PINAL COUNTY
WIDE OPEN OPPORTUNITY

NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION
PINAL COUNTY PLANNING AND ZONING COMMISSION
SUMMARY OF AGENDA
Thursday, September 18, 2025

9:00 a.m - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
EMERGENCY OPERATIONS CENTER
301 E. 11th ST.
FLORENCE, AZ 85132

Action means discussion/recommendation for approval or denial to the Board of Supervisors on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda.)

A work session is not a public hearing. For matters that are not listed as "public hearings," the public may attend and listen to the proceedings but may only address the Commission with its permission.

PLEDGE OF ALLEGIANCE

1. CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS:
( ) MENNENGA, Chairman
( ) KLOB, Vice-Chairman
( ) HARTMAN, Member
( ) KELLER, Member
( ) LIZARRAGA, Member
( ) SCHNEPF, Member
( ) DAVILA, Member
( ) MOONEY, Member
( ) PRANZO, Member
( ) SCOTT, Member

2. MANAGER REPORT (INFORMATION ITEM)

A. Executive Session pursuant to A.R.S. 38-431.03(A)(3) for legal advice and discussion with the county attorney concerning agenda items A, B, & C. (Harvey Krauss/Daron Garey)

3. OLD BUSINESS

A. That the Planning & Zoning Commission review and consider, for possible adoption, the proposed amendments to the Pinal County Planning & Zoning Commission Operating Rules and Regulations dated June 18, 2015, as noted in the "Review Draft" dated June 19, 2025 with amendments suggested at the

August 21, 2025 P&Z Commission meeting.

4. **NEW CASES**

A. **PZ-PA-017-25 - PUBLIC HEARING/ACTION**: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,095± acres from **Moderate Low Density Residential and Employment** to **'Special District'** land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. (Sangeeta Deokar/Dedrick Denton)

B. **PZ-020-25 -- Public Hearing/Action**: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from **General Rural (GR)** to **Industrial Zoning (I-3) Zoning District** on 1,095± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. (Sangeeta Deokar/Dedrick Denton)

C. **PZ-PD-014-25 -- PUBLIC HEARING/ACTION**: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a **planned area development (PAD) overlay** to modify the development standards of the I-3 Industrial zoning district on 1,095± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. (Sangeeta Deokar/Dedrick Denton)

D. **SUP-009-25 -- PUBLIC HEARING/ACTION**: Bill Koning, Smartlink Group LLC (applicant/agent), on behalf of landowner -- Pinal County Fair, requesting approval of a **Special Use Permit (SUP) to operate a new 90-foot-tall Wireless Communication Facility for AT&T carrier, designed as a faux palm cell tower (95 feet with palm branches)**, within a 20' x 40' compound on an ±80-acre site, situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, south-west of City of Coolidge and north of City of Eloy, in the unincorporated Pinal County. (Valentyn Panchenko/Dedrick Denton)

E. **PZ-013-25 -- PUBLIC HEARING/ACTION**: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners -- Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting approval of **a rezone from General Rural (GR) to Industrial (I-3) zoning district** on 2,149± acres **to construct and operate a photovoltaic (solar) power generation and Battery Energy Storage System**, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County. (Valentyn Panchenko/Dedrick Denton)

F. **PZ-PD-009-25 -- PUBLIC HEARING/ACTION**: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners -- Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of **a Planned Area Development (PAD) Overlay District** on 2,149± acres to apply proposed developments standards to **a photovoltaic (solar) power generation and Battery Energy Storage System**, situated on portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly

Corners area in unincorporated area of Pinal County. (Valentyn Panchenko/Dedrick Denton)

5. **CALL TO THE COMMISSION (INFORMATION ONLY):** Commission Members may briefly comment on current events or direct staff to study a topic matter. No discussion or action will be taken, except to direct staff to review the issue or schedule it for future consideration.

ADJOURNMENT

Support documents for the above-listed matters are available at the Pinal County Community Development Office for the public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:00 a.m. and 5:30 p.m.

NOTE: One or more members of the Board may participate in this meeting by telephonic conference call.

The Board may go into Executive Session for the purpose of obtaining legal advice from the County's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

In accordance with the requirement of Title II of the Americans with Disabilities Act (ADA), the Pinal County Planning and Zoning Board does not discriminate against qualified individuals with disabilities admission to public meetings. If you need accommodation for a meeting, please contact the Community Development Department at (520) 866-6442, at least (5) five business days prior to the meeting (not including weekends or holidays) so that your request may be accommodated.

Notice of Possible Recess: The Board may take a recess for lunch at approximately 12:00 p.m. for one hour. During this recess, members of the Board may be present at the same dining location. No County business will be discussed, and no legal action will be taken during this time.

Pursuant to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN, that the public will have physical access to the meeting room at 8:30 A.M.

Posted this 11th day of September, 2025, around 6 P.M. by (Cory Busby).

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:
CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS:
( ) MENNENGA, Chairman
( ) KLOB, Vice-Chairman
( ) HARTMAN, Member
( ) KELLER, Member
( ) LIZARRAGA, Member
( ) SCHNEPF, Member
( ) DAVILA, Member
( ) MOONEY, Member
( ) PRANZO, Member
( ) SCOTT, Member

MOTION:
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PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

Executive Session pursuant to A.R.S. 38-431.03(A)(3) for legal advice and discussion with the county attorney concerning agenda items A, B, & C. (Harvey Krauss/Daron Garey)

MOTION:

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PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

That the Planning & Zoning Commission review and consider, for possible adoption, the proposed amendments to the Pinal County Planning & Zoning Commission Operating Rules and Regulations dated June 18, 2015, as noted in the "Review Draft" dated June 19, 2025 with amendments suggested at the August 21, 2025 P&Z Commission meeting.

MOTION:

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Attachments

PnZ_Rules&Regulations

PINAL • COUNTY
wide open opportunity

REVIEW DRAFT – JUNE 19, 2025
AMENDED – SEPT. 11, 2025
PINAL COUNTY PLANNING & ZONING COMMISSION OPERATING RULES AND REGULATIONS AS OF JUNE 18, 2015

Section 1: Officers/Vacancy. The officers of the Commission shall consist of a Chairperson and a Vice-Chairperson who shall be elected at the regular monthly meeting in June or July, to hold office for one (1) year. Any officer not elected at such time may be elected at any subsequent regular meeting or special meeting called for that purpose. A vacancy occurring in such office shall be filled by an election held at any regular meeting or a special meeting called for that purpose.

Section 2: Chairperson's Duties: The Chairperson shall preside at the meeting of the Commission and his/her duties are generally as follows: To open the meeting at the time at which the Commission is to meet by taking the Chair and calling the members to order; to announce the business before the Commission; to recognize members entitled to the floor; to state and to put to vote all questions which are regularly moved or necessarily arise in the course of the proceedings; to announce the result of the vote; to assist in the expediting of business in every way compatible with the rights of the members and persons appearing before the Commission; to restrain the members when engaged in debate within the rules of order; to enforce on all occasions the observance of order and decorum among the members of the Commission and the public; to inform the Commission and the public, when necessary, or when referred to for the purpose, on point of order or practice pertinent to pending business; to authenticate, by his/her signature, when necessary, all acts/recommendations, orders, and proceedings of the Commission; and in case of fire, riot, or very serious disorder, or other great emergency, the Chair has the right and duty to declare the meeting adjourned to some other time (and place if necessary) if it is impracticable to take a vote, or in his/her opinion, dangerous to delay for a vote.

The Chairperson may appoint such standing subcommittees to perform such duties as may be deemed necessary and expedient by the Chairperson. He/She shall coordinate the work of the Commission and shall perform such other duties as required.

Section 3: Vice-Chairperson. The Vice-Chairperson in the absence of the Chairperson shall perform the aforementioned duties. In the event that both the Chair and Vice-Chair are absent, then the members present shall select a Commission member to be Chair pro-tem of the hearing/meeting.

Section 4: Executive Secretary/Duties. The Planning Manager, hereinafter referred to as Manager, or his/her designee shall, serve as Executive Secretary to the Planning & Zoning Commission and attend to all official correspondence of the Commission; prepare (or have prepared) the minutes of all meetings of the Commission; and cause to be filed or recorded all copies of such minutes, rules and regulations, findings and decisions, the

same to constitute a public record open for public inspection. The Civil Division of the County Attorney's Office shall provide legal advice and counsel to the Planning and Zoning Commission.

The Manager shall approve all expense and purchase vouchers prior to their submittal to the County Finance Director.

Section 5: Meeting Dates. The regular meeting date of the Commission shall be the third Thursday of each calendar month. Meetings are to be held in the Emergency Operations Centerof the Pinal County Complex, at 301 E. 11th Street, Florence, Arizona, or such other location determined by the Chairperson and Director or his/her designee in the event of unavailability or inadequacy. Meetings shall commence at 9:00 a.m.

Special meetings may be held if called at any time by the Chairperson or by a majority of the Commission members as an action item at any regular meeting or special meeting. When a special meeting is called by the Chairperson, notice of such meeting shall be given to all members at least five (5) days prior to the special meeting date.

All regular and special meetings may be continued to another date, hour and place by a majority vote.

Section 6: Quorum/Majority. Pursuant to A.R.S. §11-802, a majority of the duly appointed members of the Commission shall constitute a quorum for the transaction of business, and a majority of vote of the quorum shall be required for any official action. All references herein to a majority of the Commission shall mean a majority of the Commissioners present and voting, unless otherwise specifically stated in these Rules and Regulations.
Section 7: Order of Business: The Commission's agenda may be organized as follows, the Chair may, at his or her discretion, change the order for administrative convenience.

1. Pledge of Allegiance
2. Call to Order by ChairpersonRoll Call & Determination of a quorum
3. Planning Manager or Community Development Director Report Approval of Minutes
4. Old Business New Business including Public hearings, if any
5. Subdivision reviews, if any
6. Work-session items, if any
7. Call to the Commission: Oral comments or suggestions from individual Commission Members directing staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.
8. Adjournment

Section 8: Public Hearing Procedure. All Commission meetings and hearings shall be subject to Arizona's Open Meeting Law. The Commission's *public hearing procedures* shall be as follows:

1. The Chairperson shall call the case to be heard by case number and name of the applicant.

2. STAFF REPORT
The Community Development staff and other appropriate County departments shall serve in an advisory capacity to the Commission and present written or oral reports and comments to the Commission. Commissioners may ask questions of any staff member or other County department employee at the conclusion of the staff report.

3. THE APPLICANT'S PRESENTATION
The Chairperson shall call the Applicant or that individual representing the applicant forward to address the Commission (make a presentation) which shall include:

   A. Presentation of the application (i.e. detailed plans of proposed land use).

   B. Comments on the Community Development, and other County Departments reports.

   C. Answering any questions posed by the Commission members.

4. PUBLIC COMMENTS
At the conclusion of the Applicant's presentation the Chairperson shall open this segment of the meeting to the public for public comments on the particular issue.

   The Chairperson may request that those who wish to address the Commission come forward in an orderly fashion, sign their names and addresses on the sign-in sheet, or fill out a speaker's card provided prior to the meeting, state whether they favor or oppose the proposal before the Commission and state their concerns and opinions of the proposal.

   The Chairperson may impose a time limit on each person who wishes to address the Commission on a particular issue.

   After all the individuals who wish to address the Commission have had an opportunity to do so, the Chairperson shall close the public comment segment of the meeting.

5. DELIBERATION BY THE COMMISSION
At the conclusion of the public comment segment of the hearing, the Chairperson shall give the Applicant an opportunity to respond to any issues or questions raised.

Before the issue is open to debate it is necessary, first, that a motion be made by a Commission member who has obtained the floor (members are entitled to the floor only if the Chairperson recognizes him/her, or assigns him/her the floor, by announcing his/her name), second, that it be seconded, and third, that it be stated by the Chair. The Chair must either rule the motion out of order or state the question on the motion so that the Commission may know what is before it for consideration and action. The fact that a motion has been made and seconded does not put it before the Commission, the Chair must do that.

While no debate or other motion is in order after a motion is made, until it is stated or ruled out of order by the Chair, Commission members may at this time suggest modifications of the motion, and the Commissioner who made the motion, without the consent of the one who seconded the motion, has the right to make such modifications as he/she pleases, or even withdraw his/her motion entirely before the Chair states the question/motion. When the mover modifies his/her motion the one who seconded it has a right to withdraw his/her second. After it is stated by the Chair the mover can do neither without the consent of the members.

After the question/motion has been stated by the Chair, it will then be before the Commission members for consideration and action. All questions/motions may be debated before final action is taken on them. In the debate each member has a right to speak. The debate must be limited to the merits of the immediately pending question (that is the last question/motion stated by the Chair that is still pending). During the debate commission members shall address their remarks to the Chair.

When the debate appears to have closed, the Chair will state the question/motion again and proceed to put the question/motion to a vote, (that is take the vote on the question/motion) first calling for the affirmative and then for the negative vote. A roll call vote may be allowed. The vote will be announced, (it is a necessary part of putting the question/motion to a vote). The Commission members are assumed not to know the result of the vote until it is announced by the Chair, and the vote does not go into effect until announced. As soon as the result of the vote is announced the Chair should state the next item of business before the Commission.

Section 9: Failure of Motion. When the question/motion is put to a vote and the affirmative fails to be carried (lacks a majority vote of the quorum) the motion fails. Another question/motion on the same issue may be put to a vote.

Section 10: Motion to Reconsider. A motion to reconsider a vote of a specific question/motion can be made only on the date the vote to be reconsidered was taken and if the applicant is present. It must be made by one who voted with the PREVAILING

side. Any member may second it. No question can be twice reconsidered unless it was materially amended after its first reconsideration

Section 11: Motion to Adjourn. A motion to adjourn can be made by a member who has been recognized by the Chair. Before putting the motion to adjourn to vote, the Chair should be sure that there is no business to be attended to before adjournment. Announcement may be made before taking the vote. If there is something requiring action before adjournment, the Commissioner should be requested to withdraw his motion to adjourn. Members should not leave their seats until the Chair has declared the meeting adjourned.

Section 12: Compliance with Arizona Open Meeting Law. Compliance with the requirements of the Open Meeting law (and for public hearings) specifically with regard to posting proper notice and legal advertisements as required by State law or County ordinance, shall be arranged by the Planning Manager or his designee.

A. Any written correspondence or emails sent directly to Commissioners via a personal, business, or other mailing address or email account from any interested parties on any case that is intended to be heard by the Commission is considered a public record and must be transmitted to the Planning Manager and maintained pursuant to Arizona law.

B. Any correspondence or emails noted above that is not sent or copied to the Community Development Department must be retained in the event the Community Development Department receives a Public Records Request.

Section 13: Continuances. A request for the continuance of a case received after the legal advertisement for a public hearing has been given shall require the Commission to put the request to a vote. Continuances are limited to a maximum of two; and after two continuances, the Commission shall vote to approve or deny the case, unless there is a public health, safety and general welfare concern requiring additional continuances or the case is withdrawn by the applicant.

Section 14: Attendance. Commission members shall contact the Executive Secretary, or staff member if they are unable to attend a regular or special meeting of the Commission. If a Commission member fails to inform the Executive Director or a staff member in advance, then that would constitute an unexcused meeting absence. If a Commission member has two (2) or more consecutive unexcused absences from a regular or special meeting of the Commission, then the Department Director or Executive Secretary shall notify such absences to the appointing authority of that Commission member.

Section 15: Ex Parte Contact. There should be no ex parte contact outside a Commission meeting initiated by any Commission member with any applicant on any matter filed with the Community Development Department that is being presented or intended to be presented to the Commission for its consideration. There should be no ex parte contact

outside a Commission meeting initiated by any applicant or member of the public with any Commission member on any matter filed with the Community Development Department that is being presented or intended to be presented to the Commission for its consideration. The applicant and members of the public should be directed to appear before the Commission either in person or in writing to present their concerns and opinions to the entire Commission. If any individual does speak to a Commission member outside a Commission meeting on any matter filed with the Community Development Department that is being presented or intended to be presented to the Commission, the Commission member is obligated to inform the Commission of such contact and any information conveyed in such contact.

Section 16: Conflict of Interest. Any member of the Commission with a substantial interest in the outcome of any matter brought before the Commission, as defined in A.R.S. Sections 38-501 through 38-511 (Conflict of Interest of Officers and Employees) shall make known that interest, and the minutes of that meeting or hearing shall record that the member made such fact known. The member shall refrain from voting or in any way participating in that matter. In addition to conflicts of interest as outlined in State Statutes, any member who feels that for personal reasons they should not participate in a matter before the Commission may refrain from voting or participating in that matter without stating their reasons for doing so.

Section 17: Amendments. These rules and regulations shall be amended only by the affirmative vote of a majority of the Commission.

Section 18: Severability. These operating rules and regulations shall be deemed severable and the invalidity or unenforceability of any section, subsection, sentence, clause, phrase, or word shall not affect the validity of the remaining portions hereof.

[*Passed by resolution No. 062107-PZCORR, resolution No. 031711PZCORR-AMD, and resolution No.061815-PZCORR*]

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Sangeeta Deokar/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-017-25 - PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,095± acres from **Moderate Low Density Residential and Employment** to **'Special District'** land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. (Sangeeta Deokar/Dedrick Denton)

MOTION:

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Attachments

Project Ranger

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 18, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-017-25, PZ-020-25 & PZ-PD-014-25 (Project Ranger)**

CASE COORDINATOR: SANGEETA DEOKAR, PLANNING SUPERVISOR

SUPERVISOR DISTRICT #5, JEFF SERDY

Executive Summary:
This is a request from Rose Law Group PC, applicant, on behalf of Arizona State Land, owner, requesting approval of Non-Major Comprehensive Plan Amendment to re-designate 1,095± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation, a Rezone from General Rural (GR) to Industrial Zoning (I-3) Zoning District, and a new PAD Overlay District to provide amended development standards to allow for the development of a manufacturing facility, which is generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-PA-017-25: Project Ranger Minor Comprehensive Plan Amendment

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of approval of Case PZ-PA-017-25 to the Board of Supervisors.*

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PA-017-25 to the Board of Supervisors.*

PZ-020-25: Project Ranger Rezone

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-020-25 to the Board of Supervisors subject to the following two stipulations:*

1. *That the stipulations enumerated herein pertain to the area described in cases PZ-PA-017-25, PZ-020-25 & PZ-PD-014-25 are applicable to the property in question; and,*

2. *Approval of this Rezone (PZ-020-25) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;*

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-020-25 to the Board of Supervisors.*

PZ-PD-014-25: Project Ranger PAD Overlay District

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PD-014-25 to the Board of Supervisors subject to the following sixteen (16) stipulations:*

1. That the stipulations enumerated herein pertain to the area described in cases PZ-PA-017-25, PZ-020-25 and PZ-PD-014-25 are applicable to the property in question;
2. Approval of this PAD (PZ-PD-002-25) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-002-25;
4. Landscape buffers will be required at site plan submittal and shall be in compliance with the PCDSC for Industrial zoning, Chapter 2.340, 2.340.040;
5. Applicant to protect Riparian habitats by providing a buffer to ensure wildlife connectivity as determined by Arizona Game and Fish and Pinal County Open Space division;
6. Applicant to incorporate the invasive species/noxious weed management plan per recommendations laid out by the Open Space and Trails Division;
7. Applicant to develop a planned regional multi-use trail corridor along Magma railroad as per Pinal County OSTD Standards and dedicate the area encompassing the trail to the County in the form acceptable to the County;
8. Stabilization of Commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 5;
9. Air Quality dust registration is required if the earth moving activity causes 0.1 acres or more of land disturbance. (Refer Pinal County Code of Regulations Chapter 4, Article 3.);
10. All Construction activity must conform to the earthmoving activity requirements in accordance with Section § 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulation;
11. According to the "Regionally Significant Routes for Safety and Mobility, Final Report," which was adopted by the Board of Supervisors on October 22, 2008, Skyline Drive identified as a Regionally Significant Route. As such, dedication of seventy-five feet (75') of half-street right-of-way will be required for Skyline Drive along the project's frontage to comply with the report. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Statement) for Skyline Drive Road shall be the responsibility of the applicant;
12. A 28ft wide paved public access road along Skyline Drive shall be provided to the project from State Route 79. This paved access road shall be placed in a minimum 50ft wide public right-of-way per Pinal County standards;
13. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement or Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
14. All right-of-way dedication(s) shall be free and unencumbered;
15. Any roadway sections, alignments, access locations, and access movements shown in the rezoning and PAD application are conceptual only and have not been approved by the Pinal County Engineer; and

16. Portions of the proposed development are located within a Special Flood Hazard Area as shown on FEMA's Flood Insurance Rate Maps. If any improvements and/or structures are placed within the Special Flood Hazard Area, then said improvements shall comply with the Pinal County Floodplain Ordinance and a Floodplain Use Permit will be required. A Floodplain Use Permit may be obtained prior to or during Site Plan review but shall be approved prior to the issuance of any building permits for work within the Special Flood Hazard Area.

LEGAL DESCRIPTION: Legal on file.

TAX PARCELS: 210-33-7020

LANDOWNER/APPLICANT: Arizona State Land Department (ASLD) /Jordan Rose – Rose Law Group PC

REQUESTED ACTION & PURPOSE:

PZ-PA-017-25- PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,095± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, Parcel G&SRB&M, tax parcel 210-33-7020 (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-020-25 – PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from General Rural (GR) to Industrial Zoning (I-3) Zoning District on 1,095± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, tax parcel 210-33-7020 (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-PD-014-25 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a planned area development (PAD) overlay to modify the development standards of the I-3 Industrial zoning district on 1,095± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, tax parcel 210-33-7020 (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

SIZE: 1,095± acres

COMPREHENSIVE PLAN: Employment and Moderate Low Density Residential

EXISTING ZONING: General Rural (GR)

SURROUNDING ZONING AND LAND USE:

North: Single Residence Zone (CR-3)
South: General Rural (GR)
East: General Rural (GR)
West: General Rural (GR)

PUBLIC PARTICIPATION:

Newspaper Advertising:	August 27, 2025
Site Posting: Applicant:	August 28, 2025
Neighborhood Meeting:	August 28, 2025
Web posting:	September 2, 2025

FLOOD ZONE:
Flood zone: "X" is an area of minimal flood hazard.

PLAN AMENDMENT DISCUSSION:
The request is to change land-use classification from Employment and Moderate Low Density Residential to 'Special District' land-use classification.

Project Proposal: The Non-Major Comprehensive Plan Amendment designation of "Special District", in conjunction with the I-3 zoning, will allow ASLD to develop the parcels for a large manufacturing facility.

Location and Accessibility: Generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

Environmental Studies: Cultural and environmental studies will be completed prior to the release of property by the ASLD for private development.

STAFF ANALYSIS:

COMPREHENSIVE PLAN ANALYSIS:
The property comprises three parcels owned by the Arizona State Land Department. All three are currently vacant and characterized by a natural desert landscape. The site has remained undeveloped and unused throughout its history. Following is the analysis for the request to change to 'Special District' land-use.

1. **Location:** The subject parcels are surrounded by undeveloped desert land, primarily owned by the Arizona State Land Department, and are located approximately 2 to 3 miles from the nearest developed area. To the northwest, across the Magma Railroad and north of Skyline Drive, lies a 600-acre property zoned for industrial use. Additionally, a solar generation facility is situated to the southwest on State land, also zoned for industrial use. The proximity to these similarly zoned industrial sites supports the suitability of the parcels for a proposed manufacturing facility. State land parcels proximity to the existing rail line infrastructure makes the location well suited for the transport of materials and employees for a manufacturing facility. This industrial context also limits the potential for alternative development, making commercial or industrial use the most viable options.

2. **Comprehensive Plan**: The subject site has currently two designations: Employment and Moderate Low Density Residential. Proposal for 'Special District' land use designation can only be used for Trust lands. Land-use change to 'Special District' would assist the following:

a. Meets goals and objectives of the Pinal County Comprehensive Plan with respect to the following:
   - Mobility and Connectivity: The project location is along a railroad that utilizes the existing infrastructure for movement of goods. Additionally it will trigger the improvement and connection of Skyline Road to major SR Highway 79.
   - Economic Sustainability: A manufacturing facility anticipates construction jobs along with long term jobs for Pinal county residents.
   - Environmental Stewardship: Location of manufacturing in close proximity to existing infrastructure minimizes disturbance to land if located away from infrastructure.

b. Unlock the economic potential for land located in close proximity to similar land use (industrial) and increase the land value.

c. Rezone the property to Industrial zoning (I-3) and facilitate development projects and infrastructure improvements that go along with them to integrate with the surroundings.

REZONE ANALYSIS:

The subject acreage is zoned GR (General Rural). The rezone request seeks the I-3 Industrial Zoning District. Permitted uses in the I-3 zone include light manufacturing opportunities, heavy truck storage, warehouse and restaurant type uses. The PAD Book provided by the applicant specifically discusses small scale manufacturing and contributory manufacturing of components for utilization in larger more intensive industrial manufacturers in the area.

Access

Project is located in a secluded site surrounded by vacant desert land, mostly owned by Arizona State Land. There are no immediate neighbors. Approval of this project will trigger the construction of Skyline drive connecting east to Highway 79. This will be the access to the manufacturing facility connecting east to Highway 79. Employees and delivery trucks/traffic will access Skyline from Highway 79. Magma Railroad to the west of the parcels serves as a buffer to north of the railroad and at the same time has the potential to be used for transporting goods to the facility if required.

Public Utilities and Services.

Site being in a remote area, new infrastructure will be required to serve the manufacturing facility. If the project approved, the applicant would initiate processes required for water, sewer and electricity. EPCOR and SRP have been contacted for the same reasons. This facility will require septic moving forward due to unavailability of sewer service.

PAD Overlay

The PAD overlay provides an amendment to uses and development standards for the Manufacturing facility. Uses supporting manufacturing facility have been maintained and other industrial zoned used have been eliminated. These include Adult Oriented Businesses and Private schools, Prisons, Detention facilities, Restaurants, Landfill and transfer stations, Junk and Salvage yards, and impounded or towed vehicle storage yard. There are no proposed modifications from the existing I-3 standards.

Open Space

The project area falls in the Flood Zone X. There are washes that transect the property. Pinal County Open Space and Trail division shared the report generated for the project area. The Arizona Game and Fish

environmental review tool is used for large areas to assess the implications of development such as the manufacturing facility. Comments from the Open Space division are:

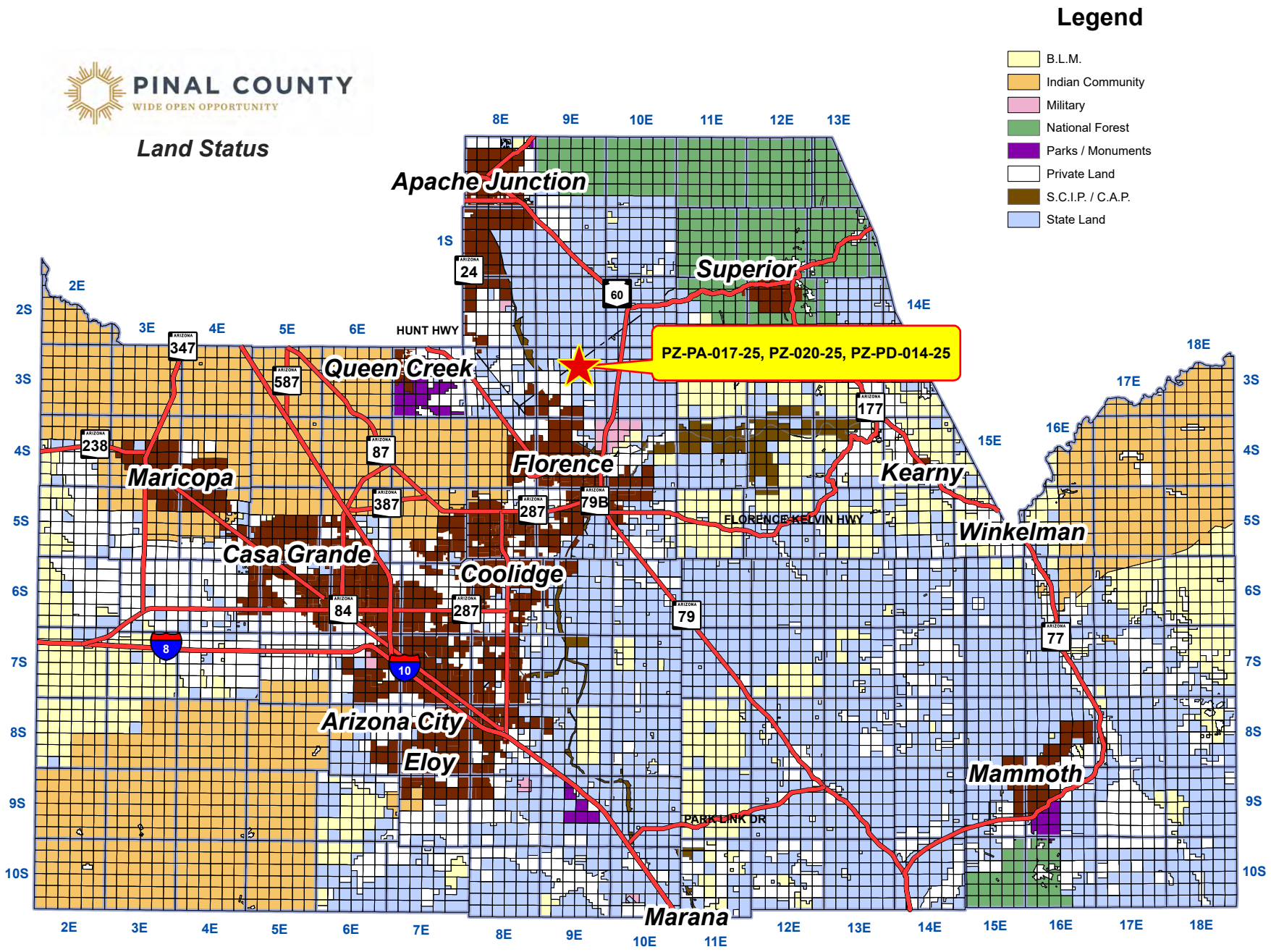
1. There is a riparian habitat that transects the project area. Protection for the riparian area with buffers will be required per comprehensive plan policies 3.1.4.1, 3.9.1.4 and 7.1.2.4 and development services code 2.176.100 C, D and E.
2. There is a planned regional multi-use trail along Magma Railroad. Development of the trail will be required ensuring connectivity of the trail at regional level.

Public Comment

At the time of writing this staff report, staff has received no letters of support or opposition to this proposal from members of the public.

STAFF SUMMARY: Rose Law Group pc**,** Jordan Rose, applicant/agent, on behalf of the Arizona State Land Department (ASLD), Karen Dada, landowner/representative, have submitted the proper application and required documents for a non-major comprehensive plan amendment, rezone and a PAD overlay. Staff provides the following findings together with the information provided in this staff report:

1. Project Ranger includes three applications for 1095± acres.
2. The Non-Major Comprehensive Plan amendment application request land use change from Employment and Moderate Low Density Residential to 'Special District' land-use designation.
3. Rezone application request is for change in zoning from General Rural (GR) to Industrial Zoning (I-3) along with a Planned Area Development overlay
4. To date, no letters in opposition or support have been received.
5. The property will be required to provide legal access via development of Skyline Drive and its connection to State Highway 79 as part of the development of the manufacturing facility.
6. Granting of the land-use change along with zone change will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.


PINAL COUNTY
WIDE OPEN OPPORTUNITY
Land Status
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
PZ-PA-017-25, PZ-020-25, PZ-PD-014-25
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Coolidge
Winkelman
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
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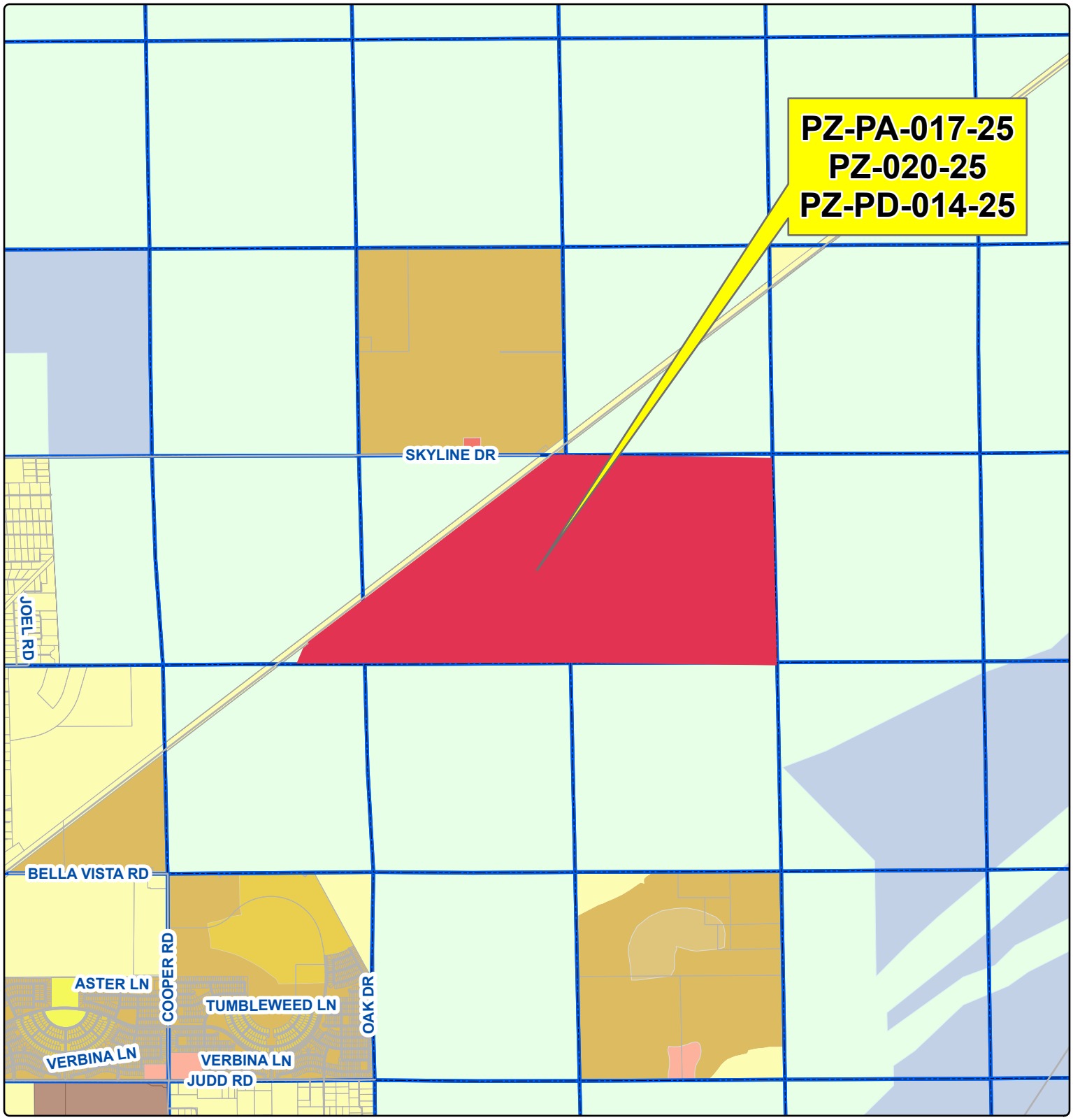


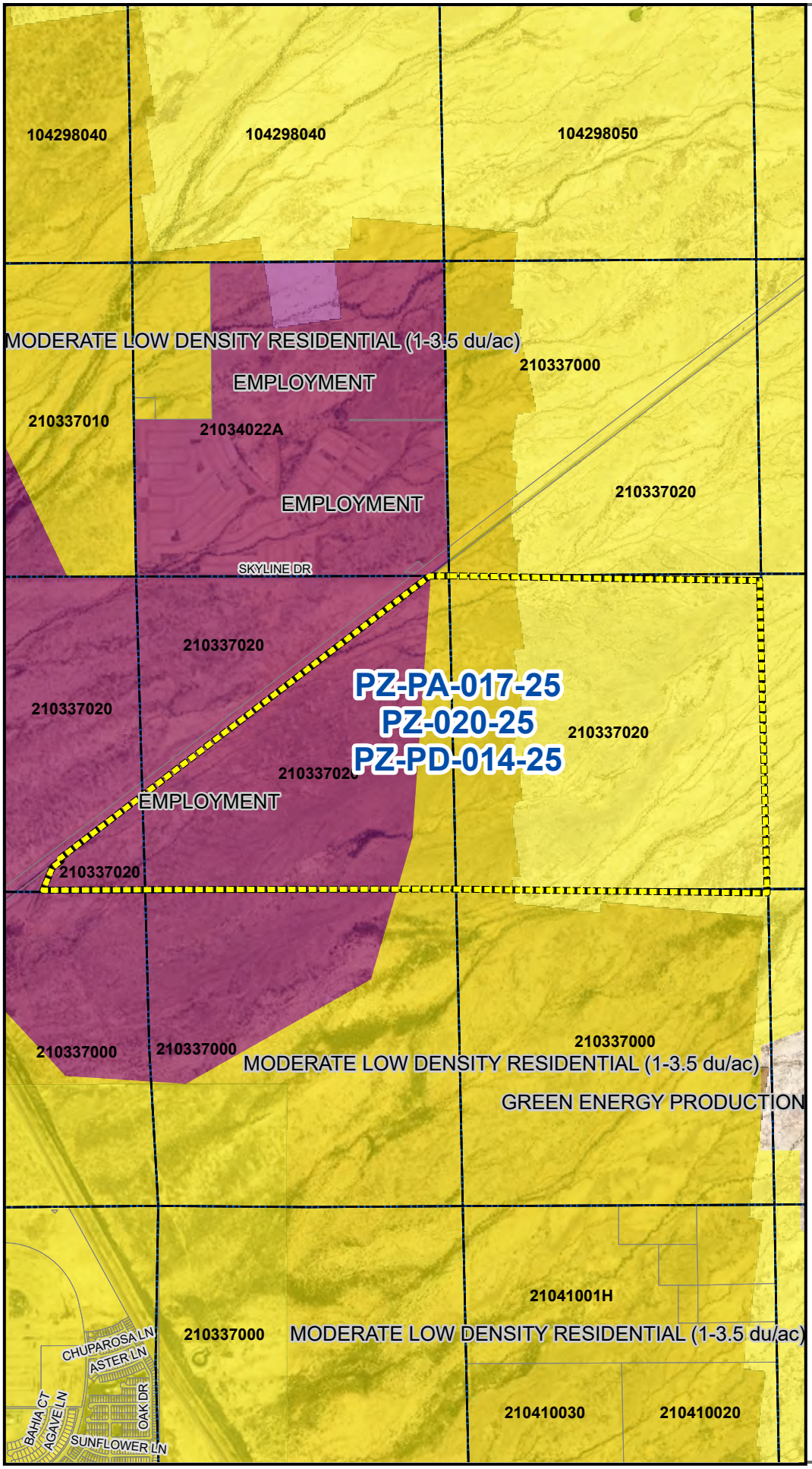
Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

SEC 9, 10, 11, TWN 03S, RNG 09E

Sheet No. 1 of 1	Owner/Applicant: ARIZONA STATE LAND DEPARTMENT		
	Drawn By: GIS / IT / RWH		Date: 08/28/2025
	Section: 09, 10, 11	Township: 03S	Range: 09E
	Case Number: PZ-PA-017-25, PZ-020-25, PZ-PD-014-25		



PINAL COUNTY
WIDE OPEN OPPORTUNITY

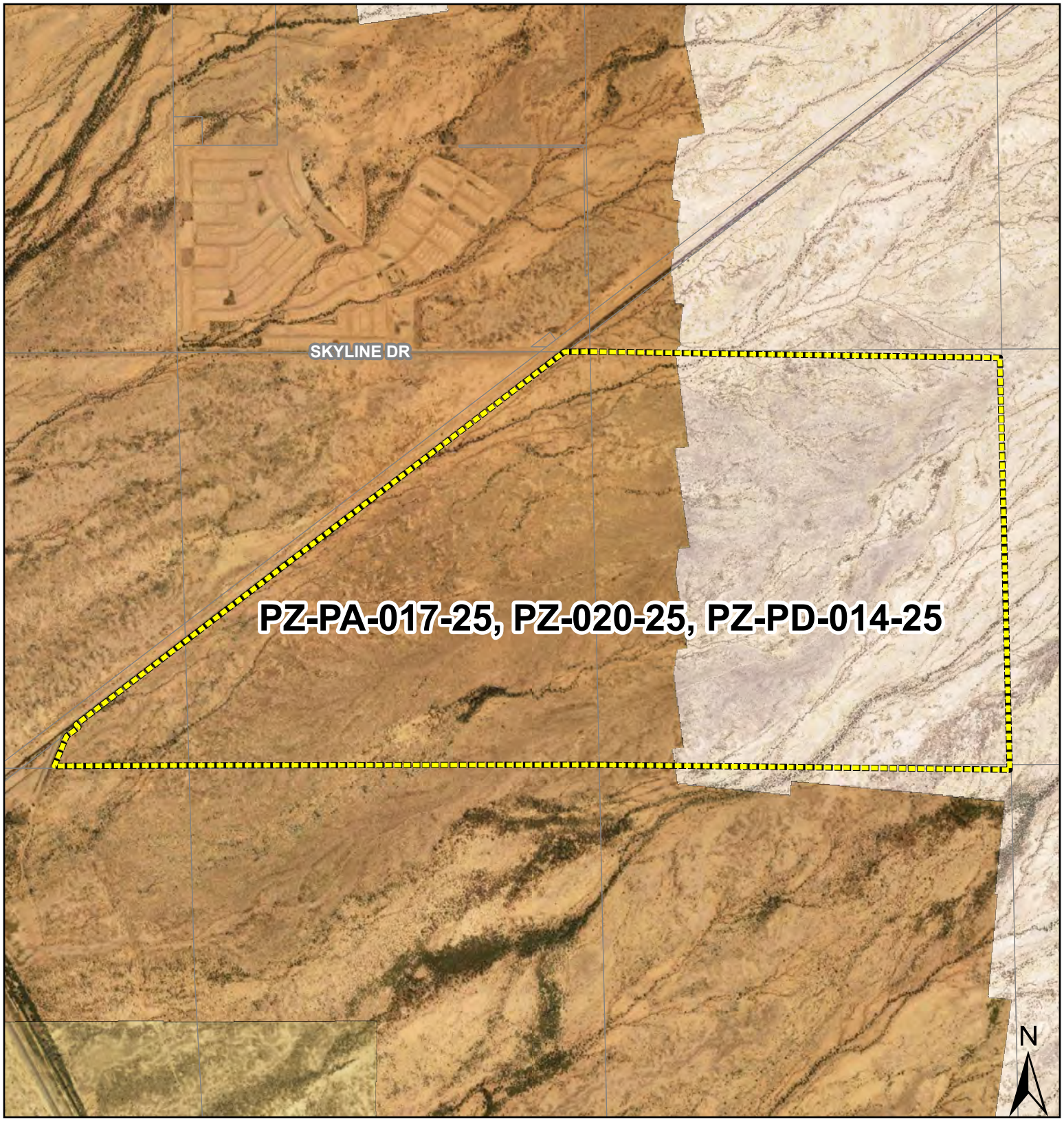
PZ-PA-017-25
PZ-020-25
PZ-PD-014-25

FROM:

GENERAL RURAL,
EMPLOYMENT

TO:

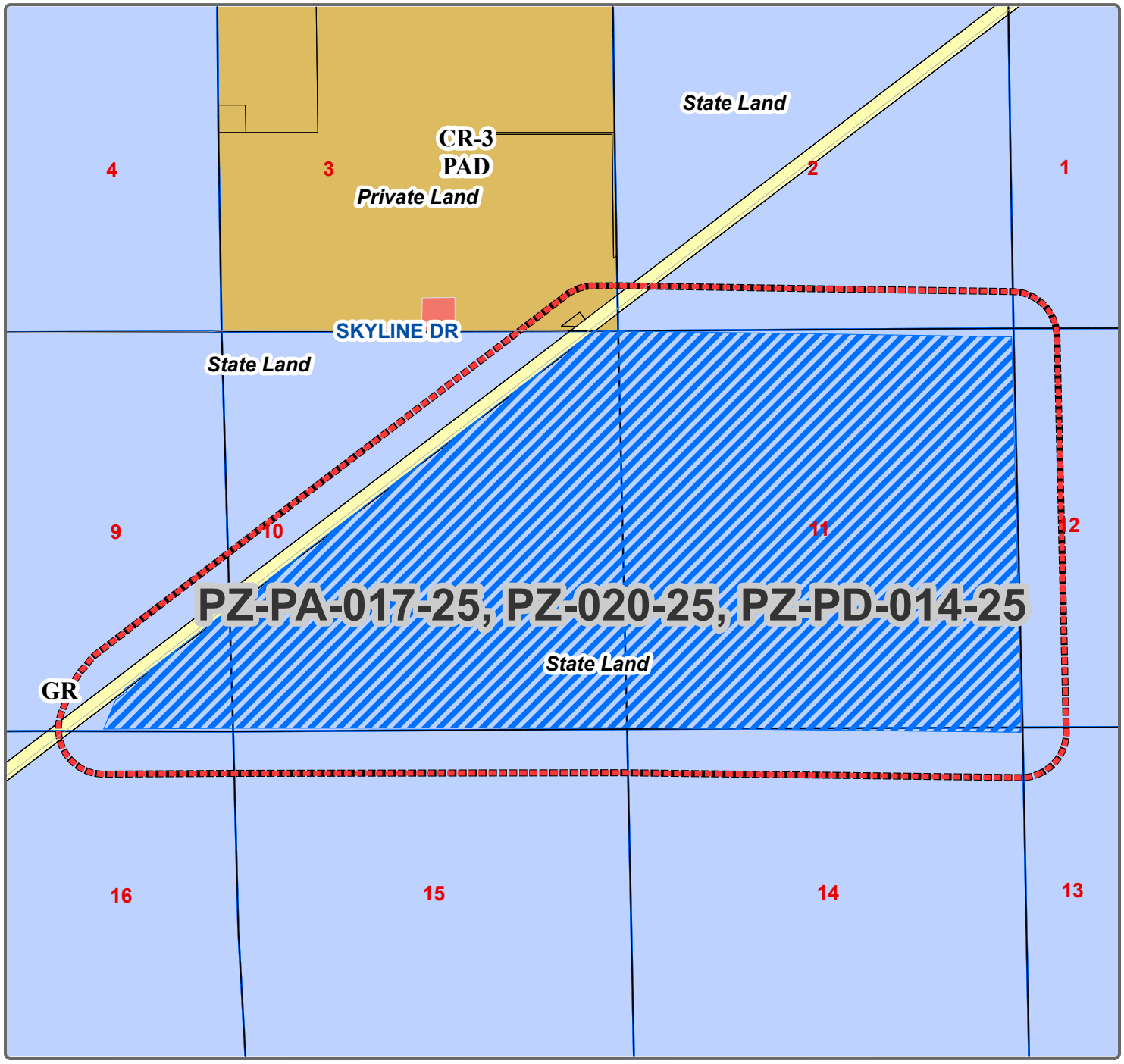
INDUSTRIAL
ZONING



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-017-25, PZ-020-25, PZ-PD-014-25



Community Development

PZ-PA-017-25 - PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.
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PZ-PD-014-25 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a planned area development (PAD) overlay to modify the development standards of the I-3 Industrial zoning district on 1,105± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MULTI

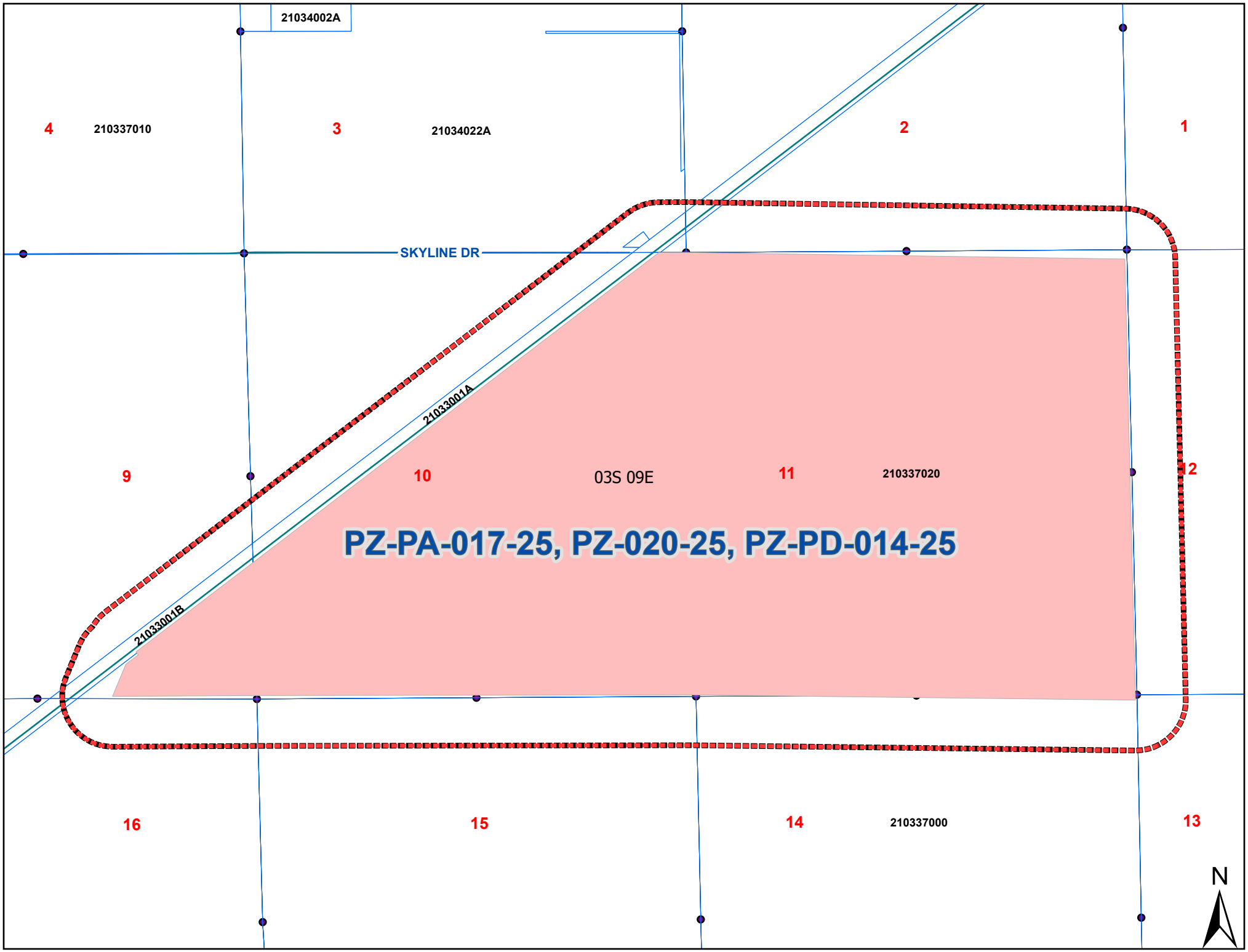
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

SEC 9, 10, 11, TWN 03S, RNG 09E

Sheet No. 1 of 1

Owner/Applicant: ARIZONA STATE LAND DEPARTMENT
Drawn By: GIS / IT /RWH
Date: 08/28/2025
Section: 09, 10, 11
Township: 03S
Range: 09E
Case Number: PZ-PA-017-25, PZ-020-25, PZ-PD-014-25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SKYLINE DR
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21033001B
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03S 09E
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210337020
12
PZ-PA-017-25, PZ-020-25, PZ-PD-014-25
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N

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.

D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public meeting with the Citizens Advisory Committee.

D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

   a. 0-499 mailouts: $4,478.00
   b. 500 or more mailouts: $4,824.00
   c. With accompanying zone change: $3,354.00

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

Comprehensive Plan Amendment unincorporated & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: portion of Sections 9 and 10 Township 3S and Ranch 9E and section 11

2. Parcel Number(s): _____ Total Acreage: _____

3. Current Land Use Designation: _____

4. Requested Land Use Designation: _____

5. Date of Concept Review: _____ Concept Review Number: _____

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): _____

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

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

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

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

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

Your application must be submitted digitally via the online submittal portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx

Please call or email the Planning Division for more information.

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

Name of Landowner (Applicant) | Address | Phone Number

Signature of Landowner (Applicant) | E-Mail Address

Name of Agent | Address | Phone Number

Signature of Agent | E-Mail Address

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

AGENCY AUTHORIZATION

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

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

_____

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

hereinafter referred to as "Owner," is/are the owner(s) of_____acres located at _____, and further identified

[Insert Address of Property]

as assessor parcel number_____and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

Owner hereby appoints _____

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

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

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

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

See Attached

_____	_____
[Signature]	***[Signature]***
_____	_____
[Address]	***[Address]***
Dated: _____	Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this____day of__,_____by _____.

[Insert Name of Signor(s)]

My commission expires_____

_____	_____
Printed Name of Notary	Signature of Notary Public

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

_____
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____day of_____,
_____, by_____,_____of
[Insert Signor's Name] ***[Insert Title]***
_____, an _____
[Insert Name of Company or Trust] ***[Insert State of Incorporation, if applicable]***

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

_____
Notary Public

My commission expires: _____

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:
STATE OF_____)
) ss.
COUNTY OF_____)

On this_____day of_____, _____, before me, the undersigned, personally appeared

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

_____ of _____
[Title of Office Held] ***[Second Company]***
As_____for_____, and who being
[i.e, member, manager, etc.] ***[Owner's Name]***
Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

Katie Hobbs
Governor

ARIZONA
STATE LAND DEPARTMENT

Robyn Sahid
Commissioner

1110 West Washington Street | Phoenix, AZ 85007
(602) 542-4631

August 6, 2025

Jordan Rose
Rose Law Group
7144 East Stetson Drive, Suite 300
Scottsdale, AZ 85251

RE: State Trust land located in Pinal County in portions or all of T3S R9E, Sec. 9-11
ASLD KE# 53-126021Minor Comprehensive Plan Amendment to Special District Land Use Designation and Rezoning from GR to I-3 with PAD Overlay

Dear Jordan:

The Arizona State Land Department ("ASLD") has received your request for permission to act as authorized agent for ASLD to apply to Pinal County (the "Jurisdiction") for a Minor Comprehensive Plan Amendment Land Use Designation change to Special District and rezoning to I-3 with PAD Overlay (the "Entitlements") on State Trust land described above.

Rose Law Group its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlements as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by ASLD or by any subsequent purchaser at auction.

2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by ASLD.

3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.

6. Applicant shall submit to ASLD all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the Applicant, and at least ten (10) business days before each public meeting or hearing, if possible.

7. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.

8. The Jurisdiction is authorized to enter and inspect the subject property.

9. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

10. The terms of the solar lease allow the lessee to grant easements through the leased parcel only if those easements support the purpose of the lease.

All information will be provided to Bryan Sparks, ASLD Sales and Commercial Leasing with a copy to Karen Dada, ASLD Planning and Engineering Section. ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at 602-542-2651 or bsparks@azland.gov or Karen Dada at 602-542-3118 or kdadas@azland.gov if you have any questions.

Sincerely,

Karen Dada, AICP
Assistant Director, Real Estate Division

cc: Bryan Sparks, ASLD Sales and Commercial Leasing

SPECIAL DISTRICT
MINOR COMPREHENSIVE PLAN AMENDMENT

Project Narrative

Submitted to:
Pinal County Community Development
85 N Florence Blvd
Florence, AZ 85132

Prepared by:
Rose Law Group pc
Jordan Rose
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
480-505-3938
jrose@roselawgroup.com
jhall@roselawgroup.com

August 1, 2025

1.0 Introduction

Arizona State Land Department ("ASLD") is the owner of approximately 1,105 acres of vacant, previously undisturbed land in Pinal County that is the subject property for this application. The Applicant, Rose Law Group pc ("RLG"), is proposing a Comprehensive Plan Amendment in conjunction with a Zoning Amendment to establish a Planned Area Development ("PAD") that will allow for one of Pinal County's largest manufacturing sites near the Magma Arizona Railroad ("MARRCO") just west of Highway 79.

Before any development begins, the subject property will be scheduled for an auction of the land in fee title from ASLD. The auction will be held after the approval of the proposed entitlements presented in this request.

If this project is approved, it is expected to provide at least 300 local jobs within the first Phase of the project. Additionally, the project will provide the significant impact fees needed to fully develop Skyline Drive.

2.0 Request

The request contained in this Application (the "Application") will amend the existing Comprehensive Plan designation on the subject property from a combination of "Employment" and "Moderate Low Density Residential" to "Special District" to allow for the development of a large manufacturing facility near Highway 79. A Zoning Amendment application is being submitted concurrent with this request.

The entire Property is well suited for industrial manufacturing use as it is land that has always been vacant with the exception of prior ASLD grazing leases, located directly adjacent to the existing MARRCO rail line, surrounded by vacant land, mostly owned by ASLD in Pinal County. The proximity and access to the rail line and Highway 79 makes this site well suited for this Manufacturing Facility to allow for the employees and raw manufacturing materials to be easily transported to and from the site. This Application is being made as one of the numerous permits and approvals required to bring the Manufacturing Facility to fruition.

3.0 Existing Conditions

The project site consists of three parcels totaling approximately 1,105 acres in Pinal County (the "Property").

Since all three parcels are owned by Arizona State Land Department there are no Assessor Parcel Numbers ("APN") associated with them. Additionally, legal descriptions of all three parcels are currently being prepared; thus, for the purpose of this Application the three parcels can be identified as follows:

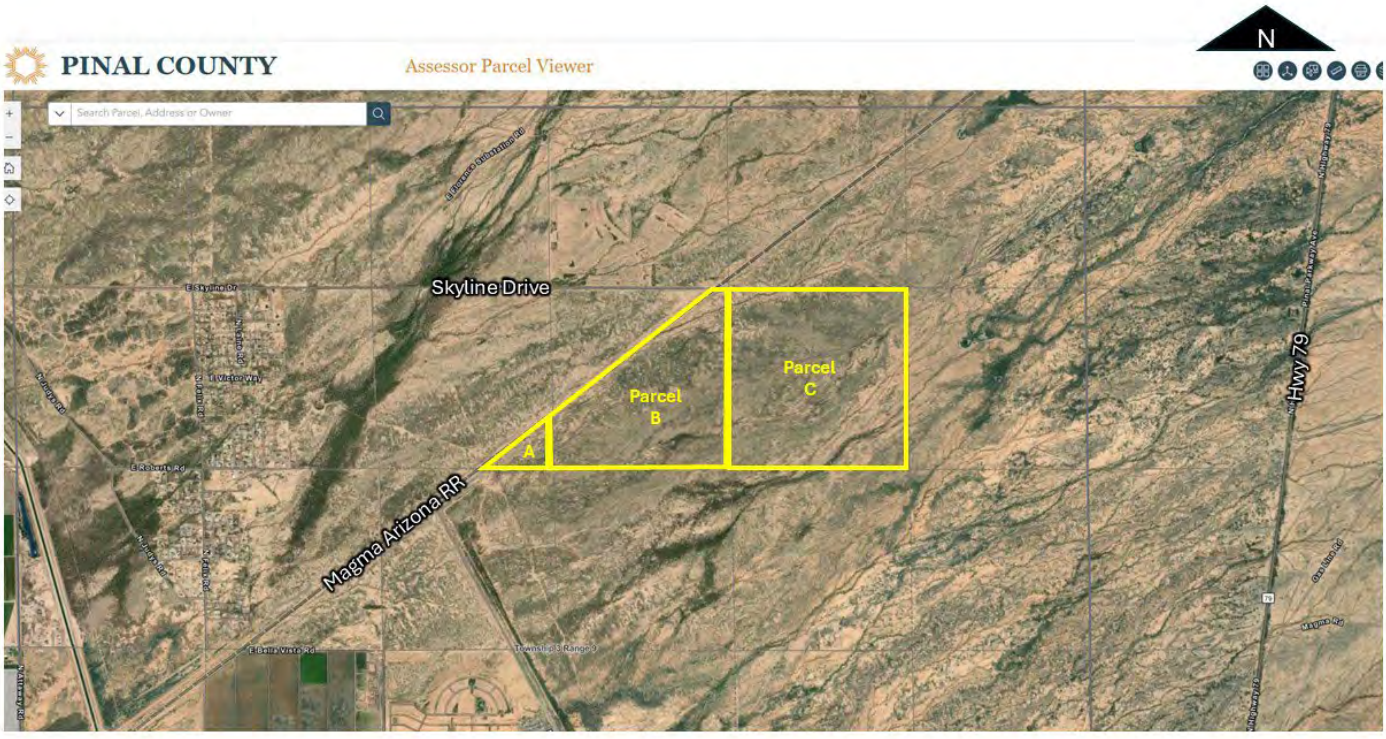
The first parcel (“Parcel A”) is approximately 40 acres located entirely south of the Magma Railroad in Section 9, Township 3 South and Range 9 East.

The second parcel (“Parcel B”) is approximately 430 acres located entirely south of the Magma Railroad in Section 10, Township 3 South and Range 9 East.

The third parcel (“Parcel C”) is approximately 640 acres which constitutes the entirety of Section 11, Township 3 South and Range 9 East on the south side of Magma Railroad and Skyline Drive alignment.

The Property is surrounded by vacant desert land mostly owned by Arizona State Land Department and is approximately 2-3 miles from the nearest development of any kind. There is approximately 600 acres of privately owned land on the northwest corner of the project site across the Magma Railroad on the north side of Skyline Drive. This property is owned by another large industrial user but it is not planned for any immediate development.

Figure 1: Parcel Location Map

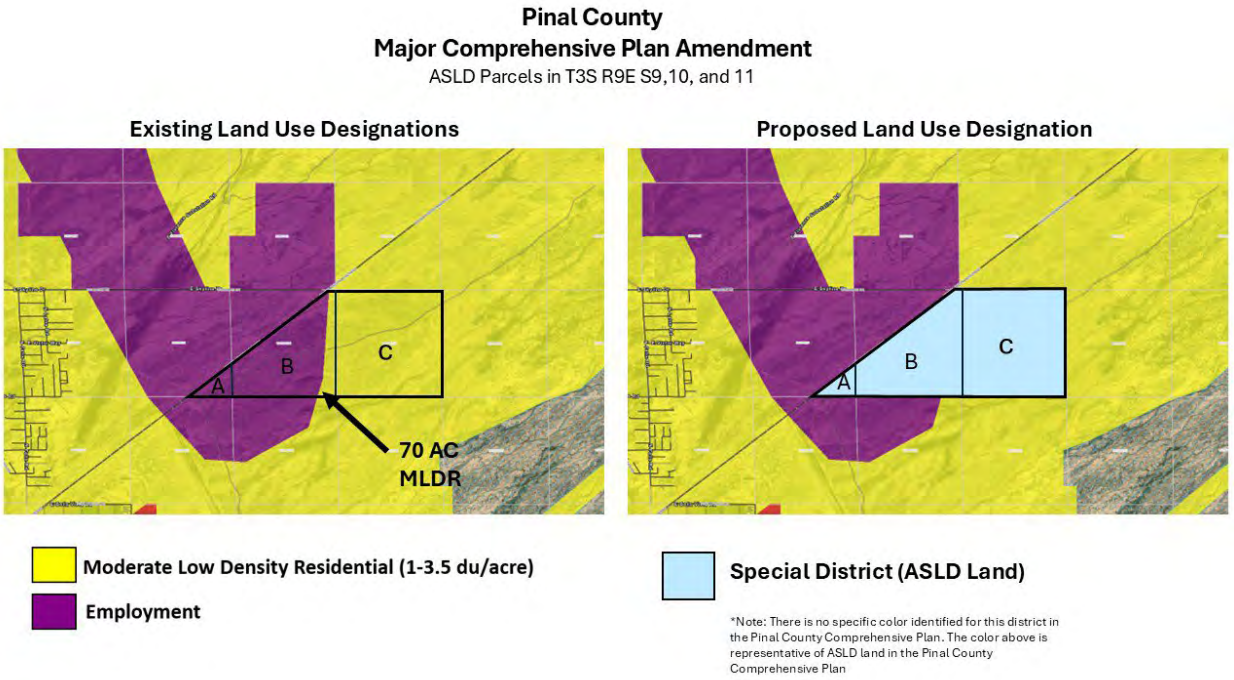


4.0 Conformance with Pinal County's Comprehensive Plan

The Property is currently designated as a mix of "Employment" and "Moderate Low Density Residential" by Pinal County's Comprehensive Plan. As you can see on Figure 2 below, Parcel A is entirely designated as "Employment"; Parcel C is entirely designated as "Moderate Low Density Residential" and Parcel B is a combination of the two land use categories. This Application will amend the land use designations on all three parcels to "Special District" to allow for the proposed Manufacturing operation.

Approval of this request will ensure that the proposed industrial use will be in compliance with the County's Comprehensive Plan.

Figure 2: Comprehensive Plan Amendment



On November 4, 2022 the Pinal County Board of Supervisors approved Resolution No. 2022-PZ-PA-009-22 which added a new land use designation specific to Arizona State Trust Land. This new section states, ***"This Comprehensive Plan maintains a variety of specific land use classifications as well as a "Special District" classification to assist in facilitating detailed land use planning and coordination with ASLD."*** It goes on to say, ***"A Special District may be designated on Trust Lands only, and shall be implemented through the zoning process in association with the following zoning districts: Multi-Purpose Community Master Plan (MP-CMP), Large Master Plan Community (L-MPC) or Planned Area Development (PAD)."*** As mentioned, a Zoning Amendment application is being processed concurrently to establish a PAD on this site. The Comprehensive Plan classifies any change of Trust Lande from any land use classification to the "Special District" land use category as a Non-major Amendment which can be processed at any time throughout the calendar year.

5.0 Recent Changes in the Area that Would Support Request

Pinal County in recent years approved a large 2,000+ acre solar generation facility also located on Arizona State Land just southwest of the subject site. Allowing additional industrial and manufacturing uses in close proximity to the solar site (which is currently under construction) is smart planning as it will be a compatible use. Furthermore, the proposed site will trigger the extension of Skyline Drive to Highway 79 which will provide easy access to and from the proposed facility.

Furthermore, the North/South Freeway Alignment Option is located approximately three miles to the west of the proposed Manufacturing Facility location. The proposed use will have no negative impact on the future Freeway Alignment. In fact, the future Freeway Alignment could provide additional access opportunities to the Manufacturing Facility for future employees.

6.0 Proposed Rezoning is Necessary and Needed

The proposed Amendment is necessary and needed to allow additional manufacturing uses to take advantage of Pinal County's wide open spaces located near significant transportation corridors. This proposed Manufacturing facility will bring hundreds of local jobs to this area of Pinal County. The site is surrounded by vacant land mostly owned by State Land so it will not have any negative impacts on surrounding neighbors. Also, the closed private property owner is another industrial user.

7.0 Compliance with Pinal County's Vision Components

This Application seeks a modification to the Comprehensive Plan land use map that is consistent with the **Sense of Community** vision component as set forth in the Pinal County Comprehensive Plan (the "Plan"). The Property is ideally situated between Highway 79 and the future North South Freeway which makes it ideal to host industrial uses. The site is also adjacent to the Magma Arizona Railroad line which could also play a part in any industrial operation if desired. Industrial uses are important job providers and help create and maintain a diverse economy allowing people to live close to where they work. Much of the Property is already designated as Employment indicating that the County has already envisioned this location as an Employment opportunity.

This Application is consistent with the **Plan's Mobility and Connectivity** vision component. Utilizing existing and future transportation corridors is key to satisfying this vision element. This proposal is only made possible as a result of this important mobility element. Additionally, the Project will improve local resident mobility by spurring the improvement of Skyline Drive, providing an alternative route to the east with connection to Highway 79.

This Application is consistent with the **Economic Sustainability** vision component. This proposal will drive jobs to the County and take advantage of existing and planned highway as well as option rail line infrastructure to better the future of the County.

This Application is consistent with the **Open Spaces and Places** vision component. The Property will be developed in accordance with the County's open space requirements. Appropriate buffers will be designed into this project; however, it is already buffered by adjacent Trust Land.

This Application is consistent with the **Environmental Stewardship** vision component. The proposal is environmentally responsible by locating employment uses in areas that are close to existing and future infrastructure thereby minimizing disturbances that could be caused by locating away from infrastructure.

This Application is consistent with the **Healthy, Happy Residents** vision component. Locating employment opportunities in the County cuts down on the need for residents to drive great distances to work. Keeping jobs in Pinal County keeps residents happy.

This Application is consistent with the **Quality Educational Opportunities** vision component. Providing diverse job opportunities for graduates of Pinal County schools helps further this vision component. The proposed manufacturing facility will provide hundreds of jobs from construction jobs to high level paying jobs.

8.0 Conformance with Comprehensive Plan's Key Concepts

A portion of the Property is already designated for Employment uses and this minor amendment will permit the Property's proximity to the rail and highway transport (existing and future) to be maximized and allow the best use of the land. This is consistent with the maps.

The proposed Amendment to the Plan is consistent with the Employment area Planning Guidelines. The Property is along a major existing transportation line (the rail) and development of this project will maintain and add to the amount of land used for employment purposes in the County.

This Application is clearly consistent with Economic Development element of the Plan. This project will bring jobs and a more diverse economy to the County.

The Application does not negatively impact agricultural, equestrian or rural lifestyles.

This Application will activate this land with a good and productive use benefitting Pinal County and its residents and does not take any agricultural land out of production.

This Application will follow any and all requirements of the County's Open Space Master Plan.

This Application will address any environmentally sensitive areas it may impact.

This Application will comply with all required water availability and quality standards.

9.0 Conformance with Comprehensive Plan Amendment and Designation Criteria

The project site is appropriate for the proposed use as it is owned by Arizona State Land Department.

The Property is perfectly located for this Special District use. It is currently vacant, undisturbed desert land which is isolated by mostly State Land, adjacent to the Magma Railroad and a mile from any existing development.

The Amendment must constitute an overall improvement to the County.

The proposed Amendment is most definitely an overall improvement to the County as it will unify the land use designation on the entire Property in order to allow this Property to develop for its highest and best use creating jobs. The Amendment will designate the entire Property as Special District which, along with the Rezoning Application, will allow the operation of this essential Manufacturing Facility for what will be a local, high-paying employer. The construction phase alone will bring hundreds of jobs to the County.

The Amendment will not adversely impact a portion of, or the entire County, by:
Significantly altering existing land use patterns, especially in established neighborhoods;

This request will not alter any existing land use patterns and created a Special District that is reflective of the predominant existing Employment designation to cover an entire parcel to facilitate this employment use. The Property is surrounded mostly by vacant State Land and is, in fact, vacant land itself.

Significantly reducing the jobs per capita balance in Pinal County;

The Amendment will significantly increase jobs in the County by re-designating this Property as a Special District for an employment-heavy industrial use. This Amendment will allow for the operation of the proposed Manufacturing Facility at the Property. The construction phase alone for the Manufacturing Facility will bring hundreds of high-paying of jobs to Pinal County.

Replacing employment with residential uses;

This proposal adds employment and does not reduce it.

Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to

infrastructure and services through construction and dedication of improvements, payments of development fees, and other mitigation measures;

The current existing infrastructure is adequate to serve the Property and this proposal will not overtax any infrastructure. Instead, it makes perfect use of the existing, and underutilized, Magma Rail right-of-way to create jobs in the perfect location.

Negatively impacting the existing character (ie visual, physical, environmental and functional) of the immediate area;

The facility will not negatively impact existing character. The facility is located several miles from any development and is designed to have its essential operations conducted within an enclosed space. Additionally, access to this site will trigger the extension of Skyline Drive to connect east to Highway 79.

Increasing the exposure of residents to aviation-generated noise, and/or flight operations;

There are no residents within a mile of the site.

Diminishing the environmental quality of the air, water, land or cultural resources;

The end user of this Manufacturing facility will ensure that all necessary reports are prepared and environmental permits are obtained prior to any operation.

Significantly decreasing the quantity or quality of recreational amenities such as open space, parks and trails;

The proposed Manufacturing Facility will have no negative impact on the surrounding recreational amenities and will do everything possible to accommodate and incorporate existing trail corridors.

10.0 Conclusion

Approval of this Application will allow the future operation of a new Manufacturing industrial operation in Pinal County. As mentioned, this site is surrounded by other vacant land owned by State Land with the recently constructed large solar generation plant located to the southwest. The only privately owned land in closed proximity is owned by another large industrial user so there will be no issues with compatibility. Finally, approval of this Application will trigger the expansion of Skyline Drive connecting east to Highway 79 and bring hundreds of jobs of all levels to Pinal County residents.

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

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

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a "non applicable" response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan's policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☒ Is consistent with the **Sense of Community** vision component

Please explain:

SEE ATTACHED NARRATIVE

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

☒ Is consistent with the **Mobility and Connectivity** vision component

Please explain:
SEE ATTACHED NARRATIVE

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Economic Sustainability** vision component

Please explain:
SEE ATTACHED NARRATIVE

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☒ Is consistent with the **Open Spaces and Places** vision component

Please explain:
SEE ATTACHED NARRATIVE

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☒ Is consistent with the **Environmental Stewardship** vision component

Please explain:
SEE ATTACHED NARRATIVE

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☒ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:
SEE ATTACHED NARRATIVE

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
SEE ATTACHED NARRATIVE

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

☐ Are shown as indicated on the Land Use and Economic Development graphic

☒ Are not shown as indicated on the Land Use and Economic Development graphic

SEE ATTACHED NARRATIVE

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☒ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

NA

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

NA

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

☒ Are consistent with the applicable Planning Guidelines described in the Land Use element

SEE ATTACHED NARRATIVE

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

☒ Is consistent with the Economic Development element

☐ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

SEE ATTACHED NARRATIVE

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

☐ Clusters development to protect open space and agriculture

☒ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:
SEE ATTACHED NARRATIVE

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to <u>all</u> projects/proposals/actions.

The proposal:

☒ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter

☐ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

☐ Address environmentally sensitive areas it may impact.

☒ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:
SEE ATTACHED

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

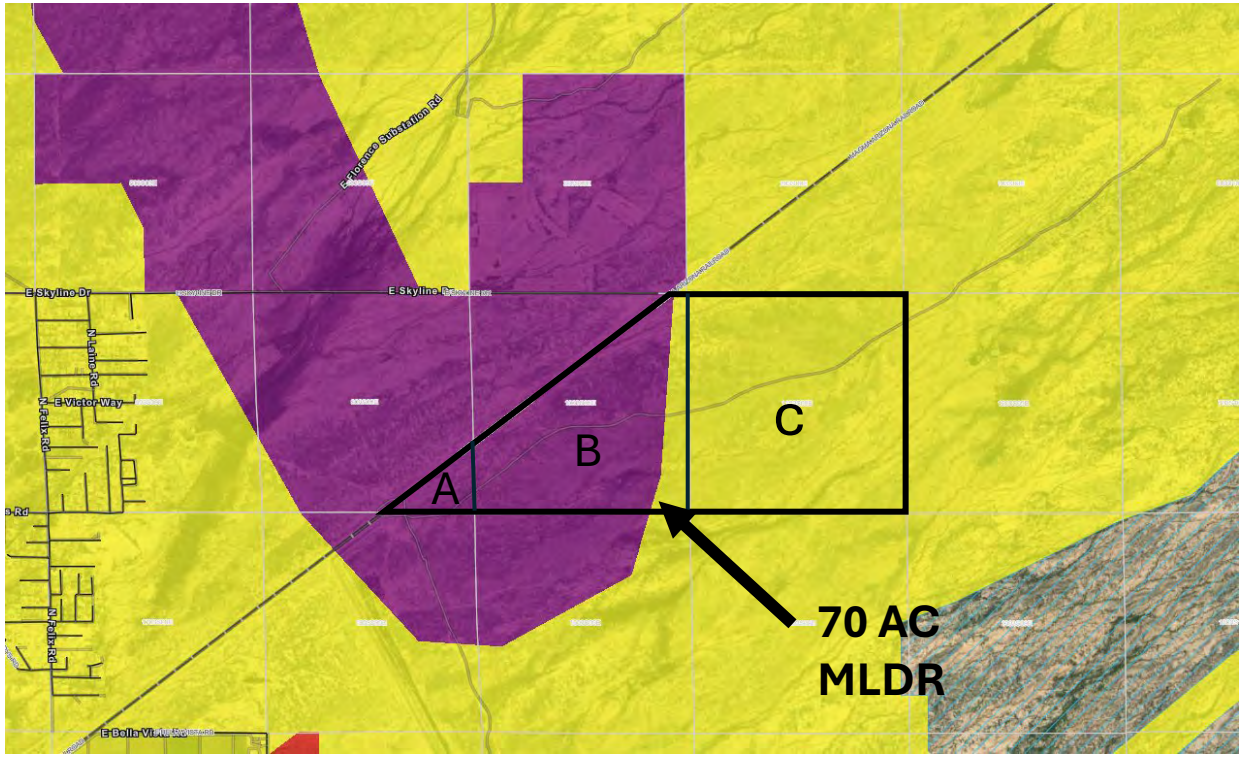
The proposal:

☒ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

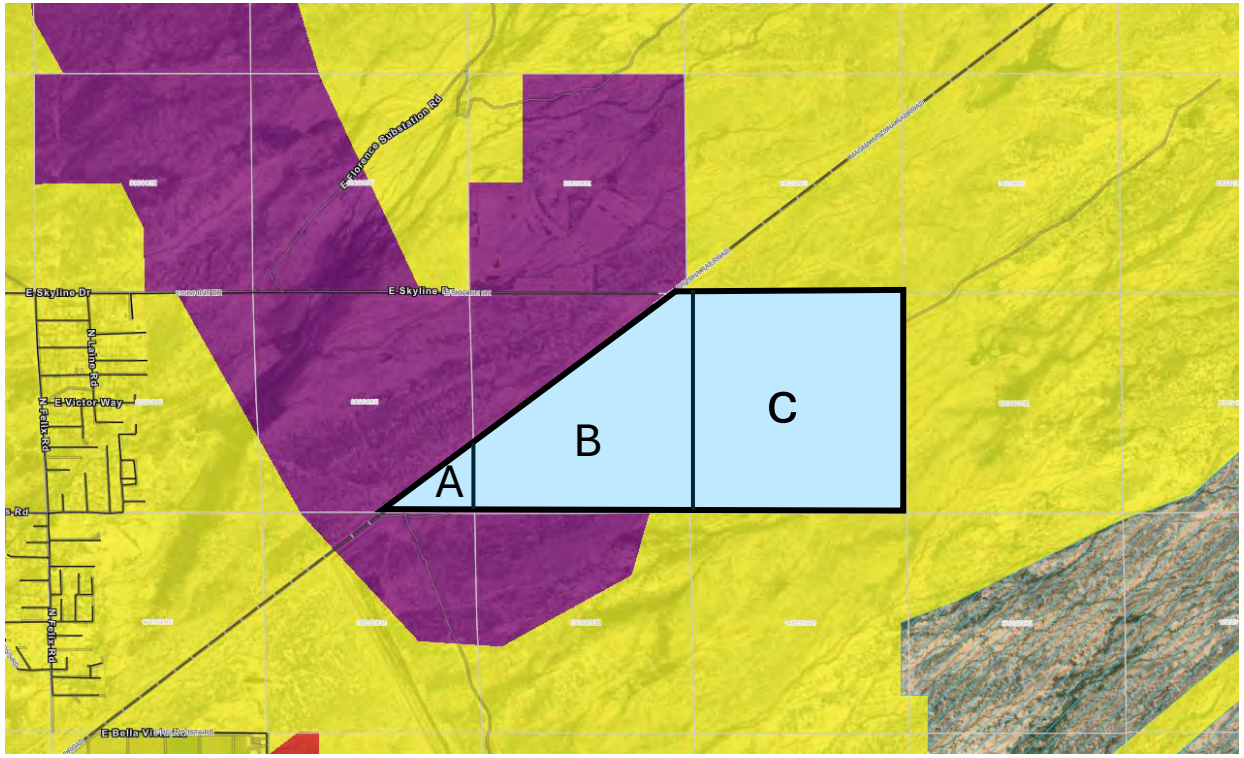
Please explain:

Pinal County
Major Comprehensive Plan Amendment
ASLD Parcels in T3S R9E S9,10, and 11

Existing Land Use Designations



Proposed Land Use Designation



Moderate Low Density Residential (1-3.5 du/acre)

Employment

Special District (ASLD Land)

*Note: There is no specific color identified for this district in the Pinal County Comprehensive Plan. The color above is representative of ASLD land in the Pinal County Comprehensive Plan

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Himanshu Patel/ Sangeet Deokar
2. Date of Pre-application Review: 7 / 14 / 2025 Pre-Application Review No.: Z-PA-_____-_____
3. Current Zoning *(Please provide Acreage Breakdown)*: GR (1,110 acres)
4. Requested Zoning *(Please provide Acreage Breakdown)*: I-3 with PAD overlay (1,110 ac)
5. Parcel Number(s): ASLD - no parcel numbers
6. Parcel Size(s): approx 1,110 ac
7. The existing use of the property is as follows: vacant
8. The exact use proposed under this request: Industrial Manufacturing
9. What is the Comprehensive Plan Designation for the subject property: EMP and MLDR (pending CPA)
10. Is the property located within three (3) miles of an incorporated community? ❑ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ❑ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ❑ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. SEE ATTACHED NARRATIVE
14. Explain why the proposed development is needed and necessary at this time. SEE ATTACHED NARRATIVE

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

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: SEE ATTACHED NARRATIVE

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: SEE ATTACHED NARRATIVE

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: THERE WILL BE AMPLE PARKING SPACES

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

SEE ATTACHED

5. What type of landscaping are you proposing to screen this use from your neighbors?

THERE ARE NO SURROUNDING NEIGHBORS; HOWEVER, BUFFERS WILL BE MAINTAINED

6. What type of signage are you proposing for the activity? Where will the signs be located?

DIRECTIONAL AT THE FRONT ENTRANCE

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:

SEE ATTACHED

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: SEE ATTACHED

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

❑ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ❑ NO

PROPERTY OWNERSHIP LIST SEE ATTACHED LIST

(Required for filing all applications)

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

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the _____day of_____, 20___, at the office of _____and is accurate and complete to the best of my knowledge.
(Source of Information)

On this_____day of_____, 20___, before me personally appeared_____
(Name of signor)

Signature_____Date_____

State of_____
)ss. (SEAL)
County of_____

My Commission Expires_____

Signature of Notary Public_____

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

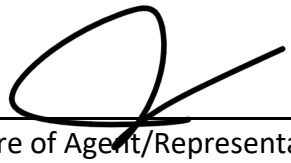
SEE ATTACHED LETTER FROM ASLD

Name of Applicant | Address

Signature of Applicant | E-Mail Address | Phone Number

Jordan Rose, Rose Law Group | 7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251

Name of Agent/Representative | Address



jrose@roselawgroup.com
jhall@roselawgroup.com | 480-505-3938

Signature of Agent/Representative | E-Mail Address | Phone Number

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

SEE ATTACHED LETTER FROM ASLD

Name of Landowner | Address

Signature of Landowner | E-Mail Address | Phone Number

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

AGENCY AUTHORIZATION

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

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

_____

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____

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

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

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

_____ _____

[Signature] ***[Signature]***

_____ _____

[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF_____)
) ss. (SEAL)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day_____, 20____
by _____

My Commission Expires_____

Signature of Notary Public_____

_____ _____

Printed Name of Notary Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

_____
[Insert Company's or Trust's Name]

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

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

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

_____,_____ _____
[Insert Signor's Name] ***[Insert Title]***

_____, _____an,
[Name of Company or Trust] ***[Insert State of Incorporation, if applicable]***

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

My Commission Expires: _____

_____ _____
Printed Name of Notary Signature of Notary

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

On behalf of the owner:

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

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

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

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

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

My Commission Expires_____

_____ _____
Printed Name of Notary Signature of Notary

Application Checklist:

A. Check the appropriate item:

☐ This Zone Change is being submitted without a PAD request

☑ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

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

B. Hold a Neighborhood/Community Meeting:

☑ Notify all property owners within 1200' (feet)

☑ Hold the meeting within five (5) miles of the subject property

☑ Hold the meeting between 5:00 pm – 9:00 pm

☑ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

C. Submit a completed **"Agency Authorization"** form *(if applicable).*

D. Submit a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include:

☑ **1.** Title Page

☑ **2.** Purpose of Request

☑ **3.** Description of Proposal

a. Nature of the Project including Proposed Land Use

b. Conformance to adopted Comprehensive Plan

c. Answers to the questions from the **Supporting Information** sheet

d. Location & Accessibility

e. Utilities & Services

f. Neighborhood Meeting Information

g. Existing Zoning Stipulation

h. Appendix, as applicable

E. Submit a **Site Plan** ***(if not submitting in conjunction with a PAD Application).*** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

☑ **1.** Legal Description of total site.

☑ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.

☑ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.

☑ **4.** Location of all Existing & Proposed Structures & Buildings

☑ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.

☑ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.

☑ **7.** All Points of Ingress & Egress.

☑ **8.** Location & Types of Existing & Proposed Landscaping.

☑ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.

☐ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. Submit the following information regarding **Water Supply**:

☑ **1**. Identify the water service provider

☑ **2**. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate

☑ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies

☐ **4**. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:

- Depth to bedrock & Depth to groundwater
- Known fissures or land subsidence in the area
- Known wells in the area, available information on status and water levels
- Summary of data-gathering efforts and sources of information

G. Provide a copy of the **Title Report**

H. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. **Development Agreements (DA):**

❑ Provide a copy of the approved DA, if applicable.

J. Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

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

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

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

N. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

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

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees*

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

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Jordan Rose, Rose Law Group

7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251

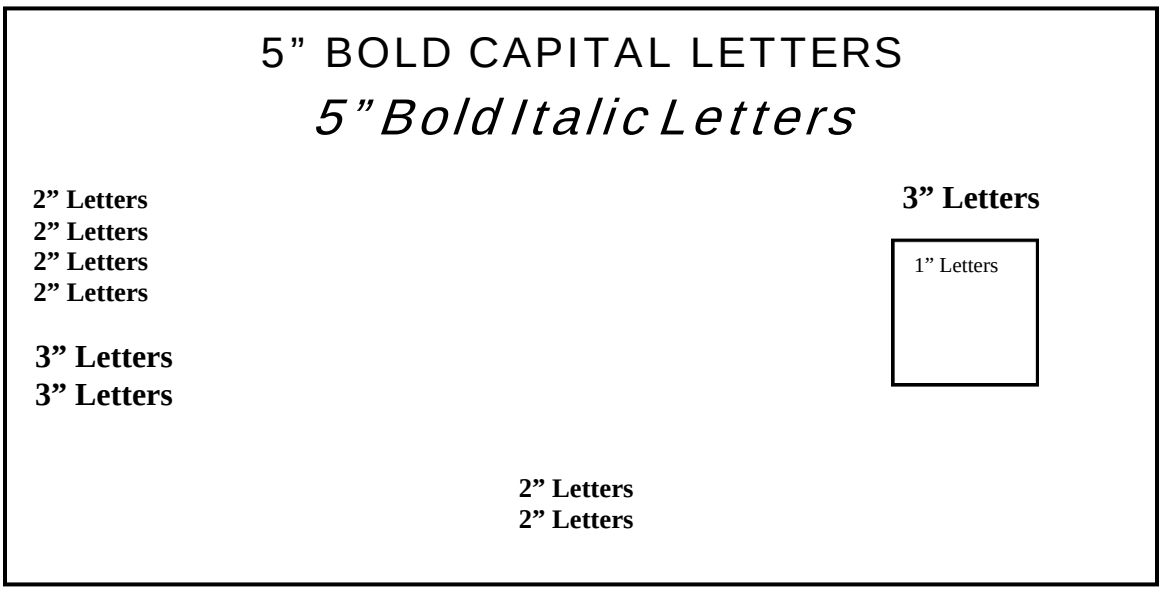
Name of Applicant | Address

Signature | Date

Pinal County Broadcast Notification Signs:
Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits
Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **Yellow**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

Special Use Permit and Industrial Use Permit Cases
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning: Proposed
SUP/IUP Use: Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I,_____, Applicant for case_____(Case number), personally caused_____sign(s) to be posted in a visible place on or near the proposed project site on_ _____(Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

*** as directed by your staff Coordinator**

AFFIDAVIT OF Mailing of Notice of Hearing*

I,_____, Applicant for case_____(Case number), personally caused_____mailer(s) to be mailed by first class post regarding the public hearing associated with case _____ on _____(Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

*** as directed by your staff Coordinator**
*** please attach the mailer and the list addresses**

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Himanshu Patel
2. Date of Pre-application Review: 7 / 14 / 2025
3. Pre-Application Review No.: Z – PA -___-___ (please see Himanshu Patel)
4. Current Zoning (Please provide Acreage Breakdown): General Rural - 1110 acres
5. Requested Zoning (Please provide Acreage Breakdown): I-3 with PAD overlay
6. Parcel Number(s) (Please attach a separate list if more space is needed): ASLD - no APNs
7. Parcel Size(s): 1110 acres
8. The existing use of the property is as follows: vacant land
8. The exact use proposed under this request: Manufacturing Industrial facility
9. What is the Comprehensive Plan Designation for the subject property: Special District
10. Is the property located within three (3) miles of an incorporated community? ❑YES X NO
11. Is an annexation into a municipality currently in progress? ❑YES X NO
12. Is there a zoning violation on the property for which the owner has been cited? ❑YES ✠NO

    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☐NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    See attached narrative
15. Explain how your proposed zoning modification will support and improve the surrounding area. _____

    See attached narrative

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

SEE ATTACHED LIST

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the 30 day of jULY, 2025 at the office of PINAL COUNTY GIS and is accurate and complete to the best of my knowledge.

(Source of Information)

Jennifer Hall

Printed Name

Signature Jennifer Hall Date 7/30/25

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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

Rose Law Group pc - Jordan Rose	7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251	
Name of Applicant	Address	
Signature of Applicant	jrose@roselawgroup.com jhall@roselawgroup.com	480-505-3938 602-369-0810
	E-Mail Address	Phone Number

Name of Agent/Representative	Address	
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Arizona State Land Department		
Name of Landowner	Address	
see attached Authorization Letter		
Signature of Landowner	E-Mail Address	Phone Number

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

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Rose Law Group pc DATE: 7/30/25

MAILING ADDRESS 7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251

E-MAIL ADDRESS: jrose@roselawgroup.com
jhall@roselawgroup.com

DAY PHONE: _____ MESSAGE PHONE_____ PROPERTY

INFORMATION

Assessor Parcel Numbers: ASLD parcels: portions of Sec 9 and 10 T3S R9E and Section 11 Township: _____

Range: _____ Section: _____

Address/Location: _____ ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454 _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s):_____Date:_____

Printed Name of Property Owner(s):_____

Signature of Property Owner (s):_____Date:_____

Printed Name of PropertOwner(s):_____

The foregoing instrument was acknowledged before me this_____ day of _____ by _____

_____ _____

Printed Name of Notary Signature of Notary

My Commission Expires: _____

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Arizona State Land Department

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

Here in after referred to as "Owner," is/are the owner(s) of 1,110 acres located at ASLD parcels: portions of Sec 9 and 10 T3S R9E and Section 11, and further identified

[Insert Address of Property]

as assessor parcel number NA and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

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

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

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

see attached Authorization Letter

[Signature] **[Signature]**

[Address] **[Address]**

Dated: _____ **Dated**: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

Printed Name of Notary **Signature of Notary**

My Commission Expires: _____

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

_____
[Insert Company's or Trust's Name]

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

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) **ss.**
COUNTY OF_____)

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

_____,_____ _____
[Insert Signor's Name] **[Insert Title]**

_____, _____an, [Name of Company or
Trust] [Insert State of Incorporation, if applicable]

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

My Commission Expires: _____

_____ _____
Printed Name of Notary **Signature of Notary**

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

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

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

My Commission Expires_____

_____ _____
Printed Name of Notary **Signature of Notary**

AGENCY AUTHORIZATION

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

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

_____

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints _____

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

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

_____	_____
[Signature]	**[Signature]**
_____	_____
[Address]	**[Address]**
Dated: _____	**Dated: _____**

STATE OF_____)

) ss. _____ (SEAL)

COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day_____, 20____ by _____.

My Commission Expires_____ **Signature of Notary Public** _____

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

A. Check the appropriate item:

☐ This PAD is being submitted without a zone change request

☑ This PAD is being submitted in conjunction with a zone change request.

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

B. Development Agreements (DA):

☐ Provide a copy of the approved DA, if applicable.

C. Hold a Neighborhood/Community Meeting:

☐ 1. Notify all property owners within 1200' (feet)

☐ 2. Hold the meeting within five (5) miles of the subject property

☐ 3. Hold the meeting between 5:00 pm – 9:00 pm

☐ 4. Include with the application the following:

☐ Copy of Notice of Neighborhood/Community Meeting

☐ List of property owners notified - (Use page 2 of this application)

☐ Minutes of the meeting

☐ Attendance sign-in sheet with names & addresses

D. Submit current zoning ordinance and stipulation from previous case.

E. Submit a completed "Agency Authorization" form (if applicable, Use page 4 of this application).

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

☐ 1. Title Page

- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
  - ☐ Nature of the Project
  - ☐ Proposed Land Uses
  - ☐ Building Types & Densities
  - ☐ Conformance to adopted Land Use Plans
  - ☐ Circulation and Recreation Systems
- ☐ 4. Relationship to surrounding properties within one mile
- ☐ 5. Schools
- ☐ 6. Public Services/Community Services and how will the need for these services be addressed
- ☐ 7. Location & Accessibility
- ☐ 8. Compliance with RSRSM, Access Management Manual, October 2008
- ☐ 9. Utilities & Services
- ☐ 10. Ownership & Control – [See Section 2.176.240 (B)11]
- ☐ 11. Timing of Development (Phasing Schedule)
- ☐ 12. Conformance with the Comprehensive Plan
- ☐ 13. Recreational Amenities
- ☐ 14. Fences, Walls & Screening
- ☐ 15. Total number of dwelling units
- ☐ 16. Maximum Residential Density of each planning unit
- ☐ 17. Total number of parking spaces for recreational facilities
- ☐ 18. Type of landscaping
- ☐ 19. Preliminary hydrologic data and a statement on drainage

❑ 20. Additional Information for Commercial & Industrial Uses (if applicable):

❑ Total Area in acres proposed (Commercial & Industrial Separated)

❑ Approximate retail sales floor area (Commercial)

❑ The uses proposed uses based on permitted uses in the base zone.

❑ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.

❑ 22. Tables:

o Land Use Table(s) to include the following:

- ❑ Total Acreage of the site
- ❑ Total Area of arterial & collector streets
- ❑ Total Area & Percent of Open Space
- ❑ Total Number of each type of dwelling unit
- ❑ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- ❑ The Overall proposed Density

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

- ❑ Minimum Lot Area
- ❑ Minimum Lot Width
- ❑ Minimum Building Setbacks
- ❑ Maximum Building Height
- ❑ Minimum Distance between main & detached accessory buildings
- ❑ Buildable Area o Amended Use Tables:
- ❑ Permitted Uses
- ❑ Non-Permitted Uses

o Utilities & Services Table of type and source:

- ❑ Sewer
- ❑ Water
- ❑ Electric
- ❑ Telephone
- ❑ Police
- ❑ Fire
- ❑ Schools

- ❑ Solid Waste Disposal
- ❑ 24. Existing Zoning / PAD Stipulation
- ❑ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

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

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

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

G. Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.

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

1. Site Plan:

- ❑ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- ❑ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ❑ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ❑ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ❑ Existing Zone designation & requested zone change (as applicable)
- ❑ Legal Description of total site
- ❑ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ❑ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ❑ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ❑ Location of all existing structures and significant natural features.

- ❑ Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- ❑ All points of ingress and egress.
- ❑ Parking Areas.
- ❑ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ❑ Indicate and/or label (as applicable):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (as applicable)
- ❑ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.
- ❑ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ❑ Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ❑ Location and types of existing and proposed landscaping.
- ❑ Designated Flood Zone
- ❑ 2. Quantitative Development Data Tables ??Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed

- ❑ Zoning Comparison Table of Existing & Proposed to include:
    - Lot area per dwelling unit
    - Setbacks
    - Minimum Lot Widths
    - Maximum Building Heights
- ❑ Parking (number of spaces)
- ❑ Utility & Services Table indicating type and source:
    - Sewer
    - Electric
    - Telephone
    - Water
    - Police/Security
    - Fire
    - Schools
    - Solid Waste Disposal
- ❑ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.
- ❑ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176
    - ❑ Reviewed the Pinal County Open Space & Recreational Area Guideline
    - ❑ Site Analysis
        - Aerial Photo
        - Preferred scale of 1"=50' (maximum scale of 1"=100')
        - Site Analysis should be produced in an 8½" X 11" format for text
        - Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)
- ❑ Total acreage of proposed development
- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ❑ A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing

- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ❑ A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
- ❑ A pedestrian circulation system
- ❑ A Slope Analysis identifying the following slope categories:
    - 1) 0% - 5%
    - 2) 5% - 10%
    - 3) 10% and greater
- ❑ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ❑ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ❑ Identification of potential view corridors
- ❑ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ❑ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- ❑ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- ❑ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.
- ❑ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:
- ❑ A Vegetation Salvage Plan
- ❑ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) ⍰⍰Extent and location of all plant materials and other landscape features.
- ❑ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ❑ Location of Water Outlets.
- ❑ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

- ❑ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
- ❑ Minimum requirements for Open Space – (Section 130)
- ❑ Uses permitted within open space areas – (Section 140)
- ❑ Uses prohibited within open space areas – (Section 150)
- ❑ Minimum requirements for recreation areas – (Section 160)
- ❑ Minimum requirements for multi-use paths and trails – (Section 170)
- ❑ Minimum requirements for storm water retention & detention basins – (Section 180)
- ❑ Minimum requirements for streetscapes & entryways – (Section 190)
- ❑ Minimum requirements for conservation open space – (Section 200)

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

☑ Submit a Preliminary Drainage Report*

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

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

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

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

❑ Submit separate preliminary reports or master plans for:

❑ Storm water drainage

❑ Wastewater & Domestic water service.

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

❑ Commercial Uses:

❑ Industrial Uses:

☒ Standards of:

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation

- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

❑ Complete and Submit the "Comprehensive Plan Compliance Checklist" https://www.pinal.gov/documentcenter/view/604

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

❑ Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information.

❑ Submit

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

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

❑ An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

  (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).

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

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

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

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

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

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

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

Signature

7/30/25

Date

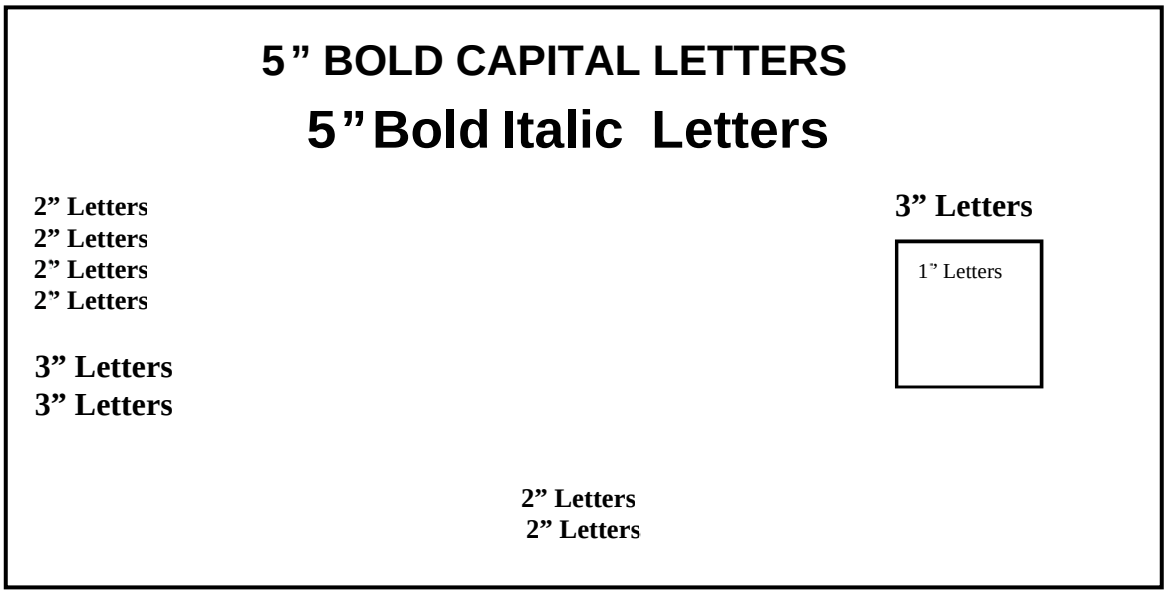
Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Zoning, Planned Area Developments, Special Use Permits & Industrial Use Permits

Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document 9. Broadcast sign specifications:
    - **a.** 4 Feet Tall by 8 Feet Wide
    - **b.** Top of the sign shall be 6 feet above the ground
    - **c.** Laminated plywood or MDO board
    - **d.** Attached to 2 – 4" by 4" wooden poles
    - **e.** All surfaces, including edges shall be painted Yellow
    - **f.** Black letters shall be used and shall be sized per the specifications shown below
9. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

LETTER SIZES: ALL LETTERS UPPER AND LOWER CASE UNLESS SPECIFIED



Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

ZONING AND PLANNED AREA DEVELOPMENT CASES:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520)866 -6442

SPECIAL USE PERMIT AND INDUSTRIAL USE PERMIT CASES
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed SUP/IUP Use:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520)866 -6442

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

ZONING MAP AMENDMENT
FOR INDUSTRIAL
PLANNED AREA DEVELOLPMENT (PAD)

Project Narrative

Submitted to:
Pinal County Community Development
85 N Florence Blvd
Florence, AZ 85132

Prepared by:
Rose Law Group pc
Jordan Rose
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
480-505-3938
jrose@roselawgroup.com
jhall@roselawgroup.com

August 1, 2025

1.0 Introduction

Arizona State Land Department ("ASLD") is the owner of approximately 1,105 acres of vacant, previously undisturbed land in Pinal County that is the subject property for this application. The Applicant, Rose Law Group pc ("RLG"), is proposing a Comprehensive Plan Amendment in conjunction with a Zoning Amendment to establish a Planned Area Development ("PAD") that will allow for one of Pinal County's largest manufacturing sites near the Magma Arizona Railroad ("MARRCO") just west of Highway 79.

Before any development begins, the subject property will be scheduled for an auction of the land in fee title from ASLD. The auction will be held after the approval of the proposed entitlements presented in this request.

If this project is approved, it is expected to provide at least 300 local jobs within the first Phase of the project. Additionally, the project will provide the significant impact fees needed to fully develop Skyline Drive.

2.0 Requests

The requests contained in this Application (the "Application") are to 1) amend the existing Comprehensive Plan designation and 2) modify the zoning on the project site to create a PAD for the 1,105 acres on the south side of Skyline Drive.

The entire Property is well suited for industrial manufacturing use as it is land that has always been vacant with the exception of prior ASLD grazing leases, located directly adjacent to the existing MARRCO rail line, surrounded by vacant land, mostly owned by ASLD in Pinal County. The proximity and access to the rail line and Highway 79 makes this site well suited for this Manufacturing Facility to allow for the employees and raw manufacturing materials to be easily transported to and from the site. This Application is being made as one of the numerous permits and approvals required to bring the Manufacturing Facility to fruition.

3.0 Existing Conditions

The project site consists of three parcels totaling approximately 1,105 acres in Pinal County (the "Property").

Since all three parcels are owned by Arizona State Land Department there are no Assessor Parcel Numbers ("APN") associated with them. Additionally, legal descriptions of all three parcels are currently being prepared; thus, for the purpose of this Application the three parcels can be identified as follows:

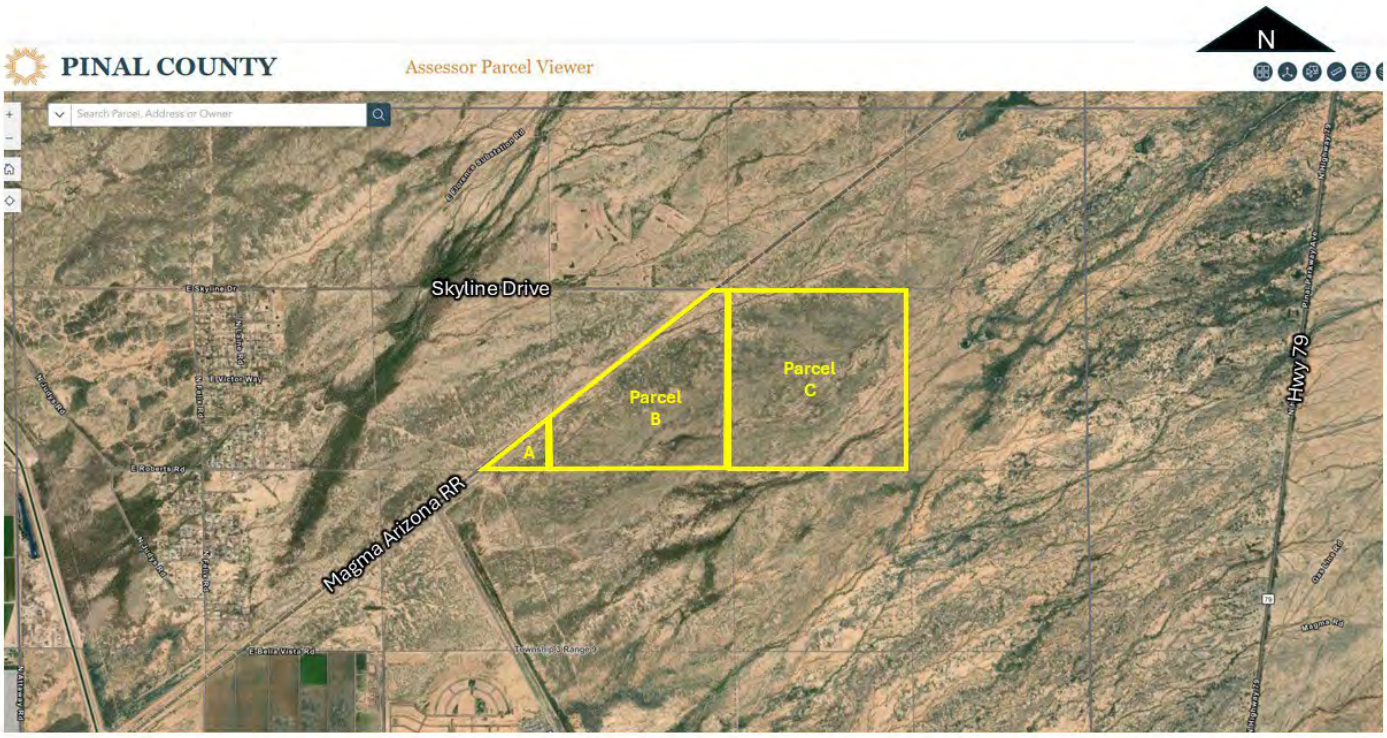
The first parcel ("Parcel A") is approximately 40 acres located entirely south of the Magma Railroad in Section 9, Township 3 South and Range 9 East.

The second parcel (“Parcel B”) is approximately 430 acres located entirely south of the Magma Railroad in Section 10, Township 3 South and Range 9 East.

The third parcel (“Parcel C”) is approximately 640 acres which constitutes the entirety of Section 11, Township 3 South and Range 9 East on the south side of Magma Railroad and Skyline Drive alignment.

The Property is surrounded by vacant desert land mostly owned by Arizona State Land Department and is approximately 2-3 miles from the nearest development of any kind. There is approximately 600 acres of private land owned by on the northwest corner of the project site across the Magma Railroad and on the north side of Skyline Drive. This property is owned by another large industrial user but is not planned for any immediate development.

Figure 1: Parcel Location Map

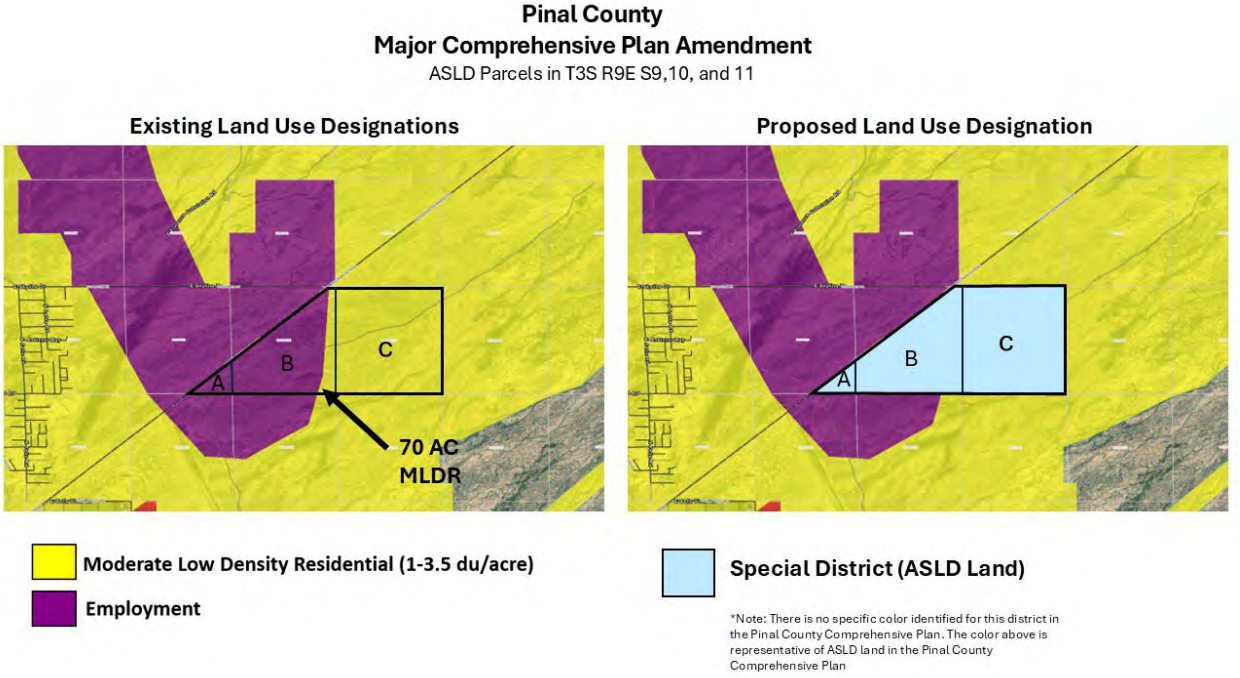


4.0 Conformance with Pinal County's Comprehensive Plan

The Property is currently designated as a mix of "Employment" and "Moderate Low Density Residential" by Pinal County's Comprehensive Plan. As you can see on Figure 2 below, Parcel A is entirely designated as "Employment"; Parcel C is entirely designated as "Moderate Low Density Residential" and Parcel B is a combination of the two land use categories. This Application will amend the land use designations on all three parcels to "Special District" to allow for the proposed Manufacturing operation. See attached Minor Comprehensive Plan Amendment Project Narrative for more details.

Approval of this request will ensure that the proposed industrial use will be in compliance with the County's Comprehensive Plan.

Figure 2: Comprehensive Plan Amendment



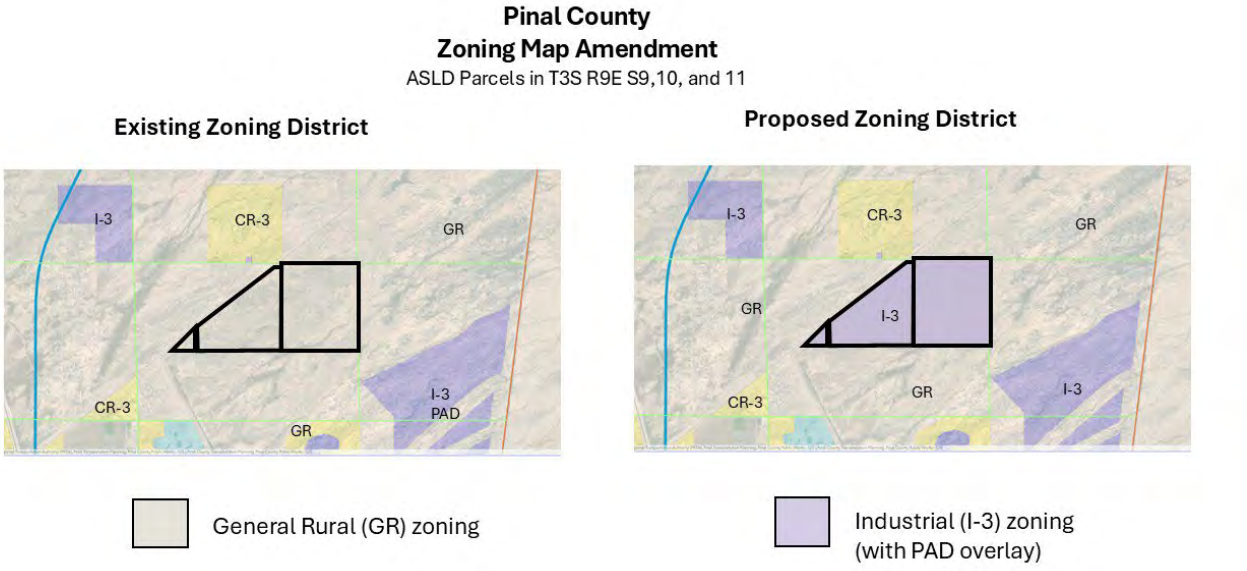
5.0 Proposed Zoning Amendment

All three parcels are currently zoned General Rural ("GR") which allows Large Lot Single Family Residential mixed with Agricultural and Public uses. This Application will modify the zoning on all three parcels to Industrial ("I-3") zoning with a Planned Area Development ("PAD") overlay to ensure flexibility in development standards and restrict the heavy industrial uses allowed in the I-3 zoning district.

Approval of this request will not have any negative impacts on the surrounding area as it is surrounded by mostly vacant land owned by Arizona State Land with the exception of one parcel (over 600 acres) on the northwest corner of the site which is owned by another large industrial

user. Furthermore, the proposed manufacturing facility will be accessed by Skyline Drive from Highway 79. Skyline Drive does not currently connect to the east; however, the approval of this Application will trigger the construction and connection of Skyline Drive to Highway 79 which will serve as the main access point to and from this site.

Figure 3: Zoning Map Amendment



The proposed manufacturing facility will meet or exceed all of the Development Standards for the I-3 Zoning District outlined in Section 2.340 of the Pinal County Zoning Ordinance as indicated in Table 1 below.

Table 1: Proposed Development Standards

I-3 Industrial District Development Standards		
	Required Setback	Proposed Setback
Front yard	50 ft	50 ft
Side yard (west side)	50 ft	50 ft
Side yard (east side)	50ft	50 ft
Rear yard	50 ft	50 ft
Max. Building Height	50 ft	50 ft

6.0 Amended I-3 Permitted Use List

In order to protect the surrounding area from undesirable uses this PAD will restrict the permitted uses outlined in Section 2.340 of the County's Development Services Code for the I-3 zoning district as follows:

~~A. Adult-oriented businesses and adult service providers, subject to the requirements set forth in chapter 2.190 PCDSC.~~

B. Airport or landing strip; provided that:
   1. The site is a minimum of 160 acres; and
   2. The runway is a minimum of 600 feet from any site boundary.

C. Gasoline or flammables bulk station, provided said products, butane, gasoline, petroleum, or propane shall:
   1. Be located not less than 25 feet from building or lot line or similar tanks; be located no closer than 100 feet from any residential zone; and
   2. Liquefied petroleum gases (LPG) bulk station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.

D. Government structures, fire district stations, sheriff's facilities and their accessory uses.

E. Heliport.

F. ~~Impounded or towed vehicle storage yard; provided, that:~~
   ~~1. The site is enclosed by an eight-foot-tall solid masonry wall;~~
   ~~2. There is no stacking of vehicles.~~

G. ~~Junk, salvage or auto wrecking yards.~~

H. ~~Landfill and transfer stations.~~

I. Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations.

J. Power plants, wastewater treatment plants and ancillary offices and buildings.

K. ~~Prisons, detention facilities and their accessory uses.~~

L. ~~Private schools.~~

~~M. Restaurant.~~

~~1. No larger than 1,000 square feet total interior space;~~
~~2. No more than 100 square feet exterior seating;~~
~~3. No alcoholic beverage service; and~~
~~4. No live entertainment.~~

N. Sports arena.

O. Vocational schools.

P. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.

Q. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

R. Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

7.0 Conformance with Section 2.176.070.A: PAD Criteria and elements for Consideration

The proposed Manufacturing Facility complies with all of the consideration and approval determination criteria for a PAD outlined in the Zoning Ordinance and as follows:

The proposed development is consistent with the goals and objectives and policies of the Comprehensive Plan and the requirements of this chapter. As stated above, this rezoning request combined with the proposed Comprehensive Plan Amendment will unify this Property under one land use designation and allow the Property to be utilized as an Industrial type of use compatible with the surrounding area.

The arrangement of all uses and improvements reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent properties. This location is well suited for the operation of a manufacturing campus based on its proximity to the MARRCO rail line, Skyline Drive, and Highway 79. Construction of the Manufacturing Facility will have no detrimental impact on the surrounding adjacent properties. The buildings used for the operation of the Manufacturing Facility will be architecturally designed to complement the surrounding desert.

The development is compatible with the uses of adjacent properties. The Property is basically isolated by thousands of acres of vacant desert land owned mostly by Arizona State Land Department with the exception of private property owned by another large industrial user.

Additionally, the proposed site is ideally located adjacent to the MARRCO rail line which makes it the perfect location for the Manufacturing Facility as a future option material transport, if desired.

Since this is an industrial type use there are no planned neighborhoods for this project. Therefore, open space connectivity does not apply.

The proposed Manufacturing Facility is working with local utility providers to confirm adequate facilities for water, sewer, storm water and streets.

The Property location is well suited for the operation of an Industrial use of this type. The Property is isolated by thousands of acres of vacant desert land and located adjacent to the Skyline Drive and Hwy 79 which plans to be a major transportation component for local employee transportation to the site. Also, the proposed use as a Manufacturing Facility is harmonious with the existing conditions of the adjacent properties and is not a disruptive use of any kind.

The proposed use will be accessed from newly constructed Skyline Drive which will extend east to Highway 79. This street is more than adequate to handle the minimal traffic created by the Manufacturing use. There will be no retail or pedestrian traffic to and from the site. During operations, the only people accessing the site will be employees of the Manufacturing Facility as well as vendors and/or delivery trucks.

All of the structures designed and used for the operation of the Manufacturing Facility will have paved access. Employees will utilize a paved secure entrance way off of Skyline Drive. The main entrance will lead the vehicles to a parking lot located within the manufacturing campus. Any screening required will be complied with by the future operator.

The proposed PAD will comply with all of the open space requirements for an Industrial type use of this nature.

8.0 Recent Changes in the Area that Would Support Request

Pinal County in recent years approved a large 2,000+ acre solar generation facility also located on Arizona State Land just southwest of the subject site. Allowing additional industrial and manufacturing uses in close proximity to the solar site (which is currently under construction) is smart planning as it will be a compatible use. Furthermore, the proposed site will trigger the extension of Skyline Drive to Highway 79 which will provide easy access to and from the proposed facility.

Furthermore, the North/South Freeway Alignment Option is located approximately three miles to the west of the proposed Manufacturing Facility location. The proposed use will have no negative impact on the future Freeway Alignment. In fact, the future Freeway Alignment could provide additional access opportunities to the Manufacturing Facility for future employees.

9.0 Proposed Rezoning is Necessary and Needed

The proposed Amendment is necessary and needed to allow additional manufacturing uses to take advantage of Pinal County's wide open spaces located near significant transportation corridors. The project site is surrounded by vacant land mostly owned by State Land so it will not have any negative impacts on surrounding neighbors. Also, the closed private property owner is another industrial user.

10.0 Location and Accessibility

The project is located on a secluded site surrounded by vacant desert land, mostly owned by the Arizona State Land Department. There are no immediate neighbors or operating uses so there will be no negative impacts. Approval of this site will trigger the construction of Skyline Drive connecting east to Highway 79. Employees and future vendors/delivery trucks will access the site from Highway 79 utilizing the newly constructed Skyline Drive. The proposed manufacturing facility envisions only 2-3 delivery trucks per week bringing inert materials to the site. These trucks are typically Fed Ex or UPS trucks. Same with exporting materials – trucks will be used to pick up materials from this facility by truck for transport via Sky Harbor airport. The location of these three parcels adjacent to Magma Railroad serves as a buffer to other uses to the west of this site as well as a future potential method of transportation, if desired.

11.0 Traffic and Circulation

The proposed Manufacturing Facility will have minimal vehicular traffic as the only people going to the site will be employees and delivery trucks 2-3 times per week. During operations, the only vehicles accessing this facility will be employees and occasional vendors and delivery trucks. Vehicles will enter the Property at the secured main entrance located at the northern boundary of the Property from Skyline Drive. The parking lot will be located at the entrance to the site in close proximity to an on-site security office.

12.0 Public Utilities

Water:	Currently in discussions with Epcor
Sewer:	Septic will be utilized
Electricity:	Currently in discussions with SRP

The Applicant will be responsible for the extensions of any other services necessary for the operation of the proposed Manufacturing Facility at this location. At this time there are no agreements with any of the public utility companies, but conversations regarding services are underway with local utilities.

13.0 Landscaping, Buffer and Signage

Appropriate landscaping and fencing will be utilized to insulate the Manufacturing Facility from the surrounding area. All landscape and fencing materials will comply with Pinal County's Development Services code.

14.0 Conclusion

Approval of this Application will allow the future operation of a new Manufacturing industrial operation in Pinal County. As mentioned, this site is surrounded by other vacant land owned by State Land with the recently constructed large solar generation plant located to the southwest. The only privately owned land in closed proximity is owned by another large industrial user so there will be no issues with compatibility. Finally, approval of this Application will trigger the expansion of Skyline Drive connecting east to Highway 79 and bring hundreds of local jobs to Pinal County residents.

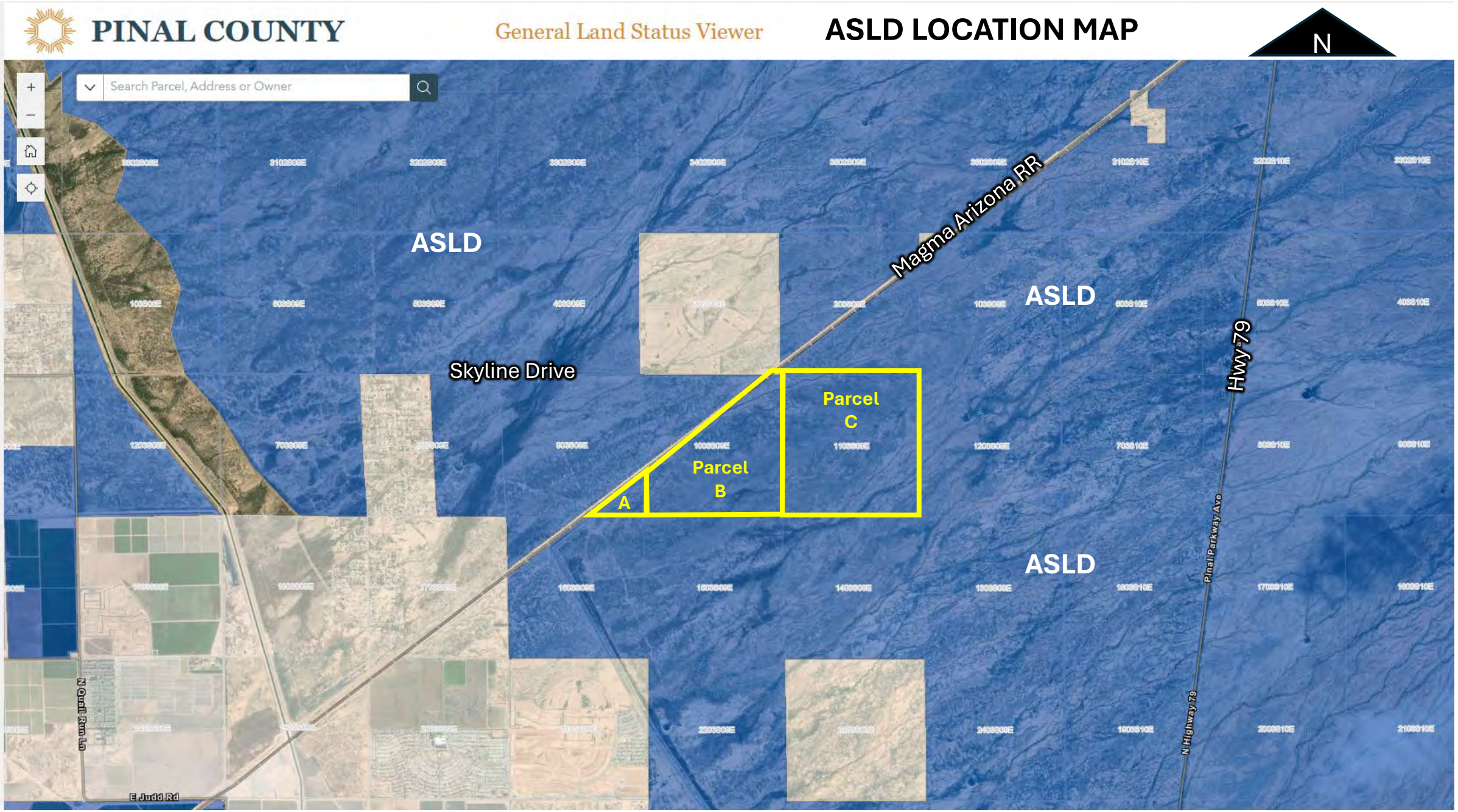
PROJECT RANGER WATER AND WASTEWATER SUMMARY

Water:

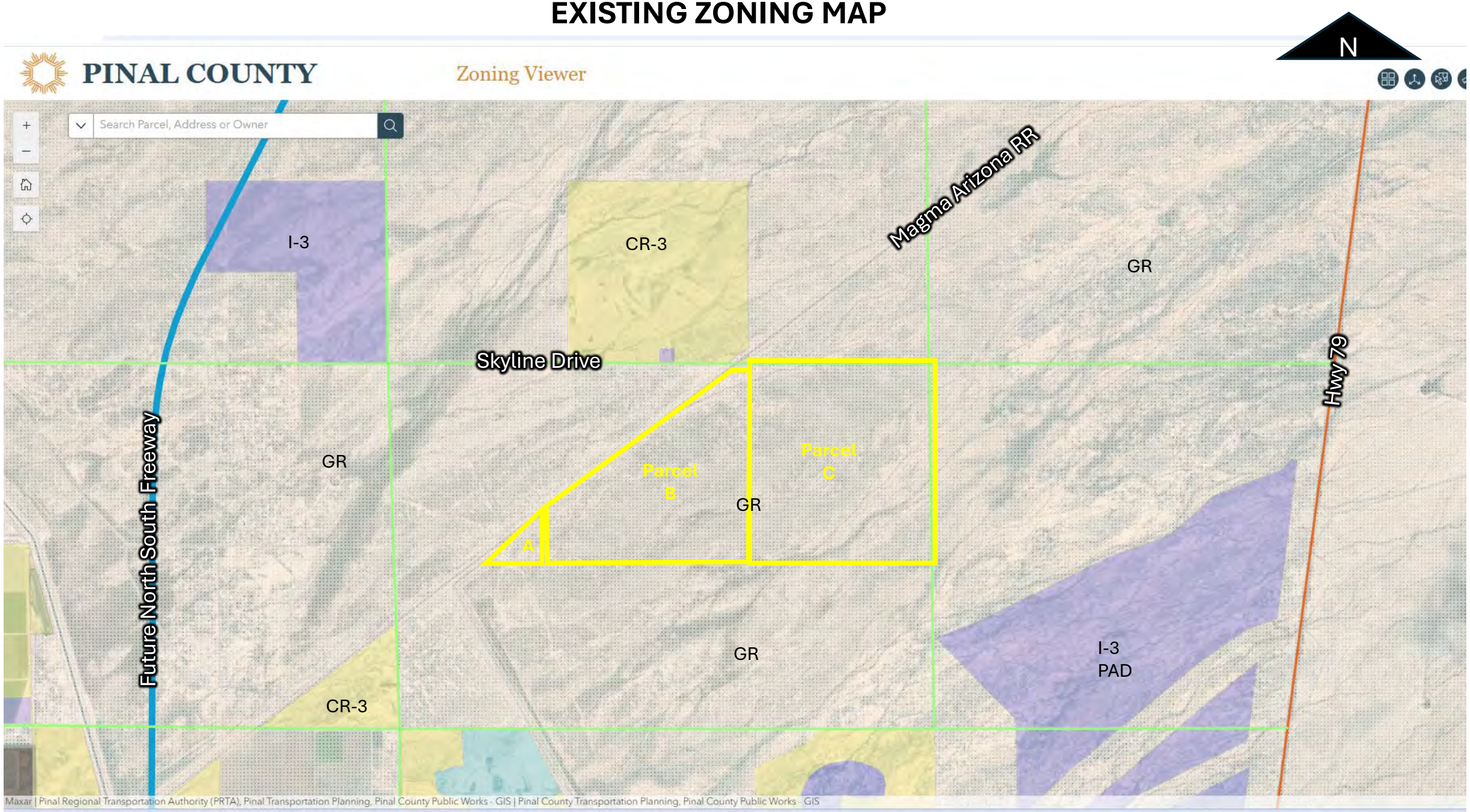
- Supplier: EPCOR
- Demand:
    - Average Daily Demand: 5 gallons/day
    - Maximum Daily Demand: 11 gallons/day
    - Peak Hourly Demand: 21 gallons/day
- Status: Started initial conversations.

Wastewater:

- Supplier: None (using onsite septic systems)
- Waste Rates:
    - Average Daily Waste Rate: 5 gallons/day
    - Maximum Daily Waste Rate: 11 gallons/day
    - Peak Hourly Waste Rate: 21 gallons/day
- Status: Onboarded two vendors and started initial conversations.


PINAL COUNTY
General Land Status Viewer
ASLD LOCATION MAP
N
Search Parcel, Address or Owner
ASLD
ASLD
ASLD
Magma Arizona RR
Hwy 79
Skyline Drive
Parcel C
Parcel B
A
N Quail Run Ln
E Judd Rd
Pinal Parkway Ave
N Highway 79

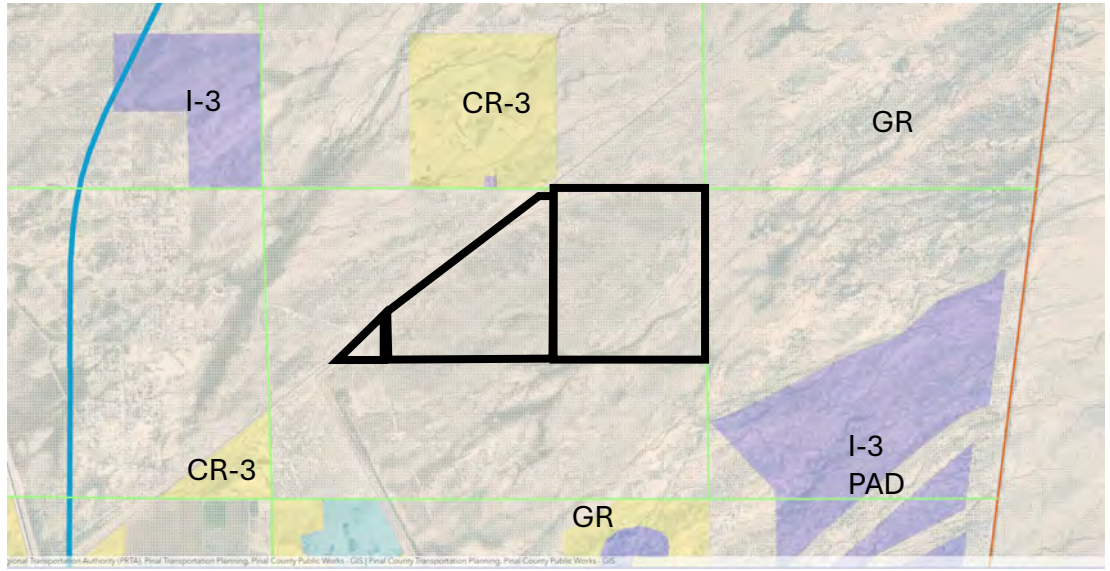
EXISTING ZONING MAP



Pinal County
Zoning Map Amendment

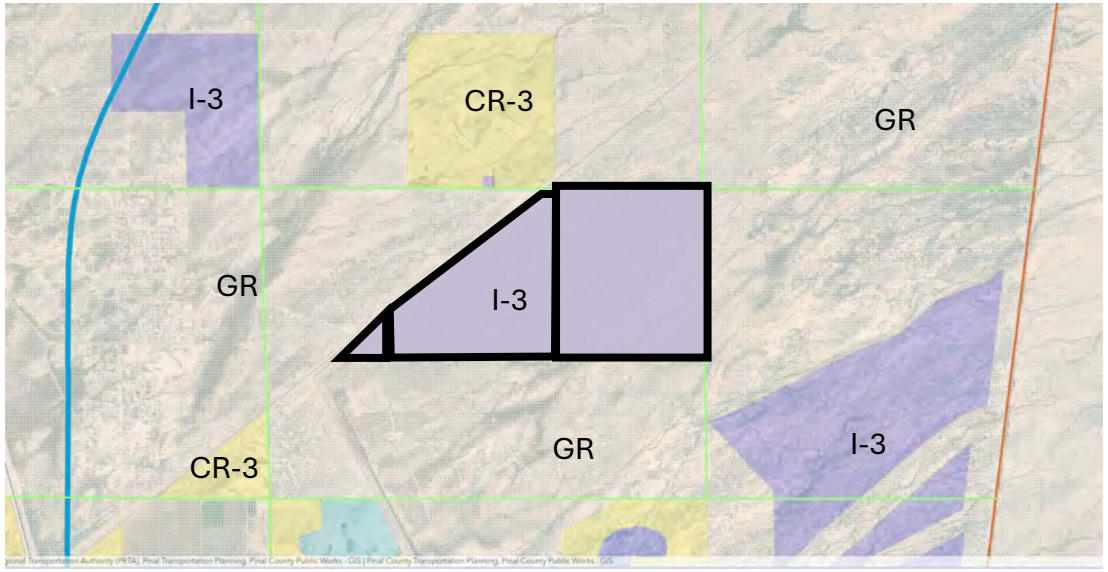
ASLD Parcels in T3S R9E S9,10, and 11

Existing Zoning District

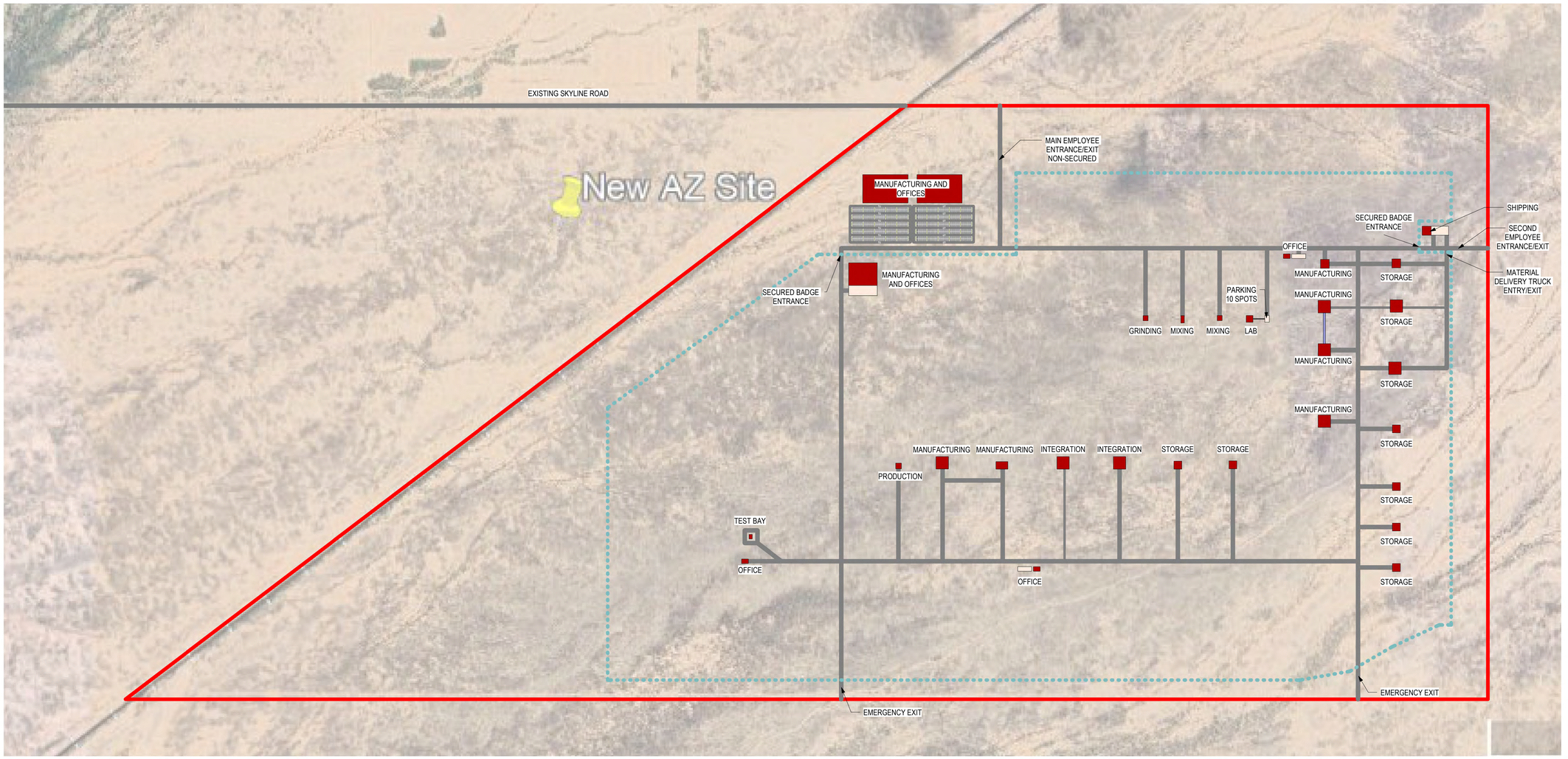


General Rural (GR) zoning

Proposed Zoning District



Industrial (I-3) zoning
(with PAD overlay)



1 PINAL CO, AZ - QD FACILITY SITING PLAN

1" = 400'-0"

KEY:

- SITE BOUNDARY
- IBD
- PTRD
- ILD
- SECURITY FENCE
- ROAD
- EARTH BERM

7/31/2025 8:04:38 AM

CROMWELL
1300 East 6th Street Little Rock, AR 72202
501.372.2900 cromwell.com

Project

Title

Design Phase

DESIGN PHASE

Revisions

No.	Date	Description

Stamp

NOT FOR CONSTRUCTION

Notes

1. CROMWELL ARCHITECTS ENGINEERS, INC. ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING. CRITICAL INFORMATION MAY BE LOST WITH BLACK AND WHITE PRINTING.

Project Number

20XX-000

Issue Date

12-17-2024

Sheet Title

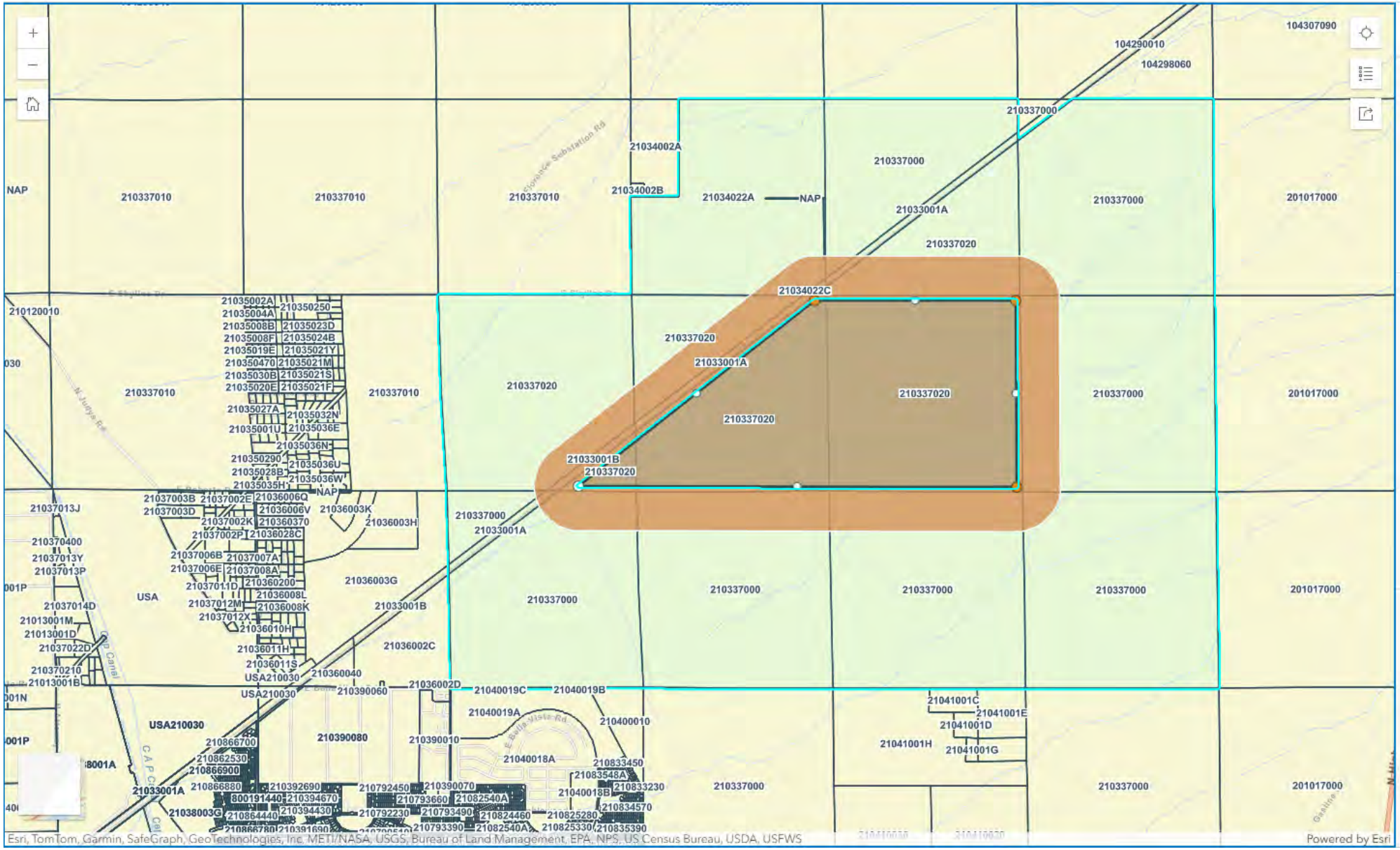
PINAL CO, AZ - QD FACILITY SITING PLAN

Sheet Number

AS101

Pinal County Mailing Notification

1200 ft Notification Map



NAP
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21033001A
MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
SOUTH JORDAN , UT 84095-8409

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MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
SOUTH JORDAN , UT 84095-8409

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21034022B
INTEGRITY LAND & CATTLE LLC
4700 DAYBREAK PKWY 3RD FLOOR
SOUTH JORDAN , UT 84095-8409

21034022C
EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD STE 300
PHOENIX , AZ 85027-7128

21033001A
MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
SOUTH JORDAN , UT 84095-8409

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MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
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INTEGRITY LAND & CATTLE LLC
4700 DAYBREAK PKWY 3RD FLOOR
SOUTH JORDAN , UT 84095-8409

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Community Outreach Report

Minor General Plan Amendment with Rezoning on Arizona State Land

Project Ranger

Cases # PZ-PA-017-25; PZ-020-25; PZ-PD-014-25

Prepared for
Pinal County Planning Department
85 N Florence Blvd
Florence, AZ

Prepared by
Rose Law Group pc
7144 E Stetson Drive #300
Scottsdale, AZ 85251
Jhall@roselawgroup.com
480-505-3938

Neighborhood Meeting

A Neighborhood Meeting was held at the **Central Arizona College San Tan Campus Classroom C131 (3736 Bella Vis Rd, San Tan Valley, AZ 85143)** on Thursday August 28, 2025 from 5:00-7:00 PM. The meeting was advertised from 5:30PM-6:30PM but the Applicant team stayed until 7:00PM. There were NO attendees. The classroom was set up as open house format with exhibit boards on easels throughout the room. Notification letters were mailed out to all property owners within 1200-feet of the project site informing them of the applications as well as inviting them to attend the Neighborhood Meeting. A copy of the notification letter and a notarized affidavit are attached as **Exhibit A & B**, respectively.

Notification Area Map

Attached as **Exhibit C** is the 1200-foot area map within which all property owners were notified of the neighborhood meeting and the proposed request.

Contacted Parties

The complete list of the property owners that were contacted through the outreach efforts is attached as **Exhibit D**. Property ownership was determined based on current records obtained from the Pinal County Assessor's website.

Contact Dates and Methods

Notification letters will be mailed by First Class U.S. Mail to all property owners within 1200 feet.

Results

No Comments have been received to date. The Applicant team will continue to communicate with all interested parties.

EXHIBIT A – NOTIFICATION LETTER

ROSE LAW GROUPpc
RICH ▪ CARTER ▪ FISHER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

August 19, 2025

Dear Property Owner,

This Notification letter is being sent to inform you about a Minor Comprehensive Plan Amendment (CPA) and Rezoning/PAD application that was submitted to Pinal County (referenced as "Project Ranger"). Project Ranger is proposing to amend the Pinal County Comprehensive Plan land use designation of the subject ±1,105 acres owned by Arizona State Land Department from Moderate Low Density Residential (MLDR 1-3.5 du/ac) and Employment to Special District (Case# PZ-PA-017-25)

This Amendment will be processed simultaneously with a Rezoning/PAD overlay application, that will amend the zoning on the site from General Rural (GR) to PAD with Industrial Zoning District (I-3/PAD), to support the future construction and operation of a proposed manufacturing facility. (Cases# PZ-020-25 and PZ-PD-014-25)

The Project Site is ±1,105 acres owned by Arizona State Land Department and located in Sections 9,10, and 11 in Township 3 South, Range 9 East of unincorporated Pinal County at the southeast corner of Magma Railway and Skyline Drive, just west of Highway 79.

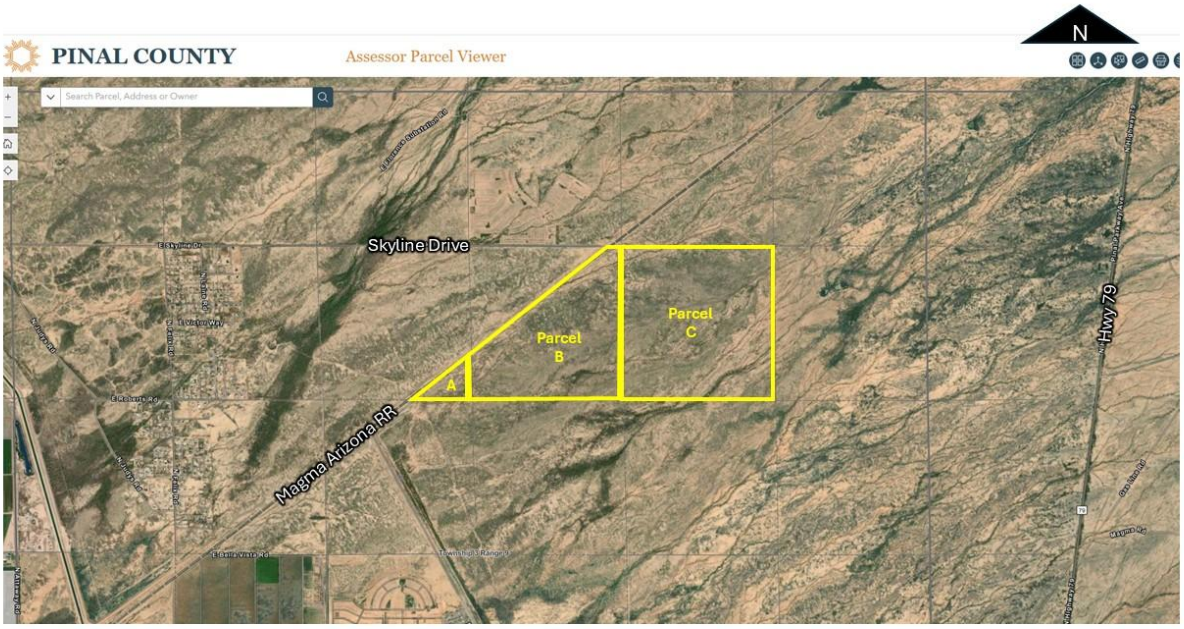
NEIGHBORHOOD MEETING/OPEN HOUSE FORMAT:
Thursday – August 28, 2025
Central Arizona College San Tan Campus Classroom C131
3736 Bella Vis Rd, San Tan Valley, AZ 85143
Anytime between 5:30PM – 6:30PM

If you are unable to attend this open house meeting, please contact me directly at 480-505-3938 or jhall@roselawgroup.com for project information or you may reach Sangeeta Deokar at 520-866-6641or sangeeta.deokar@pinal.gov and reference the case numbers above**.**

Sincerely,

Jennifer Hall
Senior Project Manager

Project Location Map



OWNER: Arizona State Land Department
APPLICANT: Rose Law Group pc

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR COUNTY BOARD OF SUPERVISORS.

HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

EXHIBIT B – AFFIDAVIT OF MAILING

Affidavit of Mailing Notice

Case Number: PZ-PA-017-25, PZ-020-25, PZ-PD-014-25

Project Name: [redacted] - Project Ranger

Applicant Name: Rose Law Group

Location: Skyline Rd W of Hwy 79

In order to assist in providing adequate notice to interested parties, the applicant shall secure the names and addresses of all property owners within 1200' feet of the subject property either through a title company or the Pinal County Assessor's website and shall send the neighborhood meeting notice to each said owner.

I confirm that I secured the names and addresses of all property owners within 1200 feet of the subject property and have sent the neighborhood meeting notice to each said owner prior to the neighborhood meeting.

Applicant's / Representative's signature: Brittney Beins

SUBSCRIBED AND SWORN before me this 19th day of August, 2025, by:

Laury A Henderson
Notary Public

LAURY A HENDERSON
Notary Public - Arizona
Maricopa County
Commission # 679868
My Comm. Expires Feb 26, 2029

My Commission Expires:
02/26/2029

EXHIBIT C – NOTIFICATION MAILING MAP

Pinal County Mailing Notification

1200 ft Notification Map

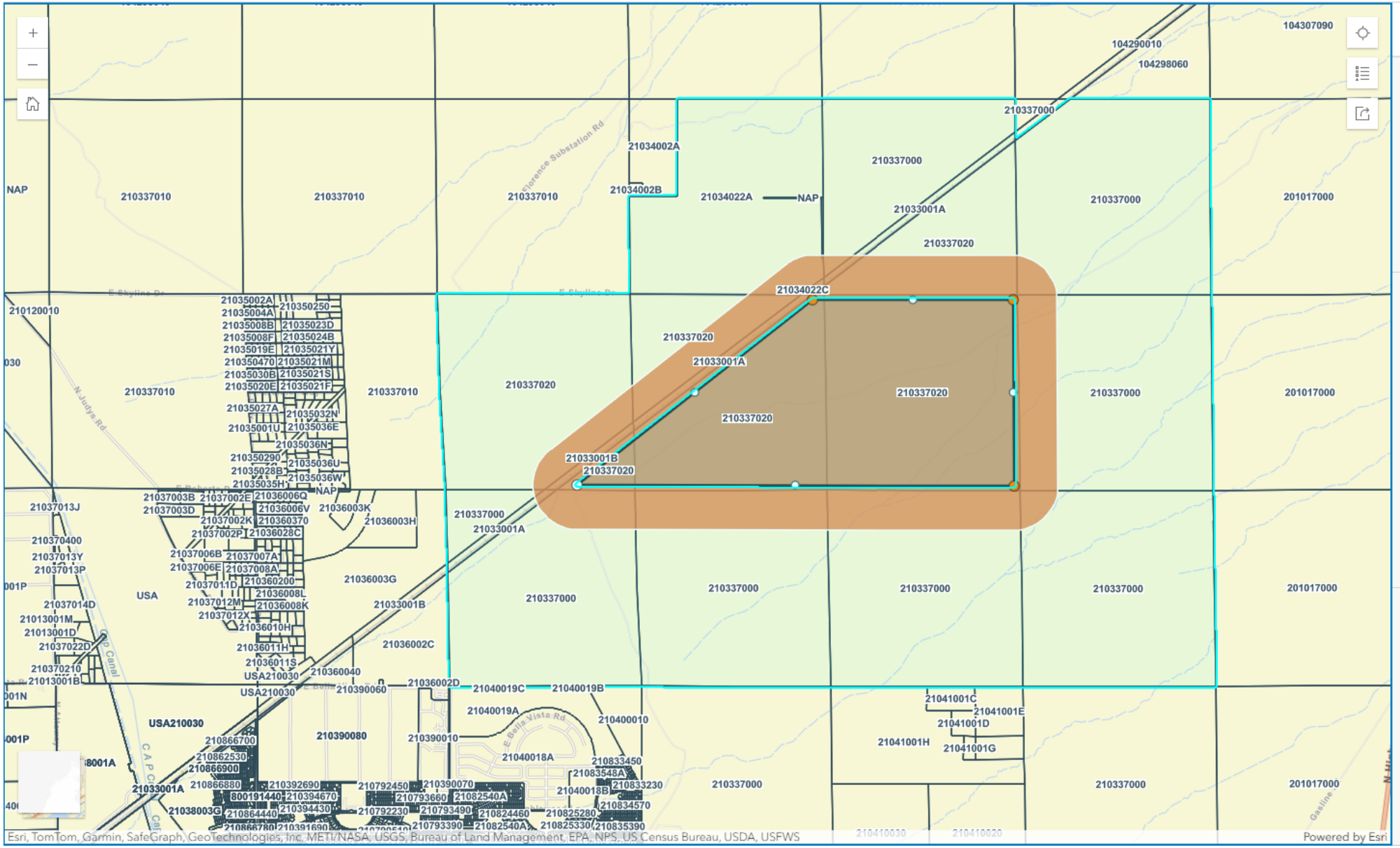


EXHIBIT D – NOTIFICATION MAILING LIST

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210337000
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21033001A
MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
SOUTH JORDAN , UT 84095-8409

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MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
SOUTH JORDAN , UT 84095-8409

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21034022B
INTEGRITY LAND & CATTLE LLC
4700 DAYBREAK PKWY 3RD FLOOR
SOUTH JORDAN , UT 84095-8409

21034022C
EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD STE 300
PHOENIX , AZ 85027-7128

21033001A
MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
SOUTH JORDAN , UT 84095-8409

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21033001A
MAGMA ARIZONA RAILROAD COMPANY
4700 DAYBREAK PKWY
SOUTH JORDAN , UT 84095-8409

21034022A
INTEGRITY LAND & CATTLE LLC
4700 DAYBREAK PKWY 3RD FLOOR
SOUTH JORDAN , UT 84095-8409

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EXHIBIT E – MEETING SIGN IN SHEETS

Project Ranger Manufacturing Site | Open House Meeting Sign-in Sheet

Central Arizona Community College; Room C131 Thursday, August 28, 2025, at 5:30pm
Cases # PZ-PA-017-25; PZ-020-25 and PZ-PD-014-25

Name	Address	Email	Phone	Y/N to receive project updates
Jennifer Hall Rose Law Group				
Sam Demoss Rose Law Group				

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **18TH** DAY OF **SEPTEMBER, 2025**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th St., FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT** AND **REZONING** TO PINAL COUNTY LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-017-25 - PUBLIC HEARING/ACTION: Arizona State land Department**,** landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-020-25 – PUBLIC HEARING/ACTION: Arizona State land Department**,** landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from **General Rural (GR)** to **Industrial Zoning (I-3) Zoning District** on 1,105± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. .

PZ-PD-014-25 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a **planned area development (PAD) overlay** to modify the development standards of the I-3 Industrial zoning district on 1,105± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
http://pinalcountyaz.gov/236/Notice-of-Hearings

DATED this **18th** day of **August 2025**, Development Services Department.

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

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number **(Print or type)**
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE ST.)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON September 11, 2025
Contact for this matter: Sangeeta Deokar, Planning Supervisor
E-mail Address:sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6435

[*Anything below this line is not for publication*.]

PUBLISHED ONCE:
Pinal Central Dispatch

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-017-25, PZ-020-25 and PZ-PD-014-25, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Skyline Rd & Magma RR tracks, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 08/27/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

PINAL COUNTY
Public Hearings
Public Hearing Information
Case Number: PZ-PA-017-25
Existing Comp Plan: ±1,105 acres of Employment and Moderate Low Density Residential (MLDR 1-3.5 du/ac)
Proposed Comp Plan: +/-1,105 acres of Special District for a Manufacturing facility
Case Number: PZ-020-25 and PZ-PD-014-25
Existing Zoning: ±1,105 acres of General Rural (GR)
Proposed Zoning: +/-1,105 acres of I-3 Industrial zoning district with Planned Area Overlay (PAD)
Applicant Name: Rose Law Group pc
Applicant Phone Number: 480-505-3938 or jhall@roselawgroup.com
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
E SKYLINE DR
Maps
August 27, 2025 at 1:33 PM
+33.191256,-111.449379
10333–10471 E Skyline Dr
San Tan Valley AZ 85143
United States

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Aug. 28, 2025

NOTICE ID: XtudC6NPpyVcogtTKjl5
NOTICE NAME: PZPA: 017-25, 020-25, 014-25

Anjana Bhadoriya

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 08/29/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 18TH DAY OF SEPTEMBER, 2025, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th St., FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND REZONING TO PINAL COUNTY LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
PZ-PA-017-25 - PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105+ acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.
PZ-020-25 - PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from General Rural (GR) to Industrial Zoning (I- 3) Zoning District on 1,105± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.
PZ-PD-014-25 - PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a planned area development (PAD) overlay to modify the development standards of the 1-3 Industrial zoning district on 1,105± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
http://pinalcountyaz.gov/236/Notice-of-Hearings
DATED this 18th day of August

2025, Development Services Department.
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION/PROTEST TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing
PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.
WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE ST.)
FLORENCE, AZ 85132
NO LATER THAN 4:00 PM ON September 11, 2025
Contact for this matter: Sangeeta Deokar, Planning Supervisor
E-mail Address: sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6435
No. of publications: 1: date of publication: Aug 28, 2025

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Sangeeta Deokar/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-020-25 -- Public Hearing/Action: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from **General Rural (GR)** to **Industrial Zoning (I-3) Zoning District** on 1,095± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. (Sangeeta Deokar/Dedrick Denton)

MOTION:

.

Attachments

Reference Page

To view a copy of the Staff Report and Applicant Submittals for this Agenda Item please refer to Planning Case (PZ-PA-017-25) Agenda Item.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Sangeeta Deokar/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PD-014-25 -- PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a **planned area development (PAD) overlay** to modify the development standards of the I-3 Industrial zoning district on 1,095± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. (Sangeeta Deokar/Dedrick Denton)

MOTION:

.

Attachments

Reference Page

To view a copy of the Staff Report and Applicant Submittals for this Agenda Item please refer to Planning Case (PZ-PA-017-25) Agenda Item.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Valentyn Panchenko/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

SUP-009-25 -- PUBLIC HEARING/ACTION: Bill Koning, Smartlink Group LLC (applicant/agent), on behalf of landowner -- Pinal County Fair, requesting approval of a **Special Use Permit (SUP) to operate a new 90-foot-tall Wireless Communication Facility for AT&T carrier, designed as a faux palm cell tower (95 feet with palm branches)**, within a 20' x 40' compound on an ±80-acre site, situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, south-west of City of Coolidge and north of City of Eloy, in the unincorporated Pinal County. (Valentyn Panchenko/Dedrick Denton)

MOTION:

.

Attachments

Staff Report SUP-009-25
P&Z Packet SUP-009-25

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 18, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **SUP-009-25 (AZL01500 WCF)**

CASE COORDINATOR: VALENTYN PANCHENKO, PLANNER

SUPERVISOR DISTRICT #3, STEPHEN MILLER

Executive Summary/ Requested Action/Purpose:

SUP-009-25 – PUBLIC HEARING/ACTION: Bill Koning, Smartlink Group LLC (applicant/agent), on behalf of landowner – Pinal County Fair, requesting an approval of **a Special Use Permit (SUP)** to install and operate **a new 90-foot high Wireless Communication Facility** (WCF) for AT&T carrier, designed as **a faux palm cell tower** (95 feet with palm branches), within a 20' x 40' compound on an ±80-acre site, situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, southwest of the City of Coolidge and north of the City of Eloy, in the unincorporated Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case SUP-009-25 to the Board of Supervisors subject to the following 15 stipulations:*

1. The Special Use Permit is issued to AT&T and is subject to any terms and conditions that may be attached to any subsequent lease of the subject property;
2. Approval of this Special Use Permit is tied to the lease area portion of parcel number 401-14-0050 (as per legal description) in which the WCF is located;
3. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, right-of-way use permit, air quality permit, security lighting, fire protection, landscaping, signage, drainage and traffic improvements, etc.;
4. Submit an R.F. Engineer's certification with Site Plan Review application, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Development Services;
5. Paving will be provided on the following: 24-foot wide driveway & access drive, within the site, and on the parking area; Applicable to site access, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
6. An Air Quality industrial permit may be required if there is a generator installed;

7. The layout, design and set up of the wire communication facility shall be as shown and set forth on the applicant's submittal documents and colored site plan dated 08/27/2025;
8. All site lighting shall meet "Lighting Zone 1" requirements;
9. Future co-location on this monopalm facility shall be limited to antennas located within the trimmed leaf cluster (commonly referred to as the "pineapple" or "bulb") of the monopalm trunk, located below the base of the palm fronds. The maximum radius of any antenna array shall not exceed 8 feet 6 inches, and all antennas, mounting hardware, and cabling shall be fully concealed within the frond cluster to maintain the stealth character of the facility;
10. One parking space for the maintenance of the facility must be provided on site. Said parking space shall be treated with materials which reduce the emission of dust;
11. The applicant shall keep the property free of trash, litter and debris;
12. Any change or expansion of use shall require approval by the Board of Supervisors;
13. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
14. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department; and
15. A site plan process shall be initiated by the applicant after the SUP is approved by the BOS.

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case SUP-009-25 to the Board of Supervisors.*

TAX PARCEL: 401-14-0050
LANDOWNER/APPLICANT: Pinal County Fairground (Owner)
Bill Koning, Smartlink Group LLC (agent/applicant)
AT&T (wireless carrier)

BACKGROUND AND FINDINGS:
The applicant, on behalf of AT&T, is requesting a Special Use Permit to construct and operate a 90-foot high Wireless Communication Facility (WCF), designed as a **faux palm monopole** (95 feet including palm fronds). The facility will include a secured 20' x 40' equipment compound enclosed by an 8-foot CMU block wall with a single paved technician parking space.

The site is located on the **Pinal County Fairgrounds** (zoned CB-2, General Business). The surrounding context includes agricultural parcels to the south and west, vacant lands to the east, and residential neighborhoods further north.

The WCF is intended to improve wireless coverage in this growing rural area, providing service for both residents and the **First Responder Network Authority (FirstNet)**. The proposal will expand communications capacity for police, fire, and EMS, addressing service gaps in a region where the nearest existing WCFs are located more than 5 miles away.

HISTORY:
The subject property has operated as the **Pinal County Fairgrounds** for several decades. It was rezoned to **CB-2/PAD** to accommodate commercial concerts and non-governmental events in addition to traditional

fairgrounds activities. The **Animal Control facility**, located immediately south of the proposed tower site, was constructed in the 1980s and remains in continuous operation. In 2017, **SUP-006-17** was approved for an **85-foot monopalm (89 feet with fronds)** on this property, establishing precedent for wireless facilities (Verizon) at the fairgrounds. Eleven Mile Corner Road is a major corridor connecting the Eloy and Coolidge areas, making this a strategic site for communications infrastructure.

ANALYSIS:

Comprehensive Plan

The site is designated **General Public Facilities and Services** and **Very Low Density Residential (0–1 du/ac)** in the Pinal County Comprehensive Plan. Surrounding properties are designated **Moderate Low Density Residential**. The proposed use is in **conformance with the Pinal County Comprehensive Plan** as it supports public facilities and enhances critical communications infrastructure in a manner consistent with existing and planned development.

Surrounding Land Uses and Zoning

Subject Property: CB-2/PAD (General Business with PAD overlay). Existing fairground-related structures include a racetrack, offices, RV hook-ups, animal control offices, and accessory buildings.

Access: The fairgrounds property has multiple access points along Eleven Mile Corner Road. The proposed communication facility will be accessed from Eleven Mile Corner Road approximately 100 feet north of the animal control facility.

Surrounding Zoning and Land Use:

- **North:** CB-2/PAD – Fairgrounds facilities
- **South:** City of Coolidge AG – Agriculture
- **East:** City of Coolidge AG – Agriculture and SRP switching substation
- **West:** City of Coolidge AG – Agriculture

Development Plan and Site Plan

The proposed Wireless Communication Facility (WCF) will consist of a **90-foot monopole structure designed as a faux palm (monopalm)**, with palm fronds extending to a maximum height of **95 feet**. The facility will be located within a **20' x 40' lease compound (±800 sq. ft.)** on the **±80-acre Pinal County Fairgrounds property**.

Facility Components:

- **Monopalm Tower:** 90-foot pole with stealth palm fronds extending to 95 feet; antennas concealed within frond cluster; faux bark trunk treatment; no climbing pegs or unpainted metal.
- **Ground Equipment:** Housed within an **8-foot CMU block wall enclosure**, designed to match existing on-site architecture, with secured gates. Equipment includes walk-up cabinets, surge protectors, and an emergency backup generator.
- **Access:** Site access from **Eleven Mile Corner Road**, approximately 100 feet north of the Animal Control facility entrance. The compound will be served by a gravel access drive and one paved parking stall for maintenance personnel.
- **Utilities:** Electrical service will be provided by **Electrical District No. 2**. No water, sewer, or solid waste services are required, as the facility is unmanned.

- **Operations and Traffic:** The facility is unmanned, with only periodic technician visits (about once per month). No permanent staff will be on site.

Stealth Design:

The facility is designed as a **stealth monopalm**, in compliance with **PCDSC §2.205.050(F)**. The design meets all stealth requirements, according to the submitted Site Plan. The only standard not met is the **maximum 70-foot height limit for monopalms**.

Table 1. County monopalm stealth design requirements vs proposed monopalm.

Standard	Requirement	Proposed Facility	Compliance
Height limit	Monopalm not to exceed **70 feet**	**90' monopole with additional 5' palm fronds**	**Does not comply**
Antenna concealment	Antennas must be located within the palm frond cluster and painted green to match	Antennas fully concealed within frond cluster; painted to match	**Complies**
Antenna coverage	No antennas may extend beyond frond coverage	Antennas positioned within fronds	**Complies**
Palm frond density	Minimum **55 palm fronds** required	Tower design includes 55+ fronds	**Complies**
Trunk treatment	Trunk must be clad with faux bark from grade to first frond	Faux bark cladding proposed	**Complies**
Co-location	Limited to antennas located within the trimmed leaf cluster ("pineapple"/bulb) below base of fronds	Future co-locations restricted to bulb area, with antenna array radius of 8'-6"	**Complies**
Diameter	Pole not to exceed **26 inches** at widest point (except bulb area)	Pole ≤26 inches; bulb area slightly wider per design	**Complies**
Climbing pegs	No climbing pegs allowed	No climbing pegs proposed	**Complies**
Unpainted metal	No exposed unpainted metal	All structural components painted or clad	**Complies**
Setback – residential/rural adjacency	If exceeding height limit, setback = 1' for every 1' of total height from rural/residential zones	Minimum setback – 104'	**Complies**

However, staff notes that:

- **Monopine facilities are permitted up to 90 feet**, yet a pine form would not be organic or contextually appropriate for this desert setting.
- The subject site is directly adjacent to a **previously approved 85-foot monopalm (SUP-006-17)** and two live palm plantings, making the monopalm form the most compatible and visually cohesive option.
- Per the proposed stipulation, **future co-location on a monopalm facility shall be limited to antennas located within the trimmed leaf cluster ("pineapple" or "bulb") of the trunk**, below the base of the palm fronds, thereby maintaining the stealth profile, with a **radius of antenna arrays at 8'-6"**.

Setbacks: The CB-2 zone has a base height of 40 feet. At 90 feet of pole and 95 feet with a palm fronds, the facility exceeds this limit and is therefore subject to Pinal County Development Services Code (DSD) **§2.205.050(F)(1)(a)(ii):** because the site abuts the City of Coolidge **AG Agricultural zone** (treated as rural/residential), the facility must provide a one-foot setback per one foot of total height. The facility, at 90'/95', requires a 95-foot setback. The site plan greatly exceeds this standard with setbacks of **951 feet (north), 382 feet (south), 2,564 feet (west), and 104 feet (east)**.

Lighting: Per DSD §**2.195.030(A)(3)**, properties in the CB-2 zoning district are subject to **Lighting Zone 3** standards. However, **Stipulation #8** for the previously approved Wireless Communication Facility (SUP-006-17), located adjacent to the proposed lease area, required compliance with the stricter **Lighting Zone 1** standards to ensure compatibility with surrounding rural and residential areas. For consistency and to minimize potential lighting impacts, staff recommends applying the **same Lighting Zone 1 requirement** as a stipulation for this permit.

Landscaping: For the previously approved Wireless Communication Facility (**SUP-006-17**), located adjacent to the proposed lease area, **Stipulation #7** required the applicant to amend the site plan to include the planting of **two additional live palm trees within 50 feet of the facility**. To ensure consistency in application of requirements and to maintain a uniform landscape standard across facilities at the fairgrounds, staff recommends that this permit similarly require the installation of **two live palm trees** as part of the project's layout and design.

***Flood Zone**:* The property is located within Flood Zone X – an area of minimal flood hazard, determined to be outside the 100- and 500-year flood plain.

Special Use and Proposed Uses

The applicant is requesting a Special Use Permit to install and operate a new 90-foot high Wireless Communication Facility (WCF) for AT&T carrier, designed as a faux palm cell tower (95 feet with palm branches). The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (O). These factors include, but are not limited to:

- traffic conditions;
- provision of services and utilities to the site;
- the relationship of the proposed special use and surrounding uses;
- whether the proposed use is beneficial to the public health, safety and general welfare of the community;
- access to streets that are adequately designed and constructed to handle the volume generated by the use;
- does not result in the use of a residential street for non-residential through traffic;
- whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;
- the need for the proposed special use in the neighborhood/community; and,
- public input.

If the Commission deems there is sufficient evidence to grant this SUP, staff has included stipulations relating to the operation and permitting of the facility.

Public Participation:

- Neighborhood Meeting: July 10, 2025
- Neighborhood Mail out: August 28, 2025
- Agency Mail out: August 28, 2025
- Newspaper Advertising: September 4, 2025
- Broadcast Sign Posting: August 28, 2025
- Site Posting: September 3, 2025

As of the date of this report, staff has received no letter of support or opposition from a members of the public. No comments has been received from the City of Coolidge as well.

Air Quality

1. Paved access into the project, within the project, and on parking area is required.
2. Air quality dust registration will be required prior to project construction.
    a. Applicant is to note that all construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 through 190 of Pinal County's Air Quality Code of Regulations.
3. If generators are installed, an Air Quality Industrial Permit will be required.

The Pinal County Department of Public Works reviewed the proposal and made no comments.
The Pinal County Flood Control reviewed the proposal and made no comments.

Planning and Zoning Commission

At the public hearing, the Commission and the Supervisors may consider the factors listed below in deciding whether to recommend approval of a special use permit. No set of factors can totally determine the acceptability of all land use proposals. A property owner may adequately demonstrate compliance with the intent of the goals and policies of the comprehensive plan but receive denial because unusual circumstances exist or because of public protest pertaining to the special use request. The considerations and factors listed below are intended to suggest some of the primary concerns pertinent to reaching a determination or decision. These considerations and factors are not intended to be all-inclusive: Other factors may be considered and individual factors may weigh more heavily than other factors:

- **Traffic conditions;**
- **Provision of services and utilities to the site;**
- **The relationship of the proposed special use and surrounding uses;**
- **Whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **Access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **Does not result in the use of a residential street for non-residential through traffic;**
- **Whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **The need for the proposed special use in the neighborhood/community;**
- **Public input.**

And specifically for wireless facilities:

- **Any neighborhood opposition, either written or verbal, received by the applicant;**
- **Possibilities for camouflage that have been explored, and why the proposed option was chosen; and a description of alternative sites that have been explored;**
- **A description of possibilities for using a greater number of shorter monopoles or towers in place of the proposed facility**
- **Information on the willingness of the landowner and the service provider to allow other service providers to co-locate on the proposed facility; and**
- **Potential gaps that could impede the provision of services if this request is not approved.**

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit request under Planning Case **SUP-009-25**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward **SUP-009-25** to the Board of Supervisors with a **recommendation of approval with the 15 attached stipulations**. If the Commission cannot find the factors listed above to be applicable to this case, then the Commission may forward this case to the Board of Supervisors with a **recommendation of denial**.

Date Prepared 9/4/2025 VP
Date Revised 9/8/2025 VP

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT **9:00 A.M. ON THE 18TH DAY OF SEPTEMBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 311 E 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-009-25 – PUBLIC HEARING/ACTION: Bill Koning, Smartlink Group LLC (applicant/agent), on behalf of landowner – Pinal County Fair, requesting an approval of **a Special Use Permit (SUP)** to operate **a new 90-foot-tall Wireless Communication Facility** for AT&T carrier, designed as **a faux palm cell tower** (95 feet with palm branches), within a 30' x 40' compound on an ±80-acre site, situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, south-west of City of Coolidge and north of City of Eloy, in the unincorporated Pinal County.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PLANNING AND ZONING COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING DIVISION AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION.

DATED THIS **20th DAY OF AUGUST, 2025**, BY PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (**Print or type**)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

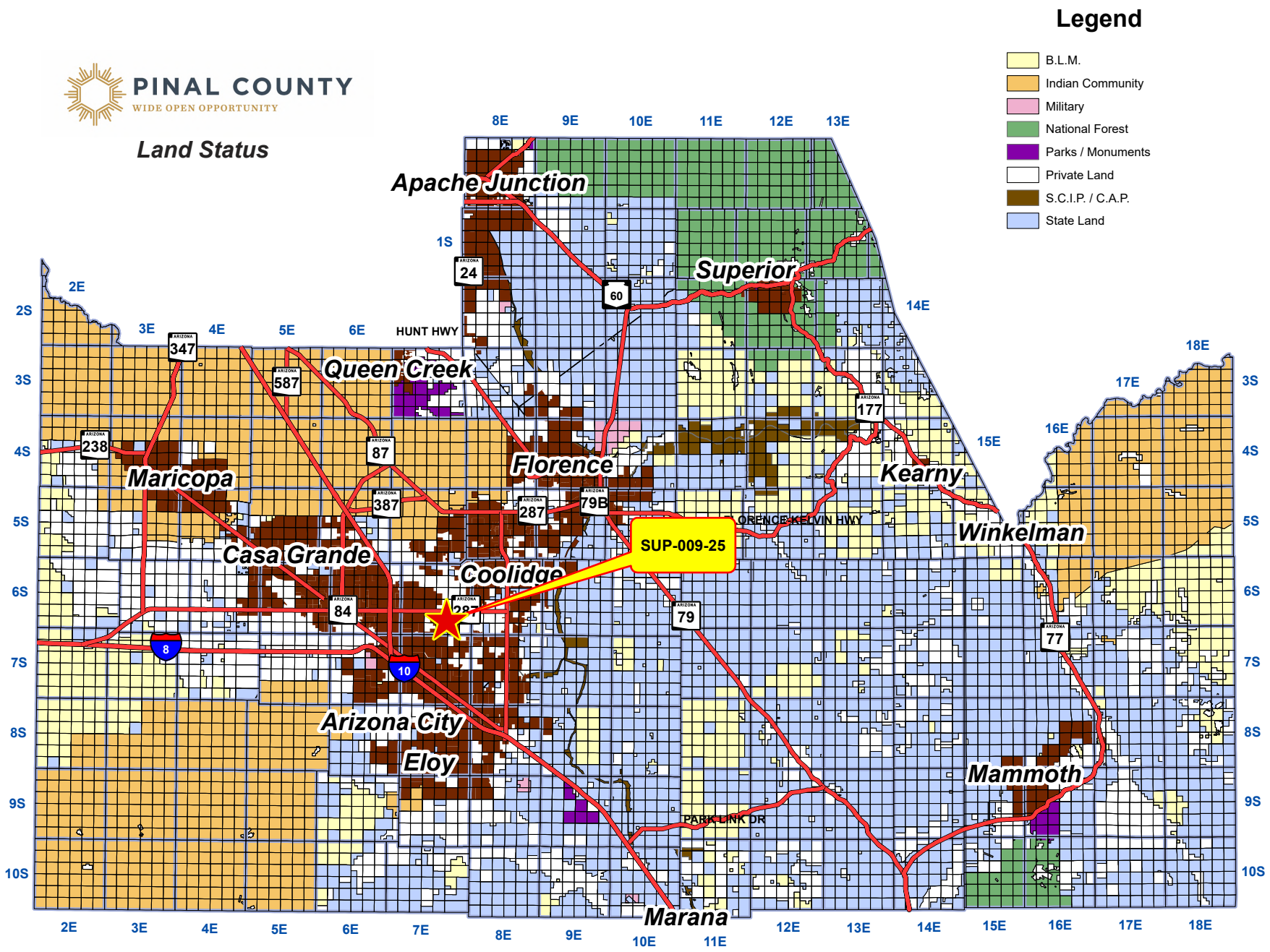
ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132

Contact for this matter: Valentyn Panchenko, Planner
E-mail Address: Valentyn.Panchenko@pinal.gov
Phone: (520) 866-6414

[Anything below this line is not for publication.]
PUBLISHED ONCE:
Pinal Central Dispatch


PINAL COUNTY
WIDE OPEN OPPORTUNITY
Land Status
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
SUP-009-25
HUNT HWY
ORENCE-KELVIN HWY
PARK LINK DR
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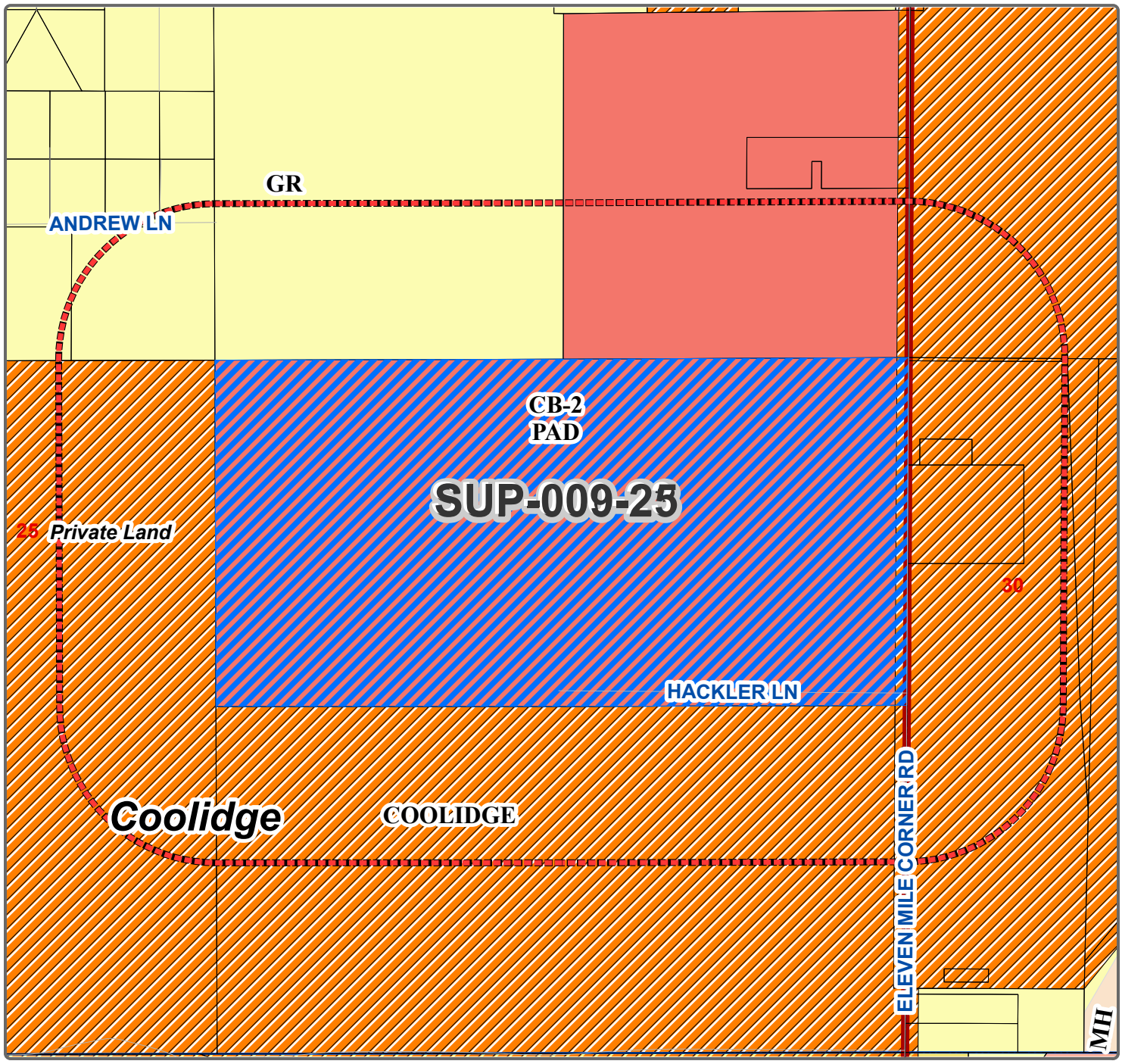


Community Development

SUP-009-25 – PUBLIC HEARING/ACTION: Bill Koning, Smartlink Group LLC (applicant/agent), on behalf of landowner – Pinal County Fair, requesting an approval of a Special Use Permit (SUP) to operate a new 90-foot-tall Wireless Communication Facility for AT&T carrier, designed as a faux palm cell tower (95 feet with palm branches), within a 30' x 40' compound on an ±80-acre site, situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, south-west of City of Coolidge and north of City of Eloy, in the unincorporated Pinal County.

Current Zoning: CB-2	Requested Zoning: Rezone	Current Land Use: General Public Facilities/Services

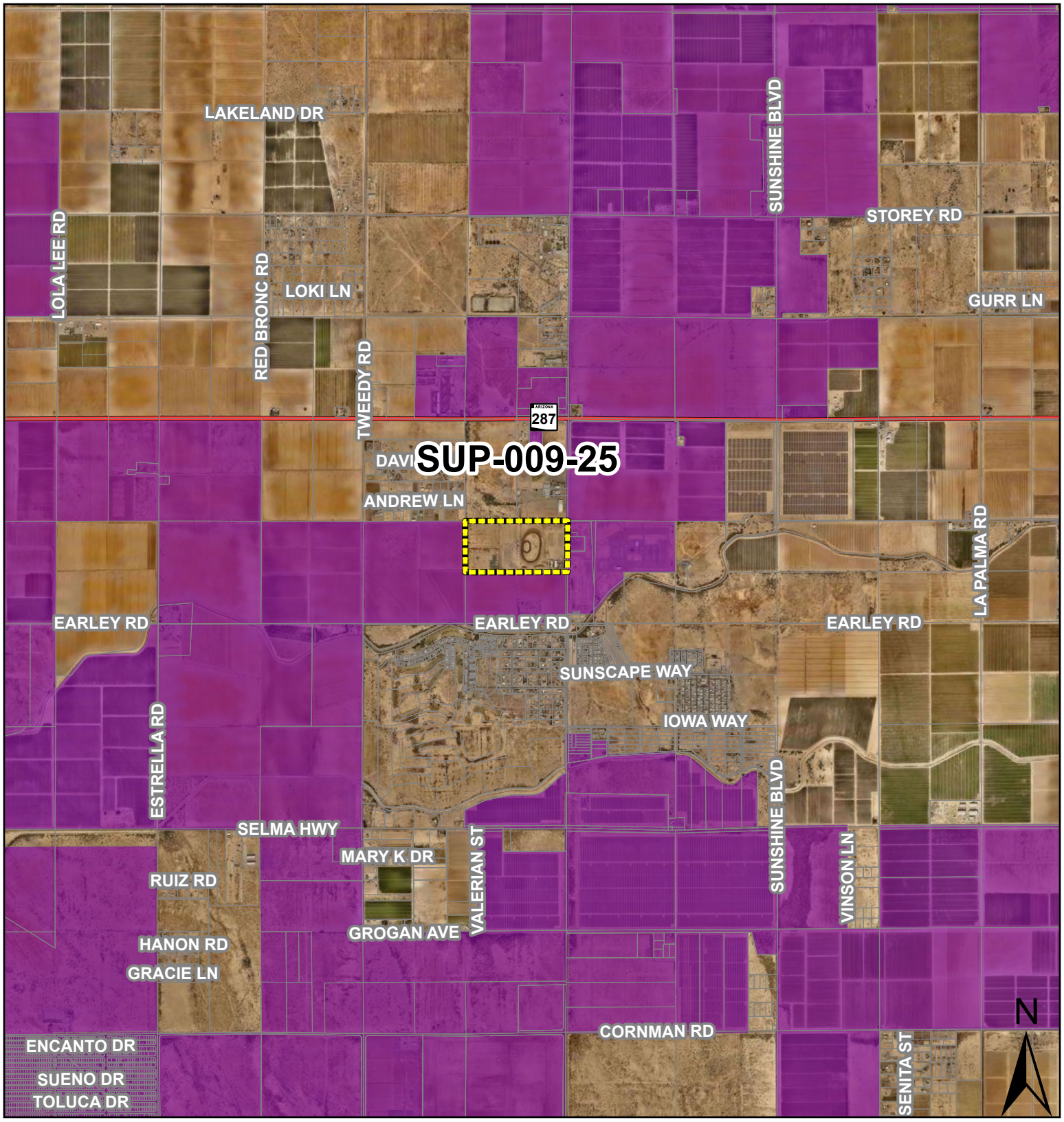
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, south-west of City of Coolidge and north of City of Eloy, in the unincorporated Pinal County.

SEC 25, TWN 06S, RNG 07E

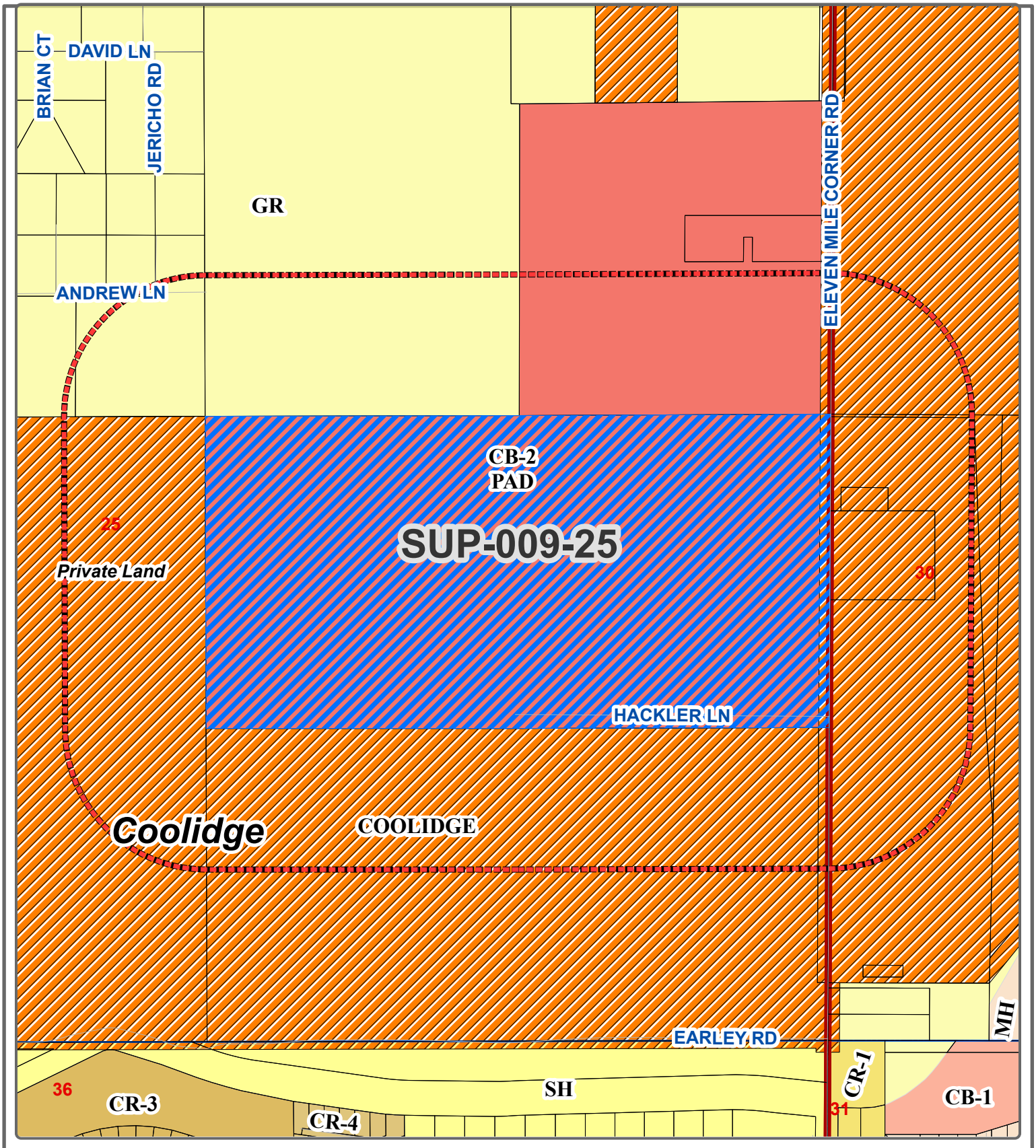
Sheet No. 1 of 1	Owner/Applicant: BILL KONING, SMARTLINK GROUP LLC		
	Drawn By: GIS / IT /LJT		Date: 08/20/2025
	Section 25	Township 06S	Range 07E
	Case Number: SUP-009-25		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

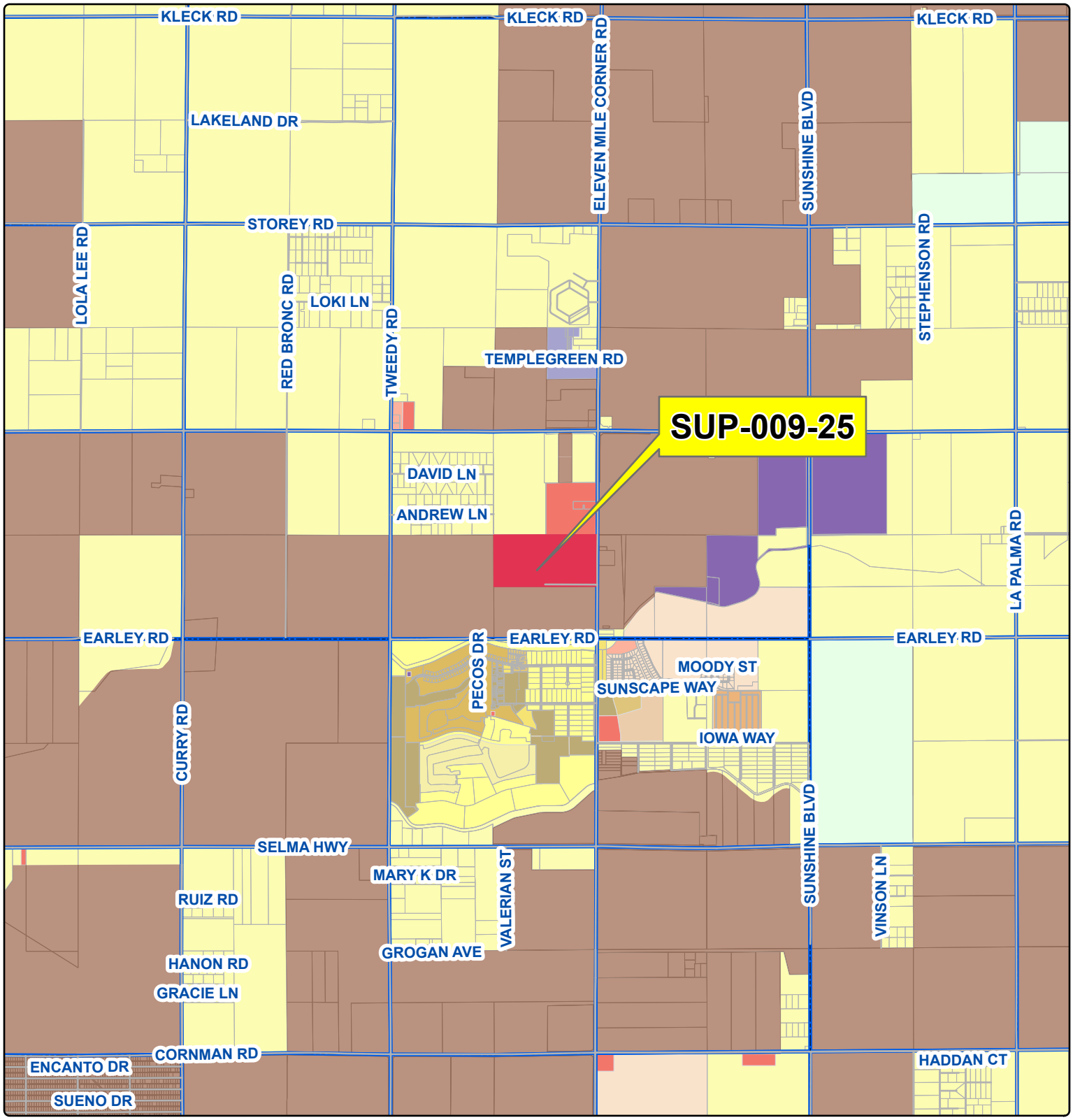
SUP-009-25



Community Development

Owner/Applicant: Bill Koning, Smartlink Group LLC	**Legal Description:** Situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, south-west of City of Coolidge and north of City of Eloy, in the unincorporated Pinal County.	Sheet No. 1 of 1	Current Zoning: CB-2 Request Zoning: Rezone Current Land Use: General Public Facilities/Services
Drawn By: GIS/IT - LJT; **Date:** 08/20/2025			
Section 25; **Township** 06S; **Range** 07E	SEC 25, TWN 06S, RNG 07E		
Case Number: SUP-009-25			

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

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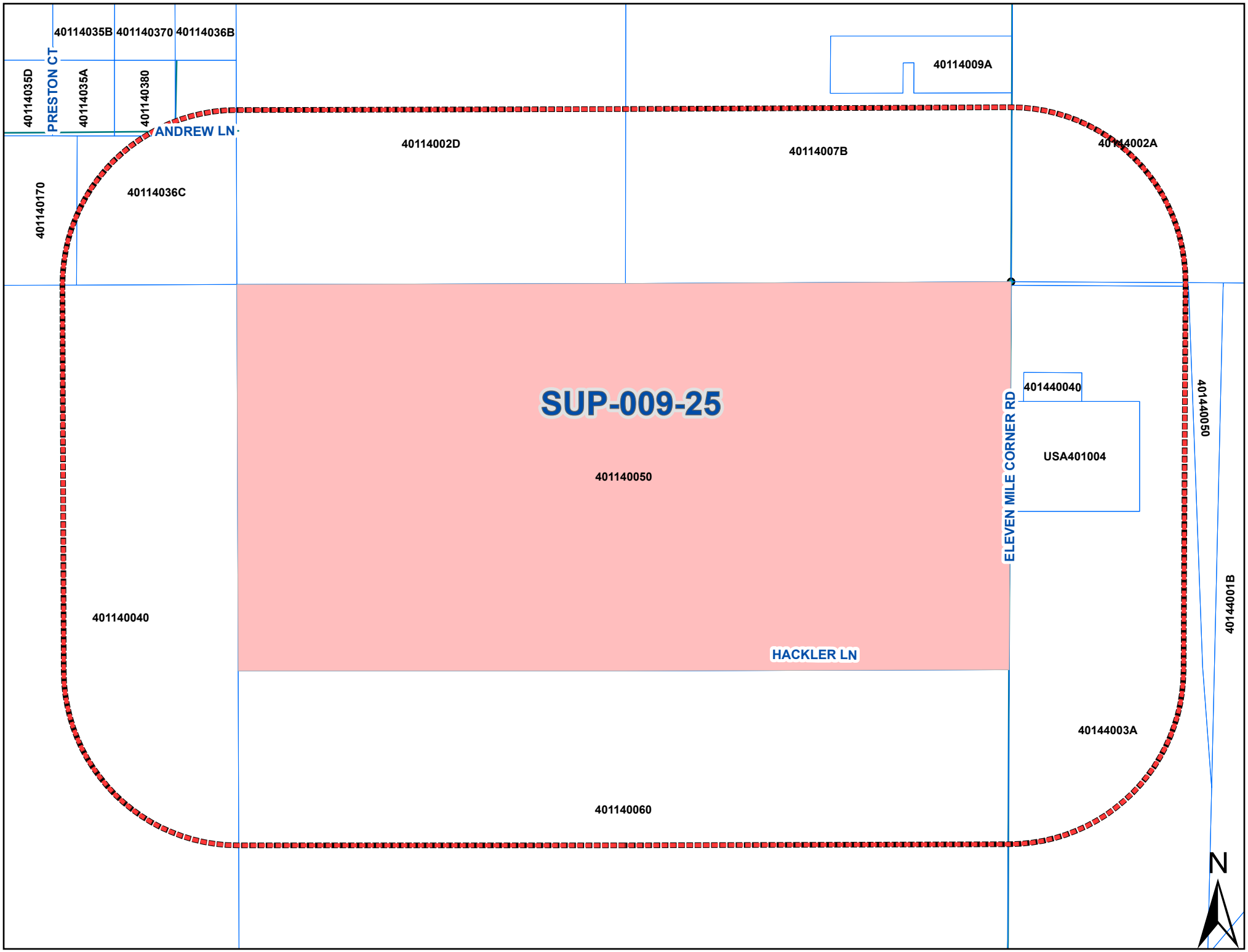
SEC 25, TWN 06S, RNG 07E

Sheet No. 1 of 1	Owner/Applicant: BILL KONING, SMARTLINK GROUP LLC		
	Drawn By: GIS / IT / LJT		Date: 08/20/2025
	Section 25	Township 06S	Range 07E
	Case Number: SUP-009-25		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SUP-009-25
401140050
401440040
ELEVEN MILE CORNER RD
USA401004
401440050
401140040
HACKLER LN
40144001B
40144003A
401140060
N

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All applications must be typed or written in ink)

Special Use Permit & Property Information:
(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting:_____ **2.** Pre-application Number: Z-PA-_____

3. The legal description of the property: _____

_____

4. Tax Assessor Parcel Number(s):_____ **5.** Current Zoning:_____

6. Parcel size: _____

7. The existing use of the property is as follows:_____

_____

8. The exact use proposed under this request:_____

_____

9. Is the property located within three (3) miles of an incorporated community?_____ If yes, which ones?

_____

10. Is an annexation into a municipality currently in progress?_____
If yes which one?:_____

11. Is there a zoning or building violation on the property for which the owner has been cited?_____
If yes, Zoning/Building Violation Number:_____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: _____

_____

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

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: _____

2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: _____

3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ❑ YES ❑ NO

4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare? ❑ YES ❑ NO

5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ❑ YES ❑ NO

6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). _____ _____, Show ingress/egress on the site plan.

7. How many parking spaces are to be provided (employees and customers)? _____ Indicate these parking spaces on the site plan.

8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? _____
_____

9. What type of landscaping are you proposing to screen this use from your neighbors? _____ _____. Indicate the landscaping on your site plan.

10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan.

11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.

12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. _____
_____

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

Name of Applicant	Address	
Signature of Applicant	E-Mail Address	Phone Number
Name of Agent/Representative	Address	
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Name of Landowner	Address	
Signature of Landowner	E-Mail Address	Phone Number

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

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROPERTY OWNER/AGENT AUTHORIZATION FORM

I (property owner) Kent Taylor (Pinal County Fair Grounds), hereby

authorize (owner's agent) Bill Koning

Acting as, ***(check one required for application processing)***

Contractor: ___ ROC#_____	Permitting Service: X	Registered Professional: ___	Owner Builder: ___	Relative: ___ Relation_____

To make application to Pinal County for the following (description of work) AT&T proposed cell Tower

Assessor Parcel Number: 401-14-0050

Name of RV/PM/MH Park (if applicable): N/A

Lot or Space # (if applicable): N/A

Physical Address: 1080 Eleven Mile Corner Rd.

City/Town: Casa Grande State: AZ Zip: 85194

By signing this Form, I acknowledge and agree that I am not released from responsibility for: (1) the payment of any and all fees associated with the issuance of any permits, orders, notices or other approvals ("Approvals") by Pinal County pursuant to my agent's application; (2) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable county, state and federal laws, codes, rules, regulations and requirements; (3) correcting any violations of the terms and conditions of such Approvals issued by Pinal County pursuant to my agent's application. In the event this authorization is canceled, or the relationship between the owner and their agent or contractor is terminated, all rights to the permit, plans and fees will remain the property of the property owner.

Property Owner: Pnal County Fair Grounds

Owner Phone No: 866-6921

Print Name: Kent Taylor

Email: kent.taylor@pinal.gov

Signature: Kent A. Taylor

Authorized Representative: _____

Representative Phone No. _____

(If in an RV Park or rental space)

Name &Title: _____

Email: _____

Signature: _____

Date: _____

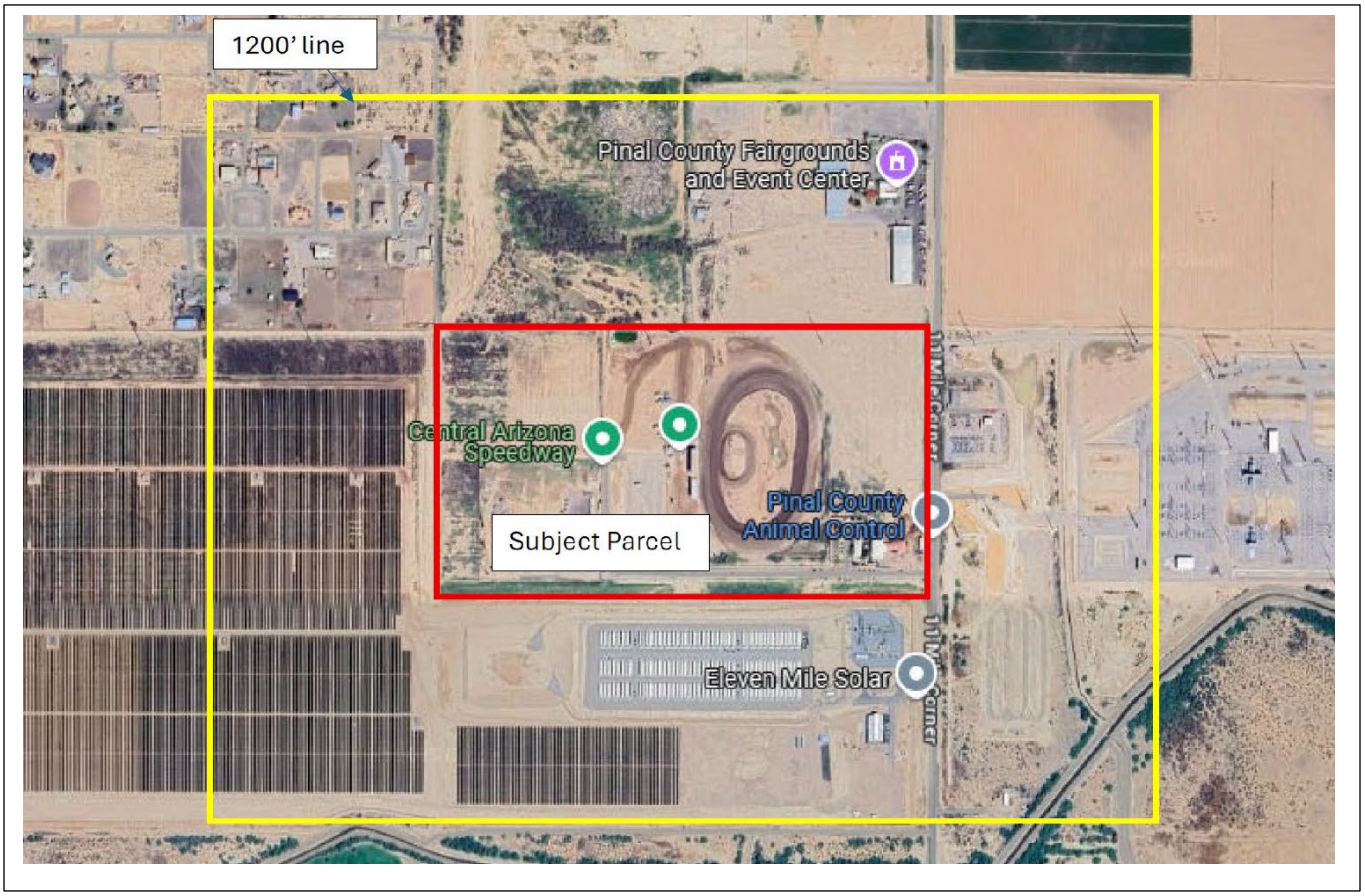
COMMUNITY DEVELOPMENT

85 N. Pinal Street First Floor, PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311
F 520-866-6530 www.pinal.gov

PUBLIC PARTICIPATION REPORT

A Letter was sent out on June 20, 2025 notifying residents within 1200' of AT&T's proposed site and of a community meeting on July 10, 2025. The meeting was held in a room at the Pinal County Fairgrounds from 7:30 pm to 8:30 pm. No residents showed up for the meeting therefore meeting minutes and sign-in sheet are not included.

1200' Boundary Map



List of Residents within 1200' starts on next page

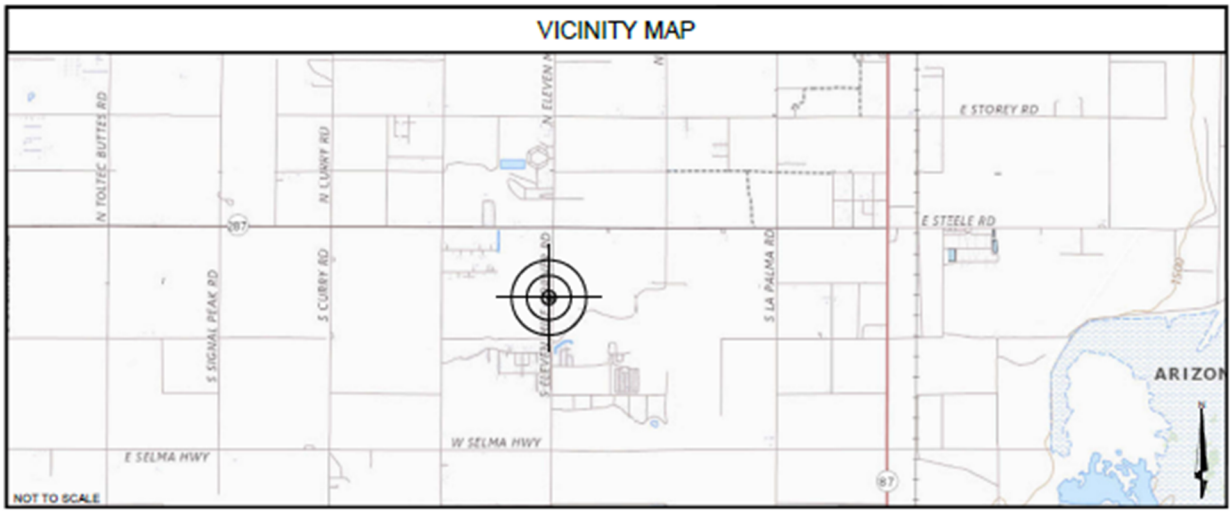
OWNER MAILING NAME	SITUS STREET ADDRESS	SITUS CITY	SITUS STATE	SITUS ZIP CODE
JOHN & COLLEEN ALLEN	1860 S CALLE MEDIA	CASA GRANDE	AZ	85194
EUGENE & MARSHA STYTLE	652 W FAIRWAY CV		AZ	
KENNETH & RUSSELL SOPHA	422 W CALLE TUBERIA	CASA GRANDE	AZ	85194
FRANCES & HORACIO ALANIZ	415 S BRIAN CT	CASA GRANDE	AZ	85194
SUNSCAPE ESTATES HOMEOWNERS ASSOC INC	1738 S MISSOURI DR	CASA GRANDE	AZ	85194
UNITED SOUTHWEST PROPERTIES LLC	1788 S FAIRWAY CIR	CASA GRANDE	AZ	85194
CAYWOOD FARMS LLC	2321 W HIGHWAY 287	CASA GRANDE	AZ	85194
DAVID VALDES & LENORE PRIMROSE-VALDES	880 W DAVID LN	CASA GRANDE	AZ	85194
RICKY BIXLER & CHRISTINE FOX-BIXLER	651 W FAIRWAY CV		AZ	
TURN KEY HOMES INC	W FAIRWAY CV		AZ	
CHARLES & MARGARET RUCKER	304 W CALLE TUBERIA	CASA GRANDE	AZ	85194
JAMES WYMAN	724 W CALLE TUBERIA	CASA GRANDE	AZ	85194
RONDA CABALLERO	1765 S FAIRWAY CIR	CASA GRANDE	AZ	85194
JESUS SOTO	616 S LINDEN PL	CASA GRANDE	AZ	85194
CHRISTINE TANSEY	340 W CALLE TUBERIA	CASA GRANDE	AZ	85194
SAM JOHNSON	822 W CALLE TUBERIA	CASA GRANDE	AZ	85194
MKG MANAGEMENT LLC	693 W FAIRWAY CV		AZ	
WESTON RENTALS LLC	612 W FAIRWAY CV		AZ	
UNITED SOUTHWEST PROPERTIES LLC	1782 S FAIRWAY CIR	CASA GRANDE	AZ	85194
JAMES COX	496 W CALLE TUBERIA	CASA GRANDE	AZ	85194
ORSTED ONSHORE REAL ESTATE HOLDINGS LLC		CASA GRANDE	AZ	85194
UNITED SOUTHWEST PROPERTIES LLC	1786 S FAIRWAY CIR	CASA GRANDE	AZ	85194
MKG MANAGEMENT LLC	228 W CALLE TUBERIA	CASA GRANDE	AZ	85194
GEORGE ALLEN & LEAH KELLY	1223 W LYNN LN	CASA GRANDE	AZ	85194

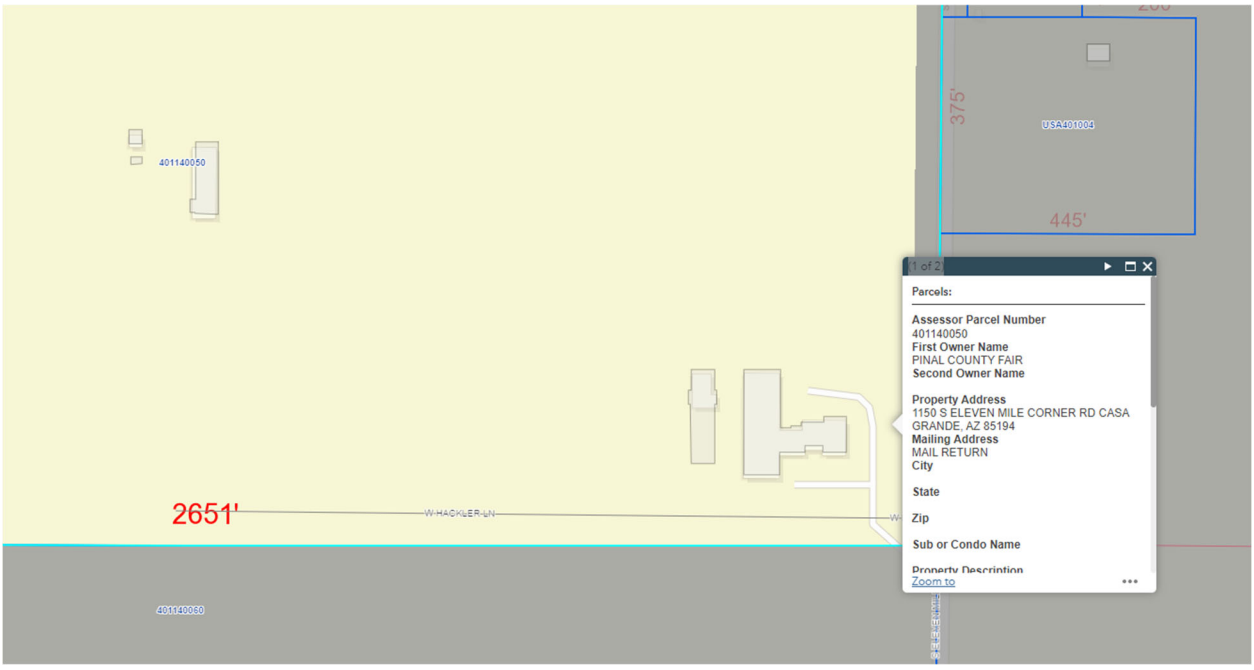
STEVEN STOECKEL	S BRANDI WAY	CASA GRANDE	AZ	85194
ENEDINA ROBLES	744 W CALLE TUBERIA	CASA GRANDE	AZ	85194
STEPHEN & CYNTHIA BENFIELD	384 W CALLE TUBERIA	CASA GRANDE	AZ	85194
HARPREET ZHIM		CASA GRANDE	AZ	85194
MCGREW-MEYERS ELEVEN MILE LLC	115 W HIGHWAY 287	FLORENCE	AZ	85132
KURT NANCARROW	694 W FAIRWAY CV		AZ	
THOMAS & JULENE HOLLENBACH FAMILY	150 W CALLE TUBERIA	CASA GRANDE	AZ	85194
JERALD & LISA EDWARDS	1783 S FAIRWAY CIR	CASA GRANDE	AZ	85194
TIERRA GRANDE LAND OWNERS LLC		CASA GRANDE	AZ	85194
R & D INV GROUP LLC		CASA GRANDE	AZ	85194
MICHAEL & BONNIE AMADO	1159 W LYNN LN	CASA GRANDE	AZ	85194
PRISCILLA AVILA	784 W CALLE TUBERIA	CASA GRANDE	AZ	85194
RICK WHITEBEAR		CASA GRANDE	AZ	85194
ROGER & CHERYL SCHULTZ	590 W FAIRWAY CV		AZ	
JUSTIN & LORIN WELLS	371 S BRIAN CT	CASA GRANDE	AZ	85194
PAMELA EXLINE	764 W CALLE TUBERIA	CASA GRANDE	AZ	85194
SCOTT ZAZUETA	497 W CALLE TUBERIA	CASA GRANDE	AZ	85194
FAMILY FIRST PROPERTIES LLC		CASA GRANDE	AZ	85194
ORSTED ONSHORE REAL ESTATE HOLDINGS LLC		CASA GRANDE	AZ	85194
JOJAC INVESTMENT GROUP LLC	1787 S FAIRWAY CIR	CASA GRANDE	AZ	85194
THOMAS & JULENE HOLLENBACH FAMILY	1744 S PRIVATE DR	CASA GRANDE	AZ	85194
JEREMY & JACQUELYN GELLER	544 S PRESTON CT	CASA GRANDE	AZ	85194
SUNSHN REI LLC	1763 S FAIRWAY CIR	CASA GRANDE	AZ	85194
SUSTAINABLE PROPERTY HOLDINGS LLC		CASA GRANDE	AZ	85194
PHILLIP & BARBARA BENTLEY	266 W CALLE TUBERIA	CASA GRANDE	AZ	85194

TUCSON ELECTRIC POWER CO	8009 S ELEVEN MILE COR R		AZ	
MARIJON ANDERSON	1769 S FAIRWAY CIR	CASA GRANDE	AZ	85194
EDWIN HERNANDEZ & ANISSA VEGA	534 W CALLE TUBERIA	CASA GRANDE	AZ	85194
PINAL COUNTY	512 N ELEVEN MILE CORNER RD R	CASA GRANDE	AZ	85194
PAUL BARREN	570 W FAIRWAY CV		AZ	
SUNDRA NICKERSON & LISA P AYNE	550 S LINDEN PL	CASA GRANDE	AZ	85194
NORMA HERNANDEZ	1553 S ELEVEN MILE COR R		AZ	
PATRICIA & BILL HICKS	1767 S FAIRWAY CIR	CASA GRANDE	AZ	85194
UNITED SOUTHWEST PROPERTIES LLC	1784 S FAIRWAY CIR	CASA GRANDE	AZ	85194
NATIONWIDE ACQUISITIONS INC DEFINED BENE		CASA GRANDE	AZ	85194
PINAL COUNTY FAIR	1150 S ELEVEN MILE COR R		AZ	
RAY & MICHAELE UYEKI	632 W FAIRWAY CV		AZ	
JEREMY & JACQUELYN GELLER	1192 W ANDREW LN		AZ	
JEREMY & JACQUELYN GELLER	1112 W ANDREW LN		AZ	
ELECTRICAL DISTRICT NO 2	8087 S ELEVEN MILE COR R		AZ	
TYIR ELLIOTT & MARGO CENTNER	593 S PRESTON CT	CASA GRANDE	AZ	85194
RAY & HELEN LOPEZ	1796 S PRIVATE DR	CASA GRANDE	AZ	85194
JOSE ZAVALA	547 S PRESTON CT	CASA GRANDE	AZ	85194
PINAL COUNTY	158 S ELEVEN MILE CORNER RD	CASA GRANDE	AZ	85194
FRANCIS DOWNS	1785 S FAIRWAY CIR	CASA GRANDE	AZ	85194
TINGLE & BARBARA DALE	1017 W ANDREW LN	CASA GRANDE	AZ	85194
ABDULAZIZ & JILSADBANU LALMOHAMED	674 W FAIRWAY CV		AZ	
SUNDRA NICKERSON & LISA P AYNE	550 S LINDEN PL	CASA GRANDE	AZ	85194
DANIEL WEBB	438 S BRIAN CT	CASA GRANDE	AZ	85194
PETER & SIMONE COX	1789 S FAIRWAY CIR	CASA GRANDE	AZ	85194
GLEN & LISA SWAVELY	455 W CALLE TUBERIA	CASA GRANDE	AZ	85194
ARTHUR & KIMBERLY CARLTON	186 W CALLE TUBERIA	CASA GRANDE	AZ	85194
KARIE KINDREW	673 W FAIRWAY CV		AZ	

KENNETH & RUSSELL SOPHA	460 W CALLE TUBERIA	CASA GRANDE	AZ	85194
ROBERT & EMILY SHEETS	1042 W ANDREW LN	CASA GRANDE	AZ	85194
LEIGHA MARLER & STEVEN LINDSEY	842 W CALLE TUBERIA	CASA GRANDE	AZ	85194
JEREMY GELLER	563 S OLIVER CT	CASA GRANDE	AZ	85194
MATTS HAY BARN LLC			AZ	
TERRY GOWIN	601 S LINDEN PL	CASA GRANDE	AZ	85194
ROBERT & CINDY WOODS			AZ	
ORSTED ONSHORE REAL ESTATE HOLDINGS LLC			AZ	
City of Casa Grande	510 E. Florence Blvd.	CASA GRANDE	AZ	85122

Narrative Report Title Page
Project Name: AT&T AZL01500
Site Location: 1150 S Eleven Mile Corner Rd Casa Grande AZ 85194
APN# 401-14-0050





PURPOSE OF REQUEST

New Cingular Wireless PCS, LLC (aka AT&T) is requesting Pinal County's recommendation for what type of zoning approval process will be required to place a new 90' single carrier WCF (Faux Palm tower) needed for cellular coverage in this rural area for residents, workers and First Responder Network Authority (www.firstnet.gov) that will have dedicated communications for First Responders, Police, Firefighters and Emergency Medical Services. Once this tower is implemented, first responders will no longer rely on the same communication system used by consumers that can be come.

congested if a crisis were to happen.

DESCRIPTION OF PROPOSAL

This modification consists of:
Installation of 90' Faux Palm tree tower, AT&T RAD Center of 85'. Tower will be designed to accommodate a single carrier, ground equipment will be concealed by an 8' tall CMU walled 30' x 40' compound.

Current use of the property:

Pinal County Fairgrounds and Existing Wireless Communications Facility.
Following the initial replacement of the tower mounted equipment, there will be minimal. operations, employees on site. The site is unmanned and vehicular traffic is minimal.

RELATIONSHIP TO SURROUNDING PROPERTIES

The nearest parcel to the north is zoned 02RI, the nearest.
parcel to the east is vacant land, the nearest parcel to the south is agriculture and the nearest. property to the west is agriculture.

LOCATION AND ACCESSIBILITY

Access to the site is S Eleven Mile Corner Rd
CIRCULATION SYSTEM
Access into the facility is via gravel, limited to technicians for regular.
monitoring and maintenance, approximately once a month.

DEVELOPMENT SCHEDULE

COMMUNITY FACILITIES AND SERVICES

N/A

PUBLIC UTILITES AND SERVICES

Water: N/A un-maned facility
Sewer: N/A un-maned facility
Electric: Electric District 2
Telephone: AT&T
Police: Casa Grande Police Department
Fire: Casa Grande Fire Department

Closing

The Citizens of this rural area and will not be unduly affected by this WCF, and will benefit by the improved dependability, coverage, and high-quality wireless communications for personal, business and emergency use. AT&T is committed to developing the best wireless system for the Citizens in this community while working cooperatively with Pinal County.

As in the LTE propagation map being submitted you can see that the closet WCF is at least 5 miles away.
This is the best location in the area, all other candidates had previously turned down the offer. This property, being commercial zoned in the residential neighborhoods around is making it conducive to build our site at the desired RAD center for best coverage for the First Net.

Thank you in advance for your consideration.

Bill Koning

Bill.koning@smartlinkgroup.com

480-209-0945

PROJECT TEAM

CLIENT REPRESENTATIVE
COMPANY: SMARTLINK, GROUP
ADDRESS: 10 CHURCH CIRCLE
CITY, STATE, ZIP: ANNAPOLIS, MD 21401
CONTACT: BILL KONING
PHONE: 480-209-0945
E-MAIL: BILL.KONING@SMARTLINKGROUP.COM

AT&T PROJECT MANAGER
COMPANY: AT&T
ADDRESS: 1355 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419
CONTACT: KAREN MENNENGA
PHONE: (602) 321-5941

ENGINEERING SERVICES
COMPANY: SZS ENGINEERING
ADDRESS: 4551 EAST CARRIAGE WAY
CITY, STATE, ZIP: GILBERT, AZ 85297
CONTACT: SAM GONZALEZ, P.E.
PHONE: (480) 528-0914

PROPERTY OWNER
COMPANY: PINAL COUNTY FAIR GROUNDS
ADDRESS: 512 11 MILE CORNER
CITY, STATE, ZIP: CASA GRANDE, AZ 85194

TOWER OWNER
COMPANY: AT&T
ADDRESS: 1355 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419

AZL01500
PINAL COUNTY FAIRGROUNDS
1080 ELEVEN MILE CORNER RD
CASA GRANDE, AZ 85194
PINAL COUNTY
FA: 15456892
USID: 306527

PACE # : MRANM064672
PACE # : MRANM064663
PACE # : MRANM064807
PACE # : MRANM064691
PACE # : MRANM064719
PACE # : MRANM064755
PACE # : MRANM064626
PACE # : MRANM064805
PACE # : MRANM064743

IWM JOB #: WSANM0035929
IWM JOB #: WSANM0035808
IWM JOB #: WSANM0035836
IWM JOB #: WSANM0035841
IWM JOB #: WSANM0035882
IWM JOB #: WSANM0035991
IWM JOB #: WSANM0036065
IWM JOB #: WSANM0036099
IWM JOB #: WSANM0041598

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	C
T-2	GENERAL NOTES, ABBREVIATIONS & LEGEND	C
LS-1	SURVEY DETAIL	1
LS-2	SURVEY INFORMATION	1
C-1	SITE PLAN	C
C-2	EQUIPMENT PLAN AND ANTENNA LAYOUT	C
C-3	PROJECT ELEVATIONS	C

VICINITY MAP

NOT TO SCALE

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF THE FOLLOWING:
A NEW AT&T ANTENNA ARRAY ON A NEW MONOPALM:
- INSTALL (1) NEW 10'-6" DOUBLE MONOPOLE TRIPLE T-ARM AND MONOPOLE ATTACHMENT (SITEPRO 1 RMVD10-NPNH) [CONMAT: ANT.55987]
- INSTALL NEW MOUNTING KIT SITEPRO 1 - BBPM-K2 (2 PER SECTOR, 6 TOTAL, INSTALL W/ 2" SCH 40 (2-7/8" O.D.) X 10'-0" LONG PIPES (3 PER SECTOR, 9 TOTAL) AND COMMSCOPE RR-FA2
- INSTALL (1) NEW COMMSCOPE NNHH-65C-R4 ANTENNA IN POSITION #1, (3) SECTORS, (3) TOTAL
- INSTALL (2) NEW ERICSSON AIR6419 B77D & AIR6419 B77G ANTENNAS WITH INTEGRATED RRUS STACK MOUNTED IN POSITION #2, (3) SECTORS (6) TOTAL
- INSTALL (1) NEW COMMSCOPE NNH4-65C-R6-V3 ANTENNA IN POSITION #3, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW RRU (ERICSSON 4490 B5/B12A) IN POSITION #1, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW RRU (ERICSSON 4494 B14/B29) IN POSITION #3, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW RRU (ERICSSON 4890 B25/B66) IN POSITION #3, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW DC9 SURGE PROTECTOR PER SECTOR, (2) SECTORS, (2) TOTAL [CEQ.21427]
- INSTALL (1) NEW 24 PAIR OPTICAL FIBER TRUNK COMMSCOPE - RFFT-48SM-001 [CEQ.24348]
- INSTALL (4) NEW 6 AWG DC POWER TRUNK COMMSCOPE - PWRT-606-S [CEQ.14081]
- INSTALL (1) NEW RET CABLE FOR 700 RRH (AISG 2.0+ PROTOCOL)

NEW EQUIPMENT ENCLOSURE AREA:
- INSTALL (1) NEW UL LISTED 3-BAY WALK-UP-CABINET (WUC) - [CEQ.54298] VERTIV,F2020030,,,,VERTIV WUC 3-BAY CABINET 6KW HEX - ON NEW GALV. GRAVITY MOUNT PLATFORM
- INSTALL (1) NEW EMERGENCY BACK-UP GENERATOR POLAR POWER, INC.,8220-100-D-20-03-V,,,48VDC; 20KW; DC GENERATOR HORIZONTAL ENCLOSURE WITH 54 GALLON DIESEL FUEL TANK WITH OPV. ON NEW GALV. GRAVITY MOUNT PLATFORM [NEQ.20574]
- INSTALL (1) NEW GPS ANTENNA ON W.U.C. MOUNTING BRACKET
- INSTALL (1) NEW NEW AT&T RAYCAP INC., DC50-48-60-96-50F,,,, HIGH CAPACITY 50 DC POSITIONS FOR RRU/RRH, 96 LC-LC CONNECTIONS IN ALUMINUM ENCLOSURE [CEQ.54898] MOUNTED TO THE NEW GRAVITY MOUNT PLATFORM
- INSTALL NEW 200A ELECTRICAL SERVICE
- INSTALL NEW PVC & RMC UTILITY CONDUITS W/PULL STRING & TRACER WIRE FOR FIBER
- INSTALL (1) NEW U/G EQUIPMENT GROUND RING AND ASSOCIATED GROUND RODS & WIRING

AC/DC SCOPE:
DC POWER PLANT REVIEW:
- WUC WITH PREINSTALLED NETSURE™ 512 DC POWER SYSTEM OUTFITTED WITH (10) HE 2KW -48VDC RECTIFIERS AND (9) HE 2KW -58VDC CONVERTERS TO MEET N+1 REQUIREMENT.

DC POWER PLAN REVIEW:
- INSTALL DC CIRCUIT BREAKERS. (SEE ALSO DC BREAKER SCHEDULE)
- (3) 25A ERICSSON 4490 B5/B12A
- (3) 50A ERICSSON AIR6472 B77G / B77M
- (3) 50A ERICSSON 4890 B25/B66
- (3) 50A ERICSSON 4494 B14/B29
- (1) 25A ERICSSON 6601 V2 CHASSIS
- (2) 15A ERICSSON 6672 BBU CARD
- (1) 5A ERICSSON 6610 SITE CONTROLLER
- (2) 15A S9500 SIAD
- (1) 10A CIENA

BATTERY CHECK:
- SITE WILL HAVE (2) STRINGS (8 CELLS) OF NEW ENERSYS 190 AMP-HOUR BATTERIES IN BOTTOM SECTION OF NEW DC POWER SYSTEM CONFIGURED AS (4) CELLS PER STRING @ -48 VDC NOMINAL. TWO STRINGS WILL ACHIEVE 1.98 HRS OF BATTERY RESERVE CAPACITY.

HVAC UNITS:
- NEW "W.U.C." PROVIDED WITH PRE-MOUNTED DC-POWERED HEX ("HEAT EXCHANGER") PER BAY

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PDF DRAWING ISSUED AS 22X34 SHALL BE PRINTED 50% SCALE CENTERED ON PAGE FOR 11X17 PRINTS. PDF DRAWINGS ISSUED 11X17 SHALL BE PRINTED 100% CENTERED.

DRIVING DIRECTIONS

FROM AT&T OFFICE: 1355 WEST UNIVERSITY DRIVE, MESA, AZ 85201-5419:

HEAD SOUTHWEST TOWARD N STANDAGE, THEN TURN RIGHT ONTO N STANDAGE AND LEFT ONTO W UNIVERSITY DR. USE THE LEFT TWO LANES TO TURN LEFT ONTO S PRICE RD, THEN TAKE THE RAMP ONTO AZ-101 LOOP S. MERGE ONTO AZ-101 LOOP S AND USE THE RIGHT TWO LANES TO TAKE EXIT 55A-B ONTO US-60 W TOWARD PHOENIX. USE THE LEFT TWO LANES TO MERGE ONTO I-10 E TOWARD TUCSON, NOTING THAT PARTS OF THIS ROAD MAY BE CLOSED AT CERTAIN TIMES. TAKE EXIT 194 FOR AZ-287/FLORENCE BLVD, THEN TURN LEFT ONTO AZ-287 W/FLORENCE BLVD AND CONTINUE FOLLOWING IT. TURN RIGHT ONTO 11 MILE CORNER, WHERE THE DESTINATION WILL BE ON THE RIGHT AT 1080 11 MILE CORNER, CASA GRANDE, AZ 85194.

SITE INFORMATION

LATITUDE:	32° 52' 10.656" N 32.8696266° N
LONGITUDE:	111. 34' 03.938" W 111.5677605° W
LAT./LONG. TYPE:	NAD 83
GROUND ELEVATION:	1465.1' AMSL (NAVD88)
APN #:	401-14-0050
AREA OF CONSTRUCTION:	40'-0" X 20'-0" COMPOUND LEASE AREA (800 SQ. FT.)
ZONING/JURISDICTION:	PINAL COUNTY
CURRENT ZONING:	CB-2
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
COUNTY:	PINAL
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

CODE COMPLIANCE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2018
2. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2017
3. LIGHTNING PROTECTION CODE: NFPA 780-2017, LIGHTNING PROTECTION CODE
4. ANSI/TIA-222-H-2018

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN ARIZONA, CALL ARIZONA 811

TOLL FREE: 1-800-782-5348 OR
www.arizona811.com

ARIZONA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

RFDS DATA

DESIGN PACKAGE BASED ON RF DATA SHEET

RFDS NAME: AZL01500
RFDS DATE: 19-MAR-2024
WOID: RFDS-25113
ASSIGNED TO:
LAST MODIFIED DATE: 10-MAY-2024
LAST MODIFIED BY: SA2388

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	12
NUMBER OF RRH'S:	9
NUMBER OF FIBER/DC SQUIDS:	2
NUMBER OF OPTICAL TRUNK CABLES:	1
NUMBER OF DC TRUNK CABLES:	4

JURISDICTIONAL APPROVAL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

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4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

PRELIMINARY FOR REVIEW ONLY

REV.	DATE	REVISION DESCRIPTION
C	08-27-25	JX COMMENT
B	08-20-25	JX COMMENT
A	05-19-25	ISSUE FOR REVIEW

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.

PROJECT INFORMATION:
AZL01500
PINAL COUNTY FAIRGROUNDS
1080 ELEVEN MILE CORNER RD
CASA GRANDE, AZ 85194
PINAL COUNTY
FA: 15456892 USID: 306527

DRAWN BY:	CHECKED BY:
JR	SEG

SHEET TITLE:
TITLE SHEET

T-1 REV.: C

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NEW ANTENNA	GROUT OR PLASTER
EXISTING ANTENNA	(E) BRICK
GROUND ROD	(E) MASONRY
GROUND BUS BAR	CONCRETE
MECHANICAL GRND. CONN.	EARTH
CADWELD	GRAVEL
GROUND ACCESS WELL	PLYWOOD
ELECTRIC BOX	SAND
TELEPHONE BOX	WOOD CONT.
LIGHT POLE	WOOD BLOCKING
FND. MONUMENT	STEEL
SPOT ELEVATION	CENTERLINE
SET POINT	PROPERTY/LEASE LINE
REVISION	MATCH LINE
GRID REFERENCE	WORK POINT
DETAIL REFERENCE	
ELEVATION REFERENCE	
SECTION REFERENCE	

LEGEND

1

A	AMPERE
A.B.	ANCHOR BOLT
ABV.	ABOVE
AC	ALTERNATE CURRENT/AIR CONDITIONER
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AT.	AMPERE TRIP
AWG.	AMERICAN WIRE GAUGE
BATT.	BATTERY
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BR.	BRANCH
BRKR.	BREAKER
BTCW.	BARE TINNED COPPER WIRE
BTS.	BASE TRANSMISSION SYSTEM
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
C	CONDUIT
CAB.	CABINET
CANT.	CANTILEVER(ED)
CB.	CIRCUIT BREAKER
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)
CDUK	CONSOLIDATION DISTRIBUTION UNIT KIT
C.I.P.	CAST IN PLACE
CKT.	CIRCUIT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DC	DIRECT CURRENT
DEM.	DEMAND
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EGR.	EMERGENCY GENERATOR RECEPTACLE
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENCL.	ENCLOSURE
ENG.	ENGINEER
EQ.	EQUAL
EXST. (E)	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
FAC.	FACTOR
F/A	FIRE ALARM
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FLUOR	FLUORESCENT
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
FU	FUSE
G	GROUND
GR	GROWTH (CABINET)
GA.	GAUGE
GEN.	GENERATOR
GI.	GALVANIZE(D)
G.F.C. I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GND	GROUND
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
GSM	GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.)
HDBC	HARD DRAWN COPPER WIRE
HDR.	HEADER
HGR.	HANGER
HPS	HIGH PRESSURE SODIUM
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN.(")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
LG.	LENGTH
L	LONG(ITUDINAL)
LPS	LOW PRESSURE SODIUM
LTE	LONG TERM EVOLUTION (4G MOBILE TECH.)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MTS.	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
OBIF	OPTICAL BASEBAND INTERFACE
OH	OVERHEAD
O.C.	ON CENTER
OPNG.	OPENING
P	POLE
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PH	PHASE
PLY.	PLYWOOD
PNLBD	PANELBOARD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
PRI	PRIMARY
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
RBS	RADIO BASE STATION
RCPT.	RECEPTACLE
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
RGS.	RIGID GALVANIZED STEEL
RRU	REMOTE RADIO UNIT (RADIO TRANSCEIVER)
RX-AIT	RECEIVER AIR INTERFACE TRAY
SAF	SAFETY
SCH.	SCHEDULE
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
SHT.	SHEET
SIM.	SIMILAR
S.N.	SOLID NEUTRAL
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SURF	SURFACE
SW	SWITCH
TEL.	TELEPHONE
TEMP.	TEMPORARY
THK.	THICK(NESS)
TMAS	TOWER MOUNTED AMPLIFIER (DC SUPPLY VOLTAGE)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY INC.
UMTS	UNIVERSAL MOBIL TECH. SYS. (3G MOBILE TECH.)
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
V.I.F.	VERIFY IN FIELD
W	WATT OR WIRE
WD	WIDE (WIDTH)
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE
℄	CENTERLINE
ℙ	PLATE, PROPERTY LINE

ABBREVIATIONS

2

GENERAL NOTES

3

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
11. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1 OR SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
13. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
14. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
15. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
16. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
18. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
19. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK. AS SPECIFIED ON SITE PLAN.
20. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
21. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

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MESA, AZ 85201-5419

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PROJECT INFORMATION:

AZL01500
PINAL COUNTY FAIRGROUNDS
1080 ELEVEN MILE CORNER RD
CASA GRANDE, AZ 85194
PINAL COUNTY

FA: 15456892 USID: 306527

DRAWN BY:	CHECKED BY:
JR	SEG

SHEET TITLE:

GENERAL NOTES,
ABBREVIATIONS & LEGEND

T-2

REV.: C

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LESSOR'S LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES

1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
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 AND IS NOT INTENDED TO VERIFY OWNERSHIP.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. 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.

SITE BENCHMARK

ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

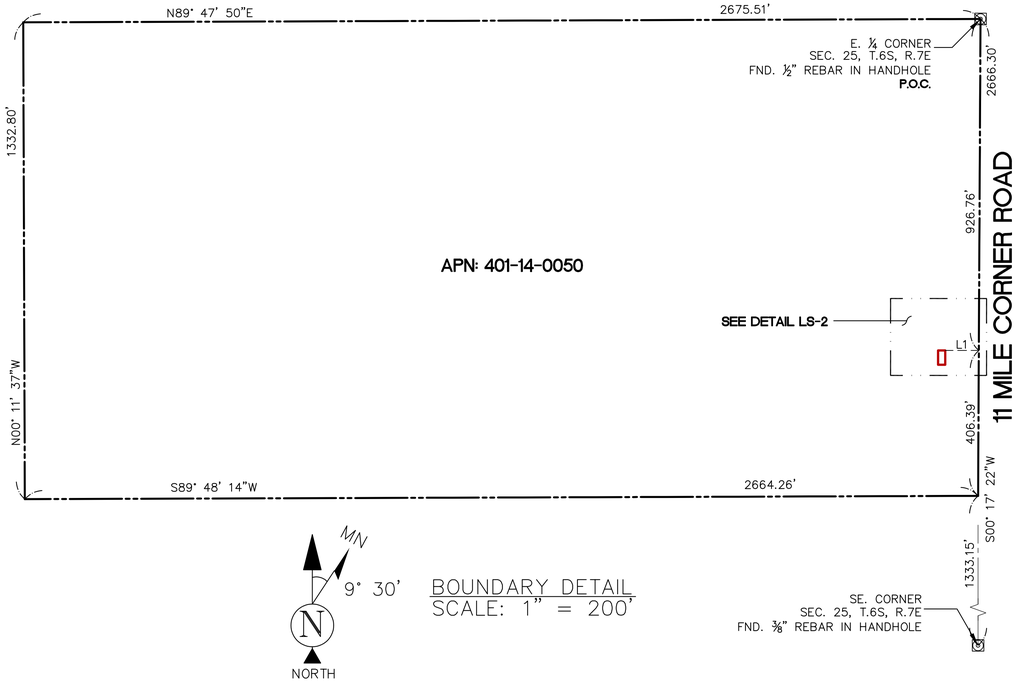
BEARING=S00° 17' 22"W

SURVEY DATE

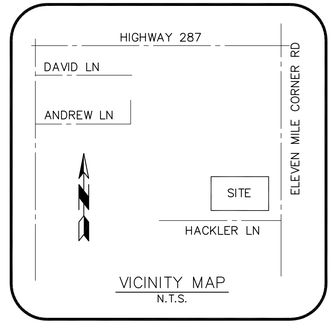
THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 04/22/2025.

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04021C1600E, DATED DECEMBER 4, 2007. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.



BOUNDARY DETAIL
SCALE: 1" = 200'



VICINITY MAP
N.T.S.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 25 FROM WHICH THE SOUTHEAST CORNER BEARS SOUTH 00° 17' 22" WEST, 2666.30 FEET;

THENCE SOUTH 00° 17' 22" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 926.76 FEET;

THENCE NORTH 00° 00' 00" WEST, 93.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 90° 00' 00" WEST, 20.00 FEET;

THENCE SOUTH 00° 00' 00" EAST, 39.98 FEET;

THENCE NORTH 90° 00' 00" EAST, 20.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 39.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 800 SQUARE FEET.

CENTER OF GEODETIC COORDINATES

PROPOSED 90.0' MONOPALM LOCATION
LATITUDE: 32° 52' 10.872" (32.8696866°) NORTH (NAD83)
LONGITUDE: 111° 34' 03.777" (111.5677158°) WEST (NAD83)
ELEVATION @ GRADE = 1465.1' (NAVD88)

LEGEND

⌖	POSITION OF GEODETIC COORDINATES	⊡	FOUND REBAR IN HANDHOLE
P.O.B.	POINT OF BEGINNING	▭	GAS MARKER
P.O.C.	POINT OF COMMENCEMENT	Ⓢ	SEPTIC MANHOLE
FND	FOUND	⌀	CLEANOUT
EX	EXISTING	Ⓣ	TELEPHONE MANHOLE
NG	NATURAL GRADE	▫	TELEPHONE VAULT
P	PAVEMENT GRADE	⊠	TELEPHONE PEDESTAL
C	CONCRETE GRADE	═	TELECOMMUNICATIONS MARKER
C.L.F.	CHAIN LINK FENCE	⊗	WATER VALVE
LS	TOP OF LIGHT POLE	WM	WATER METER
PP	TOP OF POWER POLE	▭	WATER MARKER
WL	TOP OF WALL	⊗	IRRIGATION CONTROL VALVE
A.G.L.	ABOVE GROUND LEVEL	Ⓓ	STORM MANHOLE
A.M.S.L.	ABOVE MEAN SEA LEVEL	ES	ELECTRIC SWITCH
	BOUNDARY LINE	○	POWER POLE
	EASEMENT LINE	←	DOWN GUY
	CENTERLINE	ET	ELECTRIC TRANSFORMER
	LEASE LINE	☼	LIGHT POST
	TIE-LINE	✳	PALM TREE
	CHAIN LINK FENCE	◯	TREE (TYP)
OHE	O/H ELECTRIC LINE	▫	SIGN
	PAVED AREA	●	BOLLARD
	CONCRETE AREA	♿	DISABLED PARKING SPACE
			CELL TOWER

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SITE NAME:
AZL01500
PINAL COUNTY FAIRGROUNDS
SITE ADDRESS:
1150 S. ELEVEN MILE CORNER ROAD
CASA GRANDE, AZ 85194

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	04/24/25	SUBMITTAL 1
2	MG	06/23/25	FINAL SUBMITTAL

TERRAMARK
LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J.
GRIM
Date Signed 06/23/25
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
2203058	MG	MG

SHEET NO.:	SHEET NAME:
1 OF 2	LS-1

E. ¼ CORNER
SEC. 25, T.6S, R.7E
FND. ½" REBAR IN HANDHOLE
P.O.C.

926.76'

2666.30'

GRAVEL PATH

L2

L1

P.O.B., LEASE AREA

PROPOSED AT&T LEASE AREA

L3

L5

PROPOSED AT&T 90' MONOPALM

6" CURB

7' BLOCK WALL

L4

8' BLOCK WALL

GATE

GATE

GATE

EDGE OF PAVEMENT

EX. 80.0' MONOPALM (SEE DETAIL)

CABINET

EQ.

POWER POLE

ET

TRANSFORMER

6" CURB

KEYPAD

6" CURB

6" CURB

SIDEWALK

APN: 401-14-0050

6" CURB

POWER POLE

SIDEWALK

6" CURB

11 MILE CORNER ROAD

406.39'

S00° 17' 22"W

1333.15'

SE. CORNER
SEC. 25, T.6S, R.7E
FND. ⅜" REBAR IN HANDHOLE

MN
9° 30'
N
NORTH

BUILDING
PEAK=1494.2'

LINE TABLE		
LINE	LENGTH	BEARING
L1	93.81'	N90° 00' 00"W
L2	20.00'	N90° 00' 00"W
L3	39.98'	S0° 00' 00"E
L4	20.00'	N90° 00' 00"E
L5	39.98'	N0° 00' 00"E

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

smartlink

10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SITE NAME:
AZL01500
PINAL COUNTY FAIRGROUNDS

SITE ADDRESS:
1150 S. ELEVEN MILE CORNER ROAD
CASA GRANDE, AZ 85194

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	04/24/25	SUBMITTAL 1
2	MG	06/23/25	FINAL SUBMITTAL

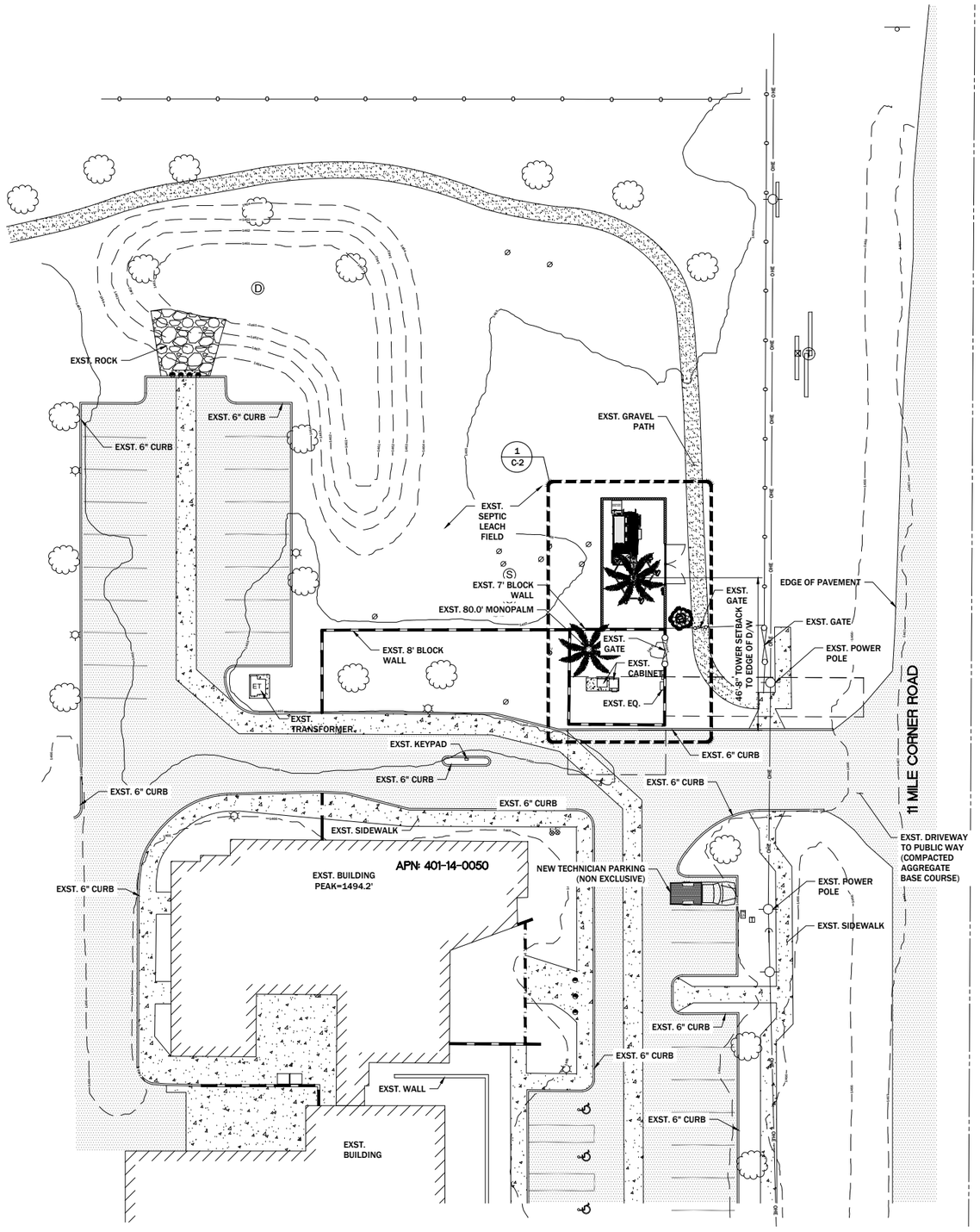
TERRAMARK
LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J.
GRIM
Date Signed 06/23/25
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
2203058	MG	MG

SHEET NO.:	SHEET NAME:
2 OF 2	LS-2



SITE DATA

GENERAL:
REFERENCE: PINAL COUNTY ZONING CODE
ZONING: GENERAL BUSINESS ZONE CB-2
USE: TELECOMMUNICATIONS FACILITY
PARCEL NUMBER: 401-14-0050
PINAL COUNTY CASE#: Z-PA-019-23
SITE AREA:
GROSS: 3,484,800 S.F. (80.00 ACRES)

BUILDING AREA:
TELECOMMUNICATIONS COMPOUND 800 S.F.
TOTAL 800S.F.

SETBACKS:

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT YARD (NORTH):	90'	951'
SIDE YARD (EAST):	90'	104'
SIDE YARD (WEST):	90'	2564'
REAR YARD (SOUTH):	90'	382'

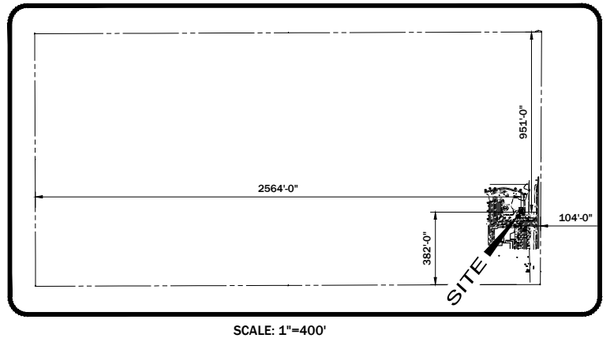
PARKING REQUIREMENTS:	REQUIRED	EXISTING
	1	61 SPACES

ACCESSIBLE : 3 ADA PARKING SPACES EXISTING

SITE GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY AND ALL DISCREPANCIES.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. ANY WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT.
4. CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH RESPECTIVE UTILITY COMPANIES.
5. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
6. IRRIGATION COMPONENTS, ETC. DAMAGED DUE TO CONSTRUCTION ACTIVITIES. PROVIDE PROTECTION AS REQUIRED TO AVOID DAMAGE.
7. NOTES APPLY TO ENTIRE PROJECT AREA & SCOPE. COMPLY WITH PLANS, SPECIFICATION & NOTES, WHICH EVER IS MORE RESTRICTIVE. COMPLY WITH GOVERNING AGENCIES APPLICABLE CODES & ORDINANCES.
8. CONTRACTOR TO REVIEW THE CONTRACT DOCUMENTS FOR CONSTRUCTABILITY AND NOTIFY THE ENGINEER OF ANY CONCERNS.
9. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW, EXCEPT FOR ZONING EXEMPT PROJECTS.
10. SPECIALTY SIGNAGE SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED IN THIS SCOPE.
11. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE TO DETERMINE FULL EXTENT OF WORK REQUIRED.
12. THE OWNER MAY UTILIZE OTHER CONTRACTORS (I.E. SPECIAL SYSTEMS, SIGNAGE, FURNITURE) DURING THE COURSE OF CONSTRUCTION. THE GENERAL CONTRACTOR, AS A COURTESY TOTHE OWNER, SHALL COMMUNICATE AND COORDINATE WORK SCHEDULES WITH THESE CONTRACTORS AND THE OWNER.
13. WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT.

TOWER SETBACKS



SCALE: 1"=400'

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, T6S, R7E G&SRM, PINAL COUNTY, ARIZONA

SITE PLAN

22"x34" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"
20' 10' 0" 20'

1

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MESA, AZ 85201-5419

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ANNAPOLIS, MD 21401

SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

PRELIMINARY FOR REVIEW ONLY

REV.	DATE	REVISION DESCRIPTION
C	08-27-25	JX COMMENT
B	08-20-25	JX COMMENT
A	05-19-25	ISSUE FOR REVIEW

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.

PROJECT INFORMATION:

AZL01500
PINAL COUNTY FAIRGROUNDS
1080 ELEVEN MILE CORNER RD
CASA GRANDE, AZ 85194
PINAL COUNTY

FA: 15456892 USID: 306527

DRAWN BY: JR
CHECKED BY: SEG

SHEET TITLE:
SITE PLAN

C-1

REV.: C

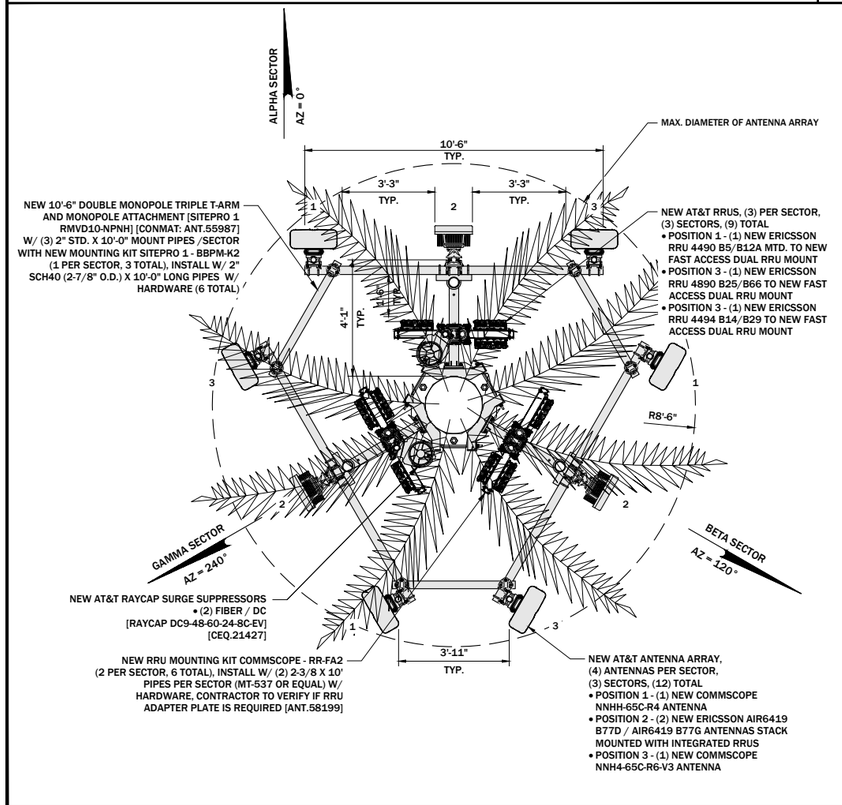
ANTENNA SCHEDULE

	ANTENNA MODEL NUMBER	RAD CTR	AZIMUTH	RRH MODEL NUMBER
ALPHA SECTOR				
POSITION 1	COMMSCOPE NNHH-65C-R4	85'	0°	ERICSSON 4490 B5/B12A
POSITION 2	ERICSSON AIR6419 B77D ERICSSON AIR6419 B77G	85'	0°	INTEGRATED WITHIN: ERICSSON AIR6419 B77D INTEGRATED WITHIN: ERICSSON AIR6419 B77G
POSITION 3	COMMSCOPE NNH4-65C-R6-V3	85'	0°	ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
BETA SECTOR				
POSITION 1	COMMSCOPE NNHH-65C-R4	85'	120°	ERICSSON 4490 B5/B12A
POSITION 2	ERICSSON AIR6419 B77D ERICSSON AIR6419 B77G	85'	120°	INTEGRATED WITHIN: ERICSSON AIR6419 B77D INTEGRATED WITHIN: ERICSSON AIR6419 B77G
POSITION 3	COMMSCOPE NNH4-65C-R6-V3	85'	120°	ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
GAMMA SECTOR				
POSITION 1	COMMSCOPE NNHH-65C-R4	85'	240°	ERICSSON 4490 B5/B12A
POSITION 2	ERICSSON AIR6419 B77D ERICSSON AIR6419 B77G	85'	240°	INTEGRATED WITHIN: ERICSSON AIR6419 B77D INTEGRATED WITHIN: ERICSSON AIR6419 B77G
POSITION 3	COMMSCOPE NNH4-65C-R6-V3	85'	240°	ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29

ANTENNA CONFIGURATION TABLE

NOT TO SCALE

3

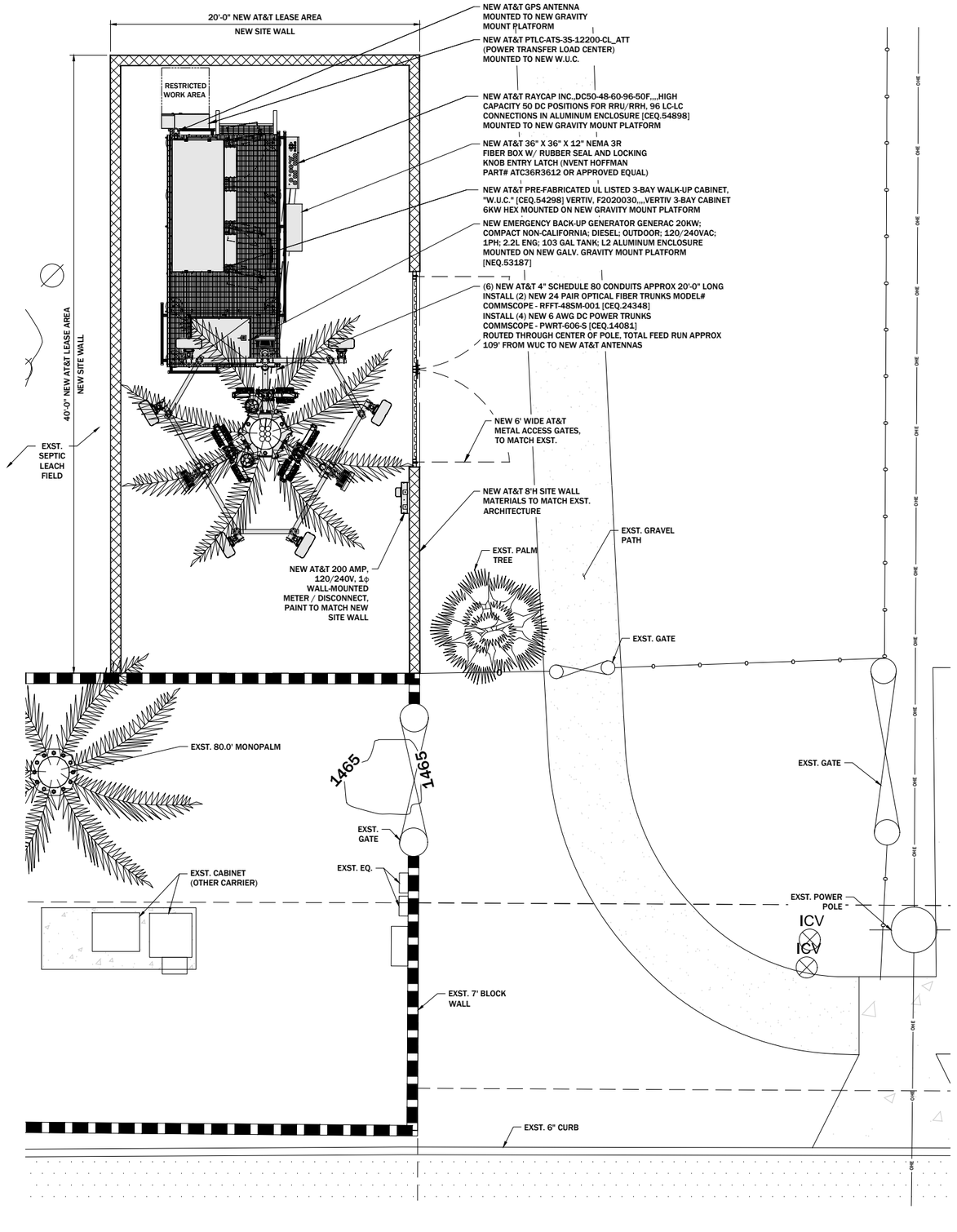


ANTENNA LAYOUT

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

2' 1' 0" 2'

2



EQUIPMENT PLAN

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0" 4'

1

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AZL01500
PINAL COUNTY FAIRGROUNDS
1080 ELEVEN MILE CORNER RD
CASA GRANDE, AZ 85194
PINAL COUNTY

FA: 15456892 USID: 306527

DRAWN BY: JR
CHECKED BY: SEG

SHEET TITLE:
EQUIPMENT PLAN AND ANTENNA LAYOUT

C-2

REV.: C

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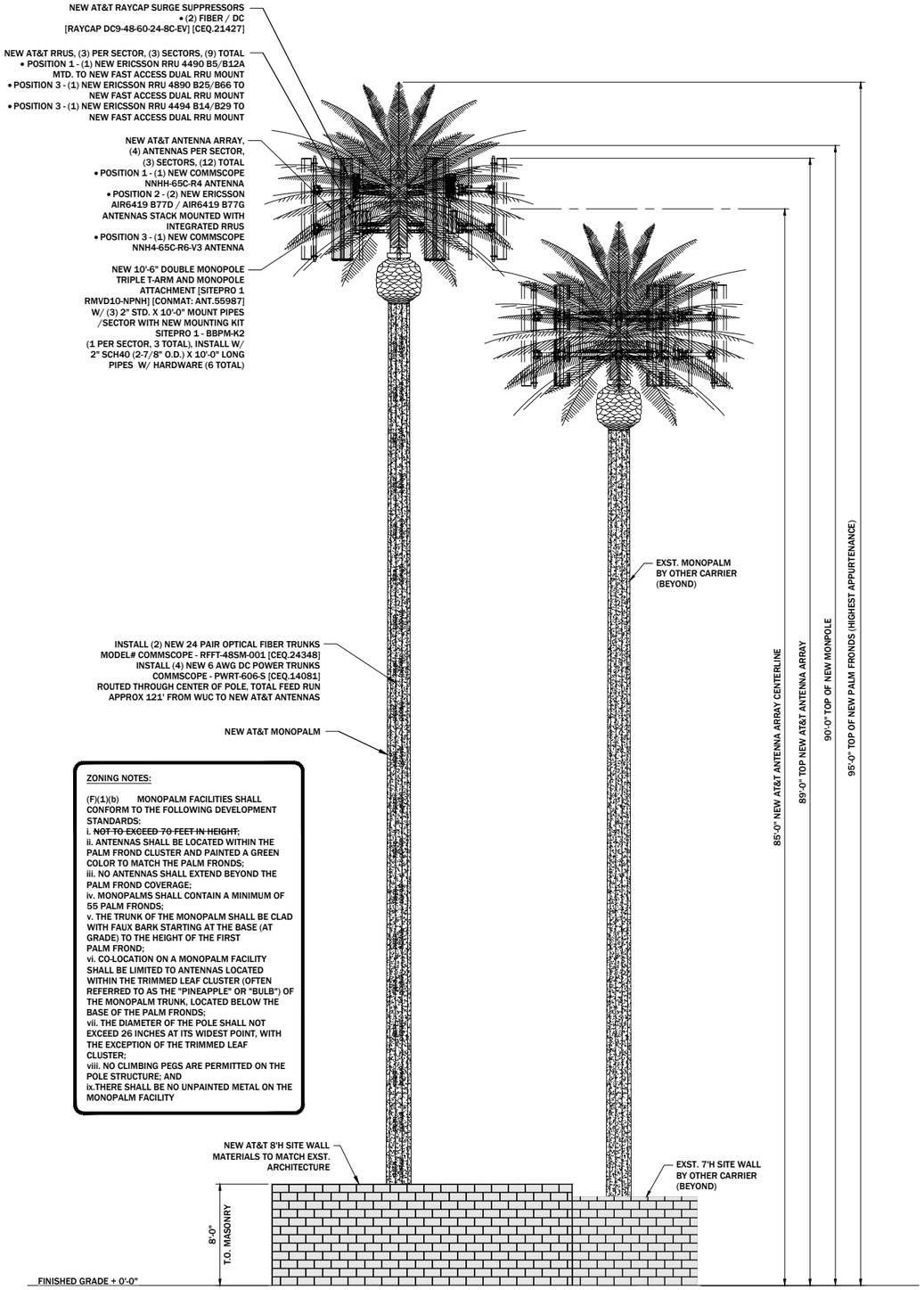


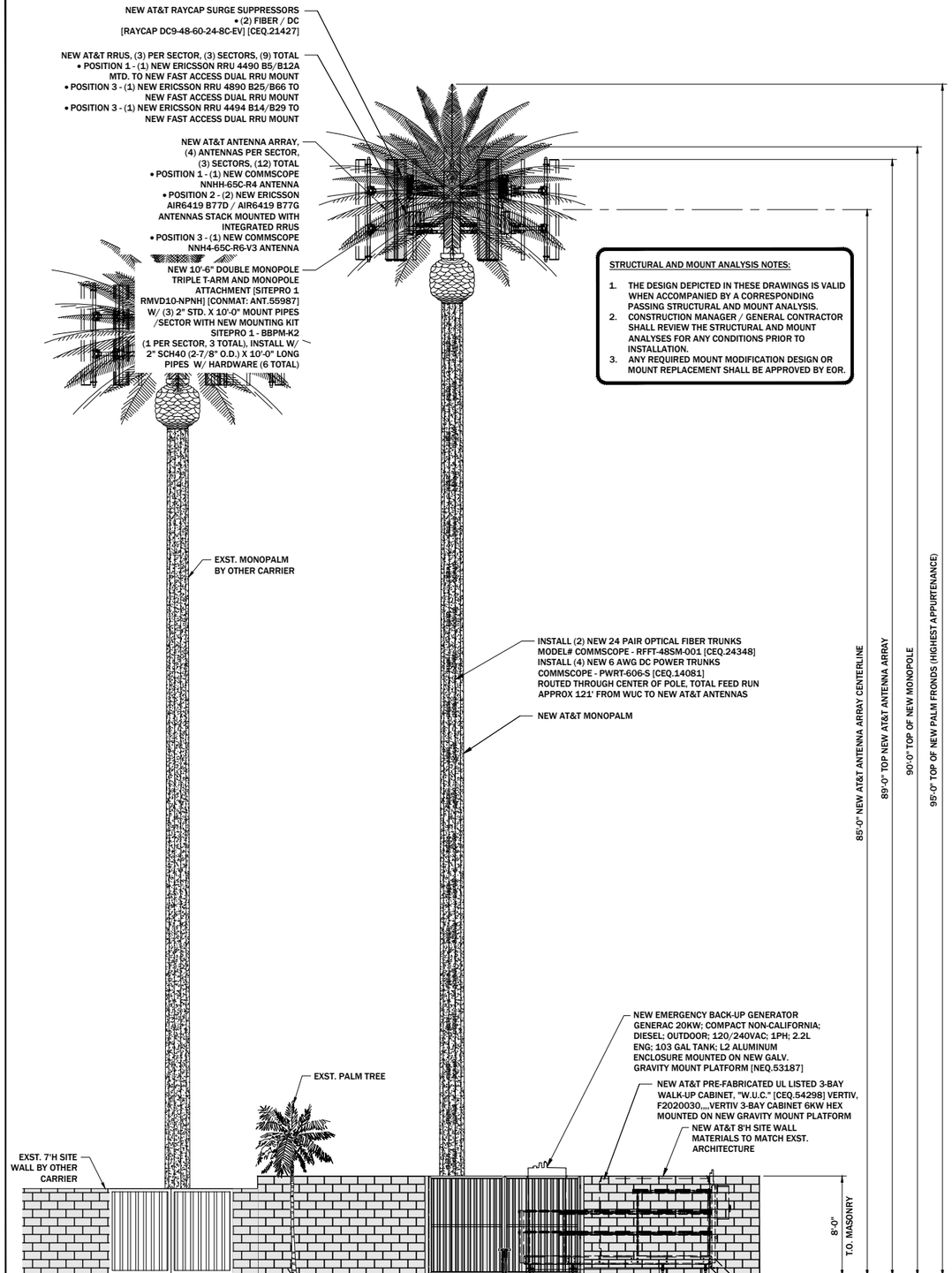
ZONING NOTES:

(F)(1)(b) MONOPALM FACILITIES SHALL CONFORM TO THE FOLLOWING DEVELOPMENT STANDARDS:
i. ~~NOT TO EXCEED 70 FEET IN HEIGHT;~~
ii. ANTENNAS SHALL BE LOCATED WITHIN THE PALM FROND CLUSTER AND PAINTED A GREEN COLOR TO MATCH THE PALM FRONDS;
iii. NO ANTENNAS SHALL EXTEND BEYOND THE PALM FROND COVERAGE;
iv. MONOPALMS SHALL CONTAIN A MINIMUM OF 55 PALM FRONDS;
v. THE TRUNK OF THE MONOPALM SHALL BE CLAD WITH FAUX BARK STARTING AT THE BASE (AT GRADE) TO THE HEIGHT OF THE FIRST PALM FROND;
vi. CO-LOCATION ON A MONOPALM FACILITY SHALL BE LIMITED TO ANTENNAS LOCATED WITHIN THE TRIMMED LEAF CLUSTER (OFTEN REFERRED TO AS THE "PINEAPPLE" OR "BULB") OF THE MONOPALM TRUNK, LOCATED BELOW THE BASE OF THE PALM FRONDS;
vii. THE DIAMETER OF THE POLE SHALL NOT EXCEED 26 INCHES AT ITS WIDEST POINT, WITH THE EXCEPTION OF THE TRIMMED LEAF CLUSTER;
viii. NO CLIMBING PEGS ARE PERMITTED ON THE POLE STRUCTURE; AND
ix. THERE SHALL BE NO UNPAINTED METAL ON THE MONOPALM FACILITY

NORTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1



STRUCTURAL AND MOUNT ANALYSIS NOTES:

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING STRUCTURAL AND MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE STRUCTURAL AND MOUNT ANALYSES FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

EAST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2

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PROJECT INFORMATION:

AZL01500
PINAL COUNTY FAIRGROUNDS
1080 ELEVEN MILE CORNER RD
CASA GRANDE, AZ 85194
PINAL COUNTY

FA: 15456892 USID: 306527

DRAWN BY:	CHECKED BY:
JR	SEG

SHEET TITLE:

PROJECT ELEVATIONS

C-3

REV.: C

Not SUP-009-25

Published in Pinal Central Dispatch on August 28, 2025

Location

Pinal County, Arizona

Notice Text

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT **9:00 A.M. ON THE 18TH DAY OF SEPTEMBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 311 E 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-009-25 PUBLIC HEARING/ACTION: Bill Koning, Smartlink Group LLC (applicant/agent), on behalf of landowner Pinal County Fair, requesting an approval of **a Special Use Permit (SUP)** to operate **a new 90-foot-tall Wireless Communication Facility** for AT&T carrier, designed as **a faux palm cell tower** (95 feet with palm branches), within a 30 x 40 compound on an 80-acre site, situated in portion of Section 25, Township 06S, Range 07E, tax parcel 401-14-0050 (legal on file), located 0.75 miles south of Highway 287 at the intersection of W Hackler Ln & S Eleven Mile Corner Rd, south-west of City of Coolidge and north of City of Eloy, in the unincorporated Pinal County.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PLANNING AND ZONING COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING DIVISION AND DEVELOPMENT SERVICES DEPARTMENT CALL (520) 866-6442 FOR MORE INFORMATION.

DATED THIS **20th DAY OF AUGUST, 2025**, BY PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

o draft and submit your legal
g notices, check out our Help

ECIAL USE PERMIT IN THE UNINCO
ARING/ACTION: Bill Koning, Smartli
ir, requesting an approval of a Speci
n Facility for AT&T carrier, designed
ompound on an ±80-acre site, situat
050 (legal on file), located 0.75 mile
e Corner Rd, south-west of City of C

2025-08-28

+ Place Notice

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132
Contact for this matter: Valentyn Panchenko, Planner
E-mail Address: Valentyn.Panchenko@pinal.gov
Phone: (520) 866-6414
No. of publications: 1: date of publication: Aug 28, 2025

AFFIDAVIT OF POSTING

Pinal County Development Services Department

Planning and Zoning Division

Case Number: SUP-009-25

Project Name/Description: SmartLink Group Agent (Wireless Communication Facility)

Site Address or APN: Fairgrounds

I, the undersigned, do hereby affirm that I have posted the required public hearing sign(s) for the above-referenced case in accordance with the rules and requirements set forth by the Pinal County Planning and Zoning Commission.

I certify the following:

- The sign(s) were posted on: 7/31/25 (Date)

- The sign(s) were posted in a location clearly visible from adjacent public streets or access points.

- The wording on the sign(s) included all required elements, including the hearing type, date, time, location, and contact information.

- The sign(s) will remain in place for a minimum of 28 days prior to the scheduled public hearing date and will be maintained throughout the required posting period.

Attached are:

- A site map or aerial photo showing the location of all signs.

- Photographs of each posted sign clearly showing placement on the property.

Affiant Name (Print): Nicole Voytoski

Affiant Signature: Nicole Voytoski

Date: 8/2/25

Phone Number: 520 858 6699

Email Address: nicole@tap-signs.com

NOTARY PUBLIC ACKNOWLEDGMENT

State of AZ)

County of Pinal)

Subscribed and sworn to (or affirmed) before me this 02 day of August, 2025 by Nicole Voytoski (name of person making statement).

[Seal]

CLAUDIA DOMINGUEZ
Notary Public - Arizona
Pinal County
Commission # 685174
My Comm. Expires May 14, 2029

Notary Public Signature

My Commission Expires: 05/14/2029

Submission:

Attach this affidavit to your application packet or email it to your planner per Pinal County instructions.

Marked Location

PINAL COUNTY
Public Hearings
Public hearing information
Case Number: SUP-005-25
Existing Zoning: CB-2
Acreage: 80
Case & SUP Description: Wireless Communication Facility
Applicant Name: Smart Link Group Agent for New Cingular Wireless PCS aka AT&T
Applicant Phone Number: 480-209-0945
Case Information Available at Pinal County Community Development
520) 866-6442 or www.pinalcountyaz.gov

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Valentyn Panchenko/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-013-25 -- PUBLIC HEARING/ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners -- Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting approval of **a rezone from General Rural (GR) to Industrial (I-3) zoning district** on 2,149± acres **to construct and operate a photovoltaic (solar) power generation and Battery Energy Storage System**, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County. (Valentyn Panchenko/Dedrick Denton)

MOTION:

.

Attachments

Staff Report PZ-013-25 PZ-PD-009-25
P&Z Packet PZ-013-25 PZ-PD-009-25

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 18, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-013-25 & PZ-PD-009-25 (Cactus Flower Solar)**

CASE COORDINATOR: VALENTYN PANCHENKO, PLANNER

SUPERVISOR DISTRICT #4, JEFFREY MCCLURE

Executive Summary/ Requested Action/Purpose:

PZ-013-25 – PUBLIC HEARING/ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., is requesting an approval of a **rezone** from **General Rural (GR)** to **Industrial (I-3) zoning district** on 2,149± acres **to construct and operate a photovoltaic (solar) power generation and Battery Energy Storage System**, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-013-25 to the Board of Supervisors subject to the following 1 stipulation:*

1. Approval of this zone change (PZ-013-25) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-013-25 to the Board of Supervisors.*

Executive Summary/ Requested Action/Purpose:

PZ-PD-009-25 – PUBLIC HEARING/ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., is requesting an approval of a **Planned Area Development (PAD) Overlay District** on 2,149± acres to apply land use restrictions on the subject property limiting development to a photovoltaic (solar) power generation and Battery Energy Storage System, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on

file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PD-009-25 to the Board of Supervisors subject to the following 18 stipulations:*

1. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-013-25; and
2. Approval of this PAD (PZ-PD-009-25) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and,
2. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer; and,
3. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Statement to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and Procedures and shall be approved prior to the Site Plan approval; and,
4. A paved, all-weather, 28' wide public access road shall be provided to and from the development. Approval of adequate access by the County Engineer shall be a condition of approval of the Plat or Site Plan; and,
5. According to the "Regionally Significant Routes for Safety and Mobility, Final Report", the section of Green Reservoir Road is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way (ROW) of 75 and 150 feet is required to comply with the Final Report. Pinal County requires the entire 75' and 150' dedication free and unencumbered through Warranty Deed. In addition, any ROW outlined by Engineering will also need to be dedicated to Pinal County free and unencumbered through Warranty Deed; and,
6. Curtis Road, Tweedy Road, Curry Road, Ellis Road and 11 Mile Corner Road are situated on a section lines. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be a minimum of 55' wide. Pinal County is requesting 55' dedication free and unencumbered through conveyance of a Warranty Deed; and,
7. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer; and,
8. Any additional right-of-way dedications needed for any required infrastructure improvements (as

identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer; and,

9. All right-of-way dedication shall be free and unencumbered; and,
10. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and,
11. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication; and,
12. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans; and,
13. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will included an asphalt paved parking lot; and,
14. Landscape and irrigation plans will be required at Site Plan submittal and shall be in substantial compliance with the submitted PAD document; and,
15. Applicant shall develop and implement a Noxious Weed Management Plan to prevent establishment and spread of invasive species, in compliance with Arizona Department of Agriculture guidance; and,
16. Prior to approval of the required Site Plan and issuance of any construction permits, the applicant shall submit a Decommissioning Plan to the County when the facilities become obsolete or inoperable addressing the following: 1. Physical removal of solar panels and the battery storage modules; 2. Removal of the cables, structures, and other facilities supporting the solar generation system; 3. Restoration of the land; 4. A cost estimate for the removal of the facilities; and, 5. The financial assurance for removal of facilities and land restoration after the cessation of the use of the solar and battery storage facilities; and,
17. Buffer requirements and wildlife-friendly fencing should be incorporated where required into final site design; and
18. All BESS equipment shall be enclosed by a minimum 8’ CMU block wall.

<u>To Deny:</u> *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PD-009-25 to the Board of Supervisors.*

LEGAL DESCRIPTION: 2,148.94± acres, situated on a portions of sections 13, 23, 24, and 25, T09S, R07E of the Gila and Salt River Base and Meridian (legal on file)

AGENT: Peter Furlow, Quarles & Brady, LLP

APPLICANT: Sohini Hathiramani, Cactus Flower Solar, LLC

LANDOWNERS: Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P.

LOCATION: The proposed project is situated eight miles south of Eloy and about seven miles south of Interstate 10 (I-10). Access to the site is available via existing gravel roads, including Ellis Road and E Greene Reservoir Road for western and eastern access, and S. Eleven Mile Corner Road, S. Tweedy Road, and S. Curry Road for northern and southern access points.

REQUEST: Approval of a rezoning from **General Rural (GR)** to **Industrial (I-3)** with a **Planned Area Development (PAD) overlay** on 2,149± acres to construct and operate a **270 MWac photovoltaic solar facility and 270 MW Battery Energy Storage System (BESS)**.

The applicant proposes to develop a utility-scale renewable energy facility consisting of:

- **270-megawatts with alternating current ("MWac") photovoltaic solar arrays** with bifacial panels on single-axis trackers.
- **270-megawatt ("MW") Battery Energy Storage System (BESS)** to provide grid reliability and peak load shifting.
- An Operations & Maintenance (O&M) building and internal gravel access roads.
- Approximately 9-mile gen-tie transmission line interconnecting with the Tat Momoli–Saguaro 230 kV line.

The site includes 10 contiguous parcels totaling 2,148.94 acres, located approximately eight miles south of Eloy in the Friendly Corners area. The property is flat, currently used for agriculture, and designated **Green Energy Production** in the Comprehensive Plan (approved 2024).

BACKGROUND:

Site Data

The land is presently dedicated to agricultural activities by its owners. Due to inadequate groundwater, farmers are facing difficulties in sustaining their farming operations. As a result, farmers are exploring alternative land uses due to reduced water allocations from the Central Arizona Project (CAP). The project site and surrounding areas are farmlands with negligible development. This region south of the City of Eloy is sparsely developed and a preferred area due to limited impact to the surrounding population. Utility-scale solar projects have emerged as a popular option because they require minimal water usage and offer financial benefits through leasing or selling the land to solar companies.

Flood Zone

The project site is situated within FEMA Zone A, indicating a 1% annual chance of flood hazard covering 668 acres, and Zone X, indicating a 0.2% annual chance of flood hazard covering 1,480 acres. Additionally, the site lies within the 100-year floodplain.

Environmental study

The Project encompasses predominantly flat agricultural land with a gentle slope of 0.01 foot per foot from west to east. Environmental studies conducted by the applicant revealed no significant environmental issues onsite. There were no suitable habitats for federally listed or protected species, although western burrowing owls and migratory nesting bird species were identified in the project area. Various assessments have been conducted for the site, including the Critical Issue Analysis (CIA), Phase 1 Environmental Site Assessment (ESA Phase 1), Wetland and other Waters of the United States Delineation report, Biological Resources Assessment (BRA), and Cultural Resources assessment. These assessments will guide the development of design and mitigation measures for the project going forward.

The portion of the project is located underneath a low-level military training route (VR241) and therefore Luke AFB informal review will be required by the applicant. This review process would be through the Dept.

of Defense Siting Clearinghouse for Energy, Installations, and Environment to ensure that there would be no impact to the training operations conducted.

ANALYSIS:

Comprehensive Plan

On October 30, 2024, the Pinal County Board of Supervisors adopted a Major Comprehensive Plan Amendment PZ-PA-007-25 re-designating the 2,149± acre project site from Very Low Density Residential (VLDR, 0-1 du/ac) and Moderate Low Density Residential (MLDR, 1-3.5 du/ac) **to Green Energy Production**. This new designation explicitly supports utility-scale renewable energy generation and associated battery energy storage facilities.

The Comprehensive Plan emphasizes that large-scale energy projects should be sited where compatible with surrounding uses. The project site is adjacent to active agricultural land and **near the previously approved Eloy Solar Project**, providing a compatible context of large-scale land uses. The PAD overlay further limits potential intensity by restricting the site to renewable energy and storage uses only, ensuring that the rezoning cannot be used for other industrial activities inconsistent with the Plan.

Surrounding Land Uses and Zoning

The property is currently zoned **General Rural (GR)** and used primarily for irrigated agriculture. Surrounding Land Uses and Zoning Designations:

- **North:** General Rural (GR), actively farmed agricultural land.
- **South:** General Rural (GR), agricultural land and open rural desert.
- **East:** Eloy Solar Project area, previously rezoned and designated for Green Energy Production (approved 2021).
- **West:** General Rural (GR), agricultural fields and scattered rural uses.

No schools or concentrated residential developments are located within one mile of the project area. Existing residential dwellings on the subject parcels are proposed to remain, subject to compliance with zoning and permitting requirements.

The surrounding rural and agricultural context provides a compatible transition for the proposed renewable energy facility. The presence of other approved solar developments in the immediate area reinforces land use compatibility, while PAD stipulations will ensure appropriate setbacks, buffers, and landscaping at project boundaries.

Development Plan and Site Plan

The applicant has submitted a **Preliminary Development Plan and PAD Book** outlining the proposed layout, design standards, and operational elements for the Cactus Flower Solar project. While the current request is for rezoning and PAD approval, the final **Detailed Site Plan** will be reviewed during the County's Development Plan Review (DPR) process to ensure full compliance with Pinal County Development Services Code and PAD stipulations.

Project Layout:

- **Solar Facility:** Photovoltaic panels will be mounted on single-axis trackers across the project area, oriented to optimize solar capture while minimizing glare.
- **Battery Energy Storage System (BESS):** Enclosure areas are identified within the site for the 270 MW BESS, which will be designed with appropriate fire protection and access requirements according to the applicant.
- **Substation and Gen-Tie Line:** An APS substation and approximately 9-mile transmission intertie will connect the facility to the regional grid.
- **Operations & Maintenance (O&M) Building:** Centrally located structure to provide workspace for staff and equipment.
- **Access and Circulation:** Internal gravel service roads will provide access throughout the site, with project entrances located along established public roads.

PAD Overlay Standards

The applicant has requested a **Planned Area Development (PAD) overlay** in conjunction with the rezoning to Industrial (I-3). The PAD serves to tailor development standards to the specific use of the site for renewable energy generation and battery energy storage, while also restricting the rezoned property from more intensive industrial uses that might otherwise be allowed in the I-3 zoning district.

Permitted Uses:

- The PAD restricts all permitted uses exclusively to:
  - **Utility-scale photovoltaic solar energy generation**
  - **Battery Energy Storage System (BESS)**
  - **Ancillary facilities**, including substation, O&M building, internal roads, and related infrastructure.
- All other industrial uses typically permitted in the I-3 district are expressly prohibited under this PAD.

Development Standards

- **Setbacks:**
  - Front: 20 feet.
  - Side: 25 feet where abutting rural or residential districts; 0 feet where abutting other districts.
  - Rear: 10 feet; 25 feet where abutting rural or residential districts.
  - Additional PAD notes identify:
    - 100’ setback from residential properties.
    - 50’ setback from parcel lines.
    - 50’ setback from road centerlines.
    - 20’ setback from drainage features.
    - 50’ setback from wells.
    - 50’ setback from overhead electrical lines.
- **Height:**
  - Maximum building height: 50 feet.
  - Transmission structures may exceed 50 feet, but are exempt under DSC §2.150.050.
- **Fencing and Screening:**
  - Applicant proposes an **8’ chain link fence with screening** around the perimeter of the property.
  - Opaque fencing is proposed near existing residences.

  - The request is based on ease of decommissioning and reduced environmental impact compared to CMU walls.
- **Landscaping:**
  - Relief requested from planting irrigated landscaping due to water scarcity.
  - Landscaping plan preserves existing desert vegetation to provide natural screening.
  - Intent is for the facility to blend into the surrounding desert environment.
- **Parking:**
  - Parking will be provided for the O&M facility.
- **Residential Units:**
  - Two existing single-family homes and one accessory structure are located on project parcels.
  - The PAD standards identify one-family dwellings as a permitted use "as-of-right" under Section D.22.
  - Applicant notes homes may remain in place or be relocated, depending on lease agreements.

Other Provisions

- **Recreational Amenities:** None proposed.
- **Drainage:** Preliminary Master Drainage Report included in submittal.
- **Decommissioning:** PAD Book commits to site restoration following facility closure. (PAD zoning stipulation requires applicant to submit decommissioning plan to County.)

KEY CONCERNS IDENTIFIED:

1. **Existing Residences on Site**
   - Two dwelling units and one detached accessory structure are located on parcels within the project boundary. The residences will not be occupied during construction nor operation of the project.
   - The applicant has indicated a desire to retain these residences.
   - **Issue:** The Industrial (I-3) zone only permits one dwelling unit through a Special Use Permit (SUP). Separate SUP applications will be required for any dwelling units retained on I-3–zoned parcels.
   - **Possible stipulation:** Applicant shall obtain Special Use Permits for any dwelling units retained within the rezoned I-3 parcels. Industrial buffer will apply according to DSC §2.340.040.
2. **Parcels Retained Separately**
   - The applicant wishes to maintain the current parcel configuration.
   - **Issue:** If parcels are retained individually, all **setback, buffer, open space, and landscaping requirements** will apply to each parcel boundary, not to the project area as a whole.
3. **Parking Requirements**
   - County Code requires parking compliance on each parcel.
   - **Issue:** Unless the applicant records a **Shared Parking Agreement** across ownership entities, parking requirements must be satisfied separately on each parcel during Site Plan Review.
4. **Battery Energy Storage System (BESS) Enclosure**
   - PAD Book indicates BESS will be secured by an 8' CMU block wall.
   - **Applicant Request:** Replace CMU wall with an 8' chain link fence with slats/screening around the perimeter of the project.

- **Issue:** County staff recommends block wall enclosure around BESS equipment itself for fire safety and security; chain link fencing with screening may be acceptable for solar fields and general site perimeter.
- **Stipulation:** All BESS equipment shall be enclosed by a minimum 8' CMU block wall; chain link fencing with screening is permitted for the general project perimeter only.

5. **Landscaping Requirements**
   - Landscaping plan proposes clusters of trees, shrubs, and cacti every 150 feet along rights-of-way.
   - All vegetation will be **low water use** per ADWR plant list.
   - Full landscaping details will be reviewed at **Site Plan Review** stage.
6. **Noxious Weeds / Vegetation Management**
   - Noxious weeds (e.g., *Oncosiphon piluliferum*) have become increasingly problematic on disturbed development sites.
   - **Stipulation:** Applicant shall develop and implement a **Noxious Weed Management Plan** to prevent establishment and spread of invasive species, in compliance with Arizona Department of Agriculture guidance. (Has been included as a stip)
7. **Canal and Irrigation Corridors / Wildlife Movement**
   - Irrigation ditches and canals on or adjacent to the site provide wildlife movement corridors.
   - A **50-foot buffer** should be maintained adjacent to irrigation facilities, and wildlife-friendly fencing should be incorporated into final site design.
   - **Stipulation:** Buffer requirements and wildlife-friendly fencing should be incorporated where required into final site design.

BENEFITS OF RENEWABLE ENERGY PRODUCTION:

Key advantages of renewable energy production over conventional facilities include:

- **Reduced Air Emissions:** Solar power generates electricity without combustion, eliminating greenhouse gas emissions, particulates, and other pollutants associated with coal or natural gas plants.
- **Lower Water Use:** Solar facilities require minimal water, particularly compared to steam-driven thermal plants that consume large volumes for cooling.
- **Scalability and Resilience:** Integration of Battery Energy Storage Systems (BESS) improves grid reliability and reduces dependence on single-source, water- and fuel-intensive generation.
- **Policy Alignment:** Arizona has adopted renewable energy standards and long-term solar goals, while Pinal County's Comprehensive Plan encourages land uses that conserve resources and promote sustainability.

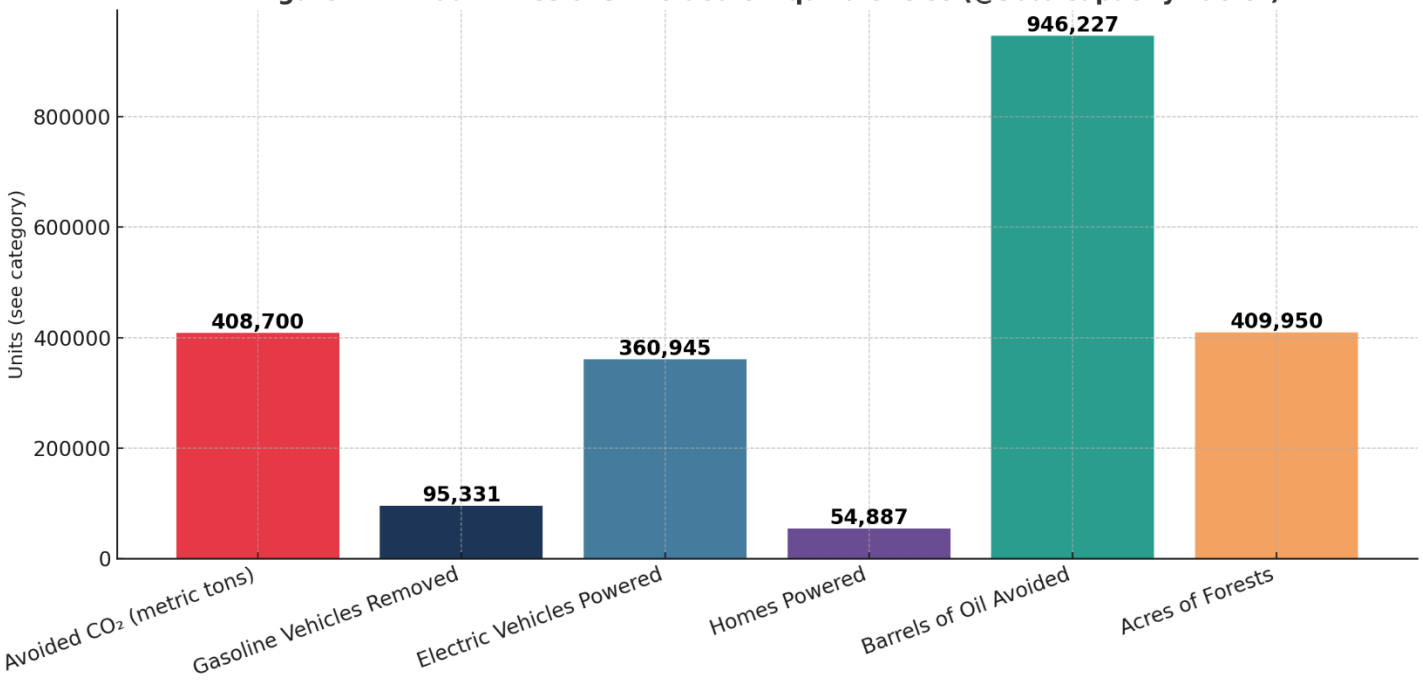
AIR EMISSIONS. Traditional fossil-fuel power plants, particularly those relying on **coal and natural gas**, generate electricity through combustion, which releases large quantities of **carbon dioxide (CO_2), sulfur dioxide (SO_2), nitrogen oxides (NO_x), and particulate matter**. These pollutants contribute to **climate change, smog, acid rain, and respiratory illnesses**.

By contrast, **solar photovoltaic (PV) systems** produce electricity directly from sunlight with **no combustion process and no direct emissions**. Over its operational life, a utility-scale solar facility such as the Silver King Energy Center will displace significant amounts of fossil-fuel-based generation, thereby:

- **Reducing greenhouse gas emissions** that contribute to climate change.
- **Lowering local air pollutants** (NO_x, SO_2, particulates), improving public health outcomes.
- **Avoiding waterborne pollutants** associated with cooling systems at traditional plants.

According to the **U.S. Environmental Protection Agency (EPA)**, each megawatt-hour (MWh) of electricity generated by solar instead of fossil fuels avoids approximately **0.576 metric tons of CO_2 emissions**. For a facility with up to **270 MW capacity**, this could represent **about 408,700 metric tons of avoided CO_2 emissions annually**, depending on generation and grid displacement factors (EPA Greenhouse Gas Equivalencies Calculator). See Emissions avoided & equivalencies based on 30% capacity factor on the Figure 1. Solar energy provides a direct environmental benefit by **eliminating operational emissions** and improving air quality relative to traditional power generation, while contributing to long-term sustainability goals.

Figure 1. Annual Emissions Avoided & Equivalencies (@30% Capacity Factor)



WATER USE. Traditional thermoelectric power plants, such as **coal, natural gas, and nuclear facilities**, require substantial volumes of water for **steam production and cooling**. According to the **U.S. Department of Energy** (DOE, 2014, *The Water-Energy Nexus: Challenges and Opportunities*), a conventional coal or nuclear plant can consume **400–600 gallons of water per megawatt-hour (MWh)** of electricity generated. Natural gas combined-cycle plants typically consume **180–300 gallons per MWh**. This heavy reliance on water places significant pressure on groundwater and surface water resources, particularly in **arid regions such as Pinal County**. By contrast, **solar photovoltaic (PV) generation** requires **no water for power production**. Water use is limited to:

- **Dust suppression during construction** (temporary and short-term).
- **Periodic panel washing** during operations to maintain efficiency.

Independent Sources on Solar PV Water Consumption confirms applicant's estimations but may slightly vary depending on the sources and conditions:

1. **U.S. Department of Energy** (DOE, 2014 – *The Water-Energy Nexus*)
    - Solar **PV** systems require **negligible water for power generation**.

- Water use is limited to **panel washing**, which varies by region, dust levels, and cleaning methods.
- Typical estimates: **15–30 gallons/MWh** in arid areas.

2. **National Renewable Energy Laboratory** (NREL, 2015 – *The Water Consumption of Energy Production*)
   - Utility-scale solar PV: **~20 gallons/MWh** (mostly for panel washing).
   - By comparison, **Concentrated Solar Power (CSP)** with wet cooling uses **600–800 gallons/MWh** (much higher, similar to coal/nuclear).
3. **U.S. Geological Survey** (USGS, 2018 – *Thermoelectric Power Water Use*)
   - Confirms PV water use is **orders of magnitude lower** than fossil fuels or CSP.
   - Cites average **0.05 acre-feet/MW/year** for large PV systems, equating to about **15–25 gallons/MWh**.
4. **World Bank** (2018 –*Where Sun Meets Water*)
   - PV systems typically consume **10–30 gallons/MWh** for panel washing.
   - In desert environments, higher-frequency cleaning may push values closer to **30–40 gallons/MWh**, but still negligible compared to fossil generation.

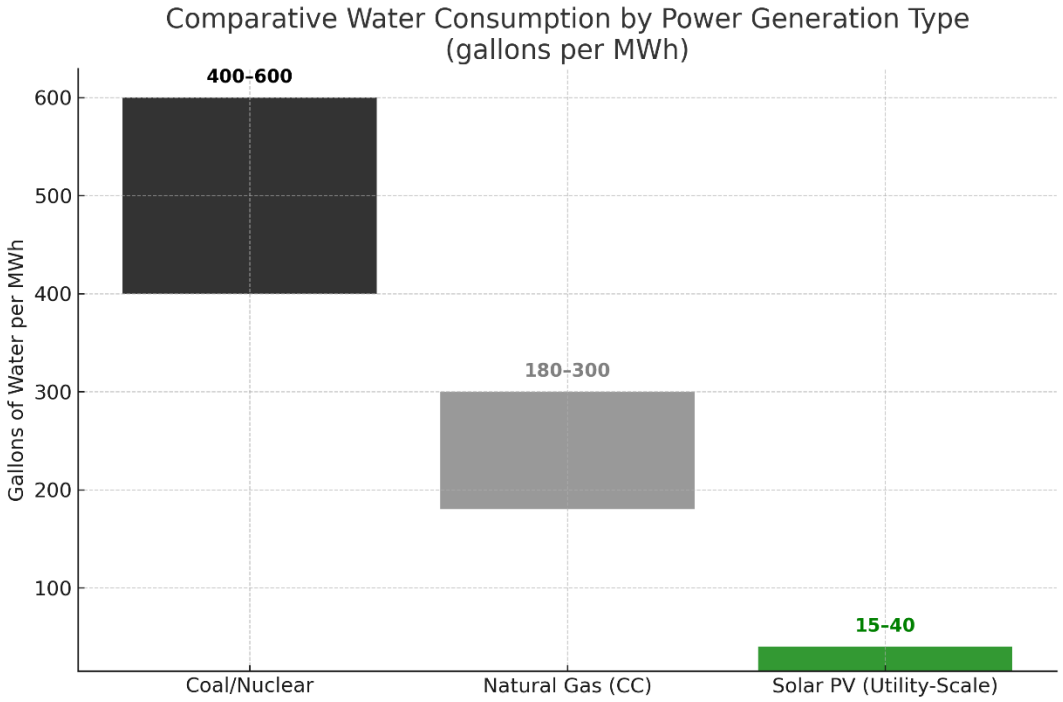


Figure 2. Comparative Water Consumption by Power Generation Type

Water consumption is a critical consideration in Pinal County, where long-term groundwater availability is a central factor in evaluating development proposals. A comparison across potential land uses for the 8,965-acre Silver King Solar and Storage Project site highlights the substantial conservation benefit of utility-scale renewable energy development.

Utility-scale solar photovoltaic (PV) facilities in arid regions typically consume **0.05–0.10 acre-feet of water per acre per year (approximately 16,000–32,000 gallons/MW/year)**, primarily for panel washing and dust suppression. These values are supported by the National Renewable Energy Laboratory's review of operational water use factors *(NREL, A Review of Operational Water Consumption and Withdrawal Factors for Electricity Generating Technologies, NREL/TP-6A20-50900, 2011)* and subsequent U.S. Department of

Energy reports on concentrating solar power and photovoltaics *(DOE, Concentrating Solar Power and Photovoltaics Water Consumption Reports, 2015).* This operational demand is minimal and not required for actual electricity production.

Battery Energy Storage Systems (BESS), which are proposed in conjunction with the solar facility, have **negligible ongoing water demand**. Water use is limited to closed-loop HVAC cooling within enclosures and rare emergency fire suppression, with no measurable consumptive demand identified in national studies *(U.S. Energy Information Administration (EIA), Battery Storage in the United States: An Update on Market Trends, 2020)* or in *California Energy Commission BESS permitting reports*.

By comparison, **Medium Low Density Residential (MLDR)** development in Central Arizona averages **0.5–1.0 acre-feet per acre per year**, reflecting combined indoor, outdoor, and landscaping water needs. These estimates correspond with the Arizona Department of Water Resources' *(ADWR, Arizona Water Use Estimates, 2021)* municipal water use data and the Central Arizona Project's (*CAP, Residential Water Use in Central Arizona, 2019*) analysis of residential demand, which report that typical municipal consumption in the region is **100–150 gallons per capita per day (GPCD)**. At MLDR densities of 1–3 dwelling units per acre, this equates to approximately 0.5–1 AFY per acre.

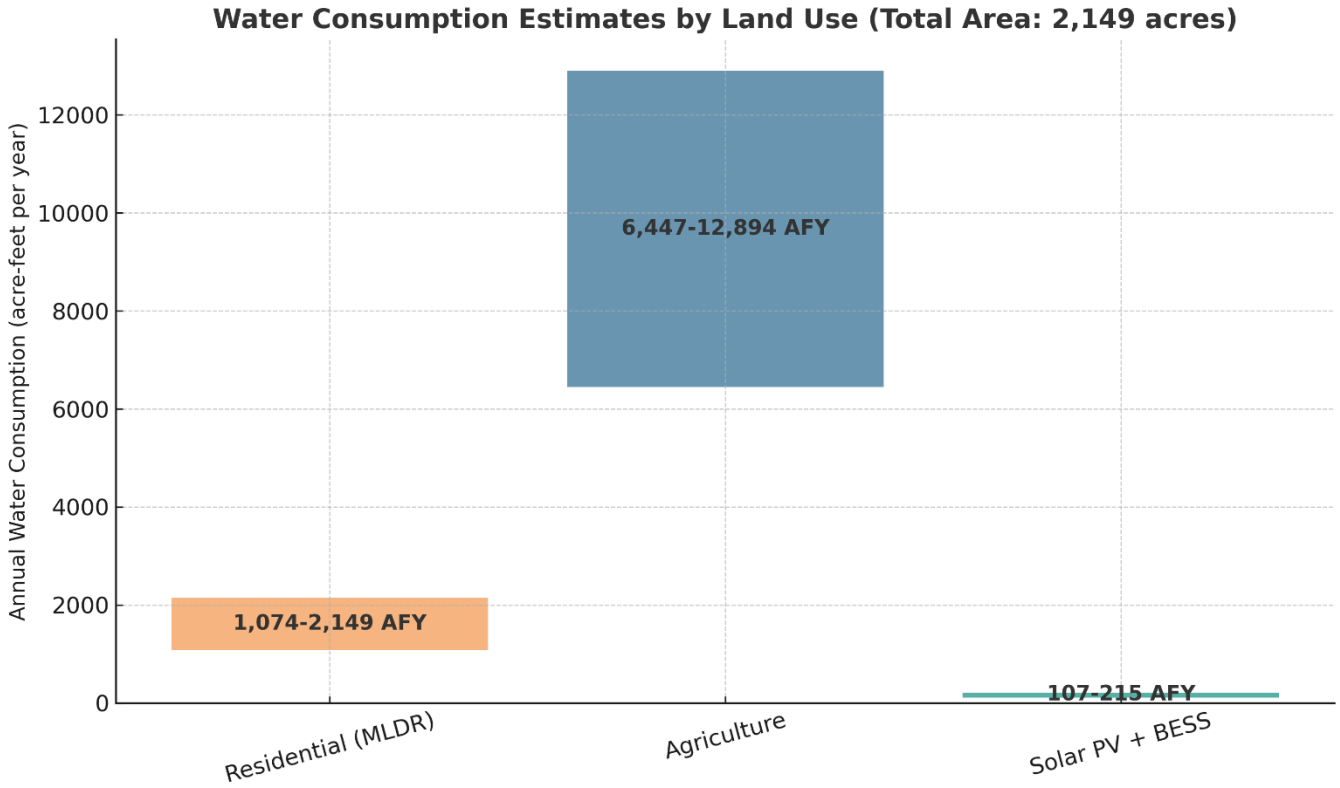


Figure 3. Yearly Water Consumption Estimates by Land Use.

The most water-intensive comparative use is **irrigated agriculture**, which in Pinal County consumes on average **3–6 acre-feet per acre per year**, depending on crop type and irrigation practices. These figures are documented by the University of Arizona Cooperative Extension's irrigation guidance *(UoACE, Irrigation*

Water Requirements for Crops in Arizona, 2017) and the ADWR's Agricultural Water Use report *(ADWR, Agricultural Water Use in Arizona, 2020)* for major crops such as cotton, alfalfa, sorghum, and forage.

Taken together, these comparisons demonstrate that the proposed Cactus Flower Solar project would require **substantially less water than either residential or agricultural development** of the same site. Even under maximum operational assumptions, PV and BESS uses would represent a **90–98% reduction in annual water demand compared to irrigated agriculture**, and a **75–90% reduction compared to residential development**.

***SCALABILITY AND RESILIENCE*.** Cactus Flower Solar project represents a flexible and forward-looking land use that can be scaled to meet evolving regional energy needs while enhancing system resilience. Unlike traditional generation facilities, which typically require large, permanent infrastructure investments, utility-scale solar paired with battery energy storage systems (BESS) can be developed in **modular phases**. This approach allows capacity to be added incrementally, aligning with market demand, grid requirements, and technological advancements without overcommitting resources at the outset.

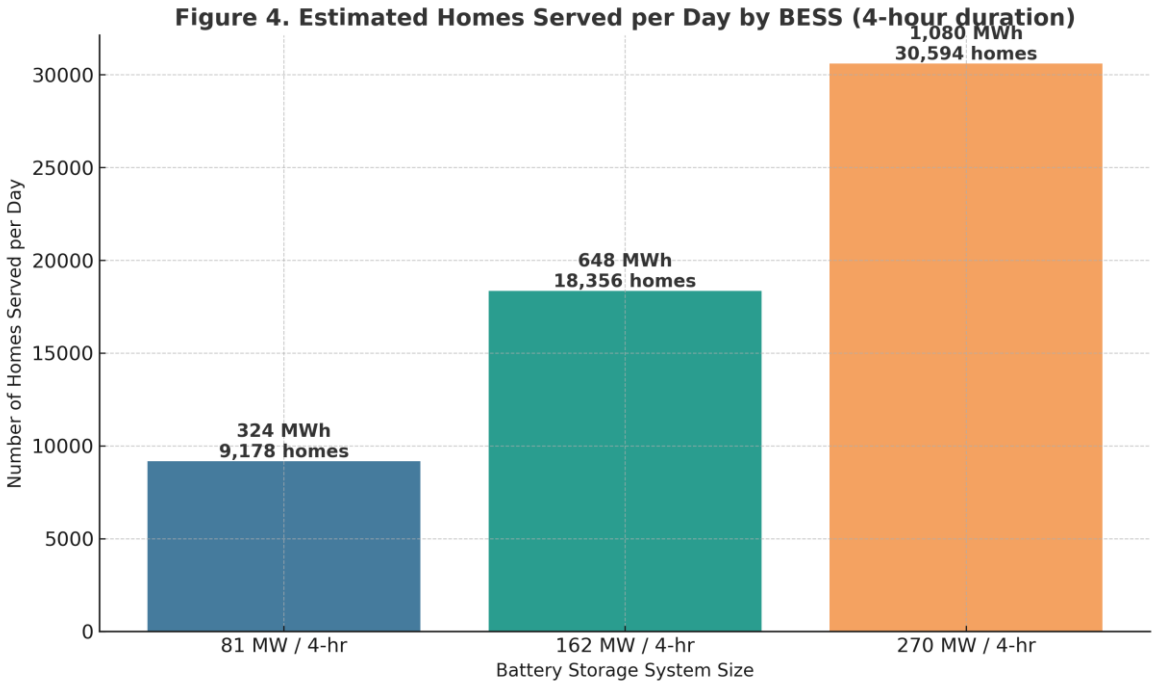
From a resilience perspective, the integration of BESS provides **grid stability and reliability benefits**. Batteries allow excess solar energy to be stored during periods of high generation and discharged during evening hours or peak demand, reducing reliance on natural gas peaker plants and helping to buffer the grid against outages. The distributed nature of solar arrays and storage systems also lowers the risk of system-wide disruptions compared to centralized fossil fuel facilities.

Further, solar with storage offers **long-term adaptability**. Advances in solar panel efficiency and battery technology can be incorporated into project upgrades over time, ensuring the facility remains competitive and effective over its operational life. At the end of the lease term, the modular nature of the infrastructure also facilitates reversibility, enabling decommissioning and land restoration with minimal permanent impact.

To illustrate the resilience benefit in quantitative terms, staff modeled several storage configurations using the standard industry benchmark of **four-hour duration batteries**, as described by the U.S. Department of Energy's National Renewable Energy Laboratory (*NREL, Grid-Scale Battery Storage: Cost and Performance Trends, 2020*) and the U.S. Energy Information Administration (*EIA, Battery Storage in the United States: An Update on Market Trends, 2020*). For example:

- A **81 MW / 4-hour** (30%) battery system would store approximately **324 MWh**, enough to supply the daily electricity needs of about **9,000 Arizona homes**.
- A **162 MW / 4-hour** (60%) system would provide **648 MWh**, sufficient for approximately **18,000 homes**.
- A **270 MW / 4-hour** (100%) system (parity with the proposed solar capacity) would deliver **1,080 MWh**, meeting the daily needs of roughly **30,000 homes**.

These household equivalencies are based on the **average residential electricity use in Arizona of 1,059 kWh per month, or approximately 35.3 kWh per day**, as reported by the U.S. Energy Information Administration (*EIA, Electric Sales, Revenue, and Average Price – Residential Sector, State Data, 2023*).



By providing modular, scalable storage capacity, the Cactus Flower Solar project **enhances resilience** at both the local and regional levels, ensuring that renewable energy resources can reliably support Pinal County's grid under varying demand and outage conditions.

FIRE SAFETY CONSIDERATIONS

Solar PV Arrays:

- Photovoltaic (PV) panels are non-combustible and present minimal fire risk.
- The primary hazard is electrical arcing, which is addressed through National Electrical Code (NEC) compliance, UL-certified components, and regular inspection/maintenance protocols.
- Industry standards (NFPA 855 and NEC Article 690) require equipment grounding, accessible disconnects, and emergency response planning.

Battery Energy Storage Systems (BESS):

- Lithium-ion batteries can pose **thermal runaway risks** if damaged or improperly managed.
- National standards now regulate BESS siting, design, and fire protection, including:
  - **NFPA 855** (*Standard for the Installation of Stationary Energy Storage Systems*).
  - **UL 9540 / UL 9540A** testing requirements for battery safety and thermal propagation.
  - **International Fire Code (IFC),** adopted in Arizona jurisdictions, requires spacing, ventilation, fire suppression, and monitoring systems.
- Modern BESS facilities use containerized systems with integrated **fire suppression**, **temperature/humidity controls**, and **gas detection systems**.
- Pinal County Emergency Management and local fire districts will review emergency response protocols during the rezoning and site plan review stages.

Emergency Response & Coordination:

- The project developer must coordinate with the **local fire authority** to prepare an **Emergency Response Plan (ERP)**. Potential fire authority – Eloy Fire.
- Fire departments are trained on PV/BESS hazards, access corridors, and shut-down procedures.

Public Participation:

Neighborhood Meeting:	January 15, 2025
Neighborhood Mail out:	August 28, 2025
Agency Mail out:	August 28, 2025
Newspaper Advertising:	August 28, 2025
Broadcast Sign and Site Posting:	August 28, 2025

At the time of this report, staff has received no support or opposition letters from members of the public.

Date Prepared: 9/9/2025 VP
Date Revised: 9/11/2025 VP

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT **9:00 A.M. ON THE 18TH DAY OF SEPTEMBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 311 E 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **REZONE & PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD)** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-013-25 – PUBLIC HEARING/ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of a **rezone** from **General Rural (GR)** to **Industrial (I-3) zoning district** on 2,149± acres to construct and operate a photovoltaic (solar) power generation and Battery Energy Storage System, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.

PZ-PD-009-25 – PUBLIC HEARING/ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of a **Planned Area Development (PAD) Overlay District** on 2,149± acres to apply proposed developments standards to a photovoltaic (solar) power generation and Battery Energy Storage System, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PLANNING AND ZONING COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING DIVISION AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION.

DATED THIS **19th DAY OF AUGUST, 2025**, BY PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (**Print or type**)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132

Contact for this matter: Valentyn Panchenko, Planner
E-mail Address: Valentyn.Panchenko@pinal.gov

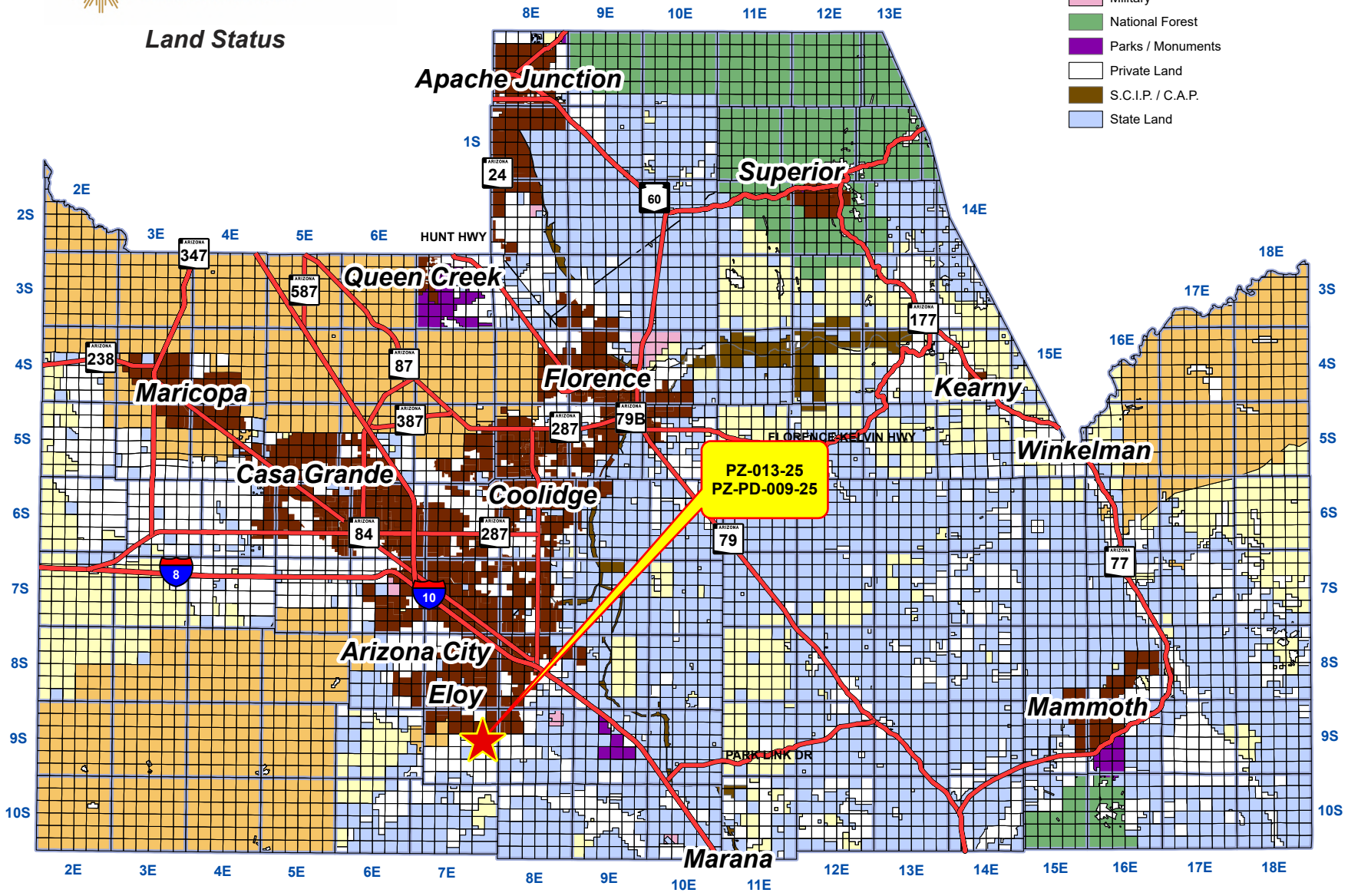
Phone: (520) 866-6414

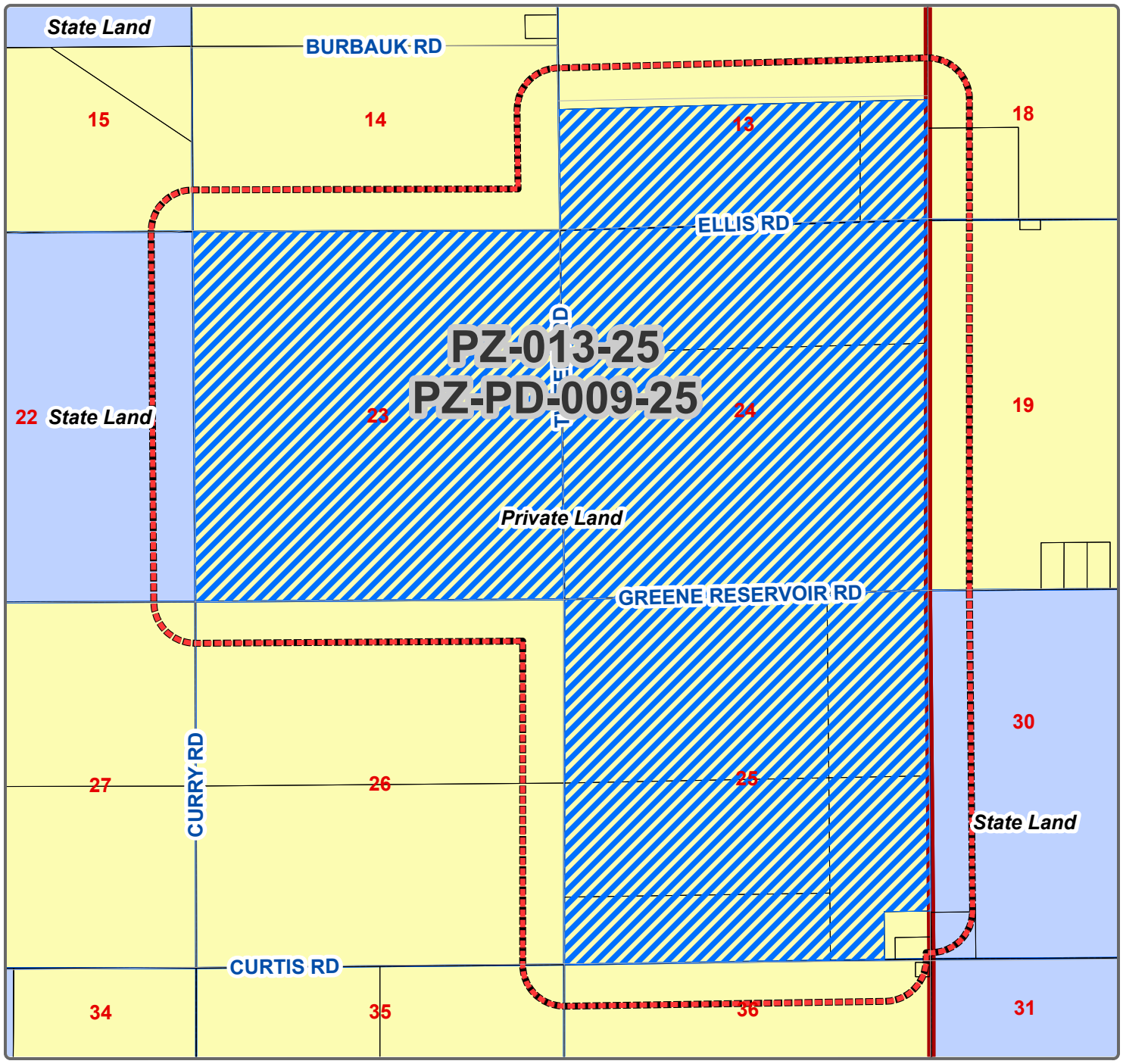
[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

PZ-013-25 – PUBLIC HEARING/ACTION: Peter Furlow, Quearles & Brady, LLP (agent), Heather Wise, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of a rezone from General Rural (GR) to Industrial (I-3) zoning district on 2,149± acres to construct and operate a photovoltaic (solar) power generation and Battery Energy Storage System, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.

PZ-PD-009-25 – PUBLIC HEARING/ACTION: Peter Furlow, Quearles & Brady, LLP (agent), Heather Wise, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of a Planned Area Development (PAD) Overlay District on 2,149± acres to apply proposed developments standards to a photovoltaic (solar) power generation and Battery Energy Storage System, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.

Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: VLDR/MLDR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

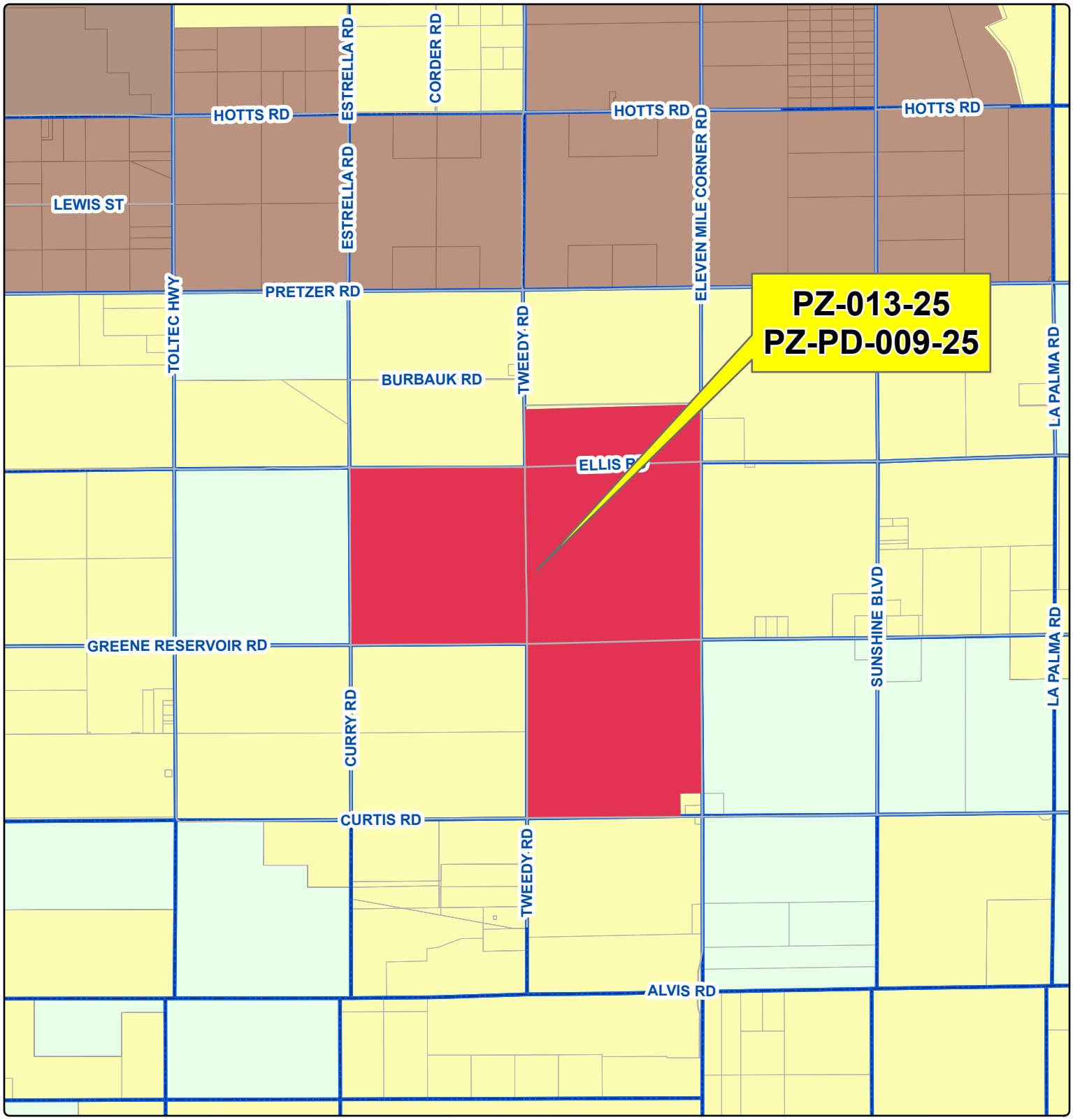
Legal Description:

Situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County

SEC 13,23-25, TWN 09S, RNG 07E

Sheet No. 1 of 1

Owner/Applicant: PETER FURLOW, QUEARLES & BRADY, LLP (AGENT); HEATHER WISE, CACTUS FLOWER SOLAR, LLC (APPLICANT), ON BEHALF OF LANDOWNERS – TOONE FAMILY LTD PSHIP #3, STAMBAUGH FARMS LLC, CURTIS 1035 LLC, AND GORDITA			
Drawn By: GIS / IT /LJT			**Date:** 08/20/2025
Section 13, 23-25	**Township** 09S		**Range** 07E
Case Number: PZ-013-25, PZ-PD-009-25			



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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SEC 13,23-25, TWN 09S, RNG 07E

Sheet No. 1 of 1

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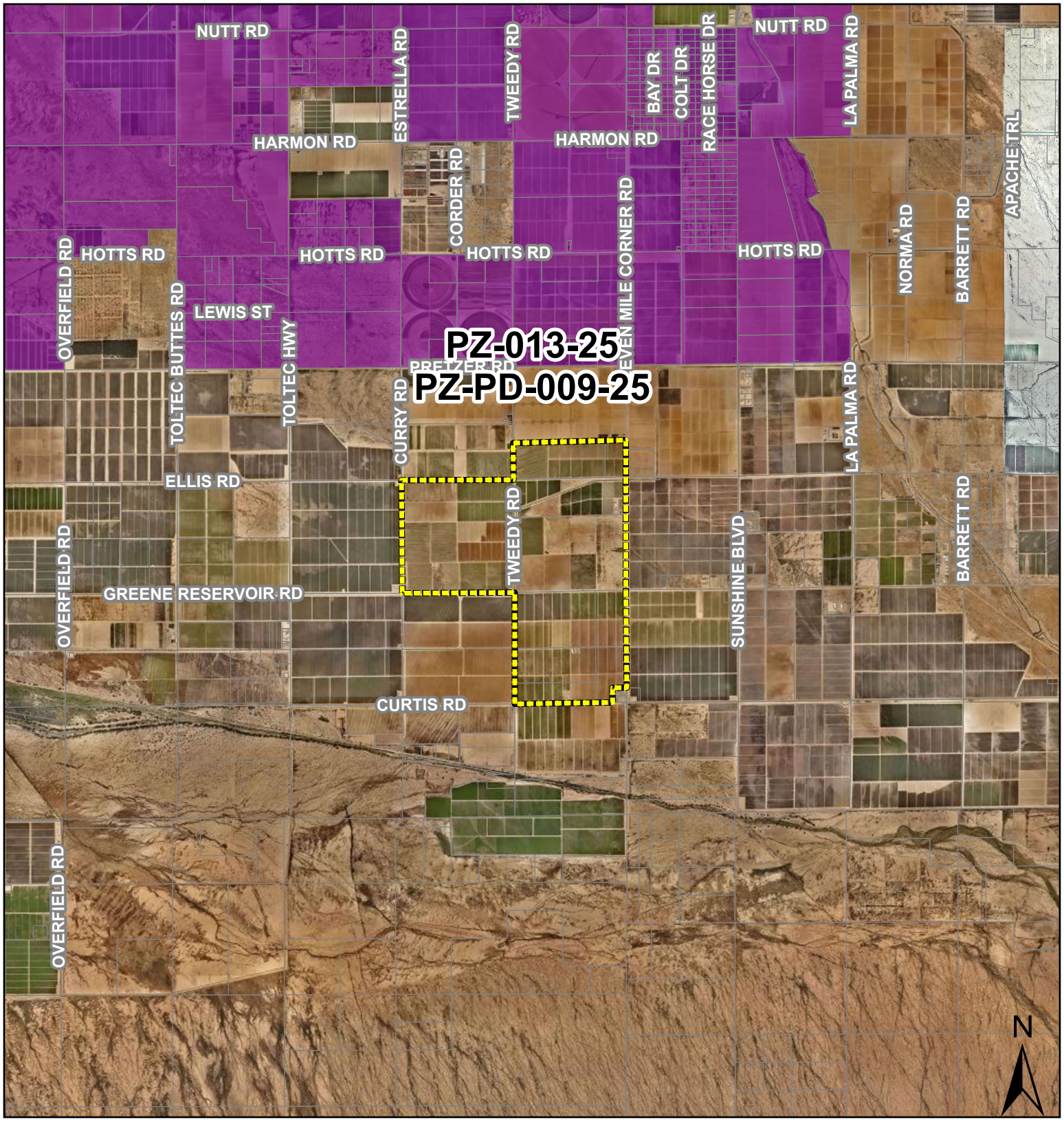
Drawn By: GIS / IT / LJT

Date: 08/20/2025

Section 13, 23-25 | **Township** 09S | **Range** 07E

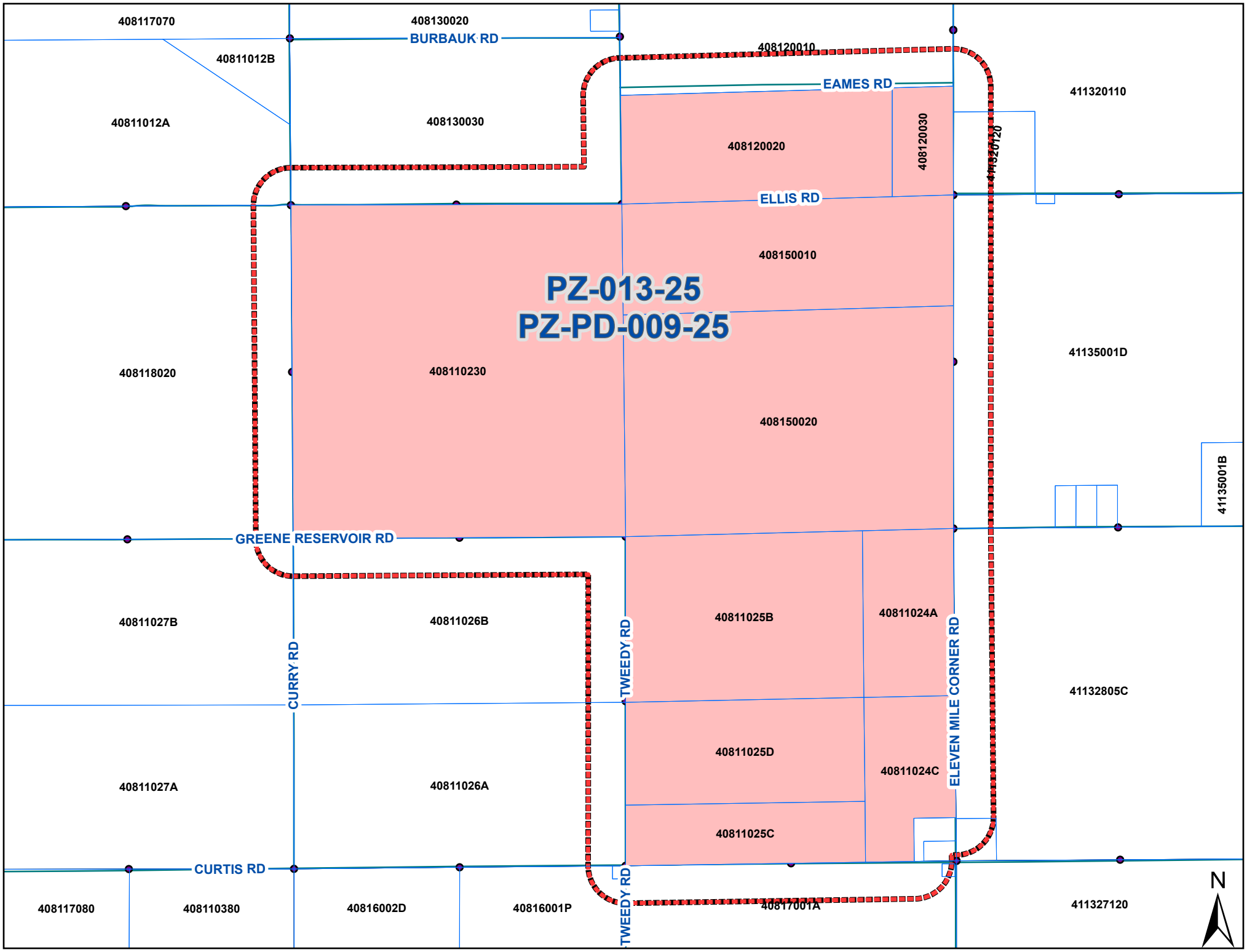
Case Number: PZ-013-25, PZ-PD-009-25



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-013-25
PZ-PD-009-25


PZ-013-25
PZ-PD-009-25
408117070
408130020
BURBAUK RD
40811012B
408120010
EAMES RD
411320110
40811012A
408130030
408120020
408120030
411320120
ELLIS RD
408150010
408118020
408110230
41135001D
408150020
41135001B
GREENE RESERVOIR RD
40811027B
40811026B
40811025B
40811024A
CURRY RD
TWEEDY RD
ELEVEN MILE CORNER RD
41132805C
40811025D
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40811026A
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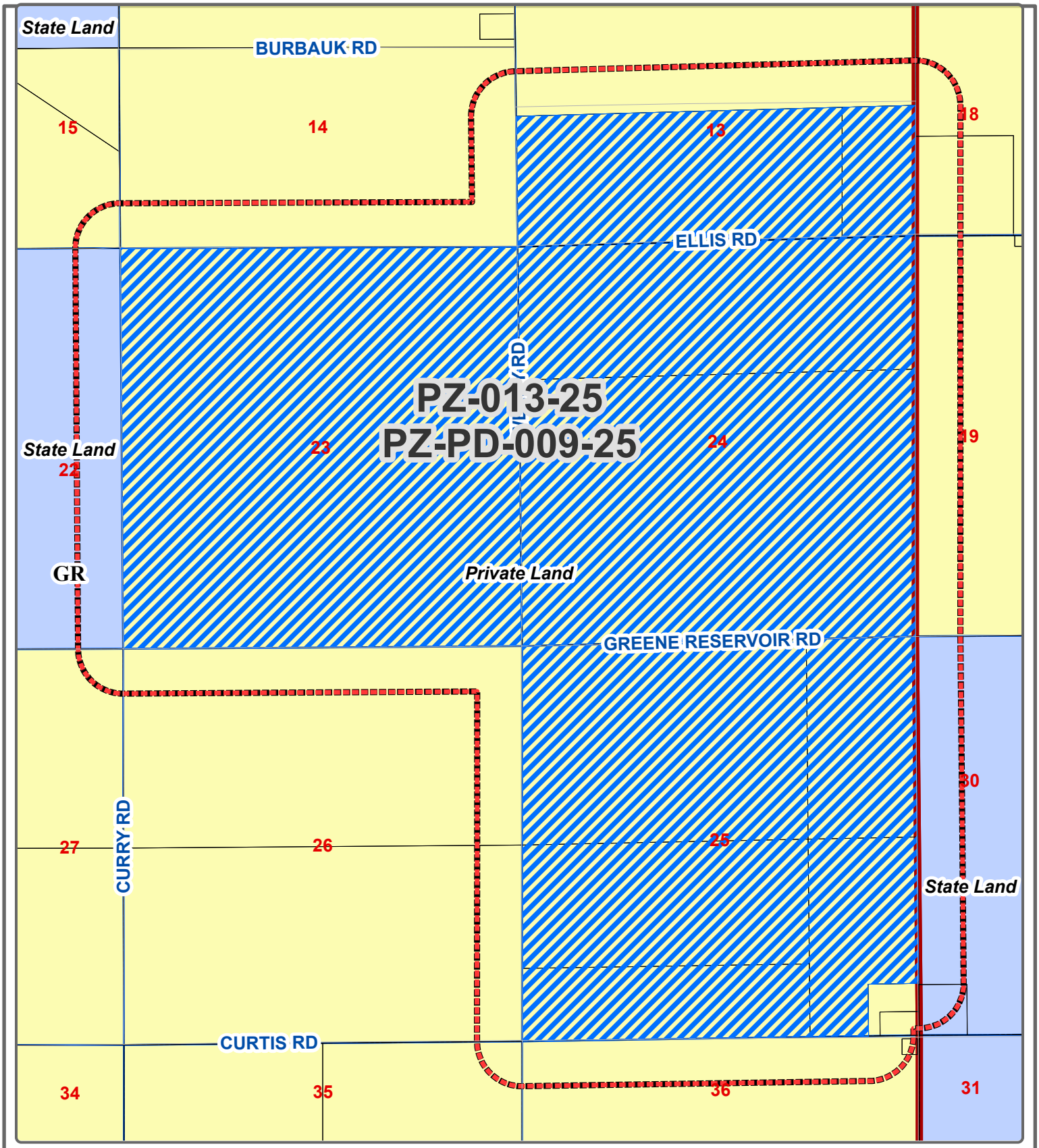

Community Development

Owner/Applicant: Peter Furlow, Quearles & Brady, LLP (agent), Heather Wise, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita	**Legal Description:** Situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County SEC 13,23-25, TWN 09S, RNG 07E	Current Zoning: GR Request Zoning: Rezone Current Land Use: VLDR/MLDR
Drawn By: GIS/IT - LJT; **Date:** 08/20/2025		
Section 13, 23-25; **Township** 09S; **Range** 07E		
Case Number: PZ-013-25, PZ-PD-009-25	Sheet No. 1 of 1	PINAL COUNTY WIDE OPEN OPPORTUNITY

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Planner Kendal Riley
2. Date of Pre-application Review: 01/ 14 /2025 Pre-Application Review No.: Z-PA-125 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres is General Rural ("GR")
4. Requested Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
5. Parcel Number(s): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
6. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
7. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.
14. Explain why the proposed development is needed and necessary at this time. See rezoning/PAD Book for additional information.

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

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See rezoning/PAD Book for additional information.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See rezoning/PAD Book for additional information.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   See rezoning/PAD Book for additional information.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   See rezoning/PAD Book for additional information.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

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

Parcel No.: See attached for list of property owners
Name: within 1200 feet of the subject site.
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
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Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PVFurlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026

Signature of Notary Public Nancy D. Berry

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PV Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

GOROITA LLLP	571 N 54th Street	
Name of Landowner	Address	
	RE@ ROSEMARIE BURGIS	480 363 2285
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

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

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

CORDITA LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of 1083.60 acres located at 28578 S. Tweedy Rd Elm Az 85131, and further identified

[Insert Address of Property]

As assessor parcel number 408110230, 408150020 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints CACTUS FLOWER SOLAR LLC

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

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

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

[Signature]
571 N. 54th Street Chandler Az 85226
[Address]

Dated: 03/27/2025

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

SCOTT COOMBE
Notary Public, State of Arizona
Maricopa County
Commission # 610498 (SEAL)
My Commission Expires
August 14, 2025

The foregoing instrument was acknowledged before me, this 27th day March, 2025
by ~~Scott Coombe~~ Arnaldo Burgos
SC

My Commission Expires 8-14-2025

Signature of Notary Public

Scott Coombe
Printed Name of Notary

Signature of Notary

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

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2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See rezoning/PAD Book for additional information.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   See rezoning/PAD Book for additional information.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   See rezoning/PAD Book for additional information.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

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

Parcel No.: See attached for list of property owners
Name: within 1200 feet of the subject site.
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
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Address:
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Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026
(SEAL)

Signature of Notary Public Nancy D. Berry

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D...	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Curtis 1035 LLC	5685 S. Topaz Pl. Chandler, Az 85249	
Name of Landowner	Address	
B-B	dairylandmilk@MSN.com	602 339-4564
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

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

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

_____

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____

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

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

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

_____ _____
[Signature] ***[Signature]***

5685 S. Topaz Pl. Chandler, Az 85249 _____
[Address] ***[Address]***

Dated: 03/13/2025 Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

IMAN DARAJI (SEAL)
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643022
Expires January 23, 2027

The foregoing instrument was acknowledged before me, this 13 day March, 2025
by Brian Cory Bevins

My Commission Expires 01/23/2027

Signature of Notary Public _____

Iman Daraji
Printed Name of Notary

Iman Daraji
Signature of Notary

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Planner Kendal Riley
2. Date of Pre-application Review: 01/ 14 /2025 Pre-Application Review No.: Z-PA-125 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres is General Rural ("GR")
4. Requested Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
5. Parcel Number(s): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
6. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
7. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.
14. Explain why the proposed development is needed and necessary at this time. See rezoning/PAD Book for additional information.

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

DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See rezoning/PAD Book for additional information.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?
   See rezoning/PAD Book for additional information.

6. What type of signage are you proposing for the activity? Where will the signs be located?
   See rezoning/PAD Book for additional information.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   See rezoning/PAD Book for additional information.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

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

Parcel No.: See attached for list of property owners
Name: within 1200 feet of the subject site.
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
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Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County (Source of Information) and is accurate and complete to the best of my knowledge.

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP (Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026
(SEAL)

Signature of Notary Public Nancy D. Berry

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
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408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Toone Family Limited Partnership #3		
Name of Landowner	Address	
Michael J Toone	aztoone@gmail.com	602-228-0375
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

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

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

Toone Family Limited Partnership #3

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

Hereinafter referred to as "Owner," is/are the owner(s) of 213.2 acres located at On E Ellis Rd between S 11 Mile Corner Rd and S Tweedy Rd, and further identified

[Insert Address of Property]

As assessor parcel number 408120020, 408120030 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Cactus Flower Solar, LLC

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

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

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

Michael J. Toone
[Signature]
817 N. York, Mesa, AZ 85213
[Address]

Dated: 3/19/2025

Carol H. Toone
[Signature]
817 N. York Cir. Mesa AZ 85213
[Address]

Dated: 03/19/2025

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

MICHELLE MANNETTI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 678287
Expires December 9, 2028

(SEAL)

The foregoing instrument was acknowledged before me, this 19th day March, 2025
by Michael J. Toone, Carol H. Toone

My Commission Expires 12/09/2028

Signature of Notary Public Michelle Mannetti

Michelle Mannetti
Printed Name of Notary

Signature of Notary

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Planner Kendal Riley
2. Date of Pre-application Review: 01/ 14 /2025 Pre-Application Review No.: Z-PA-125 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres is General Rural ("GR")
4. Requested Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
5. Parcel Number(s): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
6. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
7. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.
14. Explain why the proposed development is needed and necessary at this time. See rezoning/PAD Book for additional information.

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

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See rezoning/PAD Book for additional information.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See rezoning/PAD Book for additional information.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   See rezoning/PAD Book for additional information.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
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8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

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PROPERTY OWNERSHIP LIST
(Required for filing all applications)

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

Parcel No.: See attached for list of property owners
Name: within 1200 feet of the subject site.
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Address:
City/ST/Zip:

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Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026
(SEAL)

Signature of Notary Public Nancy D. Berry

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
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40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
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408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Name of Landowner	Address	
Signature of Landowner	E-Mail Address	Phone Number

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

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

AGENCY AUTHORIZATION

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

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

Stambaugh Farms LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of Stambaugh Farms LLC acres located at 27830 S. 11 mile Corner Rd. Eloy, AZ 85131-8513, and further identified

[Insert Address of Property]

As assessor parcel number 408 15 0010 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Cactus Flower Solar LLC

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

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

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

[Signature]

27830 S 11 mile corner Rd Eloy AZ 85131
[Address]

Dated: 3-21-25

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

MARTIN A ESTRELLA
Notary Public - Arizona
Pinal County
Commission # 598965
My Comm. Expires Mar 23, 2025

(SEAL)

The foregoing instrument was acknowledged before me, this 21st day March, 20 25
by David G. Stambaugh

My Commission Expires 03-23-2025

Martin A. Estrella
Printed Name of Notary

Signature of Notary Public

Signature of Notary

Application Checklist:

A. Check the appropriate item:

❑ This Zone Change is being submitted without a PAD request

☒ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

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

B. Hold a Neighborhood/Community Meeting:

❑ Notify all property owners within 1200' (feet)

❑ Hold the meeting within five (5) miles of the subject property

❑ Hold the meeting between 5:00 pm – 9:00 pm

❑ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

C. Submit a completed **"Agency Authorization"** form *(if applicable).*

D. Submit a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include:

❑ **1.** Title Page

❑ **2.** Purpose of Request

❑ **3.** Description of Proposal

a. Nature of the Project including Proposed Land Use

b. Conformance to adopted Comprehensive Plan

c. Answers to the questions from the **Supporting Information** sheet

d. Location & Accessibility

e. Utilities & Services

f. Neighborhood Meeting Information

g. Existing Zoning Stipulation

h. Appendix, as applicable

E. **Submit** a **Site Plan** ***(if not submitting in conjunction with a PAD Application).*** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ❑ **1.** Legal Description of total site.
- ❑ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ❑ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ❑ **4.** Location of all Existing & Proposed Structures & Buildings
- ❑ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ❑ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ❑ **7.** All Points of Ingress & Egress.
- ❑ **8.** Location & Types of Existing & Proposed Landscaping.
- ❑ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ❑ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

- ❑ **1**. Identify the water service provider
- ❑ **2**. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ❑ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- ❑ **4**. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
    - Depth to bedrock & Depth to groundwater
    - Known fissures or land subsidence in the area
    - Known wells in the area, available information on status and water levels
    - Summary of data-gathering efforts and sources of information

G. Provide a copy of the **Title Report**

H. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. **Development Agreements (DA):**

❑ Provide a copy of the approved DA, if applicable.

J. Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

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

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

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

N. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

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

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees*

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

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600 Phoenix, AZ 85004
Name of Applicant	Address
PWFurlow	3/10/2025
Signature	Date

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

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Peter Furlow, Quarles & Brady — 2 N Central Ave, Phoenix, AZ 85004

Name of Applicant — Address

Peter W Furlow — 04.11.2025

Signature — Date

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Planner Kendal Riley
2. Date of Pre-application Review: 01/ 14 /2025 Pre-Application Review No.: Z-PA-125 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres is General Rural ("GR")
4. Requested Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
5. Parcel Number(s): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
6. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
7. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.
14. Explain why the proposed development is needed and necessary at this time. See rezoning/PAD Book for additional information.

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

DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See rezoning/PAD Book for additional information.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?
   See rezoning/PAD Book for additional information.

6. What type of signage are you proposing for the activity? Where will the signs be located?
   See rezoning/PAD Book for additional information.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   See rezoning/PAD Book for additional information.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

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

Parcel No.: See attached for list of property owners
Name: within 1200 feet of the subject site.
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
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Address:
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Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County (Source of Information) and is accurate and complete to the best of my knowledge.

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP (Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026
(SEAL)

Signature of Notary Public Nancy D. Berry

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
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40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Toone Family Limited Partnership #3		
Name of Landowner	Address	
Michael J Toone	aztoone@gmail.com	602-228-0375
Signature of Landowner	E-Mail Address	Phone Number

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

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

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

Toone Family Limited Partnership #3

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

Hereinafter referred to as "Owner," is/are the owner(s) of 213.2 acres located at On E Ellis Rd between S 11 Mile Corner Rd and S Tweedy Rd, and further identified

[Insert Address of Property]

As assessor parcel number 408120020, 408120030 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Cactus Flower Solar, LLC

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

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

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

Michael J. Toone
[Signature]
817 N. York, Mesa, AZ 85213
[Address]

Dated: 3/19/2025

Carol H. Toone
[Signature]
817 N. York Cir. Mesa AZ 85213
[Address]

Dated: 03/19/2025

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

MICHELLE MANNETTI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 678287
Expires December 9, 2028

(SEAL)

The foregoing instrument was acknowledged before me, this 19th day March, 2025
by Michael J. Toone, Carol H. Toone

My Commission Expires 12/09/2028

Signature of Notary Public Michelle Mannetti

Michelle Mannetti
Printed Name of Notary

Signature of Notary

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Planner Kendal Riley
2. Date of Pre-application Review: 01/ 14 /2025 Pre-Application Review No.: Z-PA-125 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres is General Rural ("GR")
4. Requested Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
5. Parcel Number(s): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
6. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
7. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.
14. Explain why the proposed development is needed and necessary at this time. See rezoning/PAD Book for additional information.

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

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See rezoning/PAD Book for additional information.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?

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6. What type of signage are you proposing for the activity? Where will the signs be located?

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7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   See rezoning/PAD Book for additional information.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

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(Required for filing all applications)

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

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I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026
(SEAL)

Signature of Notary Public Nancy D. Berry

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Table 5. Property Owners within 1,200 feet of the Project Parcels		
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40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Name of Landowner	Address	
Signature of Landowner	E-Mail Address	Phone Number

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

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AGENCY AUTHORIZATION

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

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

Stambaugh Farms LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of Stambaugh Farms LLC acres located at 27830 S. 11 mile Corner Rd. Eloy, AZ 85131-8513, and further identified

[Insert Address of Property]

As assessor parcel number 408 15 0010 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Cactus Flower Solar LLC

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

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

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

[Signature]

27830 S 11 mile corner Rd Eloy AZ 85131
[Address]

Dated: 3-21-25

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

MARTIN A ESTRELLA
Notary Public - Arizona
Pinal County
Commission # 598965
My Comm. Expires Mar 23, 2025

(SEAL)

The foregoing instrument was acknowledged before me, this 21st day March, 20 25
by David G. Stambaugh

My Commission Expires 03-23-2025

Martin A. Estrella
Printed Name of Notary

Signature of Notary Public

Signature of Notary

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

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I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026

Signature of Notary Public Nancy D. Berry

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

GOROITA LLLP	571 N 54th Street	
Name of Landowner	Address	
[signature]	REC@ ROSEMARIE BURGIS	480 363 2285
Signature of Landowner	E-Mail Address	Phone Number

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

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

GORDITA LLP

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

Hereinafter referred to as "Owner," is/are the owner(s) of 1083.60 acres located at 28518 S. Tweedy Rd Florence Az 85131, and further identified
[Insert Address of Property]
As assessor parcel number 408110230, 408150020 and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints CACTUS FLOWER SOLAR LLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature] _____ [Signature] _____

571 N 54th Street Chandler Az 85226

[Address] [Address]

Dated: 03/27/2025 Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

SCOTT COOMBE
Notary Public, State of Arizona
Maricopa County
Commission # 610480
My Commission Expires
August 14, 2025
(SEAL)

The foregoing instrument was acknowledged before me, this 27th day March, 2025 by Scott Coombe.

My Commission Expires 8-14-2025 Signature of Notary Public _____

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Brent Billingsley
Community Development Associate Director

Todd Williams
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PINAL COUNTY
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Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026
(SEAL)

Signature of Notary Public Nancy D. Berry

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D...	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Curtis 1035 LLC	5685 S. Topaz Pl. Chandler, Az 85249	
Name of Landowner	Address	
B-B	dairylandmilk@MSN.com	602 339-4564
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

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

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

_____

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____

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

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

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

_____ _____
[Signature] ***[Signature]***

5685 S. Topaz Pl. Chandler, Az 85249 _____
[Address] ***[Address]***

Dated: 03/13/2025 Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

IMAN DARAJI (SEAL)
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643022
Expires January 23, 2027

The foregoing instrument was acknowledged before me, this 13 day March, 2025
by Brian Cory Bevins

My Commission Expires 01/23/2027

Signature of Notary Public _____

Iman Daraji
Printed Name of Notary

Iman Daraji
Signature of Notary

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Planner Kendall Riley
2. Date of Pre-application Review: 01/14/2025
3. Pre-Application Review No.: Z – PA -125-24
4. Current Zoning (Please provide Acreage Breakdown): 2,148.94 acres is General Rural ("GR")
5. Requested Zoning (Please provide Acreage Breakdown): 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
6. Parcel Number(s) (Please attach a separate list if more space is needed): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
7. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres; 408120020 - 173.34 acres; 408120030 - 40 acres
8. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☑NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners	Parcel No.
Name: within 1200 feet of the subject site.	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature P W Furlow Date 3/10/2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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Parcel Number	**Name**	**Mailing Address 1**
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40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
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408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405
Name of Applicant	Address
	heather.wise@ccrenew.com (406) 431-0686
Signature of Applicant	E-Mail Address Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004
Name of Agent/Representative	Address
PW Furlow	peter.furlow@quarles.com (602) 229-5253
Signature of Agent/Representative	E-Mail Address Phone Number

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

GOLDWATER LLP	571 N. 54th street Chandler AZ 85226
Name of Landowner	Address
[signature]	REB ROSEMARIE@BURCOS.COM 480 963 6455
Signature of Landowner	E-Mail Address Phone Number

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

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454 _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 03/27/2025

Printed Name of Property Owner(s): GORDITA LLP

Signature of Property Owner (s): _____ Date: 03/27/2025

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this_____ day of _____ by _____

Scott Coombe
Printed Name of Notary

Signature of Notary

My Commission Expires: 8-14-2025

SCOTT COOMBE
Notary Public, State of Arizona
Maricopa County
Commission # 610499
My Commission Expires
August 14, 2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

AGENCY AUTHORIZATION

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

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

GORDITA LLP

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

Hereinafter referred to as "Owner," is/are the owner(s) of 1083.60 acres located at 28518 S. Tweedy Rd Florence Az 85131, and further identified
[Insert Address of Property]
As assessor parcel number 408110230, 408150020 and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints CACTUS FLOWER SOLAR LLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]
571 N 54th Street Chandler Az 85226
[Address]
Dated: 03/27/2025

[Signature]
[Address]
Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

SCOTT COOMBE
Notary Public, State of Arizona
Maricopa County
Commission # 610480
My Commission Expires
August 14, 2025
(SEAL)

The foregoing instrument was acknowledged before me, this 27th day March, 2025 by Scott Coombe.

My Commission Expires 8-14-2025 Signature of Notary Public

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
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Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*
2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.
3. Submit a PAD Application with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:
   a. without accompanying zone change 0-499 mail-outs: $4,478.00
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5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

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Office Use Only:
INV#:_____ AMT:_____ DATE:_____ Case:_____ Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Planner Kendall Riley
2. Date of Pre-application Review: 01/14/2025
3. Pre-Application Review No.: Z – PA -125-24
4. Current Zoning (Please provide Acreage Breakdown): 2,148.94 acres is General Rural ("GR")
5. Requested Zoning (Please provide Acreage Breakdown): 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
6. Parcel Number(s) (Please attach a separate list if more space is needed): 408110258, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
7. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
8. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☑NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners
Name: within 1200 feet of the subject site.
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature PW Furlow

Date 3/10/2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

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40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Curtis 1035 LLC	5685 S. Topaz Place Chandler, Az 85249	
Name of Landowner	Address	
[signature]	dairylandmilk@msn.com	602 339-4564
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

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

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

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]
As assessor parcel number _____and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]	**[Signature]**
5485 S. Topaz Pl. Chandler, AZ 85249	
[Address]	**[Address]**
Dated: 3/13/25	**Dated:** _____

IMAN DARAJI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643022
Expires January 23, 2027
(SEAL)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 13 day March, 2025 by Brian Cory Blevins

My Commission Expires 1/23/2027 **Signature of Notary Public** _____

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454

  DS
  _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): B. B Date: 3/13/25

Printed Name of Property Owner(s): Brian Blevins

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 13 day of Mar 25 by Brian Cory Blevins

Iman Daraji
Printed Name of Notary

Signature of Notary

My Commission Expires: 01/23/2027

IMAN DARAJI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643022
Expires January 23, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

    a. without accompanying zone change 0-499 mail-outs: $4,478.00
    b. without accompanying zone change 500 or more mail-outs: $4,880.00
    c. with accompanying zone change: $888.00
    d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
    (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Planner Kendall Riley
2. Date of Pre-application Review: 01/14/2025
3. Pre-Application Review No.: Z – PA -125-24
4. Current Zoning (Please provide Acreage Breakdown): 2,148.94 acres is General Rural ("GR")
5. Requested Zoning (Please provide Acreage Breakdown): 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
6. Parcel Number(s) (Please attach a separate list if more space is needed): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
7. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
8. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☑NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners	Parcel No.
Name: within 1200 feet of the subject site.	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature P W Furlow

Date 3/10/2025

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC — 3402 Pico Blvd, Santa Monica, CA 90405

Name of Applicant — Address

DocuSigned by: Heather Wise 8E057EB0506541D...

heather.wise@ccrenew.com — (406) 431-0686

Signature of Applicant — E-Mail Address — Phone Number

Peter Furlow, Quarles & Brady LLP — One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004

Name of Agent/Representative — Address

peter.furlow@quarles.com — (602) 229-5253

PW Furlow

Signature of Agent/Representative — E-Mail Address — Phone Number

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

Michael J. Toone — 817 N. York Cir, Mesa, AZ 85213

Name of Landowner — Address

aztoone@gmail.com — 602-228-0375

Signature of Landowner — E-Mail Address — Phone Number

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

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  HW Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Michael J Toone Date: 3/19/25

Printed Name of Property Owner(s): Michael J. Toone

Signature of Property Owner (s): Carol H. Toone Date: 03/19/25

Printed Name of PropertOwner(s): Carol H. Toone

The foregoing instrument was acknowledged before me this 19th day of March 2025 by Michael J. Toone, Carol H. Toone

Michelle Mannetti
Printed Name of Notary

Michelle Mannetti
Signature of Notary

My Commission Expires: 12/09/2028

MICHELLE MANNETTI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 678287
Expires December 9, 2028

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

AGENCY AUTHORIZATION

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

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

Toone Family Limited Partnership #3

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

Hereinafter referred to as "Owner," is/are the owner(s) of 213.2 acres located at On E Ellis Rd between S 11 Mile Corner Rd and S Tweedy Rd, and further identified

[Insert Address of Property]

As assessor parcel number 408120020, 408120030 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints Cactus Flower Solar, LLC

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

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

Michael J Toone
[Signature]
817 N. York, Mesa, AZ 85213
[Address]
Dated: March 19, 2025

Carol H. Toone
[Signature]
817 N. York Cir. Mesa AZ 85213
[Address]
Dated: 03/19/25

MICHELLE MANNETTI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 678287
Expires December 9, 2028

STATE OF Arizona)
) ss.
COUNTY OF Maricopa) (SEAL)

The foregoing instrument was acknowledged before me, this 19th day March, 2025 by Michael J. Toone, Carol H. Toone

My Commission Expires 12/09/2028 **Signature of Notary Public** Michelle Mannetti

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Planner Kendall Riley
2. Date of Pre-application Review: 01/14/2025
3. Pre-Application Review No.: Z – PA -125-24
4. Current Zoning (Please provide Acreage Breakdown): 2,148.94 acres is General Rural ("GR")
5. Requested Zoning (Please provide Acreage Breakdown): 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
6. Parcel Number(s) (Please attach a separate list if more space is needed): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
7. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
8. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? YES ✓NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners	Parcel No.
Name: within 1200 feet of the subject site.	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature PW Furlow

Date 3/10/2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405
Name of Applicant	Address

DocuSigned by:
Heather Wise
8E05ZEB0506541D...

heather.wise@ccrenew.com (406) 431-0686

Signature of Applicant | E-Mail Address | Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004
Name of Agent/Representative	Address

peter.furlow@quarles.com (602) 229-5253

PW Furlow

Signature of Agent/Representative | E-Mail Address | Phone Number

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

Name of Landowner | Address

Signature of Landowner | E-Mail Address | Phone Number

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

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454 DS (H.W.) _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s):_____Date:_____

Printed Name of Property Owner(s):_____

Signature of Property Owner (s):_____Date:_____

Printed Name of PropertOwner(s):_____

The foregoing instrument was acknowledged before me this_____ day of _____ by _____

_____ _____

Printed Name of Notary Signature of Notary

My Commission Expires: _____

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

AGENCY AUTHORIZATION

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

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

_____

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

Hereinafter referred to as "Owner," is/are the owner(s) of Stambaugh Farms LLC acres located at 27830 S. 11 Mile Corner Rd. Eloy, AZ 85131-8513, and further identified
[Insert Address of Property]
As assessor parcel number 40815009D and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Cactus Flower Solar LLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature] _____

[Address] 27830 S 11 mile corner RD Eloy AZ 85131

Dated: 3-21-25

[Signature] _____

[Address]

Dated: _____

MARTIN A ESTRELLA
Notary Public - Arizona
Pinal County
Commission # 598965
My Comm. Expires Mar 23, 2025

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

(SEAL)

The foregoing instrument was acknowledged before me, this 21st day March, 2025 by David G. Stambaugh.

My Commission Expires 03-23-2025

Signature of Notary Public _____

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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

A. Check the appropriate item:

❑ This PAD is being submitted without a zone change request

❑ This PAD is being submitted in conjunction with a zone change request.

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

B. Development Agreements (DA):

❑ Provide a copy of the approved DA, if applicable.

C. Hold a Neighborhood/Community Meeting:

❑ 1. Notify all property owners within 1200' (feet)

❑ 2. Hold the meeting within five (5) miles of the subject property

❑ 3. Hold the meeting between 5:00 pm – 9:00 pm

❑ 4. Include with the application the following:

❑ Copy of Notice of Neighborhood/Community Meeting

❑ List of property owners notified - (Use page 2 of this application)

❑ Minutes of the meeting

❑ Attendance sign-in sheet with names & addresses

D. Submit current zoning ordinance and stipulation from previous case.

E. Submit a completed "Agency Authorization" form (if applicable, Use page 4 of this application).

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

❑ 1. Title Page

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
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- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
  - ☐ Nature of the Project
  - ☐ Proposed Land Uses
  - ☐ Building Types & Densities
  - ☐ Conformance to adopted Land Use Plans
  - ☐ Circulation and Recreation Systems
- ☐ 4. Relationship to surrounding properties within one mile
- ☐ 5. Schools
- ☐ 6. Public Services/Community Services and how will the need for these services be addressed
- ☐ 7. Location & Accessibility
- ☐ 8. Compliance with RSRSM, Access Management Manual, October 2008
- ☐ 9. Utilities & Services
- ☐ 10. Ownership & Control – [See Section 2.176.240 (B)11]
- ☐ 11. Timing of Development (Phasing Schedule)
- ☐ 12. Conformance with the Comprehensive Plan
- ☐ 13. Recreational Amenities
- ☐ 14. Fences, Walls & Screening
- ☐ 15. Total number of dwelling units
- ☐ 16. Maximum Residential Density of each planning unit
- ☐ 17. Total number of parking spaces for recreational facilities
- ☐ 18. Type of landscaping
- ☐ 19. Preliminary hydrologic data and a statement on drainage

❑ 20. Additional Information for Commercial & Industrial Uses (if applicable):

❑ Total Area in acres proposed (Commercial & Industrial Separated)

❑ Approximate retail sales floor area (Commercial)

❑ The uses proposed uses based on permitted uses in the base zone.

❑ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.

❑ 22. Tables:

o Land Use Table(s) to include the following:

- ❑ Total Acreage of the site
- ❑ Total Area of arterial & collector streets
- ❑ Total Area & Percent of Open Space
- ❑ Total Number of each type of dwelling unit
- ❑ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- ❑ The Overall proposed Density

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

- ❑ Minimum Lot Area
- ❑ Minimum Lot Width
- ❑ Minimum Building Setbacks
- ❑ Maximum Building Height
- ❑ Minimum Distance between main & detached accessory buildings
- ❑ Buildable Area o Amended Use Tables:
- ❑ Permitted Uses
- ❑ Non-Permitted Uses

o Utilities & Services Table of type and source:

- ❑ Sewer
- ❑ Water
- ❑ Electric
- ❑ Telephone
- ❑ Police
- ❑ Fire
- ❑ Schools

- ❑ Solid Waste Disposal
- ❑ 24. Existing Zoning / PAD Stipulation
- ❑ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

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

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

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

G. Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.

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

1. Site Plan:

- ❑ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- ❑ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ❑ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ❑ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ❑ Existing Zone designation & requested zone change (as applicable)
- ❑ Legal Description of total site
- ❑ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ❑ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ❑ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ❑ Location of all existing structures and significant natural features.

- ❑ Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- ❑ All points of ingress and egress.
- ❑ Parking Areas.
- ❑ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ❑ Indicate and/or label (as applicable):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (as applicable)
- ❑ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.
- ❑ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ❑ Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ❑ Location and types of existing and proposed landscaping.
- ❑ Designated Flood Zone
- ❑ 2. Quantitative Development Data Tables ??Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed

- ❑ Zoning Comparison Table of Existing & Proposed to include:
    - Lot area per dwelling unit
    - Setbacks
    - Minimum Lot Widths
    - Maximum Building Heights
- ❑ Parking (number of spaces)
- ❑ Utility & Services Table indicating type and source:
    - Sewer
    - Electric
    - Telephone
    - Water
    - Police/Security
    - Fire
    - Schools
    - Solid Waste Disposal
- ❑ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.
- ❑ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176
    - ❑ Reviewed the Pinal County Open Space & Recreational Area Guideline
    - ❑ Site Analysis
        - Aerial Photo
        - Preferred scale of 1"=50' (maximum scale of 1"=100')
        - Site Analysis should be produced in an 8½" X 11" format for text
        - Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)
- ❑ Total acreage of proposed development
- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ❑ A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing

- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
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    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
- ❑ A pedestrian circulation system
- ❑ A Slope Analysis identifying the following slope categories:
    - 1) 0% - 5%
    - 2) 5% - 10%
    - 3) 10% and greater
- ❑ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ❑ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ❑ Identification of potential view corridors
- ❑ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ❑ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- ❑ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- ❑ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.
- ❑ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:
- ❑ A Vegetation Salvage Plan
- ❑ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) ⍰⍰Extent and location of all plant materials and other landscape features.
- ❑ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ❑ Location of Water Outlets.
- ❑ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

- ❑ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
- ❑ Minimum requirements for Open Space – (Section 130)
- ❑ Uses permitted within open space areas – (Section 140)
- ❑ Uses prohibited within open space areas – (Section 150)
- ❑ Minimum requirements for recreation areas – (Section 160)
- ❑ Minimum requirements for multi-use paths and trails – (Section 170)
- ❑ Minimum requirements for storm water retention & detention basins – (Section 180)
- ❑ Minimum requirements for streetscapes & entryways – (Section 190)
- ❑ Minimum requirements for conservation open space – (Section 200)

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

❑ Submit a Preliminary Drainage Report*

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

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

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

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

❑ Submit separate preliminary reports or master plans for:

❑ Storm water drainage

❑ Wastewater & Domestic water service.

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

❑ Commercial Uses:

❑ Industrial Uses:

❑ Standards of:

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation

- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

❑ Complete and Submit the "Comprehensive Plan Compliance Checklist" https://www.pinal.gov/documentcenter/view/604

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

❑ Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information.

❑ Submit

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

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

❑ An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

  (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).

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

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

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

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

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

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

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

P W Furlow

Signature

3/10/2025

Date

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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

A. Check the appropriate item:

❑ This PAD is being submitted without a zone change request

❑ This PAD is being submitted in conjunction with a zone change request.

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B. Development Agreements (DA):

❑ Provide a copy of the approved DA, if applicable.

C. Hold a Neighborhood/Community Meeting:

❑ 1. Notify all property owners within 1200' (feet)

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❑ 4. Include with the application the following:

❑ Copy of Notice of Neighborhood/Community Meeting

❑ List of property owners notified - (Use page 2 of this application)

❑ Minutes of the meeting

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- ☐ 2. Purpose of Request
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  - ☐ Nature of the Project
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  - ☐ Building Types & Densities
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- ☐ 9. Utilities & Services
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❑ Total Area in acres proposed (Commercial & Industrial Separated)

❑ Approximate retail sales floor area (Commercial)

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❑ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.

❑ 22. Tables:

o Land Use Table(s) to include the following:

- ❑ Total Acreage of the site
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- ❑ Total Number of each type of dwelling unit
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- ❑ Minimum Lot Width
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- ❑ Maximum Building Height
- ❑ Minimum Distance between main & detached accessory buildings
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- ❑ Permitted Uses
- ❑ Non-Permitted Uses

o Utilities & Services Table of type and source:

- ❑ Sewer
- ❑ Water
- ❑ Electric
- ❑ Telephone
- ❑ Police
- ❑ Fire
- ❑ Schools

- ❑ Solid Waste Disposal
- ❑ 24. Existing Zoning / PAD Stipulation
- ❑ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

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

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- ❑ Street Alignment
- ❑ Open Space
- ❑ Trails

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1. Site Plan:

- ❑ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- ❑ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ❑ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ❑ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ❑ Existing Zone designation & requested zone change (as applicable)
- ❑ Legal Description of total site
- ❑ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ❑ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ❑ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ❑ Location of all existing structures and significant natural features.

- ❑ Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- ❑ All points of ingress and egress.
- ❑ Parking Areas.
- ❑ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ❑ Indicate and/or label (as applicable):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (as applicable)
- ❑ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.
- ❑ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ❑ Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ❑ Location and types of existing and proposed landscaping.
- ❑ Designated Flood Zone
- ❑ 2. Quantitative Development Data Tables ??Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed

- ❑ Zoning Comparison Table of Existing & Proposed to include:
    - Lot area per dwelling unit
    - Setbacks
    - Minimum Lot Widths
    - Maximum Building Heights
- ❑ Parking (number of spaces)
- ❑ Utility & Services Table indicating type and source:
    - Sewer
    - Electric
    - Telephone
    - Water
    - Police/Security
    - Fire
    - Schools
    - Solid Waste Disposal
- ❑ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.
- ❑ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176
    - ❑ Reviewed the Pinal County Open Space & Recreational Area Guideline
    - ❑ Site Analysis
        - Aerial Photo
        - Preferred scale of 1"=50' (maximum scale of 1"=100')
        - Site Analysis should be produced in an 8½" X 11" format for text
        - Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)
- ❑ Total acreage of proposed development
- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ❑ A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing

- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
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    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
- ❑ A pedestrian circulation system
- ❑ A Slope Analysis identifying the following slope categories:
    - 1) 0% - 5%
    - 2) 5% - 10%
    - 3) 10% and greater
- ❑ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ❑ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ❑ Identification of potential view corridors
- ❑ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ❑ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- ❑ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- ❑ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.
- ❑ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:
- ❑ A Vegetation Salvage Plan
- ❑ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) ⍰⍰Extent and location of all plant materials and other landscape features.
- ❑ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ❑ Location of Water Outlets.
- ❑ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

- ❑ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
- ❑ Minimum requirements for Open Space – (Section 130)
- ❑ Uses permitted within open space areas – (Section 140)
- ❑ Uses prohibited within open space areas – (Section 150)
- ❑ Minimum requirements for recreation areas – (Section 160)
- ❑ Minimum requirements for multi-use paths and trails – (Section 170)
- ❑ Minimum requirements for storm water retention & detention basins – (Section 180)
- ❑ Minimum requirements for streetscapes & entryways – (Section 190)
- ❑ Minimum requirements for conservation open space – (Section 200)

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

❑ Submit a Preliminary Drainage Report*

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

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

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

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

❑ Submit separate preliminary reports or master plans for:

❑ Storm water drainage

❑ Wastewater & Domestic water service.

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

❑ Commercial Uses:

❑ Industrial Uses:

❑ Standards of:

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation

- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

❑ Complete and Submit the "Comprehensive Plan Compliance Checklist" https://www.pinal.gov/documentcenter/view/604

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

❑ Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information.

❑ Submit

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

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

❑ An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

  (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).

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

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

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

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

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

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

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

Peter W Furlow — **Signature**

04.11.2025 — **Date**

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

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PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*
2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.
3. Submit a PAD Application with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:
   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)
5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____ AMT:_____ DATE:_____ Case:_____ Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Planner Kendall Riley
2. Date of Pre-application Review: 01/14/2025
3. Pre-Application Review No.: Z – PA -125-24
4. Current Zoning (Please provide Acreage Breakdown): 2,148.94 acres is General Rural ("GR")
5. Requested Zoning (Please provide Acreage Breakdown): 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
6. Parcel Number(s) (Please attach a separate list if more space is needed): 408110258, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
7. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
8. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☑NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners
Name: within 1200 feet of the subject site.
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

Parcel No. _____
Name: _____
Address: _____
City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature PW Furlow

Date 3/10/2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Curtis 1035 LLC	5685 S. Topaz Place Chandler, Az 85249	
Name of Landowner	Address	
[signature]	dairylandmilk@msn.com	602 339-4564
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

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

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

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]
As assessor parcel number _____and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]	**[Signature]**
5485 S. Topaz Pl. Chandler, AZ 85249	
[Address]	**[Address]**
Dated: 3/13/25	**Dated:** _____

IMAN DARAJI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643022
Expires January 23, 2027
(SEAL)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 13 day March, 2025 by Brian Cory Blevins

My Commission Expires 1/23/2027 **Signature of Notary Public** _____

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454

  DS
  _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): B. B Date: 3/13/25

Printed Name of Property Owner(s): Brian Blevins

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 13 day of Mar 25 by Brian Cory Blevins

Iman Daraji
Printed Name of Notary

Signature of Notary

My Commission Expires: 01/23/2027

IMAN DARAJI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643022
Expires January 23, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

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PINAL COUNTY
WIDE OPEN OPPORTUNITY

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Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

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11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☑NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners	Parcel No.
Name: within 1200 feet of the subject site.	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature P W Furlow Date 3/10/2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405
Name of Applicant	Address
	heather.wise@ccrenew.com (406) 431-0686
Signature of Applicant	E-Mail Address Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004
Name of Agent/Representative	Address
PW Furlow	peter.furlow@quarles.com (602) 229-5253
Signature of Agent/Representative	E-Mail Address Phone Number

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

GOLDWATER LLP	571 N. 54th street Chandler AZ 85226
Name of Landowner	Address
[signature]	REB ROSEMARIE@BURCOS.COM 480 963 6455
Signature of Landowner	E-Mail Address Phone Number

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

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454 _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 03/27/2025

Printed Name of Property Owner(s): GORDITA LLP

Signature of Property Owner (s): _____ Date: 03/27/2025

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this_____ day of _____ by _____

Scott Coombe
Printed Name of Notary

Signature of Notary

My Commission Expires: 8-14-2025

SCOTT COOMBE
Notary Public, State of Arizona
Maricopa County
Commission # 610499
My Commission Expires
August 14, 2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

AGENCY AUTHORIZATION

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

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

CORDITA LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of 1083.60 acres located at 28578 S. Tweedy Rd Elm Az 85131, and further identified

[Insert Address of Property]

As assessor parcel number 408110230, 408150020 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints CACTUS FLOWER SOLAR LLC

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

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

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

[Signature]
571 N. 54th Street Chandler Az 85226
[Address]

Dated: 03/27/2025

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

SCOTT COOMBE
Notary Public, State of Arizona
Maricopa County
Commission # 610498 (SEAL)
My Commission Expires
August 14, 2025

The foregoing instrument was acknowledged before me, this 27th day March, 2025
by ~~Scott Coombe~~ Arnaldo Burgos
SC

My Commission Expires 8-14-2025

Signature of Notary Public

Scott Coombe
Printed Name of Notary

Signature of Notary

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Planner Kendal Riley
2. Date of Pre-application Review: 01/ 14 /2025 Pre-Application Review No.: Z-PA-125 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres is General Rural ("GR")
4. Requested Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
5. Parcel Number(s): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
6. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
7. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.
14. Explain why the proposed development is needed and necessary at this time. See rezoning/PAD Book for additional information.

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

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See rezoning/PAD Book for additional information.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See rezoning/PAD Book for additional information.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   See rezoning/PAD Book for additional information.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   See rezoning/PAD Book for additional information.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

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

Parcel No.: See attached for list of property owners
Name: within 1200 feet of the subject site.
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

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Name:
Address:
City/ST/Zip:

Parcel No.:
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City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PVFurlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026

Signature of Notary Public Nancy D. Berry

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PV Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

GOROITA LLLP	571 N 54th Street	
Name of Landowner	Address	
	RE@ ROSEMARIE BURGIS	480 363 2285
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

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

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

GORDITA LLP

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

Hereinafter referred to as "Owner," is/are the owner(s) of 1083.60 acres located at 28518 S. Tweedy Rd Florence Az 85131, and further identified
[Insert Address of Property]
As assessor parcel number 408110230, 408150020 and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints CACTUS FLOWER SOLAR LLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]
571 N 54th Street Chandler Az 85226
[Address]
Dated: 03/27/2025

[Signature]
[Address]
Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

SCOTT COOMBE
Notary Public, State of Arizona
Maricopa County
Commission # 610480
My Commission Expires
August 14, 2025
(SEAL)

The foregoing instrument was acknowledged before me, this 27th day March, 2025 by Scott Coombe.

My Commission Expires 8-14-2025 Signature of Notary Public

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

    a. without accompanying zone change 0-499 mail-outs: $4,478.00
    b. without accompanying zone change 500 or more mail-outs: $4,880.00
    c. with accompanying zone change: $888.00
    d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
    (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Planner Kendall Riley
2. Date of Pre-application Review: 01/14/2025
3. Pre-Application Review No.: Z – PA -125-24
4. Current Zoning (Please provide Acreage Breakdown): 2,148.94 acres is General Rural ("GR")
5. Requested Zoning (Please provide Acreage Breakdown): 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
6. Parcel Number(s) (Please attach a separate list if more space is needed): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
7. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
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8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
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10. Is the property located within three (3) miles of an incorporated community? ☐YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☑NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners	Parcel No.
Name: within 1200 feet of the subject site.	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature P W Furlow

Date 3/10/2025

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC — 3402 Pico Blvd, Santa Monica, CA 90405

Name of Applicant — Address

DocuSigned by: Heather Wise 8E057EB0506541D...

heather.wise@ccrenew.com — (406) 431-0686

Signature of Applicant — E-Mail Address — Phone Number

Peter Furlow, Quarles & Brady LLP — One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004

Name of Agent/Representative — Address

peter.furlow@quarles.com — (602) 229-5253

PW Furlow

Signature of Agent/Representative — E-Mail Address — Phone Number

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

Michael J. Toone — 817 N. York Cir, Mesa, AZ 85213

Name of Landowner — Address

aztoone@gmail.com — 602-228-0375

Signature of Landowner — E-Mail Address — Phone Number

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

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  HW Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Michael J Toone Date: 3/19/25

Printed Name of Property Owner(s): Michael J. Toone

Signature of Property Owner (s): Carol H. Toone Date: 03/19/25

Printed Name of PropertOwner(s): Carol H. Toone

The foregoing instrument was acknowledged before me this 19th day of March 2025 by Michael J. Toone, Carol H. Toone

Michelle Mannetti
Printed Name of Notary

Michelle Mannetti
Signature of Notary

My Commission Expires: 12/09/2028

MICHELLE MANNETTI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 678287
Expires December 9, 2028

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

AGENCY AUTHORIZATION

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

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

Toone Family Limited Partnership #3

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

Hereinafter referred to as "Owner," is/are the owner(s) of 213.2 acres located at On E Ellis Rd between S 11 Mile Corner Rd and S Tweedy Rd, and further identified

[Insert Address of Property]

As assessor parcel number 408120020, 408120030 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints Cactus Flower Solar, LLC

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

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

Michael J Toone
[Signature]
817 N. York, Mesa, AZ 85213
[Address]
Dated: March 19, 2025

Carol H. Toone
[Signature]
817 N. York Cir. Mesa AZ 85213
[Address]
Dated: 03/19/25

MICHELLE MANNETTI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 678287
Expires December 9, 2028

STATE OF Arizona)
) ss.
COUNTY OF Maricopa) (SEAL)

The foregoing instrument was acknowledged before me, this 19th day March, 2025 by Michael J. Toone, Carol H. Toone

My Commission Expires 12/09/2028 **Signature of Notary Public** Michelle Mannetti

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: Planner Kendal Riley
2. Date of Pre-application Review: 01/ 14 /2025 Pre-Application Review No.: Z-PA-125 -24
3. Current Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres is General Rural ("GR")
4. Requested Zoning *(Please provide Acreage Breakdown)*: 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
5. Parcel Number(s): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
6. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
7. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.
14. Explain why the proposed development is needed and necessary at this time. See rezoning/PAD Book for additional information.

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

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See rezoning/PAD Book for additional information.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See rezoning/PAD Book for additional information.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See rezoning/PAD Book for additional information.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See rezoning/PAD Book for additional information.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See rezoning/PAD Book for additional information.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   See rezoning/PAD Book for additional information.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   See rezoning/PAD Book for additional information.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See rezoning/PAD Book for additional information.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☐ YES ☑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

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

Parcel No.: See attached for list of property owners
Name: within 1200 feet of the subject site.
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
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City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 10th day of March, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of March, 2025, before me personally appeared Peter Furlow, Quarles & Brady LLP
(Name of signor)

Signature PW Furlow Date 3/10/2025

State of Arizona
)ss.
County of Maricopa

My Commission Expires 10/31/2026

NANCY D. BERRY
Notary Public - Arizona
MARICOPA COUNTY
Commission # 638536
Expires October 31, 2026
(SEAL)

Signature of Notary Public Nancy D. Berry

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

Table 5. Property Owners within 1,200 feet of the Project Parcels		
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40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
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40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405	
Name of Applicant	Address	
DocuSigned by: Heather Wise 8E057EB0506541D	heather.wise@ccrenew.com	(406) 431-0686
Signature of Applicant	E-Mail Address	Phone Number
Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004	
Name of Agent/Representative	Address	
PW Furlow	peter.furlow@quarles.com	(602) 229-5253
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Name of Landowner	Address	
Signature of Landowner	E-Mail Address	Phone Number

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

Docusign Envelope ID: 750462B8-3263-4F4D-960D-D6B91C680163

AGENCY AUTHORIZATION

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

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

Stambaugh Farms LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of Stambaugh Farms LLC acres located at 27830 S. 11 mile Corner Rd. Eloy, AZ 85131-8513, and further identified

[Insert Address of Property]

As assessor parcel number 408 15 0010 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Cactus Flower Solar LLC

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

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

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

[Signature]

27830 S 11 mile corner Rd Eloy AZ 85131
[Address]

Dated: 3-21-25

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

MARTIN A ESTRELLA
Notary Public - Arizona
Pinal County
Commission # 598965
My Comm. Expires Mar 23, 2025

(SEAL)

The foregoing instrument was acknowledged before me, this 21st day March, 20 25
by David G. Stambaugh

My Commission Expires 03-23-2025

Martin A. Estrella
Printed Name of Notary

Signature of Notary Public

Signature of Notary

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Planner Kendall Riley
2. Date of Pre-application Review: 01/14/2025
3. Pre-Application Review No.: Z – PA -125-24
4. Current Zoning (Please provide Acreage Breakdown): 2,148.94 acres is General Rural ("GR")
5. Requested Zoning (Please provide Acreage Breakdown): 2,148.94 acres to Industrial ("I-3") with a Planned Area Development ("PAD")
6. Parcel Number(s) (Please attach a separate list if more space is needed): 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030
7. Parcel Size(s): 40811025B - 240 acres; 40811025D - 144.74 acres; 40811024A - 80 acres; 40811024C - 77.65 acres; 40811025C - 86.84 acres; 408150010 - 213.34 acres; 408110230 - 640 acres; 408150020 - 426.66 acres, 408120020 - 173.34 acres; 408120030 - 40 acres
8. The existing use of the property is as follows: Vacant or private agricultural purposes
8. The exact use proposed under this request: A photovoltaic ("PV") power generation and battery energy storage system site.
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production.
10. Is the property located within three (3) miles of an incorporated community? ☐YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # Not Applicable
13. Is this a major PAD Amendment request (no zone accompanying change)? YES ✓NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation (Case No. PZ-PA-007-24. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for the PV solar power generation and storage facility.

15. Explain how your proposed zoning modification will support and improve the surrounding area. See rezoning/PAD Book for additional information.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

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PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

Parcel No. See attached for list of property owners	Parcel No.
Name: within 1200 feet of the subject site.	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip
Parcel No.	Parcel No.
Name:	Name:
Address:	Address:
City/ ST/ Zip	City/ ST/ Zip

I hereby verify that the name list above was obtained on the 10th day of March, 2025 at the office of Pinal County and is accurate and complete to the best of my knowledge.

(Source of Information)

Peter Furlow, Quarles & Brady LLP

Printed Name

Signature PW Furlow

Date 3/10/2025

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
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40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

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

Heather Wise, Cactus Flower Solar LLC	3402 Pico Blvd, Santa Monica, CA 90405
Name of Applicant	Address

DocuSigned by:
Heather Wise
8E05ZEB0506541D...

heather.wise@ccrenew.com (406) 431-0686

Signature of Applicant | E-Mail Address | Phone Number

Peter Furlow, Quarles & Brady LLP	One Renaissance Square 2 N. Central Ave., Ste 600, Phoenix, AZ 85004
Name of Agent/Representative	Address

peter.furlow@quarles.com (602) 229-5253

PW Furlow

Signature of Agent/Representative | E-Mail Address | Phone Number

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

Name of Landowner | Address

Signature of Landowner | E-Mail Address | Phone Number

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

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Cactus Flower Solar LLC DATE: 3/10/2025

MAILING ADDRESS 3402 Pico Blvd, Santa Monica, CA 90405

E-MAIL ADDRESS: heather.wise@ccrenew.com

DAY PHONE: (406) 431-0686 MESSAGE PHONE (406) 431-0686 PROPERTY INFORMATION

Assessor Parcel Numbers: 40811025B, 40811025D, 40811024A, 40811024C, 40811025C, 408150010, 408110230, 408150020, 408120020, 408120030 Township: 09S

Range: 07E Section: 13

Address/Location: No address; land in unincorporated Pinal County, located on 2,148.94 acres approximately eight miles south of the City of Eloy ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454 DS (H.W.) _____ Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s):_____Date:_____

Printed Name of Property Owner(s):_____

Signature of Property Owner (s):_____Date:_____

Printed Name of PropertOwner(s):_____

The foregoing instrument was acknowledged before me this_____ day of _____ by _____

_____ _____

Printed Name of Notary Signature of Notary

My Commission Expires: _____

Docusign Envelope ID: E4DAF342-F7C6-4738-B8C3-56A2844FA12C

AGENCY AUTHORIZATION

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

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

_____

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

Hereinafter referred to as "Owner," is/are the owner(s) of Stambaugh Farms LLC acres located at 27830 S. 11 Mile Corner Rd. Eloy, AZ 85131-8513, and further identified
[Insert Address of Property]
As assessor parcel number 40815009D and legally described as follows:
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Cactus Flower Solar LLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature] _____

[Address] 27830 S 11 mile corner RD Eloy AZ 85131

Dated: 3-21-25

[Signature] _____

[Address]

Dated: _____

MARTIN A ESTRELLA
Notary Public - Arizona
Pinal County
Commission # 598965
My Comm. Expires Mar 23, 2025

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

(SEAL)

The foregoing instrument was acknowledged before me, this 21st day March, 2025 by David G. Stambaugh.

My Commission Expires 03-23-2025

Signature of Notary Public _____

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

CACTUS FLOWER SOLAR PROJECT

PINAL COUNTY REZONING/PLANNED AREA DEVELOPMENT APPLICATION "PAD BOOK"

Submitted to:

Pinal County Community Development, Planning Division

Applicant:

Cactus Flower Solar, LLC
3402 Pico Blvd,
Santa Monica, CA 90405
Attn: Sohini Hathiramani
sohini.hathiramani@ccrenew.com
Attn: Stacy Gramazio
stacy.gramazio@ccrenew.com

Legal Counsel:

Quarles & Brady, LLP
2 N. Central Ave.
Phoenix, AZ 85004
Attn: Peter Furlow, Esq.
Peter.Furlow@quarles.com

Design & Engineering Consultant:

Coe & Van Loo Consultants Inc.
4550 N 12th St,
Phoenix, AZ 85014
Attn: Julie Vermillion
jvermillion@cvlci.com

FIRST SUBMITTAL: March 17, 2025
SECOND SUBMITTAL: August 1, 2025

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D. PLANNED AREA DEVELOPMENT (PAD) BOOK

D.1 Purpose of Request

Cactus Flower Solar, LLC ("**Applicant**"), wholly and directly owned by Cypress Creek Renewables Development, LLC ("**CCR**") is requesting this rezoning/Planned Area Development ("**PAD**") overlay in order to construct and operate a photovoltaic ("**PV**") power generation and storage facility Project site. Applicant is requesting to change the existing zoning district from General Rural ("**GR**") to Industrial ("**I-3**") with a PAD on 2,148.94 acres on 10 privately-owned parcels in unincorporated Pinal County.

This rezoning request will bring the property into compliance with the recently amended and approved Comprehensive Plan land use designation. On October 30, 2024, the Pinal County Board of Supervisors unanimously approved to change the Comprehensive Plan to "Green Energy Production" to allow for this large- scale PV solar power generation and storage facility.

D.2 Description of Proposal

The Applicant is proposing a 270-megawatts with alternating current ("**MWac**") solar generation and 270-megawatt ("**MW**") battery energy storage system ("**BESS**") (the "**Proposed Development**" or "**Project**"). The Proposed Development includes 10 parcels of all privately-owned land in unincorporated Pinal County, located on 2,148.94 acres of flat, active agricultural land, approximately eight miles south of the City of Eloy (the "**Property**").

The Proposed Development consists of a 270 MWac PV solar array utilizing bifacial solar panels mounted on a single axis tracking system to optimize sunlight capture throughout the day. The system will include a potential 270 MW BESS co-located with the solar array. Strategically placed centralized inverters will convert direct current ("**DC**") to alternating current ("**AC**"), with medium-voltage cables transmitting the energy to the on-site substation. Additionally, an Operations & Maintenance ("**O&M**") building will be located on-site to support system monitoring and maintenance. Together, the PV solar array, BESS, inverters, and O&M building will comprise the Proposed Development.

From the generator site, the Proposed Development will connect to a new APS substation via an approximately nine-mile gen-tie transmission line, which will interconnect with APS' Tat Momoli-Saguaro 230 kV transmission line. The gen-tie line will be located southwest of the Proposed Development.

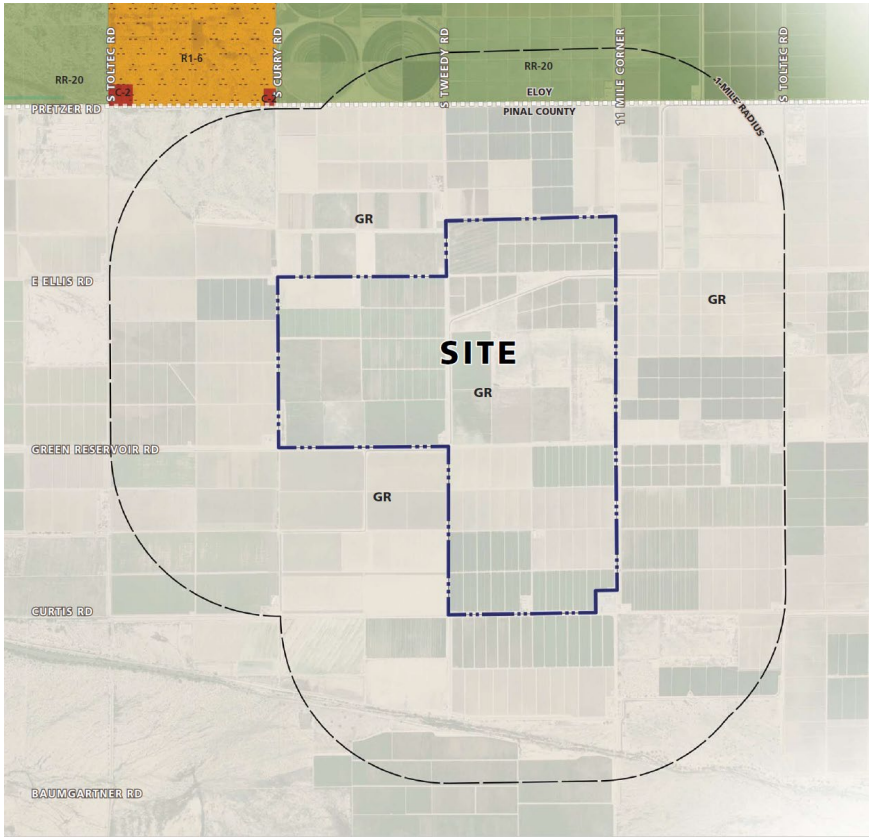
Once operational, the Proposed Development's energy will be dispatched to the local and regional grid or stored in the BESS for future delivery at the directive of the offtake counterparty purchasing the power. The Proposed Development is currently progressing through the Transitional Cluster Study process with APS for a Large Generator Interconnection Agreement ("**LGIA**"), with ongoing studies underway. Execution of the LGIA is subject to APS feedback. This agreement will define the interconnection timeline and govern the Proposed Development's ability to connect to the new APS substation and regional grid.

APS serves multiple communities in Pinal County, including the City of Eloy, City of Coolidge, Town of Florence, and surrounding unincorporated areas.

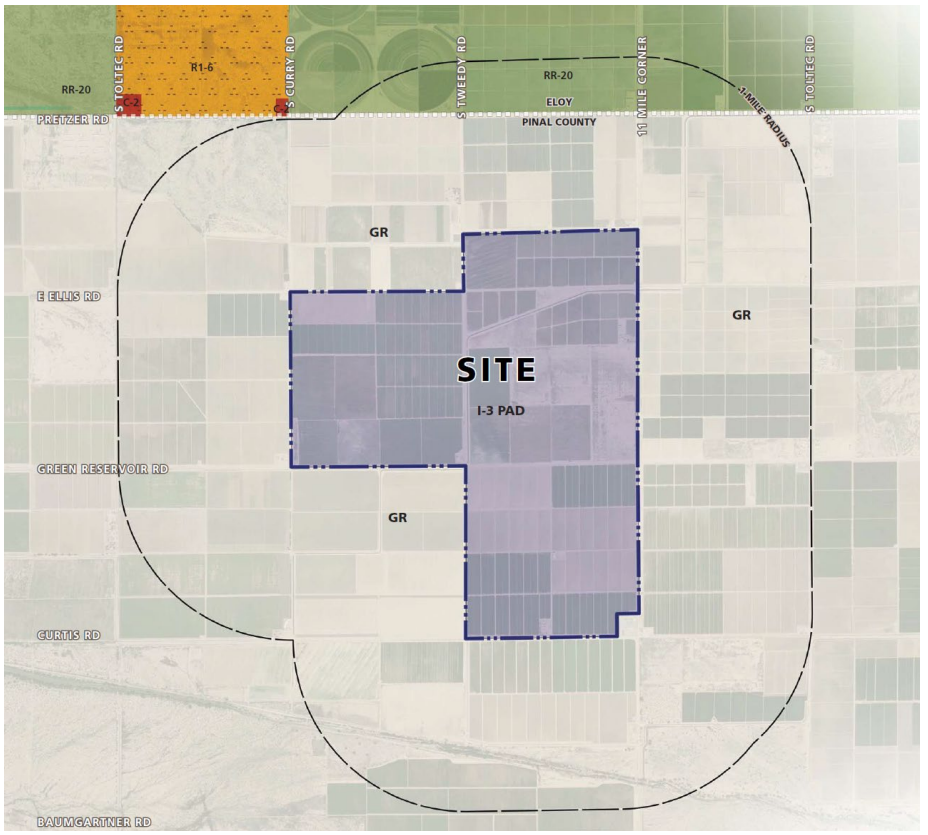
The subject parcels included in the proposed rezoning/PAD are represented in **Figure 1**.

Figure 1. Proposed Rezoning/PAD Parcels

APN	Owner	Acreage	Current Land Use Designation	Current Zoning	Proposed Zoning
40811025B 40811025D 40811024A 40811024C 40811025C	Curtis 1035, LLC	633.450	Very Low Density Residential	General Rural	I-3 PAD
408110230 408150020	Gordita, LLLP	652.164 433.595	Moderate Low Density Residential	General Rural	I-3 PAD
408150010	Stambaugh Farms, LLC	214.451	Very Low Density Residential	General Rural	I-3 PAD
408120020 408120030	Toone Family Limited Partnership #3	215.283	Very Low Density Residential	General Rural	I-3 PAD



EXISTING ZONING



PROPOSED ZONING

D.4 Relationship to Surrounding Properties within One Mile

The site is currently undeveloped vacant agricultural land and is surrounded by the following uses within one mile:

- **North**: Agricultural land zoned General Rural (GR).
- **East**: Eloy Solar (approved for Green Energy Production on November 17, 2021 in PZ-OA-005-21).
- **South**: Agricultural land zoned General Rural (GR).
- **West**: Agricultural land zoned General Rural (GR).

D.5 Schools

The Proposed Development is located in the Eloy Elementary School District. There are no schools within one mile of the Proposed Development site nor schools proposed as part of the Proposed Development. Local educational institutions in Pinal County will benefit from the tax revenue generated from the Proposed Development.

D.6 Public Services/ Community Services

No direct public services are proposed as part of the Proposed Development. The Proposed Development will connect to a new APS substation via an approximately nine-mile gen-tie transmission line, which will interconnect with APS' Tat Momoli-Saguaro 230 kV transmission line. The gen-tie line will be located southwest of the Project. Once operational, the Project's energy will be dispatched to the local and regional grid or stored in the BESS for future delivery at the directive of the offtake counterparty purchasing the power.

Other than fire and emergency medical services, no community services are proposed or needed as part of the Project. The Applicant will continue to work with the Regional Fire and Rescue and Eloy Fire to establish an Emergency Response Plan to ensure proper knowledge and education is provided to First Responders.

The Applicant has been in communication with the local Eloy Fire Department and met with them on September 26, 2024, to discuss the project in more detail. The Eloy Fire team shared some safety feedback on project design, and indicated they were open to discussing more once the project approaches construction.

D.7 Location and Accessibility

The proposed Project is located eight miles south of Eloy and approximately seven miles south of Interstate 10 ("**I-10**") (**Figure 2**).

The Project was intentionally sited to follow Pinal County and citizens' guidance for new energy development to be located away from current and proposed towns, housing, employment hubs, parks, scenic areas, and recreational trails. The Project is consistent with Policy 3.1.1.5 included in the Comprehensive Plan's Sense of Community vision component: "locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be

mitigated." The location is remote with few neighbors isolating any visual impacts to a confined area. Furthermore, the site boundary is contiguous allowing for concentrated and efficient construction within the defined acreage.

Additionally, the Proposed project abuts GEP land use to its east known as Eloy Solar (**Figure 3**) which was approved by the Board of Supervisors on November 17, 2021 (PZ-PA-005-21). The location of adjacent GEP land use encourages collocated designation with surrounding and existing land uses which we understand is a priority for the County. These considerations, site location and adjacent GEP land use, encourage a well-sited Project that adheres to Pinal County and citizens' feedback on placement for new energy development.

It is anticipated that the I-10 will provide regional access to the site via the I-10/Sunrise Boulevard interchange located approximately 8 miles north of the site. Sunrise Boulevard will provide regional connectivity to the site accesses.

The site can be accessed on existing gravel roads including Ellis Road, E. Greene Reservoir Road, and E. Curtis Road providing western and eastern access points, and S. Eleven Mile Corner Road, S. Tweedy Road, and S. Curry Road providing northern and southern access points.

D.8 Compliance with Regionally Significant Routes for Safety and Mobility, Access Management Manual (October 2008)

No public streets or roadways are planned as part of the Project. However, according to the "Regionally Significant Routes for Safety and Mobility, Final Report", the section of Green Reservoir Road is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way of 75 and 150 feet is required to comply with the Final Report. Applicant will comply with this requirement as directed by the County Engineer.

Additionally, the Project area lies within the ADOT and Pinal County preferred alignment for the I-11 Freeway/Expressway. The Applicant will work with the County Engineer and Public Works Department to address any comments related to the location of the Project within the alternative corridor for the proposed I-11 corridor.

D.9 Utilities and Services

The Project will operate independently of utilities or services from Pinal County or any other external providers. Access roads will be designed and constructed to ensure adequate emergency vehicle access throughout the site.

The Project will feature an operations and maintenance ("**O&M**") building, and a control house located near the northeast portion of the site, adjacent to the employee parking and laydown area. A small parking lot will be constructed to accommodate the O&M facility. The O&M building will likely be a temporary structure or trailer.

During operations, the O&M building will have minimal running water for restroom facilities (from on-site well), while potable drinking water will be provided in jugs or dispensers. The site will not have irrigation lines, and the facility does not require an operations water source. If module washing is needed, water will be trucked to the site as required.

D.10 Ownership and Control

Cypress Creek Renewables ("**CCR**") will own and manage the Project throughout its entire lifespan. CCR is a leading independent solar energy company in the United States, specializing in the development, ownership, and operation of utility-scale and distributed solar projects. To date, CCR has developed over 12 gigawatts ("**GW**") of solar energy projects across the country, enough to power more than two million American homes.

CCR's in-house O&M division, Cypress Creek Solutions, manages over five GW of solar and storage assets, making it one of the largest solar O&M providers in the nation. As an independent power producer, CCR is committed to powering a sustainable future by leveraging an owner's mindset to create valuable projects that benefit communities for decades.

CCR brings extensive experience and a fully integrated approach to renewable energy projects, ensuring long-term success and reliability.

D.11 Timing of Development (Phasing Schedule)

The Project is currently within the Transitional Cluster study process with APS regarding a Large Generator Interconnection Agreement ("**LGIA**"). Ongoing studies are underway by APS and are subject to ongoing feedback. This agreement will govern the interconnection timeline and ability for the Project to connect to the new APS substation and regional grid.

Once the LGIA is executed, construction will be done continuously without phasing over an approximately 18-month period.

D.12 Conformance with the Comprehensive Plan

Pursuant to Arizona's Growing Smarter Act and Smart Growth Plus legislation, all Arizona cities and counties are required to adopt a Comprehensive Plan to serve as a guiding document regarding future land use applications. All zoning cases after the adoption of such plan must conform to the County's Comprehensive Plan.

As previously mentioned, Pinal County Board of Supervisors voted unanimously on October 30, 2024, to change the Comprehensive Plan land use designation on this Project site to "Green Energy Production."

"Green Energy Production" indicates areas throughout Pinal County that are designated specifically for the location of large-scale PV solar panel power generation facilities just like the proposed Cactus Flower solar facility. According to County staff, the appropriate zoning district to allow the solar facility is I-3. Thus, this application is requesting to change the existing GR zoning to I-3 with a PAD overlay, which is compatible zoning with the recently approved Comprehensive Plan designation. The PAD overlay is being requested in order to restrict the I-3 uses on the property by only allowing the proposed solar project with battery storage and already existing agricultural uses.

No other uses will be allowed unless an amendment is approved to the PAD which would require another public hearing process.

D.13 Recreational Amenities

No recreational amenities are proposed as part of the Project.

D.14 Fences, Walls, and Screening

Section 2.340.040 of the Pinal County Development Services Code ("**PCDSC**") states that industrial zoning that abuts rural or residential property shall provide a setback of 50 feet to create an appropriate buffer between land uses. Such setback shall be improved with one or more of the following:

- Landscaping
- Parking lot with landscaping and a decorative fence or wall.

As part of the Proposed Development, we are requesting an 8' tall chain link fence with screening around the perimeter of the Property to ensure proper screening from neighboring properties. *See* Wall Plan and Fence Elevation in Appendix I. This type of screening is appropriate given the absence of nearby neighbors, the ease it provides for future site decommissioning, and its reduced environmental impact compared to more intensive screening options.

D.15 Total Number of Dwelling Units

Two existing single-family homes are located on the Property, each situated on its own parcel, and currently serve as residences for individuals actively farming the land. No new residential structures are proposed. CCR is leasing the parcels of the Property with residences existing from the owners and, under the terms of the lease, has the option to either allow the homes to remain in place or relocate them following execution of the purchase documentation, in coordination with the current landowners. At the conclusion of the lease term, the homes will be returned for continued agricultural use of the owners. Pursuant to the proposed PAD standards in Section D.22 of this PAD Book, one-family dwelling units—whether of conventional construction, manufactured home, or mobile home—are permitted as-of-right.

D.16 Maximum Residential Density of Each Planning Unit

The existing residences on the Property will remain but will not be occupied.

D.17 Total Number of Parking Spaces for Recreation Facilities

No recreational facilities are proposed as part of the Project, so no recreational parking spaces would be required.

D.18 Type of Landscaping

Pinal County is currently experiencing a severe water shortage and securing water rights for development is challenging. The proposed use is a solar farm and BESS that does not require water or wastewater services. Because of this unique use of the property, the Applicant is requesting relief from planting new trees or shrubs that require a constant water source. The landscaping plan within the setback will be to preserve a substantial amount of existing desert vegetation that has prospered and will continue to grow without artificial and wasteful irrigation, as well as provide natural screening of the solar panels. The goal is to develop a solar farm that

blends into the natural desert that surrounds the site.

D.19 Preliminary Hydrologic Data and a Statement on Drainage

See Preliminary Master Drainage Report attached at **Appendix A**.

D.20 Additional Information for Commercial and Industrial Uses *(if applicable)*

Total Area in Acres Proposed (Commercial and Industrial Separated)

The entire site is proposed as an industrial use for the solar project. No portion of the site is proposed for a commercial/retail use.

Approximate Retail Sales Floor Area (Commercial)

No retail sales floor area is needed as part of the Project.

Proposed Uses Based on Permitted Uses in the Base Zone

Pinal County considers the proposed solar farm as an industrial use in the I-3 zoning category and includes PV solar generation and electrical storage (battery). This application is requesting a zone change to the I-3 zoning district along with a PAD overlay. The PAD overlay will restrict the permitted uses on the property to only allow solar generation with electrical storage. No other uses will be allowed by right.

D.21 Standards of Height, Open Space, Buffering, Landscaping, Pedestrian and Vehicle Circulation, Off-Street Parking and Loading, Signs, Outdoor Lighting, and Nuisance Controls Intended for the Development

D.22 Tables

Quantitative development data for land use, amended development standards, amended use, and utilities and services are presented in Table 1 through Table 4 below.

Table 1. Land Use

Description	Amount
Total gross acreage of site	2,148.94
Total area of arterial and collector streets	N/A
Total number of each type of dwelling unit	Not applicable
Total number of all dwelling units proposed including the range and mixture of lot sizes within each base zone	Not applicable
Overall proposed density	Not applicable

Table 2. Amended Site Development Standards

Area	I-3 Zoning	Proposed (I-3/ Solar PAD)
Minimum lot area	None	Not applicable
Minimum lot width	None	Not applicable

Minimum building setbacks [1,2]	**Front:** 20 feet except as provided in PCDSC 2.340.040 **Side:** (1) 25 feet where development abuts a rural or residential district and (2) zero feet where development abuts any other district **Rear:** 10 feet, except when abutting property zoned rural or residential, then 25 feet and subject to PCDSC 2.340.040	**Front:** 20 feet **Side:** (1) 25 feet where development abuts a rural or residential district and (2) zero feet where development abuts any other district **Rear:** 10 feet, except when abutting property zoned rural or residential, then 25 feet
Maximum building height	50 feet	50 feet (transmission structures could exceed 50 feet but are exempt per PCDSC 2.150.050)
Buildable Area [3]	No maximum building area.	No maximum building area.
Detached Accessory Buildings		
Permitted Coverage [3]	40% of the required rear setback and any additional space within the buildable area	40% of the required rear setback and any additional space within the buildable area
Maximum height [3]	20 feet within the required rear setback; 35 feet within the buildable area	20 feet within the required rear setback; 35 feet within the buildable area
Minimum distance to main building	7 feet	7 feet
Minimum distance to front lot line [1]	15 feet	15 feet
Minimum distance to side lot lines [1]	0 feet	0 feet
Minimum distance to rear lot lines [1]	4 feet	4 feet
Industrial Buffer [1]		
50 feet (where development abuts a rural or residential district, arterial or collector street)		

[1] The setbacks and Industrial Buffer are to be measured from the property line or dedicated right-of-way to the face of the subject building or solar array, exclusive of walls, fencing, or signage.
[2] Except as modified by the Industrial Buffer, where required.
[3] Buildable area means the net portion of the lot remaining after deducting all required yards/setbacks from the gross are of a lot or building site. No maximum building area applies to the I-3 district.

Table 3. Amended Use		
Use	**Permitted**	**Non-Permitted**
Photovoltaic solar generation	✓	
Electrical storage (battery)	✓	
Commercial Agricultural Uses	✓	
One-family dwelling unit, conventional construction or manufactured home or mobile home	✓	
Adult-oriented businesses and adult service providers		✓
Airport or landing strip		✓
Gasoline or flammables bulk station		✓
Government structures, fire district stations, sheriff's facilities and their accessory uses		✓
Heliport		✓
Impounded or towed vehicle storage yard		✓
Junk, salvage or auto wrecking yards		✓
Landfill and transfer stations		✓
Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations		✓
Prisons, detention facilities and their accessory uses		✓
Private schools		✓
Restaurant		✓
Sports arena		✓
Vocational schools		✓
Wireless communication facilities		✓
Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment		✓

Table 4. Utility and Services	
Type	**Source**
Sewer	Septic for O&M building.
Water	On-site well. Central Arizona Irrigation and Drainage District.
Electric	Electrical District No. 4 – Note: Project will interconnect to the APS TAT Momoli-Saguaro 230kV Transmission line.
Telephone	Local telephone company. N/A.
Police	Pinal County Sheriff's Office.
Fire	Regional Fire and Rescue (and/or Eloy Fire).
Schools	Not applicable. Eloy School District.
Solid Waste Disposal	Local waste disposal/recycling facilities.

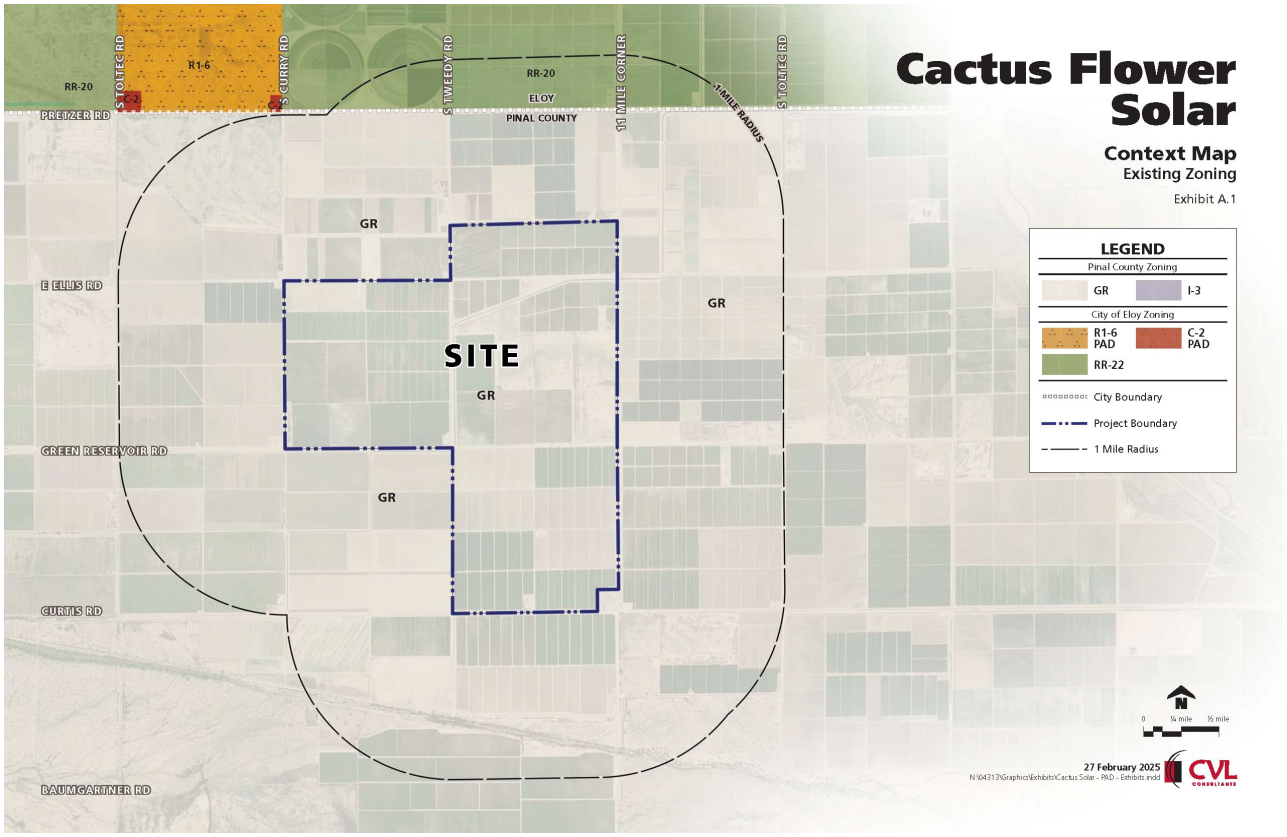
D.23 Appendix, As Applicable

See attached appendices.

E. PROPERTY MAP SHOWING RELATIONSHIP TO SURROUND PROPERTIES WITHIN ONE MILE OF THE PROJECT BOUNDARIES

Figure 2 on the following page illustrates the relationship to surrounding properties zoning within one mile of the Project boundaries.

Figure 2. Area Zoning Map



F. PRELIMINARY TITLE REPORT

A Preliminary Title report is included in **Appendix B.**

G. DEVELOPMENT PLAN

G.1 Site Plan

The Project Site Plan can be found in **Appendix C** of this application.

G.2 Open Space and Recreation Plan

The Open Space Plan is provided at **Appendix G**.

G.3 Landscape Plan

The Landscape Plan for the Proposed Development can be found in the following: (i) Open Space Plan provided at **Appendix G**, (ii) Wall Plan in **Appendix I** and (iii) Fence Elevations at **Appendix I.**

G.4 Arizona Game and Fish Environmental Online Review Tool Report

The Arizona Environmental Online Review Tool Report is a document generated through an

online system that assesses potential environmental concerns related to a specific property or project in Arizona. It compiles data from various environmental databases to identify risks such as protected species, hazardous sites, and water resources.

Please see The Arizona Environmental Online Review Tool Report for the Property included in **Appendix G**.

G.5 Additional Information

G.5.1 Preliminary Drainage Report

A Preliminary Master Drainage Report is included in **Appendix A**.

G.5.2 Preliminary Traffic Statement

The trip generation for the Proposed Development after the construction phase is significantly less than the trip generation threshold of 100 peak hour trips that would typically warrant a more detailed analysis per Pinal County Traffic Impact Statement Guidelines. The Proposed Development is not expected to significantly impact traffic conditions in the vicinity.

See preliminary traffic statement included in **Appendix E**.

G.5.3 Certified A.L.T.A. Survey of the Project

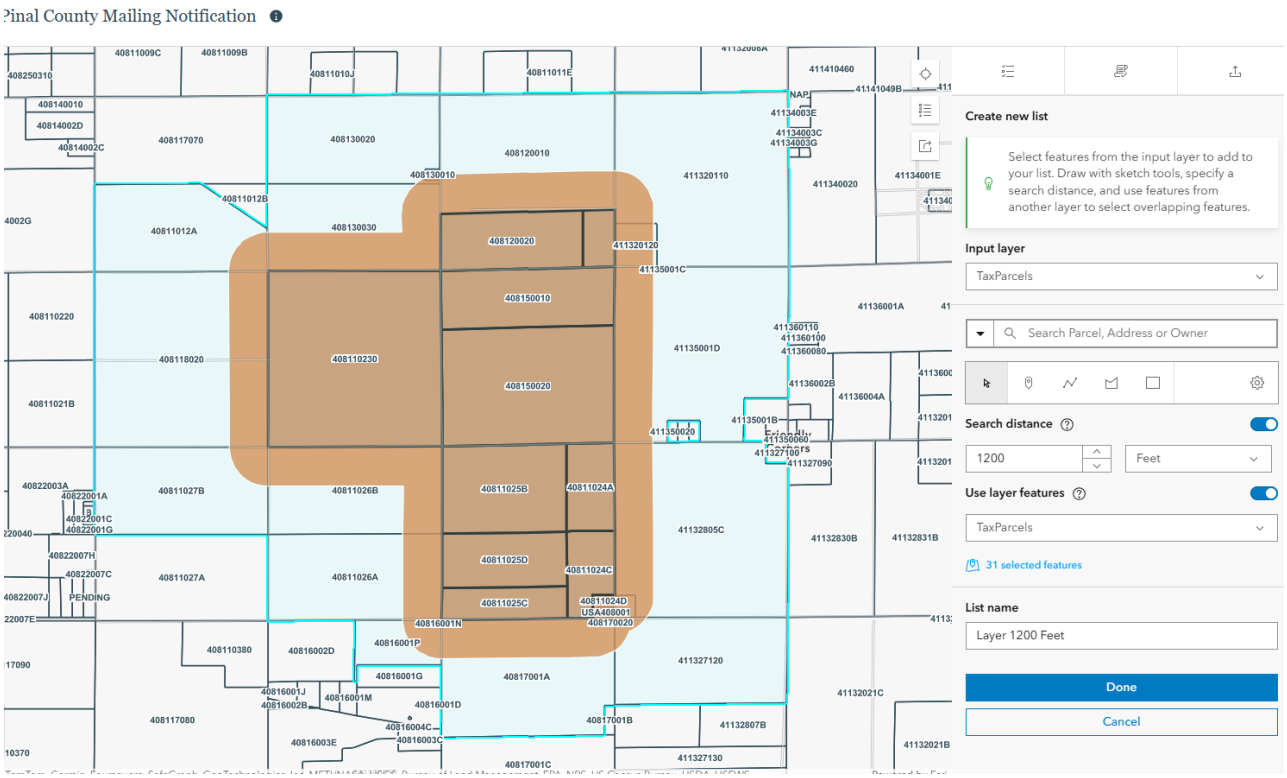
A Project A.L.T.A. survey, including a legal description of the rezoning/PAD boundary, is included in **Appendix F.**

G.5.4 Property Owners within 1,200 Feet

The Applicant has within 1,200 feet of the Project boundary as listed in **Table 5**, and the 1,200-foot boundary and parcels within are illustrated in **Figure 3**.

Table 5. Property Owners within 1,200 feet of the Project Parcels		
Parcel Number	**Name**	**Mailing Address 1**
408170020	TRICO ELECTRIC CORP	PO BOX 930 MARANA, AZ 85653-8565
40811024D	USA DEPT OF ENERGY WESTERN AREA POWER ADMINISTRATION	12155 WEST ALAMEDA PARKWAY LAKEWOOD, CO 80228-8022
40811025C 40811025D 40811024C 40811025B 40811024A	CURTIS 1035 LLC	5685 S TOPAZ PL CHANDLER, AZ 85249-9580
408150020 408110230	GORDITA L P	571 N 54TH ST CHANDLER, AZ 85226-8522
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD ELOY, AZ 85131-8513
411320120 408130010 408130020 408120010 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652 HIGLEY, AZ 85236-6165
408120020 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR MESA, AZ 85213-3602
40811012A	BARNES HARVESTING LLC	3095 S TREKELL RD CASA GRANDE, AZ 85193-3906
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563 PALM DESERT, CA 92261-9226
40817001A	VALENTIC WILLIAM	PO BOX 2966 CHANDLER, AZ 85244-4296
40811027B 40811026B 40811026A 40816001P	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500 DALLAS, TX 75201-1692
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR CASA GRANDE, AZ 85193-3914
40816001N	CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT	231 S SUNSHINE BLVD ELOY, AZ 85131-1245
411327120 411327110 41132805C	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX, AZ 85007

Figure 3. Property Owners within 1,200 feet of Project Parcels



G.5.5 Additional Materials for Specific Types of Commercial and Industrial Uses (if applicable):

G.5.5.1 Commercial Uses

No retail sales floor area is needed as part of the Project.

G.5.5.2 Industrial Uses

Total Area in Acres Proposed (Commercial and Industrial Separated)

The entire site (2,148.94 acres) is proposed as an industrial use for the solar project. No portion of the site is proposed for a commercial/retail use.

Types of Uses Proposed

The proposed use is industrial and includes PV solar generation and electrical storage (battery). All other uses are prohibited under this PAD and can only be added through a formal amendment to this PAD document which triggers a public hearing process.

Anticipated Employment for Development per Major Phases

The Project will provide an estimated 400+ well-paying construction jobs for 12-18 months, and several permanent jobs over the lifetime of the Project.

G.5.5.3 Standards

Height

The maximum height standard for the Project PV solar field, energy storage facility, and affiliated infrastructure is proposed to be less than 30 feet, which is less than the 50-foot maximum height allowed under PCDSC Chapter 2.150.050. The Project gen-tie transmission line structures are expected to be approximately 70 feet tall; however, PCDSC Chapter 2.150.050 notes that height limits shall not apply to electric power transmission towers.

Buffering

The minimum industrial buffer required by PCDS around the perimeter of the Project site is 50 feet.

Landscaping

As mentioned, the existing desert vegetation that has prospered without irrigation will be preserved and utilized to keep the rural desert feel of the area. The intent is to develop a solar farm that blends into the natural desert that surrounds the site.

Lighting

Because the Project generates power during daylight hours, some routine maintenance could be performed during the night. The Project's lighting system will provide O&M personnel with the minimal amount of illumination necessary for both normal and emergency conditions. Lighting and security could include motion-activated or infrared security lighting and cameras at the Project's perimeter, at O&M buildings, at substations, and at each power conversion station and PV-combing switchgear. Lighting will be designed to provide the minimum illumination needed to achieve safety and security objectives.

Other

No public open space, pedestrian and vehicle circulation, off-street parking and loading, signs, or nuisance control standards are proposed.

G.5.6 Comprehensive Plan Compliance Checklist and Consistency with Pinal County's Vision Components

The proposed Project is consistent with many of the goals and objectives of the Comprehensive Plan. Most significantly, the Board of Supervisors recently unanimously approved changing the Comprehensive Plan land use designation on this property to "Green Energy Production" to support the development of renewable sources to meet local energy provider needs. This application to change the zoning of the property is in full compliance with the County's Comprehensive Plan.

G.5.6.1 Consistency with Pinal County's Vision Components

The proposed PAD/rezoning is consistent with the goals, objectives, and policies of the current Comprehensive Plan.

The chapters of the Comprehensive Plan include Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities vision components and are discussed in the following sections with specific responses to the applicable questions included in the Comprehensive Plan compliance checklist.

Sense of Community

The proposal is consistent with the Sense of Community vision. The Project would provide local dependable power and avoid conflict with the community by being located far from towns, housing, employment centers, parks, and recreational trails, and areas where those may expand in the foreseeable future. The Project proposes to locate in an area where the current land use is decreasing in viability, and there would not be a significant impact on the sense of community or the dominant rural character. With close proximity to only one or two full-time residences, the Project is consistent with Policy 3.1.1.5, which is included in the Comprehensive Plan's Sense of Community vision component: "locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be mitigated."

Mobility and Connectivity

The Project would not generate any new traffic patterns or congestion outside of construction, and thus it would not interfere with the existing and proposed transportation corridors' abilities to move people and goods effectively with minimal impact on the native wildlife. There will be a temporary, minimal increase in traffic volumes on surrounding parcel roads due to the work force and materials and equipment delivery during construction, but there will be no significant increase in traffic during the operational life of the Project. Additionally, the Project includes plans to develop road access for construction workers and equipment and operational needs. The Project will, therefore, have no material impact on mobility and connectivity for the transportation corridors within Pinal County, or the State.

Economic Sustainability

The Project would expand the opportunities for the current residents and landowners of these parcels to improve their prosperity through a new use for their land and thus hopefully remain in Pinal County. The Project will also provide significant increased tax revenue to the county, an estimated 400+ well-paying construction jobs for 12-18 months, and several permanent jobs over the lifetime of the Project. The power is also anticipated to support residential growth and job creation by providing clean and affordable electricity. This energy will support the growing industrial, manufacturing, and electric vehicle market that is rapidly expanding the economy in Pinal County.

Open Spaces and Places

This proposal is consistent with Open Spaces and Places. The Comprehensive Plan states: "Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife

habitat and their corridors." The proposed Project will be constructed to minimize the loss of open space, avoid natural desert washes and wildlife corridors, and avoid protected cultural resources on the Project site. Over 100 acres will be preserved within the natural washes and along the gas pipeline that traverses the site.

According to the Pinal County Comprehensive Plan viewer, the Project does not intersect any proposed open spaces or proposed trails. There are no existing trails, parks, or other recreational facilities within the project. The Project is not designated as a Recreation/Conservation area in the Comprehensive Plan. The nearest designated recreational area is the Ironwood Forest National Monument, which is ~12.5 miles to the south. Additionally, the Project is located on private land, so it is not taking away any State of Federal land that is often used for recreation and grazing purposes. The Project is considering using ranch style fencing that allows the continued movement of smaller wildlife across the site.

Environmental Stewardship

This proposal is consistent with Environmental Stewardship vision. The development of clean renewable energy projects is a benefit to all residents in Pinal County as they replace polluting forms of generation with cleaner options that do not pollute. Adding renewable energy to meet Pinal County's growing energy needs is the perfect way to ensure a clean environment for the future.

Pinal County is a leader in environmental stewardship and rewards and encourages sustainable practices, including water conservation and renewable energy sources. During operation, the Project will use very little water while producing sustainable renewable clean energy for decades.

The Project has diligently examined any potential environmental impacts and is committed to minimizing impacts to the human, natural, and cultural environments resulting from the proposed development. The Project will comply with all applicable federal, state, and local laws, regulations, and guidelines, as required.

Happy, Healthy Residents

The Project will support Pinal County's goal to be a healthy safe place by supporting good air, soil, and water quality and producing no waste products during its construction or operation. The Project would also provide additional tax revenue, which would support Pinal County services overall.

Quality Educational Opportunities

The Project has sponsored three scholarships in the area this through our annual Energizing Tomorrow's Leaders Scholarship Program," and it will continue to do so each year for at least the next four years. The project has also contributed to Central Arizona College Foundation and is exploring additional opportunities for supporting local schools and STEM programs. The Project can be made available from time to time to educate residents and local schools on renewable energy and sustainability.

G.5.6.2 The Proposed Amendment is Consistent with PART TWO of the Comprehensive Plan's Key Concepts

Consistency with Land Use Designations

This Project is consistent with the recently approved Comprehensive Plan land use designation of Green Energy Production. The Green Energy designation indicates areas specifically designated for the "location of large-scale PV solar panel power generation facilities" according to the Comprehensive Plan. Approving this rezoning request will bring the property into compliance with the existing land use designation.

Consistency with Mixed Use Activity Center

While the Project would occur in a rural part of Pinal County, the Comprehensive Plan indicates it will be proximate to a future Mixed Use, High Intensity Activity Center. As such, there is an opportunity to balance and merge emerging urban centers, rural character, and locally produced clean energy. High Intensity Activity Centers are in concept a mix of professional office, business parks, and industrial use often in a campus-like setting, with high and medium density residential areas to be developed according to future plans. It is highly unlikely that high intensity activity uses will develop in this area for many years; however, the Applicant is thoughtfully considering the balance of proposed and future land uses during the design of this Project. The solar facility is being designed around the future activity center to allow for future development should it occur.

Consistency with the Planning Guidelines Described in the Land Use Element

Green Energy Production land use category was established specifically to allow the development of large solar facilities such as the proposed Project. This rezoning application will ensure that the Project is consistent with the planning goals for the site.

Consistency with Quality Employment Opportunities County-wide

The Project will provide significant increased tax revenue to the county, an estimated 400+ well-paying construction jobs for 12-18 months, and several permanent jobs over the lifetime of the Project. Additionally, the solar energy generated by the Project will supply power to other industries, supporting economic growth and creating further employment opportunities in related sectors.

Consistency with Viable Agriculture, Equestrian and Rural Lifestyle

The Project will have no negative impact on viable Agriculture, Equestrian, and Rural lifestyles in this area of Pinal County. The Project's site plan will be designed to cluster development of solar panels and facility components to protect surrounding open space and land use. The Project will redevelop active agricultural land to reduce the impact on water allocation in Pinal County. Additionally, once decommissioned, the Project will return to its previous condition and could be used as open space or agricultural land uses in the future.

Consistency with System of Connected Trails and Preservation of Open Space

According to Pinal County's Open Space and Trails Master Plan and Map, the Project is not located within any current or proposed open spaces or trails. There are no existing trails, parks, or other recreational facilities within the Project. The closest proposed multi-use trail corridors to

the Project are to the north near Eloy and to the south just above the Ironwood National Monument lands, each over 10 miles away.

Consistency with Natural and Cultural Resource Conservation

This Project strives to protect natural/cultural resources, wildlife corridors, and environmentally sensitive areas. Likewise, the Applicant has carefully designed the Project to protect critical wildlife habitat and significant cultural resources in and around the area. By using previously farmed flat land, the Project avoids any development in sensitive mountains, foothills, and wash areas.

Water Resources, Public Facilities/Services, and Infrastructure Support

The Project will not require new public facilities or infrastructure. Water for dust control during construction would be supplied by tank trucks.

Additionally, large-scale solar projects do not place a burden on public services such as police, fire, or emergency response, nor do they contribute to increased enrollment in local schools. With minimal personnel required for operations and no residential component, the Project ensures efficient land use without adding strain to county resources

APPENDICES

Appendix A: Preliminary Drainage Report

March 1, 2025

CACTUS FLOWER SOLAR

Pinal County, Arizona

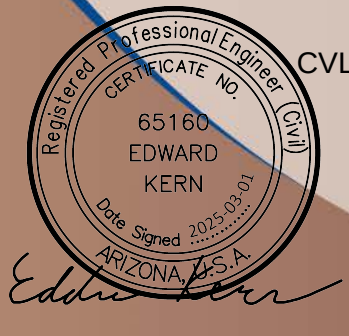
Master Drainage Report

Prepared for:
Cactus Flower Solar, LLC
8825 N 23rd Avenue, Suite 100
Phoenix, AZ 85021
Contact: Heather Wise
406.431.0686

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014
Contact: Ed Kern, PE
602.264.6831

CVL Project Number: 1.01.04313.01

CVL CONSULTANTS



MASTER DRAINAGE REPORT

MASTER DRAINAGE REPORT

FOR

CACTUS FLOWER SOLAR

PINAL COUNTY, ARIZONA

March 1, 2025

Prepared for:

Cactus Flower Solar, LLC

8825 N 23rd Avenue, Suite 100

Phoenix, AZ 85021

Contact: Heather Wise

406.431.0686

Prepared by:

Coe & Van Loo Consultants, Inc.

4550 North 12th Street

Phoenix, AZ 85014

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Master Drainage Report for Cactus Flower Solar

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A.1 FEMA FIRM Panels
A.2 Excerpts from FEMA Flood Insurance Study, Pima County
A.3 Excerpts from FEMA Flood Insurance Study, Pinal County
Appendix B On-site Hydrology Documentation
B.1 NOAA 14 Rainfall Data
B.2 Soils Documentation

1 Introduction

1.1 SCOPE

Coe & Van Loo Consultants, Inc. (CVL) has been contracted by Cactus Flower Solar, LLC to provide engineering services in support of the proposed Cactus Flower Solar (the site). The purpose of this report is to provide preliminary hydrologic analysis for the proposed development. In addition, this report addresses off-site drainage, on-site drainage and stormwater storage requirements.

This report is focused on providing a design approach for evaluation and analysis for statistical flood events up to and including the 1% annual exceedance probability (AEP) storm. The scope of this assessment does not include evaluation of stormwater runoff resulting from storm events exceeding the 1% AEP. Hence, it should be noted that a storm event exceeding the 1% AEP may cause or create the risk of greater flood impact than is addressed and presented in this assessment.

The procedures used herein are derived from, and performed with, currently accepted engineering methodologies and practices. Additionally, the criteria for this evaluation are designed to conform to currently applicable ordinances, regulations, and policies as set forth by Pinal County.

1.2 REGULATORY JURISDICTION

The development is designed to meet the Pinal County drainage requirements and will follow the policies and guidelines set forth by the *Pinal County Drainage Manual Volume I: Design Criteria* (*PCDM I*) [1], *Pinal County Drainage Manual Volume II: Design Methodology and Procedures* (*PCDM II*) [2], and *Pinal County Drainage Ordinance No. 100798-DO* [3].

2 LOCATION AND EXISTING SITE CONDITIONS

The Cactus Flower Solar development is located within Pinal County bordered by Curry Road on the west, Eleven Mile Corner Road on the east, Eames Road on the north, and Curtis Road on the south. The Pinal County Assessor Parcel numbers are 408110230, 408120020, 408120030, 408150010, 408150020, 40811024A, 40811024C, 40811025B, 40811025C, and 40811025D. The site is located within Sections 13, 23, 24, and 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The Cactus Flower Solar is irregular in shape and consists of 3.38 square miles of agricultural fields, and it is bordered by agricultural fields. A WAPA substation is adjacent to the site boundary on the northwest

corner of Curtis Road and Eleven Mile Corner. Refer to Figure 2-1 and **Exhibit 1** for Vicinity & Location Map.

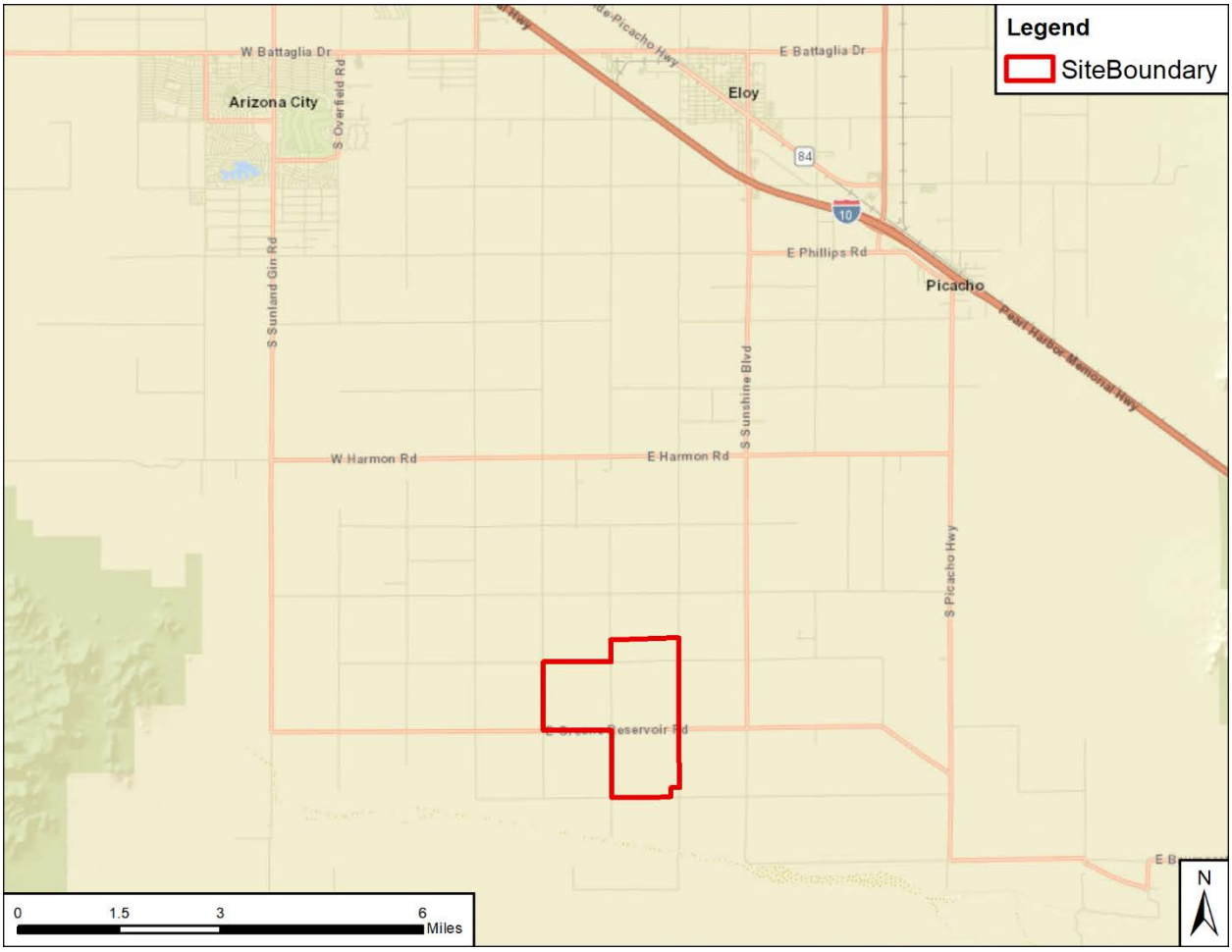


FIGURE 2-1: VICINITY MAP

Zoning for the surrounding areas consists of GR (General Rural). There is an irrigation canal that traverses the property that enters the site near the northeast corner near the intersection of the Eleven Mile Corner Rd and Ellis Rd alignments and exits the property near the intersection of the Estrella Rd and Curtis Rd alignments.

The site generally slopes to the northwest. Soils for the site consist of Sasco silt loam, Marana silty clay loam, Dateland fine sandy loam, and other loams. Soils information for the site is provided in **Appendix B.2**.

3 PROPOSED DEVELOPMENT

The proposed residential development will consist of a proposed 270-megwatt with alternating current (MWac) solar generation and 270-megawayy battery energy storage system (BESS), drainage infrastructure, and associated utility infrastructure to service the development. Drainage infrastructure is anticipated to include retention basins, off-site channels, and culverts at select maintenance road crossings. The proposed site layout is provided in **Exhibit 2**.

4 FEMA FLOOD ZONE INFORMATION

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel numbers 04021C1975F [4] and 04021C2350E [5], indicate the site falls within Zone A and Zone X (unshaded).

Zone A is defined by FEMA as Special Flood Hazard Areas (SFHA):

> "Without Base Flood Elevation (BFE)."

Zone X (unshaded) is defined by FEMA as Other Areas:

> "Area of minimal flood hazard."

Refer to **Figure 4-1** for a FEMA Flood Hazard Map of the site and immediately adjacent areas.

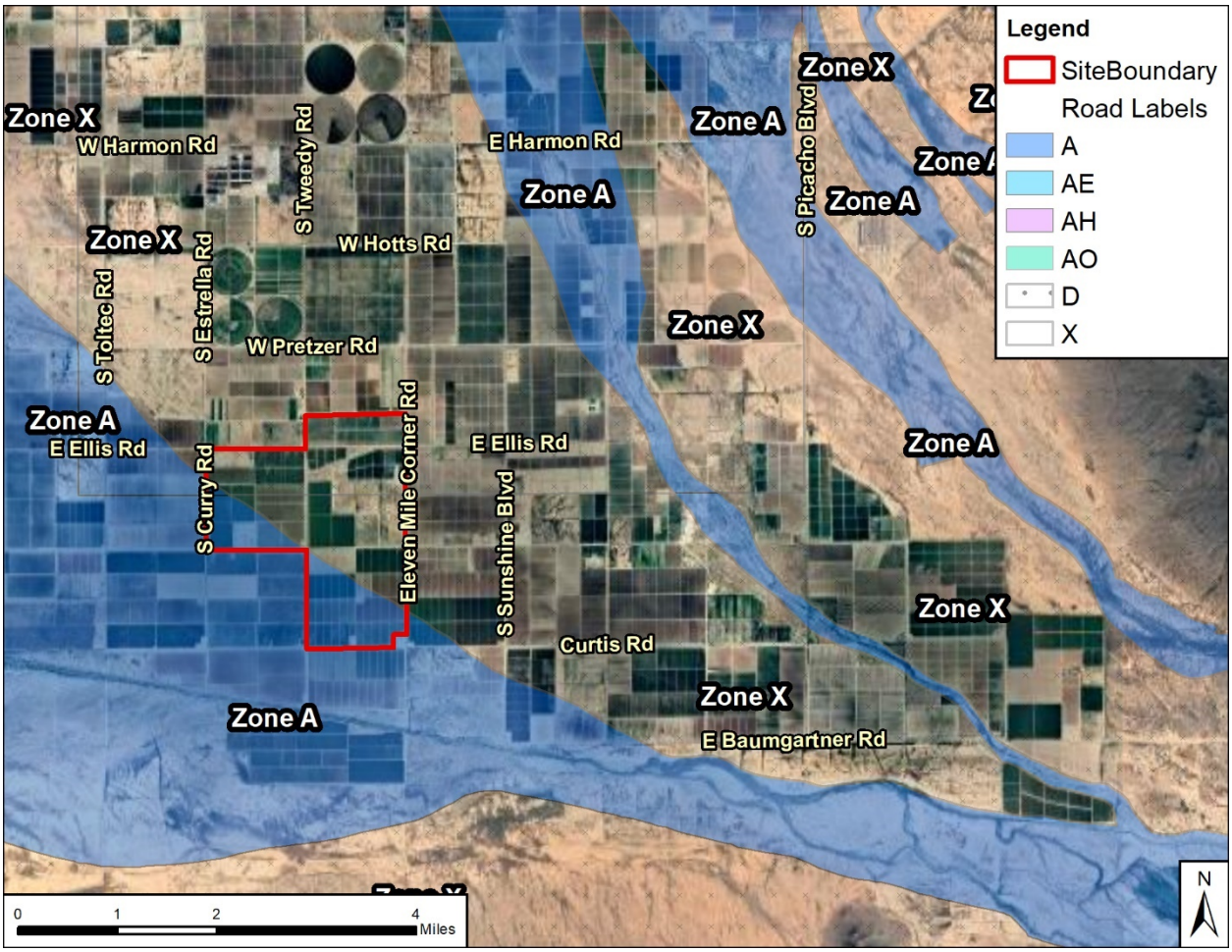


FIGURE 4-1: FEMA FLOOD HAZARD MAP

5 OFF-SITE HYDROLOGY

5.1 BACKGROUND

The site is located within the Casa Grande-Eloy watershed of the Pinal County Area Drainage Master Plan [6], which is part of the larger Santa Cruz River Watershed, which encompasses approximately thousands of square miles of Sonoran Desert. The Santa Cruz River enters Pinal County from the Upper Santa Cruz Watershed. The Santa Cruz River has a well-defined channel through most of Pima County, but as it flows north into Pinal County it spreads out and extends onto a wide and shallow alluvial floodplain just downstream of Picacho Peak. The Santa Cruz River floodplain is widely used for agricultural activities.

The Santa Cruz River bifurcates as it enters Pinal County, approximately 8 miles upstream of the project site. The site is adjacent to the south branch of the bifurcated flow. The southern fork of this bifurcation is known as Greene Wash. The first six miles of Greene Wash consists of a man-made channel known as Greene Canal. The site is located downstream of the Greene Canal in a location where Greene Wash has a less defined channel and is subject to broad shallow flow that spreads across a wide floodplain. The FEMA Zone A floodplain from Greene Wash encroaches into the southwest of the site.

The nearest location downstream of the site where a peak discharge is stated in a FEMA Flood Insurance Study (FIS) is at Cortaro Road in Pima County, approximately 30-miles downstream of the project site. The discharge with a 1% annual exceedance probability at this location is 70,000 cfs according to the FEMA FIS for Pima County [7]; an excerpt of this FIS is provided in **Appendix A.2**.

The nearest location upstream of the site where a peak discharge is stated is for the Santa Cruz River is within Santa Cruz Wash near the Santa Rosa Canal, located approximately 30-mile upstream from the project site. The discharge with a 1% annual exceedance probability at this location is 16,000 cfs according to the FEMA FIS for Pinal County [8]; an excerpt of this FIS is provided in **Appendix A.3**. However, the Santa Cruz Wash is one branch of the flow downstream of another flow bifurcation in the Santa Cruz River system near Chuichu, Arizona.

The peak discharge in the Santa Cruz River is expected to decrease as it flows downstream. The decrease in flow is likely because of flow attenuation from broad shallow flow in the alluvial floodplain, which results in a large area for infiltration (transmission losses) and the flow attenuation from volume storage in the floodplain during extreme events. The Us Army Corps of Engineers (USACE) Lower Santa Cruz River Feasibility Study [9] notes that the Santa Cruz River is characterized as a “lessening” watercourse, and that both peak discharge and flood volumes decrease in the downstream direction. The Lower Santa Cruz River Feasibility Study reviews hydrologic data in Pinal County and quantifies the 1% AEP discharge in the Santa Cruz River at Red Rock, approximately 8-miles upstream of the project area; the adopted discharge at this location is 48,000 cfs.

5.2 PROPOSED OFF-SITE FLOW MANAGEMENT

Off-site flows will be channelized and discharged downstream of the project site. Development is planned within the FEMA Zone A floodplain. Submittal of a LOMR and/or CLOMR is anticipated to remove the Zone A floodplain within the project site. Initial review of the conditions in the vicinity suggest that the

inundation extents of the 1% AEP are likely to be less than indicated in the Zone A floodplain, whether a floodplain redelineation via LOMR or implementation of proposed infrastructure is required and proposed as part of a CLOMR/LOMR will be determined during preliminary analysis.

6 ON-SITE DRAINAGE DESCRIPTION

The on-site drainage concept will consist of collecting on-site flows in retention basins throughout the site.

7 HYDROLOGY

7.1 METHODOLOGY

The on-site hydrology will be based on the Rational Method in accordance with *PCDM I* and *II* [1] [2]. The on-site drainage subbasins will be delineated based on the site plan. The rainfall data will be based on NOAA Atlas 14 [10] values with the upper bound of the 90% confidence interval of 2.78 inches of precipitation depth for the 1% AEP, 2-hr storm event. Time of concentration and 1% AEP runoff coefficients will be based on *PCDM II* [2]. NOAA Atlas 14 rainfall data for the proposed development is provided in **Appendix B.1**. Weighted runoff coefficient calculations will be provided in final design.

Off-site flow from the east will be determined by developing a two-dimensional (2D) model the extends from downstream of the Santa Cruz River flow bifurcation near Picacho to a location upstream of the project site. This 2D model will be used to determine the extents of the 1% AEP inundation extents, and the potential impacts of Greene Wash on the project site. Hydrologic analysis will be performed to determine the magnitude of runoff from the drainage area immediately upstream of the project site. The methodology of the analysis of the direct off-site drainage areas will depend on the size of the delineated drainage areas, which will be determined in preliminary design.

8 HYDRAULICS

8.1 METHODOLOGY

The on-site drainage facilities will be designed in accordance with *PCDM I* and *II* [1] [2]. Proposed grading will be determined and potential channels will be sized at the time of design. Channel centerline slopes will be determined with final design grading and as earthwork permits. Channels will be assessed to determine the appropriate channel material, lining, or riprap protection. Once riprap sizing and flow depth

are established, the n-value for riprap used for the channel will be per Table 2.2 and Equation 6.1 of the *U.S. Department of Transportation, Design of Roadside Channels with Flexible Linings, Hydraulic Engineering Circular No. 15, Third Edition* (*HEC-15*) [11]. For the area where the channel has subcritical regime flow, a minimum of one foot of freeboard will be provided. For the area where the channel has supercritical regime flow, a minimum of two feet of freeboard will be provided.

9 STORMWATER RETENTION

9.1 RETENTION VOLUME

The retention basins shown will be designed in accordance with *PCDM I* and *II* [1] [2]. Retention basins will be designed to provide storage for the 1% AEP event with a duration or 2-hours per 3.10.1 of PCDM I [1], unless a drainage waiver obtained from Pinal County. All retention basins will be placed within dedicated drainage easements with adequate outfall for retention disposal. Retention basins will retain the runoff for the drainage areas contributing to the individual basins, per Pinal County requirements [1] [2], using the following equation:

$$V_{REQ} = C_w \cdot \frac{P}{12} \cdot A$$

where:

V_{REQ} = Required Storage Volume (acre-ft)

C_w = Weighted Runoff Coefficient

P = Rainfall Depth per NOAA Atlas 14; 2.67 inches (see **Appendix B.1**)

A = Area (acres)

Retention basins will be designed to have a minimum of 1 foot of freeboard.

9.2 DRAINING REQUIREMENTS

Retention basin drainage will be designed in accordance with *PCDM I* and *II* [1] [2]. The retention basins will be designed to drain within 36 hours by means of bleeder pipes. Drywells are not anticipated in the project site. However, if basins exist where discharging via bleeder pipe is not feasible, drywells may be required. Drywells may be incorporated to ensure the required drain time is met, as necessary. If needed, a soil percolation may be used to estimate infiltration rate of the basins. If drywell are needed, a drywell flow rate test will be required at the time of construction to determine the retention basin drainage time, and the number of drywells may be reduced based on the results of these tests. The drywell disposal rate

shall be 50% of the constant head pressure test percolation and no more than 0.5 cfs per drywell. Drywells will be shown on the final grading plans. Retention basin and drywell calculations will be provided with final design.

The installation of drywells must follow the ADEQ *Guidance for Design, Installation, Operation, Maintenance, and Inspection of Drywells (2018)* [12], including the following:

- When drilling drywells, the contractor must continue drilling until one of the following occurs: refusal by the drill rig, groundwater is encountered, or "belling out" happens in unstable sandy or gravelly soil. A minimum penetration of 10 continuous feet into permeable, porous soil is required for standard installations.
- A qualified inspector must document the soil types encountered during construction in a soil boring log.
- If potential groundwater is encountered, a groundwater investigation must be conducted to confirm whether it is indeed groundwater or a temporary perched flow due to a confining layer. If groundwater is found, the well shaft must be backed off and filled to a depth of 10 feet above the groundwater layer.
- The saturated flow rate of each drywell must be tested using the constant head method. The test documentation must include the distance from the drywell rim (or other reference point) to the water surface, the water meter readings, and the calculated flow rate at each time interval throughout the test. The constant head test should continue until the soil is fully saturated. Testing should last at least one hour, typically longer, and continue until the water meter readings indicate a consistent flow rate for three consecutive five-minute intervals.

10 FFE REQUIREMENTS

All finished floor elevations will be designed at a minimum 14 inches above the lowest drainage outfall for the drainage area and 12 inches above the highest adjacent 1% AEP water surface elevation.

11 SWPPP

In accordance with the *Pinal County Stormwater Management Program* [13], a Storm Water Pollution Prevention Plan (SWPPP) will be submitted as a part of the final plat submittal for each parcel. The SWPPP will address the methods and associated Best Management Practices (BMPs) for reducing surface water

pollution and the effects of erosion and sedimentation on downstream receiving waters as a result of construction activities for the site. While CVL will provide an initial SWPPP for City of Maricopa review and comment, it will be the operator's/contractor's responsibility to verify all quantities and placement of BMPs on the site during construction, and to update the SWPPP as needed. This SWPPP is being prepared per City of Maricopa requirements. Reference is made to the current 2020 Arizona Pollutant Discharge Elimination System Construction General Permit (CGP) (AZG2020-001).

12 SEDIMENT AND EROSION

Erosion protection will be provided, where applicable, in accordance with *PCDM II* [2] to prevent erosion where flows are being concentrated for conveyance, riprap will be provided at the outlet of storm drain pipes, spillway scuppers, culverts outlets, and where necessary in drainage channels. Riprap will consist of loose angular stone with d_{50} aggregate sizes that will be identified in preliminary design, with riprap aprons being placed downstream of storm drain outlets. Riprap is sized based on equations presented in Section 10.2 of the *U.S. Department of Transportation, Hydraulic Design of Energy Dissipators for Culverts and Channels, Hydraulic Engineering Circular No. 14, Third Edition* (*HEC-14*) [14], namely Equation 10.4 for riprap aprons downstream of a culvert or storm drain pipe. Riprap thickness and dimensions for aprons are per Table 10.1 of *HEC-14*. Section 8.4.1.1 of *PCDM II* [2] references *HEC-14* as an acceptable reference for riprap energy dissipators. Riprap calculations will be provided in preliminary design.

13 MAINTENANCE

The maintenance of all drainage infrastructure, including retention basins, catch basins, and storm drain pipes at the site, will be the responsibility of the operator of the facility. Annual inspections and maintenance should be performed mid-year prior to monsoon storm season, after any major storm events occur. Inspection records should be kept and maintained by the operator. Inspections should evaluate, at a minimum, the following:

- Vegetation: Overgrowth in retention basins can inhibit design and capacity.
- Riprap: Areas should be concentrated per as-built locations; riprap can disperse over time and stop functioning to prevent erosion from future storms.
- Erosion: Monitor the improvements for indications of erosion near sidewalks and around headwalls.
- Sediment Build-up: Monitor the depth of sediment deposition in the base of the retention basins.

- Debris Build-up: Monitor debris buildup in retention basins, scuppers, catch basins, and storm drain pipes.
- Rodents/Insects: Check for evidence of rodent and/or insect activity that may affect the integrity or function of drainage infrastructure, such as rodent holes.

It will be the responsibility of the operator to provide inspections and routine maintenance. Inspections should be performed by a registered engineer in the State of Arizona or under the supervision of one. If there are any questions arising from these inspections, a registered civil engineer should be consulted for recommendations.

14 SUMMARY AND CONCLUSIONS

1. The development is designed to meet Pinal County drainage requirements as stated in *PCDM I*, *II*, and the *Pinal County Drainage Ordinance*.
2. The Cactus Flower Solar site is located within Pinal County bordered by Curry Road on the west, Eleven Mile Corner Road on the east, Eames Road on the north, and Curtis Road on the south. The Pinal County Assessor Parcel numbers are 408110230, 408120020, 408120030, 408150010, 408150020, 40811024A, 40811024C, 40811025B, 40811025C, and 40811025D. The Cactus Flower Solar site consists of 3.38 square miles of agricultural fields. *Add any other important features or existing utility or other easements.*
3. The proposed residential development will consist of a proposed 270-megwatt with alternating current (MWac) solar generation and 270-megawayy battery energy storage system (BESS)
4. According to the FIRM panel numbers 04021C1975F and 04021C2350E, the site is located in Zone A and Zone X (unshaded).
5. Off-site flows will be channelized and discharged downstream of the project site. Development is planned within the FEMA Zone A floodplain. Submittal of a LOMR and/or CLOMR is anticipated to remove the Zone A floodplain within the project site.
6. The on-site drainage concept will consist of collecting on-site flows in retention basins throughout the site.
7. The on-site hydrology will be based on the Rational Method in accordance with *PCDM I* and *II* [1] [2].
8. The off-site flow from the east will be determined by developing a two-dimensional (2D) model.
9. Proposed grading will be determined and potential channels will be sized at the time of design.
10. Retention basins will be designed to provide storage for the 1% AEP event with a 2-hour duration per 3.10.1 of PCDM I [1], unless a drainage waiver obtained from Pinal County.
11. Finished floor elevations will be set a minimum of 1 foot above the 1% AEP water surface elevation and above the emergency outfall of any adjacent basin.
12. To prevent erosion where flows are being concentrated for conveyance, riprap will be provided along scupper spillways, at the toes of scuppers, and at the outlet of storm drain pipes.
13. The design of the site will not cause any adverse drainage impacts or increased drainage problems for adjacent properties, upstream or downstream.

15 REFERENCES

[1] Pinal County, "Drainage Manual Volume I: Design Criteria," Pinal County, Arizona, August 2004.

[2] Pinal County, "Drainage Manual Volume II: Design Methodology and Procedures," Pinal County, Arizona, August 2004.

[3] Pinal County, "Pinal County Drainage Ordinance No. 100798-DO," October 7, 1998.

[4] Federal Emergency Management Agency (FEMA), "National Flood Insurance Program, Flood Insurance Rate Map, Pinal County, Arizona and Incorporated Areas, Panel Number 04021C1975F," Map Revised May 16, 2019.

[5] Federal Emergency Management Agency (FEMA), "National Flood Insurance Program, Flood Insurance Rate Map, Pinal County, Arizona and Incorporated Flood Areas, Panel Number 04021C2350E," Map Revised December 04, 2007.

[6] Pinal County, "Pinal County Area Drainage Master Plan: Phase B - Casa Grande-Eloy Watershed," 2008.

[7] Federal Emergency Management Agency, "Flood Insurance Study: Pima County Arizona and Unincorporated Areas, 04018CV001B," 2012.

[8] Federal Emergency Management Agency, "Flood Insurance Study: Pinal County Ariziona, 04021CV001C," 2019.

[9] US Army Corps of Engineers, "Lower Santa Cruz River Feasibility Study," 2016.

[10] National Oceanic and Atmospheric Administration, "Precipitation Frequency Data Server (PFDS) NOAA Atlas 14, Volume 1, Version 5," 23 April 2021. [Online]. Available: https://hdsc.nws.noaa.gov/hdsc/pfds/.

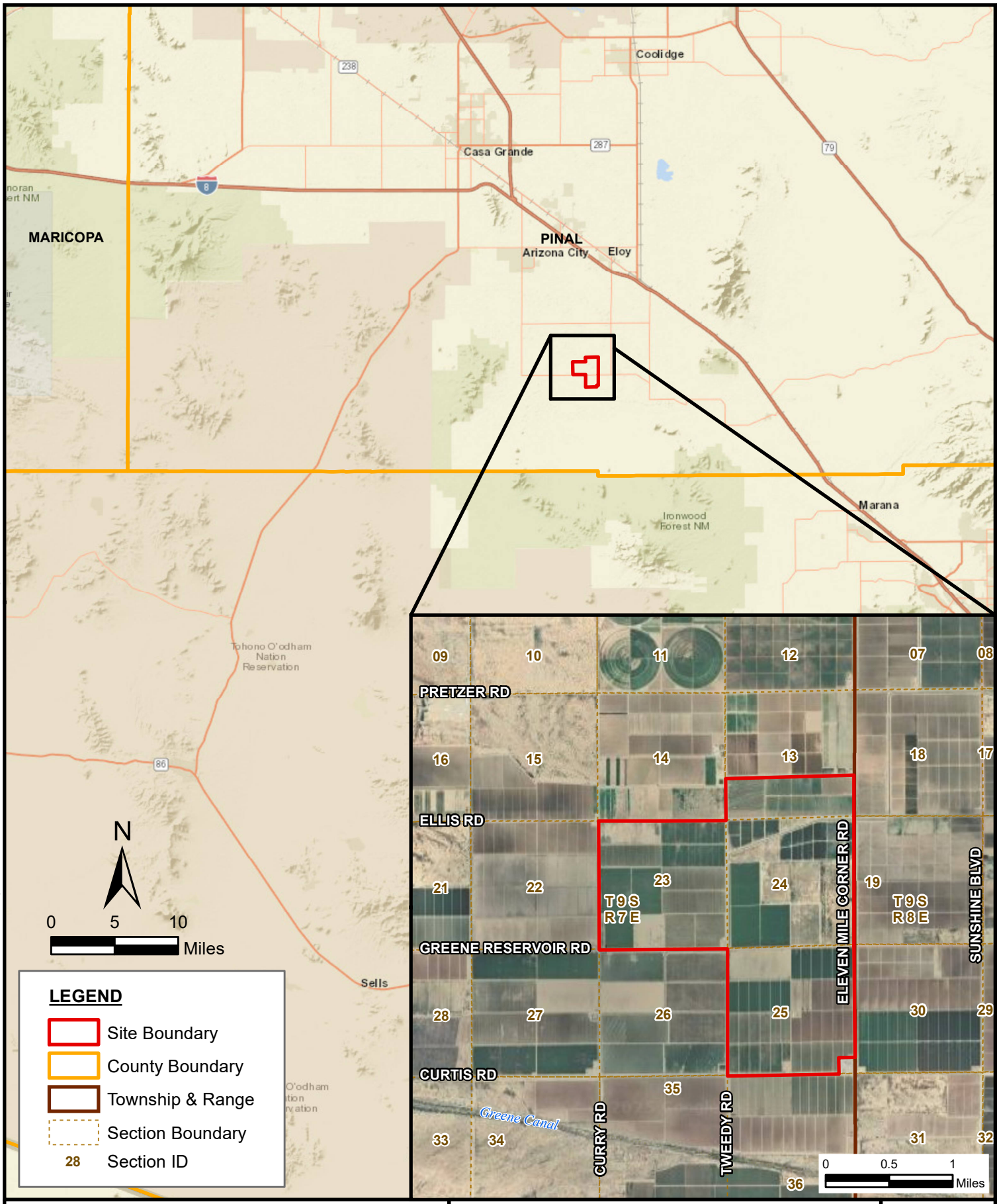
[11] U.S. Department of Transportation, "Design of Roadside Channels with Flexible Linings, Hydraulic Engineering Circular No. 15, Third Edition," September 2005.

[12] Arizona Department of Enviromental Quality, "Guidance for Design, Installation, Operation, Maintenance, and Inspection of Drywells," 2018.

[13] Pinal County, "Pinal County Stormwater Management Program (SWMP)," June 19, 2017.

[14] U.S. Department of Transportation, "Hydraulic Design of Energy Dissipators for Culverts and Channels, Hydraulic Engineering Circular No.14, Third Edition," July 2006.

EXHIBITS



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CVL CONSULTANTS

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

CACTUS FLOWER SOLAR

PROJECT #: 01.04313.01

VICINITY & LOCATION MAP

EXHIBIT 1

Cactus Flower Solar

Site Plan

Exhibit 2

S CURRY RD

S TWEEDY RD

11 MILE CORNER

EAMES RD

E ELLIS RD

GREEN RESERVOIR RD

CURTIS RD

N

0' .25 mile

27 February 2025

N:\04313\Graphics\Exhibits\Cactus Solar - PAD - Exhibits.indd

CVL CONSULTANTS

APPENDICES

CVL

APPENDIX A
Off-site Hydrology Documentation

CVL

A.1

FEMA FIRM Panels

CVL

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

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Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

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This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, an accompanying Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov.

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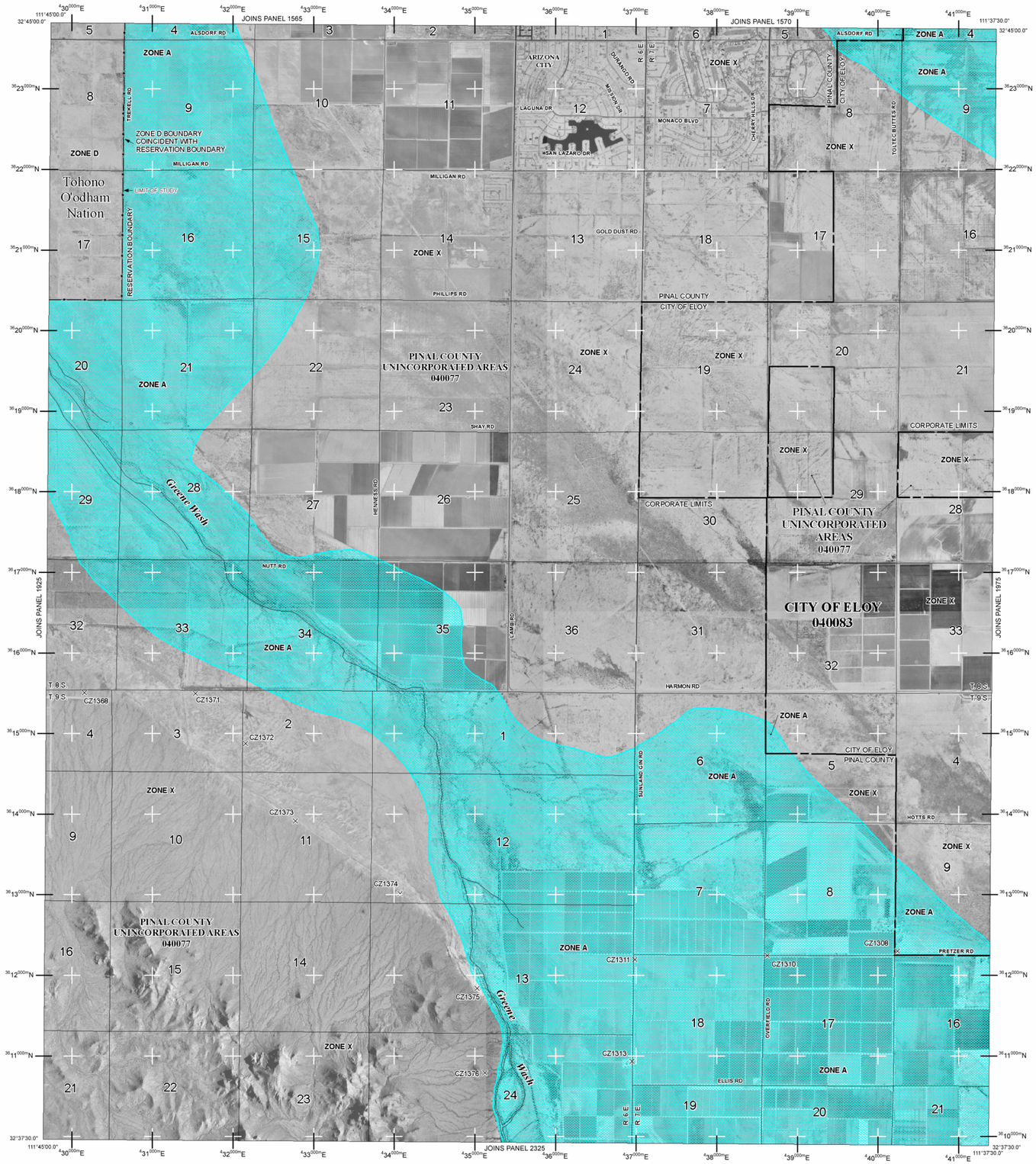


LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** No base flood elevations determined.
- **ZONE AE** Base flood elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
- **ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- **ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97° 07' 30", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4276^{000}M — 1000-meter Universal Transverse Mercator grid values, zone 12
- 600000 FT — 5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
- DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'

1000 0 2000 4000 FEET

600 0 600 1200 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1950E

FIRM

FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 1950 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

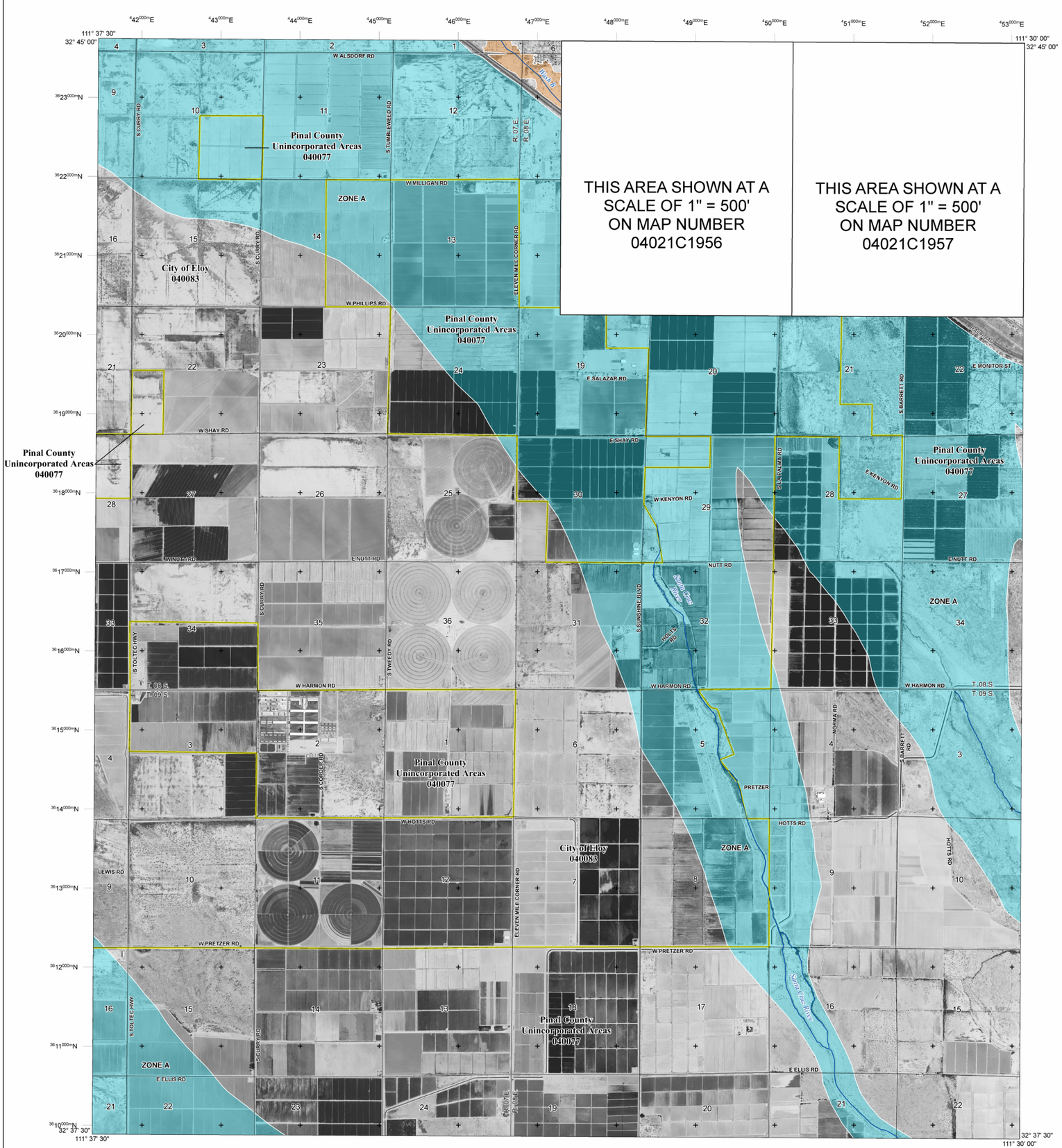
COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	1950	E
ELOY, CITY OF	040083	1950	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject.

MAP NUMBER
04021C1950E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation (E, 18.2 / 17.5)
- Coastal Transect (8)
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE) (513)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

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Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 2-foot resolution from photography dated 2010.

SCALE

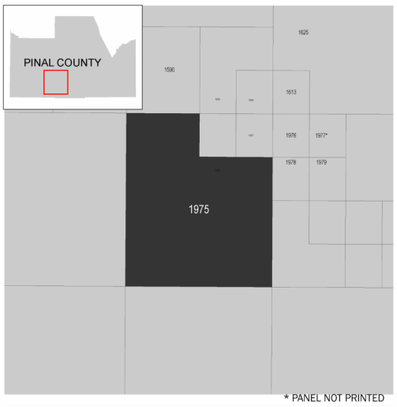
Map Projection:
Universal Transverse Mercator Zone 12N; North American Datum 1983
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 2,000 feet 1:24,000

0 2,000 4,000 8,000 Feet

0 500 1,000 2,000 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PINAL COUNTY, AZ
And Incorporated Areas

PANEL 1975 OF 2575

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ELOY, CITY OF	040083	1975	F
PINAL COUNTY	040077	1975	F

VERSION NUMBER
2.3.3.0

MAP NUMBER
04021C1975F

MAP REVISED
MAY 16, 2019

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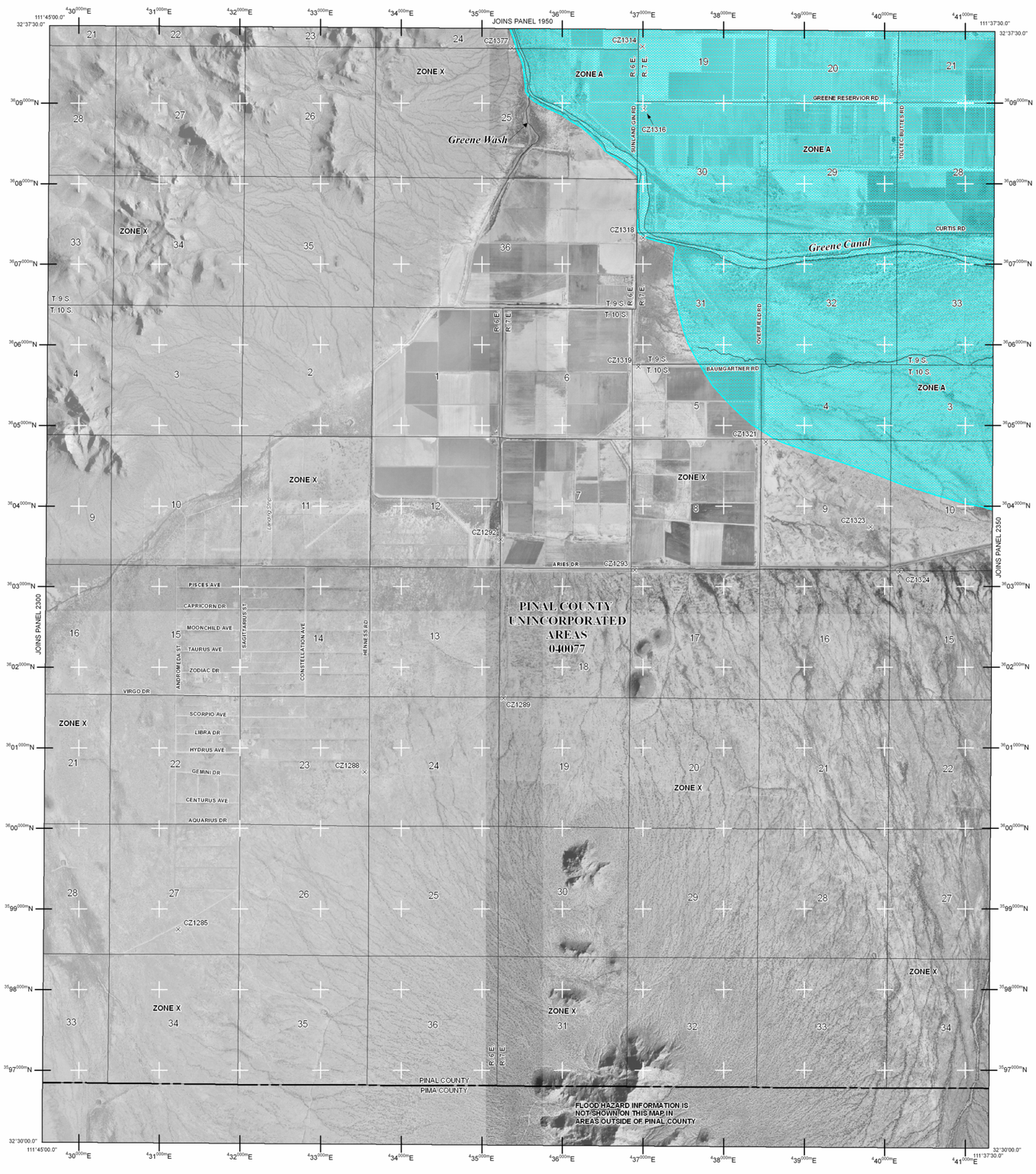

LEGEND

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FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97° 07' 30", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4276^000M — 1000-meter Universal Transverse Mercator grid values, zone 12
- 600000 FT — 5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
- DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- ●M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP

PANEL 2325E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 2325 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	2325	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04021C2325E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1992 or later.

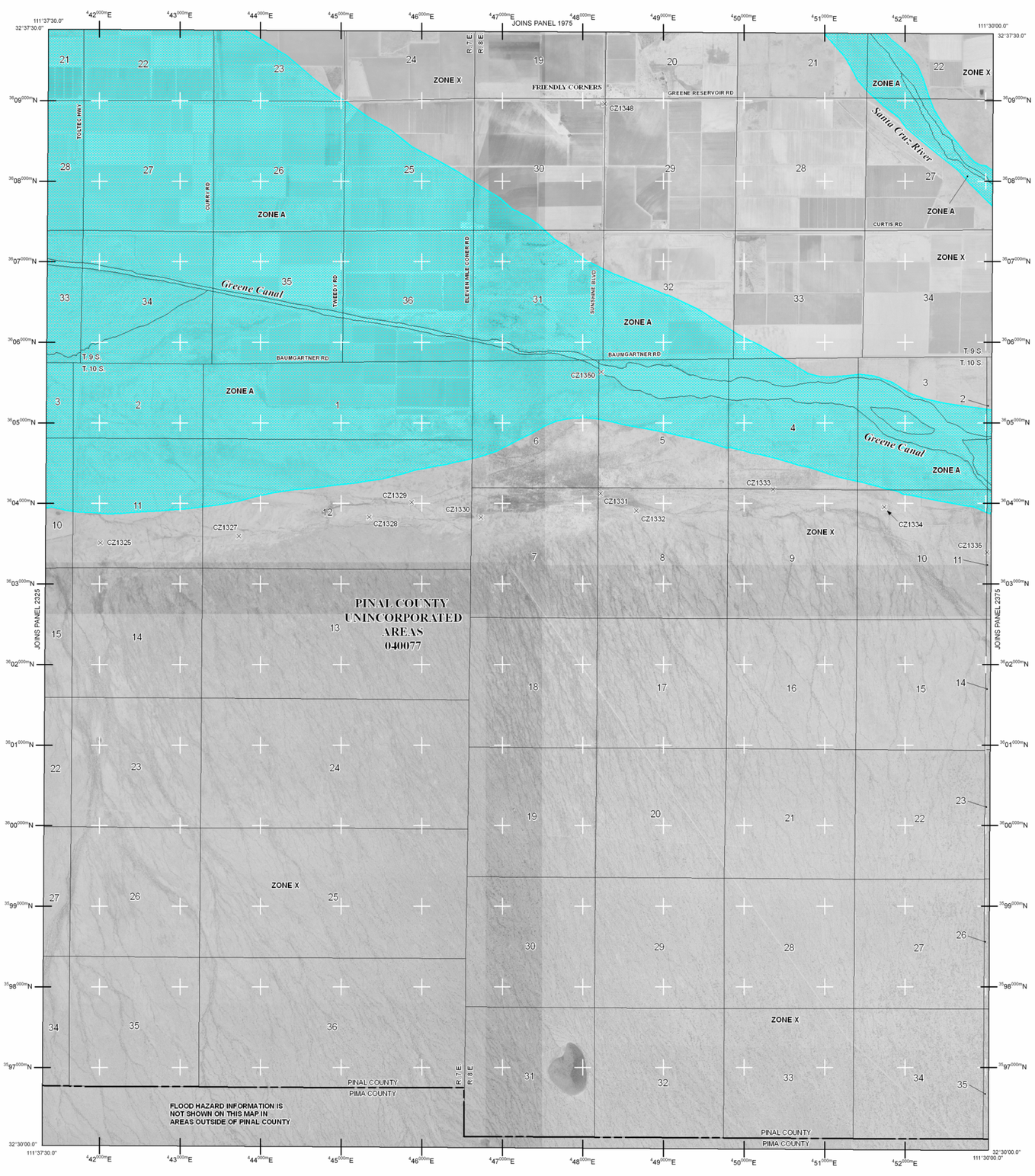
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, an accompanying Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No base flood elevations determined.
ZONE AE	Base flood elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

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	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
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(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

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23 23	Transect line
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600000 FT	5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
DX5510 x	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORY
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EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP

PANEL 2350E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 2350 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	2350	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04021C2350E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

A.2

Excerpts from FEMA Flood Insurance Study,
Pima County

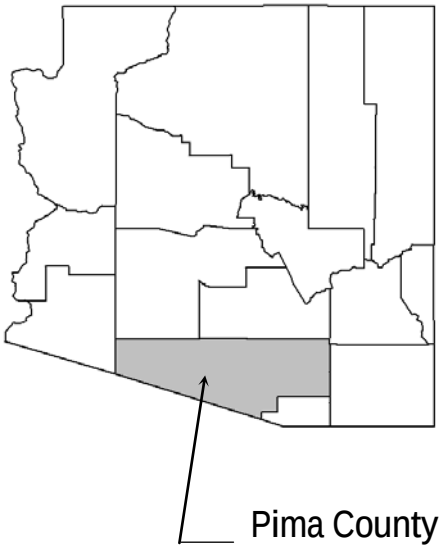
CVL

FLOOD INSURANCE STUDY

VOLUME 1 OF 5

PIMA COUNTY, ARIZONA
AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
MARANA, TOWN OF	040118
ORO VALLEY, TOWN OF	040109
PIMA COUNTY (UNINCORPORATED AREAS)	040073
SAHUARITA, TOWN OF	040137
SOUTH TUCSON, CITY OF	040075
TUCSON, CITY OF	040076



REVISED:
September 28, 2012

Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER
04019CV001B

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Airport Wash	Panels 08P-10P
Ajo Wash	Panel 11P
Alamo Wash	Panels 12P-13P
Anklam Wash	Panel 14P
Arcadia Wash	Panels 15P-17P
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Exhibit 2 - Flood Insurance Rate Map Index
Flood Insurance Rate Map

TABLE 6- SUMMARY OF DISCHARGES

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
"A" WASH					
At confluence with Anklam Wash	0.05	*	*	240	*
At Speedway Boulevard	0.1	*	*	330	*
AGUA CALIENTE WASH[1]					
Upstream of confluence with Tanque Verde Creek	40.4	*	6,040	7,180	9,555
Downstream of the divergence of Agua Caliente Spur Flow	*	*	7,930	10,540	18,925
Downstream of confluence with Soldier Canyon Creek	*	*	9,200	13,000	26,000
Upstream of confluence with Soldier Canyon Creek	28.6	3,400	8,400	12,000	24,000
AGUA CALIENTE SPLIT FLOW					
At divergence from Agua Caliente Wash	*	*	1,890	3,360	7,080
At confluence with Tanque Verde Creek	*	*	3,160	5,820	16,445
AGUA CALIENTE SPUR FLOW	*	*	1,270	2,460	7,075
At confluence with Agua Caliente Split Flow					
AIRPORT WASH					
At confluence with Santa Cruz River	23.5	2,800	6,200	8,100	11,500
AJO WASH					
At confluence with Tanque Verde Creek	1.91	*	*	3,465	*
ALAMO WASH					
At Grant Road	5.6	*	*	5,000	*
At Wilmot Road	2.9	*	*	3,700	*
At Golf Links Road	0.9	*	*	1,800	*
ALVERNON WASH					
At confluence with Rillito River	3.3	*	*	5,310	*
Downstream of Fort Lowell Road	2.97	*	*	3,741	*
Upstream of confluence with Columbus Wash	1.4	*	*	2,225	*
At Grant Road	1.0	*	*	2,260	*

*Data not available

[1]Flow reduced due to divergences to Split Flow and Spur Flow reaches

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
ANKLAM WASH					
At Silverbell Road	3.0	1,360	3,450	4,500	*
ARCADIA WASH					
At Speedway Boulevard	2.26	*	*	2,450	*
At Pima Street	2.43	*	*	2,566	*
At Grant Road	2.53	*	*	2,617	*
At Rosemont Boulevard	1.94	*	*	2,587	*
At Craycroft Road	1.39	*	*	1,117	*
ARROYO CHICO					
At Kino Boulevard	5.6	*	*	3,605	*
At Tuscon Boulevard	5.52	*	*	1,428	*
At Randolph Way	3.58	*	*	312	*
At Alvernon Way	0.7	*	*	986	*
ATTERBURY WASH					
Upstream of confluence with Pantano Wash	N/A	*	*	4,200	*
BIG WASH					
Upstream of confluence with Canada del Oro Wash	110.0	5,700	13,500	18,300	31,000
Upstream of confluence with Honey Bee Wash	89.9	5,200	12,400	16,900	28,000
BLACK WASH					
At downstream limit of detailed study (intersection of Tucson-Ajo and Old Ajo Highways, south of Tucson-Ajo Highway)	48.8	*	*	8,872	*
South of Tucson-Ajo Highway, west of Vahalla Road	26.4	*	*	4,904	*
At the middle of Section 9, north of Valencia Road and east of Vahalla Road	24.2	*	*	6,703	*
South of Valencia Road, near Camino Rancho Road	16.8	*	*	5,035	*
South of Tucson-Ajo Highway, east of Vahalla Road	10.2	*	*	3,484	*
South of Drexel Road extended, west of Wade Road	5.1	*	*	2,469	*
At intersection of Drexel and Sheridan Roads	0.8	*	*	1,319	*
South of Ajo Highway, west of Camino Verde Road	2.0	*	*	902	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
BLACK WASH (continued)					
North of Drexel Road extended, west of Camino Verde Road	2.7	*	*	1,157	*
At intersection of Sunset Boulevard and Irvington Road	2.4	*	*	1,708	*
BLANCO WASH					
Upstream of confluence with Los Robles Wash	165.0	6,800	13,500	17,000	34,000
BRAWLEY WASH					
Upstream of confluence with Los Robles Wash	1,165.0	14,000	28,000	35,000	70,000
BRONX WASH					
At Santa Cruz River	1.2	*	*	2,548	*
At the Union Pacific Railroad	0.7	*	*	1,573	*
CANADA AGUA CANYON					
At East Apex	3.88	*	*	1,599	*
At West Apex	1.44	*	*	788	*
CANADA DEL ORO WASH					
Upstream of confluence with Santa Cruz River	256.0	8,300	17,300	22,400	37,200
Upstream of confluence with Big Wash	115.0	5,600	11,600	15,000	25,000
Upstream of confluence with Sutherland Wash	72.9	4,400	9,200	11,900	19,900
CEMETERY WASH					
At Fairview Avenue	1.7	*	*	2,700	*
At Oracle Road	1.1	*	*	1,983	*
CHOLLA WASH					
At confluence with West Branch Santa Cruz River	1.2	*	*	2,535	*
At Camino Santiago	0.6	*	*	1,380	*
CHRISTMAS WASH					
At Roger Road	3.1	*	*	2,334	*
At Fort Lowell Road	2.6	*	*	2,258	*
CITATION WASH					
At confluence with Arroyo Chico	0.9	*	*	1,611	*
At Country Club Road	0.8	*	*	1,154	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
COLUMBUS WASH					
At confluence with Alvernon wash	1.71	*	*	2,500	*
At glenn street	1.55	*	*	1,100	*
CITRUS WASH					
Approximately 2,500 feet upstream of Oracle Jaynes Station Road	0.80	*	*	1,562	*
At Oracle Jaynes Station Road	0.80	*	*	1,152	*
COCHIE CANYON					
At East Apex	2.82	*	*	1,777	*
COTTONWOOD CANYON					
At Pinal/Pima County Boundary	10.24	*	*	4,225	*
DERRIO CANYON					
At Pinal/Pima County Boundary	15.98	*	*	5,344	*
EARP WASH					
At confluence with Julian Wash	1.1	*	*	1,360	*
At Country Club Road	0.8	*	*	1,220	*
EAST BRANCH BRAWLEY WASH					
At Avra Valley Road	*	*	*	21,000	*
EASTERN LIMIT BASIN					
At upstream limit of detailed study	15.8	*	*	4,084	*
EL RIO WASH					
At Riverview and Dragoon Avenues	1.1	*	*	1,084	*
EL VADO WASH					
Approximately 1,000 feet upstream of 12th Avenue	3.2	*	*	974	*
At 12th Avenue	2.01	*	*	1.174	*
At confluence with Santa Cruz River	2.29	*	*	1,557	*
ENCHANTED HILLS WASH					
At confluence with West Branch Santa Cruz River	3.2	*	*	4,680	*
Approximately 400 feet upstream of Mission Road	3.1	*	*	4,775	*
At La Cholla Boulevard	3.0	*	*	5,045	*
Approximately 1,100 feet upstream of Greasewood Road	2.8	*	*	5,380	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES – continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
ESPERERO WASH					
Upstream of Confluence with Ventana Canyon Wash	6.19	4,243	6,949	8,898	13,574
Upstream of Sunrise Drive	6.11	4,333	7,067	9,170	13,663
Downstream of Thimble View Way	5.9	5,121	8,907	10,762	15,953
ESTE WASH					
At confluence with Tanque Verde Creek	2.5	*	*	4,490	*
At Speedway Boulevard	1.7	*	*	3,308	*
At Broadway Boulevard	0.9	*	*	1,974	*
FLOWING WELLS WASH					
At Higgins Lane	6.1	*	*	3,013	*
GIBSON ARROYO					
At West Second Avenue	2.2	920	1,850	2,400	4,750
At State Highway 85	1.7	1,560	3,140	3,990	4,200
GREASEWOOD WASH					
At confluence with Silvercroft Wash	2.12	*	*	2,130	*
At Ironwood Hills Drive	1.81	*	*	2,900	*
At Saddle Ranch Drive	0.71	*	*	1,304	*
GUILD WASH					
At Union Pacific Railroad and Pinal/Pima County Boundary	8.56	*	*	2,100	*
HARDY WASH					
At Hartman Lane	9.52	*	*	2,152	*
HIDDEN HILLS WASH					
At confluence with Tanque Verde Creek	2.05	*	*	1,909	*
Approximately 900 feet downstream of Wrightstown Road	1.24	*	*	1,193	*
At Broadway Boulevard	0.84	*	*	2,850	*
HIGH SCHOOL WASH					
At Second Avenue	1.8	*	*	3,195	*
At Highland Avenue	1.0	*	*	2,098	*
At Campbell Avenue	0.7	*	*	1,785	*
IDLE HOUR WASH					
At confluence with Santa Cruz River	6.6	*	*	7,675	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
JULIAN WASH					
Approximately 950 feet upstream of Campbell Avenue	24.9	*	*	3,360	*
Just downstream of Wilmot Road	16.5	*	*	2,270	*
KENNISON WASH					
At Escalante Road	4.43	*	*	2,720	*
At Irvington Road	2.29	*	*	1,575	*
LOS ROBLES WASH					
Downstream of confluence with Blanco Wash	1,340.0	14,500	30,000	37,000	74,000
At Trico Road	1,175.0	14,000	28,000	35,000	70,000
MASSINGALE WASH					
At Massingale Road and Union Pacific Railroad	2.51	*	*	1,178	*
MIDWAY WASH					
At Speedway Boulevard	0.9	*	*	1,769	*
NAVAJO WASH					
At Oracle Road	3.4	*	*	2,104[1]	*
At Mountain Avenue	3.0	*	*	3,081	*
NAYLOR WASH					
At Reid Park	1.4	*	*	1,806	*
At Belvedere Avenue	0.8	*	*	1,150	*
OLD WEST BRANCH SANTA CRUZ RIVER					
At confluence with Ajo Wash	35.5	*	*	1,657	*
At confluence with Enchanted Hills Wash	35.5	*	*	3,614	*
At confluence with San Juan Wash	35.5	*	*	5,722	*
OLD WEST BRANCH SANTA CRUZ RIVER – continued					
At confluence with Cholla Wash	35.5	*	*	6,220	*
At confluence with Santa Cruz River	23.6	*	*	6,621	*

[1]Flow reduced due to the existence of storm sewers that intercept a portion of the runoff
*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
PANTANO WASH					
Near confluence with Rillito Creek at Craycroft Road	604.0	8,400	20,000	32,000	64,000
At Houghton Road	570.0	8,100	19,500	31,000	62,000
Upstream of confluence with Rincon Creek	475.0	7,400	17,500	29,000	58,000
PIMA WASH					
Upstream of confluence with Rillito Creek	9.8	1,800	4,050	5,300	10,700
Upstream of confluence of Geronimo Wash	6.3	1,400	3,200	4,250	8,500
PROSPECT CANYON					
At Dove Mountain Blvd	5.32	*	*	2,296	*
PUSCH WASH					
At U.S. Highway 89/80	1.16	1,750	3,000	3,580	5,300
At confluence with East and West Forks	0.90	1,420	2,500	2,860	4,180
PUSCH WASH, WEST FORK	0.36	650	1,140	1,220	1,950
PUSCH WASH, EAST FORK	0.51	960	1,590	1,910	2,770
RAILROAD WASH					
At Forgeus Avenue	0.6	*	*	674	*
At confluence of Tucson Arroyo	2.2	*	*	2,788	*
RILLITO CREEK					
Upstream of confluence with Santa Cruz River	935.0	12,500	23,000[1]	32,000	62,000[1]
At First Avenue	892.0	12,500	24,000	32,000	64,000
RINCON CREEK					
Upstream of confluence with Pantano Wash	81.1	6,700	16,000	21,000	42,000
Upstream of confluence with Coyote Wash	60.7	5,800	14,000	18,500	37,000
At USGS gaging station at Sentinel Butte	44.8	5,000	12,000	16,000	32,000

[1]Decreasing values due to attenuation of flow

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
ROBB WASH					
At Tanque Verde Creek	2.9	*	*	4,015	*
At Pima Street	2.5	*	*	3,890	*
Upstream of Speedway Boulevard	2.1	*	*	3,590	*
RODEO WASH					
At Interstate Highway 19	9.23	*	*	2,922	*
At 12th Avenue	8.98	*	*	2,845	*
At 6th Avenue	8.57	*	*	2,689	*
At Park Avenue	7.73	*	*	2,282	*
Approximately 1,700 feet north of Drexel Road	6.86	*	*	1,865	*
ROLLERCOASTER WASH					
Approximately 900 feet upstream of Oracle Jaynes Station Road	1.47	*	*	2,300	*
At Oracle Jaynes Station Road	1.47	*	*	1,600[2]	*
ROLLERCOASTER WASH SOUTH DRAINAGE	*	*	*	7,001	*
ROLLING HILLS WASH					
At confluence with Pantano Wash	1.17	*	*	2,390	*
Approximately 800 feet upstream of Camino Seco	0.93	*	*	2,367	*
At Hearthstone Avenue Alignment	0.47	*	*	1,313	*
ROSE HILLS WASH					
At confluence with Pantano Wash	2.1	*	*	2,926	*
At Tanque Verde Road	1.8	*	*	2,759	*
At Speedway Boulevard	1.2	*	*	2,048	*
ROSE HILLS WASH - continued					
At Broadway Boulevard	0.8	*	*	1,807	*
RUELAS CANYON					
At Dove Mountain Boulevard	3.3	*	*	1,764	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
SABINO CREEK					
Upstream of confluence with Tanque Verde Creek	66.4	4,900	12,000	18,000	36,000
Upstream of confluence with Bear Creek	36.8	3,750	8,500	12,500	25,000
SAHUARA WASH					
At Pima Street	0.4	*	*	622	*
SAN JUAN WASH					
At La Cholla Boulevard	0.82	*	*	2,091	*
At confluence with West Branch Santa Cruz River	1.14	*	*	1,757	*
SANTA CLARA WASH					
At 12th Avenue	0.20	*	*	206	*
At Interstate Highway 19	0.39	*	*	338	*
SANTA CRUZ RIVER					
At Cortaro Road	3,503	21,800	48,000	70,000	107,400
Upstream of confluence with Canada del Oro Wash	3,232	21,800	48,000	70,000	107,400
Upstream of confluence with Rillito Creek	2,282	16,800	41,000	60,000	93,000
At Congress Street	2,222	16,800	41,000	60,000	93,000
At Drexel Road	2,101	16,800	41,000	60,000	93,000
At Continental Road	1,662	*	*	45,000	*
SILVERCROFT WASH					
At confluence with Santa Cruz River	13.24	3,500	7,500	9,700	16,100
At Grant Road	8.70	1,700	3,800	5,200	10,000
At Speedway Boulevard	2.84	910	2,050	2,750	5,500
SOPORI WASH					
At U.S. Highway 89	164.0	6,770	14,300	19,900	47,860
At upstream limit of detailed study	110.0	6,120	12,960	18,000	43,200
TANQUE VERDE CREEK					
Upstream of confluence with Rillito Creek	241.0	10,500	24,000	34,000	68,000
Upstream of confluence of Sabino Creek	149.0	8,700	20,000	28,000	56,000
Near confluence with Agua Caliente Wash	99.6	7,300	17,500	23,000	46,000
Upstream of confluence of Canyon del Salto Creek	43.1	5,000	12,500	16,000	32,000

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
TUCSON ARROYO					
Near confluence with Santa Cruz River, at I-10	11.35	2,896	5,398	6,773	15,900
At Perry Avenue (storm drain)	11.07	2,819	5,295	6,663	15,500
At Tenth Street	8.93	2,568	4,954	6,295	14,200
At Park Avenue	8.67	2,501	4,859	5,363	*
UNNAMED TRIBUTARY TO ROLLERCOASTER WASH					
Approximately 300 feet upstream of confluence with Rollercoaster Wash	*	*	*	6,602	*
UNNAMED WASH					
At Tangerine Road	2.20	*	*	1,515	*
UNNAMED WASH					
At Cortaro Farms Road and Union Pacific Railroad	1.4	*	*	690	*
VAN BUREN WASH					
At confluence with Alamo Wash	0.5	*	*	941	*
At Pima Street	0.3	*	*	633	*
VENTANA CANYON WASH					
At confluence with Tanque Verde Creek	16.64	5,066	9,030	11,527	18,238
Downstream of River Road	*	5,325	9,453	12,058	19,072
Upstream of Sabino Canyon Road	15.87	7,271	12,547	45,939	25,162
Downstream of confluence with Esperero Canyon Wash	14.14	8,122	14,053	17,753	27,253
Upstream of confluence with Esperero Canyon Wash	7.94	5,271	9,151	11,484	17,544
Upstream of Sunrise Road	6.98	5,378	9,448	12,044	17,805
Upstream of Resort Drive	3.85	5,179	8,813	10,596	14,864
WILD BURRO CANYON					
At Dove Mountain Boulevard	6.24	*	*	3,634	*
WILSON WASH					
At Mountain Avenue	3.0	*	*	2,715	*
At Campbell Avenue	1.8	*	*	2,279	*

*Data not available

A.3

Excerpts from FEMA Flood Insurance Study,
Pinal County

CVL

FLOOD INSURANCE STUDY

FEDERAL EMERGENCY MANAGEMENT AGENCY

VOLUME 1 OF 2

PINAL COUNTY, ARIZONA

AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
APACHE JUNCTION, CITY OF	040120
CASA GRANDE, CITY OF	040080
COOLIDGE, CITY OF	040082
ELOY, CITY OF	040083
FLORENCE, TOWN OF	040084
HAYDEN, TOWN OF	040104
KEARNY, TOWN OF	040085
MAMMOTH, TOWN OF	040086
MARICOPA, CITY OF	040052
PINAL COUNTY, UNINCORPORATED AREAS	040077
QUEEN CREEK, TOWN OF	040132
SUPERIOR, TOWN OF	040119
WINKELMAN, TOWN OF	040031

FEMA

REVISED:

MAY 16, 2019

FLOOD INSURANCE STUDY NUMBER
04021CV001C
Version Number 2.3.3.0

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Published Separately

Flood Insurance Rate Map (FIRM)

Table 10: Summary of Discharges

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Arizola Drain	*	*	*	*	4,000	*
Apache Wash	North Meridian Road	3.25	*	*	1,275	*
Big Wash	San Manual	2.65	745	1,325	1,605	2,290
Bulldog Wash	U.S. Highway 60/89	3.30	*	*	1,355	*
Casa Blanca Canal	Upstream limit of study	4.99	*	*	1,680	*
Culvert Flows	Between Santa Cruz and Santa Rosa Washes	*	*	*	2,200	*
Gila River at Hayden and Winkelman	Upstream of San Pedro River	13,270	22,000	64,000	120,000	210,000
	Downstream of San Pedro River	17,757	28,000	67,000	140,000	250,000
	At Riverside	18,011	26,000[1]	66,000[1]	140,000[1]	240,000[1]
Gila River	At Florence	17,239	19,000[1]	37,000[1]	66,300[1]	136,000[1]
	At Kearny	18,000	28,000[1]	68,000[1]	140,000[1]	240,000[1]
Goldfield Wash	U.S. Highway 60/89	2.45	*	*	850	*
Green Wash	At Stanfield	5.961[2]	5,300[1]	9,500[1]	11,800[1]	18,500[1]

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
North Branch Santa Cruz Wash	One mile east Peart Road	14.8	*	*	2,205	*
	1500' upstream of Trekkel Road	20.5	*	*	3,001	*
	1500' downstream of Peart Road	30.9	*	*	4,075	*
	At Trekkel Road	32.4	1,534	3,235	4,177	7,400
	At Pinal Avenue	48.9	2,910	5,999	7,679	13,000
	At Burris Road	57.4	3,389	6,999	8,969	15,000
McClellan Wash	At Wymola	357.7	*	*	12,750	*
	At Pipeline Road	368.4	*	*	12,800	*
	Approximately 14,000 ft upstream of Central Arizona Project Canal	*	--	*	12,900	*
	Approximately 12,800 ft upstream of Central Arizona Project Canal	*	*	---	11,930	---
	At Central Arizona Project Canal	*	*	*	12,960[3]	*
McClellan Wash Split	Approximately 10,000 ft upstream of Central Arizona Project Canal (upstream confluence with McClellan Wash	*	*	*	990	*
Queen Creek	Upstream of West Branch	1.79	900	1,885	2,215	2,920
	At Mary Drive	13.42	4,600	9,800	11,400	14,200

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
San Pedro River	At Dudleyville	4,471	20,000	38,800	49,600	2,600
	At Mammoth	3,610	23,200[1]	38,300[1]	46,800[1]	72,400[1]
Santa Cruz Wash	At Desert Carmel	5,961	5,300[1]	9,950[1]	12,600[1]	21,350[1]
	At Maricopa	6,100[2]	2,900[1]	5,900[1]	7,600[1]	12,700[1]
	At Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	9,800	*
	Downstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	7,600	*
	At Smith Enke Road	*	*	*	6,193	*
	At Interstate Highway 8	*	*	*	16,340	*
	Upstream Limit of Detailed Study	*	*	*	16,000	*
	Approximately 1,500 ft upstream of Santa Rosa Canal	*	*		15,700	*
	Approximately 700 ft upstream of Santa Rosa Canal	*	*	*	15,500	*
	At Santa Rosa Canal	*	*	*	14,600	*
	Downstream Limit of Detailed Study	*	*	*	14,400	*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Santa Rosa Canal	At Toltec Highway	*	*	*	2,170	*
	At Toltec Butte Road	*	*	*	620	*
	At Overfield Road	*	*	*	9,030	*
	At Sunland Gin Road	*	*	*	6,050	*
	At Lamb Road	*	*	*	3,880	*
	At Henness Road	*	*	*	3,040	*
Santa Rosa and Santa Cruz Wash	Upstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	6,159	*	*	24,600	*
Santa Rosa Wash	At Maricopa	8,100[2]	2,150[1]	4,100[1]	5,800[1]	11,200[1]
Santa Rosa Wash (Greene Wash)	At Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	14,800	*
	Downstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	8,500	*
	Through Maricopa	*	*	*	6,300	*
South Wash	At San Manuel	2.05	690	1,160	1,380	1,915
South Side Canal 1	At upstream limit of study	*	*	*	887	*
	Downstream of East Main Canal	*	*	*	954	*
	Downstream of Murphy Road	*	*	*	257	*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Overflow from Southside Canal 1/ Farrell Road	At Overflow	*	*	*	854	*
	Downstream of Murphy Road	*	*		1,111	*
South Side Canal 2	At upstream limit of study	*	*	*	3,659	*
	Downstream of East Main Canal	*	*	*	2,799	*
	Downstream of Murphy Road	*	*	*	2,806	*
Overflow from South Side Canal 2 along East Main Canal	*	*	*	*	417	*
Steamboat Wash	At confluence with Gila River	8.64	1,645	3,890	4,690	7,240
Vekol Wash	Downstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	453	*	*	23,300	*
	At Union Pacific Railroad (formerly Southern Pacific Railroad)	*	297	*	18,850	*
Vekol Wash Tributary	Approximately 1 mile upstream of Farrell Road (Steen Road Alignment)	114	*	*	1,686	*
	At Farrell Road	116	*	*	1,627	*
	At Bowlin Road	117	*	*	1,597	*
	Confluence with Vekol Channel	119	*	*	904	*
	Downstream of split with Vekol Channel (north of Bowlin Road)	*	*	*	756	*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Vekol Channel	Confluence with Vekol Channel	119		*	904	
	At divergence from Vekol Wash Tributary	*	*	*	841	*
	Approximately 2,000 feet downstream of Main Street	70.7	*	*	1,200	*
Wash A	Approximately 1,850 feet upstream of Sunshine Boulevard	118.3	*	*	1,970	*
	Confluence with Santa Rosa Canal	118.8	*	*	1,570	*
	Approximately 2,200 feet downstream of Interstate 10	167.9	*	*	2,780	*
Wash B	Confluence with Wash C	6.8	*	*	750	*
Wash C	Confluence with Wash A	1.5	*	*	440	*
	Approximately 250 feet upstream of West Battaglia Drive	*	*	*	200	*
	Approximately 200 feet downstream of North Davidson Street	*	*	*	170	*
Wash D	Confluence with Wash D	*	*	*	360	*
Wash E	At Interstate 10	42.4	*	*	750	*
	Just upstream of Sunland Gin Road	56.6	*	*	740	*
	Approximately 2,100 feet upstream of Sunland Gin Road	66.8	*	*	870	*
	Approximately 1,300 feet upstream of South Toltec Buttes Road	99.3	*	*	1,280	*
	Just upstream of North Toltec Road	120.6	*	*	1,540	*

APPENDIX B
On-site Hydrology Documentation

CVL

B.1

NOAA 14 Rainfall Data

CVL

NOAA Atlas 14, Volume 1, Version 5
Location name: Eloy, Arizona, USA*
Latitude: 32.6044°, Longitude: -111.5702°
Elevation: 1656 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.208** (0.178-0.248)	**0.271** (0.233-0.323)	**0.365** (0.311-0.434)	**0.437** (0.370-0.516)	**0.534** (0.446-0.628)	**0.608** (0.501-0.715)	**0.683** (0.554-0.804)	**0.760** (0.606-0.895)	**0.861** (0.670-1.02)	**0.939** (0.715-1.12)
10-min	**0.316** (0.271-0.377)	**0.412** (0.354-0.492)	**0.556** (0.474-0.661)	**0.664** (0.562-0.786)	**0.812** (0.679-0.956)	**0.924** (0.763-1.09)	**1.04** (0.843-1.22)	**1.16** (0.922-1.36)	**1.31** (1.02-1.55)	**1.43** (1.09-1.70)
15-min	**0.392** (0.335-0.467)	**0.511** (0.439-0.610)	**0.689** (0.587-0.819)	**0.823** (0.697-0.974)	**1.01** (0.842-1.18)	**1.15** (0.946-1.35)	**1.29** (1.04-1.52)	**1.43** (1.14-1.69)	**1.62** (1.26-1.92)	**1.77** (1.35-2.10)
30-min	**0.528** (0.452-0.629)	**0.688** (0.591-0.822)	**0.928** (0.791-1.10)	**1.11** (0.939-1.31)	**1.36** (1.13-1.60)	**1.54** (1.27-1.82)	**1.74** (1.41-2.04)	**1.93** (1.54-2.27)	**2.19** (1.70-2.59)	**2.38** (1.82-2.83)
60-min	**0.653** (0.559-0.779)	**0.851** (0.732-1.02)	**1.15** (0.979-1.36)	**1.37** (1.16-1.62)	**1.68** (1.40-1.98)	**1.91** (1.58-2.25)	**2.15** (1.74-2.53)	**2.39** (1.90-2.81)	**2.71** (2.10-3.20)	**2.95** (2.25-3.51)
2-hr	**0.749** (0.648-0.879)	**0.969** (0.837-1.14)	**1.29** (1.10-1.51)	**1.53** (1.30-1.79)	**1.86** (1.56-2.17)	**2.12** (1.76-2.47)	**2.39** (1.95-2.78)	**2.66** (2.13-3.10)	**3.02** (2.36-3.54)	**3.31** (2.52-3.90)
3-hr	**0.808** (0.700-0.950)	**1.03** (0.897-1.22)	**1.35** (1.17-1.59)	**1.61** (1.38-1.88)	**1.96** (1.66-2.29)	**2.24** (1.86-2.61)	**2.54** (2.07-2.96)	**2.85** (2.28-3.34)	**3.29** (2.55-3.86)	**3.64** (2.75-4.29)
6-hr	**0.969** (0.855-1.12)	**1.22** (1.08-1.41)	**1.56** (1.37-1.80)	**1.84** (1.60-2.10)	**2.21** (1.90-2.52)	**2.51** (2.13-2.85)	**2.82** (2.35-3.21)	**3.14** (2.57-3.58)	**3.59** (2.85-4.10)	**3.94** (3.05-4.53)
12-hr	**1.10** (0.986-1.24)	**1.39** (1.24-1.57)	**1.76** (1.57-1.98)	**2.05** (1.82-2.30)	**2.46** (2.14-2.74)	**2.77** (2.39-3.08)	**3.09** (2.62-3.45)	**3.41** (2.85-3.83)	**3.86** (3.15-4.37)	**4.21** (3.36-4.81)
24-hr	**1.27** (1.16-1.41)	**1.62** (1.47-1.79)	**2.09** (1.89-2.31)	**2.47** (2.23-2.72)	**2.99** (2.68-3.29)	**3.40** (3.03-3.74)	**3.83** (3.39-4.21)	**4.27** (3.75-4.70)	**4.88** (4.24-5.39)	**5.36** (4.62-5.93)
2-day	**1.38** (1.25-1.53)	**1.76** (1.59-1.95)	**2.30** (2.08-2.54)	**2.73** (2.46-3.02)	**3.34** (2.99-3.68)	**3.82** (3.40-4.21)	**4.32** (3.83-4.78)	**4.85** (4.26-5.38)	**5.59** (4.86-6.21)	**6.18** (5.32-6.90)
3-day	**1.46** (1.32-1.62)	**1.86** (1.68-2.06)	**2.44** (2.20-2.70)	**2.90** (2.61-3.21)	**3.56** (3.18-3.93)	**4.08** (3.63-4.51)	**4.64** (4.10-5.12)	**5.23** (4.58-5.78)	**6.05** (5.24-6.72)	**6.72** (5.75-7.48)
4-day	**1.54** (1.39-1.71)	**1.96** (1.78-2.18)	**2.58** (2.33-2.86)	**3.07** (2.76-3.40)	**3.78** (3.38-4.17)	**4.35** (3.86-4.80)	**4.95** (4.37-5.47)	**5.60** (4.90-6.19)	**6.51** (5.62-7.22)	**7.25** (6.19-8.07)
7-day	**1.72** (1.55-1.92)	**2.19** (1.98-2.44)	**2.88** (2.59-3.20)	**3.44** (3.08-3.82)	**4.22** (3.76-4.69)	**4.86** (4.30-5.39)	**5.54** (4.87-6.15)	**6.25** (5.46-6.95)	**7.27** (6.26-8.11)	**8.10** (6.90-9.06)
10-day	**1.90** (1.71-2.12)	**2.43** (2.19-2.71)	**3.18** (2.86-3.55)	**3.80** (3.40-4.22)	**4.65** (4.15-5.17)	**5.34** (4.74-5.94)	**6.08** (5.35-6.75)	**6.85** (5.98-7.62)	**7.93** (6.84-8.86)	**8.81** (7.52-9.86)
20-day	**2.35** (2.12-2.60)	**3.01** (2.72-3.34)	**3.96** (3.56-4.38)	**4.68** (4.20-5.17)	**5.65** (5.05-6.24)	**6.39** (5.69-7.06)	**7.16** (6.35-7.92)	**7.94** (7.00-8.79)	**8.99** (7.85-9.98)	**9.80** (8.48-10.9)
30-day	**2.78** (2.53-3.06)	**3.57** (3.24-3.93)	**4.68** (4.24-5.14)	**5.52** (4.99-6.06)	**6.65** (5.99-7.30)	**7.53** (6.74-8.26)	**8.42** (7.50-9.24)	**9.32** (8.26-10.3)	**10.5** (9.24-11.6)	**11.5** (9.99-12.7)
45-day	**3.27** (2.98-3.60)	**4.21** (3.82-4.62)	**5.50** (4.99-6.04)	**6.46** (5.85-7.09)	**7.72** (6.97-8.46)	**8.67** (7.79-9.49)	**9.63** (8.61-10.5)	**10.6** (9.40-11.6)	**11.8** (10.4-13.0)	**12.8** (11.2-14.1)
60-day	**3.63** (3.30-3.98)	**4.67** (4.25-5.13)	**6.10** (5.54-6.69)	**7.14** (6.48-7.83)	**8.50** (7.68-9.30)	**9.50** (8.55-10.4)	**10.5** (9.42-11.5)	**11.5** (10.2-12.6)	**12.8** (11.3-14.0)	**13.7** (12.1-15.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

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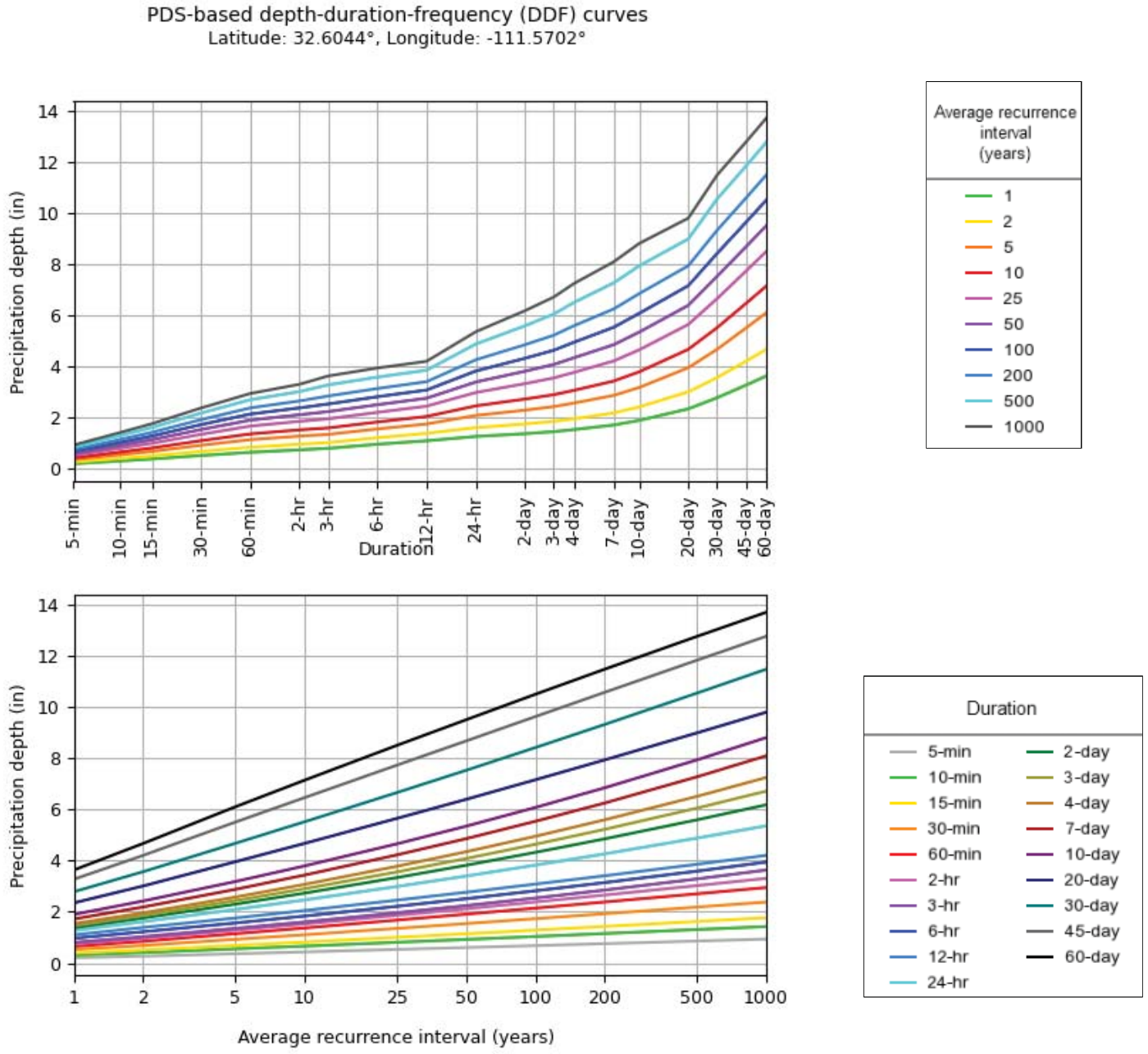
PF graphical



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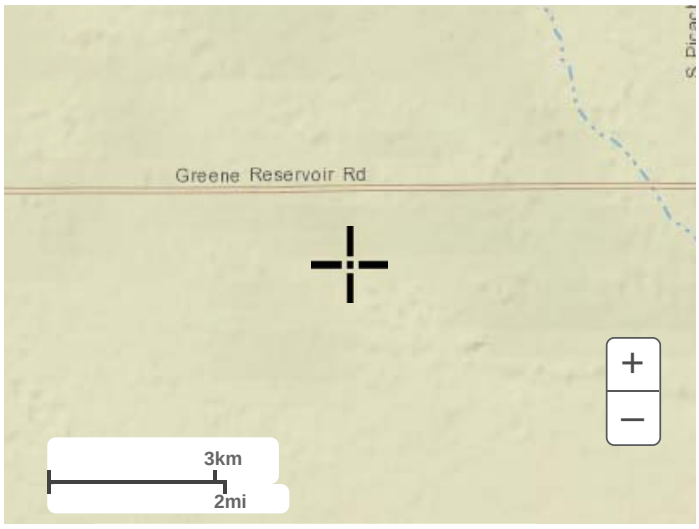
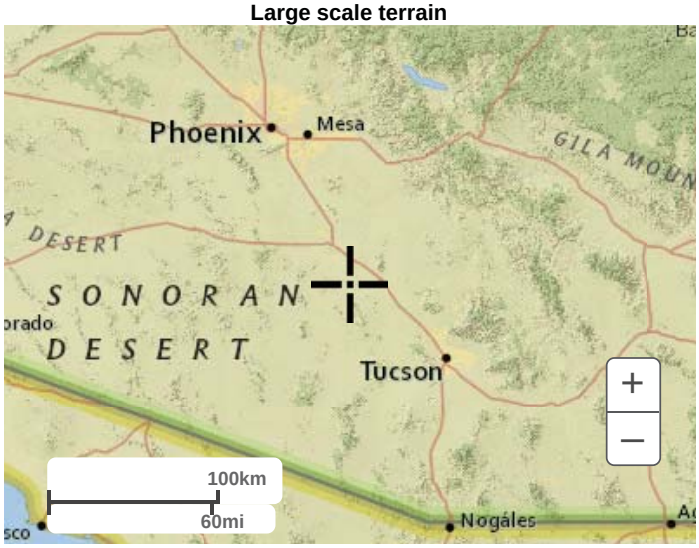
Maps & aerials

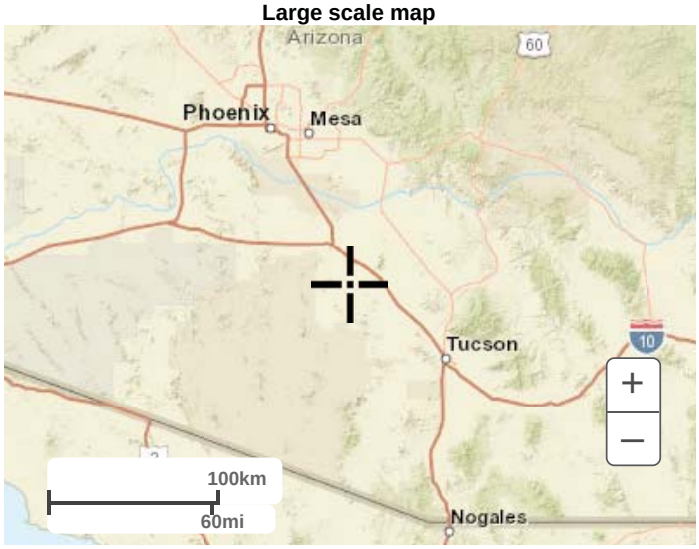
Small scale terrain



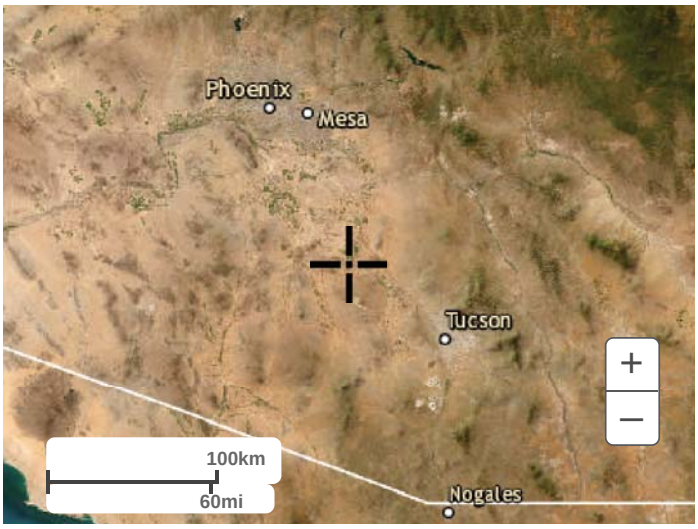
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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NOAA Atlas 14, Volume 1, Version 5
Location name: Eloy, Arizona, USA*
Latitude: 32.6044°, Longitude: -111.5702°
Elevation: 1656 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**2.50** (2.14-2.98)	**3.25** (2.80-3.88)	**4.38** (3.73-5.21)	**5.24** (4.44-6.19)	**6.41** (5.35-7.54)	**7.30** (6.01-8.58)	**8.20** (6.65-9.65)	**9.12** (7.27-10.7)	**10.3** (8.04-12.2)	**11.3** (8.58-13.4)
10-min	**1.90** (1.63-2.26)	**2.47** (2.12-2.95)	**3.34** (2.84-3.97)	**3.98** (3.37-4.72)	**4.87** (4.07-5.74)	**5.54** (4.58-6.53)	**6.23** (5.06-7.34)	**6.94** (5.53-8.17)	**7.86** (6.11-9.29)	**8.57** (6.53-10.2)
15-min	**1.57** (1.34-1.87)	**2.04** (1.76-2.44)	**2.76** (2.35-3.28)	**3.29** (2.79-3.90)	**4.02** (3.37-4.74)	**4.58** (3.78-5.39)	**5.15** (4.18-6.06)	**5.73** (4.57-6.75)	**6.50** (5.05-7.68)	**7.08** (5.39-8.42)
30-min	**1.06** (0.904-1.26)	**1.38** (1.18-1.64)	**1.86** (1.58-2.20)	**2.22** (1.88-2.62)	**2.71** (2.27-3.19)	**3.09** (2.55-3.63)	**3.47** (2.81-4.08)	**3.86** (3.08-4.55)	**4.37** (3.40-5.17)	**4.77** (3.63-5.67)
60-min	**0.653** (0.559-0.779)	**0.851** (0.732-1.02)	**1.15** (0.979-1.36)	**1.37** (1.16-1.62)	**1.68** (1.40-1.98)	**1.91** (1.58-2.25)	**2.15** (1.74-2.53)	**2.39** (1.90-2.81)	**2.71** (2.10-3.20)	**2.95** (2.25-3.51)
2-hr	**0.374** (0.324-0.439)	**0.484** (0.418-0.569)	**0.643** (0.552-0.755)	**0.765** (0.651-0.896)	**0.931** (0.782-1.08)	**1.06** (0.879-1.23)	**1.19** (0.974-1.39)	**1.33** (1.06-1.55)	**1.51** (1.18-1.77)	**1.66** (1.26-1.95)
3-hr	**0.269** (0.233-0.316)	**0.343** (0.298-0.405)	**0.450** (0.388-0.530)	**0.534** (0.457-0.627)	**0.653** (0.551-0.762)	**0.747** (0.620-0.870)	**0.846** (0.689-0.987)	**0.950** (0.760-1.11)	**1.09** (0.848-1.28)	**1.21** (0.914-1.43)
6-hr	**0.161** (0.142-0.186)	**0.204** (0.180-0.234)	**0.261** (0.229-0.299)	**0.306** (0.267-0.350)	**0.369** (0.317-0.420)	**0.419** (0.355-0.476)	**0.471** (0.392-0.535)	**0.525** (0.429-0.598)	**0.599** (0.475-0.685)	**0.658** (0.509-0.757)
12-hr	**0.091** (0.081-0.103)	**0.115** (0.103-0.130)	**0.146** (0.129-0.164)	**0.170** (0.150-0.190)	**0.203** (0.178-0.227)	**0.229** (0.198-0.255)	**0.256** (0.217-0.286)	**0.283** (0.236-0.318)	**0.320** (0.261-0.362)	**0.349** (0.279-0.398)
24-hr	**0.053** (0.048-0.058)	**0.067** (0.061-0.074)	**0.087** (0.078-0.096)	**0.102** (0.092-0.113)	**0.124** (0.111-0.137)	**0.141** (0.126-0.155)	**0.159** (0.141-0.175)	**0.177** (0.156-0.196)	**0.203** (0.176-0.224)	**0.223** (0.192-0.247)
2-day	**0.028** (0.026-0.031)	**0.036** (0.033-0.040)	**0.047** (0.043-0.052)	**0.056** (0.051-0.062)	**0.069** (0.062-0.076)	**0.079** (0.070-0.087)	**0.090** (0.079-0.099)	**0.101** (0.088-0.111)	**0.116** (0.101-0.129)	**0.128** (0.110-0.143)
3-day	**0.020** (0.018-0.022)	**0.025** (0.023-0.028)	**0.033** (0.030-0.037)	**0.040** (0.036-0.044)	**0.049** (0.044-0.054)	**0.056** (0.050-0.062)	**0.064** (0.056-0.071)	**0.072** (0.063-0.080)	**0.084** (0.072-0.093)	**0.093** (0.079-0.103)
4-day	**0.016** (0.014-0.017)	**0.020** (0.018-0.022)	**0.026** (0.024-0.029)	**0.032** (0.028-0.035)	**0.039** (0.035-0.043)	**0.045** (0.040-0.049)	**0.051** (0.045-0.056)	**0.058** (0.051-0.064)	**0.067** (0.058-0.075)	**0.075** (0.064-0.084)
7-day	**0.010** (0.009-0.011)	**0.013** (0.011-0.014)	**0.017** (0.015-0.019)	**0.020** (0.018-0.022)	**0.025** (0.022-0.027)	**0.028** (0.025-0.032)	**0.032** (0.029-0.036)	**0.037** (0.032-0.041)	**0.043** (0.037-0.048)	**0.048** (0.041-0.053)
10-day	**0.007** (0.007-0.008)	**0.010** (0.009-0.011)	**0.013** (0.011-0.014)	**0.015** (0.014-0.017)	**0.019** (0.017-0.021)	**0.022** (0.019-0.024)	**0.025** (0.022-0.028)	**0.028** (0.024-0.031)	**0.033** (0.028-0.036)	**0.036** (0.031-0.041)
20-day	**0.004** (0.004-0.005)	**0.006** (0.005-0.006)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.011** (0.010-0.012)	**0.013** (0.011-0.014)	**0.014** (0.013-0.016)	**0.016** (0.014-0.018)	**0.018** (0.016-0.020)	**0.020** (0.017-0.022)
30-day	**0.003** (0.003-0.004)	**0.004** (0.004-0.005)	**0.006** (0.005-0.007)	**0.007** (0.006-0.008)	**0.009** (0.008-0.010)	**0.010** (0.009-0.011)	**0.011** (0.010-0.012)	**0.012** (0.011-0.014)	**0.014** (0.012-0.016)	**0.015** (0.013-0.017)
45-day	**0.003** (0.002-0.003)	**0.003** (0.003-0.004)	**0.005** (0.004-0.005)	**0.005** (0.005-0.006)	**0.007** (0.006-0.007)	**0.008** (0.007-0.008)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.012)	**0.011** (0.010-0.013)
60-day	**0.002** (0.002-0.002)	**0.003** (0.002-0.003)	**0.004** (0.003-0.004)	**0.004** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.007)	**0.007** (0.006-0.007)	**0.007** (0.007-0.008)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

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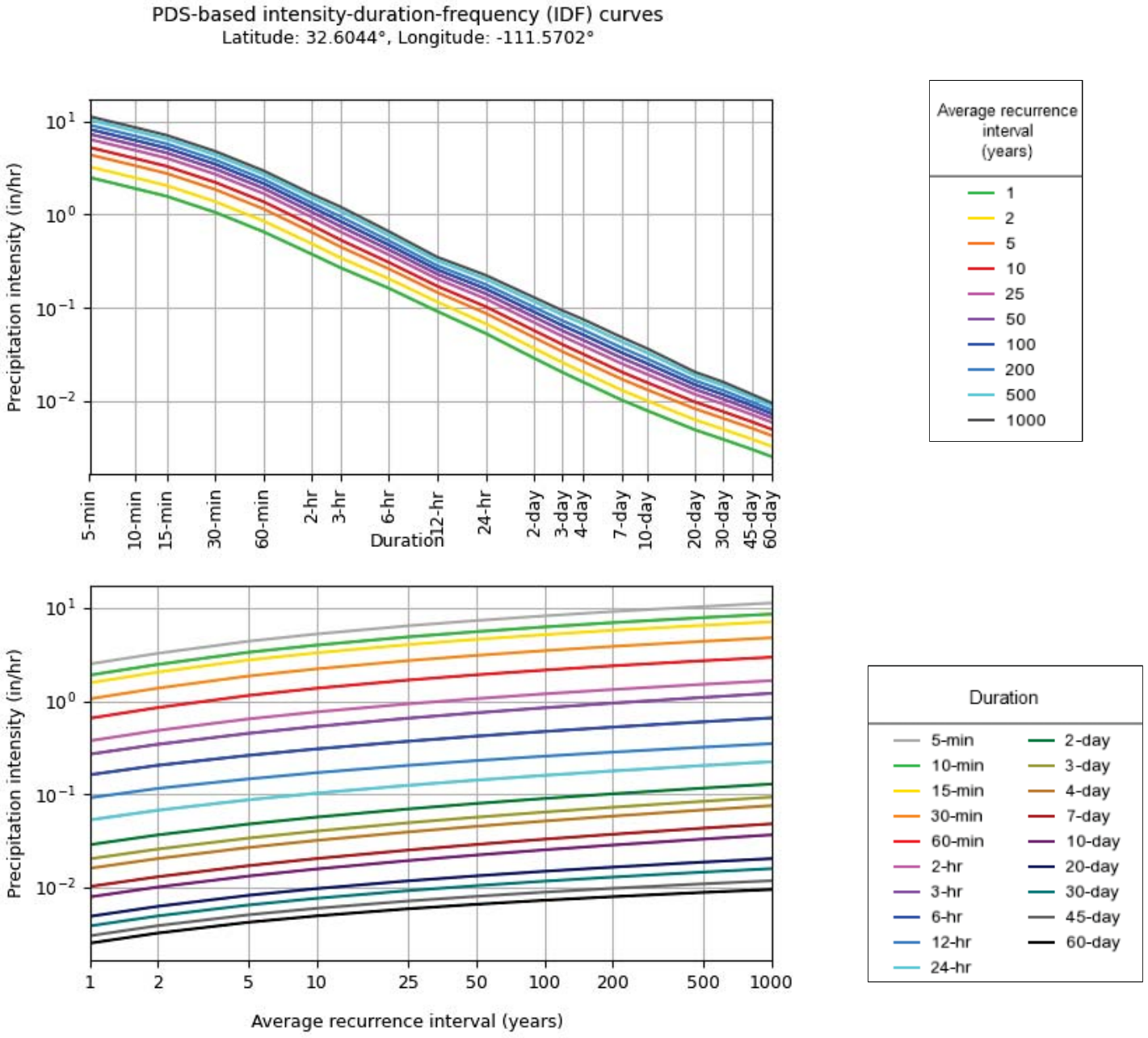
PF graphical



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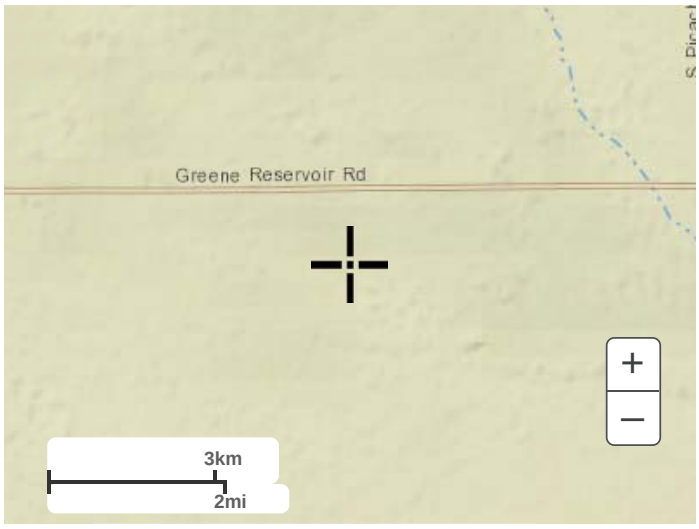
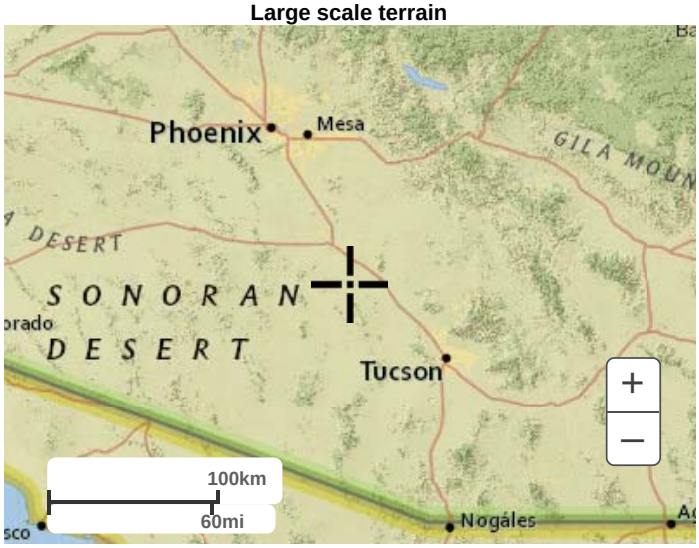
Maps & aerials

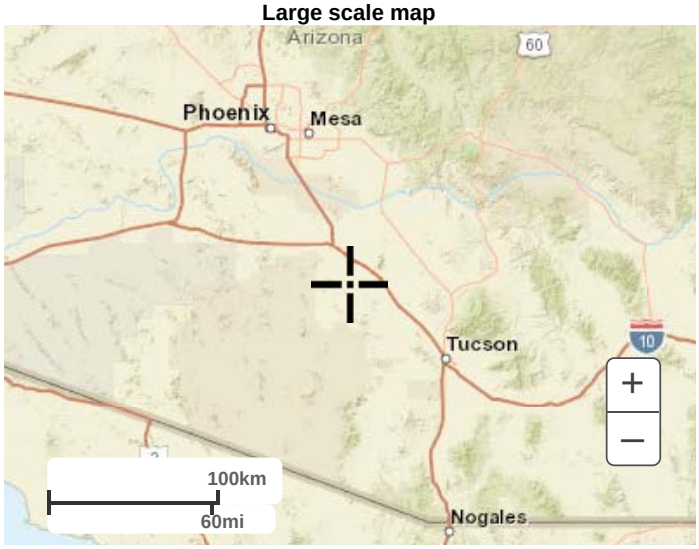
Small scale terrain



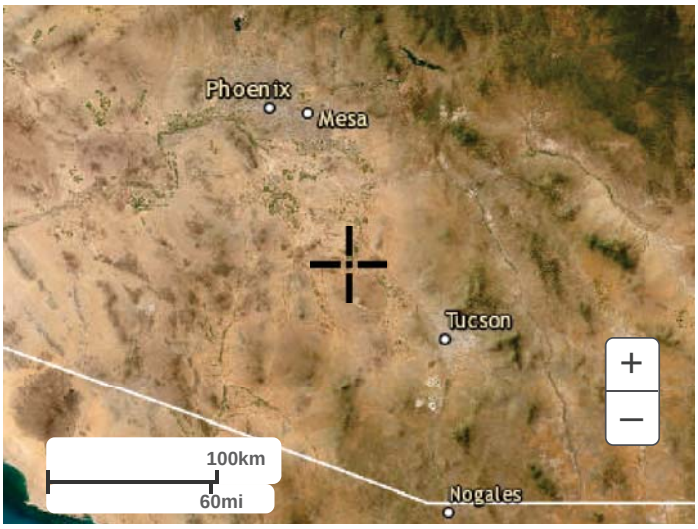
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

B.2

Soils Documentation

CVL

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pinal County, Arizona, Western Part

Cactus Flower Solar

February 18, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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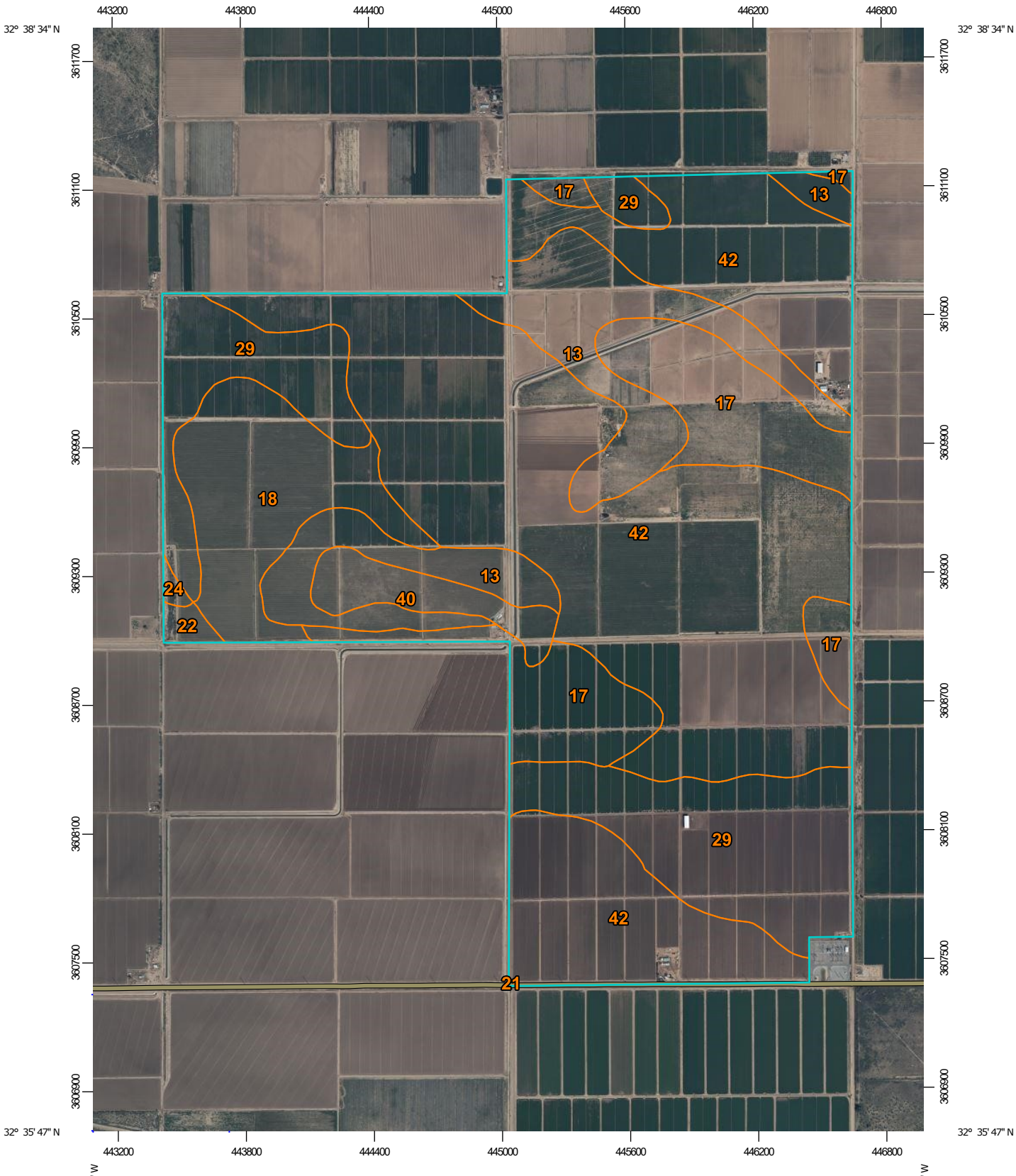
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:25,100 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 350 700 1400 2100

Feet: 0 1000 2000 4000 6000

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: Pinal County, Arizona, Western Part
Survey Area Data: Version 21, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 18, 2020—Mar 7, 2020

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
13	Dateland fine sandy loam	259.9	12.1%
17	Denure fine sandy loam, 0 to 1 percent slopes	241.3	11.2%
18	Denure clay loam, 0 to 1 percent slopes	175.3	8.2%
21	Gilman fine sandy loam, 0 to 2 percent slopes	0.2	0.0%
22	Gilman clay loam	9.5	0.4%
24	Glenbar clay loam, 0 to 2 percent slopes	4.0	0.2%
29	Marana silty clay loam	339.8	15.8%
40	Rositas loamy fine sand	55.2	2.6%
42	Sasco silt loam	1,060.1	49.4%
Totals for Area of Interest		**2,145.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pinal County, Arizona, Western Part

13—Dateland fine sandy loam

Map Unit Setting

National map unit symbol: 1sq0
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Dateland and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dateland

Setting

Landform: Fan terraces, stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream and fan alluvium

Typical profile

A - 0 to 2 inches: fine sandy loam
Bk - 2 to 40 inches: fine sandy loam
C - 40 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: B
Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 10 percent
Hydric soil rating: No

17—Denure fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1sq4
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Denure and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Denure

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed stream alluvium

Typical profile

A - 0 to 2 inches: fine sandy loam
Bk - 2 to 54 inches: sandy loam
2Btk - 54 to 60 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

18—Denure clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1sq5
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Denure and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Denure

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed stream alluvium

Typical profile

Ap - 0 to 15 inches: clay loam
Bk - 15 to 54 inches: sandy loam
2Btk - 54 to 60 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C
Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

21—Gilman fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tdtw
Elevation: 800 to 2,000 feet
Mean annual precipitation: 7 to 10 inches
Mean annual air temperature: 70 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Gilman and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gilman

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed fan and stream alluvium

Typical profile

Ap1 - 0 to 3 inches: fine sandy loam
Ap2 - 3 to 13 inches: loam
C1 - 13 to 26 inches: loam
C2 - 26 to 44 inches: loam
C3 - 44 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: A
Ecological site: R040XB211AZ - Loamy Swale 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

22—Gilman clay loam

Map Unit Setting

National map unit symbol: 1sqb
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Gilman and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gilman

Setting

Landform: Flood plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Dip
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Mixed stream alluvium

Typical profile

Ap - 0 to 12 inches: clay loam
C - 12 to 60 inches: stratified sandy loam to very fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to moderately saline (0.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C
Ecological site: R040XB211AZ - Loamy Swale 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

24—Glenbar clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tdtq
Elevation: 980 to 2,000 feet
Mean annual precipitation: 7 to 10 inches
Mean annual air temperature: 70 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Glenbar and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Glenbar

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream alluvium

Typical profile

Ap - 0 to 7 inches: clay loam
Ck1 - 7 to 18 inches: clay loam
Ck2 - 18 to 31 inches: silty clay loam
Ck3 - 31 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R040XB211AZ - Loamy Swale 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

29—Marana silty clay loam

Map Unit Setting

National map unit symbol: 1sqk
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F

Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Marana and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marana

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream alluvium

Typical profile

A - 0 to 2 inches: silty clay loam
C - 2 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R040XB213AZ - Loamy Upland 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 10 percent
Hydric soil rating: No

40—Rositas loamy fine sand

Map Unit Setting

National map unit symbol: 1sqz
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Rositas and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rositas

Setting

Landform: Dunes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed eolian deposits

Typical profile

A1 - 0 to 2 inches: loamy fine sand
C2 - 2 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R040XB217AZ - Sandy Upland 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

42—Sasco silt loam

Map Unit Setting

National map unit symbol: 1sr1
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Sasco and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sasco

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream silty alluvium

Typical profile

A - 0 to 2 inches: silt loam
Bw - 2 to 47 inches: silt loam
2Btb - 47 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.1 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R040XB213AZ - Loamy Upland 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

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Appendix B: Title Commitment

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Authorized Countersignature

Stewart Title Guaranty Company
1360 Post Oak Blvd, 10th Floor
MC #10-1
Houston, TX 77056
(800) 729-1900

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title Guaranty Company
Issuing Office:	1360 Post Oak Blvd, 10th Floor, MC #10-1, Houston, TX 77056
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	22000370428
Issuing Office File Number:	22000370428
Property Address:	xxx vacant - 10 parcels, Maricopa, AZ 85138
Revision Number:	

1. **Commitment Date:** October 24, 2022 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

   (a) 2021 ALTA® Owner's Policy - Standard

   Proposed Insured: **To be determined**

   (b) 2021 ALTA® Loan Policy

   Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

   Fee

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

   PARCELS 1-4:
   Curtis 1035, L.L.C., an Arizona limited liability company

   PARCELS 5 and 6:
   Gordita, L.P., a Arizona limited partnership

   PARCEL 7:
   Toone Family Limited Partnership #3, an Arizona limited partnership

   PARCEL 8:
   Stambaugh Farms LLC, an Arizona limited liability company

5. **The Land is described as follows:**

   PARCEL NO. 1:

   The South 990.00 feet of the West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

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Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent to said land.

APN: 408-11-025C

PARCEL NO. 2:

The West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the South 990.00 feet of the West 3821.056 feet thereof; and

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-025D

PARCEL NO. 3:

The East 1,458.944 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona:

Except the South 693.00 feet of the East 677.00 feet thereof; and

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-024A, 408-11-024C

PARCEL NO. 4:

All of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the South 693 feet of the East 677.00 feet thereof; and

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-025B

PARCEL NO 5:

All of Section 23, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-023

PARCEL NO. 6:

All of Section 24, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;

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Except the North 1760 feet thereof; and

Except all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizer, fossils and other substances in, or under, said land, as reserved unto the State of Arizona, as set forth in the Patent to said land.

APN: 408-15-002

PARCEL NO. 7:

The South 1760 feet of Section 13, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except all rights to any and all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances, as reserved to the State of Arizona in the Patent to said land.

APN: 408-12-002 and 408-12-003

PARCEL NO. 8:

The North 1760 feet of Section 24, Township 9 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances as reserved in the Patent to said land.

APN: 408-15-001

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 22000370428

All of the following Requirements must be met:

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

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

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

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

5. PAY First Installment 2022 taxes, Parcel No. 408-11-025C, 408-11-025D, 408-11-024A, 408-11-024C, 408-11-025B, 408-15-001.

6. RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of $4,521,042.00, and any other amounts payable under the terms thereof
   Dated: September 9, 2013
   Trustor: Curtis 1035, L.L.C., an Arizona limited liability company
   Trustee: Great Western Bank
   Beneficiary: Great Western Bank
   Recorded: September 9, 2013, Fee No. 2013-073423
   Parcel 4

   An agreement to modify the above Deed of Trust was recorded on August 27, 2018, Fee No. 2018-064457.

   An agreement to modify the above Deed of Trust was recorded on August 27, 2020, Fee No. 2020-085535.

   Subordination Agreement recorded September 9, 2013, Fee No. 2013-073424.

7. RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of $600,000.00, and any other amounts payable under the terms thereof
   Dated: February 12, 2020
   Trustor: Stambaugh Farms, LLC
   Trustee: James Mago, State Executive Director of the Farm Service Agency for the State of Arizona
   Beneficiary: the United States of America, acting through the Farm Service Agency, United States Department of Agriculture
   Recorded: February 12, 2020, Fee No. 2020-012794
   Parcel 8

8. FURNISH an Owner's Affidavit and Indemnity Agreement for the benefit of Stewart Title & Trust and Stewart Title Guaranty Company executed by the seller/borrower that no work or material has been done or furnished within the statutory lien period which could give rise to a mechanic's or materialman's lien.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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Requirements

9. USUAL PRELIMINARY INSPECTION report by an employee of the Company. THE RIGHT IS RESERVED to make additional requirements or exceptions upon examination.

10. FURNISH the Company with proper Certificate by the Owner itemizing all Leases, identifying Lessee, date of Lease, Terms and any Options to Renew. SAID CERTIFICATE SHALL ALSO STATE THAT NONE OF THE LEASES REFERRED TO THEREIN CONTAINS A FIRST RIGHT OF REFUSAL OR OPTION TO PURCHASE. Upon receipt and approval by the Company, Exception No. 60 of Schedule B will be limited to those parties identified in the Certificate.
NOTE: If any leases are to be subordinated THE FORM OF SUBORDINATION MUST BE APPROVED by the Company PRIOR TO CLOSE OF ESCROW.

11. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Curtis 1035, L.L.C., an Arizona limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

12. FURNISH copy of Certificate of Registration of Cactus Flower Solar, LLC (a foreign limited liability company) filed with the Arizona Corporation Commission -OR- PROPER SHOWING that said limited liability company is in good standing in its domiciliary jurisdiction. THE RIGHT IS RESERVED to make additional requirements upon examination of said certificate.

13. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Cactus Flower Solar, LLC for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

14. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Stambaugh Farms LLC, an Arizona limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

15. FURNISH copy of Certificate of Limited Partnership for Gordita, L.P., a Arizona limited partnership filed with the Secretary of State. Said copy to include Secretary of State's filing data. THE RIGHT IS RESERVED to make additional requirements upon examination of said certificate.

16. FURNISH copy of Certificate of Limited Partnership for Toone Family Limited Partnership #3, an Arizona limited partnership filed with the Secretary of State. Said copy to include Secretary of State's filing data. THE RIGHT IS RESERVED to make additional requirements upon examination of said certificate.

17. RECORD Deed from Curtis 1035, L.L.C., an Arizona limited liability company as to Parcels 1-4; Gordita, L.P., a Arizona limited partnership, as to Parcels 5 and 6; Toone Family Limited Partnership #3, an Arizona limited partnership, as to Parcel 7; to Cactus Flower Solar, LLC.
Parcels 1-7

    COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a

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Requirements

document is exempt, the Exemption Code must appear on the face of the document.

18. RECORD Lease from Stambaugh Farms LLC, an Arizona limited liability company to Cactus Flower Solar, LLC - OR- in lieu thereof, record a "Short Form Lease" or "Memorandum of Lease", which must contain words of leasing such as "has leased, demised and let, and does hereby lease, demise and let unto" or other words of same meaning. It must refer to the master lease, give its date and a correct description of land leased.
Parcel 8
NOTE: If a Short Form Lease is to be recorded, this Company must be provided with an executed copy of the Lease.

Note: 2022 Tax parcel # 408-11-025C (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-025D (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-024A (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-024C (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-025B (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-023 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-15-002 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-12-002 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-12-003 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-15-001 (Tax Sheet) (Assessors Map) (Vesting deed)

PRIOR to recording, obtain current tax information from:

Pinal County Treasurer
P.O. Box 729
Florence, AZ 85232-0729
Phone: (520) 509-3541

https://www.pinalcountyaz.gov/Treasurer/Pages/home.aspx

NOTE: There is commercial parcel located on said land , commonly known as:

Unknown, AZ

[24] MONTH CHAIN NOTE: The conveyances that recorded on the property that is subject of this escrow that have recorded within the last [24] months of the effective date hereof are as follows: [NONE]

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 22000370428

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

4. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

8. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

9. 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.

   Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

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Exceptions

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

11. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.

12. Taxes and assessments collectible by the County Treasurer, Second Installment a lien payable but not yet due for the year 2022.

13. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

14. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

15. Liabilities and obligations imposed upon said land by reason of its inclusion within any district formed pursuant to Title 48 Arizona Revised Statutes.

16. Liabilities and obligations imposed upon said land by reason of its inclusion within Central Arizona Irrigation and Drainage District.
All Parcels

17. Liabilities and obligations imposed upon said land by reason of its inclusion within Green Reservoir Flood District.
Parcels 1-4

18. Liabilities and obligations imposed upon said land by reason of its inclusion within Central Arizona Water Conservation District.
All Parcels

19. Liabilities and obligations imposed upon said land by reason of its inclusion within Central Arizona Groundwater Replenishment District.
Parcels 1-4

20. Liabilities and obligations imposed upon said land by reason of its inclusion within Pinal County Flood Control District.
Parcel 7

21. Liabilities and obligations imposed upon said land by reason of its inclusion within Electrical District No. 5.
Parcel 7

22. Liabilities and obligations imposed upon said land by reason of its inclusion within Pinal Active Management Area Groundwater Replenishment District.
Parcel 7

23. Easement for transmission line and rights incident thereto, as set forth in instrument recorded in Docket 19, Page 103.

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Exceptions

Parcels 1-4

24. Easement for pipe line, telephone line, transmission line and rights incident thereto, as set forth in instrument recorded in Docket 22, Page 231.
Parcels 1-4

25. Matters shown on survey recorded in Book 15 of Surveys, Page 55 and Amendment recorded in Book 17 of Surveys, Page 262.
Parcel 7

26. Matters shown on survey recorded in Book 17 of Surveys, Page 263.
Parcel 8

27. Terms and conditions as contained in instrument entitled Resolution by the Board of Supervisors of Pinal County stating that a roadway is established, recorded February 21, 1964, Book 375, Page 572.
Parcel 7

28. Easement for telephone and telegraph lines and rights incident thereto, as set forth in instrument recorded February 18, 1965, Book 409, Page 43.
Parcel 7

29. Easement for telephone and telegraph lines and rights incident thereto, as set forth in instrument recorded February 18, 1965, Book 409, Page 47.
Parcel 7

30. Terms and conditions as contained in instrument entitled Memorandum of Understanding and Agreement, recorded April 11, 1984, Book 1218, Page 250.
Parcels 7 and 8

31. Terms and conditions as contained in instrument entitled Memorandum of Understanding and Agreement, recorded August 6, 1984, Book 1239, Page 373.
Parcel 5

32. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right-of-Way, recorded November 3, 1986, Docket 1397, Page 811 and re-recorded March 24, 1987 in Docket 1430, Page 651.
Parcels 1-6

33. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right of Way by the United States of America, recorded November 3, 1986, Docket 1397, Page 827 and Agreement Relating to Exercise of Reserved Right of Way recorded in Docket 1418, Page 372.
Parcel 8

34. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right-of-Way, recorded November 3, 1986, Docket 1397, Page 839 and re-recorded November 18, 1986 in Docket 1400, Page 932 and re-recorded March 24, 1987 in Docket 1430, Page 647.
Parcels 1-6

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Exceptions

35. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right-of-Way, recorded July 21, 1987, Docket 1458, Page 829.
Parcels 1-6

36. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right of Way to Private Interest or Corporation for Open Canal, recorded September 10, 1987, Book 1470, Page 857.
Parcels 5, 6 and 7

37. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right of Way to Private Interest or Corporation for Open Canal, recorded September 10, 1987, Book 1470, Page 863.
Parcel 5

38. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right of Way, recorded February 10, 1988, Book 1505, Page 581.
Parcel 5

39. Terms and conditions as contained in instrument entitled Agreement Relating to the Exercise of Reserved Right-of-Way, recorded September 15, 1988, Book 1554, Page 768.
Parcel 7

40. Terms and conditions as contained in instrument entitled Notice of Lands Included Within Central Arizona Irrigation and Drainage District, recorded January 20, 1989, Docket 1580, Page 919.
Parcels 1-4

41. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right of Way, recorded April 11, 1989, Book 1596, Page 944.
Parcels 6 and 8

42. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right of Way, recorded April 11, 1989, Book 1596, Page 963.
Parcel 6

43. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right-of-Way, recorded October 11, 1989, Docket 1634, Page 921.
Parcel 8

44. Terms and conditions as contained in instrument entitled Agreement for Project Water Service, recorded March 26, 1990, Docket 1665, Page 294 and Modification recorded November 4, 1994, in Docket 2054, Page 870.
Parcels 1-6

45. Terms and conditions as contained in instrument entitled Agreement for Project Water Service, recorded March 26, 1990, Docket 1665, Page 311 and Modification recorded November 4, 1994 in Docket 2054, Page 870.
Parcels 1-6

46. Terms and conditions as contained in instrument entitled Agreement for Project Water Service, recorded July 30, 1990, Book 1690, Page 215.
Parcels 6, 7 and 8

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Exceptions

47. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right-of-Way, recorded December 18, 1990, Book 1715, Page 88.
Parcels 1-4 and 6

48. Easement for telecommunication facilities and rights incident thereto, as set forth in instrument recorded July 1, 1991, Book 1756, Page 992.
Parcel 7

49. Easement for communications systems, markers and splicing boxes and rights incident thereto, as set forth in instrument recorded December 23, 1999, Fee No. 1999-057316.
Parcels 7 and 8

50. Easement for underground communication systems and rights incident thereto, as set forth in instrument recorded December 23, 1999, Fee No. 1999-057317.
Parcels 1-4

51. Easement for underground communication systems and rights incident thereto, as set forth in instrument recorded December 23, 1999, Fee No. 1999-057318.
Parcels 1-4

52. Terms and conditions as contained in instrument entitled Communications Right of Way Agreement, recorded December 23, 1999, Fee No. 1999-057319.
Parcels 6 and 8

53. Terms and conditions as contained in instrument entitled Resolution No. 2005-01, Resolution and Order of the Board of Directors of Central Arizona Irrigation and Drainage District Granting Petition for Exclusion and Inclusion of Lands in said District, recorded November 7, 2008, Fee No. 2008-107048.
Parcels 1-4

54. Terms and conditions as contained in instrument entitled Resolution No. 2008-01 Resolution and Order of the Board of Directors of Central Arizona Irrigation and Drainage District Granting Petition for Exclusion and Inclusion of Lands in Said District, recorded August 11, 2009, Fee No. 2009-081947.
Parcels 5 and 6

55. Terms and conditions as contained in instrument entitled Land Purchase Contract for the EDS Substation and Grant of Easement for the ED4-ED5 Transmission Line, recorded February 29, 2012, Fee No. 2012-016359.
Parcels 1-4

56. Terms and conditions as contained in instrument entitled Resolution 2013-01, Resolution of the Board of Directors of Electrical District Number Five of Pinal County, Arizona, Defining the Boundaries of and Land Included in Electrical District Number Five of Pinal County, Arizona, recorded March 27, 2013, Fee No. 2013-025107.
Parcels 1-4

57. Unrecorded lease under the terms and conditions contained therein made by Carolyn Bray and TPC Holdings, LLC, Lessor, and Stambaugh Farms, and Arizona general partnership, Lessee, dated August 26, 2005, as disclosed by Agricultural Lease, recorded November 15, 2005, Fee No. 2005-157921 and Assignment recorded

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Exceptions

November 15, 2005, Fee No. 2005-157923.
Parcel 7

58. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. 499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. 181 et seq.) or under similar state laws.
All Parcels

59. Unrecorded lease under the terms and conditions contained therein made by Curtis 1035, L.L.C., an Arizona limited liability company, Lessor, and Dairyview Farms, LLC, an Arizona limited liability company, Lessee, dated January 1, 2014, as disclosed by Subordination Agreement, recorded September 9, 2013, Fee No. 2013-073424.

60. Rights of parties in possession.
NOTE: This exception may be made more specific upon our examination of documents which entitle the occupants to possession.

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STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056**

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	**Examples**	**Collected?**
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Biometric Information
Category F: Internet or other similar network activity
Category G: Geolocation data
Category H: Sensory data
Category I: Professional or employment-related information
Category J: Non-public education information
Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting http://stewart.com/ccpa

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: http://stewart.com/ccpa

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Deputy Chief Compliance Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Appendix C: Site Plan

PRELIMINARY SITE PLAN
FOR

CACTUS FLOWER SOLAR

A PROPOSED SOLAR ENERGY SYSTEM LOCATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

GENERAL NOTES

A. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC;

B. WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT;

C. PARKING WILL BE WITHIN 600 FEET OF THE O&M BUILDING;

D. LIGHTING FOR FUTURE BUILDINGS/PADS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS.

E. FIRE APPARATUS ACCESS AND FIRE LANES SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 503 AND APPENDIX D.

F. FIRE PROTECTION WATER SUPPLY/HYDRANT LOCATIONS SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 SECTION 3312 AND APPENDIX C, AS APPLICABLE.

G. THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.

PROPOSED DEVELOPMENT AND IMPROVEMENT NOTES

1. THE PROJECT CONSISTS OF APN: 408-11-025B, 408-11-025C, 408-11-025D, 408-11-024A, 408-11-024C, 408-11-0230, 408-15-0020, 408-15-0010, 408-12-0020, AND 408-12-0030

2. THE PROJECT IS LOCATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST

3. PINAL COUNTY ZONING DESIGNATION:
   3.1. CURRENT: GR
   3.2. PROPOSED: I-3 PAD

4. SOLAR ENERGY SYSTEM TO CONNECT TO UTILITY GRID VIA THE EXISTING ARIZONA PUBLIC SERVICE (APS) TAT MOMOLI-SAGUARO 230 KV TRANSMISSION LINE.

5. THE PROJECT CONTAINS 1 BUILDING. BUILDING TO BE USED FOR OPERATIONS AND MAINTENANCE.

6. INTERNAL ACCESS ROADS
   6.1. TYPE: 14' WIDTH CRUSHED AGGREGATE
   6.2. TOTAL LENGTH: 66,532'

7. FENCE
   7.1. TYPE: 8' AGRICULTURAL WIRE MESH FENCE
   7.2. TOTAL LENGTH: 94,873'

8. PARKING
   8.1. TWO PERMANENT PARKING SPACES (9'X20') WILL BE ADJACENT TO THE OPERATIONS AND MAINTENANCE BUILDING.

9. DETENTION/RETENTION PONDS
   9.1. THE CONSTRUCTION OF DETENTION AND/OR RETENTION PONDS ON SITE ARE TO BE DETERMINED BASED ON PRELIMINARY ANALYSIS OF THE PROPOSED SITE.

10. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED PRIMARILY WITHIN THE ZONE "X" FLOOD HAZARD AREA WITH AN APPROXIMATELY 668 ACRE PORTION OF THE SITE LOCATED IN ZONE "A" PER FIRM MAP PANEL NUMBERS 04021C1975F (DATED MAY 16, 2019) AND 04021C2350E (DATED DECEMBER 4, 2007), AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BASIS OF BEARING

BASIS OF BEARING: HORIZONTAL DATUM – BASED UPON THE ARIZONA STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(2011), EPOCH DATE: 2010, INTERNATIONAL FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. VERTICAL DATUM IS BASED ON NAVD88, GEOID 18. ALL DISTANCES HAVE BEEN SCALED TO GROUND (SCALE FACTOR = 1.000161059603405).

SERVICE PROVIDERS

ELECTRICITY	**ELECTRICAL DISTRICT NO. 4** - NOTE: PROJECT WILL INTERCONNECT TO THE ARIZONA PUBLIC SERVICE (APS) TAT MOMOLI-SAGUARO 230 KV TRANSMISSION LINE.
POLICE	**PINAL COUNTY SHERIFF'S OFFICE**
FIRE	**REGIONAL FIRE AND RESCUE** (AND/OR CASA GRANDE, ELOY, COOLIDGE FIRE)
WATER	**N/A** - NOTE: WATER FOR CONSTRUCTION WILL BE TRUCKED TO THE SITE.
WASTEWATER	**N/A** - NOTE: POTENTIAL SEPTIC SYSTEM FOR O&M BUILDING.

SITE DATA TABLE

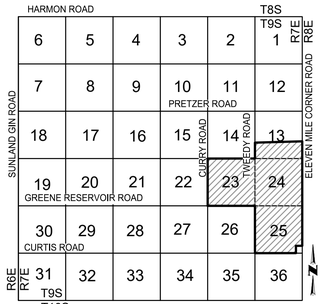
GROSS AREA	2,148.94 AC
EXISTING COMP. PLAN	GREEN ENERGY PRODUCTION
EXISTING ZONING	GR
PROPOSED ZONING	I-3 PAD

LAND PLANNER

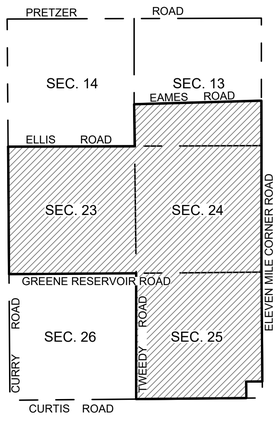
COE & VAN LOO CONSULTANTS, INC. (CVL)
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: JULIE VERMILLION
PHONE: 602-285-4765

OWNER / DEVELOPER

CACTUS FLOWER SOLAR, LLC
8825 N 23RD AVENUE SUITE 100,
PHOENIX, AZ 85021
CONTACT: HEATHER WISE
PHONE: 406-431-0686



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.
(TOWNSHIP 9 SOUTH, RANGE 7 EAST)

BASE ZONING & ZONING CASE

A PLANNED AREA DEVELOPMENT WITHIN I-3 PAD

Development Standards - I-3 PAD	
Site Development Standards	
Min. Lot Area	None
Min. Lot Width	None
Min. Front Setback [1,2]	20'
Min. Side Setbacks [1,2]	0'; 25' (where development abuts a rural or residential district)
Min. Rear Setback [1,2]	10'; 25' (where development abuts a rural or residential district)
Max. Height	50' (transmission structures could exceed 50 feet but are exempt per Pinal County Code Section 2.150.050)
Detached Accessory Buildings	
Permitted coverage [3]	40% of the required rear setback and any additional space within the buildable area;
Maximum height [3]	20 feet within the required rear setback; 35 feet within the buildable area;
Minimum distance to main building	7'
Minimum distance to front lot line [1]	15'
Minimum distance to side lot lines [1]	0'
Minimum distance to rear lot lines [1]	4'
Industrial Buffer [1]	
50' (where development abuts a rural or residential district, arterial or collector street)	

[1] The setbacks and Industrial Buffer are to be measured from the property line or dedicated right-of-way to the face of the subject building or solar array, exclusive of walls, fencing, or signage.
[2] Except as modified by the Industrial Buffer, where requried.
[3] Buildable area means the net portion of the lot remaining after deducting all required yards/setbacks from the gross area of a lot or building site. No maximum buildable area applies to the I-3 district.

LEGAL DESCRIPTION

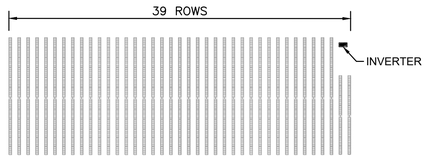
SEE SHEET 02

LEGEND

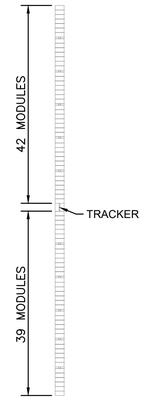
- PROPOSED BOUNDARY LINE
- INDICATES EASEMENT LINES
- INDICATES FLOOD ZONE
- INDICATES 8' AGRICULTURAL WIRE MESH FENCE
- INDICATES CANAL BUFFER AREA
- INDICATES 14' GRAVEL ACCESS ROAD
- INDICATES EXIST. WELL
- O.H.E. – INDICATES OVERHEAD ELECTRIC
- U.G.E. – INDICATES UNDERGROUND ELECTRIC
- ESMT. – INDICATES EASEMENT
- N.T.S. – INDICATES NOT TO SCALE

TYPICAL DETAILS

FULL TRACKER ARRAY
SCALE: 1" = 200'



ROW LAYOUT
SCALE: 1" = 60'



SHEET INDEX

1. COVER SHEET, TABLES, NOTES, DETAILS
2. LEGAL DESCRIPTION
3. PRELIMINARY SITE PLAN

SHEET 01 OF 03

CVL Project #:

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PRELIMINARY

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.285.4765
www.cvlci.com

DATE | REVISION | NO.

Coe & Van Loo Consultants, Inc.

PRELIMINARY SITE PLAN

CACTUS FLOWER SOLAR
PINAL COUNTY, ARIZONA

Printed By: **JulieV** Print Date: **August 1, 2025** Filename: N:\04313\CADD\Preliminary\PS SitePlan.dwg

LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTH 990.00 FEET OF THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-11-025C

PARCEL NO. 2:

THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 990.00 FEET OF THE WEST 3821.056 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-025D

PARCEL NO. 3:

THE EAST 1,458.944 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

EXCEPT THE SOUTH 693.00 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-024A, 408-11-024C

PARCEL NO. 4:

ALL OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 693 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-025B

PARCEL NO 5:

ALL OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-023

PARCEL NO. 6:

ALL OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE NORTH 1760 FEET THEREOF; AND

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER SUBSTANCES IN, OR UNDER, SAID LAND, AS RESERVED UNTO THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT TO SAID LAND.

APN: 408-15-002

PARCEL NO. 7:

THE SOUTH 1760 FEET OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-12-002 AND 408-12-003

PARCEL NO. 8:

THE NORTH 1760 FEET OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES AS RESERVED IN THE PATENT TO SAID LAND.

APN: 408-15-001

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Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

PRELIMINARY SITE PLAN

CACTUS FLOWER SOLAR
PINAL COUNTY, ARIZONA

PRELIMINARY

SHEET INDEX

1. COVER SHEET, TABLES, NOTES, DETAILS
2. LEGAL DESCRIPTION
3. PRELIMINARY SITE PLAN

SHEET 02 OF 03

CVL Project #:

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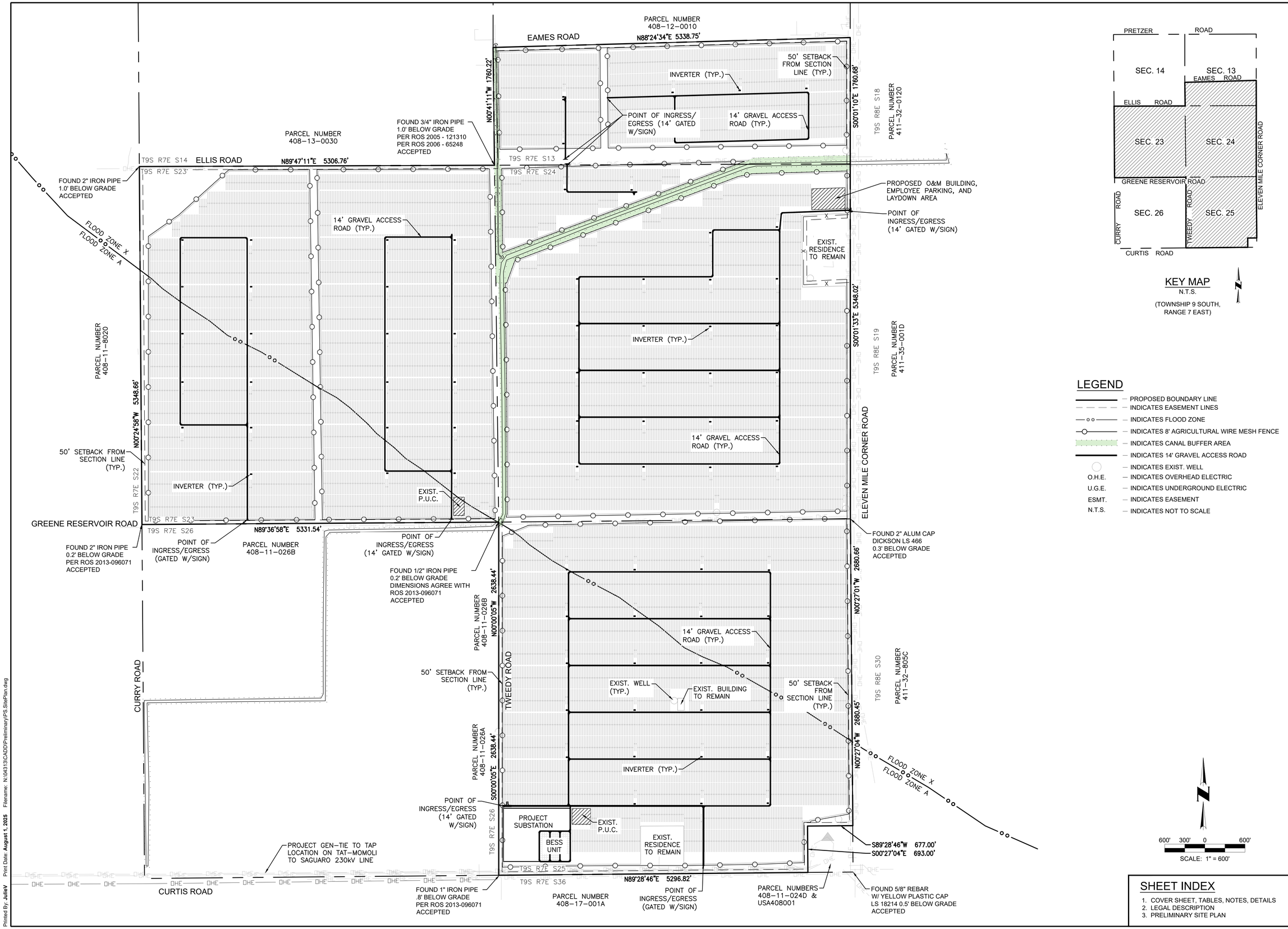

KEY MAP
N.T.S.
(TOWNSHIP 9 SOUTH, RANGE 7 EAST)

LEGEND

- PROPOSED BOUNDARY LINE
- INDICATES EASEMENT LINES
- INDICATES FLOOD ZONE
- INDICATES 8' AGRICULTURAL WIRE MESH FENCE
- INDICATES CANAL BUFFER AREA
- INDICATES 14' GRAVEL ACCESS ROAD
- INDICATES EXIST. WELL
- O.H.E. — INDICATES OVERHEAD ELECTRIC
- U.G.E. — INDICATES UNDERGROUND ELECTRIC
- ESMT. — INDICATES EASEMENT
- N.T.S. — INDICATES NOT TO SCALE

600' 300' 0 600'
SCALE: 1" = 600'

PRELIMINARY

SHEET INDEX

1. COVER SHEET, TABLES, NOTES, DETAILS
2. LEGAL DESCRIPTION
3. PRELIMINARY SITE PLAN

SHEET 03 OF 03

CVL Project #:

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PRELIMINARY SITE PLAN

CACTUS FLOWER SOLAR

PINAL COUNTY, ARIZONA

Coe & Van Loo Consultants, Inc.

Printed By: JulieV Print Date: August 1, 2025 Filename: N:\04313\CADD\Preliminary\PS SitePlan.dwg

Appendix D: Arizona Game and Fish Environmental Online Review Tool Report

APPENDIX D

AZGFD ENVIRONMENTAL ONLINE REVIEW TOOL REPORT FOR SPECIAL STATUS SPECIES

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:
Cactus Flower Solar, LLC

Project Description:
Due diligence

Project Type:
Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Contact Person:
Ashton Koons

Organization:
Tetra Tech

On Behalf Of:
CONSULTING

Project ID:
HGIS-17544

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. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), 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.

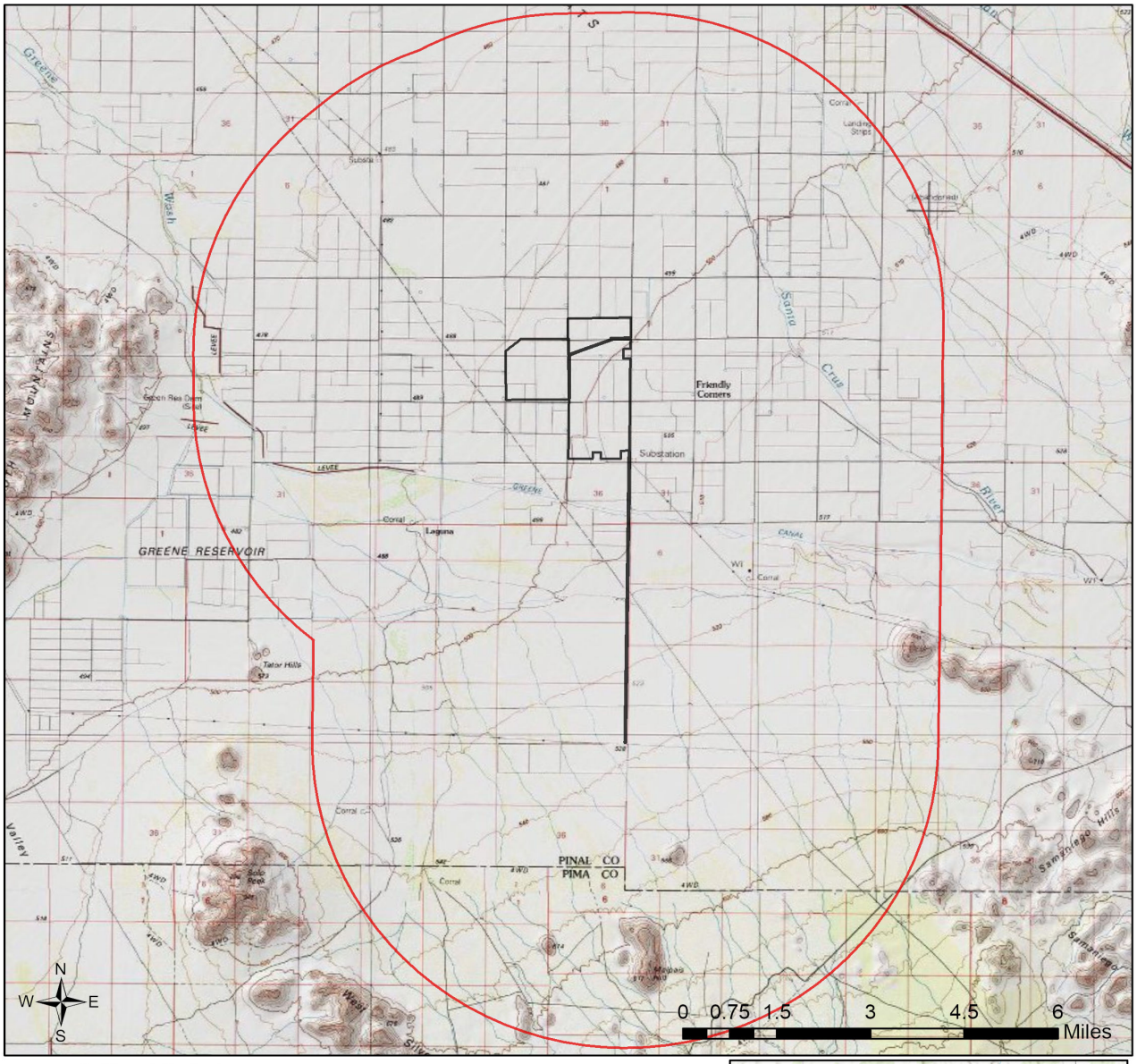
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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

Cactus Flower Solar, LLC

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 2,084.91

Lat/Long (DD): 32.6199 / -111.5821

County(s): Pinal

AGFD Region(s): Tucson

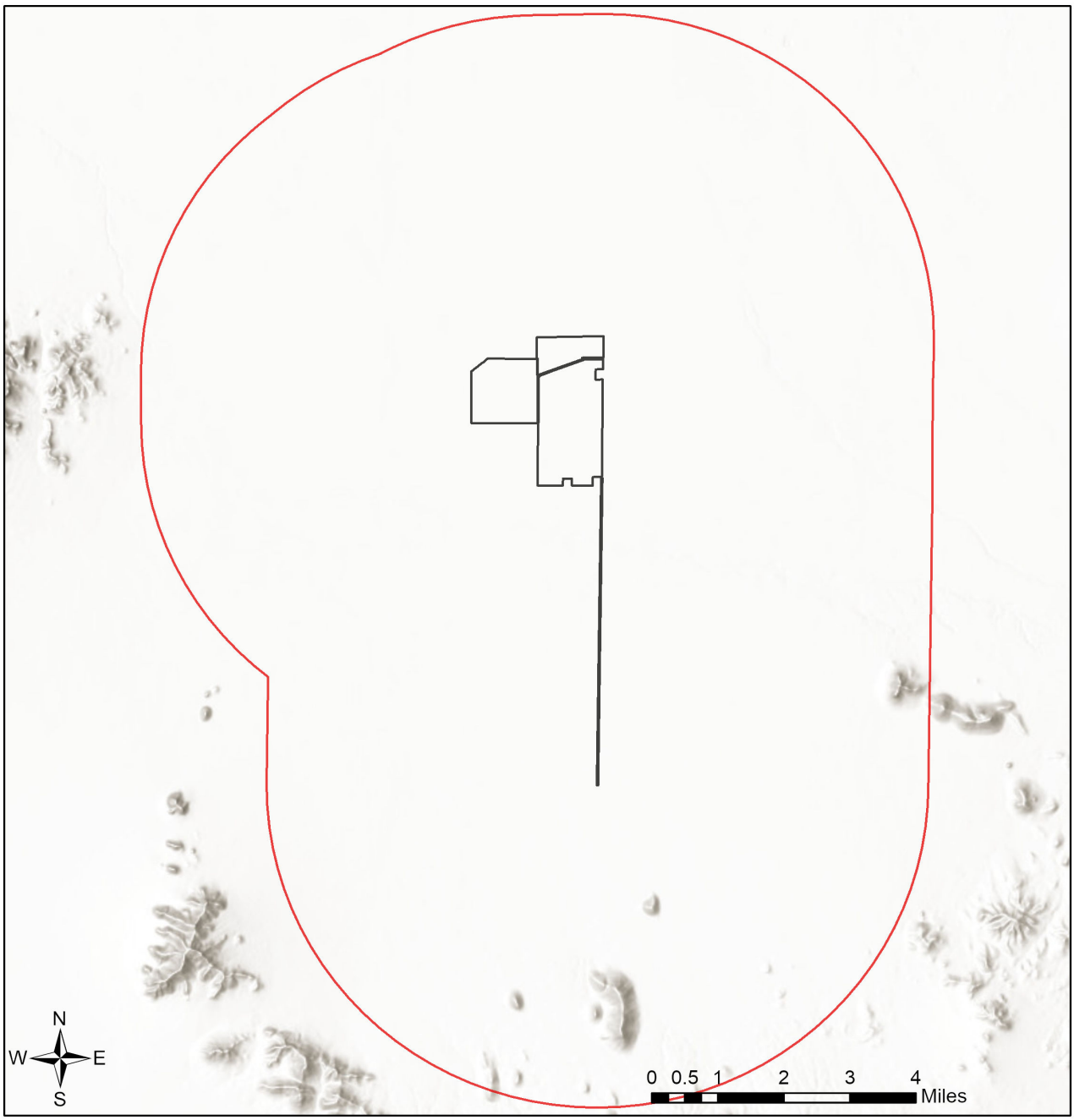
Township/Range(s): T10S, R7E; T9S, R7E

USGS Quad(s): ELOY SOUTH; FRIENDLY CORNERS

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

Cactus Flower Solar, LLC

Web Map As Submitted By User



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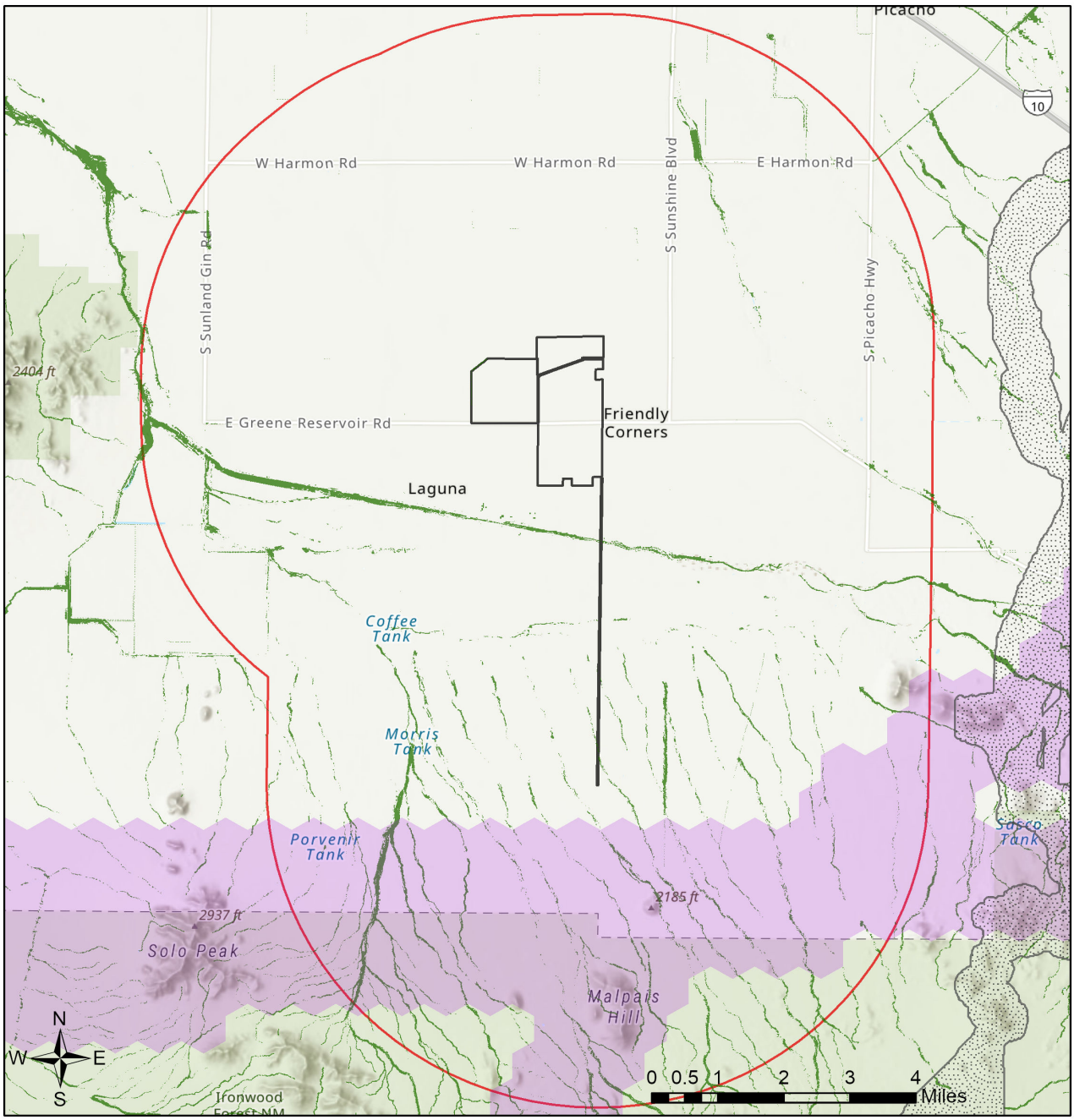
Cactus Flower Solar, LLC

Important Areas



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

Project Size (acres): 2,084.91

Lat/Long (DD): 32.6199 / -111.5821

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T10S, R7E; T9S, R7E

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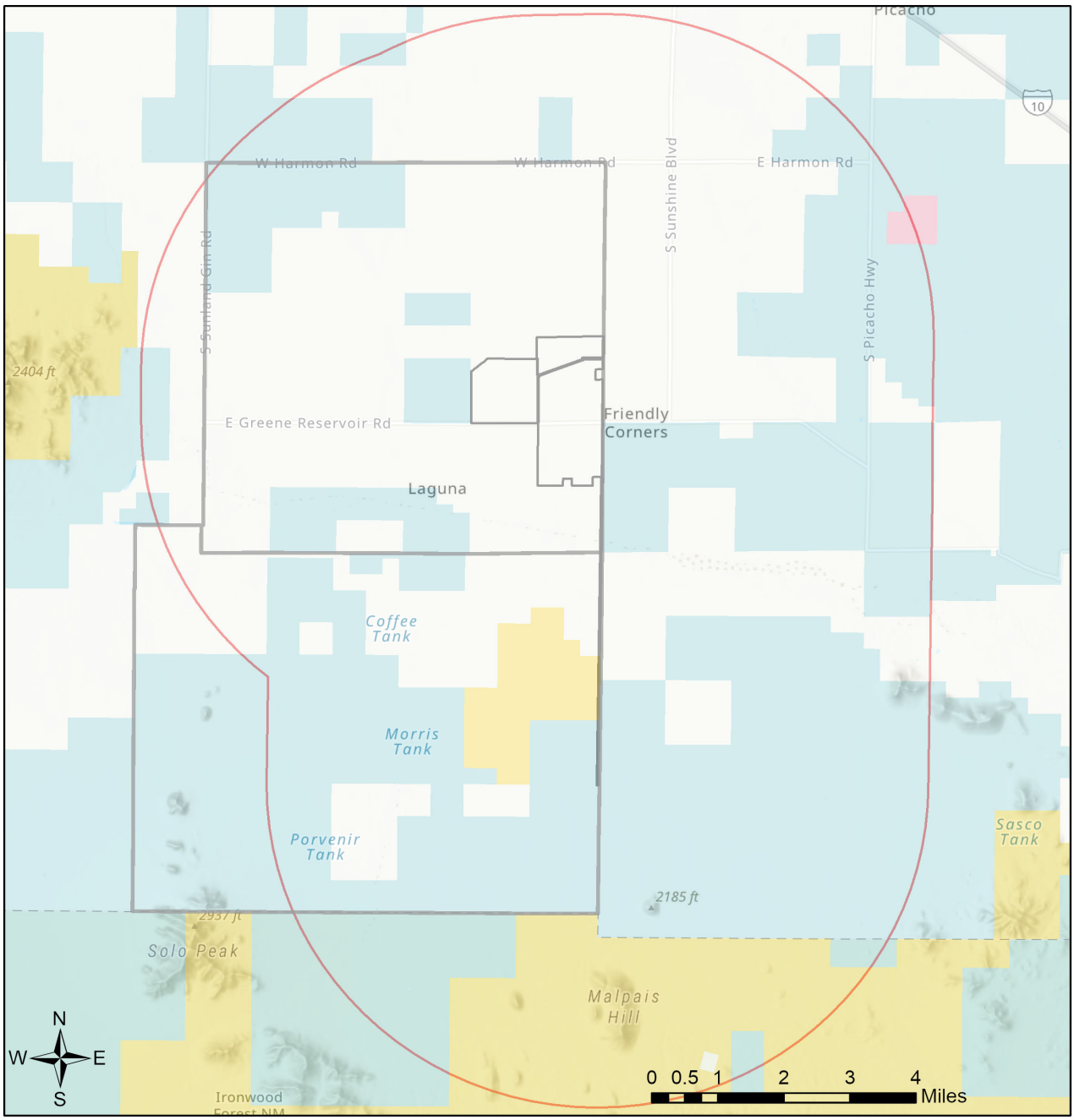
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Cactus Flower Solar, LLC

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): 2,084.91

Lat/Long (DD): 32.6199 / -111.5821

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T10S, R7E; T9S, R7E

USGS Quad(s): ELOY SOUTH; FRIENDLY CORNERS

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

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis annulata	Resplendent Shovel-nosed Snake					1C
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Lepus alleni	Antelope Jackrabbit					1B

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

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Picacho Peak - Silverbell Mountains - Sawtooth Mountains	Pinal County Wildlife Movement Area - Landscape					
Riparian Area	Riparian Area					

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

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Charadrius montanus	Mountain Plover	SC				1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Crotaphytus nebrius	Sonoran Collared Lizard					1B
Empidonax wrightii	Gray Flycatcher					1C
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A

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
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus longimembris	Little Pocket Mouse	No Status				1B
Phrynosoma goodei	Goode's Horned Lizard					1B
Phrynosoma solare	Regal Horned Lizard					1B
Rallus obsoletus yumanensis	Yuma Ridgway's Rail	LE				1A
Setophaga petechia	Yellow Warbler					1B
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

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

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

Project Type: Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

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/planning/wildlifeguidelines/.

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

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

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

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

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

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

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

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

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

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

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

Appendix E: Preliminary Traffic Statement

TRAFFIC IMPACT STATEMENT

CACTUS FLOWER SOLAR, LLC

West of Eleven Mile Corner Road between Curtis Road and Eames Road

Pinal County, Arizona

Prepared for:

Cypress Creek Renewables

Kimley»Horn

TRAFFIC IMPACT STATEMENT

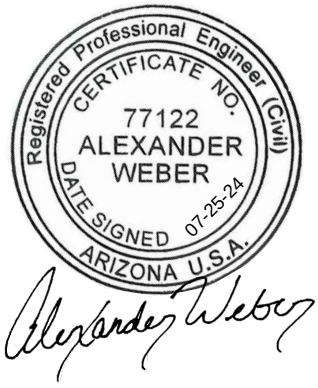
CACTUS FLOWER SOLAR, LLC

West of Eleven Mile Corner Road between Curtis Road and Eames Road

Pinal County, Arizona

Prepared for:

Cypress Creek Renewables
3402 Pico Boulevard
Santa Monica, California 90405



Prepared By:

Kimley-Horn and Associates, Inc.
1661 E. Camelback Road, Suite 400
Phoenix, Arizona 85016

Case #:

196785003
July 2024
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Kimley»Horn

APPROVED BY:

PINAL COUNTY ENGINEER _____ DATE

PINAL COUNTY, PUBLIC WORKS DEPARTMENT

Kimley»Horn

July 25, 2024

Mr. Mario T. Carreon, P.E.
Cypress Creek Renewables
3402 Pico Boulevard
Santa Monica, California 90405

Re: Cactus Flower Solar (2,149-Acre± Site) – Traffic Impact Statement, Pinal County, Arizona

Dear Mr. Carreon:

This letter outlines our findings regarding the trip generation during construction and upon buildout of the approximately 2,149-acre solar site located within Sections 13, 23, 24, and 25 of Township 09S, Range 07E in Pinal County, Arizona. The proposed site is located west of Eleven Mile Corner between Curtis Road and Eames Road.

The site encompasses 10 parcels (APN: 40811024A, 40811024C, 40811025B, 40811025C, 40811025D, 408110230, 408120020, 408120030, 408150010, and 408150020). There are existing buildings located in parcels 40811025C and 40811025D that will remain with the construction of the proposed site.

The proposed site plan is attached for reference. It is anticipated that Interstate 10 (I-10) will provide regional access to the site via the I-10/Sunrise Boulevard interchange located approximately 8 miles north of the site. Sunrise Boulevard will provide regional connectivity to the site accesses. The site is expected to provide seven accesses that are described below:

- One gated full-access driveway located along the north of the site along Curtis Road approximately 2,200 feet west of Eleven Mile Corner Road serve parcels 40811024A, 40811024C, 40811025B, 40811025C, and 40811025D.
- Two gated full-access driveways located along the north side of Greene Reservoir Road approximately 850 feet and 3,850 feet west of Tweedy Road serve parcel 408110230.
- Two gated driveways are expected to align and share full-access. The driveways are located approximately 1,050 feet east of Tweedy Road on Ellis Road to serve parcel 408120020 to the north and parcel 408150010 to the south.
- One gated full-access driveway located along Eleven Mile Corner Road approximately 4,500 feet north of Greene Reservoir Road serves parcels 408150010 and 408150020.
- A north-south local roadway is proposed to intersect Ellis Road approximately 3,700 feet west of Eleven Mile Corner Road. One gated full-access driveway is anticipated to be located along the east side of the proposed local roadway approximately 950 feet north of Ellis Road and will serve parcels 408120020 and 408120030.

Trip Generation

Due to the nature of solar sites, the site's peak trip generation is anticipated to occur during its construction phase. Based on client information, the construction phase is anticipated to have approximately 250 to 275 employees on site per day with hours of operations from 7:00 AM to 5:00 PM. The construction phase is anticipated to last approximately 18 to 24 months. An employee vehicle occupancy of two employees per vehicle was used in estimating trips generated by employee traffic. During the construction phase, the site is anticipated to have a total of 139 inbound trips (137 employee trips plus 2 truck trips) and 2 outbound trips in the morning and 2 inbound trips and 139 outbound trips in the afternoon. It is anticipated the site will generate approximately 290 daily trips during construction. As described in the attached statement, the construction employees are expected to be directed appropriately during the peak hours to minimize impacts to the adjacent highway.

It should be noted that the number of trips generated by the solar plant after construction is expected to be significantly less than during construction. The site is proposed to be monitored remotely upon buildout. When monthly maintenance activities occur, it is anticipated the site will provide at most 2 operation and management personnel to perform monthly inspections. Thus, it is anticipated that the site may generate approximately four (4) daily trips (2 inbound trips in the morning and 2 outbound trips in the afternoon).

Conclusion

The trip generation associated with the proposed development after the construction phase is significantly less than the trip generation threshold of 100 peak hour trips that would typically warrant a more detailed analysis per Pinal County Traffic Impact Statement Guidelines. The proposed development is not expected to significantly impact traffic conditions in the vicinity.

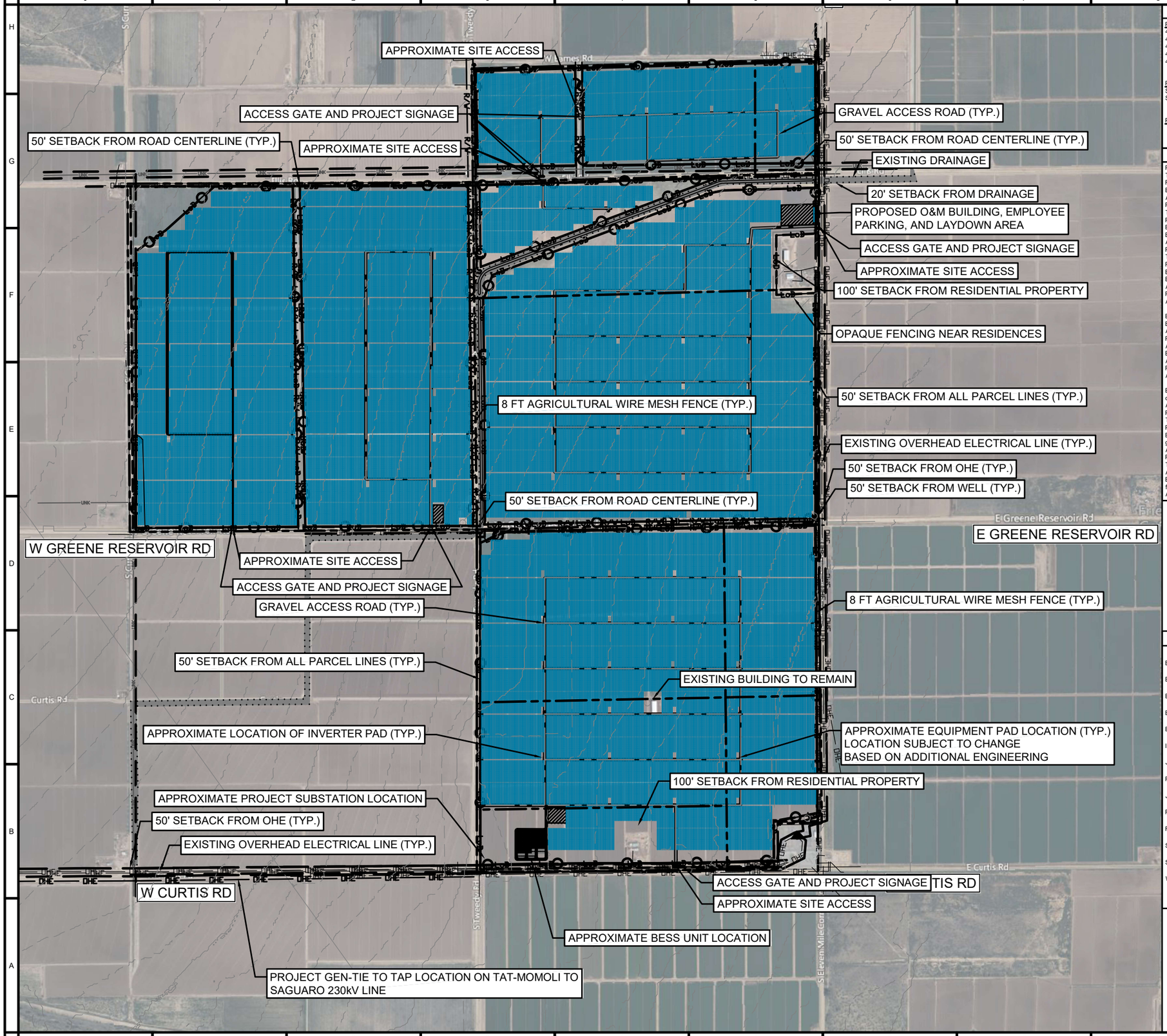
If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Alexander Weber, P.E.

\\kimley-horn.com\sw_eav\PHX_Traffic\196785003 - Cactus Flower Solar\Traffic\2024-07-25_Trip Generation Statement_Cactus Flow Solar.docx



SITE DATA

PARCEL APN	PROPERTY OWNER	SITE ADDRESS
408110230	GORDITA L	
408150020		
408120020	TOONE FAMILY LTD PSHIP #3	
408150010	STAMBAUGH FARMS LLC	
40811025B	CURTIS 1035 LLC	

PROPOSED USE	PRELIMINARY DISTURBED AREA	PRELIMINARY SOLAR AREA	ACRES
SOLAR ENERGY SYSTEM	± 1951.59 AC	± 1885.57 AC	± 2148.94 AC

PRELIMINARY ARE SUBJECT TO CHANGE

PARCEL LINE SETBACKS	REQUIRED
MIN. PARCEL SETBACK	50 FT
MIN. ROAD SETBACK	50 FT

LEGAL DESCRIPTION

PARCEL NO. 1:
The South 990.00 feet of the West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent to said land.
APN: 408-11-025C
PARCEL NO. 2:
The West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except the South 990.00 feet of the West 3821.056 feet thereof; and
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-025D
PARCEL NO. 3:
The East 1,458.944 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona:
Except the South 693.00 feet of the East 677.00 feet thereof; and
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-024A, 408-11-024C
PARCEL NO. 4:
All of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except the South 693 feet of the East 677.00 feet thereof; and
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-025B
PARCEL NO 5:
All of Section 23, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-023
PARCEL NO. 6:
All of Section 24, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except the North 1760 feet thereof; and
Except all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizer, fossils and other substances in, or under, said land, as reserved unto the State of Arizona, as set forth in the Patent to said land.
APN: 408-15-002
PARCEL NO. 7:
The South 1760 feet of Section 13, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except all rights to any and all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances, as reserved to the State of Arizona in the Patent to said land.
APN: 408-12-002 and 408-12-003
PARCEL NO. 8:
The North 1760 feet of Section 24, Township 9 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona;
EXCEPT all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances as reserved in the Patent to said land.
APN: 408-15-001

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING SETBACK	EASEMENTS
EASEMENTS	EQUIPMENT PAD
EDGE OF PAVEMENT	LIMIT OF DISTURBANCE (LoD)
ELECTRICAL (OVERHEAD) (OHE)	ELECTRICAL (OVERHEAD) (OHE)
EPHEMERAL STREAM	ELECTRICAL (UNDERGROUND) (UGE)
INTERMITTENT STREAM	PROJECT AREA
JURISDICTIONAL DITCH	SECURITY FENCE
PERENNIAL STREAM	SHADE BUFFER
JURISDICTIONAL POND	SITE ACCESS
PROPERTY LINES	TREELINE
RIGHT-OF-WAY (R/W)	VEGETATIVE BUFFER
STREET CENTERLINE	
STRUCTURES	
WETLAND	

1500' 0 750' 1500'
1" = 1500'

CYPRESS CREEK RENEWABLES
3402 PICO BOULEVARD :: STE 215 :: SANTA MONICA, CA 90405
5310 SOUTH ALSTON AVE. :: BLDG. 300 :: DURHAM, NC. 27713

SEAL

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT

NO.	DATE	REVISIONS DESCRIPTION

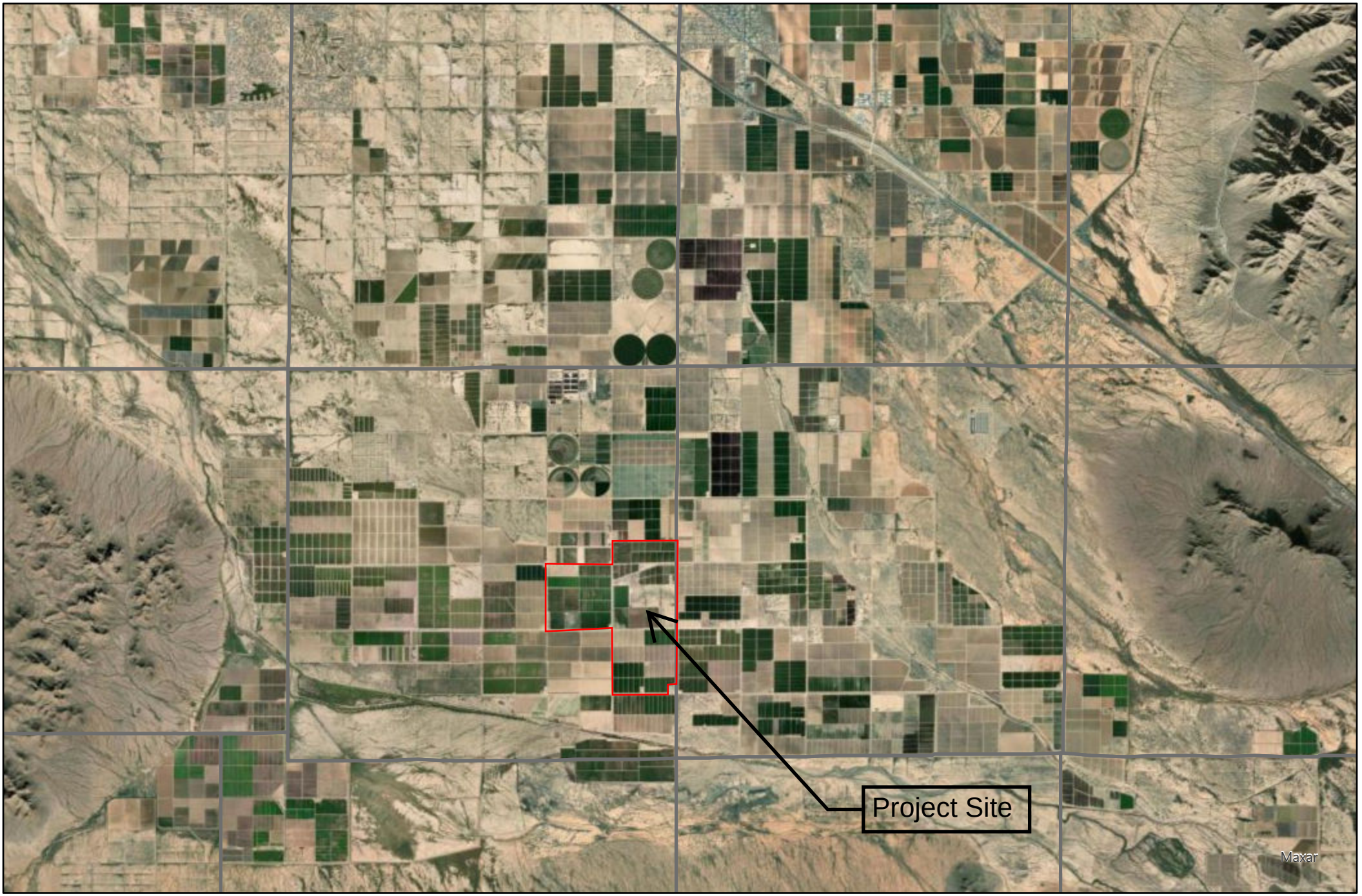
CACTUS FLOWER SOLAR, LLC
PINAL COUNTY, AZ

DATE:	07-25-24
DRAWN BY:	AR
CHECKED BY:	--

PV LAYOUT

E-101

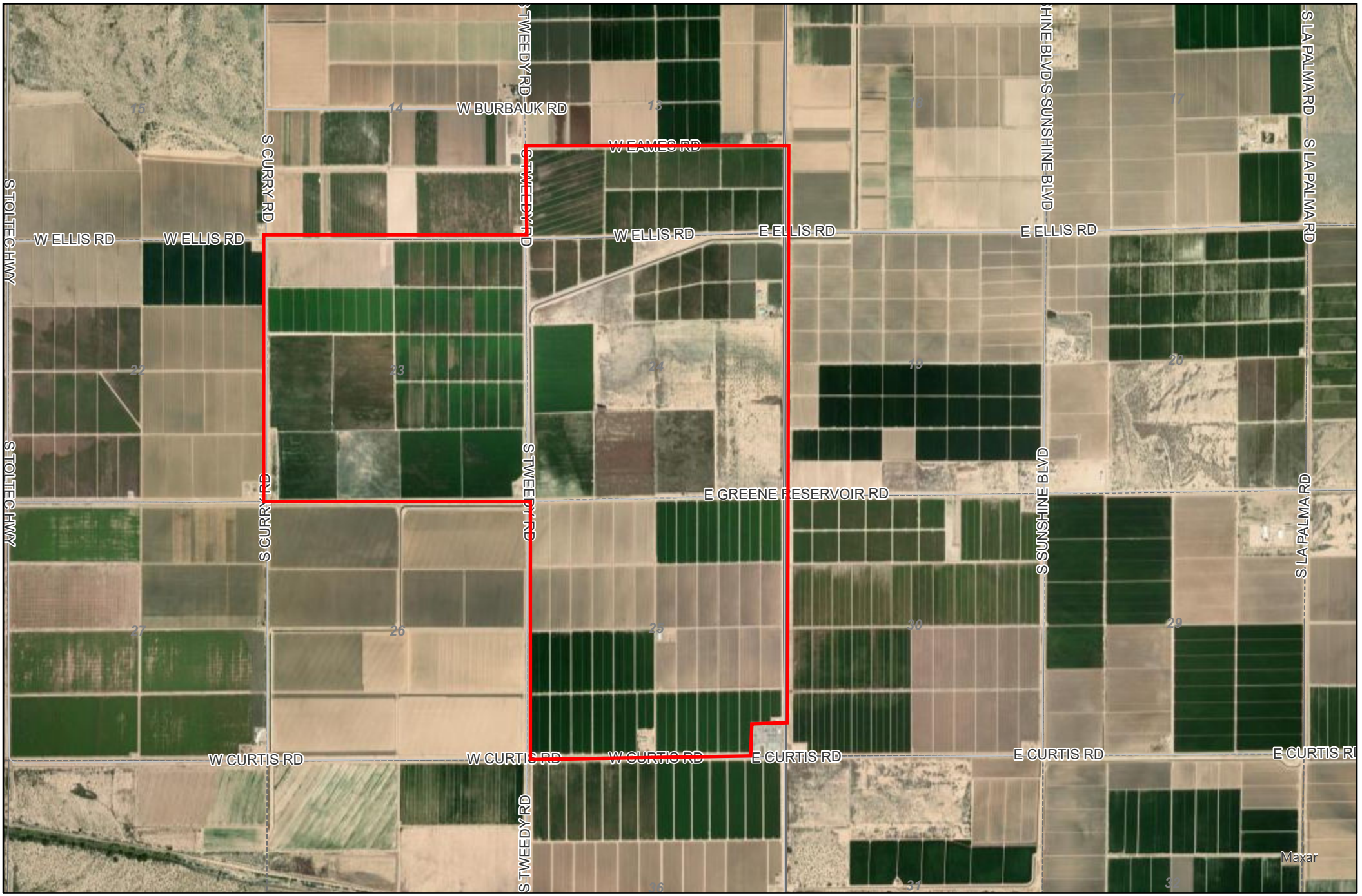
Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



Pinal County Assessor's Office
PO Box 709
31 N Pinal St
Florence, AZ 85132
520.866.6361
assessor@pinalcountyaz.gov

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only and not meant as a survey product. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



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520.866.6361
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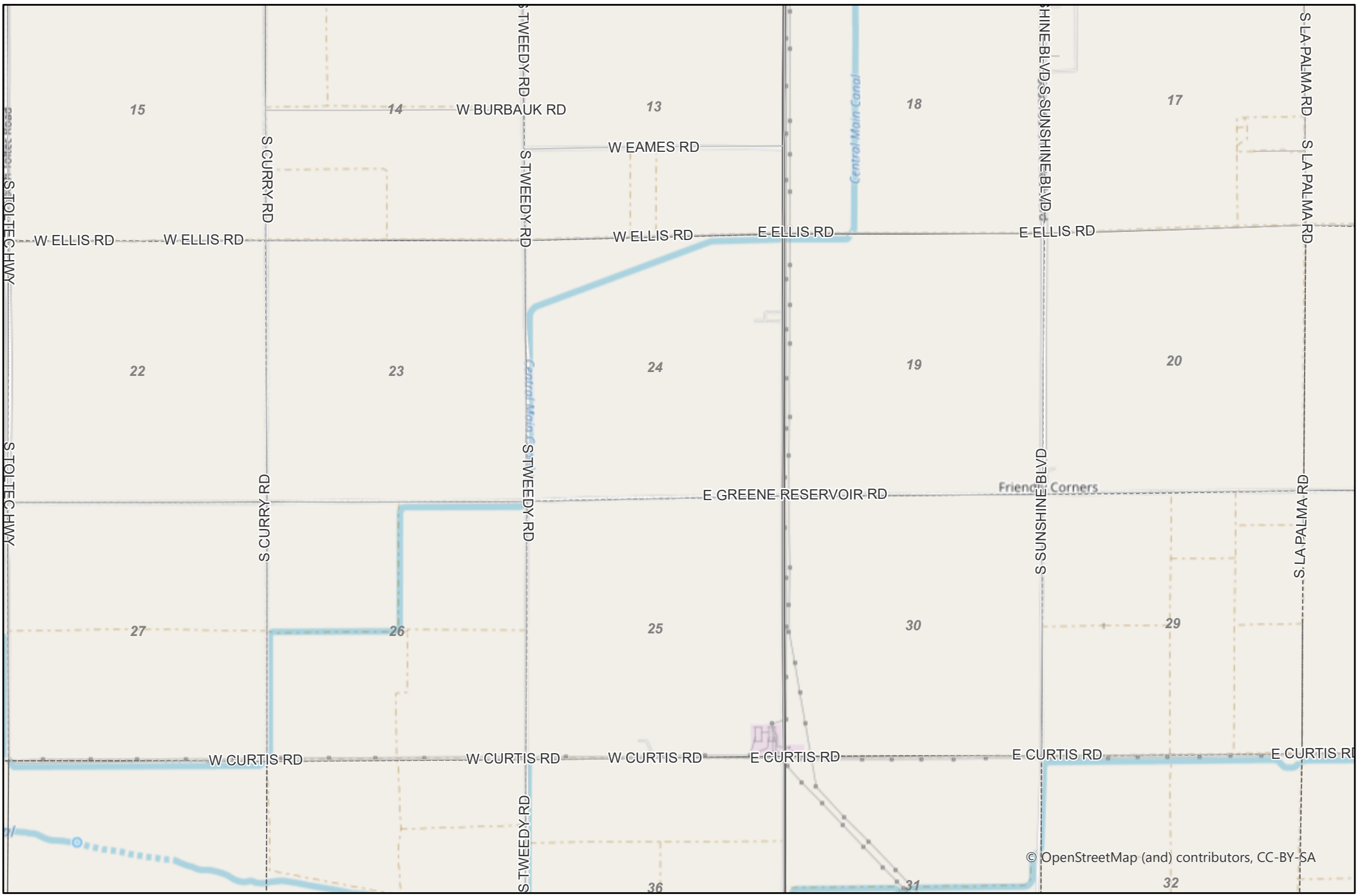
Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



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Appendix F: ALTA Survey

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, ALL IN THE COUNTY OF PINAL, STATE OF ARIZONA

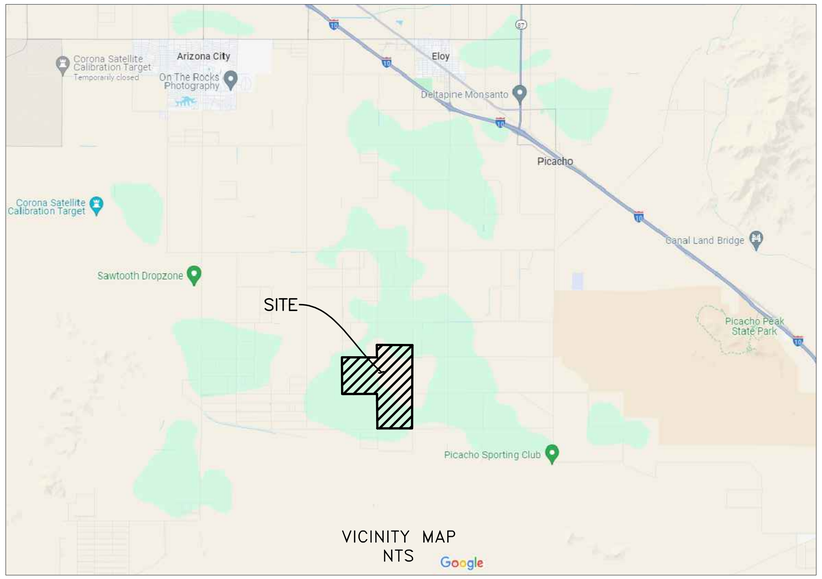

TABLE "A" TITLE NOTES

TABLE A ITEMS ADDRESSED IN THIS SURVEY

ITEM 1: MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(AS SHOWN)**

ITEM 2: ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(NO STREET ADDRESSES PROVIDED)**

ITEM 3: FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
THE SUBJECT PROPERTY LIES WITHIN ZONE: **ZONE A AND X PER FEMA PANEL 04021C1975F, REVISED MAY 16, 2019 ZONE A & X PER FEMA PANEL 04021C2350E, EFFECTIVE DATE: DEC 4, 2007**

ITEM 4: GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
THE SURVEYED PARCEL CONTAINS A TOTAL OF **2,148.944 ACRES**, MORE OR LESS.

ITEM 5: VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE. **(COLLECTED 3-16-24, FIXED WING AERIAL LIDAR BASED ON GROUND CONTROL, SUPPLEMENTED WITH GROUND SURVEY CONTOUR INTERVAL IS 2 FOOT, NAVD 88 DATUM)**

ITEM 6: (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(A LETTER WAS NOT PROVIDED TO THE SURVEYOR)**

(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.**(A LETTER WAS NOT PROVIDED TO THE SURVEYOR)**

ITEM 7: (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDINGS ON PROPERTY)**

(B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
(2) OTHER AREAS AS SPECIFIED BY THE CLIENT.

(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(AS SHOWN)**

ITEM 9: NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(NO PARKING SPACES ON SUBJECT PROPERTY)**

ITEM 10: AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. **(NO PARTY WALLS ON SUBJECT PROPERTY)**

ITEM 11: EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:

(A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
(UTILITY LOCATE REQUEST SUBMITTED UNDER TICKET NUMBER 2024022100806)

COMPANY	CONTACT	PHONE NUMBER	EMAIL	RESPONSE	RECEIVED	UTILITIES IN AREA Y/N	TYPE	NOTES
CENTURYLINK	USIC DISPATCH CENTER	800-778-9140	NONE PROVIDED	YES	PDF	YES	UNDERGROUND; NONE SPECIFIED	MAPPED APPROX.
EL PASO NATURAL GAS	KELLEY_SIMS@CAIDD	520-663-4223	KELLEY_SIMS@KINDERMORGAN.COM	YES	PDF	NO	UNDERGROUND GAS	MAPPED APPROX.
ELECTRICAL DISTRICT NO. 4	RON WILHITE	520-466-7336	MELISSA@CAIDD.COM	YES	NO	YES	OVERHEAD ELECTRIC	WAITING ON REF. DOCS.
SOUTHWEST GAS-CASA GRANDE PINAL	STEPHANIE RODRIQUEZ	520-289-0481	STEPHANIE.RODRIGUEZ@ELMUTILITY.COM	YES	PDF	YES	UNDERGROUND GAS	MAPPED APPROX.
ZAYO GROUP, LLC	ZAYO LOCATE DESK	800-961-6500	ZAYO.RELO.ARIZONA@ZAYO.COM	YES	PNG	YES	UNDERGROUND; NONE SPECIFIED	UNABLE TO PLOT

TABLE "A" TITLE NOTES CONT.

(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.**(AS SHOWN)**

ITEM 12: AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.**(NONE PROVIDED)**

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."**(AS SHOWN)**

ITEM 14: AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.**(ROADS ARE SHOWN)**

ITEM 15: RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA. **(COLLECTED 3-16-24, FIXED WING AERIAL LIDAR BASED ON GROUND CONTROL, SUPPLEMENTED WITH GROUND SURVEY CONTOUR INTERVAL IS 1 FOOT, NAVD 88 DATUM, 7.5 CM FLIGHT, 60PPSM LIDAR, HORIZONTAL AND VERTICAL MAPPING ACCURACY OR BETTER, ROOT MEAN SQUARE METHOD)**

ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE OBSERVED)**

ITEM 17: PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NO INFORMATION PROVIDED TO SURVEYOR OR OBSERVED)**

ITEM 18: PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
(NOT APPLICABLE)

ITEM 19: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $_____ TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

NOTES

1. THIS SURVEY MEETS OR EXCEEDS THE RELATIVE ACCURACY STANDARDS AND FIELD TRAVERSE STANDARDS FOR SUBURBAN AND RURAL LAND BOUNDARY SURVEYS AS SET FORTH IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS, BEING 0.25 FEET, PLUS 100 PARTS PER MILLION AT 95% CONFIDENCE LEVEL AND A 1:5000 MINIMUM LINEAL CLOSURE.
2. BASIS OF BEARING: HORIZONTAL DATUM - BASED UPON THE ARIZONA STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(2011), EPOCH DATE: 2010, INTERNATIONAL FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. VERTICAL DATUM IS BASED ON NAVD88, GEOID 18. ALL DISTANCES HAVE BEEN SCALED TO GROUND (SCALE FACTOR = 1.000161059603405).
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYING AND MAPPING (SAM), LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE RECORD, SURVEYING AND MAPPING (SAM), LLC RELIED UPON A FILE NUMBER 22000370428, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED: OCTOBER 24, 2022.
4. THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING.
5. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 9, 2024.
6. THE ACCOMPANYING SURVEY WAS DONE THROUGH AERIAL SURVEY AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARIZONA.
7. THE TAX PARCEL NUMBER(S) ASSIGNED TO THE SURVEY PROPERTY DO NOT INCLUDE ANY LAND OTHER THAN THE SURVEYED PROPERTY.
8. THE LAND SURVEYED IS THE LAND DESCRIBED IN THE TITLE COMMITMENT LYING WITHIN SECTIONS 13, 23, 24, AND 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MIERIDIAN, PINAL COUNTY, ARIZONA.
9. ALL PUBLIC ROADS, STREETS, AND HIGHWAYS SHOWN ARE COMPLETED AND DEDICATED PUBLIC STREETS HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE.
10. THERE IS NOT OBSERVABLE EVIDENCE THAT THE SUBJECT PROPERTY WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
11. THE SURVEY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, PARKING AREAS AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY.
12. EXCEPT AS SHOWN, THERE ARE NOT ANY VISIBLE OR RECORDED EASEMENTS OR RIGHT-OF-WAY ACROSS THE SURVEYED PROPERTY.
13. THERE ARE NO OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS BEEN ADVISED.
14. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS. VERTICAL ACCURACY DOES NOT EXCEED 10% OF THE ELEVATIONS TESTED NOT MORE THAN 1/2 THE CONTOUR INTERVAL.
15. SURVEYED PROPERTY HAS DIRECT ACCESS TO A DEDICATED PUBLIC RIGHT OF WAY.
16. THE SURVEYOR DID NOT OBSERVE ANY LANDFILLS, GRAVES/ BURIAL GROUNDS ON SITE.

PROPERTY DESCRIPTION

PARCEL NO. 1:
THE SOUTH 990.00 FEET OF THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND. APN: 408-11-025C

PARCEL NO. 2:
THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 990.00 FEET OF THE WEST 3821.056 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND. APN: 408-11-025D

PARCEL NO. 3:
THE EAST 1,458.944 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

EXCEPT THE SOUTH 693.00 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-024A, 408-11-024C

PARCEL NO. 4:
ALL OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; EXCEPT THE SOUTH

693 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND. APN: 408-11-025B

PARCEL NO 5:
ALL OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.
APN: 408-11-023

PARCEL NO. 6:
ALL OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
EXCEPT THE NORTH 1760 FEET THEREOF; AND

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER SUBSTANCES IN, OR UNDER, SAID LAND, AS RESERVED UNTO THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT TO SAID LAND.

APN: 408-15-002

PARCEL NO. 7:
THE SOUTH 1760 FEET OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-12-002 AND 408-12-003

PARCEL NO. 8:
THE NORTH 1760 FEET OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES AS RESERVED IN THE PATENT TO SAID LAND.

APN: 408-15-001

SURVEYOR'S CERTIFICATE

TO: CYPRESS CREEK RENEWABLES AND STEWART TITLE GUARANTY COMPANY

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER DIRECTION CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF COUNTY COMMISSIONERS IN 04-22

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 9, 2024.

TYLER TRUJILLO, PLS 76803
DATE: 02/20/2023
JOB NO. 1024086474

BASIS OF BEARING SYSTEM

SURVEY DATUM IS STATE PLANE, ARIZONA CENTRAL, NAD 83, INTERNATIONAL FOOT, SCALED TO GROUND DISTANCES

CYPRESS CREEK RENEWABLES

PROJECT: CYPRESS CREEK RENEWABLES
CACTUS FLOWER ALTA

JOB NUMBER: 1024086474
DATE: 04/19/2024
SURVEYOR: TYLER TRUJILLO
TECHNICIAN: TYLER HARPER
DRAWING: 86474 - CACTUS FLOWER - ALTA.DWG
TRACT ID:
PARTYCHIEF:
FIELDBOOKS:

ALTA / NSPS LAND TITLE SURVEY
SITUATED IN SECTIONS 13, 23, 24 & 25,
TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL
IN THE COUNTY OF PINAL, STATE OF ARIZONA

SHEET 1

NO.	DATE	BY	DESCRIPTION

SAM™
488 E. Winchester Street
Suite 125
Murray, UT 84107
Ofc: 801.601.4342
email: info@sam.biz

PATH:\\SAMINC\SLC\PROJECTS\1024086474\100\SURVEY\06PLATS\86474 - CACTUS FLOWER - ALTA.DWG

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL IN THE COUNTY OF PINAL, STATE OF ARIZONA

SCHEDULE B EXCEPTIONS

(ITEMS 1-22 ARE NOT SURVEY RELATED, NO DOCUMENTS PROVIDED TO SURVEYOR, AND NOT ADDRESSED ON THIS SURVEY.)

23 EASEMENT FOR TRANSMISSION LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 19, PAGE 103.
PARCELS 1-4 **(AFFECTS PARCELS 1 AND 3, SHOWN ON SURVEY)**

24 EASEMENT FOR PIPE LINE, TELEPHONE LINE, TRANSMISSION LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 22, PAGE 231.
PARCELS 1-4 **(DOES NOT AFFECT, NOT SHOWN)**

25 MATTERS SHOWN ON SURVEY RECORDED IN BOOK 15 OF SURVEYS, PAGE 55 AND AMENDMENT RECORDED IN BOOK 17 OFSURVEYS, PAGE 262.
PARCEL 7 **(AFFECTS PARCEL 7, REFERENCED ON CURRENT SURVEY)**

26 MATTERS SHOWN ON SURVEY RECORDED IN BOOK 17 OF SURVEYS, PAGE 263. PARCEL 8 **(AFFECTS PARCEL 8, REFERENCED ON CURRENT SURVEY)**

27 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY STATING THAT A ROADWAY IS ESTABLISHED, RECORDED FEBRUARY 21, 1964, BOOK 375, PAGE 572.
PARCEL 7 **(DOES NOT AFFECT, NOT SHOWN)**

28 EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 18, 1965, BOOK 409, PAGE 43.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY)**

29 EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 18, 1965, BOOK 409, PAGE 47.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY)**

30 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED MEMORANDUM OF UNDERSTANDING AND AGREEMENT, RECORDED APRIL 11, 1984, BOOK 1218, PAGE 250.
PARCELS 7 AND 8 **(AFFECTS PARCELS 6, 7, 8 BLANKET AREA, PLOTABLE WELLS SHOWN ON SURVEY)**

31 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED MEMORANDUM OF UNDERSTANDING AND AGREEMENT, RECORDED AUGUST 6, 1984, BOOK 1239, PAGE 373.
PARCEL 5 **(AFFECTS PARCELS 1-6, 8 BLANKET AREA, PLOTABLE WELLS SHOWN ON SURVEY)**

32 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY, RECORDED NOVEMBER 3, 1986, DOCKET 1397, PAGE 811 AND RE-RECORDED MARCH 24, 1987 IN DOCKET 1430, PAGE 651.
PARCELS 1-6 **(AFFECTS PARCEL 2, 4, 5, 6, SHOWN ON SURVEY)**

33 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY BY THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 3, 1986, DOCKET 1397, PAGE 827 AND AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY RECORDED IN DOCKET 1418, PAGE 372.
PARCEL 8 **(AFFECTS PARCEL 8, SHOWN ON SURVEY)**

34 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY, RECORDED NOVEMBER 3, 1986, DOCKET 1397, PAGE 839 AND RE-RECORDED NOVEMBER 18, 1986 IN DOCKET 1400, PAGE 932 AND RE-RECORDED MARCH 24, 1987 IN DOCKET 1430, PAGE 647.
PARCELS 1-6 **(AFFECTS PARCELS 2, 4, SHOWN ON SURVEY)**

35 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF- WAY, RECORDED JULY 21, 1987, DOCKET 1458, PAGE 829.
PARCELS 1-6 **(AFFECTS PARCELS 2, 4, 5, 6 SHOWN ON SURVEY)**

36 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY TO PRIVATE INTEREST OR CORPORATION FOR OPEN CANAL, RECORDED SEPTEMBER 10, 1987, BOOK 1470, PAGE 857.
PARCELS 5, 6 AND 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

37 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY TO PRIVATE INTEREST OR CORPORATION FOR OPEN CANAL, RECORDED SEPTEMBER 10, 1987, BOOK 1470, PAGE 863.
PARCEL 5 **(AFFECTS PARCEL 5, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

38 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY, RECORDED FEBRUARY 10, 1988, BOOK 1505, PAGE 581.
PARCEL 5 **(AFFECTS PARCEL 5, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

39 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO THE EXERCISE OF RESERVED RIGHT- OF-WAY, RECORDED SEPTEMBER 15, 1988, BOOK 1554, PAGE 768.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

40 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF LANDS INCLUDED WITHIN CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT, RECORDED JANUARY 20, 1989, DOCKET 1580, PAGE 919.
PARCELS 1-4 **(AFFECTS ALL PARCELS, BLANKET IN NATURE, NOT SHOWN)**

41 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY, RECORDED APRIL 11, 1989, BOOK 1596, PAGE 944.
PARCELS 6 AND 8 **(AFFECTS PARCEL 8, SHOWN ON SURVEY)**

42 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY, RECORDED APRIL 11, 1989, BOOK 1596, PAGE 963.
PARCEL 6 **(AFFECTS PARCELS 1, 5, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

43 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF- WAY, RECORDED OCTOBER 11, 1989, DOCKET 1634, PAGE 921.
PARCEL 8 **(AFFECTS PARCEL 8, SHOWN ON SURVEY)**

44 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT FOR PROJECT WATER SERVICE, RECORDED MARCH 26, 1990, DOCKET 1665, PAGE 294 AND MODIFICATION RECORDED NOVEMBER 4, 1994, IN DOCKET 2054, PAGE 870.
PARCELS 1-6 **(AFFECTS PARCELS 1-6, BLANKET IN NATURE, NOT SHOWN)**

45 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT FOR PROJECT WATER SERVICE, RECORDED MARCH 26, 1990, DOCKET 1665, PAGE 311 AND MODIFICATION RECORDED NOVEMBER 4, 1994 IN DOCKET 2054, PA GE 870.
PARCELS 1-6 **(AFFECTS PARCELS 1-6, BLANKET IN NATURE, NOT SHOWN)**

46 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT FOR PROJECT WATER SERVICE, RECORDED JULY 30, 1990, BOOK 1690, PAGE 215.
PARCELS 6, 7 AND 8 **(AFFECTS PARCELS 7,7, MAY AFFECT PARCEL 6, BLANKET IN NATURE, NOT SHOWN)**

47 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF- WAY, RECORDED DECEMBER 18, 1990, BOOK 1715, PAGE 88.
PARCELS 1-4 AND 6 **(AFFECTS PARCELS 1-6, BLANKET IN NATURE, NOT SHOWN)**

48 EASEMENT FOR TELECOMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED JULY 1, 1991, BOOK 1756, PAGE 992.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY)**

49 EASEMENT FOR COMMUNICATIONS SYSTEMS, MARKERS AND SPLICING BOXES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 23, 1999, FEE NO. 1999-057316.
PARCELS 7 AND 8 **(AFFECTS PARCELS 7 & 8, SHOWN ON SURVEY)**

50 EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 23, 1999, FEE NO. 1999-057317.
PARCELS 1-4 **(AFFECTS PARCELS 1 & 4, SHOWN ON SURVEY)**

51 EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 23, 1999, FEE NO. 1999-057318.
PARCELS 1-4 **(AFFECTS PARCELS 2 & 4, SHOWN ON SURVEY)**

52 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED COMMUNICATIONS RIGHT OF WAY AGREEMENT, RECORDED DECEMBER 23, 1999, FEE NO. 1999-057319.
PARCELS 6 AND 8 **(AFFECTS PARCEL 6, SHOWN ON SURVEY)**

53 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 2005-01, RESOLUTION AND ORDER OF THE BOARD OF DIRECTORS OF CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT GRANTING PETITION FOR EXCLUSION AND INCLUSION OF LANDS IN SAID DISTRICT, RECORDED NOVEMBER 7, 2008, FEE NO. 2008-107048.
PARCELS 1-4 **(AFFECTS PARCELS 1, 2, 4, APPROXIMATE LOCATIONS PER TITLE DOCUMENT, NOT SHOWN)**

54 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 2008-01 RESOLUTION AND ORDER OF THE BOARD OF DIRECTORS OF CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT GRANTING PETITION FOR EXCLUSION AND INCLUSION OF LANDS IN SAID DISTRICT, RECORDED AUGUST 11, 2009, FEE NO. 2009-081947.
PARCELS 5 AND 6 **(AFFECTS PARCELS 5, 6, BLANKET IN NATURE, NOT SHOWN)**

55 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED LAND PURCHASE CONTRACT FOR THE EDS SUBSTATION AND GRANT OF EASEMENT FOR THE ED4-ED5 TRANSMISSION LINE, RECORDED FEBRUARY 29, 2012, FEE NO. 2012-016359. PARCELS 1-4 **(AFFECTS PARCELS 3, 4, SHOWN ON SURVEY)**

56 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION 2013-01, RESOLUTION OF THE BOARD OF DIRECTORS OF ELECTRICAL DISTRICT NUMBER FIVE OF PINAL COUNTY, ARIZONA, DEFINING THE BOUNDARIES OF AND LAND INCLUDED IN ELECTRICAL DISTRICT NUMBER FIVE OF PINAL COUNTY, ARIZONA, RECORDED MARCH 27, 2013, FEE NO. 2013-025107. PARCELS 1-4
(AFFECTS PARCELS 5, 6, BLANKET IN NATURE, NOT SHOWN)

57 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY CAROLYN BRAY AND TPC HOLDINGS, LLC, LESSOR, AND STAMBAUGH FARMS, AND ARIZONA GENERAL PARTNERSHIP, LESSEE, DATED AUGUST 26, 2005, AS DISCLOSED BY AGRICULTURAL LEASE, RECORDED NOVEMBER 15, 2005, FEE NO. 2005-157921 AND ASSIGNMENT RECORDED NOVEMBER 15, 2005, FEE NO. 2005-157923.
PARCEL 7 **(MAY AFFECT SUBJECT PARCELS, UNDEFINED AREA, NOT SHOWN)**

58 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ET SEQ.) OR THE POULTRY AND STOCKYARDS ACT (7 U.S.C. 181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. ALL PARCELS
(NOT A SURVEY MATTER, NOT SHOWN)

59 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY CURTIS 1035, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, LESSOR, AND DAIRYVIEW FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LESSEE, DATED JANUARY 1, 2014, AS DISCLOSED BY SUBORDINATION AGREEMENT, RECORDED SEPTEMBER 9, 2013, FEE NO. 2013-073424. **(AFFECTS PARCELS 1-4, BLANKET IN NATURE, NOT SHOWN)**

60 RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS WHICH ENTITLE THE OCCUPANTS TO POSSESSION.
(NOT A SURVEY MATTER, NOT SHOWN)

CYPRESS CREEK RENEWABLES

PROJECT: CYPRESS CREEK RENEWABLES
CACTUS FLOWER ALTA

JOB NUMBER: 1024086474
DATE: 04/19/2024
SURVEYOR: TYLER TRUJILLO
TECHNICIAN: TYLER HARPER
DRAWING: 86474 - CACTUS FLOWER - ALTA.DWG
TRACT ID:
PARTYCHIEF:
FIELDBOOKS:

ALTA / NSPS LAND TITLE SURVEY
SITUATED IN SECTIONS 13, 23, 24 & 25,
TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL
IN THE COUNTY OF PINAL, STATE OF ARIZONA

NO.	DATE	BY	DESCRIPTION

SHEET 2

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488 E. Winchester Street
Suite 125
Murray, UT 84107
Ofc: 801.601.4342
email: info@sam.biz

PATH:\\SAMINC\SLC\PROJECTS\1024086474\100\SURVEY\06PLATS\86474 - CACTUS FLOWER - ALTA.DWG

ALTA / NSPS LAND TITLE SURVEY

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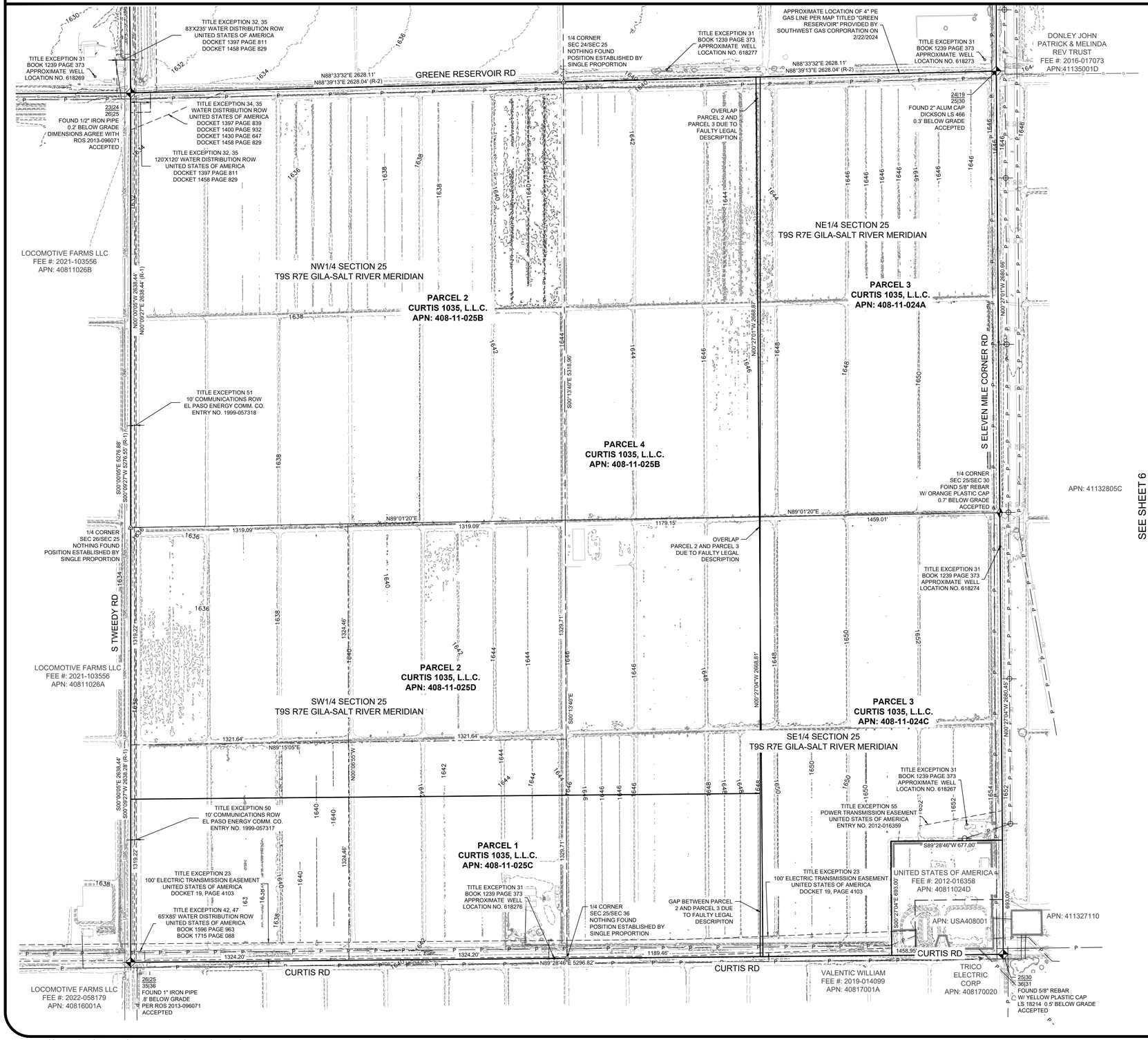

INDEX MAP for SHEET 3

NORTH

NOT TO SCALE

SEC 14 T9SR7E	SHEET 6 SEC 13 T9SR7E	SEC 18 T9SR8E
SHEET 5 SEC 23 T9SR7E	SHEET 4 SEC 24 T9SR7E	SEC 19 T9SR8E
SEC 26 T9SR7E	SHEET 3 SEC 25 T9SR7E	SEC 30 T9SR8E

LEGEND

- QUARTER CORNER MONUMENT AS NOTED
- CALCULATED POINT
- FOUND MONUMENT
- POWER POLE
- APPROX. WELL LOCATION AS NOTED
- GENERAL POLE
- STRUCTURE ANTENAE
- GENERAL POLE
- GENERAL POLE
- MANHOLE
- TANK
- SIGN
- PARCEL BOUNDARY
- ADJOINING PARCEL BOUNDARY
- SECTION LINE
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- SUBDIVISIONAL SECTION LINE
- EASEMENT
- FENCE
- OVERHEAD ELECTRIC TRANSMISSION
- APPROX. CENTURYLINK BURIED ASSET AS NOTED
- APPROX. UNDERGROUND GAS AS NOTED
- CULVERT
- CONCRETE DRAIN
- BRIDGE DECK
- DEBRIS PILE
- GENERAL ROAD FEATURE
- LOW CONFIDENCE AREA
- OVERHEAD ELECTRIC CENTERLINE
- DRAINAGE INLET
- DRAINAGE PIPE
- DRAINAGE RIPRAP
- DRAINAGE WATER
- SIDEWALK
- DIRT ROAD
- STRUCTURE BUILDING
- CONSTRUCTION AREA
- FENCE
- STAIRS
- TANK
- UNIDENTIFIED
- WALL
- PIPELINE
- SUBSTATION OUTLINE
- WOODS
- MAJOR CONTOURS
- MINOR CONTOURS

N

SCALE: 1" = 300'

0 300' 600'

GRAPHIC SCALE

REFERENCE DOCUMENTS

R-1 RECORD OF SURVEY FEE NO. 2013-096071, RECORDS OF PINAL COUNTY, ARIZONA
R-2 RECORD OF SURVEY FEE NO. 2006-65248, RECORDS OF PINAL COUNTY, ARIZONA
R-3 RECORD OF SURVEY FEE NO. 2005-121310, RECORDS OF PINAL COUNTY, ARIZONA

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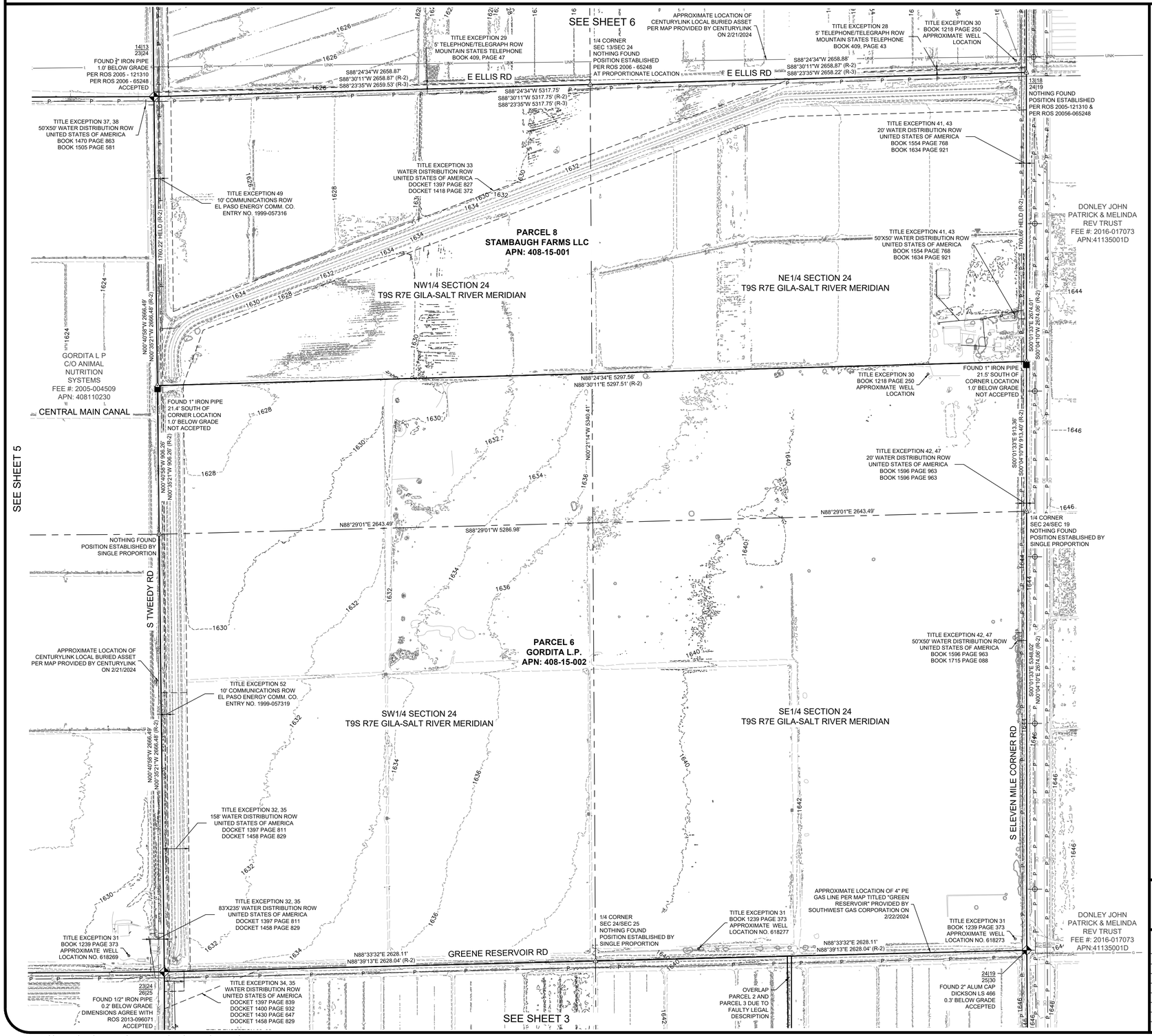

INDEX MAP for SHEET 4

NORTH

NOT TO SCALE

SEC 14 T9SR7E	SHEET 6 SEC 13 T9SR7E	SEC 18 T9SR8E
SHEET 5 SEC 23 T9SR7E	SHEET 4 SEC 24 T9SR7E	SEC 19 T9SR8E
SEC 26 T9SR7E	SHEET 3 SEC 25 T9SR7E	SEC 30 T9SR8E

LEGEND

- QUARTER CORNER MONUMENT AS NOTED
- CALCULATED POINT
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0 300' 600'

GRAPHIC SCALE

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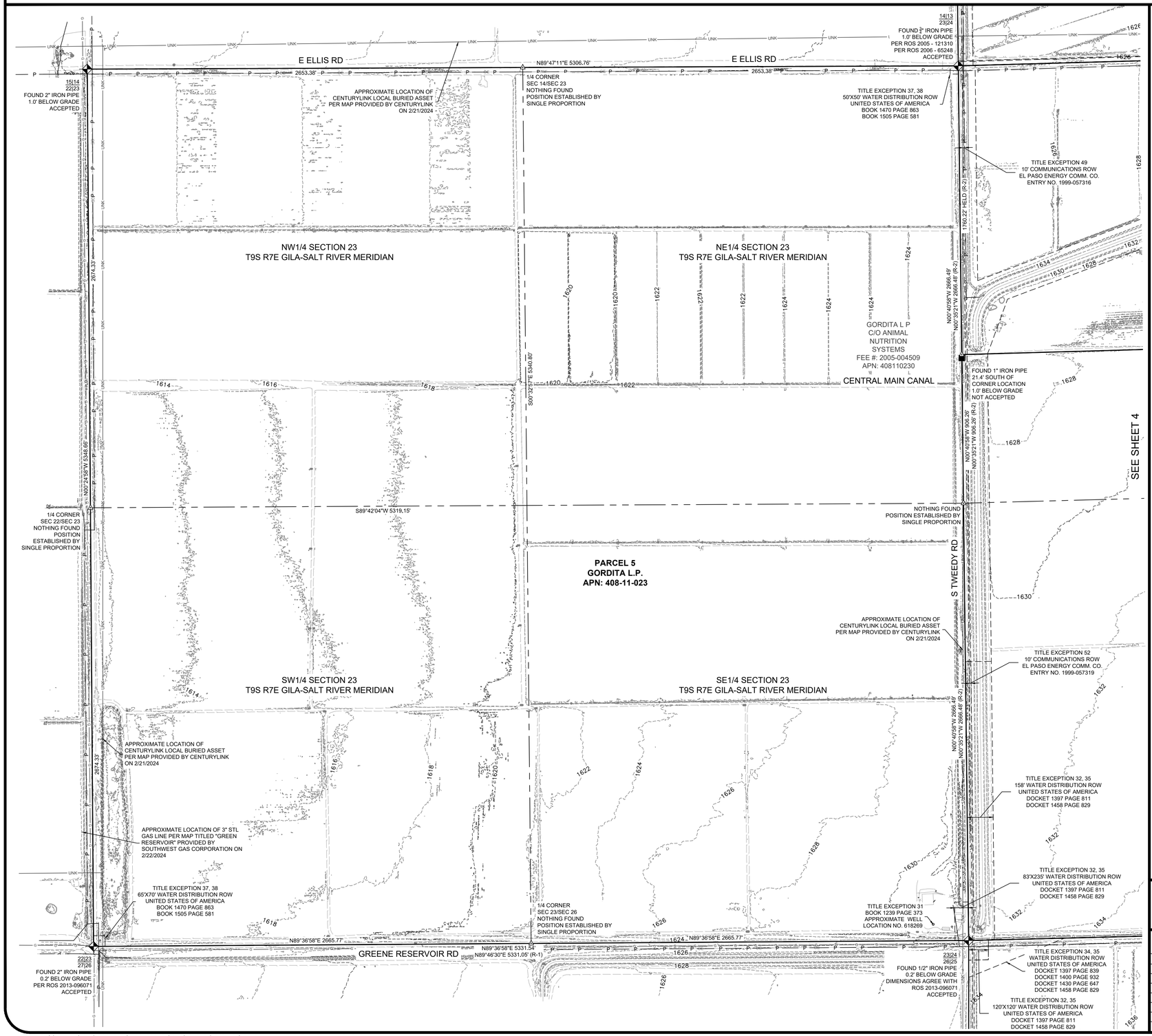

INDEX MAP for SHEET 5

NORTH

NOT TO SCALE

SEC 14 T9SR7E	SHEET 6 SEC 13 T9SR7E	SEC 18 T9SR8E
SHEET 5 SEC 23 T9SR7E	SHEET 4 SEC 24 T9SR7E	SEC 19 T9SR8E
SEC 26 T9SR7E	SHEET 3 SEC 25 T9SR7E	SEC 30 T9SR8E

LEGEND

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SCALE: 1" = 300'

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TRACT ID:	
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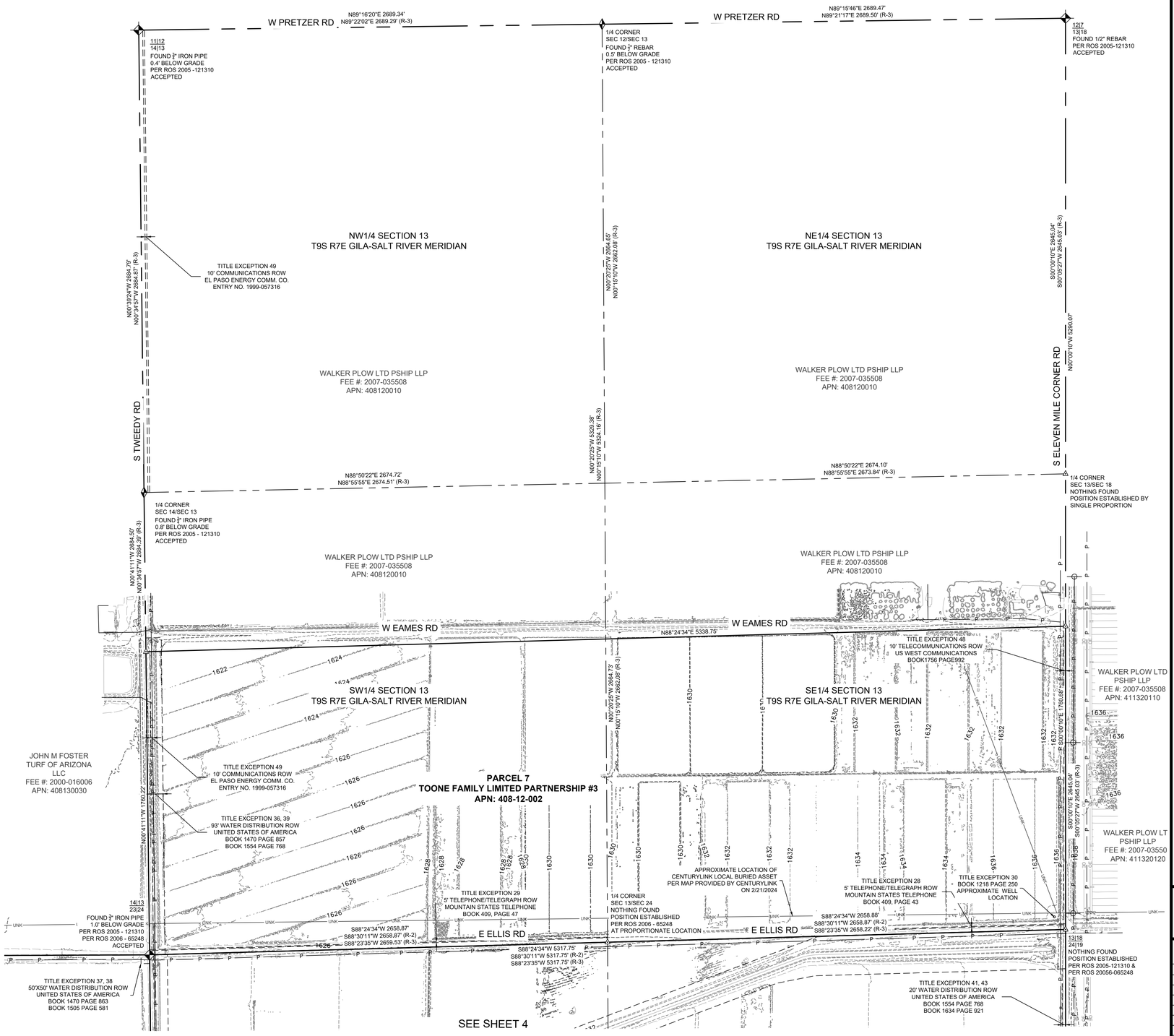

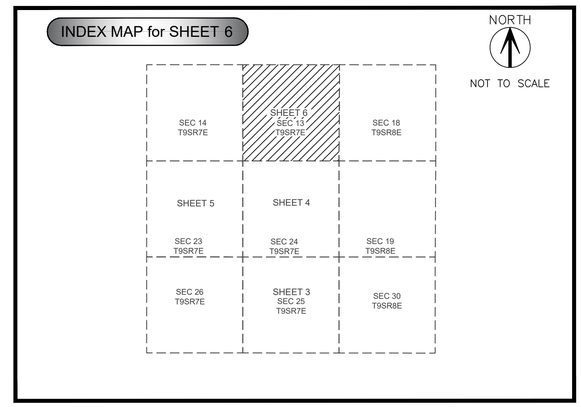

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N

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0 300' 600'
GRAPHIC SCALE

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SHEET 6

NO.	DATE	BY	DESCRIPTION

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email: info@sam.biz

PATH:\\SAMINC\SLC\PROJECTS\1024086474\100\SURVEY\06PLATS\86474 – CACTUS FLOWER – ALTA.DWG

Appendix G: Open Space Plan

Cactus Flower Solar

Open Space Plan

Exhibit H

S CURRY RD

S TWEEDY RD

11 MILE CORNER

EAMES RD

E ELLIS RD

GREEN RESERVOIR RD

CURTIS RD

LEGEND

- Decomposed Granite - 10ft from edge of boundary
- Decomposed Granite 10ft from edge of ROW
  - 1 tree for every 50 lf, planted in clusters every 150ft
  - cacti/shrubs

N

0’ .25 mile

27 February 2025

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CVL CONSULTANTS

Appendix H: Water and Wastewater Memo

CVL CONSULTANTS
4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

Cactus Flower Solar

Water and Wastewater Statement

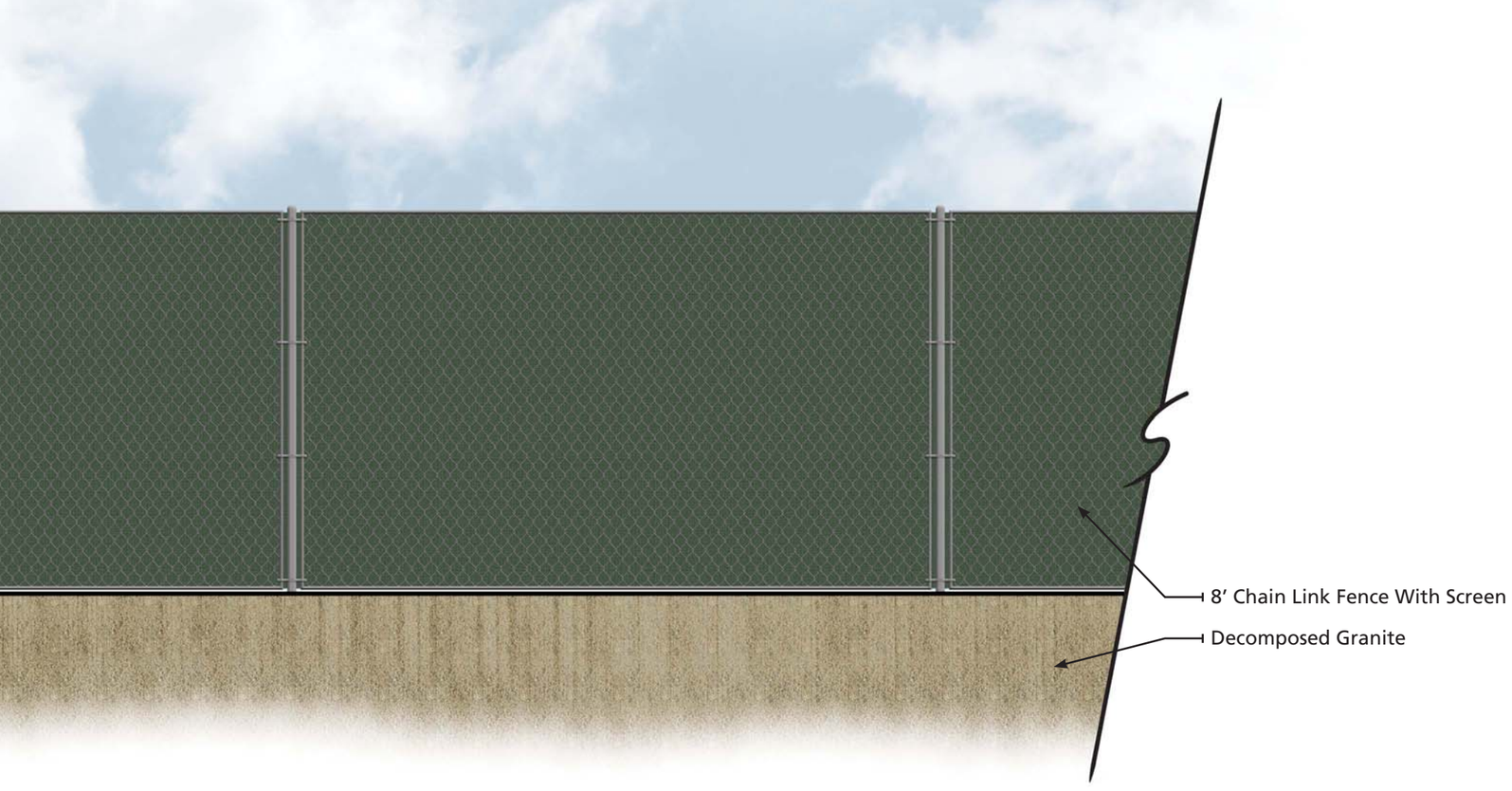
A solar facility is proposed near Curtis Road and Eleven Mile Corner Road in Pinal County, Arizona. The facility does not have any proposed fixtures that require water or sewer service. No water and sewer connections are proposed for the project.

Appendix I: Wall Plan and Fence Elevations

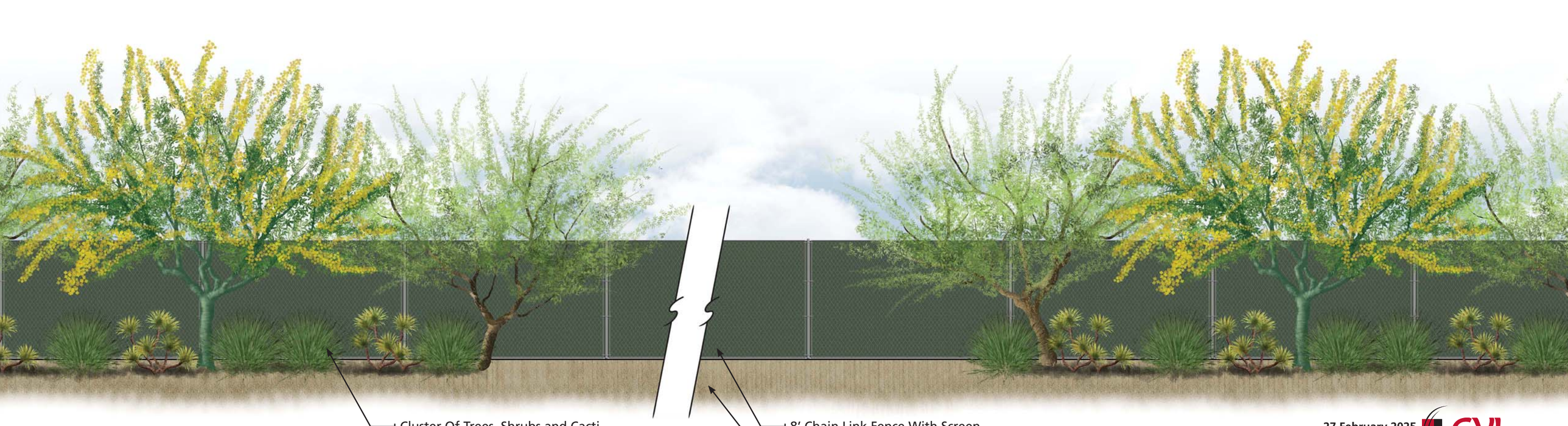
Cactus Flower Solar

Fence Elevations

Exhibit J



Note: To minimize landscape irrigation demand, all plants will be low water use, per the ADWR plant list.



27 February 2025
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CVL CONSULTANTS

Cactus Flower Solar

Wall Plan

Exhibit K

S CURRY RD

S TWEEDY RD

11 MILE CORNER

EAMES RD

E ELLIS RD

GREEN RESERVOIR RD

CURTIS RD

LEGEND

- Chain Link Fence with Screen
- Access Gate with Sign

N

0' .25 mile

27 February 2025

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CVL CONSULTANTS

PRELIMINARY SITE PLAN
FOR

CACTUS FLOWER SOLAR

A PROPOSED SOLAR ENERGY SYSTEM LOCATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

GENERAL NOTES

A. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC;

B. WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT;

C. PARKING WILL BE WITHIN 600 FEET OF THE O&M BUILDING;

D. LIGHTING FOR FUTURE BUILDINGS/PADS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS.

E. FIRE APPARATUS ACCESS AND FIRE LANES SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 503 AND APPENDIX D.

F. FIRE PROTECTION WATER SUPPLY/HYDRANT LOCATIONS SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 SECTION 3312 AND APPENDIX C, AS APPLICABLE.

G. THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.

PROPOSED DEVELOPMENT AND IMPROVEMENT NOTES

1. THE PROJECT CONSISTS OF APN: 408-11-025B, 408-11-025C, 408-11-025D, 408-11-024A, 408-11-024C, 408-11-0230, 408-15-0020, 408-15-0010, 408-12-0020, AND 408-12-0030

2. THE PROJECT IS LOCATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST

3. PINAL COUNTY ZONING DESIGNATION:
   3.1. CURRENT: GR
   3.2. PROPOSED: I-3 PAD

4. SOLAR ENERGY SYSTEM TO CONNECT TO UTILITY GRID VIA THE EXISTING ARIZONA PUBLIC SERVICE (APS) TAT MOMOLI-SAGUARO 230 KV TRANSMISSION LINE.

5. THE PROJECT CONTAINS 1 BUILDING. BUILDING TO BE USED FOR OPERATIONS AND MAINTENANCE.

6. INTERNAL ACCESS ROADS
   6.1. TYPE: 14' WIDTH CRUSHED AGGREGATE
   6.2. TOTAL LENGTH: 66,532'

7. FENCE
   7.1. TYPE: 8' AGRICULTURAL WIRE MESH FENCE
   7.2. TOTAL LENGTH: 94,873'

8. PARKING
   8.1. TWO PERMANENT PARKING SPACES (9'X20') WILL BE ADJACENT TO THE OPERATIONS AND MAINTENANCE BUILDING.

9. DETENTION/RETENTION PONDS
   9.1. THE CONSTRUCTION OF DETENTION AND/OR RETENTION PONDS ON SITE ARE TO BE DETERMINED BASED ON PRELIMINARY ANALYSIS OF THE PROPOSED SITE.

10. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED PRIMARILY WITHIN THE ZONE "X" FLOOD HAZARD AREA WITH AN APPROXIMATELY 668 ACRE PORTION OF THE SITE LOCATED IN ZONE "A" PER FIRM MAP PANEL NUMBERS 04021C1975F (DATED MAY 16, 2019) AND 04021C2350E (DATED DECEMBER 4, 2007), AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BASIS OF BEARING

BASIS OF BEARING: HORIZONTAL DATUM – BASED UPON THE ARIZONA STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(2011), EPOCH DATE: 2010, INTERNATIONAL FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. VERTICAL DATUM IS BASED ON NAVD88, GEOID 18. ALL DISTANCES HAVE BEEN SCALED TO GROUND (SCALE FACTOR = 1.000161059603405).

SERVICE PROVIDERS

ELECTRICITY	**ELECTRICAL DISTRICT NO. 4** - NOTE: PROJECT WILL INTERCONNECT TO THE ARIZONA PUBLIC SERVICE (APS) TAT MOMOLI-SAGUARO 230 KV TRANSMISSION LINE.
POLICE	**PINAL COUNTY SHERIFF'S OFFICE**
FIRE	**REGIONAL FIRE AND RESCUE** (AND/OR CASA GRANDE, ELOY, COOLIDGE FIRE)
WATER	**N/A** - NOTE: WATER FOR CONSTRUCTION WILL BE TRUCKED TO THE SITE.
WASTEWATER	**N/A** - NOTE: POTENTIAL SEPTIC SYSTEM FOR O&M BUILDING.

SITE DATA TABLE

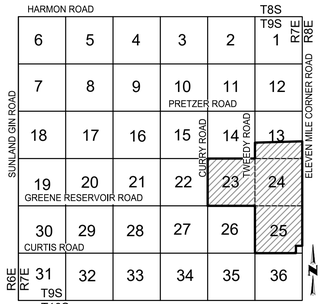
GROSS AREA	2,148.94 AC
EXISTING COMP. PLAN	GREEN ENERGY PRODUCTION
EXISTING ZONING	GR
PROPOSED ZONING	I-3 PAD

LAND PLANNER

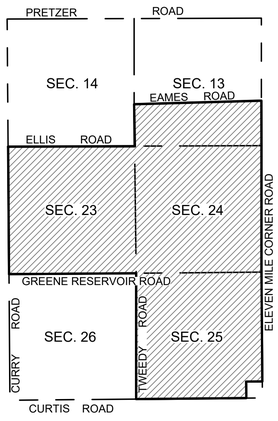
COE & VAN LOO CONSULTANTS, INC. (CVL)
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: JULIE VERMILLION
PHONE: 602-285-4765

OWNER / DEVELOPER

CACTUS FLOWER SOLAR, LLC
8825 N 23RD AVENUE SUITE 100,
PHOENIX, AZ 85021
CONTACT: HEATHER WISE
PHONE: 406-431-0686



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.
(TOWNSHIP 9 SOUTH, RANGE 7 EAST)

BASE ZONING & ZONING CASE

A PLANNED AREA DEVELOPMENT WITHIN I-3 PAD

Development Standards - I-3 PAD	
Site Development Standards	
Min. Lot Area	None
Min. Lot Width	None
Min. Front Setback [1,2]	20'
Min. Side Setbacks [1,2]	0'; 25' (where development abuts a rural or residential district)
Min. Rear Setback [1,2]	10'; 25' (where development abuts a rural or residential district)
Max. Height	50' (transmission structures could exceed 50 feet but are exempt per Pinal County Code Section 2.150.050)
Detached Accessory Buildings	
Permitted coverage [3]	40% of the required rear setback and any additional space within the buildable area;
Maximum height [3]	20 feet within the required rear setback; 35 feet within the buildable area;
Minimum distance to main building	7'
Minimum distance to front lot line [1]	15'
Minimum distance to side lot lines [1]	0'
Minimum distance to rear lot lines [1]	4'
Industrial Buffer [1]	
50' (where development abuts a rural or residential district, arterial or collector street)	

[1] The setbacks and Industrial Buffer are to be measured from the property line or dedicated right-of-way to the face of the subject building or solar array, exclusive of walls, fencing, or signage.
[2] Except as modified by the Industrial Buffer, where requried.
[3] Buildable area means the net portion of the lot remaining after deducting all required yards/setbacks from the gross area of a lot or building site. No maximum buildable area applies to the I-3 district.

LEGAL DESCRIPTION

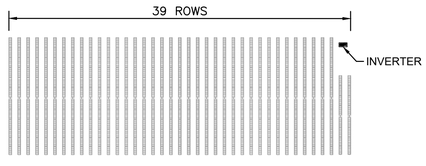
SEE SHEET 02

LEGEND

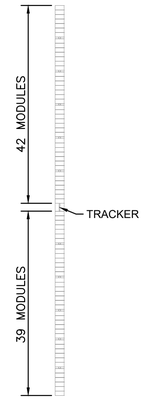
- PROPOSED BOUNDARY LINE
- INDICATES EASEMENT LINES
- INDICATES FLOOD ZONE
- INDICATES 8' AGRICULTURAL WIRE MESH FENCE
- INDICATES CANAL BUFFER AREA
- INDICATES 14' GRAVEL ACCESS ROAD
- INDICATES EXIST. WELL
- O.H.E. – INDICATES OVERHEAD ELECTRIC
- U.G.E. – INDICATES UNDERGROUND ELECTRIC
- ESMT. – INDICATES EASEMENT
- N.T.S. – INDICATES NOT TO SCALE

TYPICAL DETAILS

FULL TRACKER ARRAY
SCALE: 1" = 200'



ROW LAYOUT
SCALE: 1" = 60'



SHEET INDEX

1. COVER SHEET, TABLES, NOTES, DETAILS
2. LEGAL DESCRIPTION
3. PRELIMINARY SITE PLAN

SHEET 01 OF 03

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PRELIMINARY

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.285.4765
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DATE | REVISION | NO.

Coe & Van Loo Consultants, Inc.

PRELIMINARY SITE PLAN

CACTUS FLOWER SOLAR
PINAL COUNTY, ARIZONA

Printed By: **JulieV** Print Date: **August 1, 2025** Filename: N:\04313\CADD\Preliminary\PS SitePlan.dwg

LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTH 990.00 FEET OF THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-11-025C

PARCEL NO. 2:

THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 990.00 FEET OF THE WEST 3821.056 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-025D

PARCEL NO. 3:

THE EAST 1,458.944 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

EXCEPT THE SOUTH 693.00 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-024A, 408-11-024C

PARCEL NO. 4:

ALL OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 693 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-025B

PARCEL NO 5:

ALL OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-023

PARCEL NO. 6:

ALL OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE NORTH 1760 FEET THEREOF; AND

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER SUBSTANCES IN, OR UNDER, SAID LAND, AS RESERVED UNTO THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT TO SAID LAND.

APN: 408-15-002

PARCEL NO. 7:

THE SOUTH 1760 FEET OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-12-002 AND 408-12-003

PARCEL NO. 8:

THE NORTH 1760 FEET OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES AS RESERVED IN THE PATENT TO SAID LAND.

APN: 408-15-001

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PRELIMINARY SITE PLAN

CACTUS FLOWER SOLAR
PINAL COUNTY, ARIZONA

PRELIMINARY

SHEET INDEX

1. COVER SHEET, TABLES, NOTES, DETAILS
2. LEGAL DESCRIPTION
3. PRELIMINARY SITE PLAN

SHEET 02 OF 03

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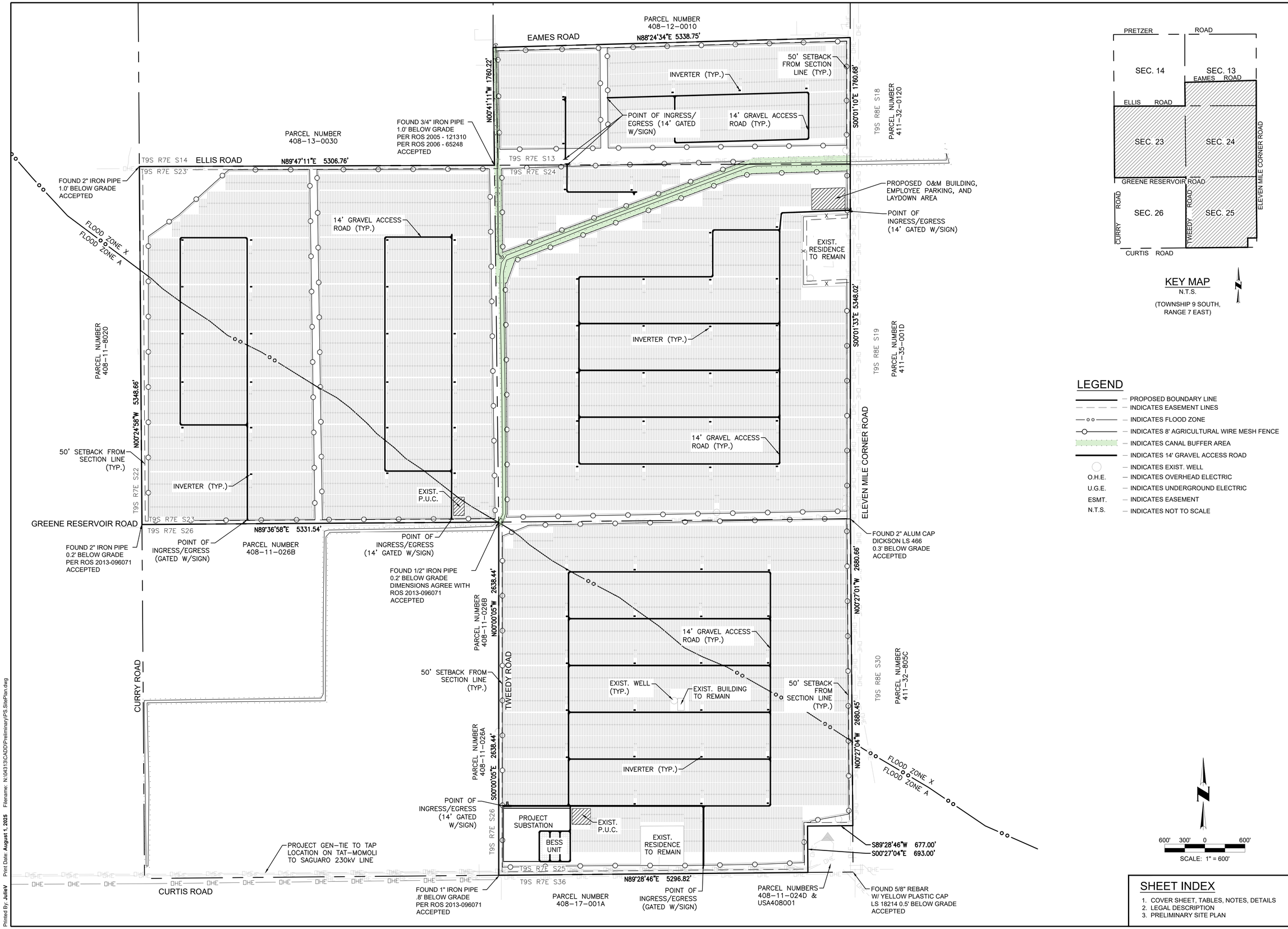

KEY MAP
N.T.S.
(TOWNSHIP 9 SOUTH, RANGE 7 EAST)

LEGEND

- PROPOSED BOUNDARY LINE
- INDICATES EASEMENT LINES
- INDICATES FLOOD ZONE
- INDICATES 8' AGRICULTURAL WIRE MESH FENCE
- INDICATES CANAL BUFFER AREA
- INDICATES 14' GRAVEL ACCESS ROAD
- INDICATES EXIST. WELL
- O.H.E. — INDICATES OVERHEAD ELECTRIC
- U.G.E. — INDICATES UNDERGROUND ELECTRIC
- ESMT. — INDICATES EASEMENT
- N.T.S. — INDICATES NOT TO SCALE

600' 300' 0 600'
SCALE: 1" = 600'

PRELIMINARY

SHEET INDEX

1. COVER SHEET, TABLES, NOTES, DETAILS
2. LEGAL DESCRIPTION
3. PRELIMINARY SITE PLAN

SHEET 03 OF 03

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PRELIMINARY SITE PLAN

CACTUS FLOWER SOLAR

PINAL COUNTY, ARIZONA

Coe & Van Loo Consultants, Inc.

Printed By: JulieV Print Date: August 1, 2025 Filename: N:\04313\CADD\Preliminary\PS SitePlan.dwg

March 19, 2025

Public Participation Report | Cactus Flower Solar, LLC

Cactus Flower Solar, LLC ("Applicant" and "Project"), wholly and directly owned by Cypress Creek Renewables Development, LLC ("CCR") is requesting this rezoning/Planned Area Development ("PAD") overlay in order to construct and operate a photovoltaic ("PV") power generation and storage facility Project site. Applicant is requesting to change the existing zoning district from General Rural ("GR") to Industrial ("I-3") with a PAD on 2,148.94 acres on 10 privately-owned parcels in unincorporated Pinal County.

Per Pinal County Zoning Ordinance Section 2166.050 and at a minimum before any public hearing, the Applicant shall conduct and hold at least one neighborhood meeting at a specified date and time for the proposed zoning. Notice of the meeting shall be sent to the head of homeowners' or community associations nearest the property proposed for rezoning, as well as to all real property owners within 1,200 feet of the proposed area for rezoning.

As such, the Applicant held a neighborhood meeting for the Project at the Community Room at the City of Eloy, 595 North C Street, Eloy, AZ, 85131, on Monday, January 13, 2025, from 5:00pm – 7:00pm. The Applicant went beyond the minimum 1,200 requirement and sent notices to property owners within 1,500 feet of vicinity to ensure that any properties on the fringe received notice as well. Sixteen landowners and stakeholders, primarily businesses, LLCs, and administrations were identified as being within the previously specified designations. Notices were mailed to these seventeen stakeholders that included information on the Applicant, plans for the proposed project, the date, time and location of the Meeting, and Applicant contact information to provide written or verbal comments. Additionally, Pinal County Board of Supervisors, specifically Jeffrey McClure's office, was notified via email of the meeting and invited to attend or comment.

More generally, the Applicant has been active in the community since November 2022. They are a member of the Pinal Partnership, Eloy Chamber of Commerce, Pinal Alliance, Greater Florence Chamber of Commerce; and the Director of External Affairs is President of Central Arizona College Foundation and serves on the Board of Directors for the Eloy Chamber of Commerce and Pinal Alliance. The Applicant has donated thousands of dollars in local sponsorships, including Paladin Sports, Central Arizona College, Eloy Chamber of Commerce, Pinal Partnership, and is in active communication with the Eloy Chamber of Commerce about future community investment opportunities. In 2024, three graduating high school seniors in the County were awarded scholarships through the Applicants' Energizing Tomorrow's Leaders Scholarship program. Along with consistent in-person outreach to members of the public and the general

business community, the Applicant has met with the City of Eloy to keep them informed of the Project and to take note of any comments or questions. They plan to continue outreach to the public, local businesses, the fire department and the City of Eloy throughout the development process and beyond.

The Applicant has not received any concerns or negative comments on the Project to date. The Applicant will continue to monitor and respond to any comments received.

Attachments to this Report include:

1. Notice – Invitation to learn about the proposed Cactus Flower Solar Project
2. List of Notified Parties – Received invitation to attend neighborhood meeting
3. Fact Sheet – Provided copies at neighborhood meeting
4. Poster Files – On display at neighborhood meeting
5. Sign-in Sheet – Provided at neighborhood meeting; attendee information redacted
6. Responses from Public – The Applicant has not received any concerns or negative comments on the Project to date

December 27, 2024

Invitation to learn about the proposed Cactus Flower Solar Project

Dear Interested Party:

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

Cactus Flower Solar, LLC ("Applicant") proposes to construct, operate, and maintain a 350-megawatt (MW) direct current/270-MW alternating current solar generation and 270-MW energy storage project on approximately 2,149 acres of private land in unincorporated south Pinal County, Arizona. The project in unincorporated Pinal County is outlined in Figures 1a and 1b (see attachment). The project includes a photovoltaic solar array, battery energy storage system, project substation, and a 230-kilovolt (kV) generation intertie transmission line, as well as minor components needed to support the major components of the project.

The Applicant has applied for a pre-application meeting from the Pinal County Planning Department to request a Planned Area Development ("PAD") and zone change from the current zoning designations in the project area. The Applicant received a Major Comprehensive Plan Amendment ("MCPA") in 2024 changing the Comprehensive Plan Designation to Green Energy Production to allow for the project's proposed use. The Applicant intends to submit a formal PAD and rezone application to Pinal County Planning Department in the 2025 calendar year.

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

Neighborhood Meeting

- **Date**: Monday, January 13, 2025
- **Time**: 5:00–7:00 p.m.
- **Location**: Community Room at the City of Eloy**,** 595 North C Street, Eloy, AZ, 85131

Participants are encouraged to view the project information, ask questions, and provide written comments.

Should you wish to provide comments or learn more about the project, please send your questions and/or comments via email to heather.wise@ccrenew.com or call (406) 431-0686. Written comments or questions may also be mailed to Heather Wise, Cactus Flower Solar, LLC, 445 Bush Street, 7th Floor, San Francisco, CA, 94108.

Sincerely,

Heather Wise

Cactus Flower Solar, LLC

Attachments: Project site map

Figure 1a. Proposed project site (highlighted in green)

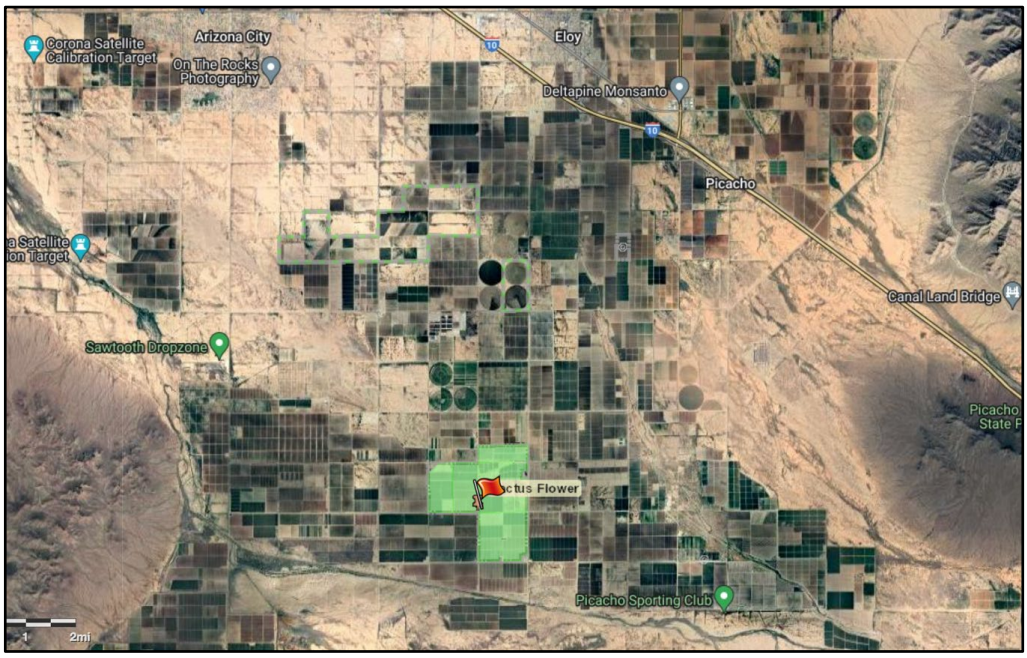
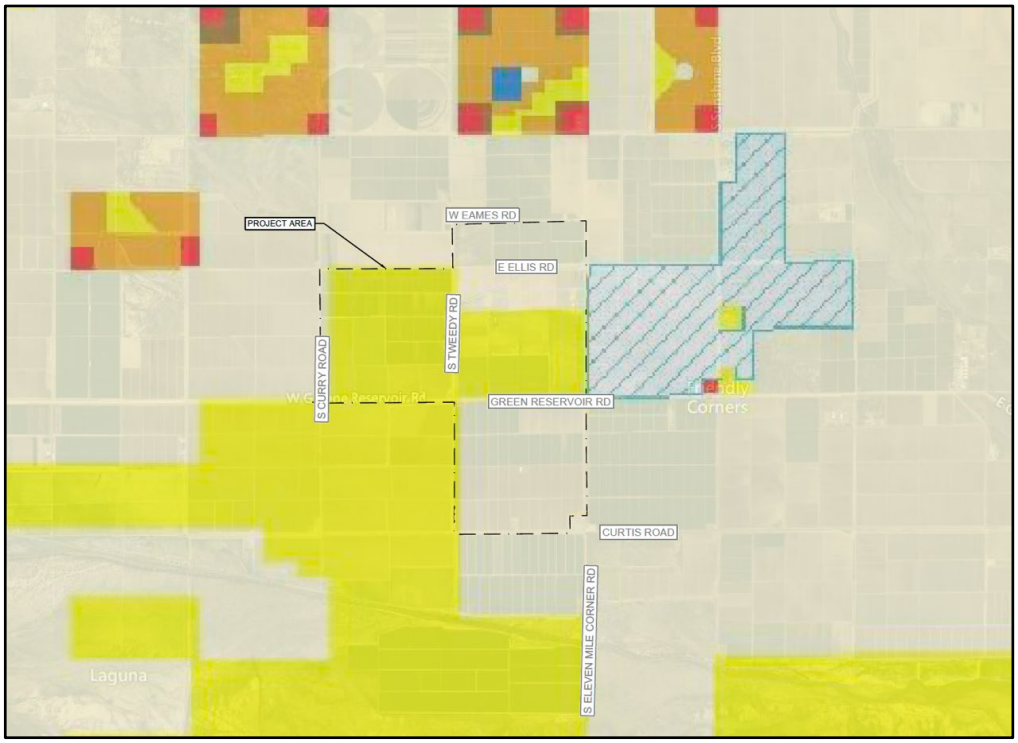


Figure 1b. Proposed project site (outlined in black dashes)



List of Notified Parties

Landowners within 1,500 feet of the Project						
Parcel ID	**Landowner - First Line**	**Address**	**City**	**State**	**Zip**	
408170020	TRICO ELECTRIC CORP	PO BOX 930	MARANA	AZ	85653	
40817001A	VALENTIC WILLIAM	PO BOX 2966	CHANDLER	AZ	85244	
40811024D	Western Area Power Administration	12155 WEST ALAMEDA PARKWAY	LAKEWOOD	CO	80228	
40811025C, 40811025B, 40811024A, 40811025D	CURTIS 1035 LLC	24953 S 206TH PL	QUEEN CREEK	AZ	85142	
40811026A, 40811027B, 40811026B, 40816001A	LOCOMOTIVE FARMS LLC	2100 MCKINNEY AVE STE 1500	DALLAS	TX	75201	
40811024C	CURTIS 1035 LLC	PO BOX 1969	QUEEN CREEK	AZ	85142	
408150020, 408110230	GORDITA L P	571 N 54TH ST	CHANDLER	AZ	85226	
408150010	STAMBAUGH FARMS LLC	27830 S 11 MILE CORNER RD	ELOY	AZ	85131	
411320120	**WALKER PLOW LTD PSHIP LLP**	**PO BOX 1652**	**HIGLEY**	**AZ**	**85236**	
408120020, 408120030	TOONE FAMILY LTD PSHIP #3	817 N YORK CIR	MESA	AZ	85213	
40811012A, 40811012B	BARNES HARVESTING LLC	3095 S TREKELL RD	CASA GRANDE	AZ	85193	
408130030	JOHN M FOSTER TURF OF ARIZONA LLC	PO BOX 4563	PALM DESERT	CA	92261	
408130010, 408130020, 408120010, 411320110	WALKER PLOW LTD PSHIP LLP	PO BOX 1652	HIGLEY	AZ	85236	
41135001C	CENTRAL ARIZONA IRRIGATION & DRAINAGE DISTRICT	231 S SUNSHINE BLVD	ELOY	AZ	85131	
41135001D	DONLEY JOHN PATRICK & MELINDA REV TRUST	10475 W QUARTZ DR	CASA GRANDE	AZ	85193	
40816001G	BROWN EDDIE RYAN & KATILYN	36556 N NIGHT ST	SAN TAN VALLEY	AZ	85140	
	Other Stakeholders					
Notified via email	Pinal County Board of Supervisors	Attn: Jeffrey McClure, District 4 Supervisor	bosdistrict4@pinal.gov			

CACTUS FLOWER SOLAR

Local Benefits for Pinal County and Eloy, AZ

^ A 208MW site with a 80MW BESS developed by Cypress Creek

Community & Environmental Benefits

- Cactus Flower Solar will use minimal amounts of water and have zero carbon emissions during operation while still creating significant economic benefits for the area.
- The current landscape will be preserved through minimal grading, and the site could be returned to farming after decommissioning, if desired by landowners.
- Cypress Creek strives to create a positive impact in the communities where we develop and operate through scholarships, sponsorships, and workforce development initiatives. To date, Cypress Creek has contributed tens of thousands of dollars toward Pinal County nonprofits and students, and we expect our involvement in the community to grow as the project advances.
- The project will create low-growing native plant vegetation communities, compatible with Sonoran Desert species, providing a potential habitat and food source for wildlife.

Positive Economic Impact

- The project will generate millions in local property tax revenue over its lifespan for Pinal County, AZ. Early tax estimates indicate a potential annual average payment of up to $2 million reflecting up to tens of millions in lifetime tax revenue (subject to final project size and construction cost).
- Cactus Flower Solar is expected to create more than 400 construction jobs, using local contractors where feasible, as well as additional permanent positions.
- Cactus Flower Solar will generate millions of dollars in new economic activity for the area providing increased activity for hotels, restaurants, and retail as well as contracting opportunities for local small businesses.

Located in **Pinal County, AZ** approximately 8 miles south of Eloy

270MW Solar + 270MW BESS (Battery Energy Storage System)

46,000 single-family homes powered annually

400+ solar jobs during construction

Questions, Comments, Inquiries?

Contact: **Heather Wise or Stacy Gramazio** | 520.288.7011
cactusflower@ccrenew.com | cactusflowersolar.com

For more information about Cypress Creek Renewables, please visit *ccrenew.com*

CACTUS FLOWER SOLAR | FAQ

Why Solar?

Solar is a low-impact, domestic electricity source. Many companies moving to Arizona are demanding a percentage of their electricity comes from clean energy resources. Also, Arizona's growing population requires that utilities seek a more diverse energy portfolio.

Why was the location chosen?

The location chosen for Cactus Flower Solar offers ideal proximity to transmission infrastructure and availability of flat land. The site is part of unincorporated Pinal County approximately 8 miles south of the City of Eloy, which city officials have identified as ideal for solar development.

What is the permitting process?

Cactus Flower Solar received a Major Comprehensive Plan Amendment through Pinal County in 2024 (Resolution No. 2024-PZ-PA-007-24).

In 2025, Cactus Flower Solar will go before the Pinal County Board of Supervisors to request a Planned Area Development ("PAD") and zone change from the current zoning designations in the project area. This process includes ongoing community input and opportunities for residents to ask questions and provide comments to the project, in addition to a public hearing.

Is solar equipment safe for people and the environment?

Our solar equipment meets the highest national standards (ANSI and UL) and does not affect the atmosphere, soil, or groundwater. The Cactus Flower Solar facility will be remotely monitored 24/7, with local technicians to manage maintenance and emergency response. In addition, we will take great care to mitigate any impact to the environment. Third-party studies have been completed to understand the needs of local wildlife and plants, and the results have been incorporated into project micro-siting and comprehensive permitting applications.

Will property values be impacted?

Numerous property studies by appraisers throughout the nation have found that solar does not create a negative impact on surrounding property values.

Will Cactus Flower Solar benefit the community?

The project will require few government services while providing an important source of new tax revenue. Cactus Flower is estimated to create approximately 400 full-time jobs during construction and additional permanent positions.

Cypress Creek Renewables strives to support community initiatives such as scholarships and workforce development programs in the areas where it operates – and we intend to continue these efforts in Pinal County.

What happens at the end of the project's lifespan and who is responsible for decommissioning?

Once the project's lease has expired, Cypress Creek will remove all equipment and panels and will be responsible for any associated costs. All equipment, conduits, structures, and foundations will be removed to a depth of at least three feet below grade, fencing will be removed, and the land will be maintained and returned to its natural state. Our approach to project siting involves extensive screening to ensure we are leaving the smallest mark possible.

Questions, Comments, Inquiries?

Contact: **Heather Wise or Stacy Gramazio | 520.288.7011**
***cactusflower@ccrenew.com* | cactusflowersolar.com**
For more information about Cypress Creek Renewables, please visit *ccrenew.com*

Cypress Creek RENEWABLES

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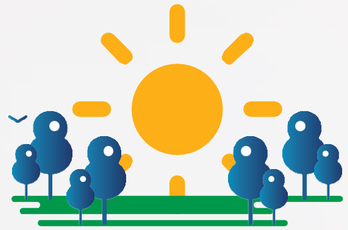
Solar Project Development

CYPRESS CREEK RENEWABLES

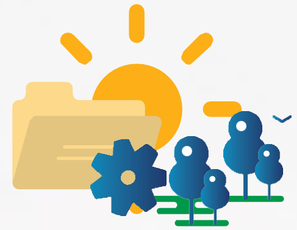
1



Signing Agreements with Landowners

- Work with landowners on lease or purchase agreements

2



Planning the Development

- Site Diligence
- Utility Agreements
- Surveying
- Engineering
- Zoning
- Environmental

3

Building the Project – "EPC"

E – Engineering

- Drawings (civil, electrical, structural)
- Permits

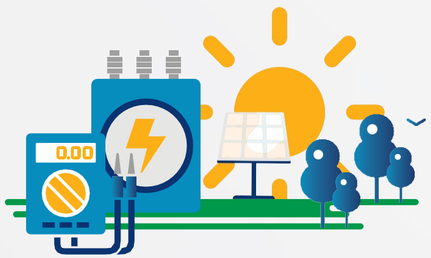
P – Procurement

- Purchase System Equipment
- Hire Contractors

C – Construction

- Ground Clearing & Grading
- Building Roads & Fencing
- Drive Posts
- Mount Racking & Modules
- Pour Concrete Pads for Inverters
- Mount Inverters
- Mechanical Completion

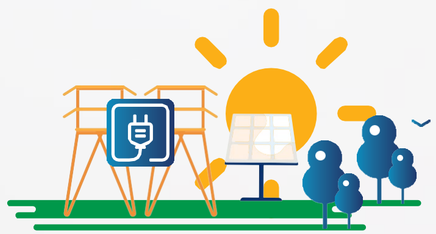
4



Commissioning the Site

- Electrical Current Inspection
- Utility Upgrade
- Electrical Testing
- Inverter Commissioning

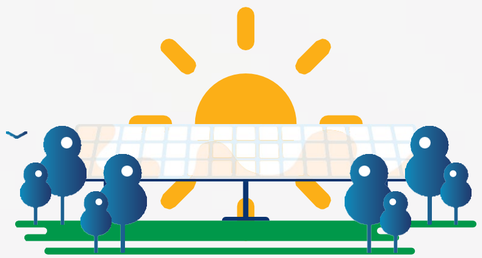
5



Energizing the Site

- Data Acquisition System (DAS) & Placed in Service (PIS)
- Performance Testing
- Substantial Completion

6



Finishing the Project

- Punch list closeout
- Construction crew exits site
- Re-seeding & landscaping finished

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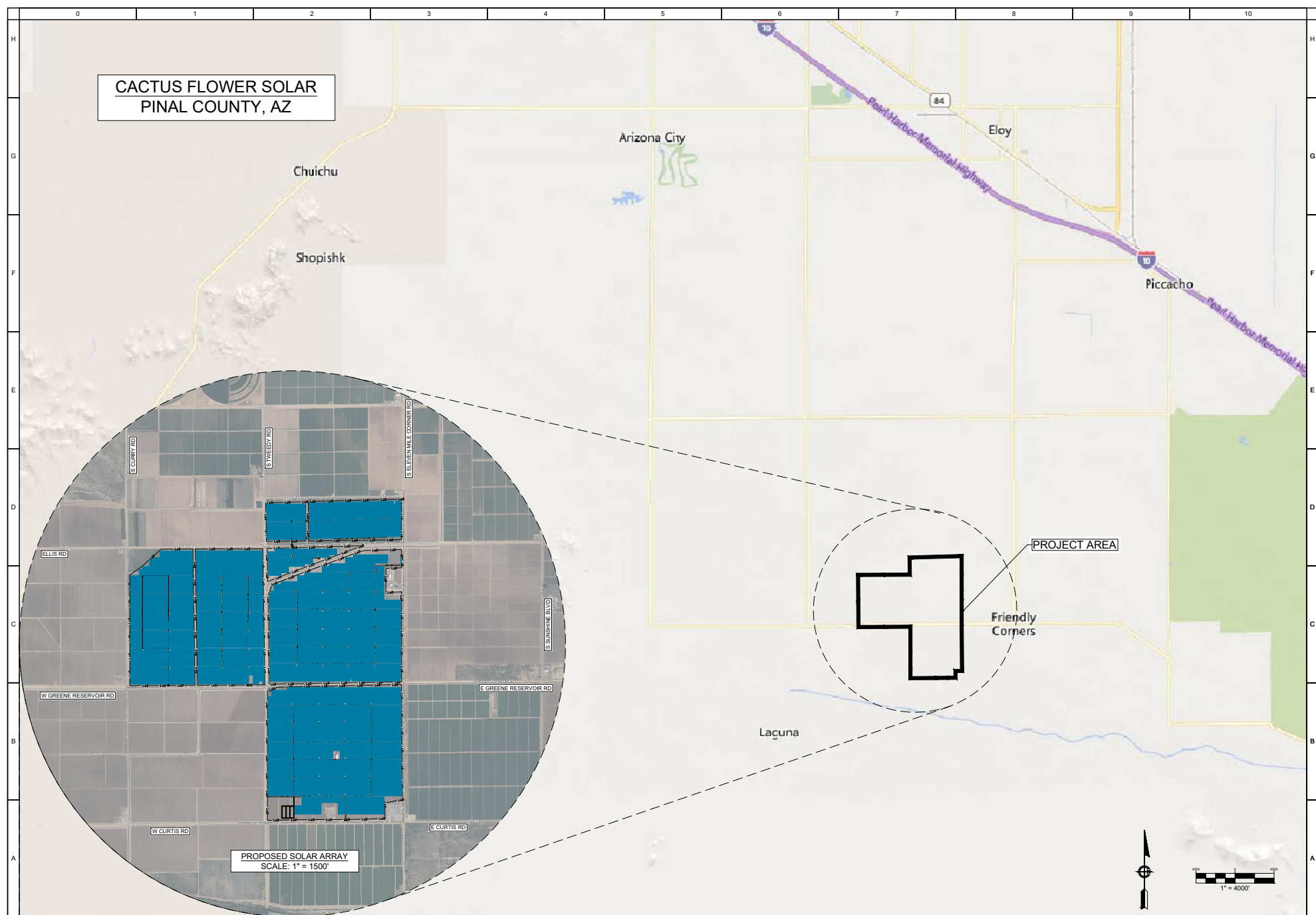
CACTUS FLOWER SOLAR
PINAL COUNTY, AZ

PROPOSED SOLAR ARRAY
SCALE: 1" = 1500'



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CONSULTANT

NO	DATE	REVISIONS DESCRIPTION

PROJECT

CACTUS FLOWER SOLAR, LLC
PINAL COUNTY, AZ

DATE:	5/9/2024
DRAWN BY:	DP
CHECKED BY:	--

PV LAYOUT

CO-101

CYPRESS CREEK RENEWABLES

Cactus Flower Solar Community Meeting

Monday, January 13, 2025; 5 to 7 pm

Thank you for attending the **Cactus Flower Solar** community meeting. We are interested in your feedback so we can continue to improve for future meetings.

Did you find the community meeting to be convenient and informative?

Do you have any additional questions about the project?

Please provide your information to receive updates about **Cactus Flower Solar**.

Name _____ Email _____

Address _____ Phone Number _____

_____

ccrenew.com

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Cypress Creek RENEWABLES

Date & Time: January 13, 2025; 5 pm to 7 pm
Event: Cactus Flower Community Meeting
Location: City of Eloy Community Room

NAME	EMAIL	PHONE	ADDRESS
[redacted]	[redacted]		

March 1, 2025

CACTUS FLOWER SOLAR

Pinal County, Arizona

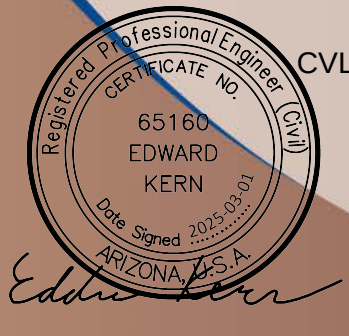
Master Drainage Report

Prepared for:
Cactus Flower Solar, LLC
8825 N 23rd Avenue, Suite 100
Phoenix, AZ 85021
Contact: Heather Wise
406.431.0686

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014
Contact: Ed Kern, PE
602.264.6831

CVL Project Number: 1.01.04313.01

CVL CONSULTANTS



MASTER DRAINAGE REPORT

MASTER DRAINAGE REPORT

FOR

CACTUS FLOWER SOLAR

PINAL COUNTY, ARIZONA

March 1, 2025

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Master Drainage Report for Cactus Flower Solar

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1 Introduction

1.1 SCOPE

Coe & Van Loo Consultants, Inc. (CVL) has been contracted by Cactus Flower Solar, LLC to provide engineering services in support of the proposed Cactus Flower Solar (the site). The purpose of this report is to provide preliminary hydrologic analysis for the proposed development. In addition, this report addresses off-site drainage, on-site drainage and stormwater storage requirements.

This report is focused on providing a design approach for evaluation and analysis for statistical flood events up to and including the 1% annual exceedance probability (AEP) storm. The scope of this assessment does not include evaluation of stormwater runoff resulting from storm events exceeding the 1% AEP. Hence, it should be noted that a storm event exceeding the 1% AEP may cause or create the risk of greater flood impact than is addressed and presented in this assessment.

The procedures used herein are derived from, and performed with, currently accepted engineering methodologies and practices. Additionally, the criteria for this evaluation are designed to conform to currently applicable ordinances, regulations, and policies as set forth by Pinal County.

1.2 REGULATORY JURISDICTION

The development is designed to meet the Pinal County drainage requirements and will follow the policies and guidelines set forth by the *Pinal County Drainage Manual Volume I: Design Criteria* (*PCDM I*) [1], *Pinal County Drainage Manual Volume II: Design Methodology and Procedures* (*PCDM II*) [2], and *Pinal County Drainage Ordinance No. 100798-DO* [3].

2 LOCATION AND EXISTING SITE CONDITIONS

The Cactus Flower Solar development is located within Pinal County bordered by Curry Road on the west, Eleven Mile Corner Road on the east, Eames Road on the north, and Curtis Road on the south. The Pinal County Assessor Parcel numbers are 408110230, 408120020, 408120030, 408150010, 408150020, 40811024A, 40811024C, 40811025B, 40811025C, and 40811025D. The site is located within Sections 13, 23, 24, and 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The Cactus Flower Solar is irregular in shape and consists of 3.38 square miles of agricultural fields, and it is bordered by agricultural fields. A WAPA substation is adjacent to the site boundary on the northwest

corner of Curtis Road and Eleven Mile Corner. Refer to Figure 2-1 and **Exhibit 1** for Vicinity & Location Map.

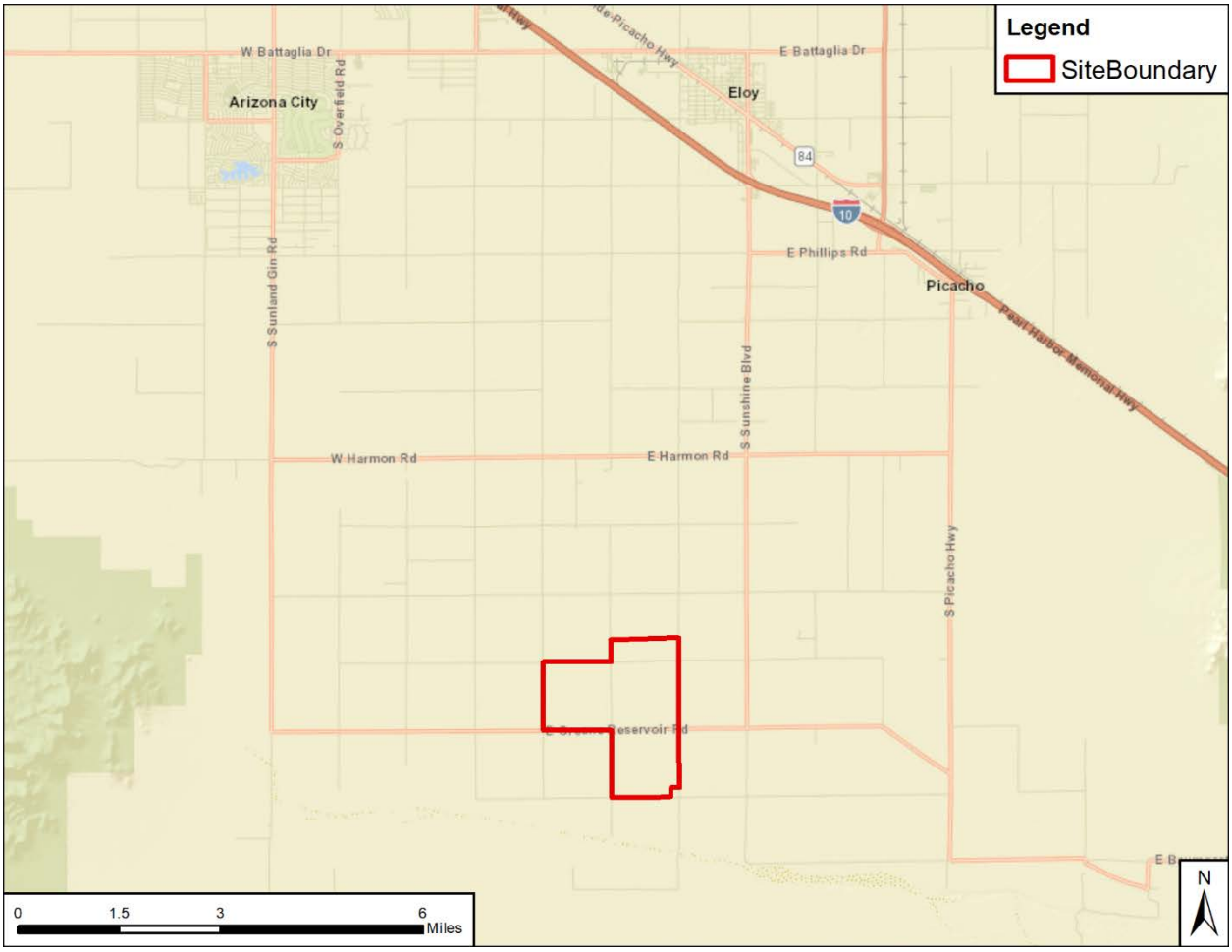


FIGURE 2-1: VICINITY MAP

Zoning for the surrounding areas consists of GR (General Rural). There is an irrigation canal that traverses the property that enters the site near the northeast corner near the intersection of the Eleven Mile Corner Rd and Ellis Rd alignments and exits the property near the intersection of the Estrella Rd and Curtis Rd alignments.

The site generally slopes to the northwest. Soils for the site consist of Sasco silt loam, Marana silty clay loam, Dateland fine sandy loam, and other loams. Soils information for the site is provided in **Appendix B.2**.

3 PROPOSED DEVELOPMENT

The proposed residential development will consist of a proposed 270-megwatt with alternating current (MWac) solar generation and 270-megawayy battery energy storage system (BESS), drainage infrastructure, and associated utility infrastructure to service the development. Drainage infrastructure is anticipated to include retention basins, off-site channels, and culverts at select maintenance road crossings. The proposed site layout is provided in **Exhibit 2**.

4 FEMA FLOOD ZONE INFORMATION

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel numbers 04021C1975F [4] and 04021C2350E [5], indicate the site falls within Zone A and Zone X (unshaded).

Zone A is defined by FEMA as Special Flood Hazard Areas (SFHA):

> "Without Base Flood Elevation (BFE)."

Zone X (unshaded) is defined by FEMA as Other Areas:

> "Area of minimal flood hazard."

Refer to **Figure 4-1** for a FEMA Flood Hazard Map of the site and immediately adjacent areas.

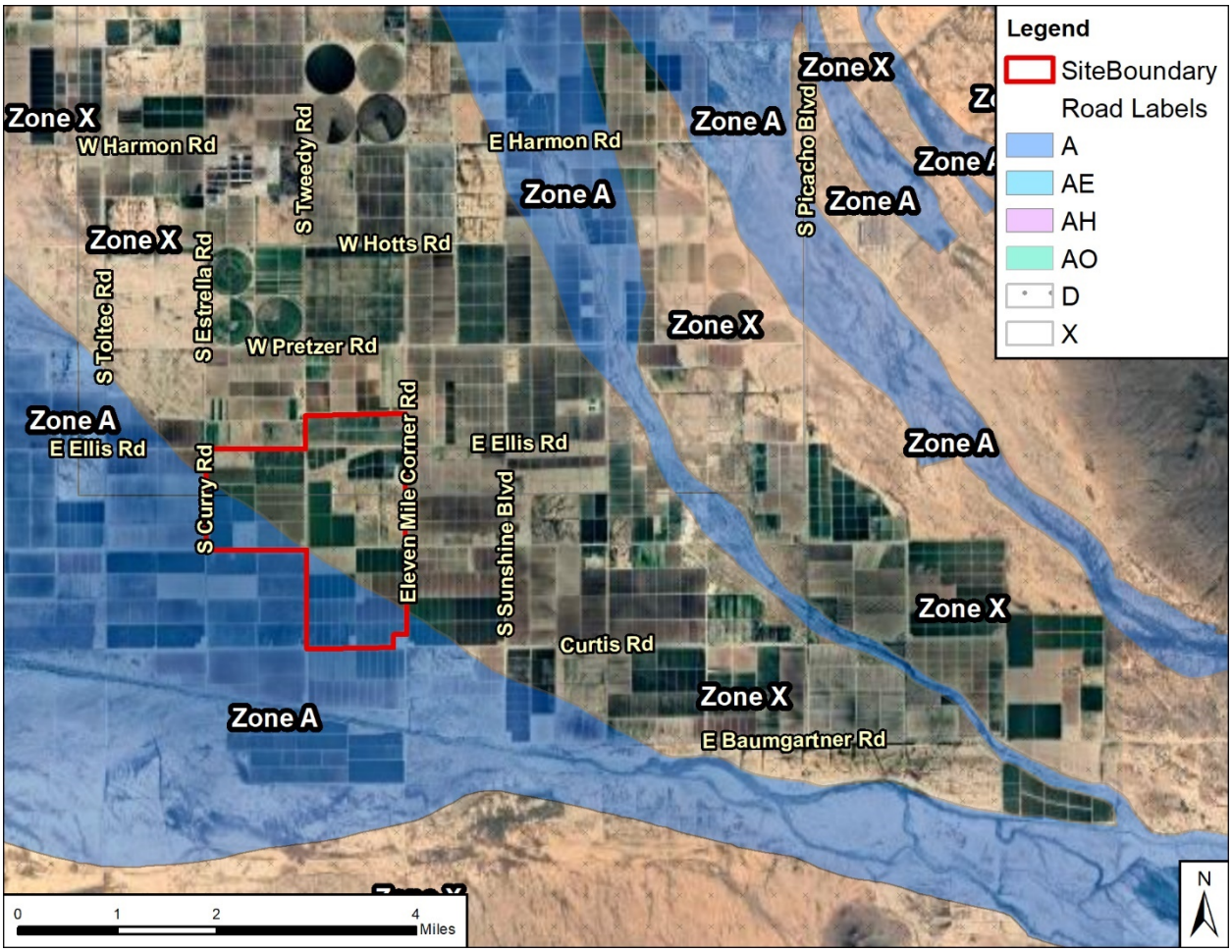


FIGURE 4-1: FEMA FLOOD HAZARD MAP

5 OFF-SITE HYDROLOGY

5.1 BACKGROUND

The site is located within the Casa Grande-Eloy watershed of the Pinal County Area Drainage Master Plan [6], which is part of the larger Santa Cruz River Watershed, which encompasses approximately thousands of square miles of Sonoran Desert. The Santa Cruz River enters Pinal County from the Upper Santa Cruz Watershed. The Santa Cruz River has a well-defined channel through most of Pima County, but as it flows north into Pinal County it spreads out and extends onto a wide and shallow alluvial floodplain just downstream of Picacho Peak. The Santa Cruz River floodplain is widely used for agricultural activities.

The Santa Cruz River bifurcates as it enters Pinal County, approximately 8 miles upstream of the project site. The site is adjacent to the south branch of the bifurcated flow. The southern fork of this bifurcation is known as Greene Wash. The first six miles of Greene Wash consists of a man-made channel known as Greene Canal. The site is located downstream of the Greene Canal in a location where Greene Wash has a less defined channel and is subject to broad shallow flow that spreads across a wide floodplain. The FEMA Zone A floodplain from Greene Wash encroaches into the southwest of the site.

The nearest location downstream of the site where a peak discharge is stated in a FEMA Flood Insurance Study (FIS) is at Cortaro Road in Pima County, approximately 30-miles downstream of the project site. The discharge with a 1% annual exceedance probability at this location is 70,000 cfs according to the FEMA FIS for Pima County [7]; an excerpt of this FIS is provided in **Appendix A.2**.

The nearest location upstream of the site where a peak discharge is stated is for the Santa Cruz River is within Santa Cruz Wash near the Santa Rosa Canal, located approximately 30-mile upstream from the project site. The discharge with a 1% annual exceedance probability at this location is 16,000 cfs according to the FEMA FIS for Pinal County [8]; an excerpt of this FIS is provided in **Appendix A.3**. However, the Santa Cruz Wash is one branch of the flow downstream of another flow bifurcation in the Santa Cruz River system near Chuichu, Arizona.

The peak discharge in the Santa Cruz River is expected to decrease as it flows downstream. The decrease in flow is likely because of flow attenuation from broad shallow flow in the alluvial floodplain, which results in a large area for infiltration (transmission losses) and the flow attenuation from volume storage in the floodplain during extreme events. The Us Army Corps of Engineers (USACE) Lower Santa Cruz River Feasibility Study [9] notes that the Santa Cruz River is characterized as a “lessening” watercourse, and that both peak discharge and flood volumes decrease in the downstream direction. The Lower Santa Cruz River Feasibility Study reviews hydrologic data in Pinal County and quantifies the 1% AEP discharge in the Santa Cruz River at Red Rock, approximately 8-miles upstream of the project area; the adopted discharge at this location is 48,000 cfs.

5.2 PROPOSED OFF-SITE FLOW MANAGEMENT

Off-site flows will be channelized and discharged downstream of the project site. Development is planned within the FEMA Zone A floodplain. Submittal of a LOMR and/or CLOMR is anticipated to remove the Zone A floodplain within the project site. Initial review of the conditions in the vicinity suggest that the

inundation extents of the 1% AEP are likely to be less than indicated in the Zone A floodplain, whether a floodplain redelineation via LOMR or implementation of proposed infrastructure is required and proposed as part of a CLOMR/LOMR will be determined during preliminary analysis.

6 ON-SITE DRAINAGE DESCRIPTION

The on-site drainage concept will consist of collecting on-site flows in retention basins throughout the site.

7 HYDROLOGY

7.1 METHODOLOGY

The on-site hydrology will be based on the Rational Method in accordance with *PCDM I* and *II* [1] [2]. The on-site drainage subbasins will be delineated based on the site plan. The rainfall data will be based on NOAA Atlas 14 [10] values with the upper bound of the 90% confidence interval of 2.78 inches of precipitation depth for the 1% AEP, 2-hr storm event. Time of concentration and 1% AEP runoff coefficients will be based on *PCDM II* [2]. NOAA Atlas 14 rainfall data for the proposed development is provided in **Appendix B.1**. Weighted runoff coefficient calculations will be provided in final design.

Off-site flow from the east will be determined by developing a two-dimensional (2D) model the extends from downstream of the Santa Cruz River flow bifurcation near Picacho to a location upstream of the project site. This 2D model will be used to determine the extents of the 1% AEP inundation extents, and the potential impacts of Greene Wash on the project site. Hydrologic analysis will be performed to determine the magnitude of runoff from the drainage area immediately upstream of the project site. The methodology of the analysis of the direct off-site drainage areas will depend on the size of the delineated drainage areas, which will be determined in preliminary design.

8 HYDRAULICS

8.1 METHODOLOGY

The on-site drainage facilities will be designed in accordance with *PCDM I* and *II* [1] [2]. Proposed grading will be determined and potential channels will be sized at the time of design. Channel centerline slopes will be determined with final design grading and as earthwork permits. Channels will be assessed to determine the appropriate channel material, lining, or riprap protection. Once riprap sizing and flow depth

are established, the n-value for riprap used for the channel will be per Table 2.2 and Equation 6.1 of the *U.S. Department of Transportation, Design of Roadside Channels with Flexible Linings, Hydraulic Engineering Circular No. 15, Third Edition* (*HEC-15*) [11]. For the area where the channel has subcritical regime flow, a minimum of one foot of freeboard will be provided. For the area where the channel has supercritical regime flow, a minimum of two feet of freeboard will be provided.

9 STORMWATER RETENTION

9.1 RETENTION VOLUME

The retention basins shown will be designed in accordance with *PCDM I* and *II* [1] [2]. Retention basins will be designed to provide storage for the 1% AEP event with a duration or 2-hours per 3.10.1 of PCDM I [1], unless a drainage waiver obtained from Pinal County. All retention basins will be placed within dedicated drainage easements with adequate outfall for retention disposal. Retention basins will retain the runoff for the drainage areas contributing to the individual basins, per Pinal County requirements [1] [2], using the following equation:

$$V_{REQ} = C_w \cdot \frac{P}{12} \cdot A$$

where:

V_{REQ} = Required Storage Volume (acre-ft)

C_w = Weighted Runoff Coefficient

P = Rainfall Depth per NOAA Atlas 14; 2.67 inches (see **Appendix B.1**)

A = Area (acres)

Retention basins will be designed to have a minimum of 1 foot of freeboard.

9.2 DRAINING REQUIREMENTS

Retention basin drainage will be designed in accordance with *PCDM I* and *II* [1] [2]. The retention basins will be designed to drain within 36 hours by means of bleeder pipes. Drywells are not anticipated in the project site. However, if basins exist where discharging via bleeder pipe is not feasible, drywells may be required. Drywells may be incorporated to ensure the required drain time is met, as necessary. If needed, a soil percolation may be used to estimate infiltration rate of the basins. If drywell are needed, a drywell flow rate test will be required at the time of construction to determine the retention basin drainage time, and the number of drywells may be reduced based on the results of these tests. The drywell disposal rate

shall be 50% of the constant head pressure test percolation and no more than 0.5 cfs per drywell. Drywells will be shown on the final grading plans. Retention basin and drywell calculations will be provided with final design.

The installation of drywells must follow the ADEQ *Guidance for Design, Installation, Operation, Maintenance, and Inspection of Drywells (2018)* [12], including the following:

- When drilling drywells, the contractor must continue drilling until one of the following occurs: refusal by the drill rig, groundwater is encountered, or "belling out" happens in unstable sandy or gravelly soil. A minimum penetration of 10 continuous feet into permeable, porous soil is required for standard installations.
- A qualified inspector must document the soil types encountered during construction in a soil boring log.
- If potential groundwater is encountered, a groundwater investigation must be conducted to confirm whether it is indeed groundwater or a temporary perched flow due to a confining layer. If groundwater is found, the well shaft must be backed off and filled to a depth of 10 feet above the groundwater layer.
- The saturated flow rate of each drywell must be tested using the constant head method. The test documentation must include the distance from the drywell rim (or other reference point) to the water surface, the water meter readings, and the calculated flow rate at each time interval throughout the test. The constant head test should continue until the soil is fully saturated. Testing should last at least one hour, typically longer, and continue until the water meter readings indicate a consistent flow rate for three consecutive five-minute intervals.

10 FFE REQUIREMENTS

All finished floor elevations will be designed at a minimum 14 inches above the lowest drainage outfall for the drainage area and 12 inches above the highest adjacent 1% AEP water surface elevation.

11 SWPPP

In accordance with the *Pinal County Stormwater Management Program* [13], a Storm Water Pollution Prevention Plan (SWPPP) will be submitted as a part of the final plat submittal for each parcel. The SWPPP will address the methods and associated Best Management Practices (BMPs) for reducing surface water

pollution and the effects of erosion and sedimentation on downstream receiving waters as a result of construction activities for the site. While CVL will provide an initial SWPPP for City of Maricopa review and comment, it will be the operator's/contractor's responsibility to verify all quantities and placement of BMPs on the site during construction, and to update the SWPPP as needed. This SWPPP is being prepared per City of Maricopa requirements. Reference is made to the current 2020 Arizona Pollutant Discharge Elimination System Construction General Permit (CGP) (AZG2020-001).

12 SEDIMENT AND EROSION

Erosion protection will be provided, where applicable, in accordance with *PCDM II* [2] to prevent erosion where flows are being concentrated for conveyance, riprap will be provided at the outlet of storm drain pipes, spillway scuppers, culverts outlets, and where necessary in drainage channels. Riprap will consist of loose angular stone with d_{50} aggregate sizes that will be identified in preliminary design, with riprap aprons being placed downstream of storm drain outlets. Riprap is sized based on equations presented in Section 10.2 of the *U.S. Department of Transportation, Hydraulic Design of Energy Dissipators for Culverts and Channels, Hydraulic Engineering Circular No. 14, Third Edition* (*HEC-14*) [14], namely Equation 10.4 for riprap aprons downstream of a culvert or storm drain pipe. Riprap thickness and dimensions for aprons are per Table 10.1 of *HEC-14*. Section 8.4.1.1 of *PCDM II* [2] references *HEC-14* as an acceptable reference for riprap energy dissipators. Riprap calculations will be provided in preliminary design.

13 MAINTENANCE

The maintenance of all drainage infrastructure, including retention basins, catch basins, and storm drain pipes at the site, will be the responsibility of the operator of the facility. Annual inspections and maintenance should be performed mid-year prior to monsoon storm season, after any major storm events occur. Inspection records should be kept and maintained by the operator. Inspections should evaluate, at a minimum, the following:

- Vegetation: Overgrowth in retention basins can inhibit design and capacity.
- Riprap: Areas should be concentrated per as-built locations; riprap can disperse over time and stop functioning to prevent erosion from future storms.
- Erosion: Monitor the improvements for indications of erosion near sidewalks and around headwalls.
- Sediment Build-up: Monitor the depth of sediment deposition in the base of the retention basins.

- Debris Build-up: Monitor debris buildup in retention basins, scuppers, catch basins, and storm drain pipes.
- Rodents/Insects: Check for evidence of rodent and/or insect activity that may affect the integrity or function of drainage infrastructure, such as rodent holes.

It will be the responsibility of the operator to provide inspections and routine maintenance. Inspections should be performed by a registered engineer in the State of Arizona or under the supervision of one. If there are any questions arising from these inspections, a registered civil engineer should be consulted for recommendations.

14 SUMMARY AND CONCLUSIONS

1. The development is designed to meet Pinal County drainage requirements as stated in *PCDM I*, *II*, and the *Pinal County Drainage Ordinance*.
2. The Cactus Flower Solar site is located within Pinal County bordered by Curry Road on the west, Eleven Mile Corner Road on the east, Eames Road on the north, and Curtis Road on the south. The Pinal County Assessor Parcel numbers are 408110230, 408120020, 408120030, 408150010, 408150020, 40811024A, 40811024C, 40811025B, 40811025C, and 40811025D. The Cactus Flower Solar site consists of 3.38 square miles of agricultural fields. *Add any other important features or existing utility or other easements.*
3. The proposed residential development will consist of a proposed 270-megwatt with alternating current (MWac) solar generation and 270-megawayy battery energy storage system (BESS)
4. According to the FIRM panel numbers 04021C1975F and 04021C2350E, the site is located in Zone A and Zone X (unshaded).
5. Off-site flows will be channelized and discharged downstream of the project site. Development is planned within the FEMA Zone A floodplain. Submittal of a LOMR and/or CLOMR is anticipated to remove the Zone A floodplain within the project site.
6. The on-site drainage concept will consist of collecting on-site flows in retention basins throughout the site.
7. The on-site hydrology will be based on the Rational Method in accordance with *PCDM I* and *II* [1] [2].
8. The off-site flow from the east will be determined by developing a two-dimensional (2D) model.
9. Proposed grading will be determined and potential channels will be sized at the time of design.
10. Retention basins will be designed to provide storage for the 1% AEP event with a 2-hour duration per 3.10.1 of PCDM I [1], unless a drainage waiver obtained from Pinal County.
11. Finished floor elevations will be set a minimum of 1 foot above the 1% AEP water surface elevation and above the emergency outfall of any adjacent basin.
12. To prevent erosion where flows are being concentrated for conveyance, riprap will be provided along scupper spillways, at the toes of scuppers, and at the outlet of storm drain pipes.
13. The design of the site will not cause any adverse drainage impacts or increased drainage problems for adjacent properties, upstream or downstream.

15 REFERENCES

[1] Pinal County, "Drainage Manual Volume I: Design Criteria," Pinal County, Arizona, August 2004.

[2] Pinal County, "Drainage Manual Volume II: Design Methodology and Procedures," Pinal County, Arizona, August 2004.

[3] Pinal County, "Pinal County Drainage Ordinance No. 100798-DO," October 7, 1998.

[4] Federal Emergency Management Agency (FEMA), "National Flood Insurance Program, Flood Insurance Rate Map, Pinal County, Arizona and Incorporated Areas, Panel Number 04021C1975F," Map Revised May 16, 2019.

[5] Federal Emergency Management Agency (FEMA), "National Flood Insurance Program, Flood Insurance Rate Map, Pinal County, Arizona and Incorporated Flood Areas, Panel Number 04021C2350E," Map Revised December 04, 2007.

[6] Pinal County, "Pinal County Area Drainage Master Plan: Phase B - Casa Grande-Eloy Watershed," 2008.

[7] Federal Emergency Management Agency, "Flood Insurance Study: Pima County Arizona and Unincorporated Areas, 04018CV001B," 2012.

[8] Federal Emergency Management Agency, "Flood Insurance Study: Pinal County Ariziona, 04021CV001C," 2019.

[9] US Army Corps of Engineers, "Lower Santa Cruz River Feasibility Study," 2016.

[10] National Oceanic and Atmospheric Administration, "Precipitation Frequency Data Server (PFDS) NOAA Atlas 14, Volume 1, Version 5," 23 April 2021. [Online]. Available: https://hdsc.nws.noaa.gov/hdsc/pfds/.

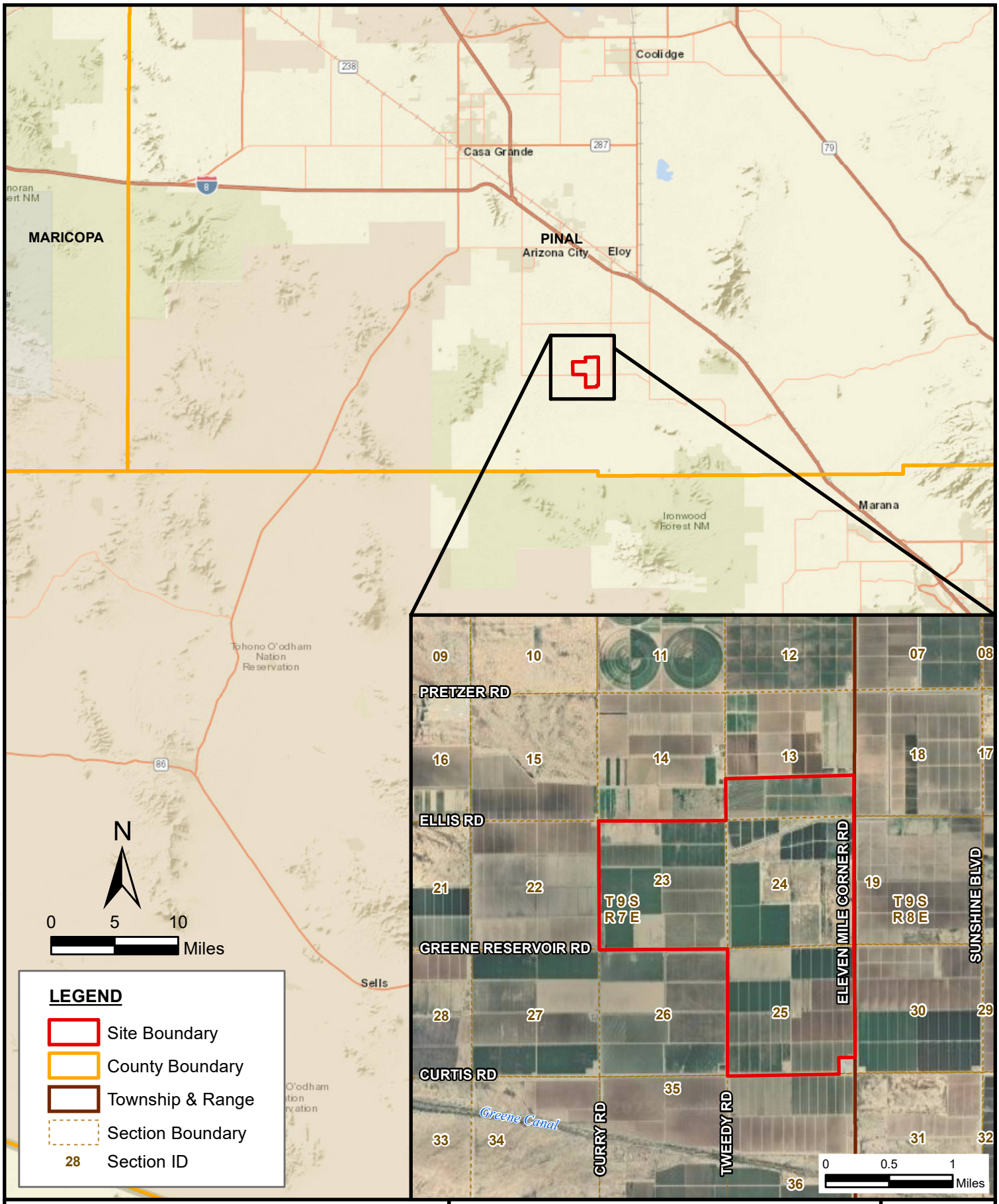
[11] U.S. Department of Transportation, "Design of Roadside Channels with Flexible Linings, Hydraulic Engineering Circular No. 15, Third Edition," September 2005.

[12] Arizona Department of Enviromental Quality, "Guidance for Design, Installation, Operation, Maintenance, and Inspection of Drywells," 2018.

[13] Pinal County, "Pinal County Stormwater Management Program (SWMP)," June 19, 2017.

[14] U.S. Department of Transportation, "Hydraulic Design of Energy Dissipators for Culverts and Channels, Hydraulic Engineering Circular No.14, Third Edition," July 2006.

EXHIBITS



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CVL CONSULTANTS

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

CACTUS FLOWER SOLAR

PROJECT #: 01.04313.01

VICINITY & LOCATION MAP

EXHIBIT 1

Cactus Flower Solar

Site Plan

Exhibit 2

S CURRY RD

S TWEEDY RD

11 MILE CORNER

EAMES RD

E ELLIS RD

GREEN RESERVOIR RD

CURTIS RD

N

0' .25 mile

27 February 2025

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CVL CONSULTANTS

APPENDICES

CVL

APPENDIX A
Off-site Hydrology Documentation

CVL

A.1

FEMA FIRM Panels

CVL

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1992 or later.

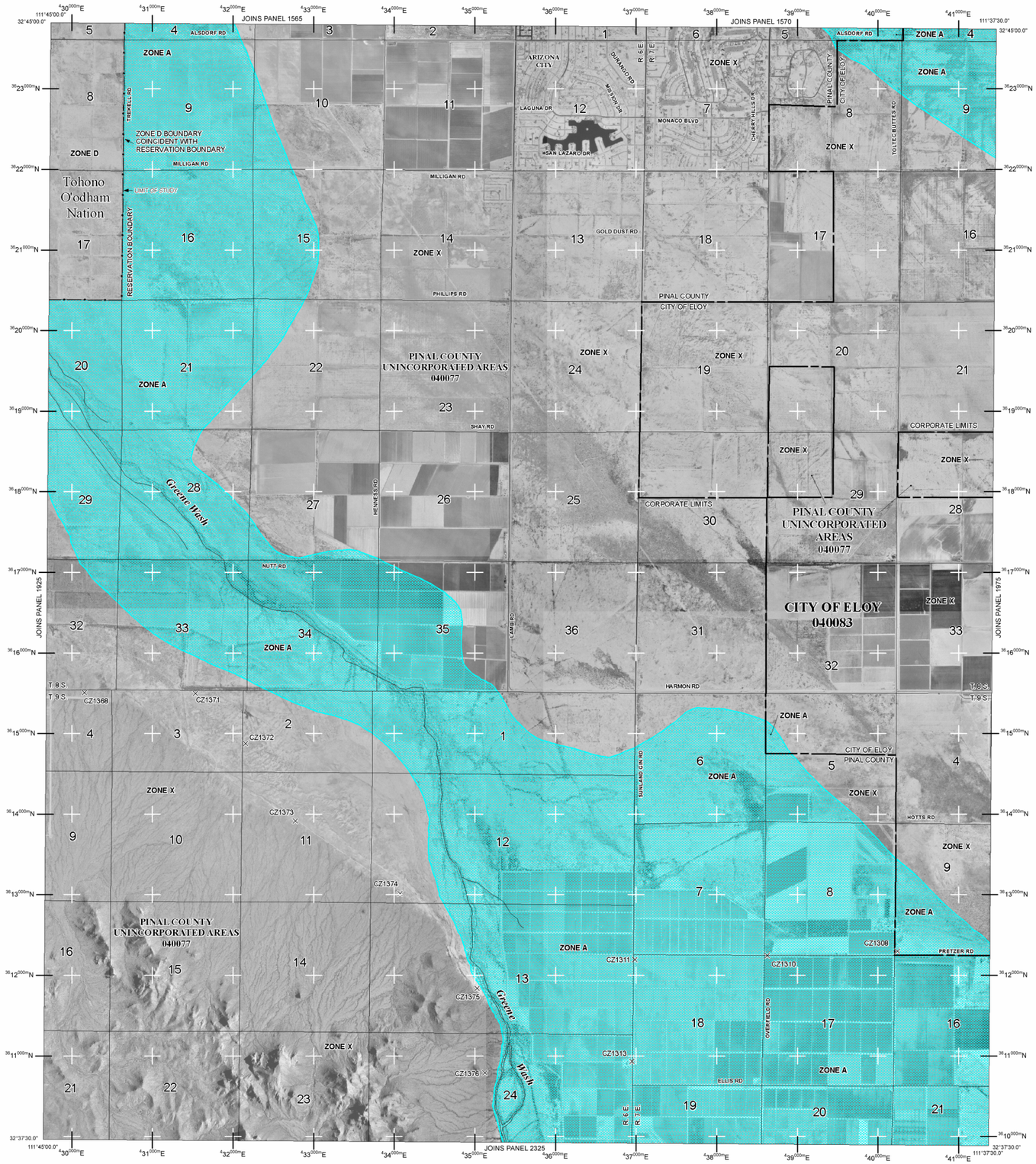
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, an accompanying Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** No base flood elevations determined.
- **ZONE AE** Base flood elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
- **ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- **ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
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- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
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- 4276^{000}M — 1000-meter Universal Transverse Mercator grid values, zone 12
- 600000 FT — 5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
- DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

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MAP SCALE 1" = 2000'

1000 0 2000 4000 FEET

600 0 600 1200 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1950E

FIRM

FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 1950 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

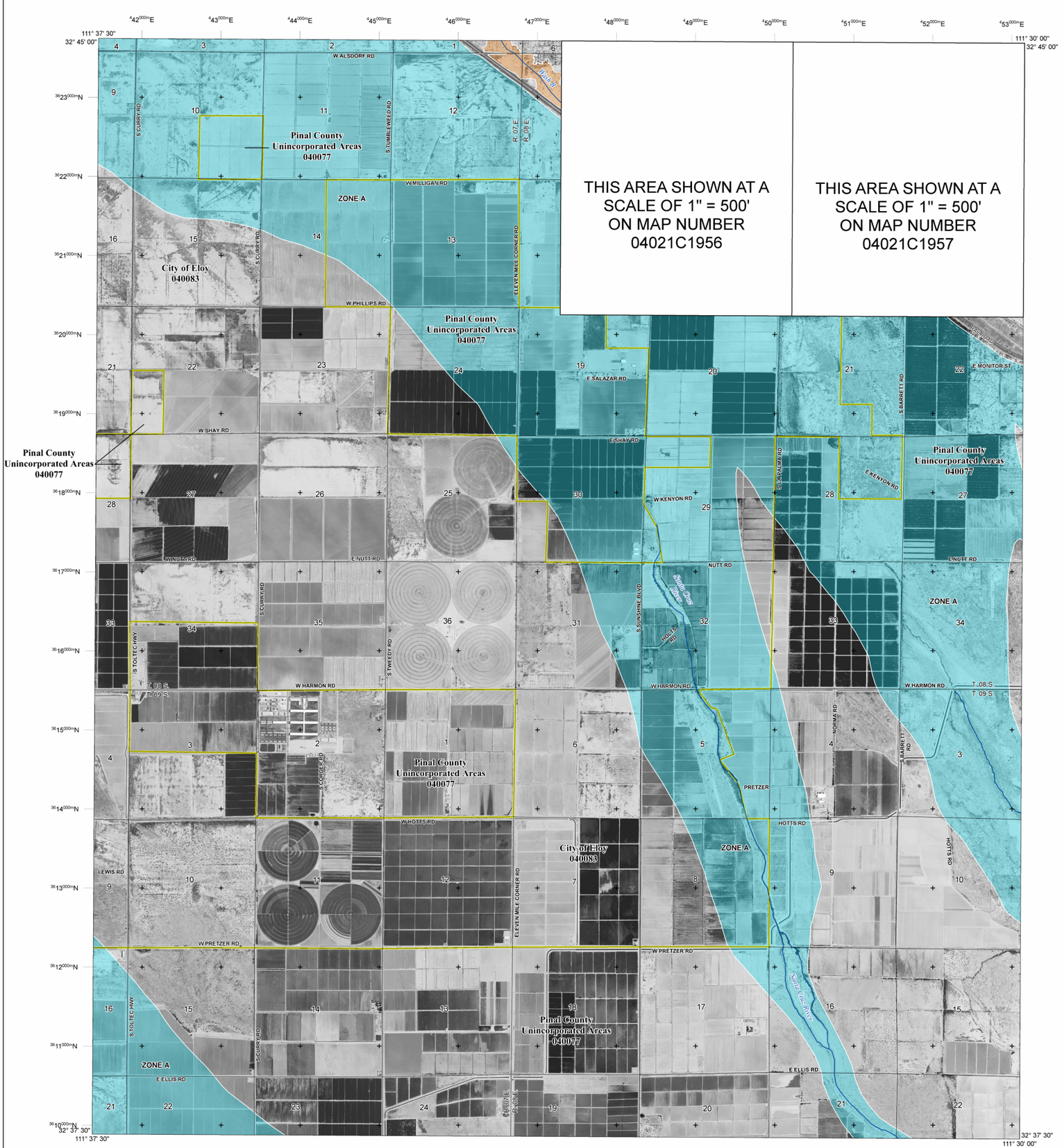
COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	1950	E
ELOY, CITY OF	040083	1950	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject.

MAP NUMBER
04021C1950E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation (E, 18.2 / 17.5)
- Coastal Transect (8)
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE) (513)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 2-foot resolution from photography dated 2010.

SCALE

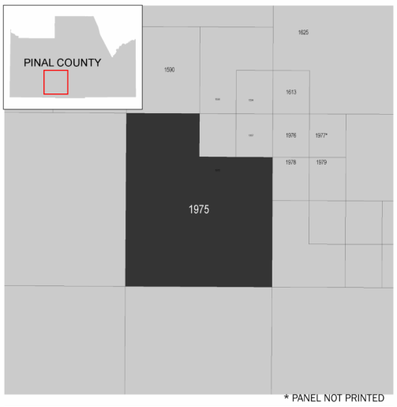
Map Projection:
Universal Transverse Mercator Zone 12N; North American Datum 1983
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 2,000 feet 1:24,000

0 2,000 4,000 8,000 Feet

0 500 1,000 2,000 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PINAL COUNTY, AZ
And Incorporated Areas

PANEL 1975 OF 2575

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ELOY, CITY OF	040083	1975	F
PINAL COUNTY	040077	1975	F

VERSION NUMBER
2.3.3.0

MAP NUMBER
04021C1975F

MAP REVISED
MAY 16, 2019

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

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Coastal Base Flood Elevations shown on this map apply only landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1992 or later.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

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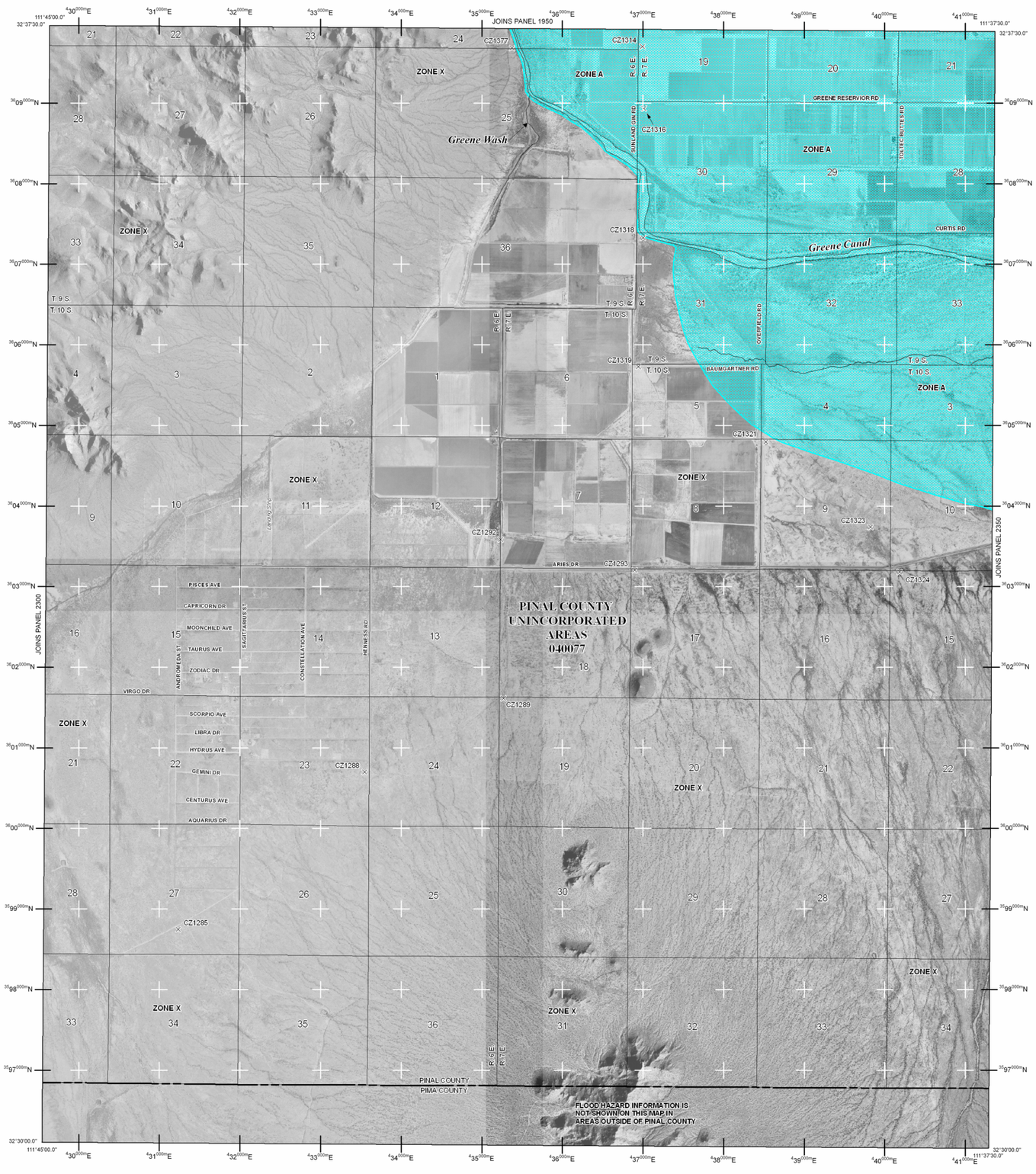

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** No base flood elevations determined.
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FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
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COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
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- Floodway boundary
- Zone D boundary
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- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

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MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP

PANEL 2325E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 2325 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	2325	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04021C2325E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

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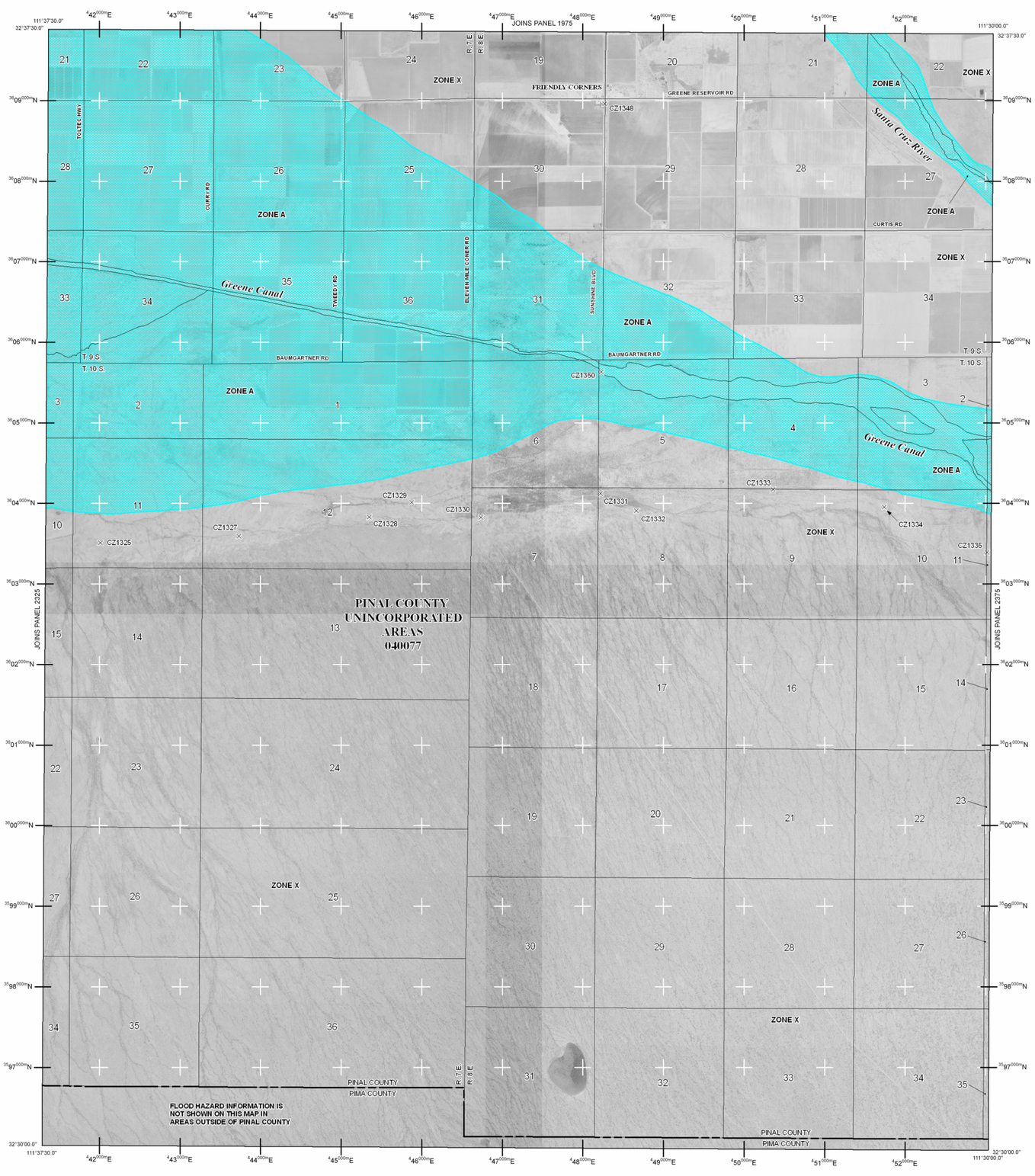

LEGEND

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	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
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DX5510 x	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 4, 2007
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP

PANEL 2350E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 2350 OF 2575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY, UNINCORPORATED AREAS	040077	2350	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04021C2350E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

A.2

Excerpts from FEMA Flood Insurance Study,
Pima County

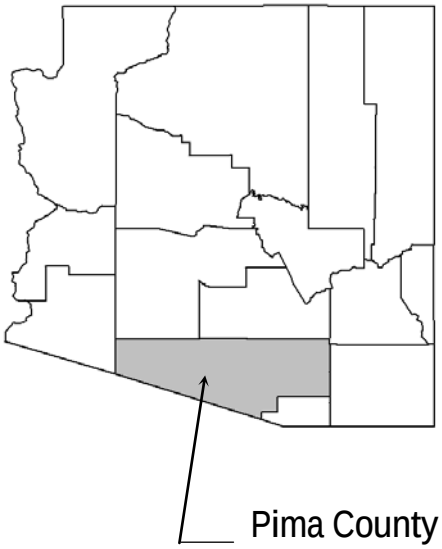
CVL

FLOOD INSURANCE STUDY

VOLUME 1 OF 5

PIMA COUNTY, ARIZONA
AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
MARANA, TOWN OF	040118
ORO VALLEY, TOWN OF	040109
PIMA COUNTY (UNINCORPORATED AREAS)	040073
SAHUARITA, TOWN OF	040137
SOUTH TUCSON, CITY OF	040075
TUCSON, CITY OF	040076



REVISED:
September 28, 2012

Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER
04019CV001B

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Flood Insurance Rate Map

TABLE 6- SUMMARY OF DISCHARGES

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
"A" WASH					
At confluence with Anklam Wash	0.05	*	*	240	*
At Speedway Boulevard	0.1	*	*	330	*
AGUA CALIENTE WASH[1]					
Upstream of confluence with Tanque Verde Creek	40.4	*	6,040	7,180	9,555
Downstream of the divergence of Agua Caliente Spur Flow	*	*	7,930	10,540	18,925
Downstream of confluence with Soldier Canyon Creek	*	*	9,200	13,000	26,000
Upstream of confluence with Soldier Canyon Creek	28.6	3,400	8,400	12,000	24,000
AGUA CALIENTE SPLIT FLOW					
At divergence from Agua Caliente Wash	*	*	1,890	3,360	7,080
At confluence with Tanque Verde Creek	*	*	3,160	5,820	16,445
AGUA CALIENTE SPUR FLOW	*	*	1,270	2,460	7,075
At confluence with Agua Caliente Split Flow					
AIRPORT WASH					
At confluence with Santa Cruz River	23.5	2,800	6,200	8,100	11,500
AJO WASH					
At confluence with Tanque Verde Creek	1.91	*	*	3,465	*
ALAMO WASH					
At Grant Road	5.6	*	*	5,000	*
At Wilmot Road	2.9	*	*	3,700	*
At Golf Links Road	0.9	*	*	1,800	*
ALVERNON WASH					
At confluence with Rillito River	3.3	*	*	5,310	*
Downstream of Fort Lowell Road	2.97	*	*	3,741	*
Upstream of confluence with Columbus Wash	1.4	*	*	2,225	*
At Grant Road	1.0	*	*	2,260	*

*Data not available

[1]Flow reduced due to divergences to Split Flow and Spur Flow reaches

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
ANKLAM WASH					
At Silverbell Road	3.0	1,360	3,450	4,500	*
ARCADIA WASH					
At Speedway Boulevard	2.26	*	*	2,450	*
At Pima Street	2.43	*	*	2,566	*
At Grant Road	2.53	*	*	2,617	*
At Rosemont Boulevard	1.94	*	*	2,587	*
At Craycroft Road	1.39	*	*	1,117	*
ARROYO CHICO					
At Kino Boulevard	5.6	*	*	3,605	*
At Tuscon Boulevard	5.52	*	*	1,428	*
At Randolph Way	3.58	*	*	312	*
At Alvernon Way	0.7	*	*	986	*
ATTERBURY WASH					
Upstream of confluence with Pantano Wash	N/A	*	*	4,200	*
BIG WASH					
Upstream of confluence with Canada del Oro Wash	110.0	5,700	13,500	18,300	31,000
Upstream of confluence with Honey Bee Wash	89.9	5,200	12,400	16,900	28,000
BLACK WASH					
At downstream limit of detailed study (intersection of Tucson-Ajo and Old Ajo Highways, south of Tucson-Ajo Highway)	48.8	*	*	8,872	*
South of Tucson-Ajo Highway, west of Vahalla Road	26.4	*	*	4,904	*
At the middle of Section 9, north of Valencia Road and east of Vahalla Road	24.2	*	*	6,703	*
South of Valencia Road, near Camino Rancho Road	16.8	*	*	5,035	*
South of Tucson-Ajo Highway, east of Vahalla Road	10.2	*	*	3,484	*
South of Drexel Road extended, west of Wade Road	5.1	*	*	2,469	*
At intersection of Drexel and Sheridan Roads	0.8	*	*	1,319	*
South of Ajo Highway, west of Camino Verde Road	2.0	*	*	902	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
BLACK WASH (continued)					
North of Drexel Road extended, west of Camino Verde Road	2.7	*	*	1,157	*
At intersection of Sunset Boulevard and Irvington Road	2.4	*	*	1,708	*
BLANCO WASH					
Upstream of confluence with Los Robles Wash	165.0	6,800	13,500	17,000	34,000
BRAWLEY WASH					
Upstream of confluence with Los Robles Wash	1,165.0	14,000	28,000	35,000	70,000
BRONX WASH					
At Santa Cruz River	1.2	*	*	2,548	*
At the Union Pacific Railroad	0.7	*	*	1,573	*
CANADA AGUA CANYON					
At East Apex	3.88	*	*	1,599	*
At West Apex	1.44	*	*	788	*
CANADA DEL ORO WASH					
Upstream of confluence with Santa Cruz River	256.0	8,300	17,300	22,400	37,200
Upstream of confluence with Big Wash	115.0	5,600	11,600	15,000	25,000
Upstream of confluence with Sutherland Wash	72.9	4,400	9,200	11,900	19,900
CEMETERY WASH					
At Fairview Avenue	1.7	*	*	2,700	*
At Oracle Road	1.1	*	*	1,983	*
CHOLLA WASH					
At confluence with West Branch Santa Cruz River	1.2	*	*	2,535	*
At Camino Santiago	0.6	*	*	1,380	*
CHRISTMAS WASH					
At Roger Road	3.1	*	*	2,334	*
At Fort Lowell Road	2.6	*	*	2,258	*
CITATION WASH					
At confluence with Arroyo Chico	0.9	*	*	1,611	*
At Country Club Road	0.8	*	*	1,154	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
COLUMBUS WASH					
At confluence with Alvernon wash	1.71	*	*	2,500	*
At glenn street	1.55	*	*	1,100	*
CITRUS WASH					
Approximately 2,500 feet upstream of Oracle Jaynes Station Road	0.80	*	*	1,562	*
At Oracle Jaynes Station Road	0.80	*	*	1,152	*
COCHIE CANYON					
At East Apex	2.82	*	*	1,777	*
COTTONWOOD CANYON					
At Pinal/Pima County Boundary	10.24	*	*	4,225	*
DERRIO CANYON					
At Pinal/Pima County Boundary	15.98	*	*	5,344	*
EARP WASH					
At confluence with Julian Wash	1.1	*	*	1,360	*
At Country Club Road	0.8	*	*	1,220	*
EAST BRANCH BRAWLEY WASH					
At Avra Valley Road	*	*	*	21,000	*
EASTERN LIMIT BASIN					
At upstream limit of detailed study	15.8	*	*	4,084	*
EL RIO WASH					
At Riverview and Dragoon Avenues	1.1	*	*	1,084	*
EL VADO WASH					
Approximately 1,000 feet upstream of 12th Avenue	3.2	*	*	974	*
At 12th Avenue	2.01	*	*	1.174	*
At confluence with Santa Cruz River	2.29	*	*	1,557	*
ENCHANTED HILLS WASH					
At confluence with West Branch Santa Cruz River	3.2	*	*	4,680	*
Approximately 400 feet upstream of Mission Road	3.1	*	*	4,775	*
At La Cholla Boulevard	3.0	*	*	5,045	*
Approximately 1,100 feet upstream of Greasewood Road	2.8	*	*	5,380	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES – continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
ESPERERO WASH					
Upstream of Confluence with Ventana Canyon Wash	6.19	4,243	6,949	8,898	13,574
Upstream of Sunrise Drive	6.11	4,333	7,067	9,170	13,663
Downstream of Thimble View Way	5.9	5,121	8,907	10,762	15,953
ESTE WASH					
At confluence with Tanque Verde Creek	2.5	*	*	4,490	*
At Speedway Boulevard	1.7	*	*	3,308	*
At Broadway Boulevard	0.9	*	*	1,974	*
FLOWING WELLS WASH					
At Higgins Lane	6.1	*	*	3,013	*
GIBSON ARROYO					
At West Second Avenue	2.2	920	1,850	2,400	4,750
At State Highway 85	1.7	1,560	3,140	3,990	4,200
GREASEWOOD WASH					
At confluence with Silvercroft Wash	2.12	*	*	2,130	*
At Ironwood Hills Drive	1.81	*	*	2,900	*
At Saddle Ranch Drive	0.71	*	*	1,304	*
GUILD WASH					
At Union Pacific Railroad and Pinal/Pima County Boundary	8.56	*	*	2,100	*
HARDY WASH					
At Hartman Lane	9.52	*	*	2,152	*
HIDDEN HILLS WASH					
At confluence with Tanque Verde Creek	2.05	*	*	1,909	*
Approximately 900 feet downstream of Wrightstown Road	1.24	*	*	1,193	*
At Broadway Boulevard	0.84	*	*	2,850	*
HIGH SCHOOL WASH					
At Second Avenue	1.8	*	*	3,195	*
At Highland Avenue	1.0	*	*	2,098	*
At Campbell Avenue	0.7	*	*	1,785	*
IDLE HOUR WASH					
At confluence with Santa Cruz River	6.6	*	*	7,675	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
JULIAN WASH					
Approximately 950 feet upstream of Campbell Avenue	24.9	*	*	3,360	*
Just downstream of Wilmot Road	16.5	*	*	2,270	*
KENNISON WASH					
At Escalante Road	4.43	*	*	2,720	*
At Irvington Road	2.29	*	*	1,575	*
LOS ROBLES WASH					
Downstream of confluence with Blanco Wash	1,340.0	14,500	30,000	37,000	74,000
At Trico Road	1,175.0	14,000	28,000	35,000	70,000
MASSINGALE WASH					
At Massingale Road and Union Pacific Railroad	2.51	*	*	1,178	*
MIDWAY WASH					
At Speedway Boulevard	0.9	*	*	1,769	*
NAVAJO WASH					
At Oracle Road	3.4	*	*	2,104[1]	*
At Mountain Avenue	3.0	*	*	3,081	*
NAYLOR WASH					
At Reid Park	1.4	*	*	1,806	*
At Belvedere Avenue	0.8	*	*	1,150	*
OLD WEST BRANCH SANTA CRUZ RIVER					
At confluence with Ajo Wash	35.5	*	*	1,657	*
At confluence with Enchanted Hills Wash	35.5	*	*	3,614	*
At confluence with San Juan Wash	35.5	*	*	5,722	*
OLD WEST BRANCH SANTA CRUZ RIVER – continued					
At confluence with Cholla Wash	35.5	*	*	6,220	*
At confluence with Santa Cruz River	23.6	*	*	6,621	*

[1]Flow reduced due to the existence of storm sewers that intercept a portion of the runoff
*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
PANTANO WASH					
Near confluence with Rillito Creek at Craycroft Road	604.0	8,400	20,000	32,000	64,000
At Houghton Road	570.0	8,100	19,500	31,000	62,000
Upstream of confluence with Rincon Creek	475.0	7,400	17,500	29,000	58,000
PIMA WASH					
Upstream of confluence with Rillito Creek	9.8	1,800	4,050	5,300	10,700
Upstream of confluence of Geronimo Wash	6.3	1,400	3,200	4,250	8,500
PROSPECT CANYON					
At Dove Mountain Blvd	5.32	*	*	2,296	*
PUSCH WASH					
At U.S. Highway 89/80	1.16	1,750	3,000	3,580	5,300
At confluence with East and West Forks	0.90	1,420	2,500	2,860	4,180
PUSCH WASH, WEST FORK	0.36	650	1,140	1,220	1,950
PUSCH WASH, EAST FORK	0.51	960	1,590	1,910	2,770
RAILROAD WASH					
At Forgeus Avenue	0.6	*	*	674	*
At confluence of Tucson Arroyo	2.2	*	*	2,788	*
RILLITO CREEK					
Upstream of confluence with Santa Cruz River	935.0	12,500	23,000[1]	32,000	62,000[1]
At First Avenue	892.0	12,500	24,000	32,000	64,000
RINCON CREEK					
Upstream of confluence with Pantano Wash	81.1	6,700	16,000	21,000	42,000
Upstream of confluence with Coyote Wash	60.7	5,800	14,000	18,500	37,000
At USGS gaging station at Sentinel Butte	44.8	5,000	12,000	16,000	32,000

[1]Decreasing values due to attenuation of flow

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
ROBB WASH					
At Tanque Verde Creek	2.9	*	*	4,015	*
At Pima Street	2.5	*	*	3,890	*
Upstream of Speedway Boulevard	2.1	*	*	3,590	*
RODEO WASH					
At Interstate Highway 19	9.23	*	*	2,922	*
At 12th Avenue	8.98	*	*	2,845	*
At 6th Avenue	8.57	*	*	2,689	*
At Park Avenue	7.73	*	*	2,282	*
Approximately 1,700 feet north of Drexel Road	6.86	*	*	1,865	*
ROLLERCOASTER WASH					
Approximately 900 feet upstream of Oracle Jaynes Station Road	1.47	*	*	2,300	*
At Oracle Jaynes Station Road	1.47	*	*	1,600[2]	*
ROLLERCOASTER WASH SOUTH DRAINAGE	*	*	*	7,001	*
ROLLING HILLS WASH					
At confluence with Pantano Wash	1.17	*	*	2,390	*
Approximately 800 feet upstream of Camino Seco	0.93	*	*	2,367	*
At Hearthstone Avenue Alignment	0.47	*	*	1,313	*
ROSE HILLS WASH					
At confluence with Pantano Wash	2.1	*	*	2,926	*
At Tanque Verde Road	1.8	*	*	2,759	*
At Speedway Boulevard	1.2	*	*	2,048	*
ROSE HILLS WASH - continued					
At Broadway Boulevard	0.8	*	*	1,807	*
RUELAS CANYON					
At Dove Mountain Boulevard	3.3	*	*	1,764	*

*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
SABINO CREEK					
Upstream of confluence with Tanque Verde Creek	66.4	4,900	12,000	18,000	36,000
Upstream of confluence with Bear Creek	36.8	3,750	8,500	12,500	25,000
SAHUARA WASH					
At Pima Street	0.4	*	*	622	*
SAN JUAN WASH					
At La Cholla Boulevard	0.82	*	*	2,091	*
At confluence with West Branch Santa Cruz River	1.14	*	*	1,757	*
SANTA CLARA WASH					
At 12th Avenue	0.20	*	*	206	*
At Interstate Highway 19	0.39	*	*	338	*
SANTA CRUZ RIVER					
At Cortaro Road	3,503	21,800	48,000	70,000	107,400
Upstream of confluence with Canada del Oro Wash	3,232	21,800	48,000	70,000	107,400
Upstream of confluence with Rillito Creek	2,282	16,800	41,000	60,000	93,000
At Congress Street	2,222	16,800	41,000	60,000	93,000
At Drexel Road	2,101	16,800	41,000	60,000	93,000
At Continental Road	1,662	*	*	45,000	*
SILVERCROFT WASH					
At confluence with Santa Cruz River	13.24	3,500	7,500	9,700	16,100
At Grant Road	8.70	1,700	3,800	5,200	10,000
At Speedway Boulevard	2.84	910	2,050	2,750	5,500
SOPORI WASH					
At U.S. Highway 89	164.0	6,770	14,300	19,900	47,860
At upstream limit of detailed study	110.0	6,120	12,960	18,000	43,200
TANQUE VERDE CREEK					
Upstream of confluence with Rillito Creek	241.0	10,500	24,000	34,000	68,000
Upstream of confluence of Sabino Creek	149.0	8,700	20,000	28,000	56,000
Near confluence with Agua Caliente Wash	99.6	7,300	17,500	23,000	46,000
Upstream of confluence of Canyon del Salto Creek	43.1	5,000	12,500	16,000	32,000

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
TUCSON ARROYO					
Near confluence with Santa Cruz River, at I-10	11.35	2,896	5,398	6,773	15,900
At Perry Avenue (storm drain)	11.07	2,819	5,295	6,663	15,500
At Tenth Street	8.93	2,568	4,954	6,295	14,200
At Park Avenue	8.67	2,501	4,859	5,363	*
UNNAMED TRIBUTARY TO ROLLERCOASTER WASH					
Approximately 300 feet upstream of confluence with Rollercoaster Wash	*	*	*	6,602	*
UNNAMED WASH					
At Tangerine Road	2.20	*	*	1,515	*
UNNAMED WASH					
At Cortaro Farms Road and Union Pacific Railroad	1.4	*	*	690	*
VAN BUREN WASH					
At confluence with Alamo Wash	0.5	*	*	941	*
At Pima Street	0.3	*	*	633	*
VENTANA CANYON WASH					
At confluence with Tanque Verde Creek	16.64	5,066	9,030	11,527	18,238
Downstream of River Road	*	5,325	9,453	12,058	19,072
Upstream of Sabino Canyon Road	15.87	7,271	12,547	45,939	25,162
Downstream of confluence with Esperero Canyon Wash	14.14	8,122	14,053	17,753	27,253
Upstream of confluence with Esperero Canyon Wash	7.94	5,271	9,151	11,484	17,544
Upstream of Sunrise Road	6.98	5,378	9,448	12,044	17,805
Upstream of Resort Drive	3.85	5,179	8,813	10,596	14,864
WILD BURRO CANYON					
At Dove Mountain Boulevard	6.24	*	*	3,634	*
WILSON WASH					
At Mountain Avenue	3.0	*	*	2,715	*
At Campbell Avenue	1.8	*	*	2,279	*

*Data not available

A.3

Excerpts from FEMA Flood Insurance Study,
Pinal County

CVL

FLOOD INSURANCE STUDY

FEDERAL EMERGENCY MANAGEMENT AGENCY

VOLUME 1 OF 2

PINAL COUNTY, ARIZONA

AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
APACHE JUNCTION, CITY OF	040120
CASA GRANDE, CITY OF	040080
COOLIDGE, CITY OF	040082
ELOY, CITY OF	040083
FLORENCE, TOWN OF	040084
HAYDEN, TOWN OF	040104
KEARNY, TOWN OF	040085
MAMMOTH, TOWN OF	040086
MARICOPA, CITY OF	040052
PINAL COUNTY, UNINCORPORATED AREAS	040077
QUEEN CREEK, TOWN OF	040132
SUPERIOR, TOWN OF	040119
WINKELMAN, TOWN OF	040031

FEMA

REVISED:

MAY 16, 2019

FLOOD INSURANCE STUDY NUMBER
04021CV001C
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McClellan Wash	16 - 28 P
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Flood Insurance Rate Map (FIRM)

Table 10: Summary of Discharges

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Arizola Drain	*	*	*	*	4,000	*
Apache Wash	North Meridian Road	3.25	*	*	1,275	*
Big Wash	San Manual	2.65	745	1,325	1,605	2,290
Bulldog Wash	U.S. Highway 60/89	3.30	*	*	1,355	*
Casa Blanca Canal	Upstream limit of study	4.99	*	*	1,680	*
Culvert Flows	Between Santa Cruz and Santa Rosa Washes	*	*	*	2,200	*
Gila River at Hayden and Winkelman	Upstream of San Pedro River	13,270	22,000	64,000	120,000	210,000
	Downstream of San Pedro River	17,757	28,000	67,000	140,000	250,000
	At Riverside	18,011	26,000[1]	66,000[1]	140,000[1]	240,000[1]
Gila River	At Florence	17,239	19,000[1]	37,000[1]	66,300[1]	136,000[1]
	At Kearny	18,000	28,000[1]	68,000[1]	140,000[1]	240,000[1]
Goldfield Wash	U.S. Highway 60/89	2.45	*	*	850	*
Green Wash	At Stanfield	5.961[2]	5,300[1]	9,500[1]	11,800[1]	18,500[1]

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
North Branch Santa Cruz Wash	One mile east Peart Road	14.8	*	*	2,205	*
	1500' upstream of Trekkel Road	20.5	*	*	3,001	*
	1500' downstream of Peart Road	30.9	*	*	4,075	*
	At Trekkel Road	32.4	1,534	3,235	4,177	7,400
	At Pinal Avenue	48.9	2,910	5,999	7,679	13,000
	At Burris Road	57.4	3,389	6,999	8,969	15,000
McClellan Wash	At Wymola	357.7	*	*	12,750	*
	At Pipeline Road	368.4	*	*	12,800	*
	Approximately 14,000 ft upstream of Central Arizona Project Canal	*	--	*	12,900	*
	Approximately 12,800 ft upstream of Central Arizona Project Canal	*	*	---	11,930	---
	At Central Arizona Project Canal	*	*	*	12,960[3]	*
McClellan Wash Split	Approximately 10,000 ft upstream of Central Arizona Project Canal (upstream confluence with McClellan Wash	*	*	*	990	*
Queen Creek	Upstream of West Branch	1.79	900	1,885	2,215	2,920
	At Mary Drive	13.42	4,600	9,800	11,400	14,200

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
San Pedro River	At Dudleyville	4,471	20,000	38,800	49,600	2,600
	At Mammoth	3,610	23,200[1]	38,300[1]	46,800[1]	72,400[1]
Santa Cruz Wash	At Desert Carmel	5,961	5,300[1]	9,950[1]	12,600[1]	21,350[1]
	At Maricopa	6,100[2]	2,900[1]	5,900[1]	7,600[1]	12,700[1]
	At Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	9,800	*
	Downstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	7,600	*
	At Smith Enke Road	*	*	*	6,193	*
	At Interstate Highway 8	*	*	*	16,340	*
	Upstream Limit of Detailed Study	*	*	*	16,000	*
	Approximately 1,500 ft upstream of Santa Rosa Canal	*	*		15,700	*
	Approximately 700 ft upstream of Santa Rosa Canal	*	*	*	15,500	*
	At Santa Rosa Canal	*	*	*	14,600	*
	Downstream Limit of Detailed Study	*	*	*	14,400	*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Santa Rosa Canal	At Toltec Highway	*	*	*	2,170	*
	At Toltec Butte Road	*	*	*	620	*
	At Overfield Road	*	*	*	9,030	*
	At Sunland Gin Road	*	*	*	6,050	*
	At Lamb Road	*	*	*	3,880	*
	At Henness Road	*	*	*	3,040	*
Santa Rosa and Santa Cruz Wash	Upstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	6,159	*	*	24,600	*
Santa Rosa Wash	At Maricopa	8,100[2]	2,150[1]	4,100[1]	5,800[1]	11,200[1]
Santa Rosa Wash (Greene Wash)	At Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	14,800	*
	Downstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	*	*	*	8,500	*
	Through Maricopa	*	*	*	6,300	*
South Wash	At San Manuel	2.05	690	1,160	1,380	1,915
South Side Canal 1	At upstream limit of study	*	*	*	887	*
	Downstream of East Main Canal	*	*	*	954	*
	Downstream of Murphy Road	*	*	*	257	*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Overflow from Southside Canal 1/ Farrell Road	At Overflow	*	*	*	854	*
	Downstream of Murphy Road	*	*		1,111	*
South Side Canal 2	At upstream limit of study	*	*	*	3,659	*
	Downstream of East Main Canal	*	*	*	2,799	*
	Downstream of Murphy Road	*	*	*	2,806	*
Overflow from South Side Canal 2 along East Main Canal	*	*	*	*	417	*
Steamboat Wash	At confluence with Gila River	8.64	1,645	3,890	4,690	7,240
Vekol Wash	Downstream of Union Pacific Railroad (formerly Southern Pacific Railroad)	453	*	*	23,300	*
	At Union Pacific Railroad (formerly Southern Pacific Railroad)	*	297	*	18,850	*
Vekol Wash Tributary	Approximately 1 mile upstream of Farrell Road (Steen Road Alignment)	114	*	*	1,686	*
	At Farrell Road	116	*	*	1,627	*
	At Bowlin Road	117	*	*	1,597	*
	Confluence with Vekol Channel	119	*	*	904	*
	Downstream of split with Vekol Channel (north of Bowlin Road)	*	*	*	756	*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			
			10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Vekol Channel	Confluence with Vekol Channel	119		*	904	
	At divergence from Vekol Wash Tributary	*	*	*	841	*
	Approximately 2,000 feet downstream of Main Street	70.7	*	*	1,200	*
Wash A	Approximately 1,850 feet upstream of Sunshine Boulevard	118.3	*	*	1,970	*
	Confluence with Santa Rosa Canal	118.8	*	*	1,570	*
	Approximately 2,200 feet downstream of Interstate 10	167.9	*	*	2,780	*
Wash B	Confluence with Wash C	6.8	*	*	750	*
Wash C	Confluence with Wash A	1.5	*	*	440	*
	Approximately 250 feet upstream of West Battaglia Drive	*	*	*	200	*
	Approximately 200 feet downstream of North Davidson Street	*	*	*	170	*
Wash D	Confluence with Wash D	*	*	*	360	*
Wash E	At Interstate 10	42.4	*	*	750	*
	Just upstream of Sunland Gin Road	56.6	*	*	740	*
	Approximately 2,100 feet upstream of Sunland Gin Road	66.8	*	*	870	*
	Approximately 1,300 feet upstream of South Toltec Buttes Road	99.3	*	*	1,280	*
	Just upstream of North Toltec Road	120.6	*	*	1,540	*

APPENDIX B
On-site Hydrology Documentation

CVL

B.1

NOAA 14 Rainfall Data

CVL

NOAA Atlas 14, Volume 1, Version 5
Location name: Eloy, Arizona, USA*
Latitude: 32.6044°, Longitude: -111.5702°
Elevation: 1656 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.208** (0.178-0.248)	**0.271** (0.233-0.323)	**0.365** (0.311-0.434)	**0.437** (0.370-0.516)	**0.534** (0.446-0.628)	**0.608** (0.501-0.715)	**0.683** (0.554-0.804)	**0.760** (0.606-0.895)	**0.861** (0.670-1.02)	**0.939** (0.715-1.12)
10-min	**0.316** (0.271-0.377)	**0.412** (0.354-0.492)	**0.556** (0.474-0.661)	**0.664** (0.562-0.786)	**0.812** (0.679-0.956)	**0.924** (0.763-1.09)	**1.04** (0.843-1.22)	**1.16** (0.922-1.36)	**1.31** (1.02-1.55)	**1.43** (1.09-1.70)
15-min	**0.392** (0.335-0.467)	**0.511** (0.439-0.610)	**0.689** (0.587-0.819)	**0.823** (0.697-0.974)	**1.01** (0.842-1.18)	**1.15** (0.946-1.35)	**1.29** (1.04-1.52)	**1.43** (1.14-1.69)	**1.62** (1.26-1.92)	**1.77** (1.35-2.10)
30-min	**0.528** (0.452-0.629)	**0.688** (0.591-0.822)	**0.928** (0.791-1.10)	**1.11** (0.939-1.31)	**1.36** (1.13-1.60)	**1.54** (1.27-1.82)	**1.74** (1.41-2.04)	**1.93** (1.54-2.27)	**2.19** (1.70-2.59)	**2.38** (1.82-2.83)
60-min	**0.653** (0.559-0.779)	**0.851** (0.732-1.02)	**1.15** (0.979-1.36)	**1.37** (1.16-1.62)	**1.68** (1.40-1.98)	**1.91** (1.58-2.25)	**2.15** (1.74-2.53)	**2.39** (1.90-2.81)	**2.71** (2.10-3.20)	**2.95** (2.25-3.51)
2-hr	**0.749** (0.648-0.879)	**0.969** (0.837-1.14)	**1.29** (1.10-1.51)	**1.53** (1.30-1.79)	**1.86** (1.56-2.17)	**2.12** (1.76-2.47)	**2.39** (1.95-2.78)	**2.66** (2.13-3.10)	**3.02** (2.36-3.54)	**3.31** (2.52-3.90)
3-hr	**0.808** (0.700-0.950)	**1.03** (0.897-1.22)	**1.35** (1.17-1.59)	**1.61** (1.38-1.88)	**1.96** (1.66-2.29)	**2.24** (1.86-2.61)	**2.54** (2.07-2.96)	**2.85** (2.28-3.34)	**3.29** (2.55-3.86)	**3.64** (2.75-4.29)
6-hr	**0.969** (0.855-1.12)	**1.22** (1.08-1.41)	**1.56** (1.37-1.80)	**1.84** (1.60-2.10)	**2.21** (1.90-2.52)	**2.51** (2.13-2.85)	**2.82** (2.35-3.21)	**3.14** (2.57-3.58)	**3.59** (2.85-4.10)	**3.94** (3.05-4.53)
12-hr	**1.10** (0.986-1.24)	**1.39** (1.24-1.57)	**1.76** (1.57-1.98)	**2.05** (1.82-2.30)	**2.46** (2.14-2.74)	**2.77** (2.39-3.08)	**3.09** (2.62-3.45)	**3.41** (2.85-3.83)	**3.86** (3.15-4.37)	**4.21** (3.36-4.81)
24-hr	**1.27** (1.16-1.41)	**1.62** (1.47-1.79)	**2.09** (1.89-2.31)	**2.47** (2.23-2.72)	**2.99** (2.68-3.29)	**3.40** (3.03-3.74)	**3.83** (3.39-4.21)	**4.27** (3.75-4.70)	**4.88** (4.24-5.39)	**5.36** (4.62-5.93)
2-day	**1.38** (1.25-1.53)	**1.76** (1.59-1.95)	**2.30** (2.08-2.54)	**2.73** (2.46-3.02)	**3.34** (2.99-3.68)	**3.82** (3.40-4.21)	**4.32** (3.83-4.78)	**4.85** (4.26-5.38)	**5.59** (4.86-6.21)	**6.18** (5.32-6.90)
3-day	**1.46** (1.32-1.62)	**1.86** (1.68-2.06)	**2.44** (2.20-2.70)	**2.90** (2.61-3.21)	**3.56** (3.18-3.93)	**4.08** (3.63-4.51)	**4.64** (4.10-5.12)	**5.23** (4.58-5.78)	**6.05** (5.24-6.72)	**6.72** (5.75-7.48)
4-day	**1.54** (1.39-1.71)	**1.96** (1.78-2.18)	**2.58** (2.33-2.86)	**3.07** (2.76-3.40)	**3.78** (3.38-4.17)	**4.35** (3.86-4.80)	**4.95** (4.37-5.47)	**5.60** (4.90-6.19)	**6.51** (5.62-7.22)	**7.25** (6.19-8.07)
7-day	**1.72** (1.55-1.92)	**2.19** (1.98-2.44)	**2.88** (2.59-3.20)	**3.44** (3.08-3.82)	**4.22** (3.76-4.69)	**4.86** (4.30-5.39)	**5.54** (4.87-6.15)	**6.25** (5.46-6.95)	**7.27** (6.26-8.11)	**8.10** (6.90-9.06)
10-day	**1.90** (1.71-2.12)	**2.43** (2.19-2.71)	**3.18** (2.86-3.55)	**3.80** (3.40-4.22)	**4.65** (4.15-5.17)	**5.34** (4.74-5.94)	**6.08** (5.35-6.75)	**6.85** (5.98-7.62)	**7.93** (6.84-8.86)	**8.81** (7.52-9.86)
20-day	**2.35** (2.12-2.60)	**3.01** (2.72-3.34)	**3.96** (3.56-4.38)	**4.68** (4.20-5.17)	**5.65** (5.05-6.24)	**6.39** (5.69-7.06)	**7.16** (6.35-7.92)	**7.94** (7.00-8.79)	**8.99** (7.85-9.98)	**9.80** (8.48-10.9)
30-day	**2.78** (2.53-3.06)	**3.57** (3.24-3.93)	**4.68** (4.24-5.14)	**5.52** (4.99-6.06)	**6.65** (5.99-7.30)	**7.53** (6.74-8.26)	**8.42** (7.50-9.24)	**9.32** (8.26-10.3)	**10.5** (9.24-11.6)	**11.5** (9.99-12.7)
45-day	**3.27** (2.98-3.60)	**4.21** (3.82-4.62)	**5.50** (4.99-6.04)	**6.46** (5.85-7.09)	**7.72** (6.97-8.46)	**8.67** (7.79-9.49)	**9.63** (8.61-10.5)	**10.6** (9.40-11.6)	**11.8** (10.4-13.0)	**12.8** (11.2-14.1)
60-day	**3.63** (3.30-3.98)	**4.67** (4.25-5.13)	**6.10** (5.54-6.69)	**7.14** (6.48-7.83)	**8.50** (7.68-9.30)	**9.50** (8.55-10.4)	**10.5** (9.42-11.5)	**11.5** (10.2-12.6)	**12.8** (11.3-14.0)	**13.7** (12.1-15.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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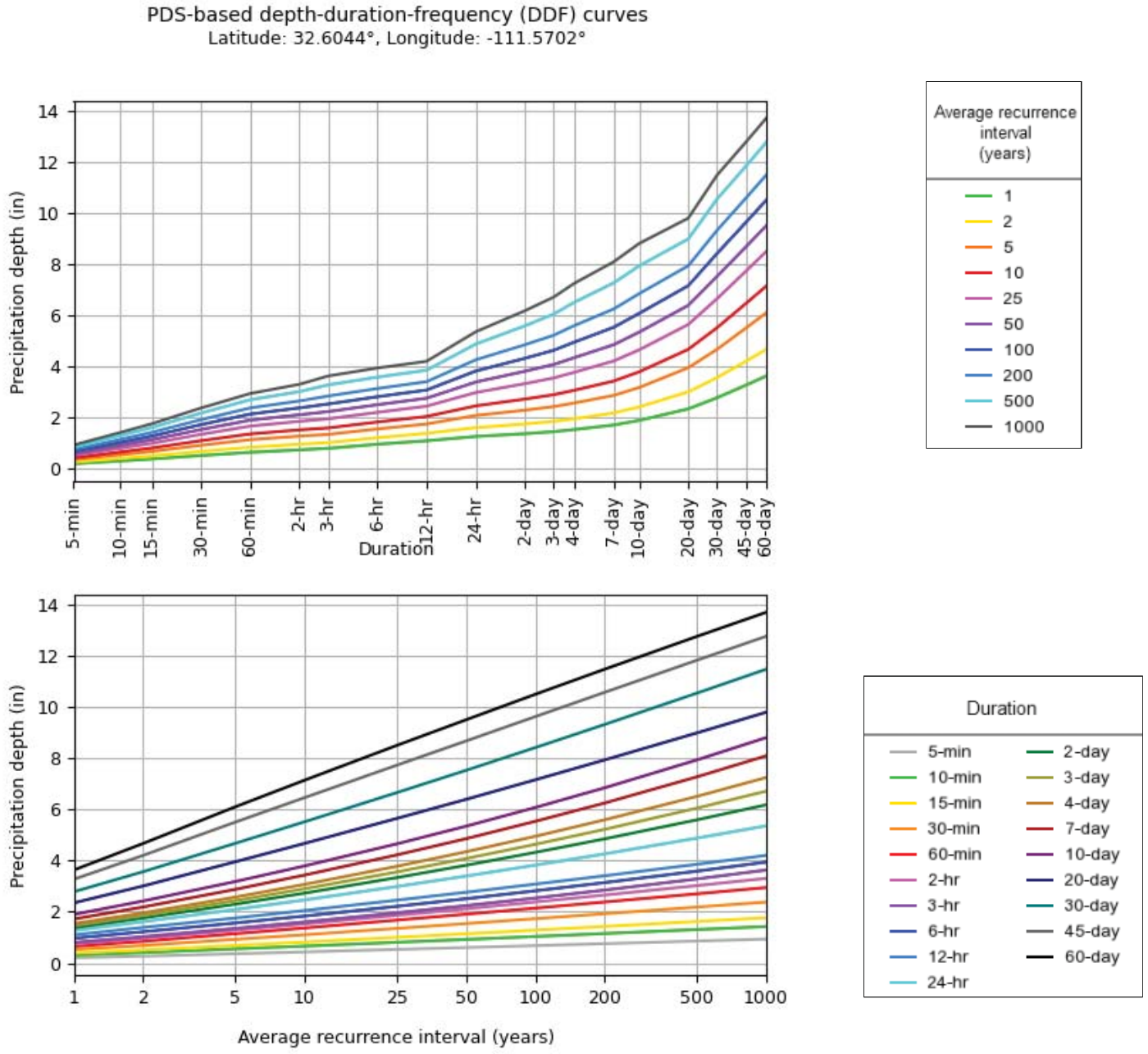
PF graphical



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Feb 18 18:26:19 2025

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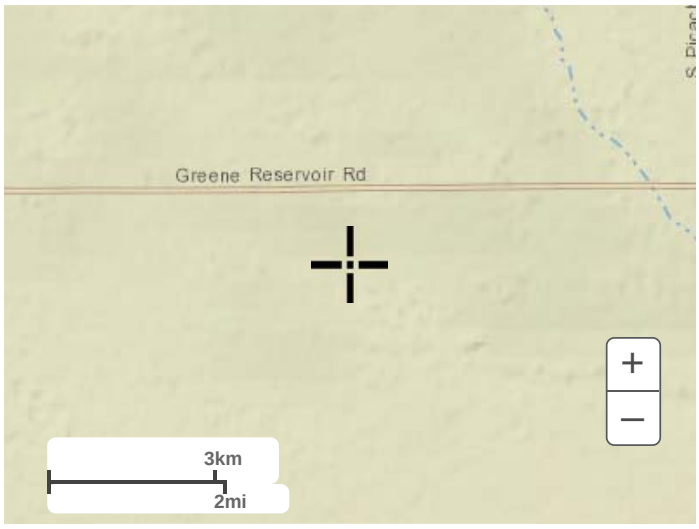
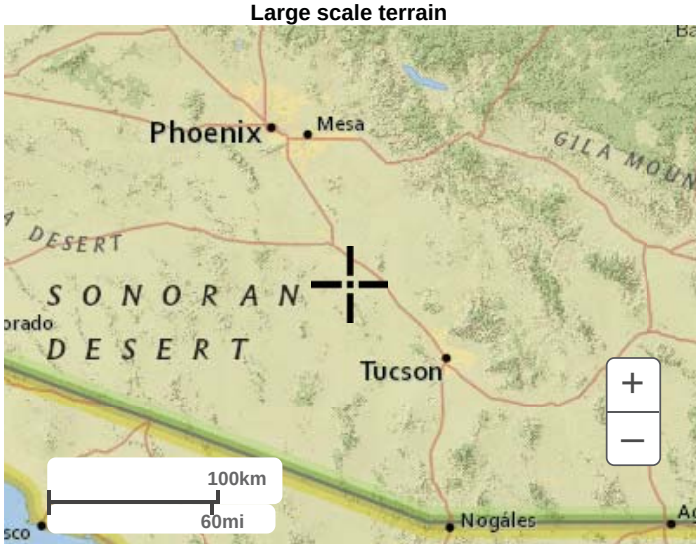
Maps & aerials

Small scale terrain



Large scale terrain



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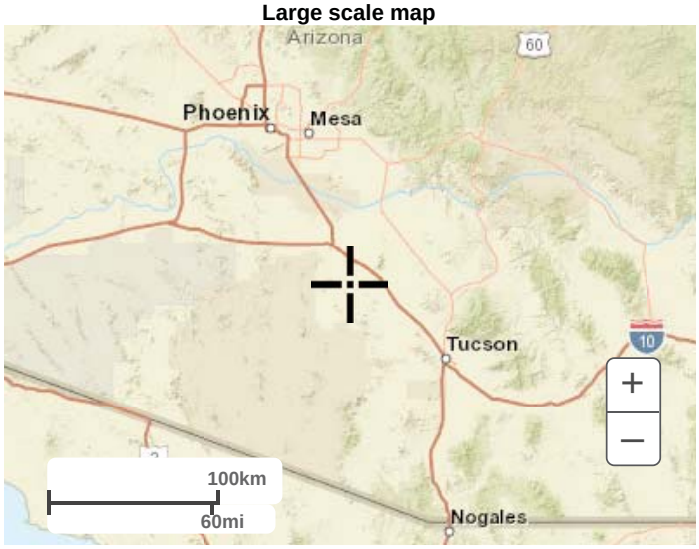

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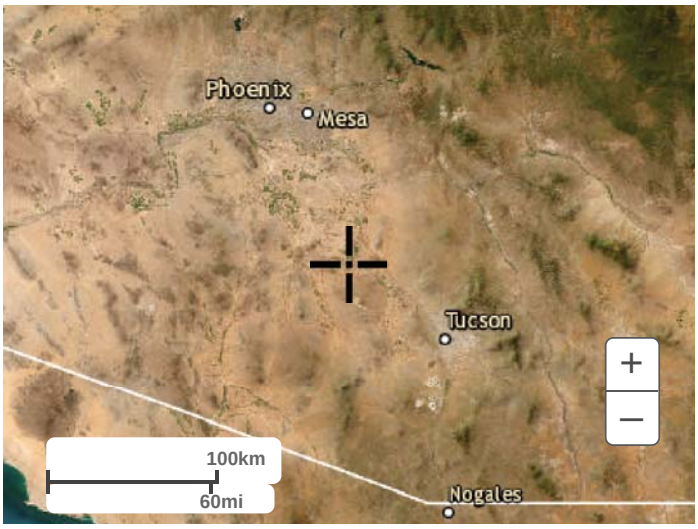

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National Weather Service
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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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NOAA Atlas 14, Volume 1, Version 5
Location name: Eloy, Arizona, USA*
Latitude: 32.6044°, Longitude: -111.5702°
Elevation: 1656 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**2.50** (2.14-2.98)	**3.25** (2.80-3.88)	**4.38** (3.73-5.21)	**5.24** (4.44-6.19)	**6.41** (5.35-7.54)	**7.30** (6.01-8.58)	**8.20** (6.65-9.65)	**9.12** (7.27-10.7)	**10.3** (8.04-12.2)	**11.3** (8.58-13.4)
10-min	**1.90** (1.63-2.26)	**2.47** (2.12-2.95)	**3.34** (2.84-3.97)	**3.98** (3.37-4.72)	**4.87** (4.07-5.74)	**5.54** (4.58-6.53)	**6.23** (5.06-7.34)	**6.94** (5.53-8.17)	**7.86** (6.11-9.29)	**8.57** (6.53-10.2)
15-min	**1.57** (1.34-1.87)	**2.04** (1.76-2.44)	**2.76** (2.35-3.28)	**3.29** (2.79-3.90)	**4.02** (3.37-4.74)	**4.58** (3.78-5.39)	**5.15** (4.18-6.06)	**5.73** (4.57-6.75)	**6.50** (5.05-7.68)	**7.08** (5.39-8.42)
30-min	**1.06** (0.904-1.26)	**1.38** (1.18-1.64)	**1.86** (1.58-2.20)	**2.22** (1.88-2.62)	**2.71** (2.27-3.19)	**3.09** (2.55-3.63)	**3.47** (2.81-4.08)	**3.86** (3.08-4.55)	**4.37** (3.40-5.17)	**4.77** (3.63-5.67)
60-min	**0.653** (0.559-0.779)	**0.851** (0.732-1.02)	**1.15** (0.979-1.36)	**1.37** (1.16-1.62)	**1.68** (1.40-1.98)	**1.91** (1.58-2.25)	**2.15** (1.74-2.53)	**2.39** (1.90-2.81)	**2.71** (2.10-3.20)	**2.95** (2.25-3.51)
2-hr	**0.374** (0.324-0.439)	**0.484** (0.418-0.569)	**0.643** (0.552-0.755)	**0.765** (0.651-0.896)	**0.931** (0.782-1.08)	**1.06** (0.879-1.23)	**1.19** (0.974-1.39)	**1.33** (1.06-1.55)	**1.51** (1.18-1.77)	**1.66** (1.26-1.95)
3-hr	**0.269** (0.233-0.316)	**0.343** (0.298-0.405)	**0.450** (0.388-0.530)	**0.534** (0.457-0.627)	**0.653** (0.551-0.762)	**0.747** (0.620-0.870)	**0.846** (0.689-0.987)	**0.950** (0.760-1.11)	**1.09** (0.848-1.28)	**1.21** (0.914-1.43)
6-hr	**0.161** (0.142-0.186)	**0.204** (0.180-0.234)	**0.261** (0.229-0.299)	**0.306** (0.267-0.350)	**0.369** (0.317-0.420)	**0.419** (0.355-0.476)	**0.471** (0.392-0.535)	**0.525** (0.429-0.598)	**0.599** (0.475-0.685)	**0.658** (0.509-0.757)
12-hr	**0.091** (0.081-0.103)	**0.115** (0.103-0.130)	**0.146** (0.129-0.164)	**0.170** (0.150-0.190)	**0.203** (0.178-0.227)	**0.229** (0.198-0.255)	**0.256** (0.217-0.286)	**0.283** (0.236-0.318)	**0.320** (0.261-0.362)	**0.349** (0.279-0.398)
24-hr	**0.053** (0.048-0.058)	**0.067** (0.061-0.074)	**0.087** (0.078-0.096)	**0.102** (0.092-0.113)	**0.124** (0.111-0.137)	**0.141** (0.126-0.155)	**0.159** (0.141-0.175)	**0.177** (0.156-0.196)	**0.203** (0.176-0.224)	**0.223** (0.192-0.247)
2-day	**0.028** (0.026-0.031)	**0.036** (0.033-0.040)	**0.047** (0.043-0.052)	**0.056** (0.051-0.062)	**0.069** (0.062-0.076)	**0.079** (0.070-0.087)	**0.090** (0.079-0.099)	**0.101** (0.088-0.111)	**0.116** (0.101-0.129)	**0.128** (0.110-0.143)
3-day	**0.020** (0.018-0.022)	**0.025** (0.023-0.028)	**0.033** (0.030-0.037)	**0.040** (0.036-0.044)	**0.049** (0.044-0.054)	**0.056** (0.050-0.062)	**0.064** (0.056-0.071)	**0.072** (0.063-0.080)	**0.084** (0.072-0.093)	**0.093** (0.079-0.103)
4-day	**0.016** (0.014-0.017)	**0.020** (0.018-0.022)	**0.026** (0.024-0.029)	**0.032** (0.028-0.035)	**0.039** (0.035-0.043)	**0.045** (0.040-0.049)	**0.051** (0.045-0.056)	**0.058** (0.051-0.064)	**0.067** (0.058-0.075)	**0.075** (0.064-0.084)
7-day	**0.010** (0.009-0.011)	**0.013** (0.011-0.014)	**0.017** (0.015-0.019)	**0.020** (0.018-0.022)	**0.025** (0.022-0.027)	**0.028** (0.025-0.032)	**0.032** (0.029-0.036)	**0.037** (0.032-0.041)	**0.043** (0.037-0.048)	**0.048** (0.041-0.053)
10-day	**0.007** (0.007-0.008)	**0.010** (0.009-0.011)	**0.013** (0.011-0.014)	**0.015** (0.014-0.017)	**0.019** (0.017-0.021)	**0.022** (0.019-0.024)	**0.025** (0.022-0.028)	**0.028** (0.024-0.031)	**0.033** (0.028-0.036)	**0.036** (0.031-0.041)
20-day	**0.004** (0.004-0.005)	**0.006** (0.005-0.006)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.011** (0.010-0.012)	**0.013** (0.011-0.014)	**0.014** (0.013-0.016)	**0.016** (0.014-0.018)	**0.018** (0.016-0.020)	**0.020** (0.017-0.022)
30-day	**0.003** (0.003-0.004)	**0.004** (0.004-0.005)	**0.006** (0.005-0.007)	**0.007** (0.006-0.008)	**0.009** (0.008-0.010)	**0.010** (0.009-0.011)	**0.011** (0.010-0.012)	**0.012** (0.011-0.014)	**0.014** (0.012-0.016)	**0.015** (0.013-0.017)
45-day	**0.003** (0.002-0.003)	**0.003** (0.003-0.004)	**0.005** (0.004-0.005)	**0.005** (0.005-0.006)	**0.007** (0.006-0.007)	**0.008** (0.007-0.008)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.012)	**0.011** (0.010-0.013)
60-day	**0.002** (0.002-0.002)	**0.003** (0.002-0.003)	**0.004** (0.003-0.004)	**0.004** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.007)	**0.007** (0.006-0.007)	**0.007** (0.007-0.008)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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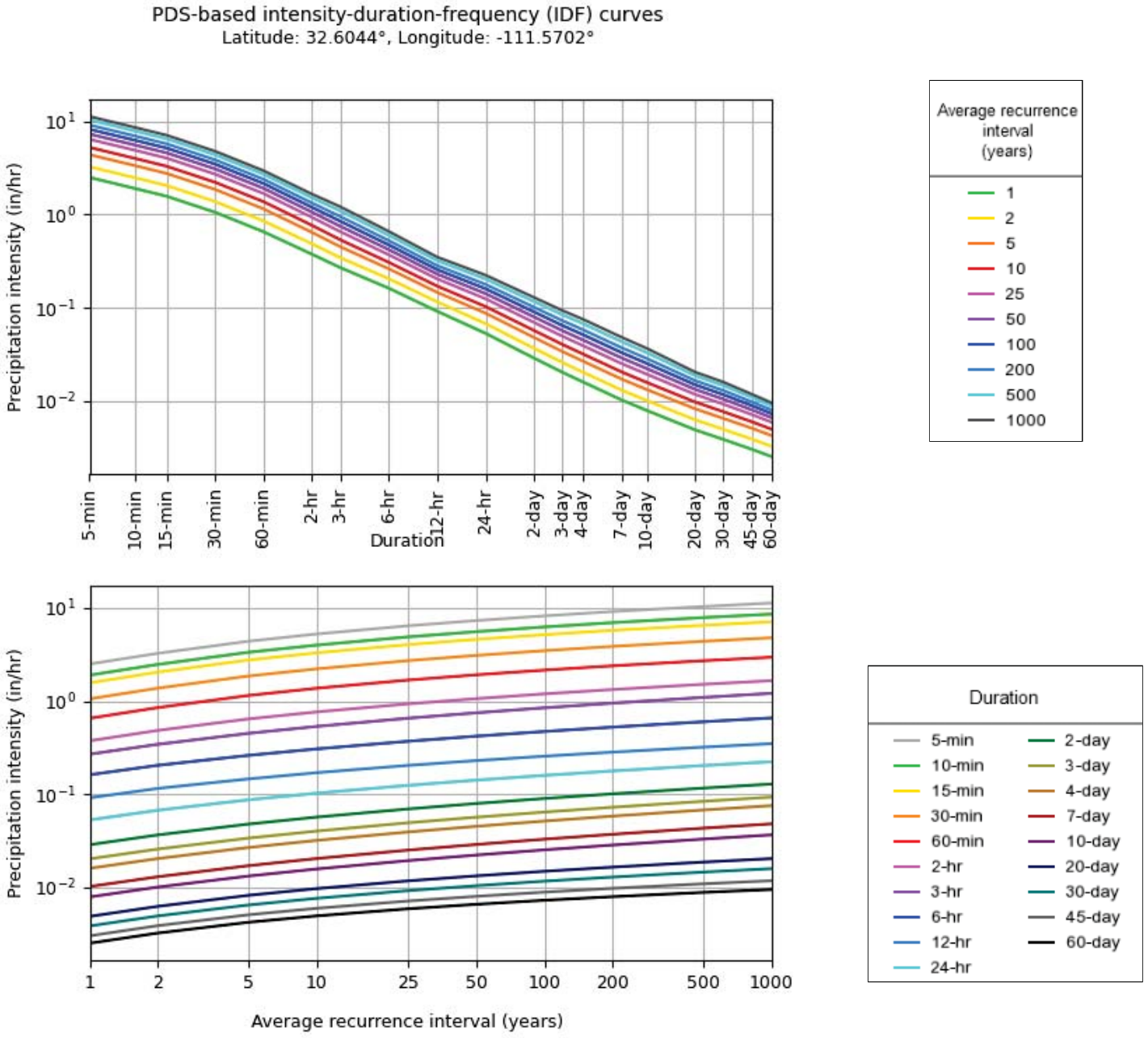
PF graphical



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Feb 18 18:37:22 2025

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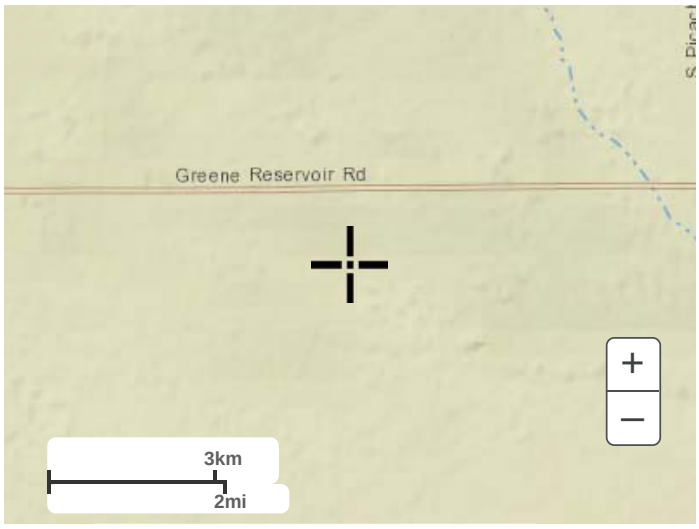
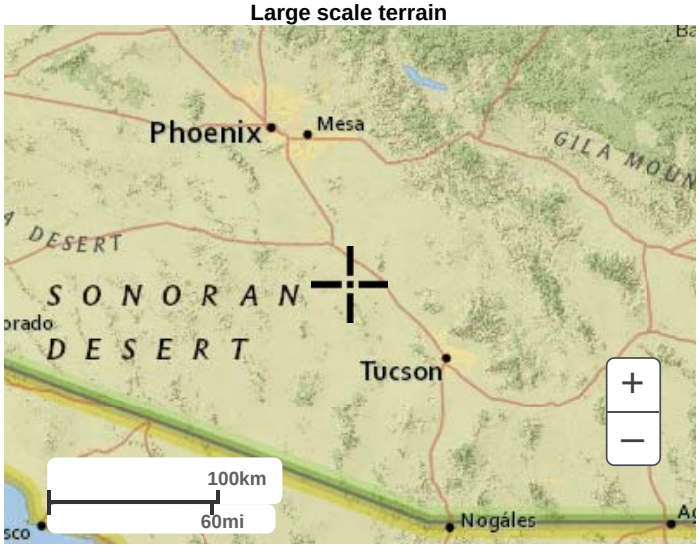
Maps & aerials

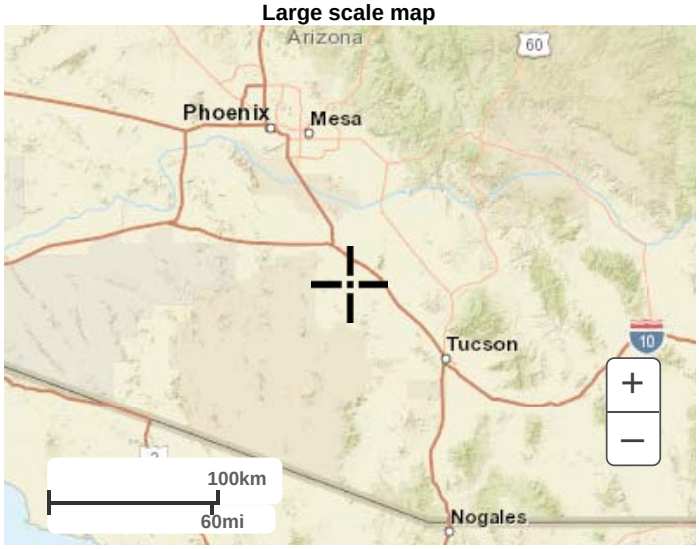
Small scale terrain



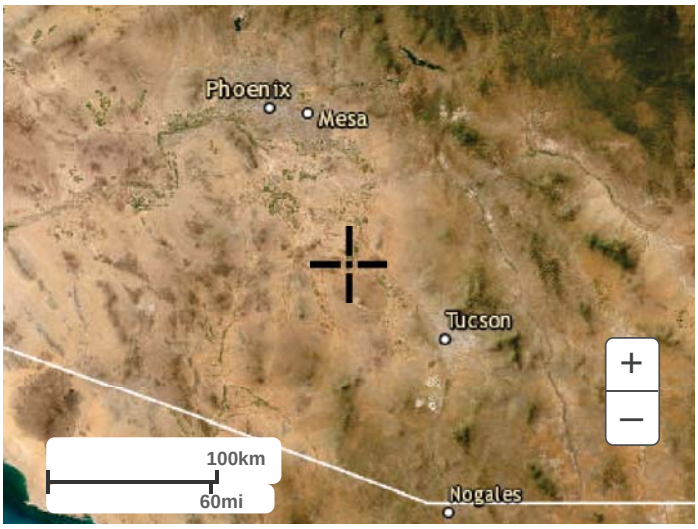
Large scale terrain



Large scale map



Large scale aerial



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B.2

Soils Documentation

CVL

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pinal County, Arizona, Western Part

Cactus Flower Solar

February 18, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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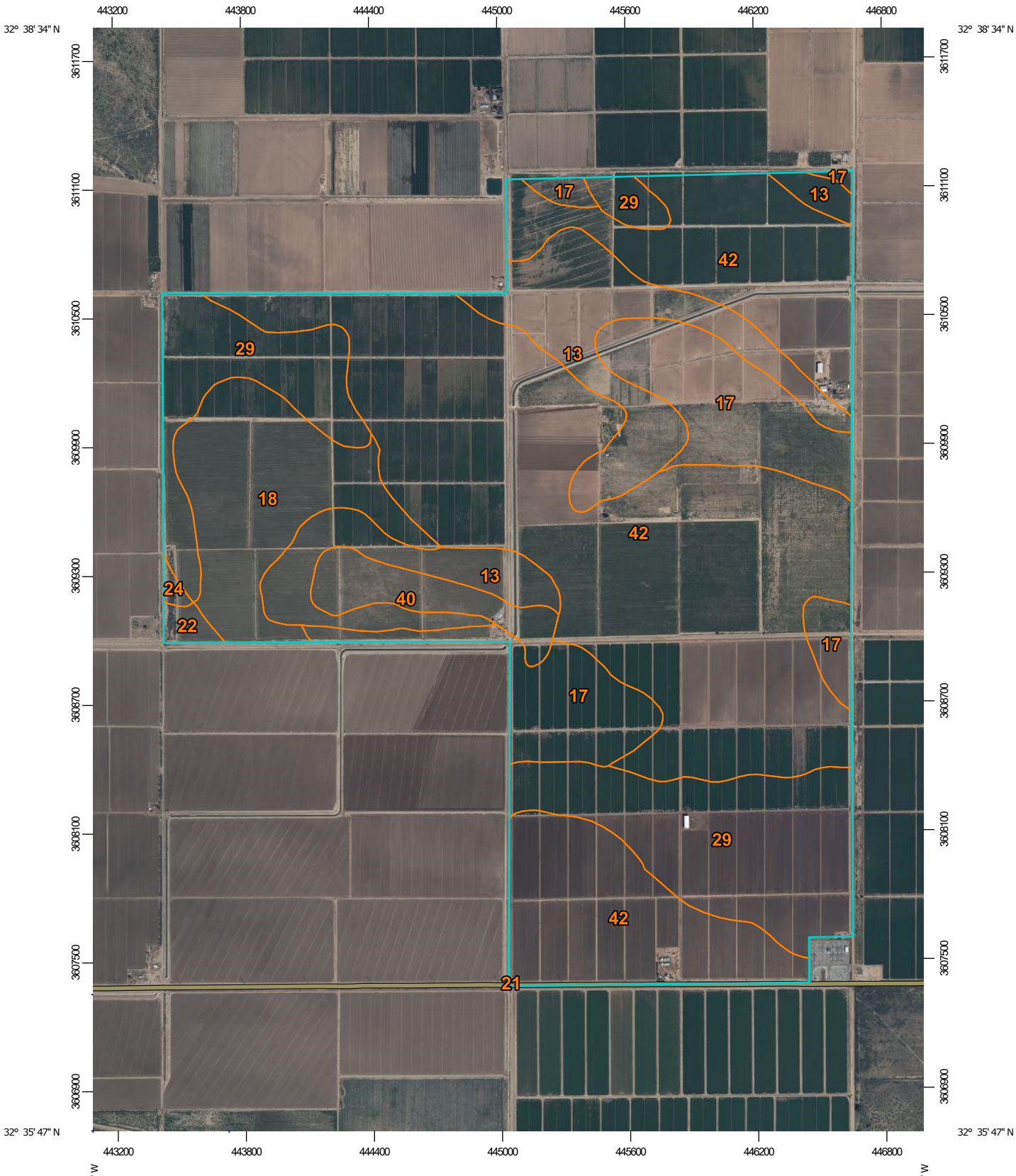
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:25,100 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 350 700 1400 2100

Feet: 0 1000 2000 4000 6000

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: Pinal County, Arizona, Western Part
Survey Area Data: Version 21, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 18, 2020—Mar 7, 2020

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
13	Dateland fine sandy loam	259.9	12.1%
17	Denure fine sandy loam, 0 to 1 percent slopes	241.3	11.2%
18	Denure clay loam, 0 to 1 percent slopes	175.3	8.2%
21	Gilman fine sandy loam, 0 to 2 percent slopes	0.2	0.0%
22	Gilman clay loam	9.5	0.4%
24	Glenbar clay loam, 0 to 2 percent slopes	4.0	0.2%
29	Marana silty clay loam	339.8	15.8%
40	Rositas loamy fine sand	55.2	2.6%
42	Sasco silt loam	1,060.1	49.4%
Totals for Area of Interest		**2,145.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pinal County, Arizona, Western Part

13—Dateland fine sandy loam

Map Unit Setting

National map unit symbol: 1sq0
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Dateland and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dateland

Setting

Landform: Fan terraces, stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream and fan alluvium

Typical profile

A - 0 to 2 inches: fine sandy loam
Bk - 2 to 40 inches: fine sandy loam
C - 40 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: B
Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 10 percent
Hydric soil rating: No

17—Denure fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1sq4
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Denure and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Denure

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed stream alluvium

Typical profile

A - 0 to 2 inches: fine sandy loam
Bk - 2 to 54 inches: sandy loam
2Btk - 54 to 60 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

18—Denure clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1sq5
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Denure and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Denure

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed stream alluvium

Typical profile

Ap - 0 to 15 inches: clay loam
Bk - 15 to 54 inches: sandy loam
2Btk - 54 to 60 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C
Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

21—Gilman fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tdtw
Elevation: 800 to 2,000 feet
Mean annual precipitation: 7 to 10 inches
Mean annual air temperature: 70 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Gilman and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gilman

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed fan and stream alluvium

Typical profile

Ap1 - 0 to 3 inches: fine sandy loam
Ap2 - 3 to 13 inches: loam
C1 - 13 to 26 inches: loam
C2 - 26 to 44 inches: loam
C3 - 44 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: A
Ecological site: R040XB211AZ - Loamy Swale 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

22—Gilman clay loam

Map Unit Setting

National map unit symbol: 1sqb
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Gilman and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gilman

Setting

Landform: Flood plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Dip
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Mixed stream alluvium

Typical profile

Ap - 0 to 12 inches: clay loam
C - 12 to 60 inches: stratified sandy loam to very fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to moderately saline (0.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C
Ecological site: R040XB211AZ - Loamy Swale 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

24—Glenbar clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tdtq
Elevation: 980 to 2,000 feet
Mean annual precipitation: 7 to 10 inches
Mean annual air temperature: 70 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Glenbar and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Glenbar

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream alluvium

Typical profile

Ap - 0 to 7 inches: clay loam
Ck1 - 7 to 18 inches: clay loam
Ck2 - 18 to 31 inches: silty clay loam
Ck3 - 31 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R040XB211AZ - Loamy Swale 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

29—Marana silty clay loam

Map Unit Setting

National map unit symbol: 1sqk
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F

Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Marana and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marana

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream alluvium

Typical profile

A - 0 to 2 inches: silty clay loam
C - 2 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R040XB213AZ - Loamy Upland 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 10 percent
Hydric soil rating: No

40—Rositas loamy fine sand

Map Unit Setting

National map unit symbol: 1sqz
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Rositas and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rositas

Setting

Landform: Dunes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed eolian deposits

Typical profile

A1 - 0 to 2 inches: loamy fine sand
C2 - 2 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R040XB217AZ - Sandy Upland 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

42—Sasco silt loam

Map Unit Setting

National map unit symbol: 1sr1
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Sasco and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sasco

Setting

Landform: Stream terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed stream silty alluvium

Typical profile

A - 0 to 2 inches: silt loam
Bw - 2 to 47 inches: silt loam
2Btb - 47 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.1 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R040XB213AZ - Loamy Upland 7"-10" p.z.
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Authorized Countersignature

Stewart Title Guaranty Company
1360 Post Oak Blvd, 10th Floor
MC #10-1
Houston, TX 77056
(800) 729-1900

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title Guaranty Company
Issuing Office:	1360 Post Oak Blvd, 10th Floor, MC #10-1, Houston, TX 77056
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	22000370428
Issuing Office File Number:	22000370428
Property Address:	xxx vacant - 10 parcels, Maricopa, AZ 85138
Revision Number:	

1. **Commitment Date:** October 24, 2022 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

   (a) 2021 ALTA® Owner's Policy - Standard

   Proposed Insured: **To be determined**

   (b) 2021 ALTA® Loan Policy

   Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

   Fee

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

   PARCELS 1-4:
   Curtis 1035, L.L.C., an Arizona limited liability company

   PARCELS 5 and 6:
   Gordita, L.P., a Arizona limited partnership

   PARCEL 7:
   Toone Family Limited Partnership #3, an Arizona limited partnership

   PARCEL 8:
   Stambaugh Farms LLC, an Arizona limited liability company

5. **The Land is described as follows:**

   PARCEL NO. 1:

   The South 990.00 feet of the West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

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Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent to said land.

APN: 408-11-025C

PARCEL NO. 2:

The West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the South 990.00 feet of the West 3821.056 feet thereof; and

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-025D

PARCEL NO. 3:

The East 1,458.944 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona:

Except the South 693.00 feet of the East 677.00 feet thereof; and

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-024A, 408-11-024C

PARCEL NO. 4:

All of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the South 693 feet of the East 677.00 feet thereof; and

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-025B

PARCEL NO 5:

All of Section 23, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.

APN: 408-11-023

PARCEL NO. 6:

All of Section 24, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;

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Except the North 1760 feet thereof; and

Except all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizer, fossils and other substances in, or under, said land, as reserved unto the State of Arizona, as set forth in the Patent to said land.

APN: 408-15-002

PARCEL NO. 7:

The South 1760 feet of Section 13, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except all rights to any and all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances, as reserved to the State of Arizona in the Patent to said land.

APN: 408-12-002 and 408-12-003

PARCEL NO. 8:

The North 1760 feet of Section 24, Township 9 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances as reserved in the Patent to said land.

APN: 408-15-001

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 22000370428

All of the following Requirements must be met:

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

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

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

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

5. PAY First Installment 2022 taxes, Parcel No. 408-11-025C, 408-11-025D, 408-11-024A, 408-11-024C, 408-11-025B, 408-15-001.

6. RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of $4,521,042.00, and any other amounts payable under the terms thereof
   Dated: September 9, 2013
   Trustor: Curtis 1035, L.L.C., an Arizona limited liability company
   Trustee: Great Western Bank
   Beneficiary: Great Western Bank
   Recorded: September 9, 2013, Fee No. 2013-073423
   Parcel 4

   An agreement to modify the above Deed of Trust was recorded on August 27, 2018, Fee No. 2018-064457.

   An agreement to modify the above Deed of Trust was recorded on August 27, 2020, Fee No. 2020-085535.

   Subordination Agreement recorded September 9, 2013, Fee No. 2013-073424.

7. RECORD RELEASE AND RECONVEYANCE of Deed of Trust given to secure the original amount of $600,000.00, and any other amounts payable under the terms thereof
   Dated: February 12, 2020
   Trustor: Stambaugh Farms, LLC
   Trustee: James Mago, State Executive Director of the Farm Service Agency for the State of Arizona
   Beneficiary: the United States of America, acting through the Farm Service Agency, United States Department of Agriculture
   Recorded: February 12, 2020, Fee No. 2020-012794
   Parcel 8

8. FURNISH an Owner's Affidavit and Indemnity Agreement for the benefit of Stewart Title & Trust and Stewart Title Guaranty Company executed by the seller/borrower that no work or material has been done or furnished within the statutory lien period which could give rise to a mechanic's or materialman's lien.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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Requirements

9. USUAL PRELIMINARY INSPECTION report by an employee of the Company. THE RIGHT IS RESERVED to make additional requirements or exceptions upon examination.

10. FURNISH the Company with proper Certificate by the Owner itemizing all Leases, identifying Lessee, date of Lease, Terms and any Options to Renew. SAID CERTIFICATE SHALL ALSO STATE THAT NONE OF THE LEASES REFERRED TO THEREIN CONTAINS A FIRST RIGHT OF REFUSAL OR OPTION TO PURCHASE. Upon receipt and approval by the Company, Exception No. 60 of Schedule B will be limited to those parties identified in the Certificate.
NOTE: If any leases are to be subordinated THE FORM OF SUBORDINATION MUST BE APPROVED by the Company PRIOR TO CLOSE OF ESCROW.

11. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Curtis 1035, L.L.C., an Arizona limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

12. FURNISH copy of Certificate of Registration of Cactus Flower Solar, LLC (a foreign limited liability company) filed with the Arizona Corporation Commission -OR- PROPER SHOWING that said limited liability company is in good standing in its domiciliary jurisdiction. THE RIGHT IS RESERVED to make additional requirements upon examination of said certificate.

13. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Cactus Flower Solar, LLC for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

14. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of Stambaugh Farms LLC, an Arizona limited liability company for examination OR, IN LIEU thereof, sworn Affidavit that this limited liability company has elected to not be governed by an operating agreement. THE RIGHT IS RESERVED to make additional requirements upon said examination

15. FURNISH copy of Certificate of Limited Partnership for Gordita, L.P., a Arizona limited partnership filed with the Secretary of State. Said copy to include Secretary of State's filing data. THE RIGHT IS RESERVED to make additional requirements upon examination of said certificate.

16. FURNISH copy of Certificate of Limited Partnership for Toone Family Limited Partnership #3, an Arizona limited partnership filed with the Secretary of State. Said copy to include Secretary of State's filing data. THE RIGHT IS RESERVED to make additional requirements upon examination of said certificate.

17. RECORD Deed from Curtis 1035, L.L.C., an Arizona limited liability company as to Parcels 1-4; Gordita, L.P., a Arizona limited partnership, as to Parcels 5 and 6; Toone Family Limited Partnership #3, an Arizona limited partnership, as to Parcel 7; to Cactus Flower Solar, LLC.
Parcels 1-7

    COMPLIANCE with A.R.S. 11-1133, which states that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording. Pursuant to A.R.S. 1134 A & B, the affidavit and fee required by this article may not apply to certain deeds and/or transfers of title. If a

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Requirements

document is exempt, the Exemption Code must appear on the face of the document.

18. RECORD Lease from Stambaugh Farms LLC, an Arizona limited liability company to Cactus Flower Solar, LLC - OR- in lieu thereof, record a "Short Form Lease" or "Memorandum of Lease", which must contain words of leasing such as "has leased, demised and let, and does hereby lease, demise and let unto" or other words of same meaning. It must refer to the master lease, give its date and a correct description of land leased.
Parcel 8
NOTE: If a Short Form Lease is to be recorded, this Company must be provided with an executed copy of the Lease.

Note: 2022 Tax parcel # 408-11-025C (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-025D (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-024A (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-024C (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-025B (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-11-023 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-15-002 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-12-002 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-12-003 (Tax Sheet) (Assessors Map) (Vesting deed)

Note: 2022 Tax parcel # 408-15-001 (Tax Sheet) (Assessors Map) (Vesting deed)

PRIOR to recording, obtain current tax information from:

Pinal County Treasurer
P.O. Box 729
Florence, AZ 85232-0729
Phone: (520) 509-3541

https://www.pinalcountyaz.gov/Treasurer/Pages/home.aspx

NOTE: There is commercial parcel located on said land , commonly known as:

Unknown, AZ

[24] MONTH CHAIN NOTE: The conveyances that recorded on the property that is subject of this escrow that have recorded within the last [24] months of the effective date hereof are as follows: [NONE]

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 22000370428

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

4. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

8. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

9. 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.

   Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

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Exceptions

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

11. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.

12. Taxes and assessments collectible by the County Treasurer, Second Installment a lien payable but not yet due for the year 2022.

13. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

14. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

15. Liabilities and obligations imposed upon said land by reason of its inclusion within any district formed pursuant to Title 48 Arizona Revised Statutes.

16. Liabilities and obligations imposed upon said land by reason of its inclusion within Central Arizona Irrigation and Drainage District.
All Parcels

17. Liabilities and obligations imposed upon said land by reason of its inclusion within Green Reservoir Flood District.
Parcels 1-4

18. Liabilities and obligations imposed upon said land by reason of its inclusion within Central Arizona Water Conservation District.
All Parcels

19. Liabilities and obligations imposed upon said land by reason of its inclusion within Central Arizona Groundwater Replenishment District.
Parcels 1-4

20. Liabilities and obligations imposed upon said land by reason of its inclusion within Pinal County Flood Control District.
Parcel 7

21. Liabilities and obligations imposed upon said land by reason of its inclusion within Electrical District No. 5.
Parcel 7

22. Liabilities and obligations imposed upon said land by reason of its inclusion within Pinal Active Management Area Groundwater Replenishment District.
Parcel 7

23. Easement for transmission line and rights incident thereto, as set forth in instrument recorded in Docket 19, Page 103.

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Exceptions

Parcels 1-4

24. Easement for pipe line, telephone line, transmission line and rights incident thereto, as set forth in instrument recorded in Docket 22, Page 231.
Parcels 1-4

25. Matters shown on survey recorded in Book 15 of Surveys, Page 55 and Amendment recorded in Book 17 of Surveys, Page 262.
Parcel 7

26. Matters shown on survey recorded in Book 17 of Surveys, Page 263.
Parcel 8

27. Terms and conditions as contained in instrument entitled Resolution by the Board of Supervisors of Pinal County stating that a roadway is established, recorded February 21, 1964, Book 375, Page 572.
Parcel 7

28. Easement for telephone and telegraph lines and rights incident thereto, as set forth in instrument recorded February 18, 1965, Book 409, Page 43.
Parcel 7

29. Easement for telephone and telegraph lines and rights incident thereto, as set forth in instrument recorded February 18, 1965, Book 409, Page 47.
Parcel 7

30. Terms and conditions as contained in instrument entitled Memorandum of Understanding and Agreement, recorded April 11, 1984, Book 1218, Page 250.
Parcels 7 and 8

31. Terms and conditions as contained in instrument entitled Memorandum of Understanding and Agreement, recorded August 6, 1984, Book 1239, Page 373.
Parcel 5

32. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right-of-Way, recorded November 3, 1986, Docket 1397, Page 811 and re-recorded March 24, 1987 in Docket 1430, Page 651.
Parcels 1-6

33. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right of Way by the United States of America, recorded November 3, 1986, Docket 1397, Page 827 and Agreement Relating to Exercise of Reserved Right of Way recorded in Docket 1418, Page 372.
Parcel 8

34. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right-of-Way, recorded November 3, 1986, Docket 1397, Page 839 and re-recorded November 18, 1986 in Docket 1400, Page 932 and re-recorded March 24, 1987 in Docket 1430, Page 647.
Parcels 1-6

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Exceptions

35. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right-of-Way, recorded July 21, 1987, Docket 1458, Page 829.
Parcels 1-6

36. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right of Way to Private Interest or Corporation for Open Canal, recorded September 10, 1987, Book 1470, Page 857.
Parcels 5, 6 and 7

37. Terms and conditions as contained in instrument entitled Notice of Exercise of Reserved Right of Way to Private Interest or Corporation for Open Canal, recorded September 10, 1987, Book 1470, Page 863.
Parcel 5

38. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right of Way, recorded February 10, 1988, Book 1505, Page 581.
Parcel 5

39. Terms and conditions as contained in instrument entitled Agreement Relating to the Exercise of Reserved Right-of-Way, recorded September 15, 1988, Book 1554, Page 768.
Parcel 7

40. Terms and conditions as contained in instrument entitled Notice of Lands Included Within Central Arizona Irrigation and Drainage District, recorded January 20, 1989, Docket 1580, Page 919.
Parcels 1-4

41. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right of Way, recorded April 11, 1989, Book 1596, Page 944.
Parcels 6 and 8

42. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right of Way, recorded April 11, 1989, Book 1596, Page 963.
Parcel 6

43. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right-of-Way, recorded October 11, 1989, Docket 1634, Page 921.
Parcel 8

44. Terms and conditions as contained in instrument entitled Agreement for Project Water Service, recorded March 26, 1990, Docket 1665, Page 294 and Modification recorded November 4, 1994, in Docket 2054, Page 870.
Parcels 1-6

45. Terms and conditions as contained in instrument entitled Agreement for Project Water Service, recorded March 26, 1990, Docket 1665, Page 311 and Modification recorded November 4, 1994 in Docket 2054, Page 870.
Parcels 1-6

46. Terms and conditions as contained in instrument entitled Agreement for Project Water Service, recorded July 30, 1990, Book 1690, Page 215.
Parcels 6, 7 and 8

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Exceptions

47. Terms and conditions as contained in instrument entitled Agreement Relating to Exercise of Reserved Right-of-Way, recorded December 18, 1990, Book 1715, Page 88.
Parcels 1-4 and 6

48. Easement for telecommunication facilities and rights incident thereto, as set forth in instrument recorded July 1, 1991, Book 1756, Page 992.
Parcel 7

49. Easement for communications systems, markers and splicing boxes and rights incident thereto, as set forth in instrument recorded December 23, 1999, Fee No. 1999-057316.
Parcels 7 and 8

50. Easement for underground communication systems and rights incident thereto, as set forth in instrument recorded December 23, 1999, Fee No. 1999-057317.
Parcels 1-4

51. Easement for underground communication systems and rights incident thereto, as set forth in instrument recorded December 23, 1999, Fee No. 1999-057318.
Parcels 1-4

52. Terms and conditions as contained in instrument entitled Communications Right of Way Agreement, recorded December 23, 1999, Fee No. 1999-057319.
Parcels 6 and 8

53. Terms and conditions as contained in instrument entitled Resolution No. 2005-01, Resolution and Order of the Board of Directors of Central Arizona Irrigation and Drainage District Granting Petition for Exclusion and Inclusion of Lands in said District, recorded November 7, 2008, Fee No. 2008-107048.
Parcels 1-4

54. Terms and conditions as contained in instrument entitled Resolution No. 2008-01 Resolution and Order of the Board of Directors of Central Arizona Irrigation and Drainage District Granting Petition for Exclusion and Inclusion of Lands in Said District, recorded August 11, 2009, Fee No. 2009-081947.
Parcels 5 and 6

55. Terms and conditions as contained in instrument entitled Land Purchase Contract for the EDS Substation and Grant of Easement for the ED4-ED5 Transmission Line, recorded February 29, 2012, Fee No. 2012-016359.
Parcels 1-4

56. Terms and conditions as contained in instrument entitled Resolution 2013-01, Resolution of the Board of Directors of Electrical District Number Five of Pinal County, Arizona, Defining the Boundaries of and Land Included in Electrical District Number Five of Pinal County, Arizona, recorded March 27, 2013, Fee No. 2013-025107.
Parcels 1-4

57. Unrecorded lease under the terms and conditions contained therein made by Carolyn Bray and TPC Holdings, LLC, Lessor, and Stambaugh Farms, and Arizona general partnership, Lessee, dated August 26, 2005, as disclosed by Agricultural Lease, recorded November 15, 2005, Fee No. 2005-157921 and Assignment recorded

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Exceptions

November 15, 2005, Fee No. 2005-157923.
Parcel 7

58. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. 499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. 181 et seq.) or under similar state laws.
All Parcels

59. Unrecorded lease under the terms and conditions contained therein made by Curtis 1035, L.L.C., an Arizona limited liability company, Lessor, and Dairyview Farms, LLC, an Arizona limited liability company, Lessee, dated January 1, 2014, as disclosed by Subordination Agreement, recorded September 9, 2013, Fee No. 2013-073424.

60. Rights of parties in possession.
NOTE: This exception may be made more specific upon our examination of documents which entitle the occupants to possession.

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STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056**

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	**Examples**	**Collected?**
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Biometric Information
Category F: Internet or other similar network activity
Category G: Geolocation data
Category H: Sensory data
Category I: Professional or employment-related information
Category J: Non-public education information
Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting http://stewart.com/ccpa

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: http://stewart.com/ccpa

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Deputy Chief Compliance Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

APPENDIX D

AZGFD ENVIRONMENTAL ONLINE REVIEW TOOL REPORT FOR SPECIAL STATUS SPECIES

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:
Cactus Flower Solar, LLC

Project Description:
Due diligence

Project Type:
Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Contact Person:
Ashton Koons

Organization:
Tetra Tech

On Behalf Of:
CONSULTING

Project ID:
HGIS-17544

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. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), 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.

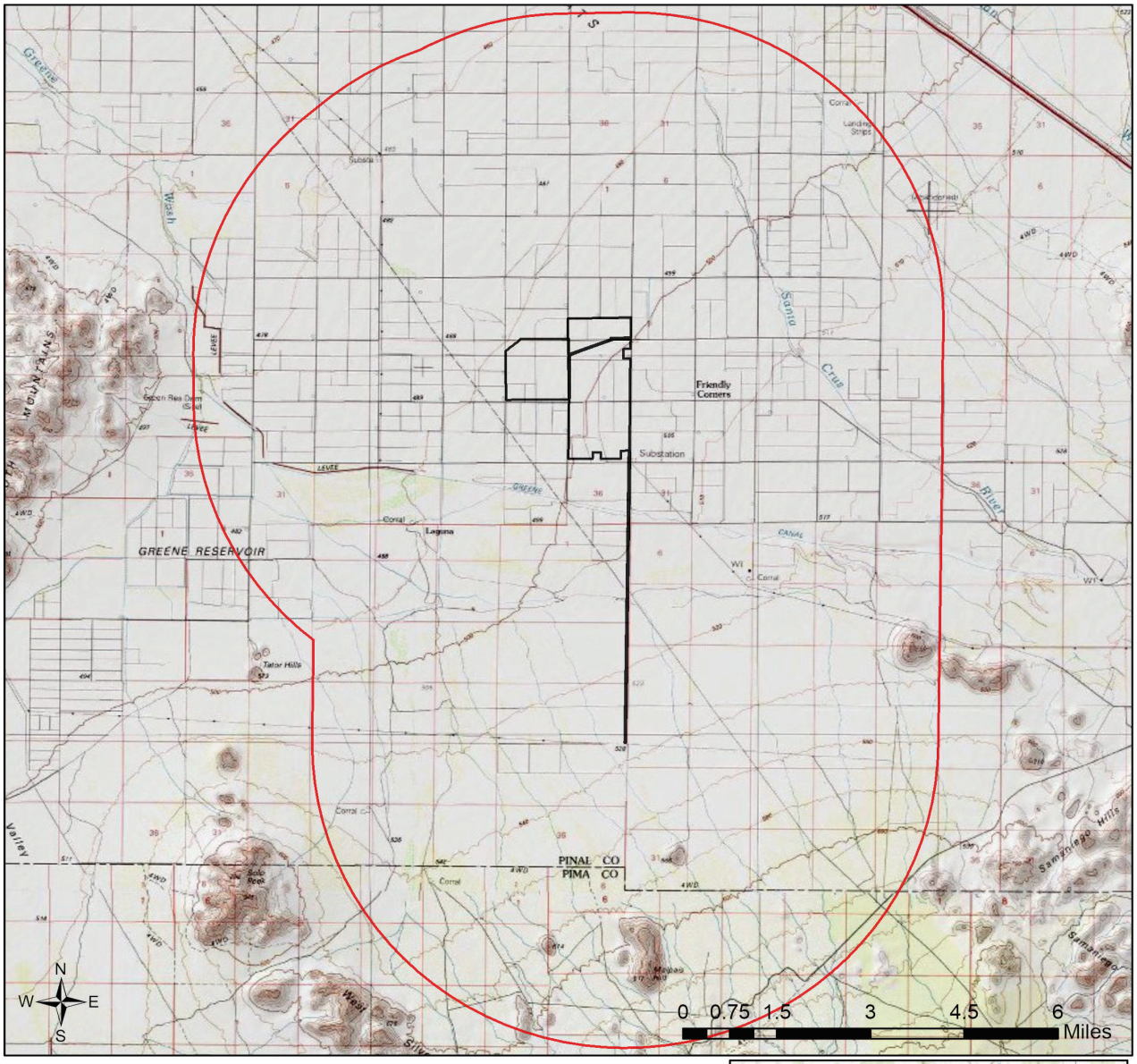
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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

Cactus Flower Solar, LLC

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 2,084.91

Lat/Long (DD): 32.6199 / -111.5821

County(s): Pinal

AGFD Region(s): Tucson

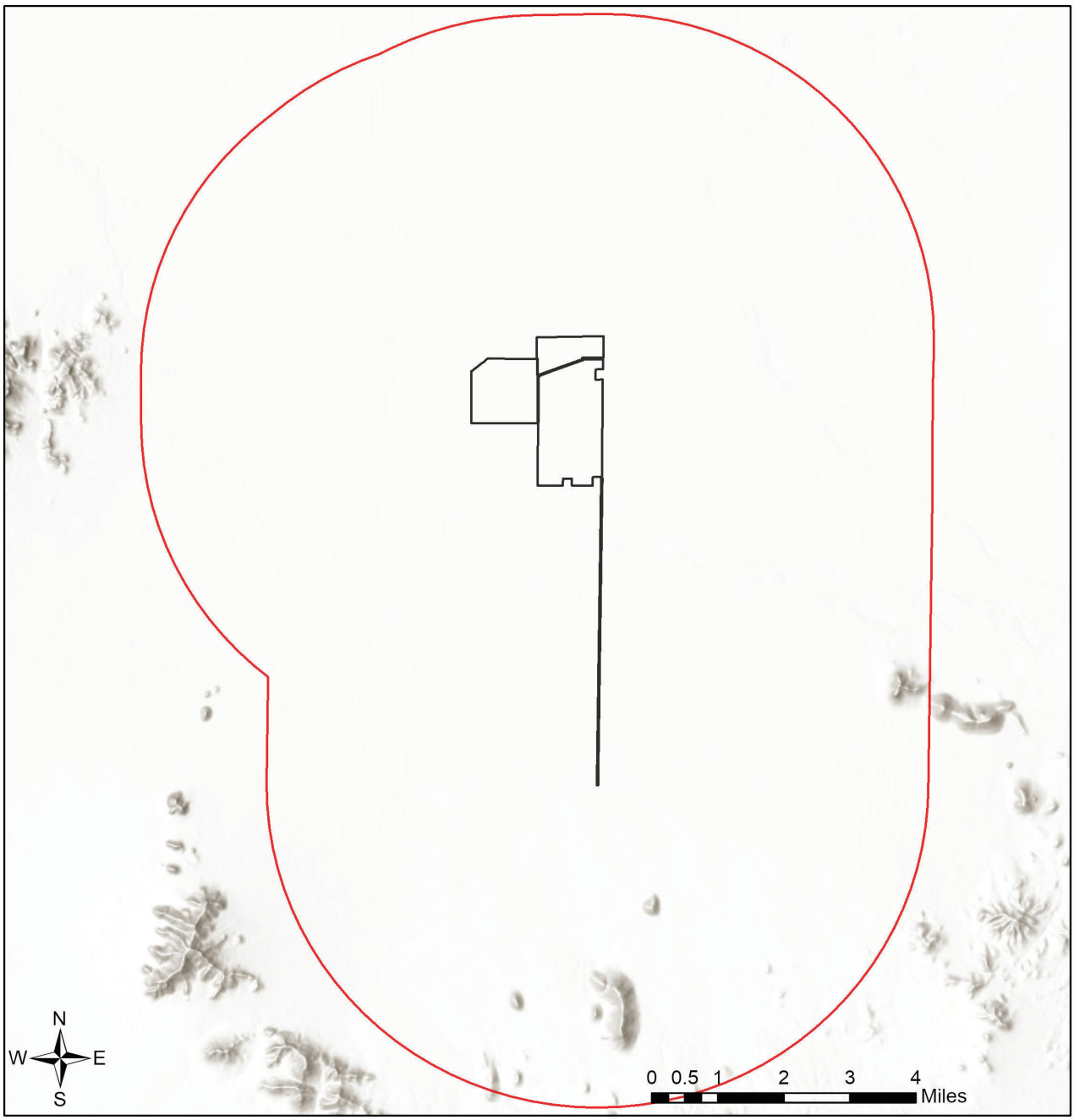
Township/Range(s): T10S, R7E; T9S, R7E

USGS Quad(s): ELOY SOUTH; FRIENDLY CORNERS

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

Cactus Flower Solar, LLC

Web Map As Submitted By User



Buffered Project Boundary
Project Boundary

Project Size (acres): 2,084.91

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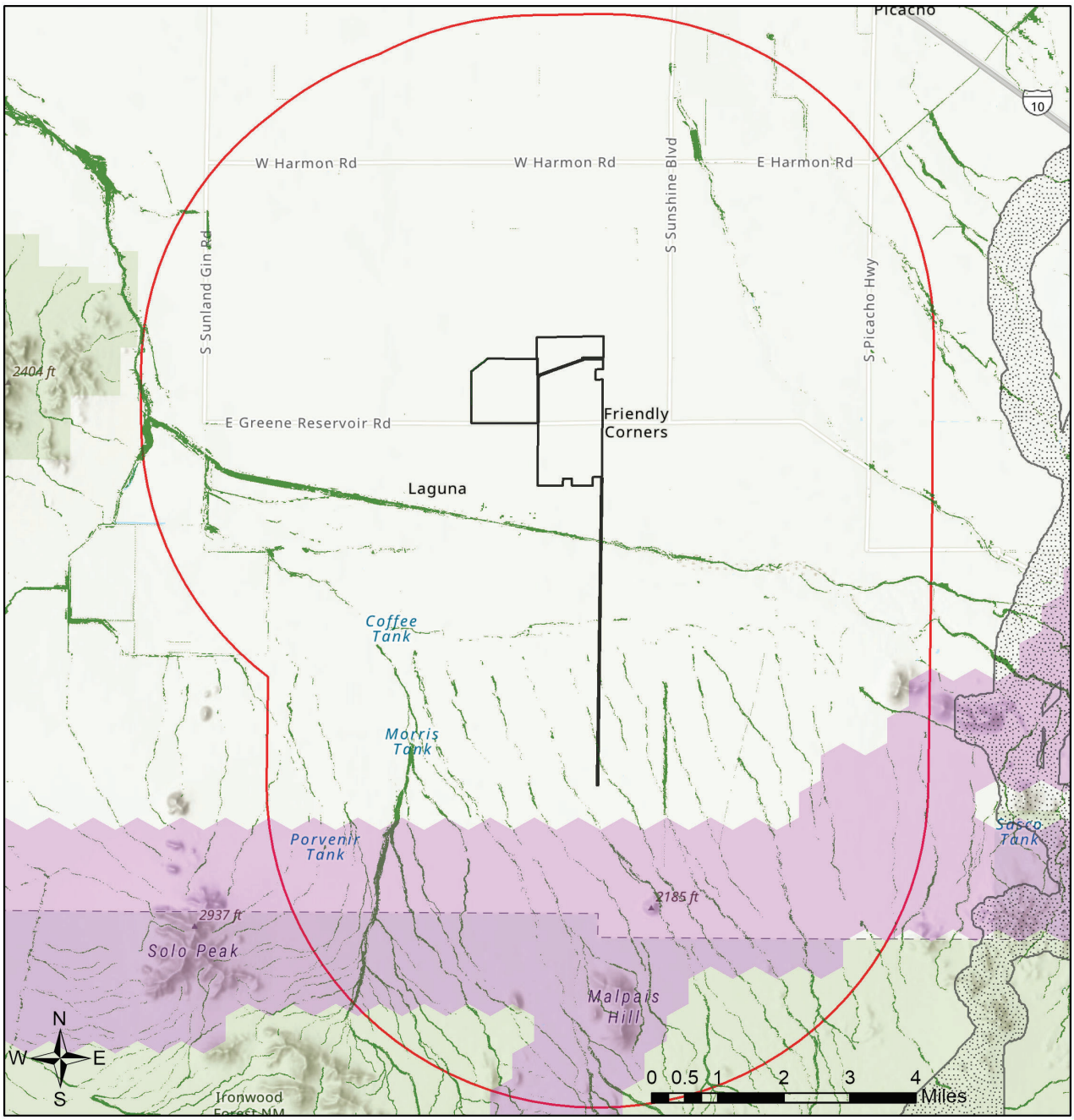
Cactus Flower Solar, LLC

Important Areas



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

Project Size (acres): 2,084.91

Lat/Long (DD): 32.6199 / -111.5821

County(s): Pinal

AGFD Region(s): Tucson

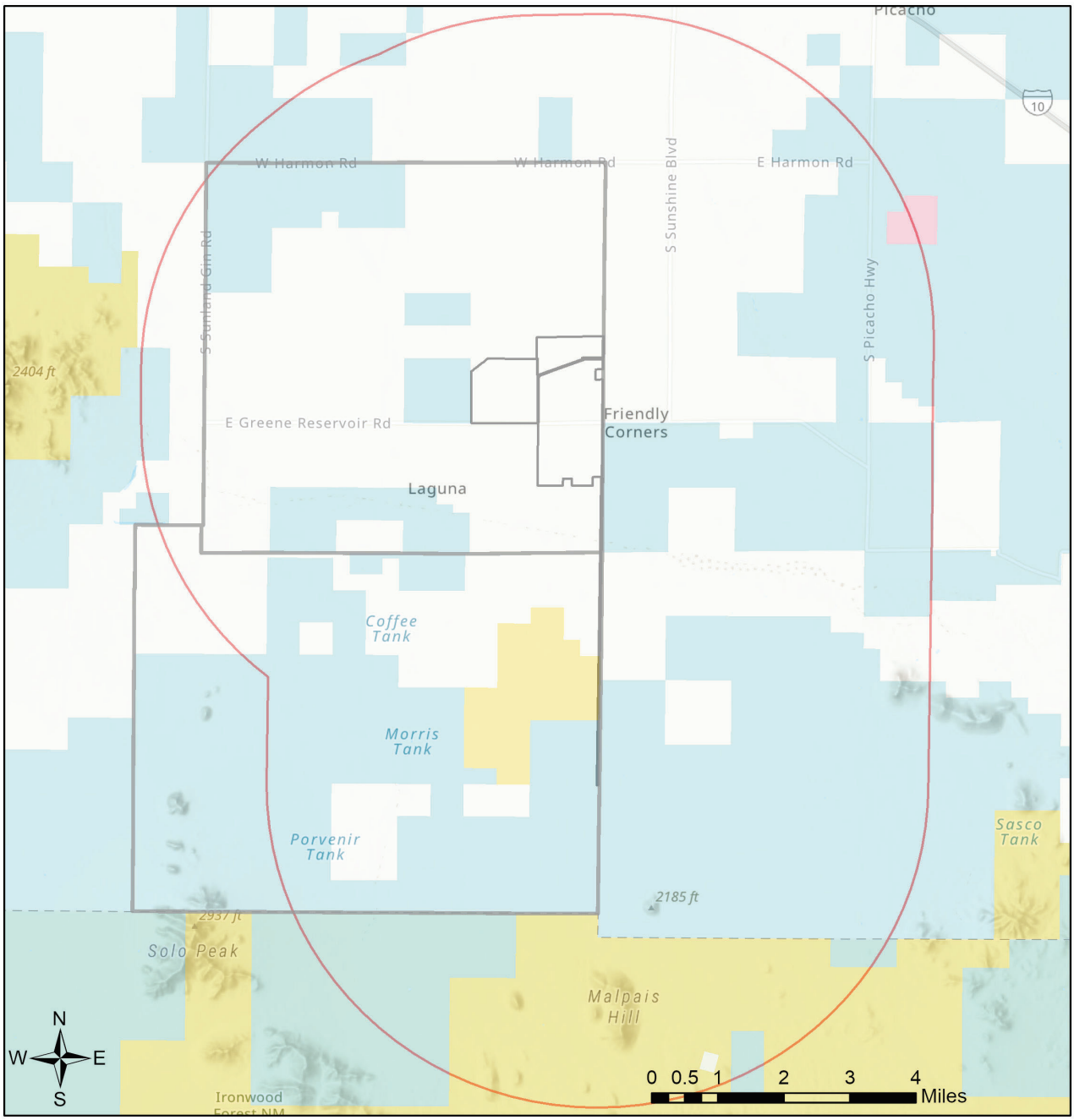
Township/Range(s): T10S, R7E; T9S, R7E

USGS Quad(s): ELOY SOUTH; FRIENDLY CORNERS

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

Cactus Flower Solar, LLC

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): 2,084.91

Lat/Long (DD): 32.6199 / -111.5821

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T10S, R7E; T9S, R7E

USGS Quad(s): ELOY SOUTH; FRIENDLY CORNERS

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

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis annulata	Resplendent Shovel-nosed Snake					1C
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Lepus alleni	Antelope Jackrabbit					1B

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

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Picacho Peak - Silverbell Mountains - Sawtooth Mountains	Pinal County Wildlife Movement Area - Landscape					
Riparian Area	Riparian Area					

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

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Charadrius montanus	Mountain Plover	SC				1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Crotaphytus nebrius	Sonoran Collared Lizard					1B
Empidonax wrightii	Gray Flycatcher					1C
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A

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
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus longimembris	Little Pocket Mouse	No Status				1B
Phrynosoma goodei	Goode's Horned Lizard					1B
Phrynosoma solare	Regal Horned Lizard					1B
Rallus obsoletus yumanensis	Yuma Ridgway's Rail	LE				1A
Setophaga petechia	Yellow Warbler					1B
Spizella breweri	Brewer's Sparrow					1C
Sturnella magna	Eastern Meadowlark					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

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

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

Project Type: Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

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/planning/wildlifeguidelines/.

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

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

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

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

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

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

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

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

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

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

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

TRAFFIC IMPACT STATEMENT

CACTUS FLOWER SOLAR, LLC

West of Eleven Mile Corner Road between Curtis Road and Eames Road

Pinal County, Arizona

Prepared for:

Cypress Creek Renewables

Kimley»Horn

TRAFFIC IMPACT STATEMENT

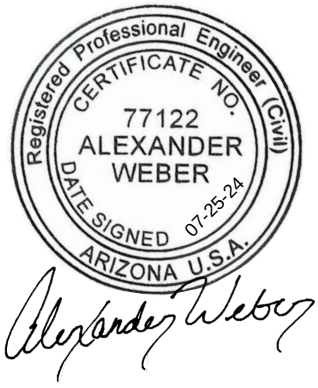
CACTUS FLOWER SOLAR, LLC

West of Eleven Mile Corner Road between Curtis Road and Eames Road

Pinal County, Arizona

Prepared for:

Cypress Creek Renewables
3402 Pico Boulevard
Santa Monica, California 90405



Prepared By:

Kimley-Horn and Associates, Inc.
1661 E. Camelback Road, Suite 400
Phoenix, Arizona 85016

Case #:

196785003
July 2024
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Kimley»Horn

APPROVED BY:

PINAL COUNTY ENGINEER _____ DATE

PINAL COUNTY, PUBLIC WORKS DEPARTMENT

Kimley»Horn

July 25, 2024

Mr. Mario T. Carreon, P.E.
Cypress Creek Renewables
3402 Pico Boulevard
Santa Monica, California 90405

Re: Cactus Flower Solar (2,149-Acre± Site) – Traffic Impact Statement, Pinal County, Arizona

Dear Mr. Carreon:

This letter outlines our findings regarding the trip generation during construction and upon buildout of the approximately 2,149-acre solar site located within Sections 13, 23, 24, and 25 of Township 09S, Range 07E in Pinal County, Arizona. The proposed site is located west of Eleven Mile Corner between Curtis Road and Eames Road.

The site encompasses 10 parcels (APN: 40811024A, 40811024C, 40811025B, 40811025C, 40811025D, 408110230, 408120020, 408120030, 408150010, and 408150020). There are existing buildings located in parcels 40811025C and 40811025D that will remain with the construction of the proposed site.

The proposed site plan is attached for reference. It is anticipated that Interstate 10 (I-10) will provide regional access to the site via the I-10/Sunrise Boulevard interchange located approximately 8 miles north of the site. Sunrise Boulevard will provide regional connectivity to the site accesses. The site is expected to provide seven accesses that are described below:

- One gated full-access driveway located along the north of the site along Curtis Road approximately 2,200 feet west of Eleven Mile Corner Road serve parcels 40811024A, 40811024C, 40811025B, 40811025C, and 40811025D.
- Two gated full-access driveways located along the north side of Greene Reservoir Road approximately 850 feet and 3,850 feet west of Tweedy Road serve parcel 408110230.
- Two gated driveways are expected to align and share full-access. The driveways are located approximately 1,050 feet east of Tweedy Road on Ellis Road to serve parcel 408120020 to the north and parcel 408150010 to the south.
- One gated full-access driveway located along Eleven Mile Corner Road approximately 4,500 feet north of Greene Reservoir Road serves parcels 408150010 and 408150020.
- A north-south local roadway is proposed to intersect Ellis Road approximately 3,700 feet west of Eleven Mile Corner Road. One gated full-access driveway is anticipated to be located along the east side of the proposed local roadway approximately 950 feet north of Ellis Road and will serve parcels 408120020 and 408120030.

Trip Generation

Due to the nature of solar sites, the site's peak trip generation is anticipated to occur during its construction phase. Based on client information, the construction phase is anticipated to have approximately 250 to 275 employees on site per day with hours of operations from 7:00 AM to 5:00 PM. The construction phase is anticipated to last approximately 18 to 24 months. An employee vehicle occupancy of two employees per vehicle was used in estimating trips generated by employee traffic. During the construction phase, the site is anticipated to have a total of 139 inbound trips (137 employee trips plus 2 truck trips) and 2 outbound trips in the morning and 2 inbound trips and 139 outbound trips in the afternoon. It is anticipated the site will generate approximately 290 daily trips during construction. As described in the attached statement, the construction employees are expected to be directed appropriately during the peak hours to minimize impacts to the adjacent highway.

It should be noted that the number of trips generated by the solar plant after construction is expected to be significantly less than during construction. The site is proposed to be monitored remotely upon buildout. When monthly maintenance activities occur, it is anticipated the site will provide at most 2 operation and management personnel to perform monthly inspections. Thus, it is anticipated that the site may generate approximately four (4) daily trips (2 inbound trips in the morning and 2 outbound trips in the afternoon).

Conclusion

The trip generation associated with the proposed development after the construction phase is significantly less than the trip generation threshold of 100 peak hour trips that would typically warrant a more detailed analysis per Pinal County Traffic Impact Statement Guidelines. The proposed development is not expected to significantly impact traffic conditions in the vicinity.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Alexander Weber, P.E.

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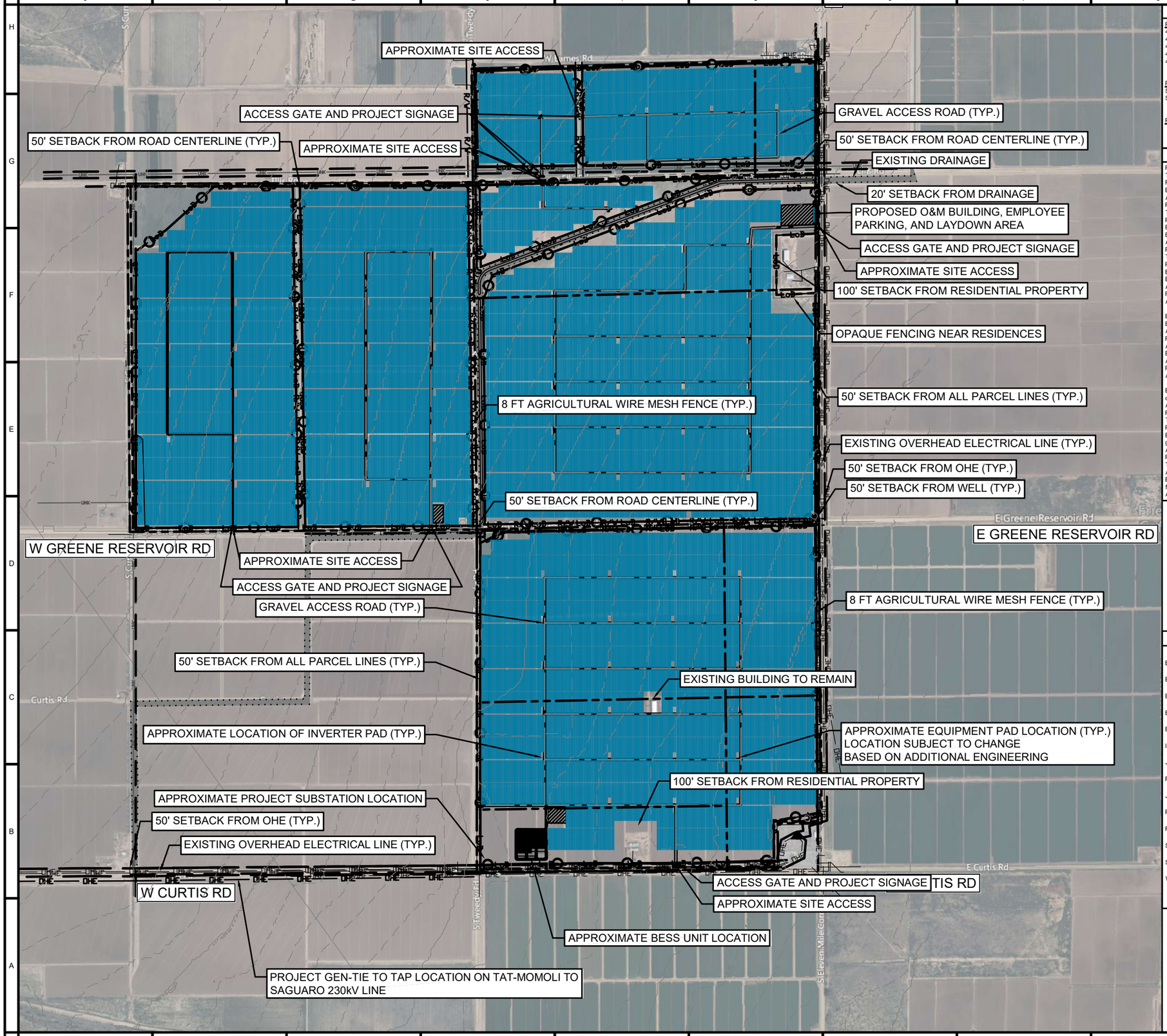

SITE DATA

PARCEL APN	PROPERTY OWNER	SITE ADDRESS
408110230	GORDITA L	
408150020		
408120020	TOONE FAMILY LTD PSHIP #3	
408150010	STAMBAUGH FARMS LLC	
40811025B	CURTIS 1035 LLC	

PROPOSED USE	PRELIMINARY DISTURBED AREA	PRELIMINARY SOLAR AREA	ACRES
SOLAR ENERGY SYSTEM	± 1951.59 AC	± 1885.57 AC	± 2148.94 AC

PRELIMINARY ARE SUBJECT TO CHANGE

PARCEL LINE SETBACKS	REQUIRED
MIN. PARCEL SETBACK	50 FT
MIN. ROAD SETBACK	50 FT

LEGAL DESCRIPTION

PARCEL NO. 1:
The South 990.00 feet of the West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent to said land.
APN: 408-11-025C
PARCEL NO. 2:
The West 3,821.056 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except the South 990.00 feet of the West 3821.056 feet thereof; and
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-025D
PARCEL NO. 3:
The East 1,458.944 feet of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona:
Except the South 693.00 feet of the East 677.00 feet thereof; and
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-024A, 408-11-024C
PARCEL NO. 4:
All of Section 25, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except the South 693 feet of the East 677.00 feet thereof; and
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-025B
PARCEL NO 5:
All of Section 23, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except all gas, oil, metals and mineral rights as reserved unto the State of Arizona in the Patent of said land.
APN: 408-11-023
PARCEL NO. 6:
All of Section 24, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except the North 1760 feet thereof; and
Except all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizer, fossils and other substances in, or under, said land, as reserved unto the State of Arizona, as set forth in the Patent to said land.
APN: 408-15-002
PARCEL NO. 7:
The South 1760 feet of Section 13, Township 9 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
Except all rights to any and all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances, as reserved to the State of Arizona in the Patent to said land.
APN: 408-12-002 and 408-12-003
PARCEL NO. 8:
The North 1760 feet of Section 24, Township 9 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona;
EXCEPT all minerals, ores and metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils and other like substances as reserved in the Patent to said land.
APN: 408-15-001

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING SETBACK	EASEMENTS
EASEMENTS	EQUIPMENT PAD
EDGE OF PAVEMENT	LIMIT OF DISTURBANCE (LoD)
ELECTRICAL (OVERHEAD) (OHE)	ELECTRICAL (OVERHEAD) (OHE)
EPHEMERAL STREAM	ELECTRICAL (UNDERGROUND) (UGE)
INTERMITTENT STREAM	PROJECT AREA
JURISDICTIONAL DITCH	SECURITY FENCE
PERENNIAL STREAM	SHADE BUFFER
JURISDICTIONAL POND	SITE ACCESS
PROPERTY LINES	TREELINE
RIGHT-OF-WAY (R/W)	VEGETATIVE BUFFER
STREET CENTERLINE	
STRUCTURES	
WETLAND	

1500' 0 750' 1500'
1" = 1500'

CYPRESS CREEK RENEWABLES
3402 PICO BOULEVARD :: STE 215 :: SANTA MONICA, CA 90405
5310 SOUTH ALSTON AVE. :: BLDG. 300 :: DURHAM, NC. 27713

SEAL

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT

NO.	DATE	REVISIONS DESCRIPTION

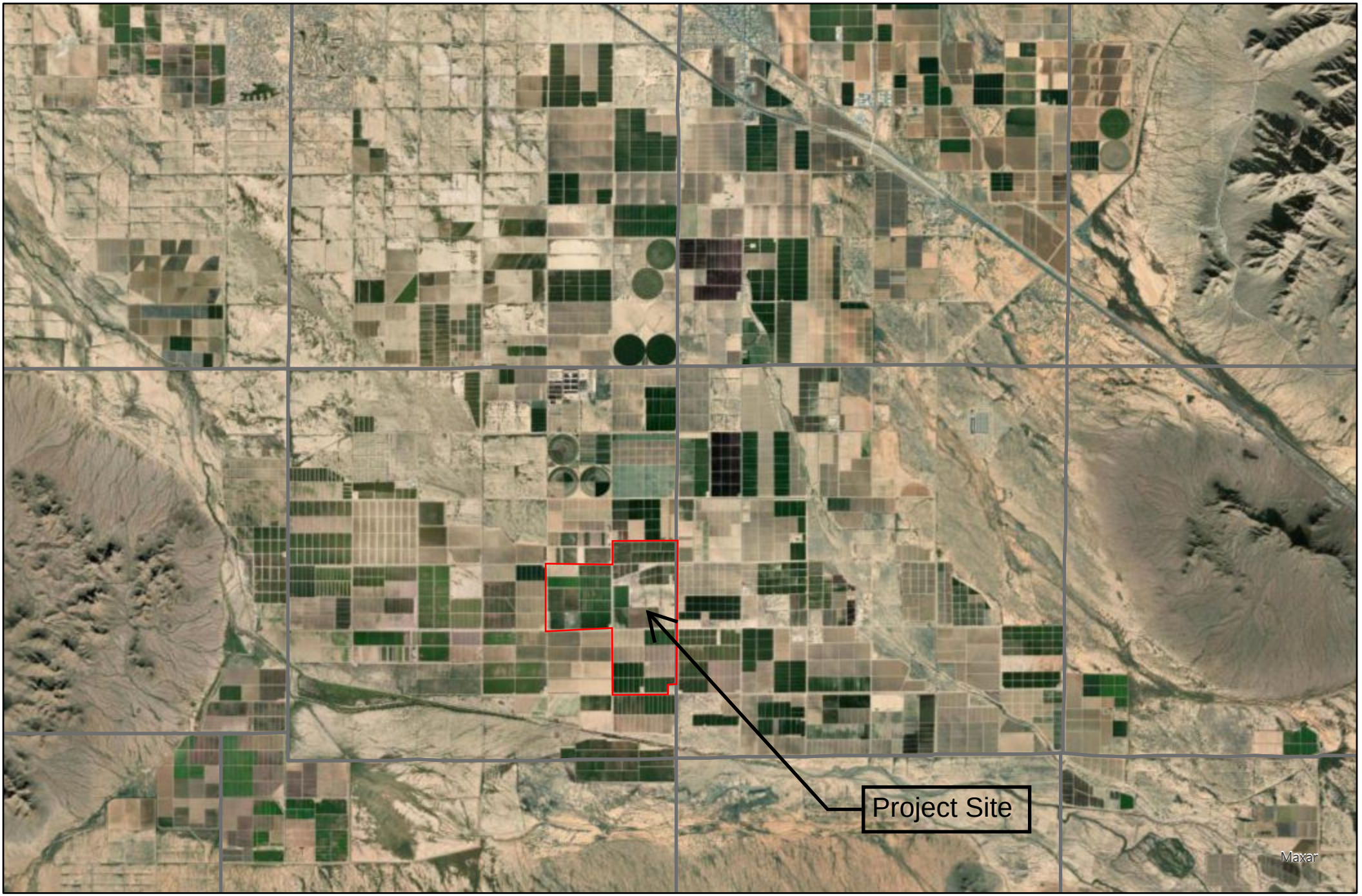
CACTUS FLOWER SOLAR, LLC
PINAL COUNTY, AZ

DATE:	07-25-24
DRAWN BY:	AR
CHECKED BY:	--

PV LAYOUT

E-101

Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



Pinal County Assessor's Office
PO Box 709
31 N Pinal St
Florence, AZ 85132
520.866.6361
assessor@pinalcountyaz.gov

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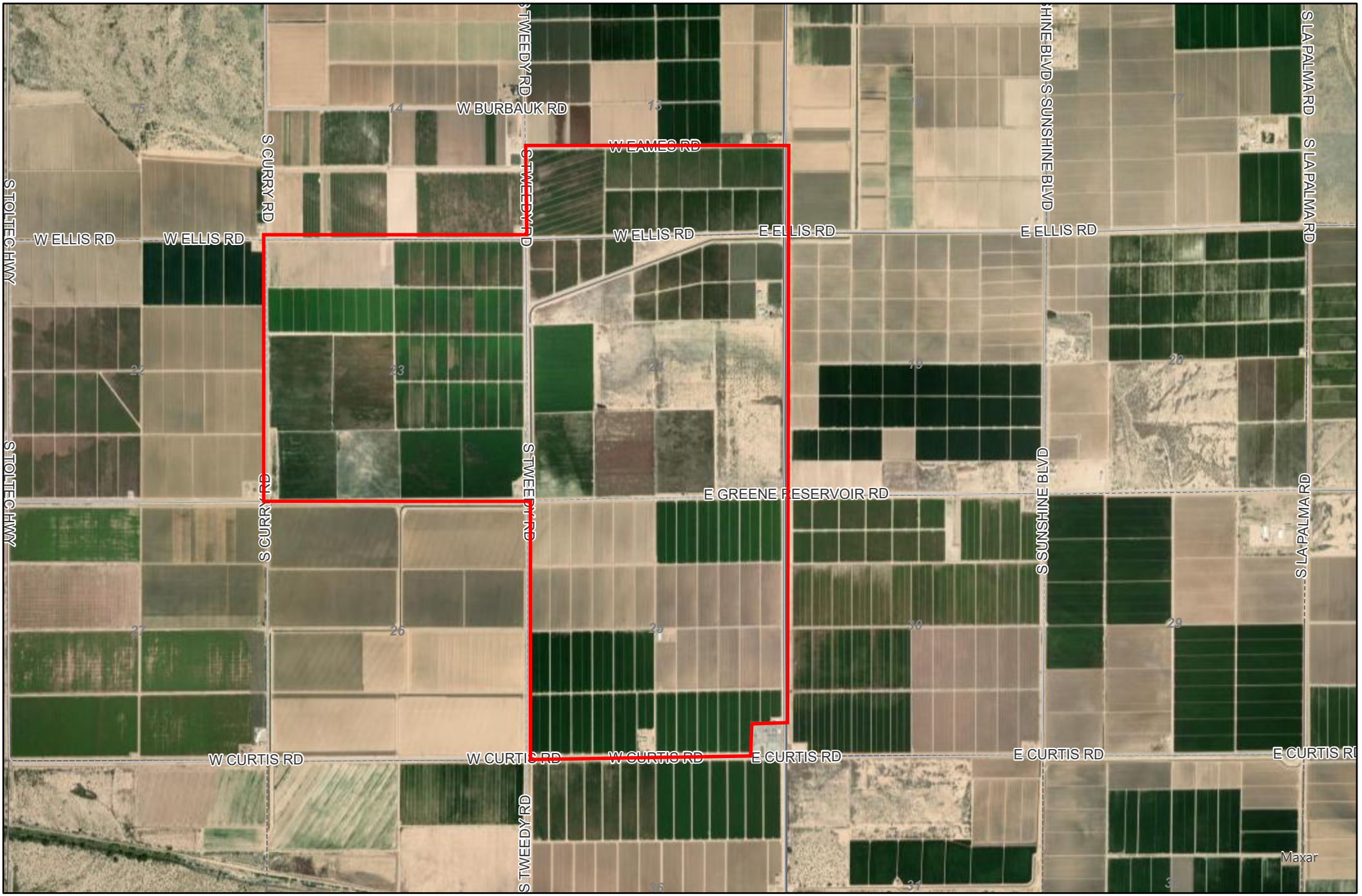
Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



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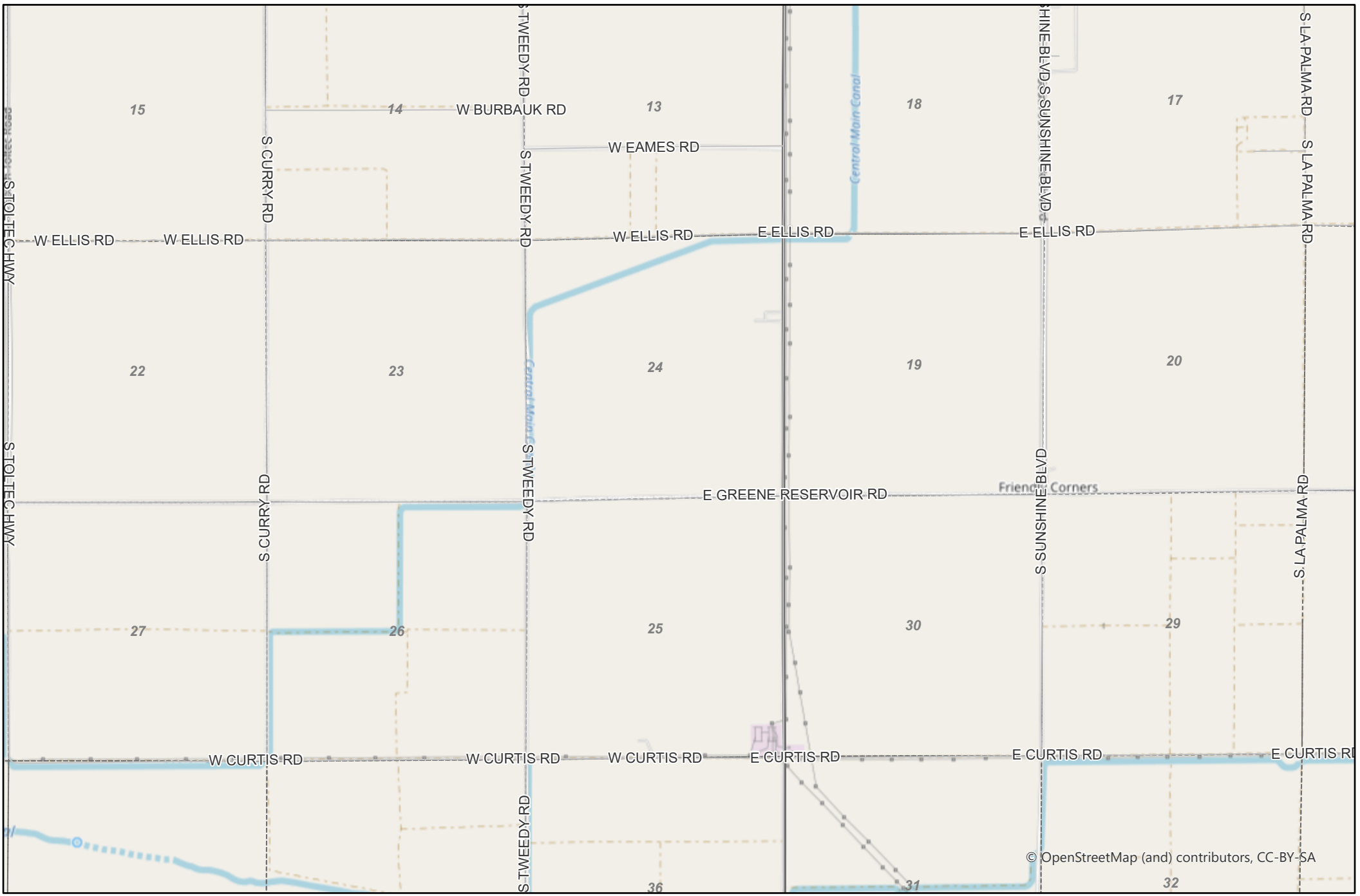

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ALTA / NSPS LAND TITLE SURVEY

SITUATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, ALL IN THE COUNTY OF PINAL, STATE OF ARIZONA

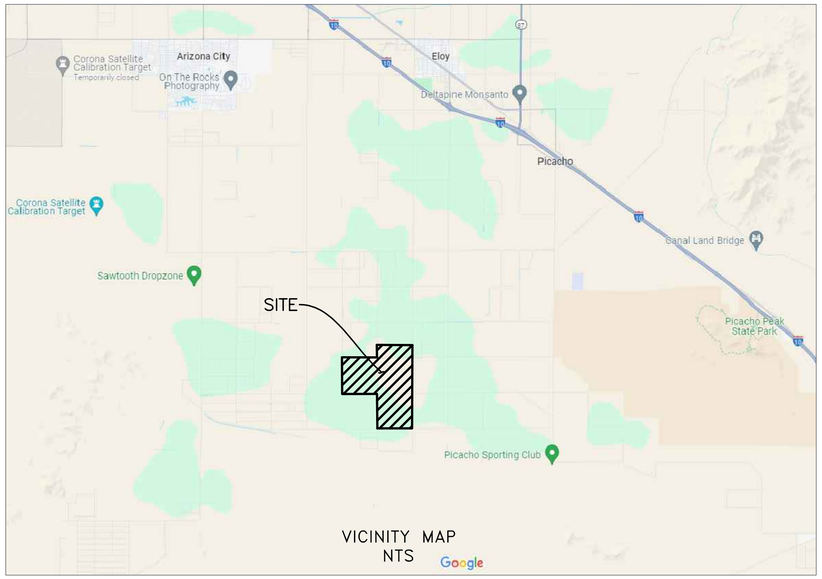


TABLE "A" TITLE NOTES

TABLE A ITEMS ADDRESSED IN THIS SURVEY

ITEM 1: MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(AS SHOWN)**

ITEM 2: ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(NO STREET ADDRESSES PROVIDED)**

ITEM 3: FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
THE SUBJECT PROPERTY LIES WITHIN ZONE: **ZONE A AND X PER FEMA PANEL 04021C1975F, REVISED MAY 16, 2019 ZONE A & X PER FEMA PANEL 04021C2350E, EFFECTIVE DATE: DEC 4, 2007**

ITEM 4: GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
THE SURVEYED PARCEL CONTAINS A TOTAL OF **2,148.944 ACRES**, MORE OR LESS.

ITEM 5: VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE. **(COLLECTED 3-16-24, FIXED WING AERIAL LIDAR BASED ON GROUND CONTROL, SUPPLEMENTED WITH GROUND SURVEY CONTOUR INTERVAL IS 2 FOOT, NAVD 88 DATUM)**

ITEM 6: (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(A LETTER WAS NOT PROVIDED TO THE SURVEYOR)**

(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.**(A LETTER WAS NOT PROVIDED TO THE SURVEYOR)**

ITEM 7: (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDINGS ON PROPERTY)**

(B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
(2) OTHER AREAS AS SPECIFIED BY THE CLIENT.

(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(AS SHOWN)**

ITEM 9: NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(NO PARKING SPACES ON SUBJECT PROPERTY)**

ITEM 10: AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. **(NO PARTY WALLS ON SUBJECT PROPERTY)**

ITEM 11: EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:

(A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
(UTILITY LOCATE REQUEST SUBMITTED UNDER TICKET NUMBER 2024022100806)

COMPANY	CONTACT	PHONE NUMBER	EMAIL	RESPONSE	RECEIVED	UTILITIES IN AREA Y/N	TYPE	NOTES
CENTURYLINK	USIC DISPATCH CENTER	800-778-9140	NONE PROVIDED	YES	PDF	YES	UNDERGROUND; NONE SPECIFIED	MAPPED APPROX.
EL PASO NATURAL GAS	KELLEY_SIMS@CAIDD	520-663-4223	KELLEY_SIMS@KINDERMORGAN.COM	YES	PDF	NO	UNDERGROUND GAS	MAPPED APPROX.
ELECTRICAL DISTRICT NO. 4	RON WILHITE	520-466-7336	MELISSA@CAIDD.COM	YES	NO	YES	OVERHEAD ELECTRIC	WAITING ON REF. DOCS.
SOUTHWEST GAS-CASA GRANDE PINAL	STEPHANIE RODRIQUEZ	520-289-0481	STEPHANIE.RODRIGUEZ@ELMUTILITY.COM	YES	PDF	YES	UNDERGROUND GAS	MAPPED APPROX.
ZAYO GROUP, LLC	ZAYO LOCATE DESK	800-961-6500	ZAYO.RELO.ARIZONA@ZAYO.COM	YES	PNG	YES	UNDERGROUND; NONE SPECIFIED	UNABLE TO PLOT

TABLE "A" TITLE NOTES CONT.

(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.**(AS SHOWN)**

ITEM 12: AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.**(NONE PROVIDED)**

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."**(AS SHOWN)**

ITEM 14: AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.**(ROADS ARE SHOWN)**

ITEM 15: RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA. **(COLLECTED 3-16-24, FIXED WING AERIAL LIDAR BASED ON GROUND CONTROL, SUPPLEMENTED WITH GROUND SURVEY CONTOUR INTERVAL IS 1 FOOT, NAVD 88 DATUM, 7.5 CM FLIGHT, 60PPSM LIDAR, HORIZONTAL AND VERTICAL MAPPING ACCURACY OR BETTER, ROOT MEAN SQUARE METHOD)**

ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE OBSERVED)**

ITEM 17: PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NO INFORMATION PROVIDED TO SURVEYOR OR OBSERVED)**

ITEM 18: PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
(NOT APPLICABLE)

ITEM 19: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $_____ TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

NOTES

1. THIS SURVEY MEETS OR EXCEEDS THE RELATIVE ACCURACY STANDARDS AND FIELD TRAVERSE STANDARDS FOR SUBURBAN AND RURAL LAND BOUNDARY SURVEYS AS SET FORTH IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS, BEING 0.25 FEET, PLUS 100 PARTS PER MILLION AT 95% CONFIDENCE LEVEL AND A 1:5000 MINIMUM LINEAL CLOSURE.
2. BASIS OF BEARING: HORIZONTAL DATUM - BASED UPON THE ARIZONA STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(2011), EPOCH DATE: 2010, INTERNATIONAL FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. VERTICAL DATUM IS BASED ON NAVD88, GEOID 18. ALL DISTANCES HAVE BEEN SCALED TO GROUND (SCALE FACTOR = 1.000161059603405).
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYING AND MAPPING (SAM), LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE RECORD, SURVEYING AND MAPPING (SAM), LLC RELIED UPON A FILE NUMBER 22000370428, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED: OCTOBER 24, 2022.
4. THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING.
5. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 9, 2024.
6. THE ACCOMPANYING SURVEY WAS DONE THROUGH AERIAL SURVEY AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARIZONA.
7. THE TAX PARCEL NUMBER(S) ASSIGNED TO THE SURVEY PROPERTY DO NOT INCLUDE ANY LAND OTHER THAN THE SURVEYED PROPERTY.
8. THE LAND SURVEYED IS THE LAND DESCRIBED IN THE TITLE COMMITMENT LYING WITHIN SECTIONS 13, 23, 24, AND 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MIERIDIAN, PINAL COUNTY, ARIZONA.
9. ALL PUBLIC ROADS, STREETS, AND HIGHWAYS SHOWN ARE COMPLETED AND DEDICATED PUBLIC STREETS HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE.
10. THERE IS NOT OBSERVABLE EVIDENCE THAT THE SUBJECT PROPERTY WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
11. THE SURVEY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, PARKING AREAS AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY.
12. EXCEPT AS SHOWN, THERE ARE NOT ANY VISIBLE OR RECORDED EASEMENTS OR RIGHT-OF-WAY ACROSS THE SURVEYED PROPERTY.
13. THERE ARE NO OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS BEEN ADVISED.
14. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS. VERTICAL ACCURACY DOES NOT EXCEED 10% OF THE ELEVATIONS TESTED NOT MORE THAN 1/2 THE CONTOUR INTERVAL.
15. SURVEYED PROPERTY HAS DIRECT ACCESS TO A DEDICATED PUBLIC RIGHT OF WAY.
16. THE SURVEYOR DID NOT OBSERVE ANY LANDFILLS, GRAVES/ BURIAL GROUNDS ON SITE.

PROPERTY DESCRIPTION

PARCEL NO. 1:
THE SOUTH 990.00 FEET OF THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND. APN: 408-11-025C

PARCEL NO. 2:
THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 990.00 FEET OF THE WEST 3821.056 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND. APN: 408-11-025D

PARCEL NO. 3:
THE EAST 1,458.944 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

EXCEPT THE SOUTH 693.00 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-024A, 408-11-024C

PARCEL NO. 4:
ALL OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; EXCEPT THE SOUTH

693 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND. APN: 408-11-025B

PARCEL NO 5:
ALL OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.
APN: 408-11-023

PARCEL NO. 6:
ALL OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
EXCEPT THE NORTH 1760 FEET THEREOF; AND

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER SUBSTANCES IN, OR UNDER, SAID LAND, AS RESERVED UNTO THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT TO SAID LAND.

APN: 408-15-002

PARCEL NO. 7:
THE SOUTH 1760 FEET OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-12-002 AND 408-12-003

PARCEL NO. 8:
THE NORTH 1760 FEET OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES AS RESERVED IN THE PATENT TO SAID LAND.

APN: 408-15-001

SURVEYOR'S CERTIFICATE

TO: CYPRESS CREEK RENEWABLES AND STEWART TITLE GUARANTY COMPANY

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER DIRECTION CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF COUNTY COMMISSIONERS IN 04-22

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 9, 2024.

TYLER TRUJILLO, PLS 76803
DATE: 02/20/2023
JOB NO. 1024086474

BASIS OF BEARING SYSTEM

SURVEY DATUM IS STATE PLANE, ARIZONA CENTRAL, NAD 83, INTERNATIONAL FOOT, SCALED TO GROUND DISTANCES

CYPRESS CREEK RENEWABLES

PROJECT: CYPRESS CREEK RENEWABLES
CACTUS FLOWER ALTA

JOB NUMBER: 1024086474
DATE: 04/19/2024
SURVEYOR: TYLER TRUJILLO
TECHNICIAN: TYLER HARPER
DRAWING: 86474 - CACTUS FLOWER - ALTA.DWG
TRACT ID:
PARTYCHIEF:
FIELDBOOKS:

ALTA / NSPS LAND TITLE SURVEY
SITUATED IN SECTIONS 13, 23, 24 & 25,
TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL
IN THE COUNTY OF PINAL, STATE OF ARIZONA

SHEET 1

NO.	DATE	BY	DESCRIPTION

SAM™
488 E. Winchester Street
Suite 125
Murray, UT 84107
Ofc: 801.601.4342
email: info@sam.biz

PATH:\\SAMINC\SLC\PROJECTS\1024086474\100\SURVEY\06PLATS\86474 - CACTUS FLOWER - ALTA.DWG

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL IN THE COUNTY OF PINAL, STATE OF ARIZONA

SCHEDULE B EXCEPTIONS

(ITEMS 1-22 ARE NOT SURVEY RELATED, NO DOCUMENTS PROVIDED TO SURVEYOR, AND NOT ADDRESSED ON THIS SURVEY.)

23 EASEMENT FOR TRANSMISSION LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 19, PAGE 103.
PARCELS 1-4 **(AFFECTS PARCELS 1 AND 3, SHOWN ON SURVEY)**

24 EASEMENT FOR PIPE LINE, TELEPHONE LINE, TRANSMISSION LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 22, PAGE 231.
PARCELS 1-4 **(DOES NOT AFFECT, NOT SHOWN)**

25 MATTERS SHOWN ON SURVEY RECORDED IN BOOK 15 OF SURVEYS, PAGE 55 AND AMENDMENT RECORDED IN BOOK 17 OFSURVEYS, PAGE 262.
PARCEL 7 **(AFFECTS PARCEL 7, REFERENCED ON CURRENT SURVEY)**

26 MATTERS SHOWN ON SURVEY RECORDED IN BOOK 17 OF SURVEYS, PAGE 263. PARCEL 8 **(AFFECTS PARCEL 8, REFERENCED ON CURRENT SURVEY)**

27 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY STATING THAT A ROADWAY IS ESTABLISHED, RECORDED FEBRUARY 21, 1964, BOOK 375, PAGE 572.
PARCEL 7 **(DOES NOT AFFECT, NOT SHOWN)**

28 EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 18, 1965, BOOK 409, PAGE 43.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY)**

29 EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 18, 1965, BOOK 409, PAGE 47.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY)**

30 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED MEMORANDUM OF UNDERSTANDING AND AGREEMENT, RECORDED APRIL 11, 1984, BOOK 1218, PAGE 250.
PARCELS 7 AND 8 **(AFFECTS PARCELS 6, 7, 8 BLANKET AREA, PLOTABLE WELLS SHOWN ON SURVEY)**

31 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED MEMORANDUM OF UNDERSTANDING AND AGREEMENT, RECORDED AUGUST 6, 1984, BOOK 1239, PAGE 373.
PARCEL 5 **(AFFECTS PARCELS 1-6, 8 BLANKET AREA, PLOTABLE WELLS SHOWN ON SURVEY)**

32 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY, RECORDED NOVEMBER 3, 1986, DOCKET 1397, PAGE 811 AND RE-RECORDED MARCH 24, 1987 IN DOCKET 1430, PAGE 651.
PARCELS 1-6 **(AFFECTS PARCEL 2, 4, 5, 6, SHOWN ON SURVEY)**

33 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY BY THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 3, 1986, DOCKET 1397, PAGE 827 AND AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY RECORDED IN DOCKET 1418, PAGE 372.
PARCEL 8 **(AFFECTS PARCEL 8, SHOWN ON SURVEY)**

34 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY, RECORDED NOVEMBER 3, 1986, DOCKET 1397, PAGE 839 AND RE-RECORDED NOVEMBER 18, 1986 IN DOCKET 1400, PAGE 932 AND RE-RECORDED MARCH 24, 1987 IN DOCKET 1430, PAGE 647.
PARCELS 1-6 **(AFFECTS PARCELS 2, 4, SHOWN ON SURVEY)**

35 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF- WAY, RECORDED JULY 21, 1987, DOCKET 1458, PAGE 829.
PARCELS 1-6 **(AFFECTS PARCELS 2, 4, 5, 6 SHOWN ON SURVEY)**

36 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY TO PRIVATE INTEREST OR CORPORATION FOR OPEN CANAL, RECORDED SEPTEMBER 10, 1987, BOOK 1470, PAGE 857.
PARCELS 5, 6 AND 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

37 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY TO PRIVATE INTEREST OR CORPORATION FOR OPEN CANAL, RECORDED SEPTEMBER 10, 1987, BOOK 1470, PAGE 863.
PARCEL 5 **(AFFECTS PARCEL 5, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

38 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY, RECORDED FEBRUARY 10, 1988, BOOK 1505, PAGE 581.
PARCEL 5 **(AFFECTS PARCEL 5, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

39 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO THE EXERCISE OF RESERVED RIGHT- OF-WAY, RECORDED SEPTEMBER 15, 1988, BOOK 1554, PAGE 768.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

40 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF LANDS INCLUDED WITHIN CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT, RECORDED JANUARY 20, 1989, DOCKET 1580, PAGE 919.
PARCELS 1-4 **(AFFECTS ALL PARCELS, BLANKET IN NATURE, NOT SHOWN)**

41 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY, RECORDED APRIL 11, 1989, BOOK 1596, PAGE 944.
PARCELS 6 AND 8 **(AFFECTS PARCEL 8, SHOWN ON SURVEY)**

42 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY, RECORDED APRIL 11, 1989, BOOK 1596, PAGE 963.
PARCEL 6 **(AFFECTS PARCELS 1, 5, SHOWN ON SURVEY, AMBIGUOUS ACCESS EASEMENT LOCATION, NOT SHOWN)**

43 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF- WAY, RECORDED OCTOBER 11, 1989, DOCKET 1634, PAGE 921.
PARCEL 8 **(AFFECTS PARCEL 8, SHOWN ON SURVEY)**

44 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT FOR PROJECT WATER SERVICE, RECORDED MARCH 26, 1990, DOCKET 1665, PAGE 294 AND MODIFICATION RECORDED NOVEMBER 4, 1994, IN DOCKET 2054, PAGE 870.
PARCELS 1-6 **(AFFECTS PARCELS 1-6, BLANKET IN NATURE, NOT SHOWN)**

45 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT FOR PROJECT WATER SERVICE, RECORDED MARCH 26, 1990, DOCKET 1665, PAGE 311 AND MODIFICATION RECORDED NOVEMBER 4, 1994 IN DOCKET 2054, PA GE 870.
PARCELS 1-6 **(AFFECTS PARCELS 1-6, BLANKET IN NATURE, NOT SHOWN)**

46 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT FOR PROJECT WATER SERVICE, RECORDED JULY 30, 1990, BOOK 1690, PAGE 215.
PARCELS 6, 7 AND 8 **(AFFECTS PARCELS 7,7, MAY AFFECT PARCEL 6, BLANKET IN NATURE, NOT SHOWN)**

47 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF- WAY, RECORDED DECEMBER 18, 1990, BOOK 1715, PAGE 88.
PARCELS 1-4 AND 6 **(AFFECTS PARCELS 1-6, BLANKET IN NATURE, NOT SHOWN)**

48 EASEMENT FOR TELECOMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED JULY 1, 1991, BOOK 1756, PAGE 992.
PARCEL 7 **(AFFECTS PARCEL 7, SHOWN ON SURVEY)**

49 EASEMENT FOR COMMUNICATIONS SYSTEMS, MARKERS AND SPLICING BOXES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 23, 1999, FEE NO. 1999-057316.
PARCELS 7 AND 8 **(AFFECTS PARCELS 7 & 8, SHOWN ON SURVEY)**

50 EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 23, 1999, FEE NO. 1999-057317.
PARCELS 1-4 **(AFFECTS PARCELS 1 & 4, SHOWN ON SURVEY)**

51 EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 23, 1999, FEE NO. 1999-057318.
PARCELS 1-4 **(AFFECTS PARCELS 2 & 4, SHOWN ON SURVEY)**

52 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED COMMUNICATIONS RIGHT OF WAY AGREEMENT, RECORDED DECEMBER 23, 1999, FEE NO. 1999-057319.
PARCELS 6 AND 8 **(AFFECTS PARCEL 6, SHOWN ON SURVEY)**

53 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 2005-01, RESOLUTION AND ORDER OF THE BOARD OF DIRECTORS OF CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT GRANTING PETITION FOR EXCLUSION AND INCLUSION OF LANDS IN SAID DISTRICT, RECORDED NOVEMBER 7, 2008, FEE NO. 2008-107048.
PARCELS 1-4 **(AFFECTS PARCELS 1, 2, 4, APPROXIMATE LOCATIONS PER TITLE DOCUMENT, NOT SHOWN)**

54 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 2008-01 RESOLUTION AND ORDER OF THE BOARD OF DIRECTORS OF CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT GRANTING PETITION FOR EXCLUSION AND INCLUSION OF LANDS IN SAID DISTRICT, RECORDED AUGUST 11, 2009, FEE NO. 2009-081947.
PARCELS 5 AND 6 **(AFFECTS PARCELS 5, 6, BLANKET IN NATURE, NOT SHOWN)**

55 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED LAND PURCHASE CONTRACT FOR THE EDS SUBSTATION AND GRANT OF EASEMENT FOR THE ED4-ED5 TRANSMISSION LINE, RECORDED FEBRUARY 29, 2012, FEE NO. 2012-016359. PARCELS 1-4 **(AFFECTS PARCELS 3, 4, SHOWN ON SURVEY)**

56 TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION 2013-01, RESOLUTION OF THE BOARD OF DIRECTORS OF ELECTRICAL DISTRICT NUMBER FIVE OF PINAL COUNTY, ARIZONA, DEFINING THE BOUNDARIES OF AND LAND INCLUDED IN ELECTRICAL DISTRICT NUMBER FIVE OF PINAL COUNTY, ARIZONA, RECORDED MARCH 27, 2013, FEE NO. 2013-025107. PARCELS 1-4
(AFFECTS PARCELS 5, 6, BLANKET IN NATURE, NOT SHOWN)

57 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY CAROLYN BRAY AND TPC HOLDINGS, LLC, LESSOR, AND STAMBAUGH FARMS, AND ARIZONA GENERAL PARTNERSHIP, LESSEE, DATED AUGUST 26, 2005, AS DISCLOSED BY AGRICULTURAL LEASE, RECORDED NOVEMBER 15, 2005, FEE NO. 2005-157921 AND ASSIGNMENT RECORDED NOVEMBER 15, 2005, FEE NO. 2005-157923.
PARCEL 7 **(MAY AFFECT SUBJECT PARCELS, UNDEFINED AREA, NOT SHOWN)**

58 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ET SEQ.) OR THE POULTRY AND STOCKYARDS ACT (7 U.S.C. 181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. ALL PARCELS
(NOT A SURVEY MATTER, NOT SHOWN)

59 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY CURTIS 1035, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, LESSOR, AND DAIRYVIEW FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LESSEE, DATED JANUARY 1, 2014, AS DISCLOSED BY SUBORDINATION AGREEMENT, RECORDED SEPTEMBER 9, 2013, FEE NO. 2013-073424. **(AFFECTS PARCELS 1-4, BLANKET IN NATURE, NOT SHOWN)**

60 RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS WHICH ENTITLE THE OCCUPANTS TO POSSESSION.
(NOT A SURVEY MATTER, NOT SHOWN)

CYPRESS CREEK RENEWABLES

PROJECT: CYPRESS CREEK RENEWABLES
CACTUS FLOWER ALTA

JOB NUMBER: 1024086474
DATE: 04/19/2024
SURVEYOR: TYLER TRUJILLO
TECHNICIAN: TYLER HARPER
DRAWING: 86474 - CACTUS FLOWER - ALTA.DWG
TRACT ID:
PARTYCHIEF:
FIELDBOOKS:

ALTA / NSPS LAND TITLE SURVEY
SITUATED IN SECTIONS 13, 23, 24 & 25,
TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL
IN THE COUNTY OF PINAL, STATE OF ARIZONA

NO.	DATE	BY	DESCRIPTION

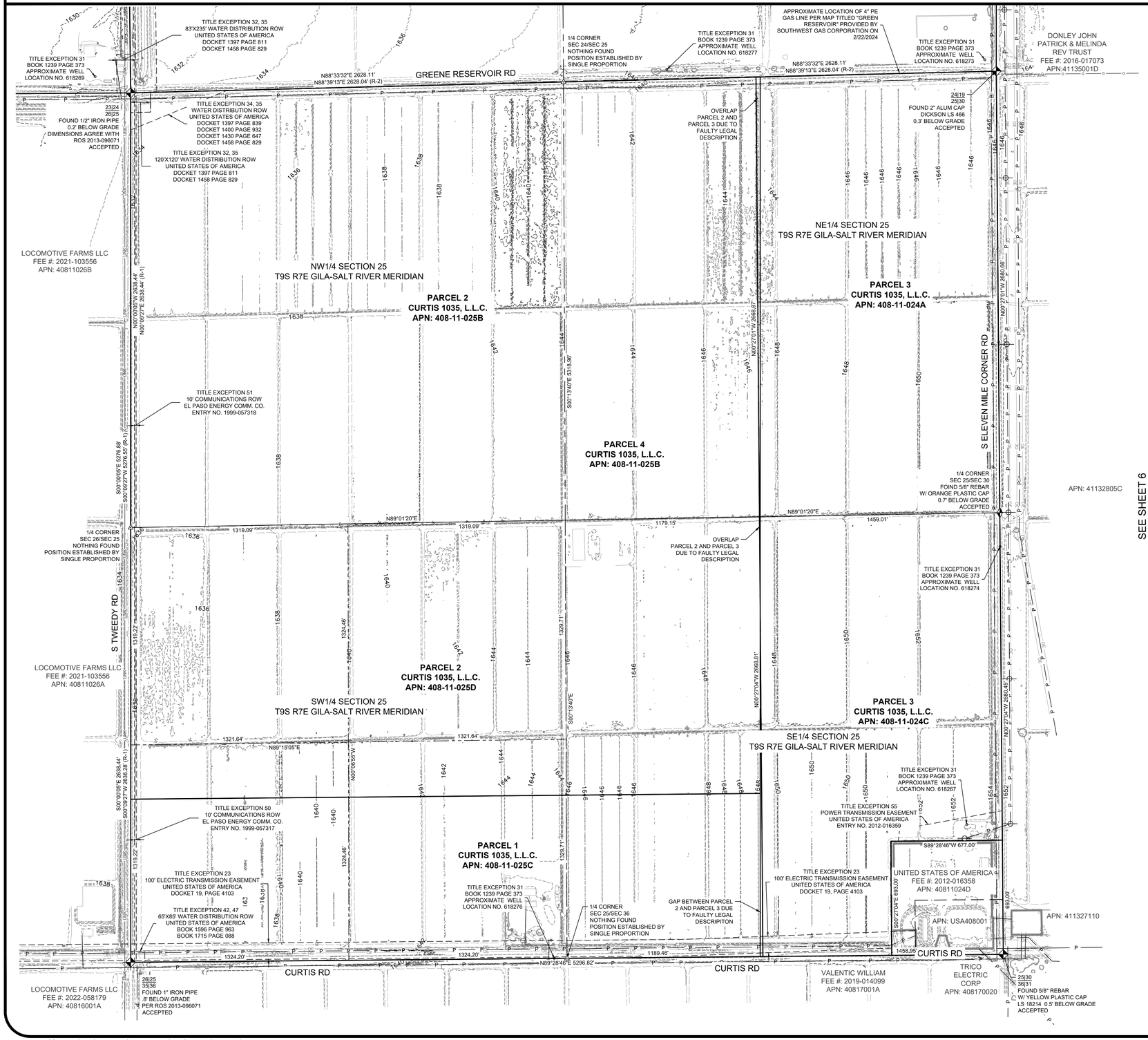
SHEET 2

SAM™
488 E. Winchester Street
Suite 125
Murray, UT 84107
Ofc: 801.601.4342
email: info@sam.biz

PATH:\\SAMINC\SLC\PROJECTS\1024086474\100\SURVEY\06PLATS\86474 - CACTUS FLOWER - ALTA.DWG

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN SECTIONS 13, 23, 24 & 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL IN THE COUNTY OF PINAL, STATE OF ARIZONA



INDEX MAP for SHEET 3

NORTH

NOT TO SCALE

SEC 14 T9SR7E	SHEET 6 SEC 13 T9SR7E	SEC 18 T9SR8E
SHEET 5 SEC 23 T9SR7E	SHEET 4 SEC 24 T9SR7E	SEC 19 T9SR8E
SEC 26 T9SR7E	SHEET 3 SEC 25 T9SR7E	SEC 30 T9SR8E

LEGEND

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- MINOR CONTOURS

N

SCALE: 1" = 300'

0 300' 600'

GRAPHIC SCALE

REFERENCE DOCUMENTS

R-1 RECORD OF SURVEY FEE NO. 2013-096071, RECORDS OF PINAL COUNTY, ARIZONA
R-2 RECORD OF SURVEY FEE NO. 2006-65248, RECORDS OF PINAL COUNTY, ARIZONA
R-3 RECORD OF SURVEY FEE NO. 2005-121310, RECORDS OF PINAL COUNTY, ARIZONA

CYPRESS CREEK RENEWABLES

PROJECT: CYPRESS CREEK RENEWABLES • CACTUS FLOWER ALTA

JOB NUMBER: 1024086474
DATE: 04/19/2024
SURVEYOR: TYLER TRUJILLO
TECHNICIAN: TYLER HARPER
DRAWING: 86474 - CACTUS FLOWER - ALTA.DWG
TRACT ID:
PARTYCHIEF:
FIELDBOOKS:

ALTA / NSPS LAND TITLE SURVEY
SITUATED IN SECTIONS 13, 23, 24 & 25,
TOWNSHIP 9 SOUTH, RANGE 7 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, ALL
IN THE COUNTY OF PINAL, STATE OF ARIZONA

SHEET 3

NO.	DATE	BY	DESCRIPTION

SAM™
488 E. Winchester Street
Suite 125
Murray, UT 84107
Ofc: 801.601.4342
email: info@sam.biz

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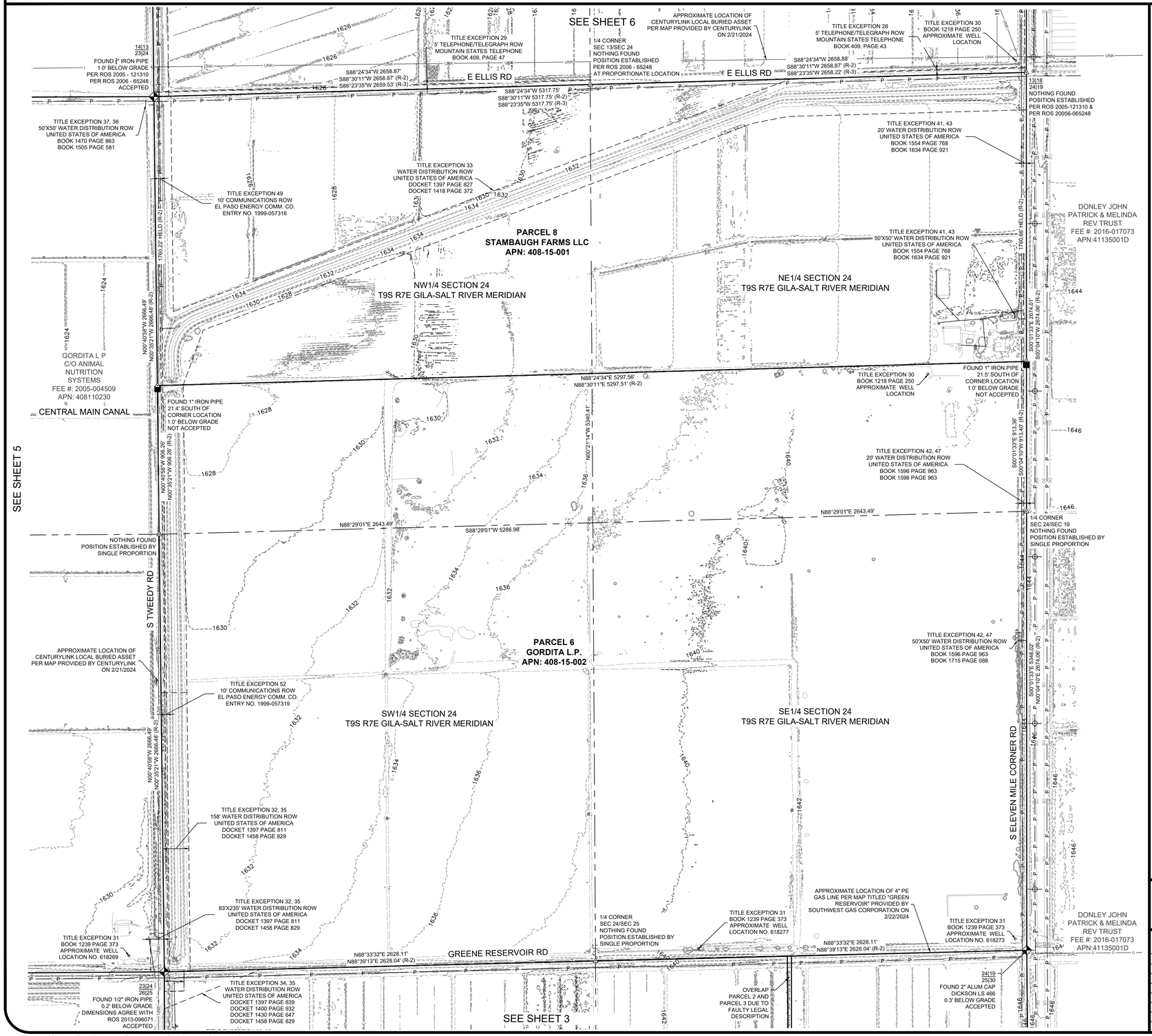

INDEX MAP for SHEET 4

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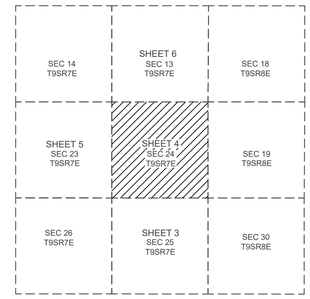

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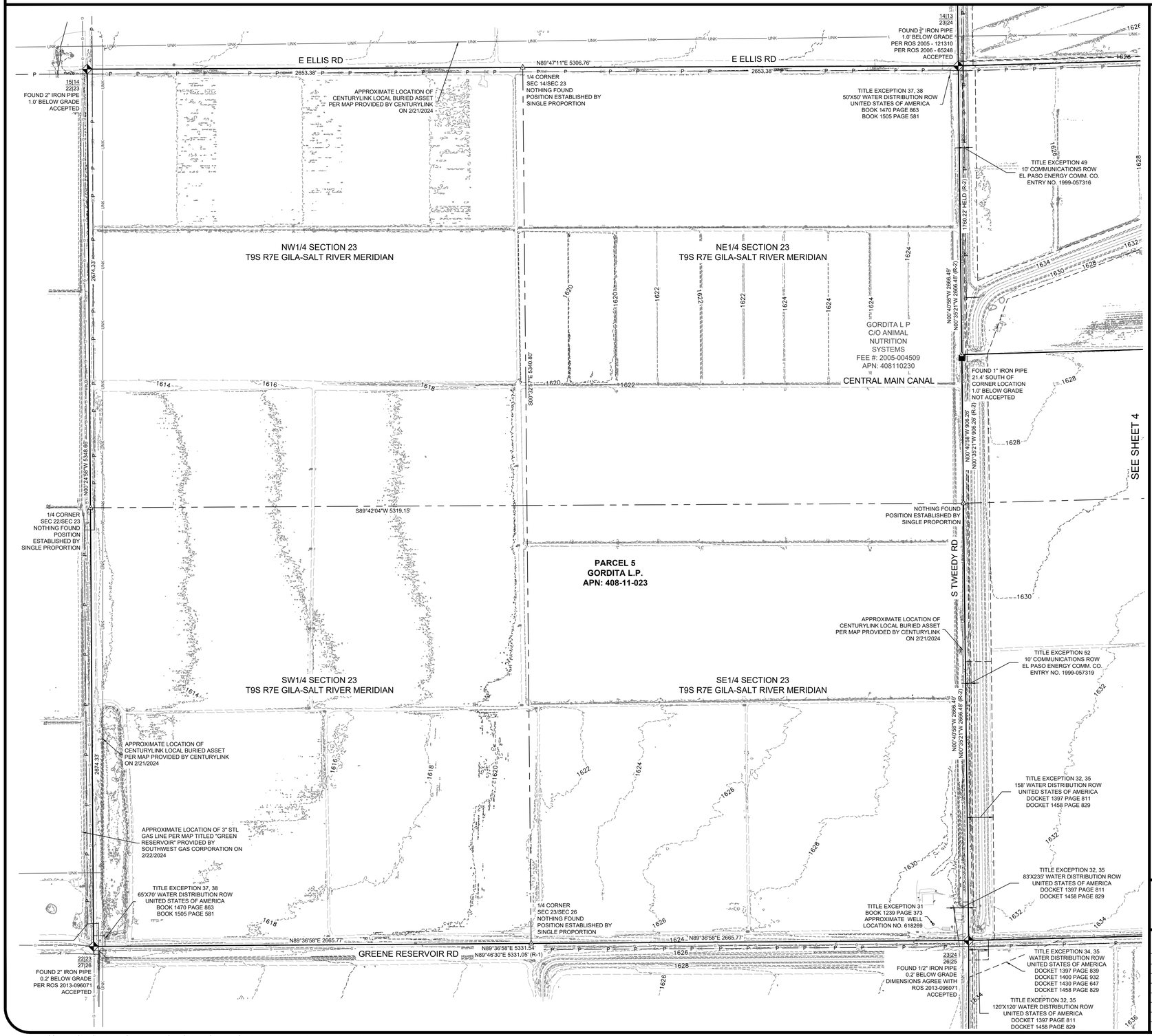

INDEX MAP for SHEET 5

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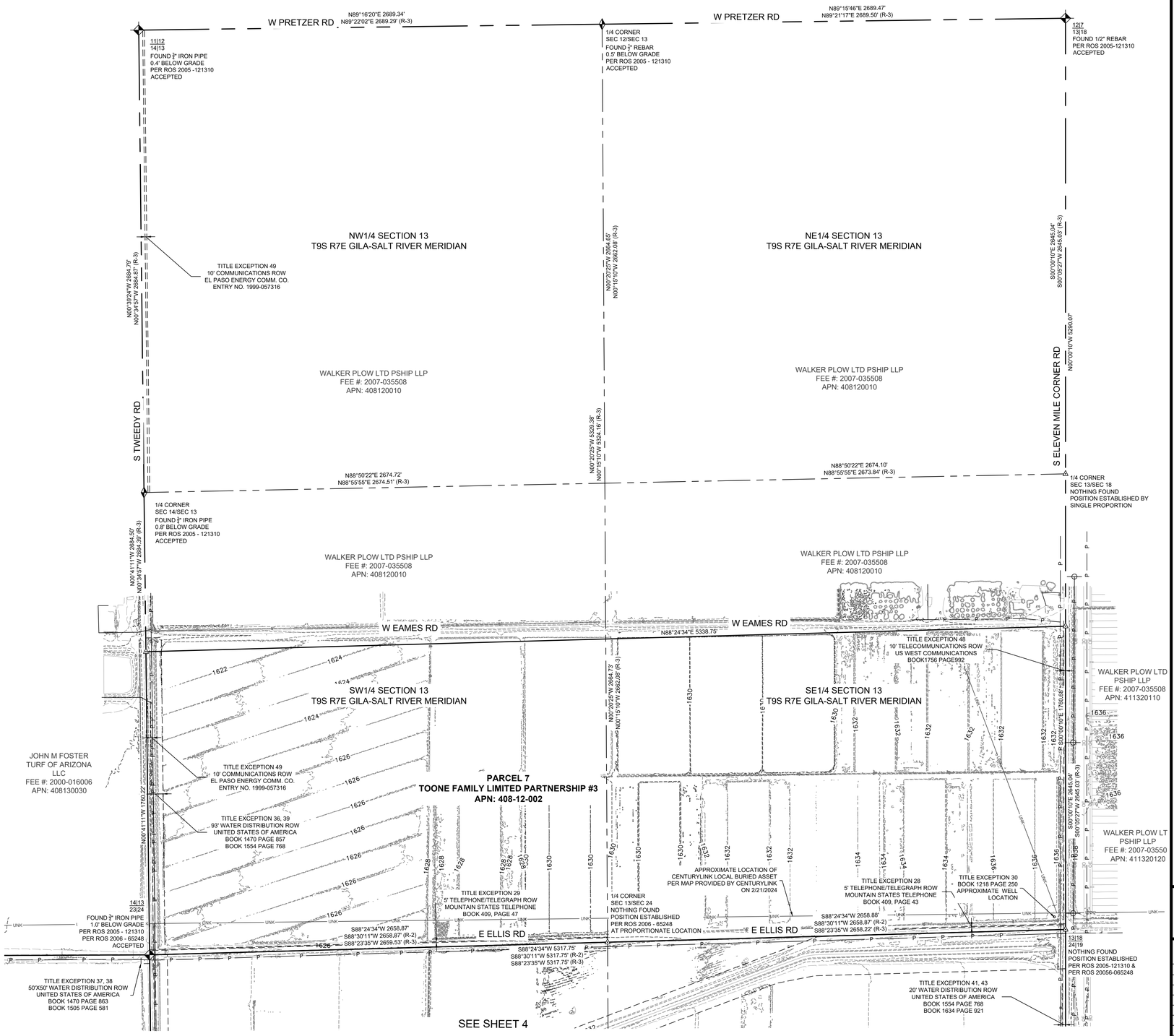

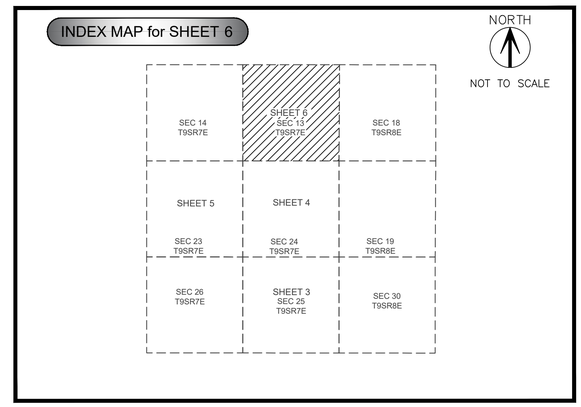

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SHEET 6

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SAM™
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PATH:\\SAMINC\SLC\PROJECTS\1024086474\100\SURVEY\06PLATS\86474 – CACTUS FLOWER – ALTA.DWG

CVL CONSULTANTS
4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

Cactus Flower Solar

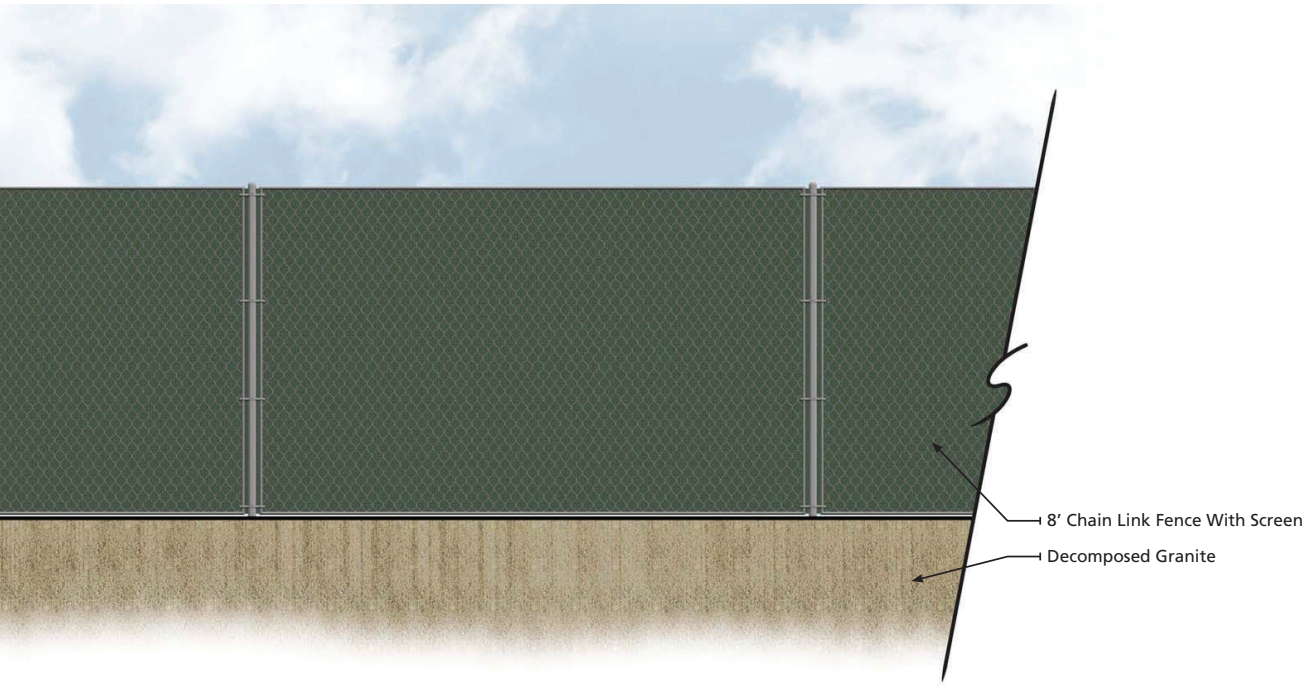
Water and Wastewater Statement

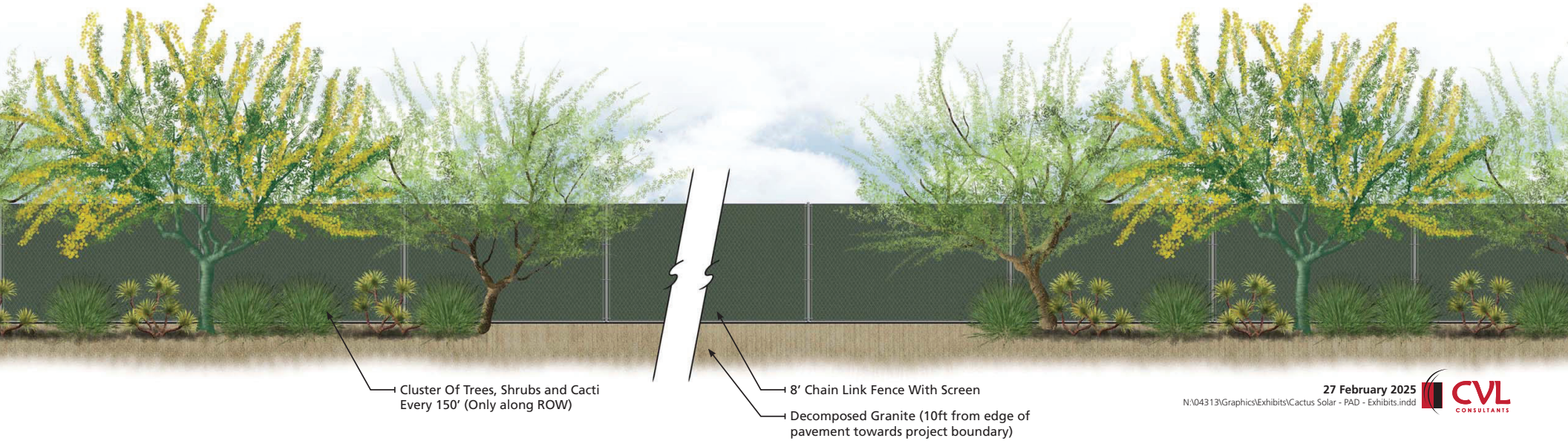
A solar facility is proposed near Curtis Road and Eleven Mile Corner Road in Pinal County, Arizona. The facility does not have any proposed fixtures that require water or sewer service. No water and sewer connections are proposed for the project.

Cactus Flower Solar

Fence Elevations

Exhibit J





27 February 2025

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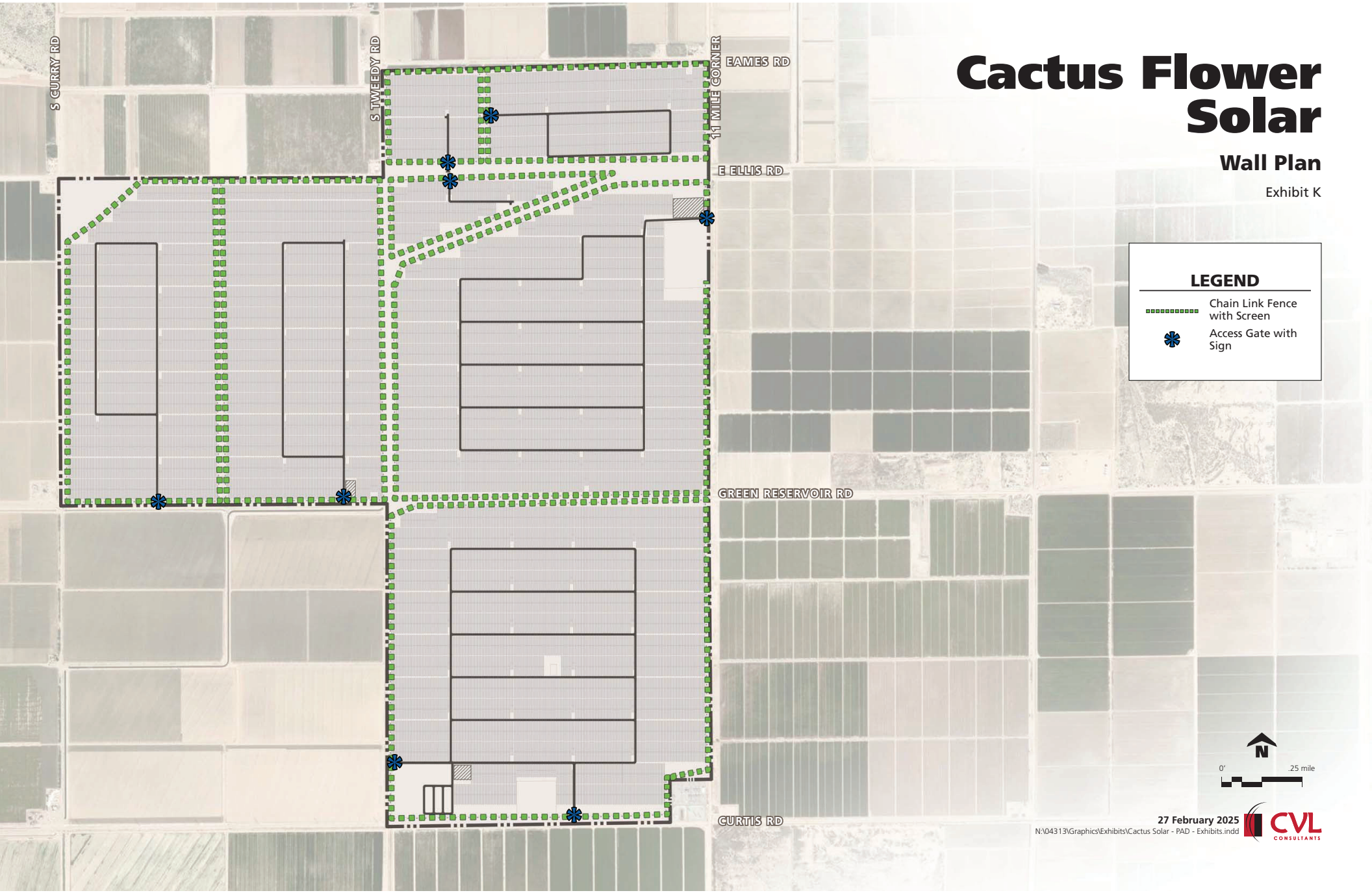
CVL CONSULTANTS



Cactus Flower Solar

Wall Plan

Exhibit K

27 February 2025

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CVL CONSULTANTS

Exhibit A

LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTH 990.00 FEET OF THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-11-025C

PARCEL NO. 2:

THE WEST 3,821.056 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 990.00 FEET OF THE WEST 3821.056 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-025D

PARCEL NO. 3:

THE EAST 1,458.944 FEET OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

EXCEPT THE SOUTH 693.00 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-024A, 408-11-024C

PARCEL NO. 4:

ALL OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 693 FEET OF THE EAST 677.00 FEET THEREOF; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-025B

PARCEL NO 5:

ALL OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

APN: 408-11-023

PARCEL NO. 6:

ALL OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE NORTH 1760 FEET THEREOF; AND

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER SUBSTANCES IN, OR UNDER, SAID LAND, AS RESERVED UNTO THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT TO SAID LAND.

APN: 408-15-002

PARCEL NO. 7:

THE SOUTH 1760 FEET OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES, AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

APN: 408-12-002 AND 408-12-003

PARCEL NO. 8:

THE NORTH 1760 FEET OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES AS RESERVED IN THE PATENT TO SAID LAND.

APN: 408-15-001

Leo Lew
County Manager

Anu Jain
Air Quality Director

Himanshu Patel
Deputy County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEMORANDUM FROM AIR QUALITY

Date: 5/12/15

To: Planning & Zoning Review Committee

From: Anu Jain, Air Quality Director, (520) 866-6931, anu.jain@pinal.gov

Re: Planning & Zoning Case

I have reviewed the following Planning & Zoning case:

Date	Case #	Applicant	Project	Response
8/21/25	PZ-013-25, PZ-PD-009-25	Cactus Flower Solar, LLC	Photovoltaic Solar Facility	Comments 1, 2, 3 & 4

Proposed Stipulations:

1. Stabilization of Commercial parking, drives, and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5.

2. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. See Pinal County Air Quality Code of Regulations Chapter 4, Article 3.

3. All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations**.**

4. Air quality industrial permit may be required if generators are installed onsite.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Date: May 6th, 2024

To: Kendall Riley, Brent Billingsley
Community Development Department

From: Christopher Wanamaker, PE, CFM
Pinal County Engineer

Cc: Muhannad Zubi, P.E.
Development Review Manager

Subject: PZ-013-25PZ-PD-009-25 Cactus Solar, Engineering Comments

Development Services, Engineering has reviewed Case **PZ-013-25PZ-PD-009-25 Cactus Solar** and has the following comments:

1. According to the "Regionally Significant Routes for Safety and Mobility, Final Report", the section of Green Reservoir Road is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way (ROW) of 75 and 150 feet is required to comply with the Final Report. Pinal County requires the entire 75' and 150' dedication free and unencumbered through Warranty Deed. In addition, any ROW outlined by Engineering will also need to be dedicated to Pinal County free and unencumbered through Warranty Deed.

2. Curtis Road, Tweedy Road, Curry Road, Ellis Road and 11 Mile Corner Road are situated on a section lines. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be minimum of 55' wide. Pinal County is requesting 55' dedication free and unencumbered through Warranty Deed.

3. This area lies within the ADOT and Pinal County preferred alignment for the I-11 Freeway/Expressway. The full right of way (ROW) dedication width for a Freeway\Expressway is 400 feet. Additional ROW dedication is needed at this location. Please see the proposed alignment at the following link. http://i11study.com/index.asp

4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

5. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;

6. Paved, all-weather, 28' wide public access shall be provided to and from the development. A minimum of two permanent access points to be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of the plat by the board.

7. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the

approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.

8. All right-of-way dedication shall be free and unencumbered;

9. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;

10. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;

11. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Mary Ellen Sheppard
Deputy County Manager

Himanshu Patel
Deputy County Manager

Open Space, Trails & Regional Parks Department
Development Review Comment Letter

Project Name: Cactus Flower Solar, LLC
Case Number: Z-PA-125-24
Reviewed By: Kelley Fox, Urban Wildlife Planner
Review Type: Zoning Pre-application
05/12/2025

Comment #	RESPOND TO ALL COMMENTS
1	Canal and irrigation systems have been shown to provide movement corridors and habitat for wildlife. A 50ft buffer around canal/irrigation districts and wildlife friendly fencing is recommended to be incorporated into the project development plan.
2	Noxious weeds, such as *Oncosiphon piluliferum,* have become increasingly problematic in areas of development/ large projects where vegetation management plans are not created or maintained. Due to the increasing threat noxious weeds, have on the Sonoran desert and Pinal County landscape it is recommended that the applicant incorporate invasive species/noxious weed management plans for development. Information regarding noxious weeds and the state legislation associated with them can be found on the Arizona Department of Agriculture's website.
3	Incorporating current guidelines (and any updated publications) for Solar development within Arizona provided by Arizona Game and Fish Department is highly recommended. These guidelines can be found at https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FinalSolarGuidelines03122010.pdf
4	Review AZGFD fencing guidelines which are in consonance with Pinal County expectations below: https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf
5	Any clarifications regarding these comments or recommended guidelines can be directed towards Kelley Fox via email Kelley.fox@pinal.gov or via phone at 520-866-6661

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Aug. 28, 2025

NOTICE ID: ig4Ex9tLwBdGRRDRUb2O
NOTICE NAME: Cactus Flower Solar PZ-013-25 & PZ-PD-009-25

Anjana Bhadoriya

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 08/29/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 18TH DAY OF SEPTEMBER 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 311 E 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE & PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD) IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
PZ-013-25 – PUBLIC HEARING/ ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Heather Wise, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of a rezone from General Rural (GR) to Industrial (I-3) zoning district on 2,149± acres to construct and operate a photovoltaic (solar) power generation and Battery Energy Storage System, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.
PZ-PD-009-25 – PUBLIC HEARING/ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Heather Wise, Cactus Flower Solar, LLC (applicant), on behalf of landowners – Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of a Planned Area Development (PAD) Overlay District on 2,149± acres to apply proposed developments standards to a photovoltaic (solar) power generation and Battery Energy Storage System, situated on a portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County.
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PLANNING AND ZONING COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE,

AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING DIVISION AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION.

DATED THIS 19th DAY OF AUGUST, 2025, BY PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132

Contact for this matter: Valentyn Panchenko, Planner
E-mail Address: Valentyn.Panchenko@pinal.gov
Phone: (520) 866-6414

No. of publications: 1: date of publication: Aug 28, 2025

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-013-25 & PZ-PD-009-25, personally caused at least one sign to be posted in a visible place on or near the proposed project site at SWC 11 mile Rd & Ellis Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 08/28/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission expires: 10-25-28

NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 8/28/25
POST COPY OF ACTUAL NOTICE BELOW.
PZ-013-25
PZ-PD-009-25
Community Development
PINAL COUNTY
CORNER RD
W EAMES RD
Maps
August 28, 2025 at 2:49 PM
+32.636895, -111.568749
W Eames Rd
Eloy AZ 85131
United States

NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 8/28/25
POST COPY OF ACTUAL NOTICE BELOW.
PZ-013-25
PZ-PD-009-25
August 28, 2025 at 2:45 PM
+32.632196, -111.568706
E Ellis Rd
Eloy AZ 85131
United States
Maps

PINAL COUNTY
Public Hearings
Case Number: PZ-013-25 & PZ-PD-009-25
Existing Zoning: General Rural (GR)
Proposed Zoning: Industrial (I-3) Planned Area Development (PAD)
Overlay District
Acreage: 2,149± acres
Applicant Name: Peter Furlow, Quarles & Brady LLP
Applicant Phone Number: 602-229-5253
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 8/28/25
August 28, 2025 at 2:40 PM
+32.632196,-111.568706
E Ellis Rd
Eloy AZ 85131
United States
Maps

PINAL COUNTY
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Date Posted: 8/28/25
POST COPY OF ACTUAL NOTICE BELOW.
E ELLIS RD
Maps
August 28, 2025 at 2:31 PM
+32.631921,-111.585574
E Ellis Rd
Eloy AZ 85131
United States

PINAL COUNTY
Public Hearings
Case Number: PZ-013-25 & PZ-PD-009-25
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Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 8/28/25
August 28, 2025 at 2:22 PM
+32.631629, -111.602835
1600–1622 E Ellis Rd
Eloy AZ 85131
United States
Maps

PINAL COUNTY
Public Hearings
Case Number: PZ-013-25 & PZ-PD-009-25
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Date Posted: 8/28/25
POST COPY OF ACTUAL NOTICE BELOW.
August 28, 2025 at 2:14 PM
+32.617140,-111.602872
27300–29698 S Curry Rd
Eloy AZ 85131
United States
Maps

PINAL COUNTY
Public Hearings
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Date Posted: 8/28/25
POST COPY OF ACTUAL NOTICE BELOW.
Maps
August 28, 2025 at 2:07 PM
+32.616895, -111.585566
S Tweedy Rd
Eloy AZ 85131
United States

PINAL COUNTY
Public Hearings
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Date Posted: 8/28/25
POST COPY OF ACTUAL NOTICE BELOW
August 28, 2025 at 1:58 PM
+32.617531,-111.568834
E Greene Reservoir Rd
Eloy AZ 85131
United States
Maps

PINAL COUNTY
Public Hearings
Case Number: PZ-013-25 & PZ-PD-009-25
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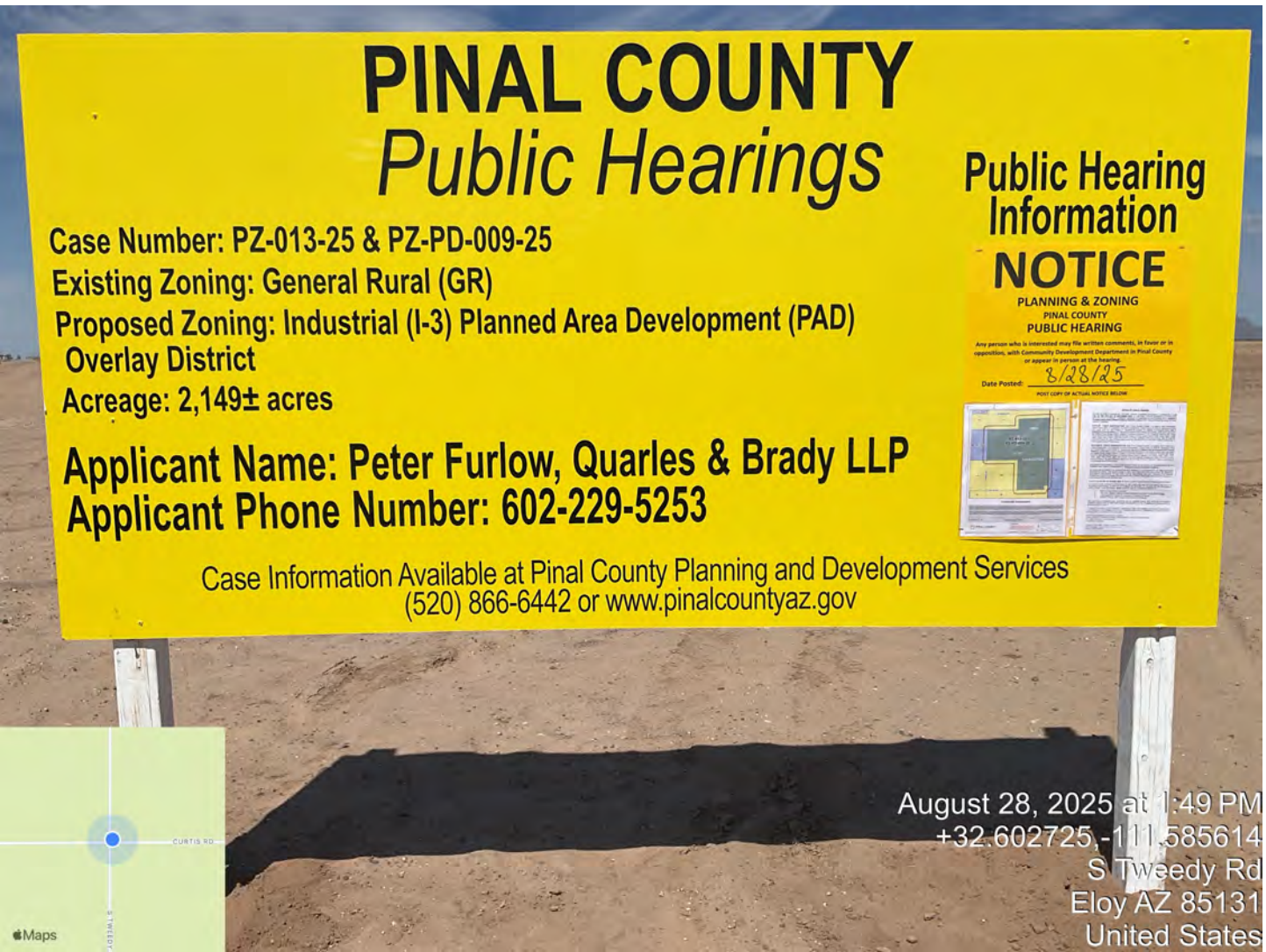
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 8/28/25
August 28, 2025 at 1:52 PM
+32.602764,-111.568659
S 11th Mile Corner Rd
Eloy AZ 85131
United States
Maps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Date Posted: 8/28/25
POST COPY OF ACTUAL NOTICE BELOW
August 28, 2025 at 1:49 PM
+32.602725, -111.585614
S Tweedy Rd
Eloy AZ 85131
United States
CURTIS RD
Maps

AFFIDAVIT OF POSTING OF SIGN (and Notice of Hearing)*

I, Meghan Liggett, Applicant for case PZ-013-25/PZ-PD-009-25 (Case number), personally caused ten (10) sign(s) to be posted in a visible place on or near the proposed project site on August 28, 2025 (Date), at least 21 days before the Planning and Zoning Commission Public Hearing, regarding the proposed rezone & PAD (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Meghan Liggett
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Subscribed and sworn to me by Meghan Liggett this 8th day of September, 2025.

Marybeth Conrad
Notary Public
My Commission Expires: 10-25-28

*** as directed by your staff Coordinator**

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PLANNING & ZONING
PINAL COUNTY
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PZ-013-25
PZ-PD-009-25
Community Development
PINAL COUNTY
CORNER RD
W EAMES RD
Maps
August 28, 2025 at 2:49 PM
+32.636895, -111.568749
W Eames Rd
Eloy AZ 85131
United States

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+32.617531,-111.568834
E Greene Reservoir Rd
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August 28, 2025 at 1:52 PM
+32.602764,-111.568659
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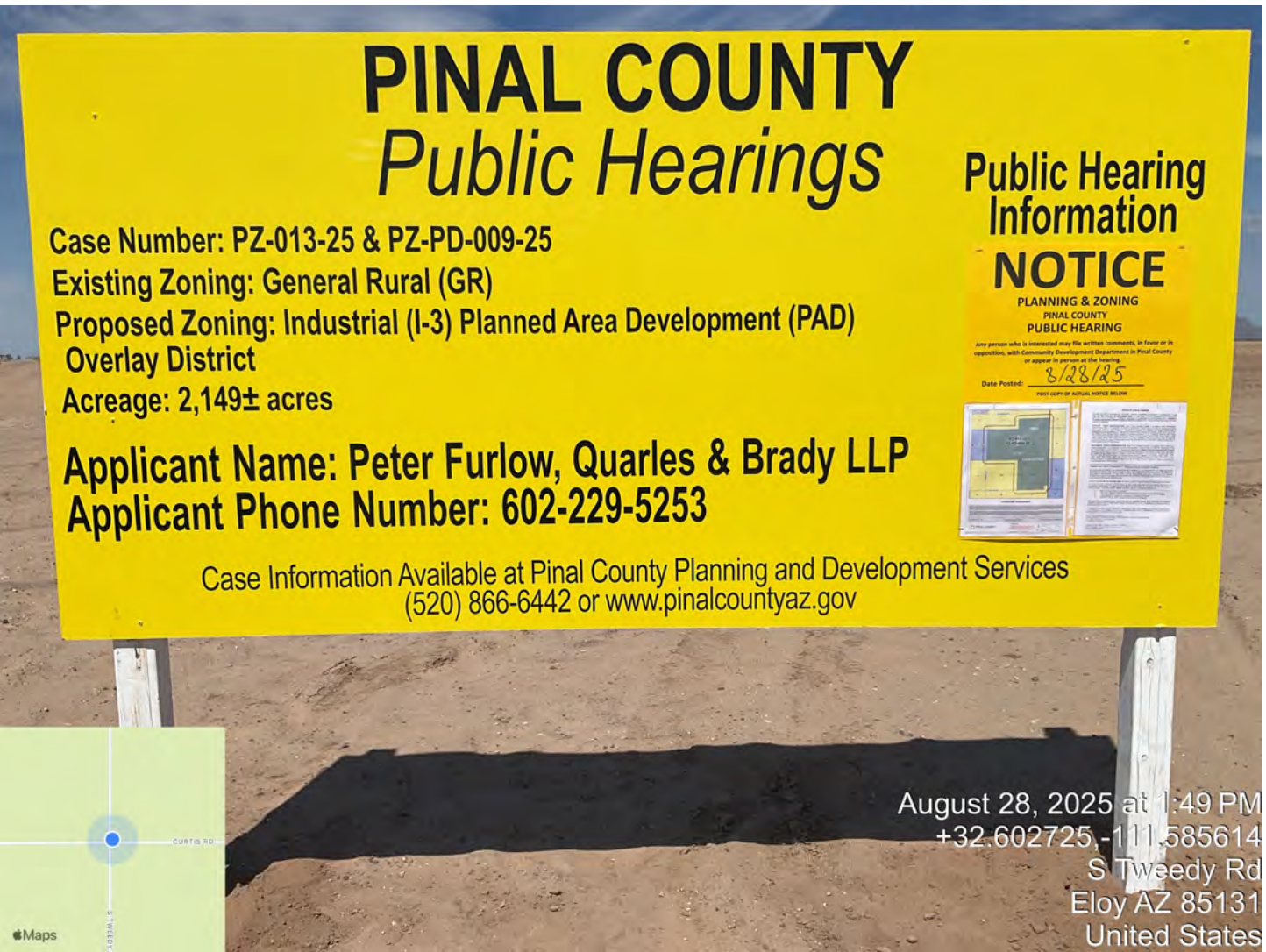
United States
Maps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August 28, 2025 at 1:49 PM
+32.602725, -111.585614
S Tweedy Rd
Eloy AZ 85131
United States
CURTIS RD
Maps

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Valentyn Panchenko/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PD-009-25 -- PUBLIC HEARING/ACTION: Peter Furlow, Quarles & Brady, LLP (agent), Sohini Hathiramani, Cactus Flower Solar, LLC (applicant), on behalf of landowners -- Toone Family Ltd Pship #3, Stambaugh Farms LLC, Curtis 1035 LLC, and Gordita L.P., requesting an approval of **a Planned Area Development (PAD) Overlay District** on 2,149± acres to apply proposed developments standards to **a photovoltaic (solar) power generation and Battery Energy Storage System**, situated on portions of Sections 13, 23, 24 and 25, Township 09S, Range 07E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 408-11-0230, -024A, -024C, -025B, -025C, -025D, 408-12-0020, -0030, 408-15-0010, and -0020, generally located south of Eloy, north W Curtis Rd, south of W Pretzer Rd, east of S Eleven Mile Corner Rd, and west of S Curry Rd within Friendly Corners area in unincorporated area of Pinal County. (Valentyn Panchenko/Dedrick Denton)

MOTION:

.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

BOARDS AND COMMISSIONS
AGENDA ITEM

09/18/2025
Planning and Zoning Commission Meeting

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

CALL TO THE COMMISSION (INFORMATION ONLY): Commission Members may briefly comment on current events or direct staff to study a topic matter. No discussion or action will be taken, except to direct staff to review the issue or schedule it for future consideration.

MOTION:

.