIAL (PRIMARY RESIDENCE) ☐ RESIDENTIAL (NON-PRIMARY/RENTAL) ☐ VACANT LAND ☐ AGRICULTURAL ☐ COMMERCIAL/INDUSTRIAL SPECIFY (OFFICE, WAREHOUSE, ETC.) _____

5A. OWNER'S NAME AS SHOWN ON THE NOTICE OF CHANGE	5B. MAIL DECISION TO: (IF DIFFERENT FROM 5A)
WEST FAMILY LIVING TRUST WEST, MELVIN D. TRUSTEE	

6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.)

NAME/COMPANY NAME MELVIN D. WEST EMAIL ADDRESS MD.WEST@YAHOO.COM

ADDRESS (CITY, STATE, ZIP CODE) 2145 MC NEILL ST. LAKESIDE, AZ. 85929 PHONE NUMBER 928-205-2536

AGENTS ONLY: Include a copy of a current Agency Authorization Form (82130AA) with this petition.

Dept. of Financial Institutions Registration # _____ SBOE # _____ (PIMA AND MARICOPA COUNTIES ONLY)

7. **BASIS FOR THIS PETITION:** Provide evidence for appealing the Assessor's Notice of Change. Refer to Instructions page 1 for class 3 evidence examples. Include the parcel number(s) of other properties used in your appeal. Specify if the appeal is based upon one or more of the following methods of valuation:

MARKET SALES APPROACH ☐ COST APPROACH ☒ INCOME APPROACH ☒ OTHER ☒ (explain below)

THE APPEAL IS FOR THE 2025 NOTICE OF CHANGE ALMOST DOUBLING FROM ORIGINAL LIMITED VALUE $119,977 TO THE AMENDED $206,772. THIS WOULD INCREASE THE PROPERTY TAXES MORE THAN MY SOCIAL SECURITY COULD HANDLE. THE SIZE OF THE PROPERTY IS 1.71 ACRES DUE TO THE 50.22'X165' IS McNEILL RD.

		FULL CASH VALUE	LIMITED PROPERTY VALUE	PROPERTY CLASS	ASMT. RATIO
8.	ORIGINAL VALUE	$ 357,536	$ 119,977	3	10
9.	AMENDED VALUE	$ 357,536	$ 206,772	3	10
10.	OWNER'S OPINION OF VALUE	$ 240,000	$ 119,977	3	10

11. **I HEREBY AFFIRM THAT ALL THE INFORMATION HEREIN IS TRUE AND CORRECT.**

X Melvin D. West, West FAMILY LIVING TRUST
SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

PHONE NUMBER 928-205-2536 EMAIL ADDRESS MD.WEST@YAHOO.COM

FOR OFFICIAL USE ONLY

12. COUNTY BOARD OF EQUALIZATION	FULL CASH VALUE $	LIMITED PROPERTY VALUE $	PROPERTY CLASS	ASMT. RATIO

13. BASIS FOR DECISION: _____

DATE RECEIVED _____ DATE DECISION MAILED _____ CHAIRMAN OR CLERK OF THE BOARD _____

FOR OFFICIAL USE ONLY

24 OCT 17 AM 11:13

INSTRUCTIONS FOR PETITION FOR REVIEW OF NOTICE OF CHANGE

Information necessary to complete this petition is contained on the Notice of Change. Additional information regarding your property value or classification may be obtained from the County Assessor of the county in which the property is located.

- The following forms may need to be used in conjunction with the Petition for Review (DOR form 82130NC) in the administrative appeals process and can be obtained from your local County Assessor:
  1. Agency Authorization form (DOR 82130AA)
  2. Appropriate Income and Expense Statement from the DOR 82300 series.
  3. Multiple Parcel Appeal form (DOR 82131)
  4. Agricultural Land Use Application (DOR 82916)

COMPLETING THIS FORM

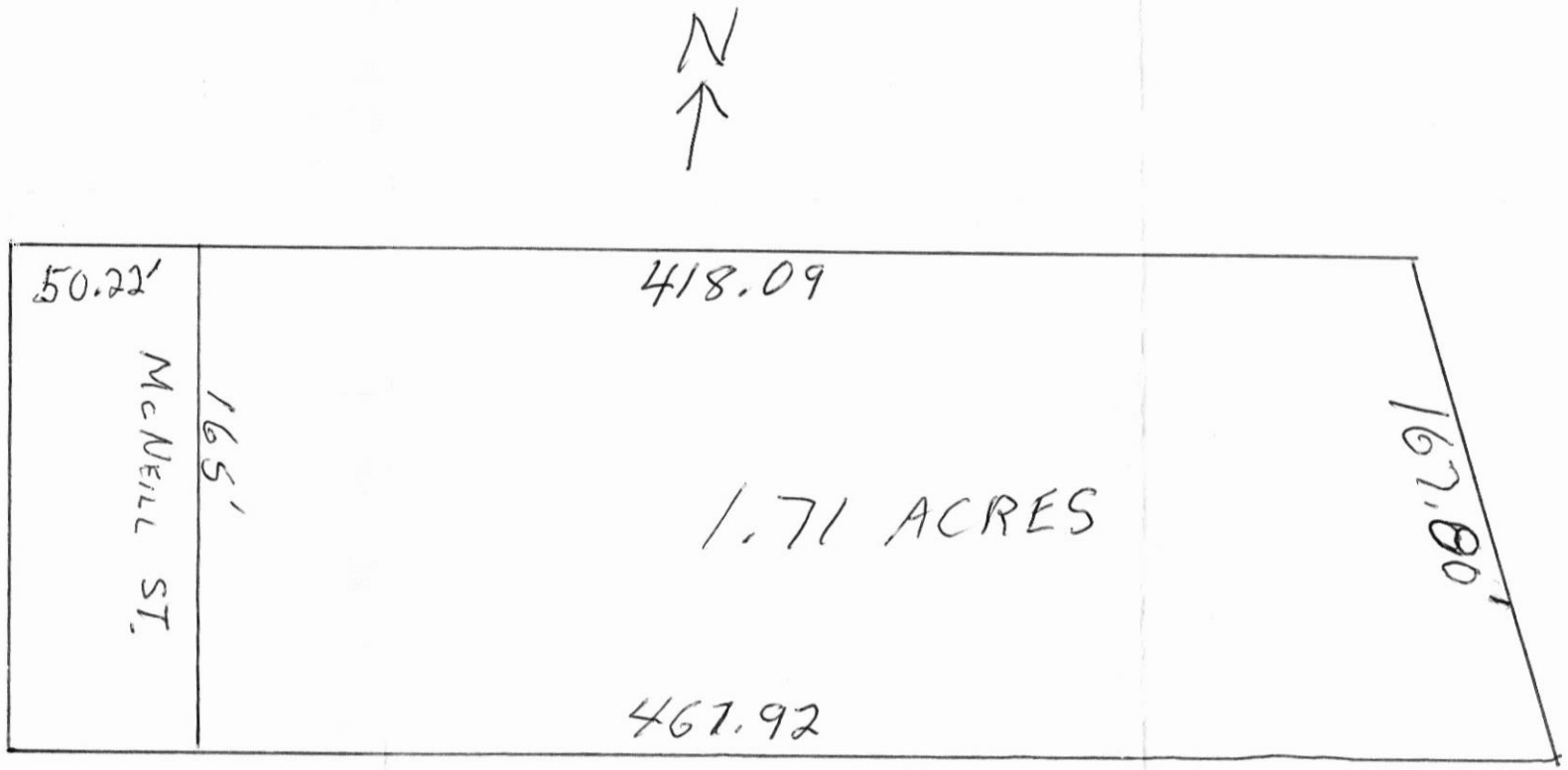
- Complete items 1 through 10 where applicable and **keep a copy for your records.**
- You **MUST** state the method or methods of valuation on which you are basing your appeal in item 7 and provide substantial information justifying your opinion of value.

  If your appeal is based on:
  1. **The market sales approach**, include the full cash value for at least one comparable property within the same geographic area as the property in question or the sale of the property in question.
  2. **The cost approach**, include all costs (materials, labor, architectural fees, construction finance costs, builder's profit) to build or rebuild the improvement(s), plus the land value.
  3. **The income approach**, include a completed and notarized Income and Expense Statement (DOR) 82300 and the appropriate Supplement for the type of property (DOR 82300-1 through DOR 82300-7).
- **If you are filing this appeal regarding classification of your primary residence,** please attach documentation such as copies of your •Driver License •Voter Registration Card •Copy of a portion of your last Income Tax Return (only name and address section) in addition to Utility bill or Motor Vehicle Registration.
- If you are appealing to obtain qualified agricultural classification, provide the Assessor with a completed Agricultural Land Use Application form (DOR 82916) together with substantial information justifying your appeal.
- **Keep a copy of all information that is submitted to the Assessor.**

MULTIPLE PARCEL APPEAL

- You may file an appeal for more than one parcel if all of the parcels are one of the following:
  1. Part of the same economic unit. An **"Economic Unit"** is a combination of parcels in which land and improvements are used for mutual economic benefit. An economic unit may be comprised of properties which are neither contiguous nor owned by the same owner. However, they must be managed and operated on a unitary basis and each parcel must make a functional contribution to the operation of the unit. **"Functional Contribution"** is a positive economic benefit created by the use of an individual parcel in an economic unit.
  2. Owned by the same owner, have the same use, have the same appeal basis, and are located in the same geographic area. Criteria for determination of **"Same Use"** includes, but is not limited to, property class, property use code, unit value, and zoning. **"Geographic Area"** means an area for which common property valuation characteristics may reasonably be identified, such as a subdivision, neighborhood, market area, or an Assessor's book and map.
- It is **strongly** recommended that only parcels with common ownership, physical characteristics and location be included on a Multiple Parcel Appeal form (DOR 82131). Failure to file multiple parcels under the above conditions could result in a decision based on incomplete information or a possible denial of the appeal. In Items 8 and 9 of the petition form, enter the total full cash and limited values for all parcels included in the appeal.

SEE NEXT PAGE FOR THE ADMINISTRATIVE APPEALS PROCEDURES



212 43064

2145 McNEILL ST.
LAKESIDE, ARIZONA
85929

ADMINISTRATIVE APPEALS PROCEDURES

INSTRUCTIONS FOR FILING

- **IN MARICOPA AND PIMA COUNTIES:** File this petition and include a copy of the Assessor's Amended Property Notice of Valuation with the **STATE Board of Equalization (SBOE)** located at 100 N. 15th Avenue, Suite 130, Phoenix, AZ 85007. Their Website address is https://sboe.az.gov.
- **IN ALL OTHER COUNTIES:** File this petition with the **COUNTY Board of Equalization.**
- This petition must be filed **within twenty-five days** after the date of the Assessor's Notice of Change. 10/21/24
- Provide a copy of any additional information being submitted to either the County or State Board of Equalization. **Keep a copy of this form and all information submitted to the Board for your records.**
- You may file an appeal on your own or you may name an agent to represent you in the administrative appeals process. If an agent is designated, an Agency Authorization form (DOR 82130AA) must accompany the Petition for Review.
- Only one appeal for each parcel or economic unit will be accepted. Any duplicate petitions will be returned.

APPEALS TO EITHER THE COUNTY OR STATE BOARD OF EQUALIZATION

- Appeals in Maricopa and Pima Counties **MUST** be filed with the **STATE Board of Equalization (SBOE).** If you are a tax agent, contact the SBOE at (602) 364-1600 for the SBOE number required in item 6. Appeals in all other counties **MUST** be filed with the **COUNTY Board of Equalization** in the county in which the property is located.
- File the Petition for Review within twenty-five days after the date of the Assessor's Notice of Change is mailed. 9/30 - 10/21/24
- In Maricopa and Pima counties, Rules of the SBOE containing filing requirements can be obtained by accessing the State Board's Website @ https://sboe.az.gov. For appeals filed in Maricopa and Pima counties, include a copy of the Assessor's Amended Property Notice of Valuation.
- Include a copy of the Agency Authorization form, if applicable.
  Keep a copy of all information that is submitted to the Board.
- Both the County and State Board of Equalization must rule on all appeals on or before the third Friday in November.

APPEALS TO TAX COURT

- If the petitioner is dissatisfied with the County or State Board of Equalization's decision, an appeal with the Superior Court or Tax Court must be filed within 60 days of the mailing of the Board's decision.

Taxpayer #: 21243064 **Your Appeal Deadline is:** 10/25/2024

2025 NOTICE OF CHANGE

THIS IS NOT A TAX BILL

Presorted First Class
U.S. Postage
PAID
The Master's Touch, LLC

CAMMY DARRIS
NAVAJO COUNTY ASSESSOR
PO BOX 668
HOLBROOK, AZ 86025
(928) 524-4086

RETURN SERVICE REQUESTED

See reverse side for definitions and instructions.

Property Located in:	Tax Year:	Parcel ID: BK MP Parcel	Notice Date:
NAVAJO COUNTY	2025	21243064	09/30/2024

8-30-24_v2

	ORIGINAL 2025 VALUE				AMENDED 2025 VALUE			
	Legal Class	Value	Asst Ratio	Assessed Value	Legal Class	Value	Asst Ratio	Assessed Value
LAND FCV	03	132,119	10.00	13,212	03	132,119	10.00	13,212
IMPR FCV	03	225,417	10.00	22,542	03	225,417	10.00	22,542
TOTAL FCV	03	357,536	10.00	35,754	03	357,536	10.00	35,754
LIMITED VALUE	03	119,977	10.00	11,998	03	206,772	10.00	20,677

SECTION: S22 TOWNSHIP: T09N RANGE: R22E ACRES: 1.95

LEGAL DESCRIPTION RAINBOW LAKE PINES LOT 64

306*1**G50*****AUTO**5-DIGIT 85901
WEST FAMILY LIVING TRUST
WEST MELVIN D TRUSTEE
2145 MCNEILL ST
LAKESIDE AZ 85929-3169

PURPOSE: The County Assessor is required by law to issue this "Notice of Change" for the 2025 tax year no later than September 30, 2024. The change in value to your property contained in this notice was not included on the Notice of Value mailed to you earlier this year. This Notice of Change is based on one or more of the following changes: (1) new construction; (2) an addition to the parcel; (3) a deletion from the parcel; (4) a split or consolidation of a parcel, or; (5) a change in use of the property which changes the legal class of the parcel. See Arizona Revised Statutes (A.R.S) 42-15105 for a full explanation of this legal requirement.

APPEAL INSTRUCTIONS: If you believe that the issuance of this Notice of Change has resulted in your property being improperly valued or classified, you may file a Petition for Review with the County Board of Equalization (Supervisors) within 25 days of the assessor's notice date. The revised value is shown in the "Amended 2025 Value" area on the front of this notice. The "Petition for Review of Notice of Change", form DOR 82130NC and filing instructions, are available from either the County Assessor or the County Board of Equalization (Supervisors).

DEFINITIONS: "FULL CASH VALUE" (FCV), for most properties, is the same as market value. "LIMITED PROPERTY VALUE" (LPV) is the basis for the assessment of all taxes levied by counties, cities, towns and community college districts. By law, the Limited Property Value (LPV) can't exceed the Full Cash Value (FCV). "ASSESSED VALUE" is the result of applying the assessment ratio to the FCV and LPV. "IMPROVEMENT" means a building or any other addition to the land. "LEGAL CLASS" means the current use of the property. Major legal classes are listed below.

Legal Class	Assessment Ratio	Property Use
1	16%	Commercial and/or Industrial
2	15%	Vacant land and all property not included in other legal classes
3**	10%	Primary Residence
4.1	10%	Non-Primary / Bank Owned / Residential not in other classes
4.2	10%	Residential Rental
4*	10%	Other Classifications of Residential properties
M		Mixed Use (more than one legal class applies)

****NOTE: IF USED FOR RESIDENTIAL RENTAL, THE OWNER MUST NOTIFY THE ASSESSOR. FAILURE TO DO SO MAY RESULT IN A CIVIL PENALTY.**

Board of Supervisors Regular **7. c.**

Meeting Date: 11/12/2024
Title: BOE Ntc of Change APN 103-01-020 District II
Submitted By: Melissa Buckley, Clerk of the Board of Supervisors
Department: Board of Supervisors
Presented By: Melissa Buckley/Cammy Darris

Motion before the Board:

11:45 AM Discussion and action regarding Petition for Review of Notice of Change APN 103-01-020; Swearing in of Assessor, Appraisers and Petitioners.

Background:

Petitioner has filed a Petition for Review of Notice of Change.

Recommendation:

Hear testimony and make a finding.

Attachments

Petiti9on 103-01-020

Form Review

Inbox	Reviewed By	Date
Assessor	Cammy Darris	08/05/2020 11:55 AM
Clerk of the Board (Originator)	Melissa Buckley	04/06/2021 01:02 PM
Form Started By: Melissa Buckley		Started On: 08/03/2020 01:43 PM
Final Approval Date: 11/03/2024		

24 OCT 28 AM 9:16

October 25,2025

Cammy Darris
Navajo County Assessor
PO Box 668
Holbrook, Arizona 86025

Appeal: Parcel 10301020

Cammy,

I am appealing the notice on parcel #10301020, as there has been no change in activity for this parcel of land for the past year. It is still being used as agriculture, grazing land on our North Ranch.

As you are aware it is contiguous with other property belonging to Chevelon Butte LLP, which is the also O'Haco Cattle Company.

I would appreciate you re-evaluating this tax notice.

Thanking you in advance, I remain

Sincerely,

Jim O'Haco

Jim O'Haco
PO Box 910
Winslow, Arizona 86047
928 587-4526

PETITION FOR REVIEW OF NOTICE OF CHANGE

PURSUANT TO A.R.S. §§ 42-15105, 42-16105, 42-16108, 42-16157, 42-16165 & 42-16205

See Instructions for complete filing requirements

FOR OFFICIAL USE ONLY

- This Petition must be filed within twenty-five days after the date of the Assessor's Notice of Change.
- Keep a copy of this form and all information submitted to the Board for your records.
- **IMPORTANT: PETITIONER MUST COMPLETE SECTIONS 1 THROUGH 11 WHERE APPLICABLE. PLEASE TYPE OR PRINT.**

1. DATE FILED 10/25/2024 COUNTY Navajo PARCEL # 10301020 OR ACCOUNT # 10301020
2. PROPERTY ADDRESS OR LEGAL DESCRIPTION: PO Box 910 Winslow, Arizona 86047
3. ☐ CHECK HERE IF MORE THAN ONE PARCEL IS INVOLVED IN THE APPEAL. ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131).
4. USE OF PROPERTY: ☐ RESIDENTIAL (PRIMARY RESIDENCE) ☐ RESIDENTIAL (NON-PRIMARY/RENTAL) ☐ VACANT LAND ☑ AGRICULTURAL ☐ COMMERCIAL/INDUSTRIAL SPECIFY (OFFICE, WAREHOUSE, ETC.)

5A. OWNER'S NAME AS SHOWN ON THE NOTICE OF CHANGE	5B. MAIL DECISION TO: (IF DIFFERENT FROM 5A)
OAM Development, Inc	Jim O'Haco
PO Box 910	PO Box 910
Winslow, AZ 86047	Winslow, Arizona 86047

6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.)

NAME/COMPANY NAME OAM Development / Jeanne O'Haco EMAIL ADDRESS jjohaco@yahoo.com

ADDRESS (CITY, STATE, ZIP CODE) PO Box 910 Winslow Arizona 86047 PHONE NUMBER (928) 587-4526

AGENTS ONLY: Include a copy of a current Agency Authorization Form (82130AA) with this petition.

Dept. of Financial Institutions Registration # SBOE # (PIMA AND MARICOPA COUNTIES ONLY)

7. **BASIS FOR THIS PETITION:** Provide evidence for appealing the Assessor's Notice of Change. Refer to Instructions page 1 for class 3 evidence examples. Include the parcel number(s) of other properties used in your appeal. Specify if the appeal is based upon one or more of the following methods of valuation:

MARKET SALES APPROACH ☐ COST APPROACH ☐ INCOME APPROACH ☐ OTHER ☑ (explain below)

Parcel 10301020 in question, (30.89 acres) has not changed status from previous years (20+) as agriculture. Parcels ~~to the north are contiguous with O'Haco Cattle Company's North Ranch, operating as agriculture status, grazing~~ livestock. There are no fences separating the property, to indicate segregated property. See attached tax notice.

8.	ORIGINAL VALUE	FULL CASH VALUE $	500	LIMITED PROPERTY VALUE $	75	PROPERTY CLASS	02R	ASMT. RATIO	15.0
9.	AMENDED VALUE	FULL CASH VALUE $	45,512	LIMITED PROPERTY VALUE $	3,527	PROPERTY CLASS	02R	ASMT. RATIO	15.0
10.	OWNER'S OPINION OF VALUE	FULL CASH VALUE $	500	LIMITED PROPERTY VALUE $	75	PROPERTY CLASS	02R	ASMT. RATIO	15.0

11. **I HEREBY AFFIRM THAT ALL THE INFORMATION HEREIN IS TRUE AND CORRECT.**

X Jim O'Haco

SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

PHONE NUMBER (928) 587-4526 EMAIL ADDRESS jjohaco@yahoo.com

FOR OFFICIAL USE ONLY

12. COUNTY BOARD OF EQUALIZATION	FULL CASH VALUE $	LIMITED PROPERTY VALUE $	PROPERTY CLASS	ASMT. RATIO

13. BASIS FOR DECISION:

DATE RECEIVED DATE DECISION MAILED CHAIRMAN OR CLERK OF THE BOARD

FOR OFFICIAL USE ONLY

DOR FORM 82130NC (Revised 05/2024)

Taxpayer #: 10301020 Your Appeal Deadline is: 10/25/2024

2025 NOTICE OF CHANGE THIS IS NOT A TAX BILL

CAMMY DARRIS
NAVAJO COUNTY ASSESSOR
PO BOX 668
HOLBROOK, AZ 86025
(928) 524-4066

RETURN SERVICE REQUESTED

Presorted First Class
U.S. Postage
PAID
The Master's Touch, LLC

See reverse side for definitions and instructions.

Property Located in:	Tax Year:	Parcel ID: BK MP Parcel	Notice Date:
NAVAJO COUNTY	2025	10301020	09/30/2024

8-30-24_v2

	ORIGINAL 2025 VALUE				AMENDED 2025 VALUE			
	Legal Class	Value	Asst Ratio	Assessed Value	Legal Class	Value	Asst Ratio	Assessed Value
LAND FCV	02R	500	15.00	75	02R	45,512	15.00	6,827
IMPR FCV	02R	0	0.00	0		0	0.00	0
TOTAL FCV	02R	500	15.00	75	02R	45,512	15.00	6,827
LIMITED VALUE	02R	500	15.00	75	02R	23,513	15.00	3,527

SECTION: S01 TOWNSHIP: T19N RANGE: R15E ACRES: 30.89

LEGAL DESCRIPTION SECTION 1, T19N, R15E:LOT 1.....AKA: NE4 N54 LESS

1382*2**G50**AUTO**ALL FOR AADC 852
OAM DEVELOPMENT INC
PO BOX 910
WINSLOW AZ 86047-0910

Navajo County Property Information

The Treasurer does not guarantee that any information provided on this website is accurate, complete, or current. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information on this website. Information on the website is not updated in "real time." Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents.

Zoning is currently being impacted due to Navajo County transitioning to new IT systems.

For Zoning verification of non-vacant properties please inquire here.

Parcel Number / Tax ID: 10301020 Find Account

Name: Enter the Full Name Name Search

Additional search fields

2025 | 2024 | 2023 | Taxes | Zoning

$ District Charges | Sales | Other

Ownership:
Oam Development Inc
Po Box 910
Winslow AZ 860470910

Last Recording: 03/06/2024 for

Location:
Site: 6229 N Park Dr
Size: 30.89
PLSS TRS: T19N R15E S01
Tax Area: 0105

Assessor Description:

Section 1, T19N, R15E:Lot 1.....Aka: Ne4 Ne4 Less S 10 Acres To Sierra Vista Ranchettes #1Per Plat 16-33

Assessment Method:
Type: Vacant
Approach: Market
Ratio: 15.00%
Exemption:
Exempt Amount: $0.00
Legal Class: Vacant/Agricultural Land

Assessment:
Land Value: $45,512.00
Improvement: $0.00
Full Cash Value: $45,512.00
Full Cash Assessed: $6,827.00
Limited Value: $23,513.00
Limited Value Assessed: $3,527.00

Board of Supervisors Regular **7. d.**

Meeting Date: 11/12/2024

Title: BOE Ntc of Change Stipulated Agreements

Submitted By: Melissa Buckley, Clerk of the Board of Supervisors

Department: Board of Supervisors

Presented By: Melissa Buckley/Cammy Darris

Motion before the Board:

Consideration of Stipulations between the County Assessor and Petitioners on Petitions for Review of Notice of Change; Swearing in of Assessor, Appraisers and Petitioners.

Background:

Petitioner has filed a Petition for Review of Notice of Change. Assessor and Petitioner have stipulated to the FCV and LPV as signed by both parties.

Parcel Number	Owner's Name	Hearing Officer Decision (FCV)	LPV	Basis for Decision
311-15-105	Mark Van Ark & Michelle Sirott	526,280	304,361	Agreement
212-43-032	Virgil J Anderson Jr. & Ann S. Reid	145,137	69,107	Agreement
210-44-376	Durako Family Trust Richard & Patricia Durako	621,025		Agreement
202-67-002	Ivy L. Lunt	404,682	241,722	Agreement
202-050-88A	Bryan Toone	322,956	298,468	Agreement

Recommendation:

Approve all stipulations as reported

Attachments

Agreement 311-15-105

Agreement 212-43-032

Agreement 210-44-376

Agreement 202-67-002

Agreement 202-05-088A

Form Review

Inbox	Reviewed By	Date
Assessor	Cammy Darris	08/05/2020 11:55 AM
Clerk of the Board (Originator)	Melissa Buckley	04/06/2021 01:02 PM
Form Started By: Melissa Buckley		Started On: 08/03/2020 01:43 PM

Final Approval Date: 10/30/2024

Melissa Buckley

From: Melissa Buckley
Sent: Monday, October 28, 2024 3:02 PM
To: Cammy Darris
Subject: RE: 2025 Notice of Change Review

Received, thank you.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

From: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Sent: Monday, October 28, 2024 1:12 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: FW: 2025 Notice of Change Review

311-15-105 agreement

CAMMY DARRIS
Navajo County Assessor
(928) 524-4095 | www.NavajoCountyAZ.gov/Assessor
100 E Code Talkers Dr | PO Box 668 | Holbrook, AZ 86025

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From: Mark van Ark <vanarks1@gmail.com>
Sent: Monday, October 28, 2024 12:25 PM
To: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Subject: Re: 2025 Notice of Change Review

Caution: This email originated from outside of Navajo County.

Looks great. I agree with this current assesment. I appreciate you taking care of this.

Mark van Ark
Sent from my iPhone

On Oct 28, 2024, at 11:50 AM, Cammy Darris <Cammy.Darris@navajocountyaz.gov> wrote:

Good Afternoon, Mr. Van Ark

Our office has reviewed the Petition for Review of Notice of Change, we have made changes to the percent complete. This result in a change to the Full Cash and Limited Property Values as shown below. If you agree with the proposed valuations, please reply to this email that you agree. If you are not in agreement, please reply as well so that a hearing can be set.

	2025 Noticed Values	2025 Proposed Values
Full Cash Value	$1,108,633	$526,280
Limited Property Value	$ 641,151	$304,361

Melissa Buckley

From: Melissa Buckley
Sent: Monday, October 28, 2024 3:04 PM
To: Cammy Darris
Subject: RE: Pt.. 2 - Re: 212-43-032 Petition For Review

Received, thank you.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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From: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Sent: Monday, October 28, 2024 1:29 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: FW: Pt.. 2 - Re: 212-43-032 Petition For Review

212-43-032 Agreement

CAMMY DARRIS
Navajo County Assessor
(928) 524-4095 | www.NavajoCountyAZ.gov/Assessor
100 E Code Talkers Dr | PO Box 668 | Holbrook, AZ 86025

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From: annreid1 <annreid1@proton.me>
Sent: Monday, October 28, 2024 1:27 PM
To: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Subject: Pt.. 2 - Re: 212-43-032 Petition For Review

Caution: This email originated from outside of Navajo County.

Dear Ms. Darris,

THANK YOU!.

Yes, We agree to the ORIGNAL VALUATIONS of $145,137 FCV and $69,107 LPV.

Sincerely,
Virgil J. Anderson Jr and Ann S. Reid, Trustees
10.28.2024 13:25 MST

On Monday, October 28th, 2024 at 12:15, Cammy Darris <Cammy.Darris@navajocountyaz.gov> wrote:

Good Afternoon,

Our office is processing the 2025 Petition for Review of Notice of Change. The Full cash and Limited Values have been reduced to the original Valuations If you agree with the proposed valuations, please reply to this email that you agree. If you are not in agreement, please reply as well so that a hearing can be set.

	2025 Noticed Values	2025 Proposed Values
Full Cash Value	$174,592	$145,137
Limited Property Value	$ 100,971	$ 69,107

CAMMY DARRIS

Navajo County Assessor

(928) 524-4095 |www.NavajoCountyAZ.gov/Assessor

100 E Code Talkers Dr | PO Box 668 | Holbrook, AZ 86025

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Melissa Buckley

From: Cammy Darris
Sent: Monday, November 4, 2024 10:36 AM
To: Melissa Buckley
Subject: agreement on 210-44-376

[You don't often get email from rpdurako@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email originated from outside of Navajo County.

I accept reducing the value to $621,025 for 2025 tax roll.

Thank you for your help regarding this matter.

Patricia and Richard Durako
Sent from my iPad

CAMMY DARRIS
Navajo County Assessor
(928) 524-4095 | www.NavajoCountyAZ.gov/Assessor
100 E Code Talkers Dr | PO Box 668 | Holbrook, AZ 86025

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Navajo County - For Official Use Only

Melissa Buckley

From: Melissa Buckley
Sent: Tuesday, October 29, 2024 9:25 AM
To: Cammy Darris
Subject: RE: 202-67-002

Okay thank you!

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
Teamwork | Accountability | Integrity | Excellence | Innovation

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

From: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Sent: Tuesday, October 29, 2024 9:11 AM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: FW: 202-67-002

Agreement on 202-67-002

CAMMY DARRIS
Navajo County Assessor
(928) 524-4095 |www.NavajoCountyAZ.gov/Assessor
100 E Code Talkers Dr | PO Box 668 | Holbrook, AZ 86025

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From: ivy lunt <luntster@hotmail.com>
Sent: Tuesday, October 29, 2024 8:48 AM
To: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Subject: Re: 202-67-002

Caution: This email originated from outside of Navajo County.

I agree with this reevaluation
Thank you for your reconsideration
Ivy Lunt

Sent from my iPad

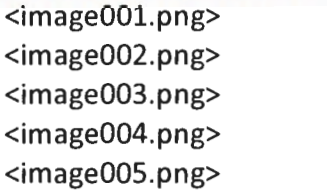
On Oct 28, 2024, at 11:09 AM, Cammy Darris <Cammy.Darris@navajocountyaz.gov> wrote:

Good Morning,

We are in the process of working your Petition for Review of Notice of Change. We have adjusted the square footage and percent complete. This result in a change to the Full Cash and Limited Property Values as shown below. If you agree with the proposed valuations, please reply to this email that you agree. If you are not in agreement please reply as well so that a hearing can be set.

	2025 Noticed Values	2025 Proposed Values
Full Cash Value	$657,754	$404,682

		Limited Property
Value	$380,396	$241,722

CAMMY DARRIS
Navajo County Assessor


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Melissa Buckley

From: Melissa Buckley
Sent: Monday, October 28, 2024 3:03 PM
To: Cammy Darris
Subject: RE: 202-05-088A

Received, thank you.

Thank you,

Melissa W. Buckley, MMC
Clerk of the Board
Navajo County, AZ

Email: melissa.buckley@navajocountyaz.gov
Web: www.navajocountyaz.gov **Address:** 100 East Code Talkers Drive, Holbrook, AZ 86025
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To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

From: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Sent: Monday, October 28, 2024 1:12 PM
To: Melissa Buckley <Melissa.Buckley@navajocountyaz.gov>
Subject: FW: 202-05-088A

202-05-088A Agreement

CAMMY DARRIS
Navajo County Assessor
(928) 524-4095 |www.NavajoCountyAZ.gov/Assesso
100 E Code Talkers Dr | PO Box 668 | Holbrook, AZ 86025

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From: Bryan Toone <bryantoone@gmail.com>
Sent: Monday, October 28, 2024 12:53 PM
To: Cammy Darris <Cammy.Darris@navajocountyaz.gov>
Subject: Re: 202-05-088A

Caution: This email originated from outside of Navajo County.

I can agree to the proposed values. Thank you, Bryan Toone

On Mon, Oct 28, 2024 at 11:17 AM Cammy Darris <Cammy.Darris@navajocountyaz.gov> wrote:

Good Morning,

Based on your response our office could adjusted the percent complete to 90%. This result in a change to the Full Cash and Limited Property Values as shown below. If you agree with the proposed valuations, please reply to this email that you agree. If you are not in agreement, please reply as well so that a hearing can be set.

Values	2025 Noticed Values	2025 Proposed
Full Cash Value	$558,434	$322,956
Limited Property Value	$516,092	$298,468

Board of Supervisors Regular **11. a.**

Meeting Date: 11/12/2024
Title: Winter Weather Conditions Preparedness
Submitted By: Leah Thomas, Deputy Clerk of the Board of Supervisors
Department: Board of Supervisors
Presented By: Madhav Mundle/Catrina Jenkins

Subject:

Winter Weather Conditions Preparedness

Background:

Form Review

Form Started By: Leah Thomas Started On: 10/21/2024 10:59 AM
Final Approval Date: 10/21/2024

Board of Supervisors Regular **11. b.**

Meeting Date: 11/12/2024
Title: Planning & Development Update
Submitted By: Leah Thomas, Deputy Clerk of the Board of Supervisors
Department: Board of Supervisors
Presented By: Mischa Larisch/Cody Cooper

Subject:

Planning & Development Update

Background:

Form Review

Form Started By: Leah Thomas Started On: 10/21/2024 11:01 AM
Final Approval Date: 10/21/2024

Board of Supervisors Regular **11. c.**

Meeting Date: 11/12/2024
Title: Board Policies and Procedures
Submitted By: Leah Thomas, Deputy Clerk of the Board of Supervisors
Department: Board of Supervisors
Presented By: Melissa Buckley

Subject:

Board Policies and Procedures

Background:

Form Review

Form Started By: Leah Thomas Started On: 10/21/2024 11:02 AM
Final Approval Date: 10/21/2024