



MEETING DATE: OCTOBER 16, 2025

TO: PLANNING AND ZONING COMMISSION

CASE NO: **PZ-PA-015-25- ENERGY GENERATION AND TECHNOLOGY CAMPUS**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

Executive Summary: 2019 Pinal County Comprehensive Plan Major Amendment request by Arizona RR Ranches LLC, and Jordan Rose, applicant/agent to re-designate ± 495 acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to ±414 acres of Employment and ±81 acres of General Public Facilities/Services, for the location of an energy generation and technology campus.

If this request is approved:

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop uses allowed within the Employment and General Public Facilities land use designations.

Citizens Advisory Committee Recommendation/Issue for Consideration/Concern:

The Citizen Advisory Committee has recommended denial with a vote of 9-5 to the Planning and Zoning Commission. The committee addressed the following issues and concerns:

1. The large size of the data center will impede traffic flow.
2. Use of Water for Data Centers vs residential consumption.

LEGAL DESCRIPTION: Situated on a portions of sections 25, 26, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file).

TAX PARCELS: 510-53-003D, 510-53-003E, 510-53-003A and portion of parcels, 510-54-002A, 510-48-029L

APPLICANT/AGENT: Rose Law Group, Jordan Rose

REQUESTED ACTION & PURPOSE: PZ-PA-015-25 – PUBLIC HEARING/ACTION: Arizona RR Ranches LLC, owner, W Holdings, applicant, Jordan Rose, agent, is requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate ±495 acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to ±414 acres of Employment and ±81 acres of General Public Facilities/Services , for the location of an energy generation and technology campus, situated on a portion of sections 25, 26, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-53-003D, 510-53-003E, 510-53-003A and portion of parcels, 510-54-002A, 510-48-029L, and generally located northeast of Maricopa Road and Teel Road, in unincorporated area of Pinal County.

DEVELOPMENT SERVICES
Community Development - Planning Division

LOCATION: Northeast of Maricopa Road and Teel Road, within an unincorporated area of Pinal County.

SIZE: ±495 acres

STAFF FINDINGS:

PUBLIC COMMENT:

To date three items of opposition and one item of support have been received from surrounding property owners.

PUBLIC PARTICIPATION:

60 day review period:	6/6/2025 to 8/8/2025
Newspaper Publication:	8/20/2025 & 10/2/2025
Site Posting:	8/13/2025 & 9/25/2025
Property mail outs:	8/19/2025 & 9/24/2025
Web posting:	8/20/2025

OTHER REVIEW AGENCY COMMENTS:

The City of Maricopa submitted comments expressing opposition to the amendment. Comments from Open Space and Trails and Arizona Technology Council and SciTech Institute are included in the packet.

PLAN AMENDMENT DISCUSSION:

Request to Change Land-use:

This proposal is to change the land designation of parcels classified from Plan Amendment to amend the Land Use Plan and re-designate 495± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to 414± acres Employment and 81± acres to General Public Facilities/Services, for the location of an energy generation and technology campus.

SURROUNDING ZONING AND LAND USE:

North: Ak Chin Reservation - Agricultural
South: General Rural (GR) - Agricultural
East: CI-1 – Nissan Test Facility
West: MD, C-1, R-7, CB-2 - Agricultural

Project Proposal:

W Holdings, applicant, Jordan Rose, agent, is proposing an amendment to Employment, General Public Facilities/Services for datacenters, battery energy storage system (BESS), and Natural Gas Power Plant.

Data Center and Technology campus would include buildings containing computing and networking hardware, along with power and cooling infrastructure. Centers such as these are required to store, process, manage, and distribute massive quantities of data, for modern communication, telehealth, remote work, media streaming, energy, healthcare, retail, aviation, automotive, entertainment, and government operations. These data centers will be supported by additional infrastructure such as power generation, energy distribution, and storage systems.

Gas fired power plants generate electricity by burning natural gas as its fuel. Natural gas is one of the cleaner option for burning compared to coal. These utilize lesser footprint compared to the Utility scale power plants.

Location and Accessibility

The proposed project is situated approximately three miles south of Maricopa with Ak Chin Reservation to its north. This falls in the extended planning areas for the City of Maricopa. Access to the site is from the west will be from Maricopa Road/Louis Johnson Road to Val Vista which is a Principal arterial bisecting the project area in half.

Site Data:

Currently the site is currently vacant, and is zoned CR-3 (Single residence zone) with a PAD overlay. It was zoned in the year 2000 under the case PZ-PD-060-00, and was never developed. The Nissan Technical Center lies to the east of the property and has Employment land-use and Light Industrial and Warehouse zoning (CI-1). Surrounding uses are agricultural and the site is located in flood zone X.

Flood Zone

The project site is situated within Flood Zone X, indicating a 0.2% annual chance of flood hazard.

Environmental Study:

The comments from the Arizona Game and Fish Department (AZGFD) reflect concerns regarding the potential impacts on local wildlife. While the site itself does not lie within any critical habitats or riparian areas, the development of a Data Center Campus along with the Gas fired power plant and other industrial uses may still have indirect effects on nearby ecosystems.

Pinal County Open Space and Trails recommends that applicant incorporate vegetation management plan to manage invasive noxious weeds dominating the Sonoran desert in large projects.

Additionally, a Class 1 cultural resource inventory search is recommended to locate if any recorded archaeological sites are identified within the project area. Mitigation measures aimed at minimizing impacts to cultural resources will be identified and implemented during the project's progression.

Staff Analysis and findings:

Energy Generation and Technology Campus proposal for amending the Land-use and re-designate 414± acres of land from Moderate Low Density Residential to Employment is being proposed for a data center campus and 81± acres for General Public Facilities/Services.

The growing population in Pinal County has led to a significant rise in energy demand. Modern lifestyles increasingly depend on high-speed data systems to support businesses, residential needs, and hybrid work-from-home schedules—all of which require reliable access to information and uninterrupted power. As a result, data centers have emerged throughout the region to meet these evolving demands. Adapting to this shift will require land-use amendments to support the infrastructure needs of this new digital era.

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff shares the following findings for the proposed project:

1. Proposal is in the extended planning area of the City of Maricopa and it has objections for the following reasons:
 - a. Non-conforming to the city's current land-use plan for residential, employment and commercial uses
 - b. Potential decrease in housing stock area
 - c. Proposed land-use will not generate jobs
 - d. Proposal will further reduce the commercial potential

2. Proposal for a Data Center paired with a Gas-Fired Power Plant will help meet the rising energy demands of Pinal County's growing population by providing power in a sustainable, low-carbon way.
3. Access to the site will be via Val Vista road (Principal Arterial)
4. Existing Employment land use to the east of the project area is the Nissan Technical Center.
5. Site is currently undeveloped with no residential development surrounding.

If, after hearing the applicant's presentation and reviewing all testimony and evidence provided at the public hearing, the Planning and Zoning Commission determines that this Major Comprehensive Plan Amendment is appropriate and necessary at this time and location, does not negatively affect nearby properties, supports orderly growth and development within the County, and aligns with the goals and policies of the Pinal County Comprehensive Plan, then staff recommends forwarding case PZ-PA-015-25 to the Board of Supervisors with a **favorable recommendation**.

However, if the Commission does **not** find that all of these criteria are met, staff recommends forwarding the case to the Board of Supervisors with a **recommendation of denial**.

Date Prepared: 10/2/25 GB

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **16th DAY OF OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 301 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-015-25 – PUBLIC HEARING/ACTION: Arizona RR Ranches LLC, owner, W Holdings, applicant, Jordan Rose, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 495± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment and General Public Facilities/Services (Max 200± acres), for the location of a energy generation and technology campus, situated on a portion of sections 25, 26, 35, & 36, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-53-003A, -003D, -003E and portions of 510-54-002A and 510-48-029L, generally located northeast of Maricopa Road and Teel Road, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS **18th** DAY OF **SEPTEMBER 2025**, by Pinal County Development Services

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

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner
E-mail address: Glenn.Bak@pinal.gov
Phone # (520) 866-6444

[Anything below this line is not for publication.]

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic

PINAL COUNTY CITIZEN ADVISORY COMMITTEE
(PO NUMBER 249810)

9:00 a.m.

Thursday, September 4, 2025

Emergency Operations Center

301 E. 11th Street, Florence, Arizona

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D. PZ-PA-013-25 - Withey Morris Baugh LLC - pp. 123-131

E. PZ-PA-014-25 - Griffin Energy LLC - pp. 132-153

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TRANSCRIPTION PROVIDED BY

Julie A. Fish

Quick Response Transcription Services

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602-561-2283

ORIGINAL PREPARED FOR:

PINAL COUNTY, ARIZONA

1 KRAUSS: ...mess up your name, I apologize in advance.
2 Michelle Washburn. Toby Metzger. Not here. Yeah. Yes, if
3 you could turn your mics on so you could... Briana Frenzel.
4 FRENZEL: Here.
5 KRAUSS: Thank you. Alan Sinclair.
6 SINCLAIR: Here.
7 KRAUSS: Arthur Wilkerson.
8 WILKERSON: Here.
9 KRAUSS: Jeanne Stockton.
10 STOCKTON: Here.
11 KRAUSS: Kenneth Lepper.
12 LEPPER: Here.
13 KRAUSS: Bill Robertson.
14 ROBERTSON: Here.
15 KRAUSS: Terry Clark.
16 CLARK: Here.
17 KRAUSS: Philip Todd.
18 TODD: Here.
19 KRAUSS: Rusty Riggs. He's not here. Tanya Lopez.
20 Not here. Pamela Rabago.
21 RABAGO: Here.
22 KRAUSS: Michael Hernandez.
23 HERNANDEZ: Here.
24 KRAUSS: Chris Maddux.
25 MADDUX: Here.

1 KRAUSS: Terrilyn Klucar.

2 KLLUCAR: Here.

3 KRAUSS: Colleen Bechtel.

4 BECHTEL: Here.

5 KRAUSS: Joy Ide. Not here. And Mary Hartman.

6 HARTMAN: Here.

7 KRAUSS: We have a quorum. So, I'll introduce. I'm
8 Harvey Krauss, Planning Manager. I took over in December of
9 last year when Gilbert Olgin retired. And first, I want to
10 thank you all for taking time out of your busy schedule to be
11 here. We're fortunate to have citizens like you that are
12 willing to dedicate their time and energy to public service.
13 Pinal County is very fortunate to have you, and we appreciate
14 you, and I appreciate your time. I know how you're taking
15 time out of your schedule is a sacrifice. Thank you for your
16 service. I want to provide you kind of an overview of the
17 agenda, talk about electing the chair and the vice chair, and
18 what roles they play. The Major Comprehensive Plan Amendment
19 process, and rules and regulations for the citizen - roles and
20 responsibilities for the CAC Members. First, since we only
21 meet once a year, so I know it's gonna be - I need to refresh
22 your memories about what the Comprehensive Plan is and the
23 amendment process. So first of all, the Comprehensive Plan,
24 once a year the County can process Major Comprehensive Plans,
25 which is substantial changes to our Comprehensive Plan, which

1 RICH: I know the County is going through a process
2 right now.

3 TODD: Yeah, and we're too early.

4 ZAIA-ROBERTS: Chairman Todd, Patrick Zaia-Roberts,
5 Senior Planner. The decommissioning requirement is one for
6 zoning and the PAD requirement, we don't yet have one for
7 Comprehensive Plan Amendments. I understand that there's
8 consideration of adding that down the line, but at this time
9 we have to consider this without the requirement that a
10 decommissioning plan be provided at a Comprehensive Plan land
11 use discussion.

12 HARTMAN: This may have been kind of - oh, Mary
13 Hartman, and I don't know what district I am. 3, I think?
14 Okay. So anyway, is this to power the data center, the next
15 item, is that what this solar thing is for?

16 RICH: Not exclusively, but yes. First of all, we
17 hope that that data center will get approved and that we can
18 do that. There are also opportunities to use it locally as
19 well for other purposes. But yes, that's one of the primary
20 points of it.

21 HARTMAN: Okay, thank you.

22 TODD: Anybody? I'm going to close it. We're
23 closing the discussion on this one. I need a motion. And
24 motion should be to approve, right?

25 BECHTEL: Approve or deny.

1 TODD: Approve or deny. Do I hear a motion?

2 STOCKTON: Jeanne Stockton, District 4, I make a
3 proposal that we approve PZ-PA-014-25.

4 TODD: Okay.

5 HERNANDEZ: Mike Hernandez, I second that.

6 TODD: We have a motion to approve PZ-PA-014-25, all
7 in favor, raise their hand. Opposed? Motion is carried.
8 What was the number?

9 ZAIA-ROBERTS: 11 to 2.

10 TODD: 11 to 2, okay.

11 ZAIA-ROBERTS: 12 to 2? How many do we have total?
12 14?

13 TODD: So it was 12 to 2? I thought we had two per
14 district.

15 ZAIA-ROBERTS: Chairman Todd, some members of the
16 committee have gone home, so we still maintain quorum.

17 TODD: Oh yeah, I know. All right, we're going to
18 do PZ-PA-015-25, and we'll have the staff go first.

19 ZAIA-ROBERTS: Chair, Vice Chair, members of the
20 committee, still Patrick Zaia-Roberts. Good evening.

21 Presenting on case PZ-PA-015-25 for the Energy Generation and
22 Technology Campus. This is a proposal for a Major
23 Comprehensive Plan Amendment from Moderate Low Density
24 Residential to Employment. The property in question is
25 located northeast of West Louis Johnson Drive and the Arizona

1 State Route 347, just west of the Nissan Technical Center.
2 The property owner is Arizona RR Ranches LLC and represented
3 by Rose Law Group. The property in question is 414 -
4 approximately 414 acres. This is a County map showing the
5 approximate location of the development. A case map
6 indicating neighbors within 1,200 feet and surrounding
7 zonings. A large variety of different zonings. This is an
8 aerial map showing the location of the properties in question.
9 And the same map showing the surrounding zoning categories.
10 This is a map showing the surrounding features as well. As
11 you can see, there's an El Paso gas plant to the southwest of
12 the site, Nissan Technical Center to the east, and a BESS
13 center to the northeast of the property. Oh, I apologize.
14 There has been a minor change to this project. The site has
15 reduced to 414 acres from the original proposal as indicated
16 under the 60-day review period. The property was initially
17 designated as a larger area and has reduced down to 495 acres
18 of land of - or excuse me, to redesignate 495 acres of land to
19 414 acres of Employment and 81 acres of General Public
20 Facilities/Services. I'm just going to go backtrack to some
21 of these slides here and kind of provide an indication of how
22 that looks. I believe we have one - excuse me, I believe that
23 the map is further in the presentation. I'll indicate it when
24 we have an indication of the reduction of that area. The
25 property in question is also south of the Ak-Chin Indian

1 Community and surrounded by scattered State Land pockets on
2 all sides and distantly. This is a map showing the proposed
3 414 acres as redesignated. As you can see, there's been a
4 reduction of that south portion of the development to include
5 just the 414 acres shown on this map. This is a map of the
6 existing Comprehensive Plan designations. As you can see, the
7 area in question is currently designated Moderate Low Density
8 Residential, but possesses Employment designation to the east
9 after a short period of additional Moderate Low Density
10 Residential. There's also a proposed Activity Center to the
11 northeast of the site and to the southwest. And this is a map
12 showing the proposed land uses which would indicate the
13 Employment and General Public Facilities layouts. So some
14 items for consideration. The parcels are within the extended
15 planning area of Maricopa, and the project is in the Flood
16 Zone X flood zone designation, indicating minimal risk of
17 flooding. The property is currently undeveloped or
18 agricultural land just south of the Ak-Chin Indian Community.
19 The east, southwest and west of the property are undeveloped
20 land and/or agricultural zoned lands. Some scattered zonings
21 of CR-3, CB-1, CB-2, C-1, mixed dwelling and CI-1 designations
22 also exist. At this point, does the committee have any
23 questions of staff?

24 LEPPER: And standard question, which is what's the
25 closest residential to that? I'm sorry, Ken Lepper, District

1 1.

2 ZAIA-ROBERTS: Member Lepper, excuse me.

3 LEPPER: I tried to catch that as you went through
4 the slides -

5 ZAIA-ROBERTS: I apologize.

6 LEPPER: - but I wasn't quick enough.

7 ZAIA-ROBERTS: Let me see if I can determine that.
8 I believe there was some residentially-zoned land to the east
9 of the site, although they're fairly scattered. No, I believe
10 there's some to the south of the site, probably more across.

11 LEPPER: I'm thinking more about current residents.

12 ZAIA-ROBERTS: Current developed residents, I can't
13 speak to any at this point. Three quarters of a mile? The
14 applicant indicates about three quarters of a mile from the
15 nearest (inaudible) residents.

16 LEPPER: Three quarters of a mile. Thank you.

17 TODD: Anybody?

18 BECHTEL: Well, we're going to have the applicant
19 present, unless there's a staff question. Is this a staff
20 question?

21 ROBERTSON: Staff question. Same question. It's in
22 the City of Maricopa extended planning area, did they comment?

23 ZAIA-ROBERTS: Member Robertson, we received no
24 comments from City of Maricopa.

25 ROBERTSON: Same question about for Ak-Chin Indian

1 Community.

2 ZAIA-ROBERTS: Also requested additional comments
3 from Ak-Chin Indian Community. Also received additional
4 requests for outreach, additionally from the Board of
5 Supervisors, and have not received any at this time.

6 ROBERTSON: Thank you.

7 TODD: I guess I'm going to do a point of order.
8 You made a false statement. The City of Maricopa wrote a
9 letter on August 7, 2025, to a Mr. Harvey Krauss. It was
10 signed by Mr. Rick -

11 ZAIA-ROBERTS: I apologize, you are correct. There
12 is a letter of -

13 TODD: And they oppose it.

14 ZAIA-ROBERTS: Yes, I apologize.

15 ROBERTSON: I see that now, thank you for pointing
16 that out, Mr. Chairman. I went all the way except for the
17 last page.

18 TODD: So I would like to have your opinion on the
19 love you have for the County of Maricopa next door. Yes, the
20 staff.

21 ZAIA-ROBERTS: I apologize, can you repeat the
22 question?

23 TODD: I'm sorry for making that statement, but I
24 mean this, to me was -

25 ZAIA-ROBERTS: I apologize, Chairman Todd.

1 TODD: Are we talking about Ukraine and Russia here,
2 or what?

3 ZAIA-ROBERTS: I apologize, Chairman Todd. I am
4 filling in for Glenn Bak, Senior Planner on this case.

5 TODD: No problem.

6 ZAIA-ROBERTS: I apologize, (inaudible) Maricopa.
7 Maricopa's comments.

8 TODD: And you don't have to answer right now. I do
9 have one other, may I?

10 ZAIA-ROBERTS: You're in charge, you can do whatever
11 you want.

12 TODD: No. Explain your understanding of what an
13 energy generation and technology campus is. Is it just a
14 college-type thing? And why is it a separate one versus - we
15 have many trade schools and whatever all over the place.

16 RICH: Chair, that's a good question. So the
17 campus, using that term, is just to suggest it's an isolated
18 area, not a school. Sorry for any confusion there. But often
19 that term is used as a, you know, we're putting together a
20 cohesive, intertwined development that's sort of in an area,
21 and it's the generation, the energy, and the technology
22 aspects are all in one place. So that was the way that it's
23 been phrased.

24 TODD: Okay.

25 ??: I do have a question regarding this particular

1 location that you're asking about. I'm not sure if you're
2 familiar with the area that you're referencing, I just happen
3 to be a Maricopa resident. And this just came out this week
4 at the Board of Supervisors meeting regarding the proposed
5 development that was shut down. And the impact that you're
6 going to have on this data center, on 347, it's going to be
7 enormous. There isn't enough traffic flow to get north and
8 south. You can go east and west if you want to go to Eloy, or
9 you want to go to Yuma, or to Gila Bend. 347 can't stand the
10 new influx of traffic that we currently have, so how do you
11 plan that? Is this project proposed to be out 3-4 years?
12 Even that proposed timeline is going to impact 347 severely,
13 because 347 is not to be expanded for the next - until the
14 next five years. So there's no room for you to put this data
15 center there, insofar as traffic flow. And that's the one.
16 I'll let you respond to that.

17 RICH: Sure, and you're anticipating some of the
18 stuff I had in my presentation, but I'll jump ahead and tell
19 you about that because I think that's a great question. So
20 there's a few things, and I'll show you the statistics when my
21 slides are up. But this will have - the traffic generated by
22 this use versus what's planned in that location today, which
23 is residential, thousands of units of residential, this is so
24 much less traffic than that. And we also think that this
25 provides an opportunity for sort of reverse traffic flow in

1 that folks that live in Maricopa, rather than having to drive
2 up the 347 to the I-10 to get into Phoenix, could go south to
3 go to work and go down the 347 and come here and have an
4 opportunity to work in one of these facilities. And so, one,
5 it's less traffic than what the current plan is, and two, we
6 think it has some ability to sort of coexist and actually work
7 well to relieve traffic that would be otherwise going where it
8 always does.

9 ??: Well sir, I don't want to have a disagreement
10 with you, but that analogy doesn't function with what's just
11 been decided. And the north side of - yeah, I can't even
12 think of the road. Anyways, on the northwest side of 347,
13 they have nothing to do with it, but BOS just turned this
14 section down for high density housing, and the impact that
15 you're going to have there is going to be too much, even on
16 347. If you want to come down 347 from 10 to town at peak
17 hour, you're going to drive an hour to an hour and 15 minutes
18 to go 16 miles.

19 BECHTEL: And I'm going to step in real quick. Can
20 we let the applicant do his presentation and we'll save
21 questions for after his presentation, please?

22 ??: Absolutely.

23 BECHTEL: Thank you.

24 RICH: All right, hello again. Thank you for the
25 opportunity to address you a third time here. Again, I'll

1 skip introducing the company. Same company as the last one,
2 very well established. I feel like it's a good partner for
3 the County. But let me jump through that. Saving time
4 already. Okay. So I think one of the things to highlight
5 here is that we're creating jobs right here in Pinal County.
6 We've heard a little bit about that on some of the other
7 projects, but there will be over 500 permanent jobs in this
8 location once it's built, and there's over 2,000 temporary
9 jobs. And we've heard a lot of good feedback from the
10 community that that's a good thing. Again, not to beat a dead
11 horse, but we're helping to build a reliant, resilient local
12 energy grid when you have mixes of different generating
13 sources locally, that helps everybody. And again, this is
14 locating the generation with the user, with the data center
15 that will be there. So with that, this energy that's
16 generated right there onsite is going to be used onsite, it's
17 going to support economic development right here in the
18 County. And my button's not working. That's a sign that I'm
19 talking too much if the button's not working. This applicant
20 also is proposing to use air-cooled closed-loop cooling system
21 instead of water-cooled. Again, we think that's the right way
22 to approach these projects for the County and for this
23 location in particular. We talked a little bit about this
24 earlier, but there's tremendous amounts of tax revenue that
25 flow from projects like this. The sales tax on the energy

1 that goes to the data centers is just a tax-generating machine
2 for the local taxing jurisdictions. Now, one of the things
3 we're most excited about and that when we've gotten good
4 feedback in the community that we feel like they're most
5 excited about, is the number of homes that this eliminates
6 from what's approved in the area. So I've got an example
7 here. You see that approved plan in the County, and when you
8 take that out, you're removing 1,945 approved residential
9 units. And again, we've gotten good feedback at our open
10 house. We've had two open houses, I'll explain that in a
11 minute. At our second open house, we got great feedback from
12 some of the folks in the area that they really appreciated
13 that aspect of the project. After the feedback that we
14 received during the first open house in the community, we were
15 originally having this be a much larger project with solar
16 elements, and the community didn't want that there, and we
17 listened. And so we shrunk this from the 2,495 acres that
18 were originally proposed down to what we think is right size,
19 at 495 acres. I'll note that Maricopa letter that you all
20 looked at, that was commenting on the larger footprint and the
21 larger project, and so for whatever that's worth, that was
22 what they reviewed when they sent that letter in. And we're
23 committed to working with them. We've already reached out to
24 them after that to make sure they're aware of the changes in
25 the footprint, and we'll continue to meet with them through

1 that process. We've had a number of meetings with the Ak-Chin
2 community, we've been onsite with some of their leadership and
3 some of their staffers talking about the project, looking at
4 the project, and we're going to continue to do that. Like the
5 other two projects you just recently heard on the agenda, the
6 last two, this project is also working with, and we have a
7 letter from the Pinal County Fire and Medical Authority, which
8 is being formed, and you heard the representative earlier talk
9 about that as well. On water, we're really excited that this
10 is currently an ag property. And this proposal, often data
11 centers are associated with high water use. I've already -
12 we've been through that earlier today - this one is not.
13 We're going to use significantly less water, and we will be
14 using 65 percent less water, roughly, maybe even more, that's
15 a conservative number, than farming, and we'll be using less
16 water than the homes would use if those move forward as
17 approved on the site. The traffic, we had a traffic engineer
18 look at this. The approved number of homes that this is
19 replacing would generate over 18,000 trips per day. This
20 project, if approved and built, will generate 3,791 trips per
21 day. So that's just a fraction of the trips that would be
22 generated, so I think to that traffic comment, I hope that
23 addresses it. I was thinking you might ask that, so I had
24 this in here originally. I think I'll just try to wrap up.
25 Look, this is vital that we have energy generation in Pinal

1 County. We have a mix of uses, a mix of generation sources,
2 and we've got the use for it right here on the site. We're
3 going to generate tax revenue, we're going to generate jobs.
4 I think we've got the right partner in this. And I'm happy to
5 answer any questions and appreciate the long evening and you
6 getting this done today. Thank you.

7 WASHBURN: I have a question, I'll start. Michelle
8 Washburn, District 2. Regarding the letter from the City of
9 Maricopa, the last page of it, the city respectfully requests
10 that the applicant process a general Plan Amendment
11 application with the city in accordance to the County
12 Comprehensive Plan prior to review by the County Board of
13 Supervisors. Is that something you've done, or are planning
14 to do?

15 RICH: That is not something that we've done, and as
16 I mentioned, we received that letter. We're talking to the
17 city and we'll continue to talk with them. I understand if
18 they're not happy with what we tell them, they'll continue to
19 - you know, they'll revise their letter and probably let you
20 know what they think about the new size of the project.

21 WASHBURN: Right, I understand that you did change
22 that and you feel like that's addressing it, but I feel like
23 that's a reasonable request for them. That's why I'm asking
24 if you're at least working with them in the way they ask.

25 RICH: So we have not filed that application, but we

1 are going to continue talking with them. So we're not doing
2 that yet.

3 ZAIA-ROBERTS: Member Washburn, Patrick Zaia-Robert,
4 Senior Planner. I would point out that these lands that are
5 considered for amendment are unincorporated Pinal County,
6 within our jurisdiction. If this were an incorporated parcel,
7 we could understand the request for a general plan amendment
8 to accommodate Maricopa's planning area, but at this point,
9 staff does not see a requirement for the applicant to submit
10 for the Maricopa.

11 WASHBURN: Sure. And I can appreciate and
12 understand there's not a requirement, it's just a respectful
13 request. I'm wondering if they're willing to meet that.

14 ??: I have a - I want to make sure I understand
15 your answer to a question about the traffic here.

16 RICH: Yes.

17 ??: Does that assume that everybody's coming from
18 other areas, that no one's coming from the City of Maricopa?
19 In other words, if there's 500 trips up and down 347, are they
20 all coming from Interstate 10, or could there be 150 people
21 there? And there's two parts to this question, so this is the
22 first part.

23 RICH: My understanding is that the trip count would
24 talk about how many people come in and out of the site. So
25 where they go after that, we would anticipate that several of

1 those trips, many of them, hopefully even all of them are from
2 folks in Maricopa that get jobs there and can come down, and
3 so that we don't have folks coming down I-10 to get there. We
4 think there'll be lots of opportunity for jobs in Maricopa
5 with the project.

6 ??: And my second part of that question is, is it
7 500 people at a time or is it just multi shifts? You end up
8 with 500 working. So it might be 50, 75, whatever.

9 RICH: That would be the total employed at the site,
10 so there would be different shifts, they wouldn't all
11 necessarily be there at the same time.

12 ??: Okay, thank you.

13 STOCKTON: Hello again, Jeanne Stockton, District 4.
14 So my question is, if we would not approve this tonight and
15 you would have to come back a year from now when we have our
16 next meeting, is that going to really pose a problem? Because
17 if you're working on the previous project, can't this kind of
18 come at a later date?

19 RICH: No, we really need to move forward now. I
20 think that there are really important steps when you're
21 interconnecting energy projects, you need to make commitments
22 when you're doing interconnection and even ordering. There's
23 such a high demand for energy right now, to even order a
24 transformer for a project you have to make decisions years in
25 advance to get that in time. Or the turbines for the gas

1 facility, those are on five to eight years of delay. And so
2 every day you wait, somebody else is getting in line. It's
3 just a really unique time from an energy perspective, and so
4 they really respectfully ask that we'd be able to move forward
5 now.

6 STOCKTON: Okay, thank you.

7 RICH: Thank you.

8 SINCLAIR: Alan Sinclair, District 5. With regards
9 to the Ak-Chin Indian Community, have you presented to their
10 community council and have you sought a letter of support?

11 RICH: That's a good question. So we have met with
12 the Chairman, we've met with several of the elected officials
13 from the community. We've met with some of their staff that
14 helps with archeology and those types of things. We've
15 requested and we're working with them to get on an agenda to
16 go and do that, but we haven't done it yet, but we are
17 actively seeking to do that.

18 ??: Chair. This might be a question for Harvey or
19 maybe Sangeeta. It's my understanding that we're a
20 recommending body. We recommend to Planning and Zoning. We
21 can either accept or deny it and move it forward, we don't
22 have to come back next year. And the final say is at the
23 Board of Supervisors, they can either accept or deny the
24 recommendation from the Planning and Zoning Commission. Is
25 that correct?

1 DEOKAR: That's correct.

2 ?: Okay, so they're making (inaudible). It
3 doesn't have to come back to us if we deny it tonight
4 (inaudible) may or may not happen. (Inaudible) P&Z or the
5 Board of Supervisors to make a final decision with or without
6 a recommendation.

7 DEOKAR: It just moves forward, so it doesn't come
8 back. So if this is denied, if it is denied by CAC, it still
9 moves forward to P&Z. Whatever is that decision, it still
10 moves forward whether it gets approved or it gets denied. If
11 it gets denied, then they come back with a fresh proposal next
12 year.

13 ?: Okay. (Inaudible).

14 TODD: I have no question. Do we have any
15 questions?

16 BECHTEL: You don't have any questions?

17 TODD: Well, I always have a question.

18 BECHTEL: Now's your time, Philip. Do it.

19 TODD: I want to know if it's raining outside.

20 BECHTEL: Somebody's going to turn into a pumpkin at
21 midnight, so we gotta get this -

22 TODD: Do you remember last year, the blizzard when
23 the meeting got done? That was last night. Sorry about that.

24 ?: That's fine.

25 TODD: I'm going to take a minute to tell you a

1 little story. This is off the record. Last year we had an
2 event -

3 ZAIA-ROBERTS: Chairman Todd, I would point out this
4 is on the record.

5 TODD: I know. And I asked a presenter for the
6 duration of the battery storage versus over time, how much
7 time do you have, and the answer was a standard four hours. I
8 have not asked it this year, but I read it here. Four hours.
9 I said so okay, four hours. We're in the middle of August,
10 it's 109 degrees, and we're in the batteries. What should we
11 do? And her answer was, you should be in bed. And I said
12 how's my air conditioner going to run, or my charger for my
13 Tesla? Anyway.

14 WASHBURN: I'm sorry, can I ask one more question?

15 TODD: No more questions.

16 WASHBURN: Michelle Washburn, District 2. Thank
17 you. I have no stories. Regarding the batteries, what is the
18 lifespan on one of those, is part one.

19 RICH: My understanding is the typical battery will
20 last roughly 10 years.

21 WASHBURN: Okay. Next question. After those 10
22 years, where is that being disposed of? Is that something
23 that stays in the County? Do we become the junkyard?

24 RICH: No, there are recycling programs for the
25 batteries where they can extract, I think, like 98 percent of

1 it and reuse it.

2 WASHBURN: 98 percent. Okay, thank you.

3 TODD: Anybody else with a question or a comment?

4 All right, we'll close that one. Oh, wait a minute.

5 BECHTEL: Yeah, we're going to open it to the
6 public.

7 TODD: We are?

8 BECHTEL: Yeah, we have one. Robin Davis is back
9 up. Robin, three more minutes.

10 DAVIS: And I'm walking up a little slower because
11 it's getting a little later. Okay. Hi, I'm still Robin Davis
12 and I still live in Hidden Valley, and this project is in my
13 backyard. And I adamantly oppose a data center being in our
14 neighborhood. I did a lot of research on this over the last
15 48 hours and it was really - the rabbit hole I went down was
16 very disturbing on data centers. Solar farms, not so much, I
17 was wishy-washy. This, no. The consultants say they will use
18 a closed-loop air cooling system and supply their own power
19 with natural gas, but I question how long they'll be able to
20 support that and then wish to change to liquid cooling to take
21 power off the grid. Our water supply is already at critical
22 lows with residents drilling deeper and deeper for their
23 wells. I'm really about six miles from this facility. This
24 facility is being proposed to use an outdated air cooling
25 system, where others are already moving from air to liquid

1 cooling. *Red Canary* magazine recently reported that the water
2 demand of the nearly 60 data centers in Phoenix is about 177
3 million gallons a day. Where's that water coming from when we
4 can barely have enough for residents? When we're asked to
5 conserve, when we have to drill our wells deeper, when your
6 initial well is about \$45,000? It's not just electricity that
7 is needed by these centers, which is now growing to
8 astronomical sizes to accommodate AI's computing demand. They
9 need significant amount of water to keep cool, and the new
10 ones will need more. The new computer chips that are designed
11 to produce artificial intelligence, like NVIDIA Blackwell
12 chip, use far more electricity and therefore need more cooling
13 than the older generations of chips. The company's 2020 -
14 this is SRP - the company's 2023 integrated plans that said
15 that SRP will likely need to double or triple resource
16 capacity at an unprecedented pace in the next decade, and that
17 hundreds of miles of new or upgraded transmission lines and
18 nearly double the number of transformers that could be needed.
19 Data center companies and utilities have to worry not just
20 about how much power they need, but how many transmission
21 lines to carry it. So Salt River Project is going on about
22 how many new hundreds of miles of lines they need. Data
23 centers - again, they're going from an outdated air supply to
24 a liquid supply. When will this facility decide, well the air
25 supply is not good enough, we need to change to liquid? And

1 then where's the water going to come from? We know that the
2 aquifer out in the Hidden Valley, Maricopa-Stanfield area is
3 not that good. We are being gaslit by Global Water and every
4 other water agency as to how much water is left in these
5 aquifers. We can't afford to have a data center take any more
6 of the water out there that we need for our livestock and our
7 homes. And as far as the - if we had the right amount of
8 homes and the fact that the traffic, the quantity of homes -
9 and I'm going off the cuff here because I could go on all day
10 about this - then if they would have the right development out
11 there, they wouldn't have that many homes. We fight it every
12 single time. With the right equestrian development, we could
13 reduce the homes and we wouldn't have to rely on data centers.

14 BECHTEL: Thank you. Any other members of the
15 public? No, all right. Come back up.

16 RICH: Thank you, and I really appreciate Robin's
17 comments and I feel her passion, and I guess I would just
18 submit that that is exactly why the developer is here not
19 proposing to use old technology, but to use new modern
20 technology that allows for cooling without having to have an
21 inflow of water into the project. And so again, I totally
22 understand if we were proposing to use old school water cooled
23 project. And the end of the game there is - I'm saying this
24 on tape, I'm right here in front of you, Robin's definitely
25 going to remember that I said this - when we're at the zoning

1 stage at the Board of Supervisors, if I'm saying we need to do
2 water cooled, I'm guessing someone's pushing play on this tape
3 and she's going to say what she just said again and she'll be
4 right then and we won't get approved, but we're not doing
5 that. And so I get the fears of some other project that would
6 be done badly, but we're here, we're not going to do that and
7 the County has the tools to hold us to it. She also talked
8 about energy generation and new transmission lines, that's the
9 beauty of having the generation onsite, we don't need to build
10 new transmission lines. We're going to have this generation
11 right there onsite and right down the street. So I think
12 that's all I wanted to say. I really appreciate all your time
13 this evening, I appreciate the comments that we've heard as
14 well. I hope that you'll give us a recommendation of
15 approval. Thank you.

16 BECHTEL: And we're closing the open.

17 TODD: We're closing the open discussion. I'm
18 looking for a motion. If it's approved, approval that you're
19 looking for, so indicate with your hand going up.

20 ??: There is no motion.

21 TODD: There is no motion.

22 LEPPER: I move that we approve -

23 BECHTEL: There's a motion -

24 LEPPER: - this project. Ken Lepper, PZ-PA-015-25.

25 STOCKTON: I second the motion, Jeanne Stockton.

1 TODD: Thank you very much. We have a motion and a
2 second on PZ-PA-015-25. If you are in favor of the motion,
3 raise your hand. If you're opposed to the motion, raise your
4 hand. What'd you get?

5 BECHTEL: I didn't get it. What'd you get?

6 DEOKAR: I think five approved, and the rest denied.

7 TODD: Shall we do it again? I mean, how many?

8 DEOKAR: Five approved. Yeah, the motion failed to
9 approve.

10 TODD: I know, but what was the negative? Approve.

11 DEOKAR: Five approved. 9.

12 TODD: I think that's 14.

13 ZAIA-ROBERTS: I believe we're at 9 opposed.

14 ??: Shall we just take that ladder again so we know
15 exactly?

16 TODD: Right. Yes, let's - if you're voting to
17 oppose, raise your -

18 BECHTEL: (Inaudible).

19 TODD: What?

20 BECHTEL: The motion is to approve, those in favor,
21 raise your hand.

22 TODD: Oh, okay, you want to start all over then?

23 Okay, we have a motion on PZ-PA-015-25, if you're in favor and
24 want to vote yes, raise your hand. If you're opposed and want
25 to say no, raise your hand.

1 ??: You're missing one. I think I have to abstain
2 on this one. We have a - there's a reason, but I can't vote
3 on that one.

4 ZAIA-ROBERTS: Thank you. So in that case, it would
5 be 5 to 8, with one abstention.

6 TODD: Okay, it resulted in approval of 5 votes,
7 objection of 8 votes and one abstention. Do we have a motion
8 to adjourn?

9 ??: So moved.

10 TODD: Do we a second?

11 ??: Second.

12 TODD: We thank everybody for coming. Thank you all
13 for putting up with me tonight.

14 ??: Did we vote on the motion?

15 ??: No.

16 TODD: Have a safe trip and if [recording ended]

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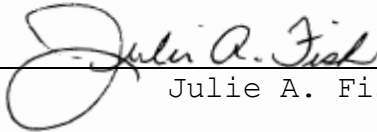
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1 I, Julie A. Fish, Transcriptionist, do hereby
2 certify that the foregoing pages constitute a full, true, and
3 accurate transcript in the foregoing matter, and that said
4 transcription was done to the best of my skill and ability.

5 I FURTHER CERTIFY that I am not related to nor
6 employed by any of the parties hereto, and have no interest in
7 the outcome hereof.

8

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Julie A. Fish

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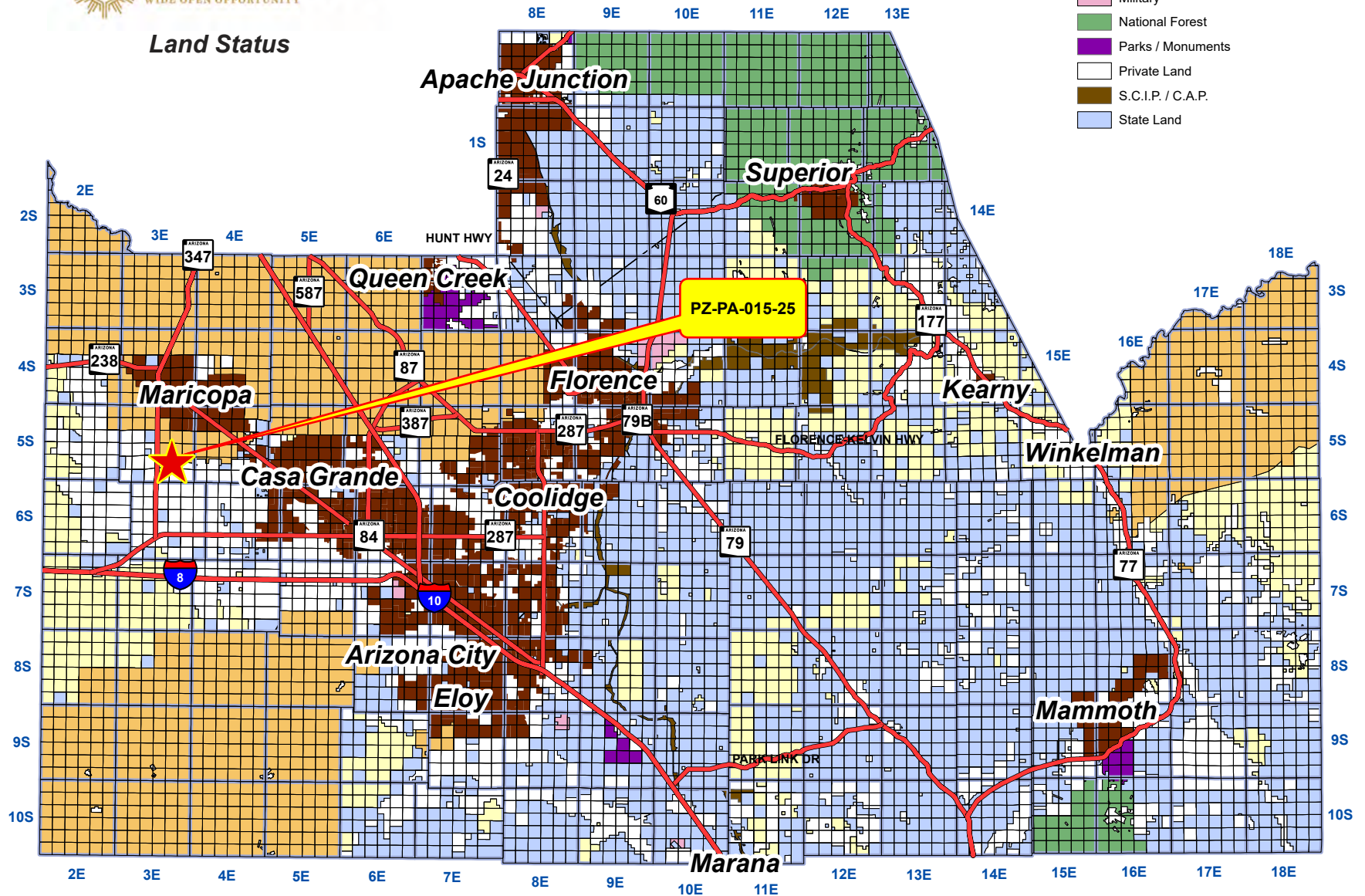


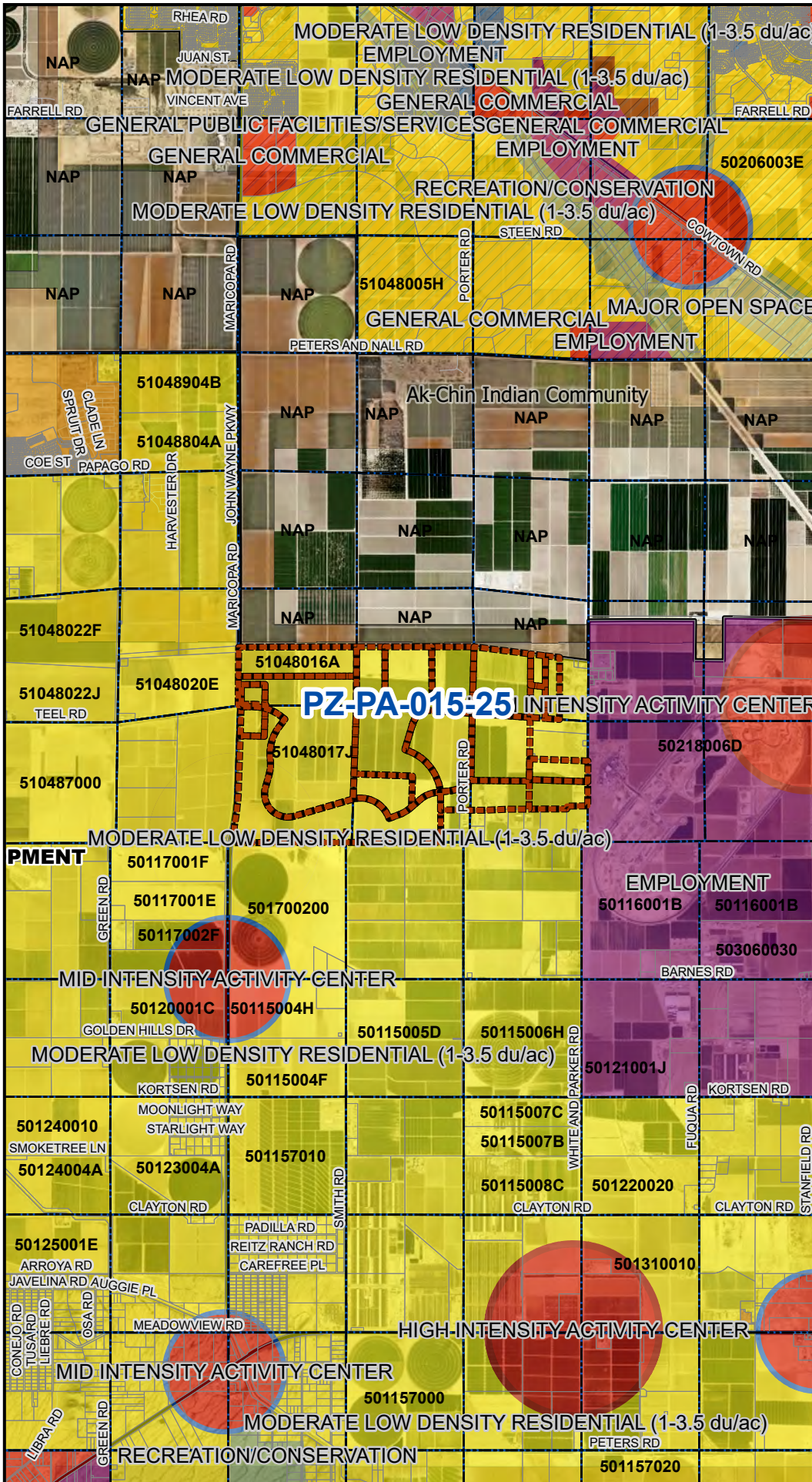
PINAL COUNTY
WIDE OPEN OPPORTUNITY

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-015-25

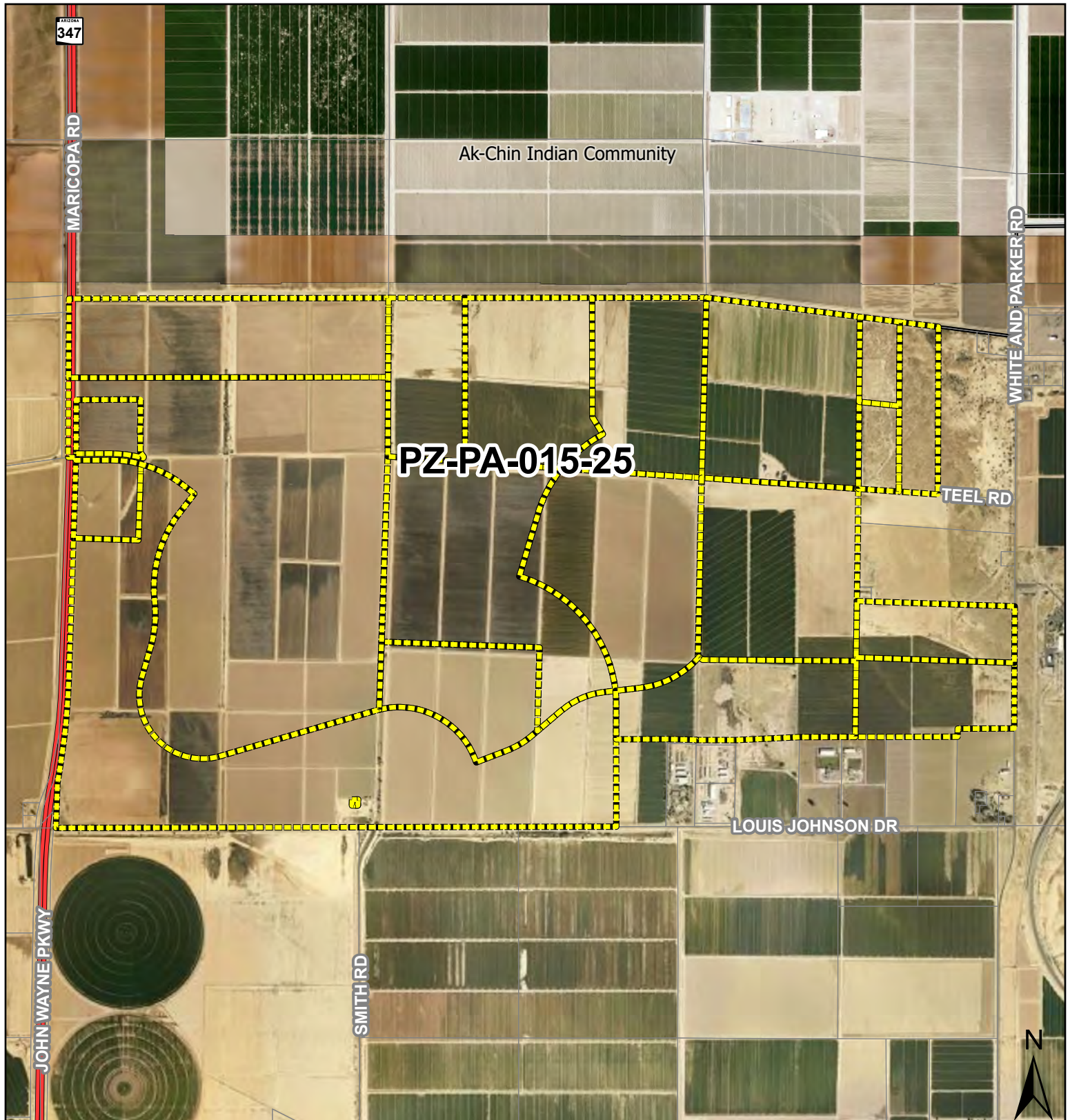
FROM:

MODERATE
LOW DENSITY
RESIDENTIAL

TO:

EMPLOYMENT
AND
GENERAL PUBLIC
FACILITIES/SERVICES



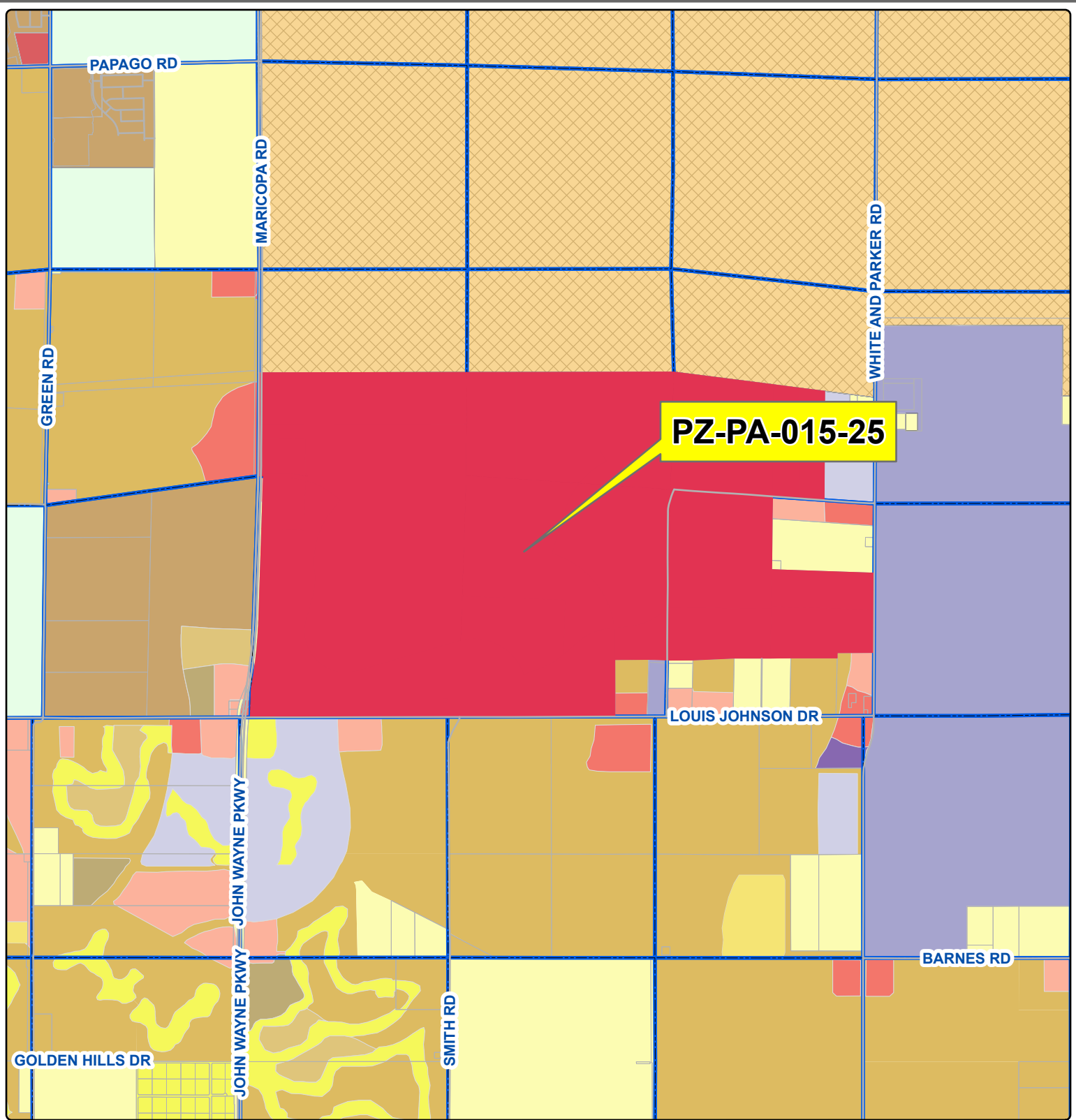


Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-015-25



Community Development



Legal Description: Situated on a portion of sections 25, 26, 27, 34, 35, & 36, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-48-016A, -017B, -017E, -017F, -017H, -017J, -017K, -029J, -029L Portion of, 510-53-003A, -003D, -003E, 510-54-0030, -002A, 510-57-001Q Portion of, -005B, -006, generally located northeast of Maricopa Road and Teel Road, in unincorporated area of Pinal County.

SEC 25, 26, 27, 34, 35, & 36, TWN 05S, RNG 03E



Owner/Applicant: ARIZONA RR RANCHES LLC			
Drawn By: GIS / IT / RWH		Date: 08/18/2025	
Sheet No.	Section 25, 26, 27, 34, 35, & 36	Township 05S	Range 03E
1 of 1		Case Number: PZ-PA-015-25	



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



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: SEE ATTACHED
2. Parcel Number(s): 51053003A, D, E AND PORTIONS OF 51054002A AND 51048029L Total Acreage: +/- 495 ACRES
3. Current Land Use Designation: MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
4. Requested Land Use Designation: EMPLOYMENT (+/-414 ACRES) & GENERAL PUBLIC FACILITIES/SERVICES (+/-81 ACRES)
5. Date of Concept Review: 05/27/2025 Concept Review Number: Z-PA-061-25
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.): THIS MAJOR COMPREHENSIVE PLAN AMENDMENT (CPA), OF THE PINAL COUNTY COMPREHENSIVE PLAN, IS BEING REQUESTED TO CHANGE THE LAND USE DESIGNATION OF THE SUBJECT PROPERTY FROM MODERATE LOW DENSITY RESIDENTIAL (MLDR 1-3.5 DU/AC) TO EMPLOYMENT & GENERAL PUBLIC FACILITIES/SERVICES TO ALLOW FOR THE FUTURE DEVELOPMENT OF THE ENERGY GENERATION & TECHNOLOGY CAMPUS SITUATED EAST OF ARIZONA STATE ROUTE 347, WEST OF S. WHITE AND PARKER ROAD AND IMMEDIATELY SOUTH OF THE AK-CHIN INDIAN COMMUNITY IN THE WESTERN PINAL COUNTY GROWTH AREA.
7. Discuss any recent changes in the area that would support your application. SEE ATTACHED PROJECT NARRATIVE.
8. Explain why the proposed amendment is needed and necessary at this time. SEE ATTACHED PROJECT NARRATIVE.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____
COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

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

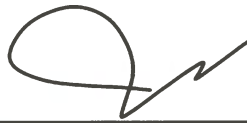
Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>

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.

Applicant: W HOLDINGS	1121 W WARNER RD.	(480) 831-2000
Landowner: ARIZONA RR RANCHES LLC	SUITE 109 TEMPE AZ 85284	
Name of Landowner (Applicant)	Address	Phone Number

	Applicant/Rep.: SETHK@WHOLDINGS.COM
Signature of Landowner (Applicant)	E-Mail Address
JORDAN ROSE	7144 E STETSON DR SUITE 300, SCOTTSDALE, AZ 85251
Name of Agent	Address
	(480) 505-3938
	Phone Number

	JROSE@ROSELAWGROUP.COM JHALL@ROSELAWGROUP.COM
Signature of Agent	E-Mail Address

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

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.

W HOLDINGS

1121 W WARNER RD
SUITE 109
TEMPE, AZ 85284

(480) 831-2000

Name of Applicant

Address

Phone Number

SEE ATTACHED

SETHK@WHOLDINGS.COM

Signature of Applicant

E-Mail Address

JORDAN ROSE

7144 E STETSON DR
SUITE 300,
SCOTTSDALE, AZ 85251

(480) 505-3938

Name of Agent/Representative

Address

Phone Number



JROSE@ROSELAWGROUP.COM
JHALL@ROSELAWGROUP.COM

Signature of Agent/Representative

E-Mail Address

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 RR RANCHES LLC

1121 W WARNER RD
SUITE 109
TEMPE, AZ 85284

(480) 831-2000

Name of Landowner

Address

Phone Number



SETHK@WHOLDINGS.COM

Signature of Landowner

E-Mail Address

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.

ENERGY GENERATION & TECHNOLOGY CAMPUS

MAJOR COMPREHENSIVE PLAN AMENDMENT
PROJECT APPLICATION NARRATIVE
CASE# PZ-PA-015-25:

May 29th, 2025, Revised August 12th, 2025

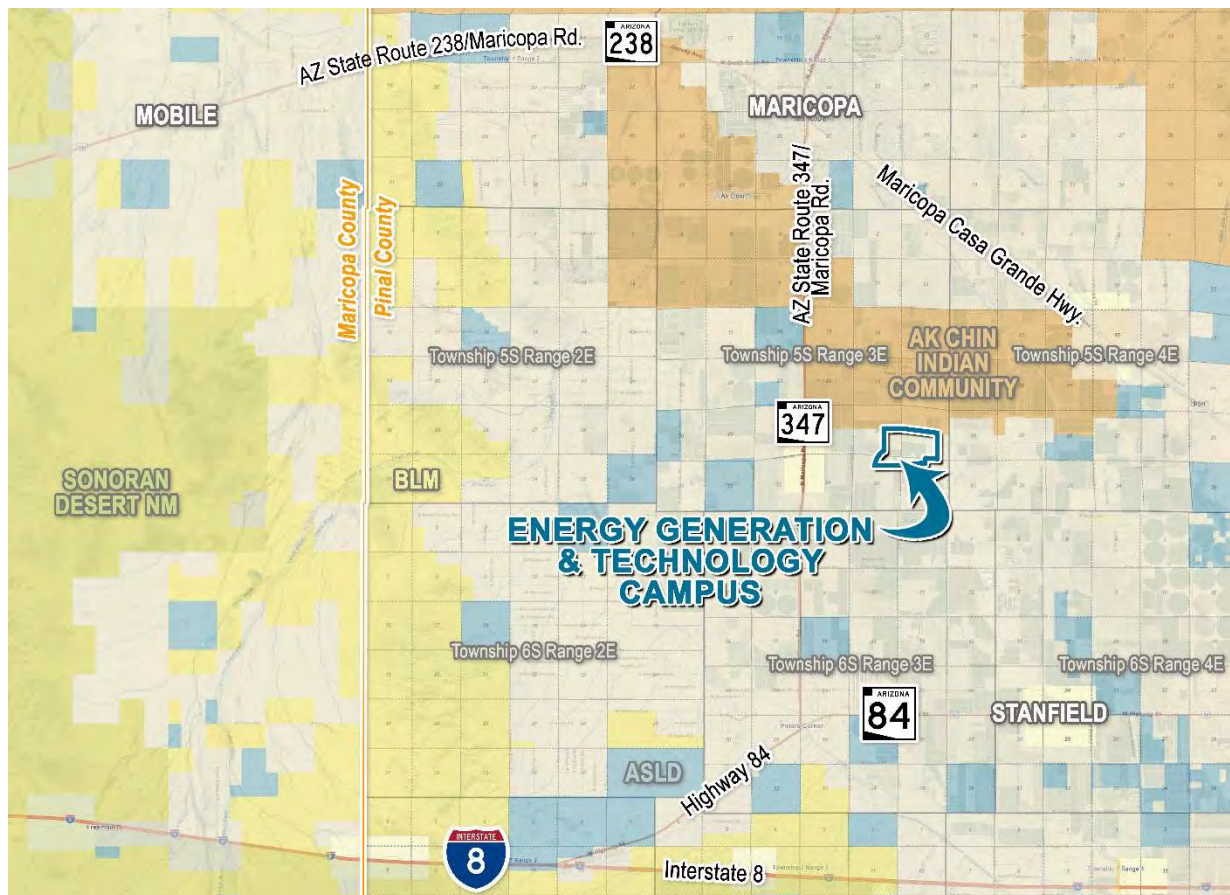


Exhibit A – Regional Context

Project Team

<u>Project Applicant</u>	<u>Agent / Representation</u>	<u>Planning & Entitlements / Engineering</u>
W Holdings	Rose Law Group	Kimley-Horn
Contact: Seth Keeler	Jordan Rose	Keith Nichter / Brett Stroup
1124 W Warner Rd.,	7144 E Stetson Dr.	1001 W. Southern Ave.,
Ste 109,	Ste 300,	Unit 131,
Tempe, AZ 85284	Scottsdale, AZ 85251	Mesa, AZ 85210
Sethk@Wholdings.com	JRose@Roselawgroup.com	Keith.Nichter@Kimley-Horn.com
	JHall@Roselawgroup.com	Brett.Stroup@Kimley-Horn.com

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A. PURPOSE OF THE REQUEST

Rose Law Group (the "Agent"), on behalf of W Holdings (the "Applicant") with permission of the subject property owner (Arizona RR Ranches LLC), is requesting a Major Comprehensive Plan Amendment (CPA) of the Pinal County Comprehensive Plan to change the land use designation of the ±495-acre Energy Generation and Technology Campus (the "Project") from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Employment (±414 acres) and General Public Facilities/Services (±81 acres) to allow for a large scale technology campus, with power generation facilities, situated in the western Pinal County growth area at the northeast corner of Arizona State Route 347 and W. Louis Johnson Drive. The CPA request will be accompanied by a subsequent request for a Planned Area Development (PAD) Overlay with an accompanying zone change to rezone the underlying parcels from the PAD with the Single Residence (CR-3/PAD) Zoning District to PAD with Industrial Zoning District (I-3 PAD) to support the future land use and site plan approval.

B. DESCRIPTION OF THE PROPOSAL

As seen in **Exhibit A - Regional Context**, the Project is made up of five (5) parcels located, within Sections 25 and 26 in Township 5 South, Range 3 East, approximately eight (8) miles south and east of the City of Maricopa and just south of the Ak Chin Indian Community.

Table 1 - Energy Generation and Technology Campus Parcel/Land Use List

#	Assessor APN	Owner	Sect.	Town./Range	Area/Acres	Exist. Comp Plan LU
1	Portion of 51054002a	Arizona RR Ranches LLC	26	5S 3E	0.82	MLDR 1-3.5 Du/Ac
2	Portion of 51048029I	Arizona RR Ranches LLC	26	5S 3E	413.25	MLDR 1-3.5 Du/Ac
3	51053003D	Arizona RR Ranches LLC	25	5S 3E	21.02	MLDR 1-3.5 Du/Ac
4	51053003E	Arizona RR Ranches LLC	25	5S 3E	20.18	MLDR 1-3.5 Du/Ac
5	51053003A	Arizona RR Ranches LLC	25	5S 3E	40.00	MLDR 1-3.5 Du/Ac

The Project represents an opportunity to redevelopment the approved +/-82-acre Teel Ranch PAD (PZ-PD-008-06), a 289-lot residential community, and a portion of the approved +/-4,141-acre Red River Master Planned Community, a 17,143-unit mixed-use community, which was an amendment of the Rancho Sierra (PZ-PD-041-00) and Rancho Sierra Vista (PZ-PD-060-00) Planned Area Developments. This approval will allow the replacement of planned single-family and multi-family units, significantly reducing the anticipated impact on local infrastructure, traffic, public facilities and services. In its place, the proposed Energy Generation & Technology Campus provides a less impactful use that will generate new jobs, tax revenues, renewable energy resources and battery

storage for local energy reliability and resiliency that will all significantly contribute to the economic growth and vitality of the County. The Project signifies an important investment within Pinal County, providing residents with crucial power and digital services, with the allowance of data centers and energy generation/storage uses such as gas generating facilities, battery energy storage systems (BESS) and other ancillary uses.

The proposed data centers are specialized facilities designed for the centralized management of electronic data, which has become critical infrastructure in today's digital world. The Project looks to address this growing need by allowing for the storage, processing, and transmission of the massive volumes of data that are generated every second. As individuals, businesses, and governments increasingly rely on cloud computing, streaming services, e-commerce, remote work, and connected devices, the need for secure, reliable, and high-performance computing environments has never been greater. This allowance for data centers will support everything from financial transactions and healthcare systems to emergency services and communications, acting as the backbone of the global digital economy. Without addressing the need for these uses, modern digital services and technologies simply could not function.

These campuses consist of buildings equipped with computing and networking hardware, as well as power and cooling infrastructure. Their primary function is to store, process, manage, and distribute vast quantities of data while ensuring secure and reliable access. These facilities play a vital role in modern life, enabling communication, telehealth, remote work, and media streaming. They're also essential to sectors like energy, healthcare, retail, aviation, automotive, entertainment, and government operations. Operating 24/7, these data centers will be supported by additional infrastructure such as power generation, energy distribution, and storage systems. Inside, they can house servers, switches, and telecommunications gear. To maintain optimal conditions, systems such as generators, batteries, electrical distribution, and cooling systems are used to regulate heat and airflow.

Technicians with specialized expertise monitor and manage these systems in accordance with best practices and manufacturer guidelines. Many modern centers can have automated systems to oversee real-time performance and ensure consistent uptime, excluding planned downtime for maintenance or upgrades. Given the high investment in both infrastructure and technology, these facilities maintain strict physical security measures in the form of perimeter fencing, controlled access, and on-site personnel.

In addition to permanent campus employment, the Project will generate substantial economic activity during its development, including hundreds of construction, utility, and support service jobs. Once operational, the site will contribute significantly to the local economy through both real and property taxes, helping to fund public services and infrastructure within Pinal County.

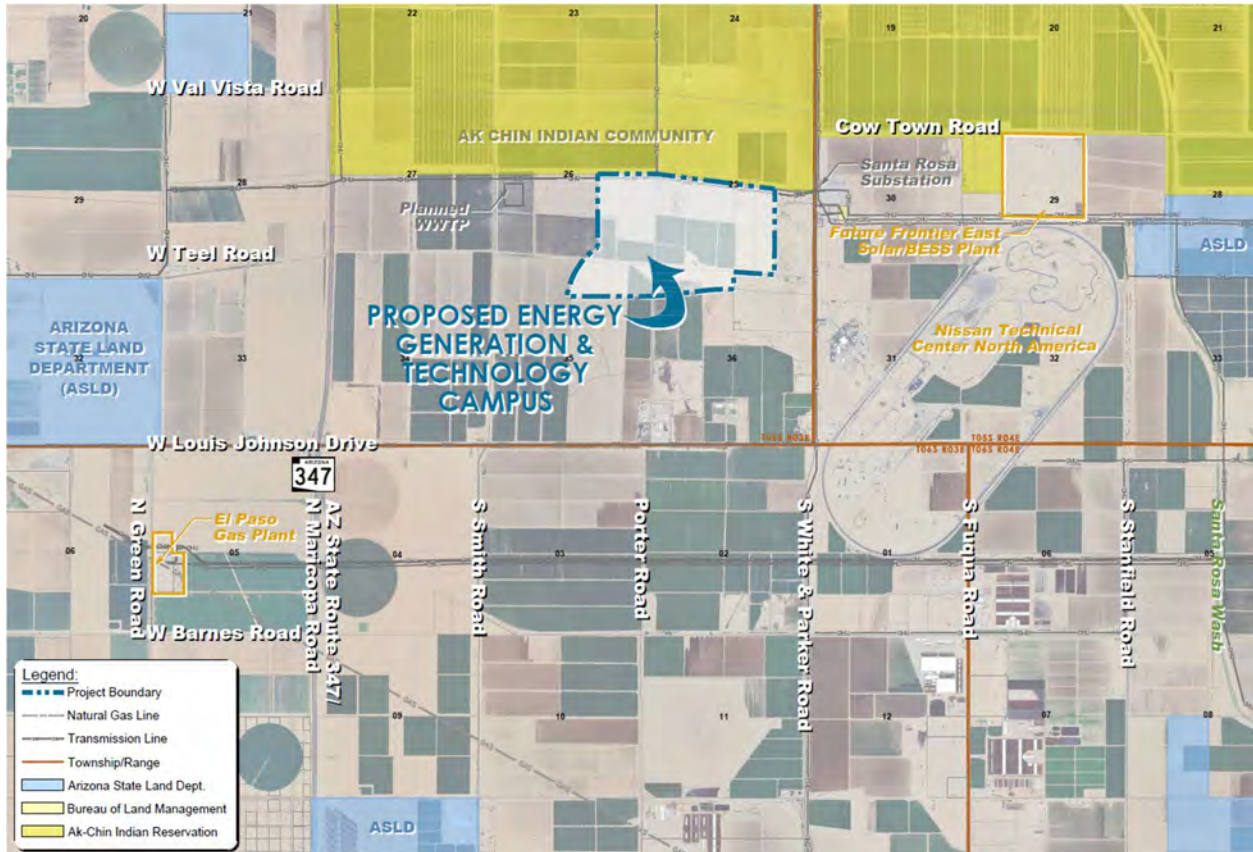


Exhibit B – Site Context

C. RELATIONSHIP TO SURROUNDING PROPERTIES

The Project site is located just west of Nissan's Arizona Testing Center in an area generally located south of the Ak Chin Indian Community, west of N. White & Parker Road, ± 1 -mile north of W. Louis Johnson Road and the ± 1.5 -mile east of the Arizona State Route 347. This surrounding area, mostly within the PAD with Single Residence (CR-3/PAD) and Light Industry and Warehouse Zoning District (CI-1) Zoning Districts, is characterized by active and passive agricultural uses with a few scattered residences and native desert lands. The Project site, due to its agricultural history, is relatively flat with only a ± 10 -foot elevation change from west to east. The surrounding area is host to significant electrical infrastructure including 69Kv, 115Kv, 230kV, and 500kV transmission lines, which run along the Project boundaries, with the existing Santa Rosa electrical substation located less than a quarter mile to the east. Additionally, further east is the approved Frontier East Solar/BESS plant along with the existing El Paso Gas Plant and natural gas line located to the west and south. This existing infrastructure and the Employment Comprehensive Plan land use designations in the surrounding area make this an ideal location for the proposed land uses, limiting surrounding impacts and the need for extensive off-site infrastructure into the power grid.

With this proper planning and strategic site selection, the Energy Generation & Technology Campus will develop a master-planned campus that offers a cohesive framework for future data

center construction and energy generation—strategically located to minimize community impact and maximize access to critical infrastructure.

Throughout the processes, property owners and residents will be notified of the Project and efforts will be made to identify concerns over visual impacts and incorporate effective mitigation and/or screening of the Site where possible. Site parcels will be enclosed by perimeter security fencing located along each phase project boundaries and adjacent rights of way. No fencing will impede or otherwise enclose existing roads within the Project boundaries. Screening and mitigation of visual impacts will be addressed in greater detail with the PAD/zone change and site plan submittals.

Table 2 – Surrounding Land Uses

Side	Ownership	Existing Zoning	Existing Land Use Designation	Existing Land Use
Site	Private	CR-3 PAD	MLDR 1-3.5 du/ac	Agricultural/Vacant
North	Private/ Ak-Chin	Ak-Chin	N/A	Agricultural
East	Private	CR-3, CB-1, CB-2 & CI-B PAD & GR	MLDR 1-3.5 du/ac & Employment	Agricultural/Vacant/ Nissan Test Track
South	Private	CR-3, CB-1, CB-2, CI-1 & CI-B PAD & GR	MLDR 1-3.5 du/ac & Mid Intensity Activity Center	Agricultural/Vacant
West	Private	R-7, MD, MR, C-1, CB-1 PAD & CR-3, CB-2 PAD	MLDR 1-3.5 du/ac	Agricultural

I. SITE ACCESS

The Project area is generally bound on the north side by the Emerald Road alignment, on the east side by N. White & Parker Road. The site can be accessed regionally from Arizona State Route 347 via W. Louis Johnson and N. White & Parker Roads.

Compared to residential, commercial, or office developments, data centers produce significantly lower traffic volumes. A traffic impact analysis will be completed as part of the PAD/zone change process associated with the Project.

Internal circulation will be planned via a network of private maintenance and service drive aisles to provide vehicular access to the planned facilities and parking. Site access will be identified with the PAD/zone change and site plan applications. Final access locations and necessary right-of-way dedications/preservations will be determined in accordance with access management policies and permitting requirements of Pinal County.

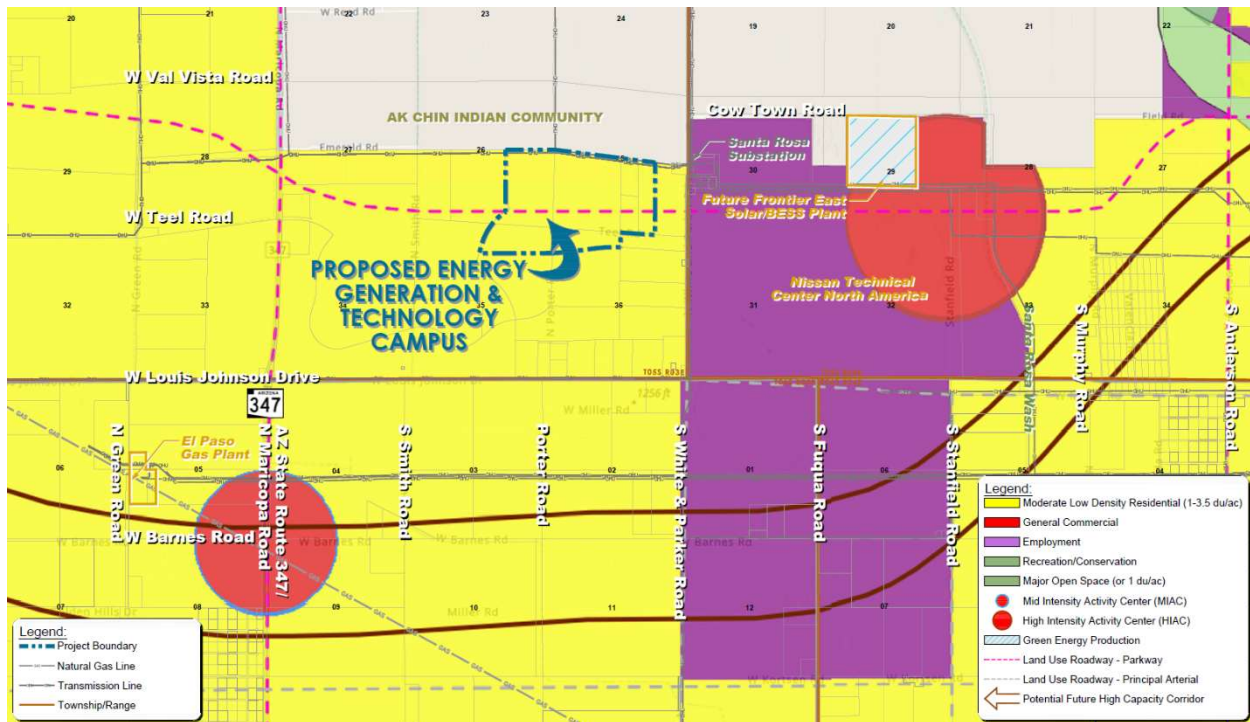
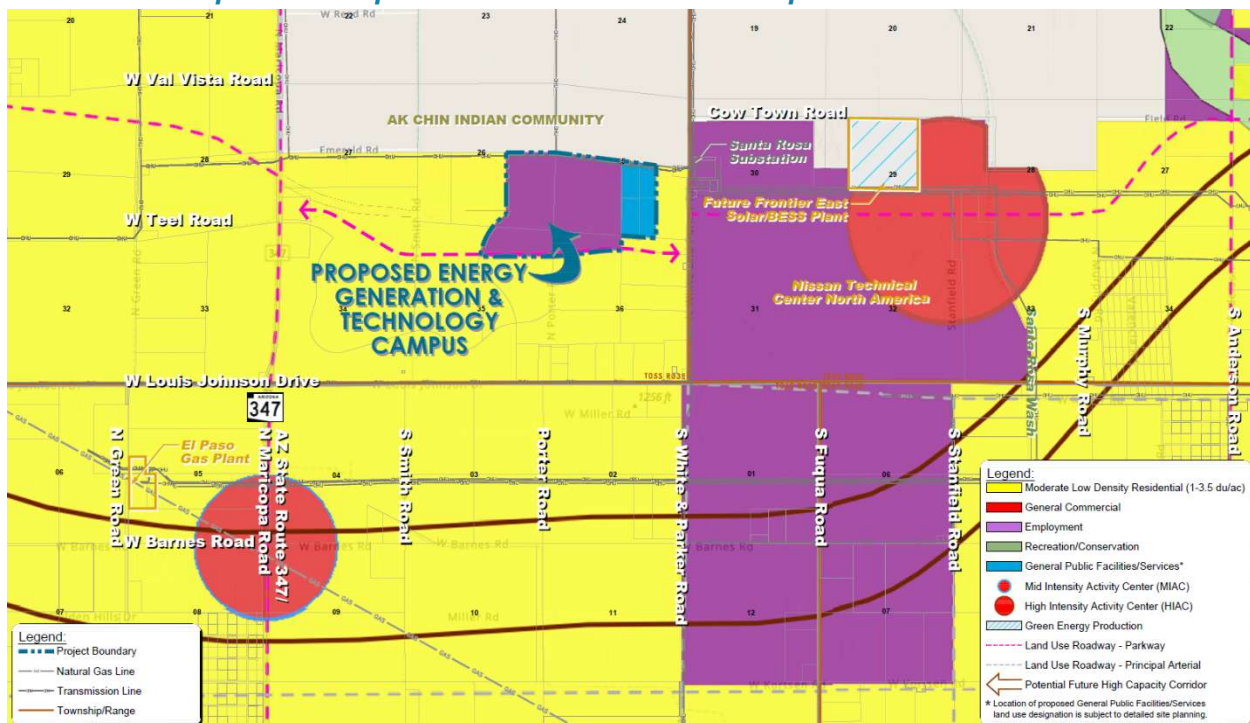


Exhibit C – Existing Comprehensive Plan Land Use Map

Exhibit D – Proposed Comprehensive Plan Land Use Map



D. COMPREHENSIVE PLAN AMENDMENT CRITERIA

This Comprehensive Plan Amendment is being requested in conjunction with the Arizona state statutes that define a "Major Amendment" as a "substantial alteration of the County's land use mixture or balance as established in the County's existing Comprehensive Plan Land Use element for that area of the County." However, it is left to each County to determine the criteria for determining if a proposed amendment meets this definition.

According to the Pinal County Comprehensive Plan amendment criteria, any change from a residential classification to a nonresidential land use classification of 160 or more contiguous acres represents a Major Comprehensive Plan Amendment. As seen in **Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map**, the change from Moderate Low Density Residential (MLDR 1-3.5 du/ac) to Employment (± 414 acres) and General Public Facilities/Services (± 81 acres), meets this criterion.

Additionally, this area has experienced some recent changes that support this application. Since the previously approved Planned Area Developments, the nearby Santa Rosa Substation has experienced a significant expansion along with the addition of the Pinal West Substation located further to the west and large-scale transmission lines, within the area and along the Project boundaries. This focus on improving the surrounding electrical infrastructure in this area lends itself to future alternative energy solutions that will allow for opportunities to further bolster the surrounding infrastructure and power needs. Furthermore, the Comprehensive Plan at the time of these approvals did not have the current focus on alternative energy. The current Plan focuses on how Pinal County will provide a broad portfolio of energy resources to support future land use patterns and address energy conservation. The Plan now understands the importance to efficiently use and conserve energy sources and seek renewable sources so that future generations will not unnecessarily suffer from its shortage or absence.

Lastly, since these previous approvals, data centers are now considered critical infrastructure in our current economy. Being able to couple these necessary land uses, within an appropriate area, into an integrated campus can reduce reliance on traditional grid infrastructure and provide greater control over power supply while providing a more reliable, efficient, scalable, and secure environment compared to individual, sporadic data center sites, offering significant advantages in terms of operational resilience, cost savings, and environmental responsibility. The Project team feels this proposed amendment is necessary at this time due to the unique opportunity to develop underutilized land in a fashion that would provide jobs, sustainable energy, and further economic development within Pinal County.

E. COMPREHENSIVE PLAN COMPLIANCE

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. This narrative, and more specifically the compliance analysis below, lays out the expectations for future growth and development of both employment and energy production land uses, which promote an efficient

use of land, energy, and financial resources. The Project recognizes the Comprehensive Plans focus on the need for employment opportunities and how the development of additional renewable energy uses, discussed throughout the Plan, respond to Pinal County's ability to be one of the most productive spots in the state for energy generation. These references provide measurable goals and strategies to further the vision components, as described below.

I. CONSISTENCY WITH PINAL COUNTY'S VISION COMPONENTS.

The Project development area has a land use classification of Moderate Low Density Residential (MLDR 1-3.5 du/ac) and the approved zoning allowance for single-family and multi-family units. The proposal will amend the Pinal County Comprehensive Plan for the entire ±495-acre Project area to Employment (±414 acres) and General Public Facilities/Services (±81 acres) to allow for a subsequent request for a Planned Area Development (PAD) Overlay with an accompanying zone change to I-3 PAD to support the future large scale technology campus, with power generation and storage facilities. The proposed amendment request conforms to the goals, objectives, and policies of the current Comprehensive Plan by meeting the criteria outlined in the Plan's compliance checklist. The following analysis is in response to the Plan's compliance checklist:

1. Sense of Community

This Sense of Community vision component understands that the land use plan is more than just a map and that the goals of the Comprehensive Plan ultimately augment the visual aspects of the map. The Project furthers these goals by focusing on the strategic areas within the Sense of Community component that provide the allowance for flexibility to respond to market changes and align with Pinal County's vision and policies to achieve a land use that is in line with the important goals and objectives, such as sustainable development, economic diversification, and energy efficiency. Given the surrounding land uses and the existing agriculture uses on and around the Project area, this proposal is consistent with the outlined Agriculture Planning Guidelines, which determine that renewable energy production is compatible with the farming heritage coupled with appropriate buffers for other uses as planned within the Project. Additionally, the expansion of the surrounding employment land use designations, setup to allow Pinal County to take advantage of emerging economic development trends, will allow for growth in an area anticipated for employment and job centers so they are sustainable, viable components with resources and transportation management that are consistent with the surrounding areas.

Further, relating to the West Pinal Growth Area, Pinal County states the need for carefully sited development in relation to existing and proposed infrastructure. Collaboration is encouraged with municipalities and private landowners within the West Pinal Growth Area plan to help knit together all of the public and private efforts and infrastructure development. Necessary for smart growth. The Project will support the culmination of public, private and infrastructure development and seeks to include employment and renewable energy into the community landscape with little impact on existing surrounding area.

2. Mobility and Connectivity

As required by the Mobility and Connectivity vision component, the Project plans to work with the County to evaluate the transportation impacts of the proposed Comprehensive Plan amendment and rezoning based on Pinal County's regional transportation system. The minimal traffic impact associated with the Project fits with the existing surrounding rural context. Additionally, no future trail alignments have been identified on or around the Project area and the proposed future land use will not require a need for pedestrian connectivity. As seen on **Exhibit C & D – Existing and Proposed Comprehensive Plan Land Use Map**, the Project has also contemplated the Land Use Roadways, which indicate the Principal Arterial designation of White and Parker Road east of the Project's eastern frontage and the Val Vista Road Parkway designation to be aligned on the southern perimeter of the Project. The applicant will work with County staff to provide necessary right-of-way to preserve these designations. Additional High-Capacity Road (Under Study) designations have been identified within the surrounding area but do not appear to impact the Project area.

3. Economic Sustainability

The economic benefit to this region of Pinal County that would be realized from Energy Generation & Technology Campus would be substantial. The tax revenue generated by this Project would provide significant benefits to the County, helping to fund critical public services and expenditures within the surrounding communities. Beyond its direct fiscal and employment contributions, the Project is expected to stimulate broader economic development while also contributing to job market expansion, higher wages, and initiatives aimed at enhancing the overall quality of life for County residents. Additionally, in addition to storing, processing, and distributing data and applications for businesses, this Project is intended to promote the production and delivery of alternative energy resources that meet and otherwise support consumption needs which will benefit the regional and state economies and tax bases. The availability of sustainable, renewable, and economically efficient energy and the resulting cost savings, both immediate and over time, creates opportunity for reinvestment of public and private capital back into the local and regional economy.

The Project, which is located near identified Employment, Commercial and Activity Centers, is consistent with this vision component by implementing the development of employment and renewable energy, adding resilience to the electrical grid and demonstrating the County's commitment to the use of renewable energy resources, which can help increase the number of businesses that expand in and locate to Pinal County. This Project provides the County and area a sustainable way of bringing economic development to the region while providing employment opportunities ranging from construction, operation, management, and maintenance. The Project was selected after completing site research on multiple sites to ensure selection of a land area well suited for this type of campus, including adjacency to necessary electric transmission infrastructure to provide a reliable and competitive development.

4. Open Spaces and Places

The Project CPA amendment is consistent with the Open Spaces and Places vision component. The Pinal County Open Space and Trails Master Plan does not identify the Project area as having to dedicate any open space or trails (existing, proposed, or planned). The project team will coordinate with the Pinal County Parks/Rec team to ensure further compatibility.

5. Environmental Stewardship

This request is consistent with the Environmental Stewardship vision component, which looks to expand alternative energy in Pinal County. The Comprehensive Plan stresses the tremendous environmental, natural resource, and economic implications that energy conservation has and specifically discusses the need for gas power generation to help produce the County's additional electricity needs. The Projects data centers will utilize this alternative energy and battery storage, for local energy reliability and resiliency, to promote environmental stewardship.

While the majority of the Project area has been previously disturbed with a history of agricultural usage, detailed environmental studies, including pedestrian biological and cultural/archaeological surveys will be completed and documented, as needed or as recommended by local, state, or federal agencies. Additionally, throughout the entitlement process, the project team will coordinate with the Arizona Game and Fish Department (AZGFD) to ensure the future development is sensitive to any potential wildlife in the area.

6. Healthy, Happy Residents

This request is consistent with the Healthy, Happy Residents vision component by promoting a lower impact use, than currently allowed, that contributes much needed employment opportunities and efficient energy while helping maintain long-term financial stability through the generation of revenues and tax base contributions for Pinal County. The Project will provide fiscally responsible employment and alternative energy services and effective and efficient infrastructure to implement delivery of necessary data services that help promote and contribute to a healthy community that residents can enjoy.

7. Quality Educational Opportunities

While this component may not apply to all projects, this request provides an opportunity for the community to have an opportunity to learn about, be aware of and take advantage of the benefits of alternative energy.

II. CONSISTENCY WITH THE PLAN'S KEY CONCEPTS ILLUSTRATED ON LAND USE, ECONOMIC, AND CIRCULATION GRAPHICS.

The Project has an existing land use designation of Moderate Low Density Residential (MLDR 1-3.5 du/ac) and the approved zoning allowance for planned single-family and multi-family units. The proposal will amend the Pinal County Comprehensive Plan for the entire ±495-acre Project area to Employment (±414 acres) and General Public Facilities/Services (±81 acres) to

allow for a subsequent request for a Planned Area Development (PAD) Overlay with an accompanying zone change to I-3 PAD to support the future large scale technology campus, with power generation and storage facilities. The proposed amendment request conforms to the goals, objectives, and policies of the current Comprehensive Plan by meeting the criteria outlined in the Plan's compliance checklist. The following is a response to the Plan's compliance checklist:

1. Consistency with the Land Use Designation shown on the graphics.

The Project is consistent with the proposed Employment and General Public Facilities/Services land use designation defined as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution. Power plants are also included in this category. The Project, which is in a remote area of Pinal County, is surrounded by existing infrastructure and the Nissan test track to the east along with existing Employment land use designations to the east and is unlikely to conflict with other proposed developments or sensitive land uses. Additionally, given that the Project would be a low-impact use, the proposed amendment would be consistent with surrounding Moderate Low Density Residential uses and would also provide opportunities to spur growth within the surrounding Employment and Activity Centers.

2. Consistency with the Mixed-Use Activity Center Concept.

This proposal is not within a Mixed-Use Activity Center. Although, data centers and the production of energy is essential to the region's business sectors. Data and energy resources significantly impact economic development by contributing to the region's overall attractiveness on basic and corresponding non-basic employment, primary and secondary employment sectors and markets, and research and development within existing and emerging markets and industries. Additionally, energy availability and even surplus opportunities function as an incubator for innovations within all segments of the local, regional, and state economy.

3. Consistency with the Planning Guidelines described in the Land Use element.

Per the Comprehensive Plan, Major Plan Amendments should improve the County's overall condition and not undermine the Plan's core principles. The Plan recognizes the need to redesignate land uses in response to changing market conditions and to address the increasing demands of growth to the public infrastructure needs, specifically energy generation and consumption demands within the local economy.

4. Quality Employment Opportunities County-wide.

The Project is anticipated to generate new jobs during its operation and in the construction, contracting, administrative, and project management fields during the construction and implementation of the Project over the proposed construction timeline. Data centers have a wide range of jobs that contribute to the facility's operation, security, and maintenance. In addition to providing in-state construction jobs and long-term technical careers, local projects like the Energy Generation & Technology Campus will also help contribute to the regional

economy by providing tax revenue and by using local engineering and development contractors.

5. Viable Agriculture, Equestrian and Rural Lifestyle.

As discussed above, the project will complement the existing rural character of the surrounding area by providing a low impact use, which will avoid adding more traffic and noise to a quiet area than already planned and approved. Given the surrounding land uses and the existing agriculture uses on and around the Project area, this proposal is consistent with the outlined Agriculture Planning Guidelines, which determine that alternative energy production and uses with appropriate buffering are compatible with the farming heritage.

6. System of Connected Trails and Preservation of Open Space.

As discussed above, the amendment area is consistent with the Trails and Open Space Master Plan and Chapter 6: Open Spaces and Places of the Comprehensive Plan. There are no existing or otherwise dedicated Open Space areas or Trails within or around the Project area.

7. Natural and Cultural Resource Conservation.

While the majority of the Project area has been previously disturbed with a history of agricultural usage, detailed environmental studies, including pedestrian biological and cultural/archaeological surveys will be completed and documented, as needed or as recommended by local, state, or federal agencies.

8. Water Resources, Public Facilities/Services, and Infrastructure Support

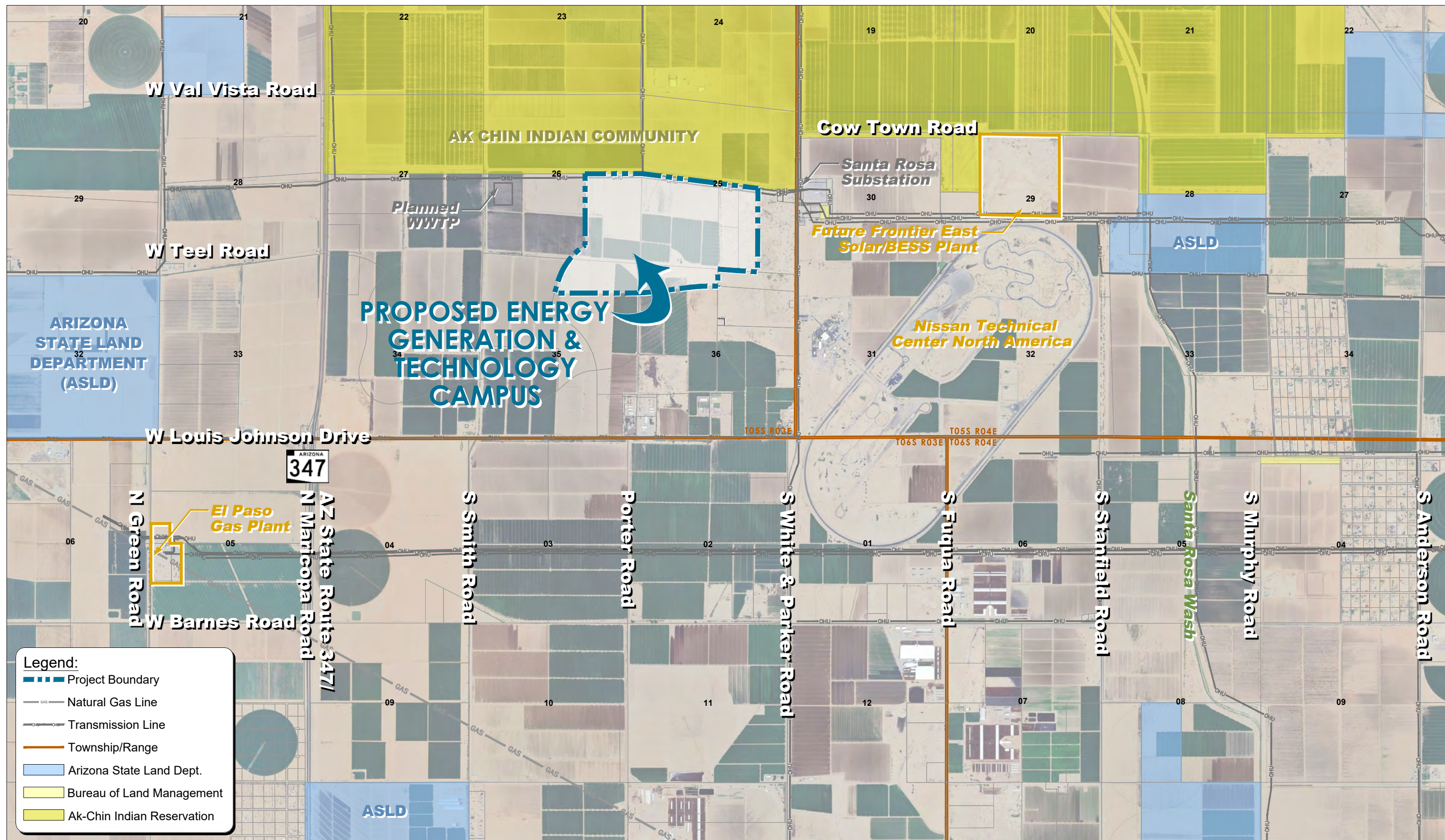
The existing agricultural uses on-site along with the allowed mixed-use master planned community, with planned single-family and multi-family units, are both heavy water users. The proposed data centers and energy generation uses are generally low staffed resulting in minimal potable water needs. Additionally, they will encourage innovative cooling technologies for operational purposes. The Project will require significantly less infrastructure than the planned community and will have less overall impacts on the surrounding area. Utility service(s) to the site, as listed below, will be coordinated with the following providers. Water for construction purposes will be transported to the site.

Utility/Service	Agency/Provider
Water	Hauled/well, Global Water's Santa Cruz district, Santa Rosa Water Company
Sewer	(TBD) Septic
Electric Service	Electrical District 3
Fire Protection	Pinal County Fire and Medical Authority (PCFMA)
Police Protection	Pinal County Sheriff Office
Refuse (Waste Management)	Republic Services
Telephone	Cox Communications
Cable	Cox Communications

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

F. CONCLUSION

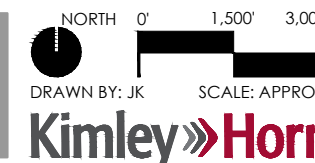
The Major Comprehensive Plan Amendment supports the Pinal County Comprehensive Plan goals by providing much needed employment opportunities, additional renewable energy resources and battery storage for local energy reliability and resiliency. Moreover, the Project aligns with the Comprehensive Plan by providing necessary power generation and a high-tech economic environment offering quality employment opportunities available to residents in the County's western growth. Jobs within the data center sector typically offer strong wages, with many roles accessible to local residents who possess relevant technical skills. Overall, job opportunities in computer and information technology-related fields are projected to grow at a rate well above the national average. The need for this Project is established by growing demand for renewable energy and the management of electronic data. The Energy Generation & Technology Campus offers the opportunity for a strong economic driver that delivers significant fiscal benefits while placing minimal demand on infrastructure.

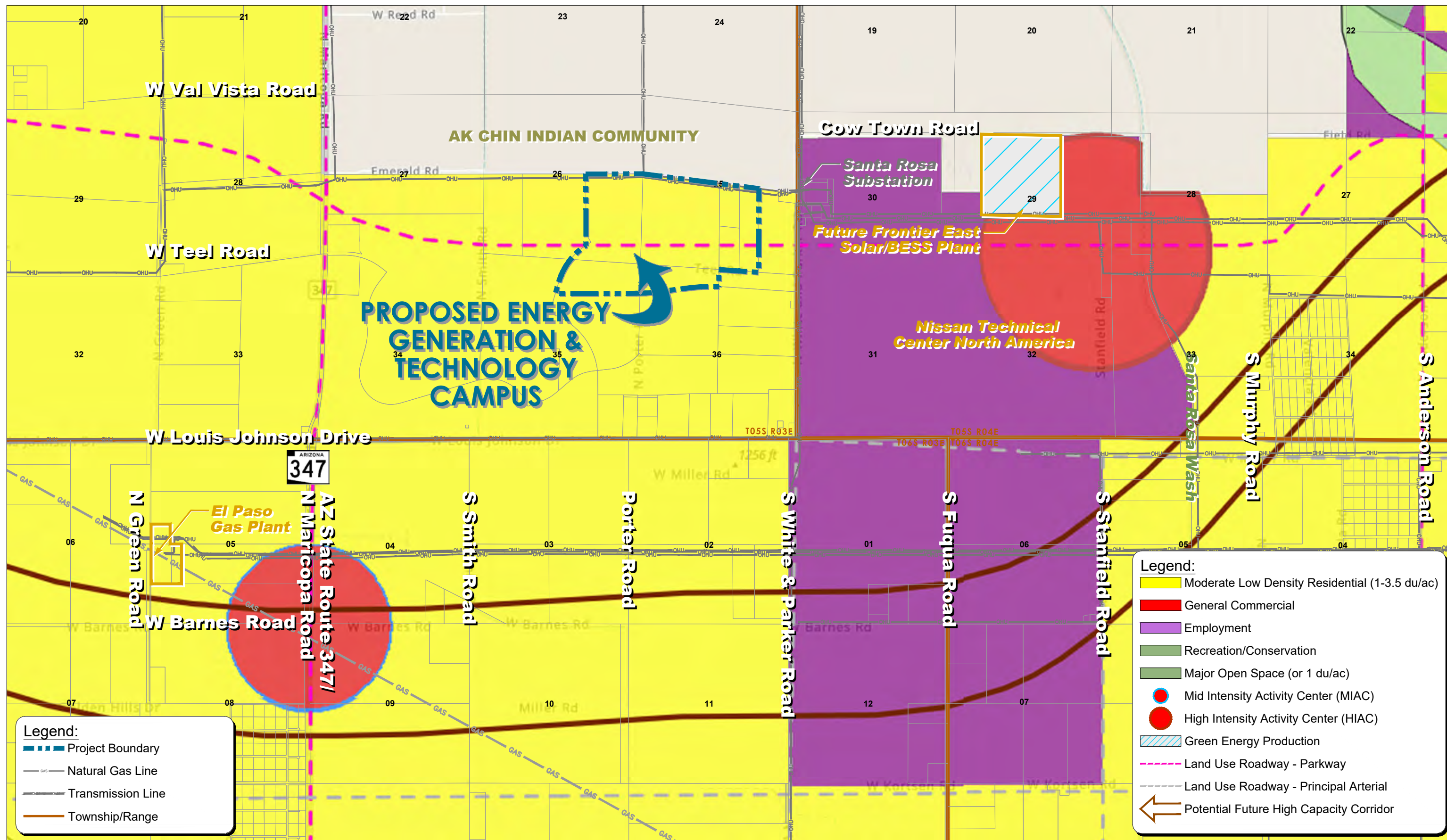


ENERGY GENERATION & TECHNOLOGY CAMPUS
 PINAL COUNTY, AZ

CONTEXT AERIAL MAP
 MAJOR CPA APPLICATION

08/12/2025

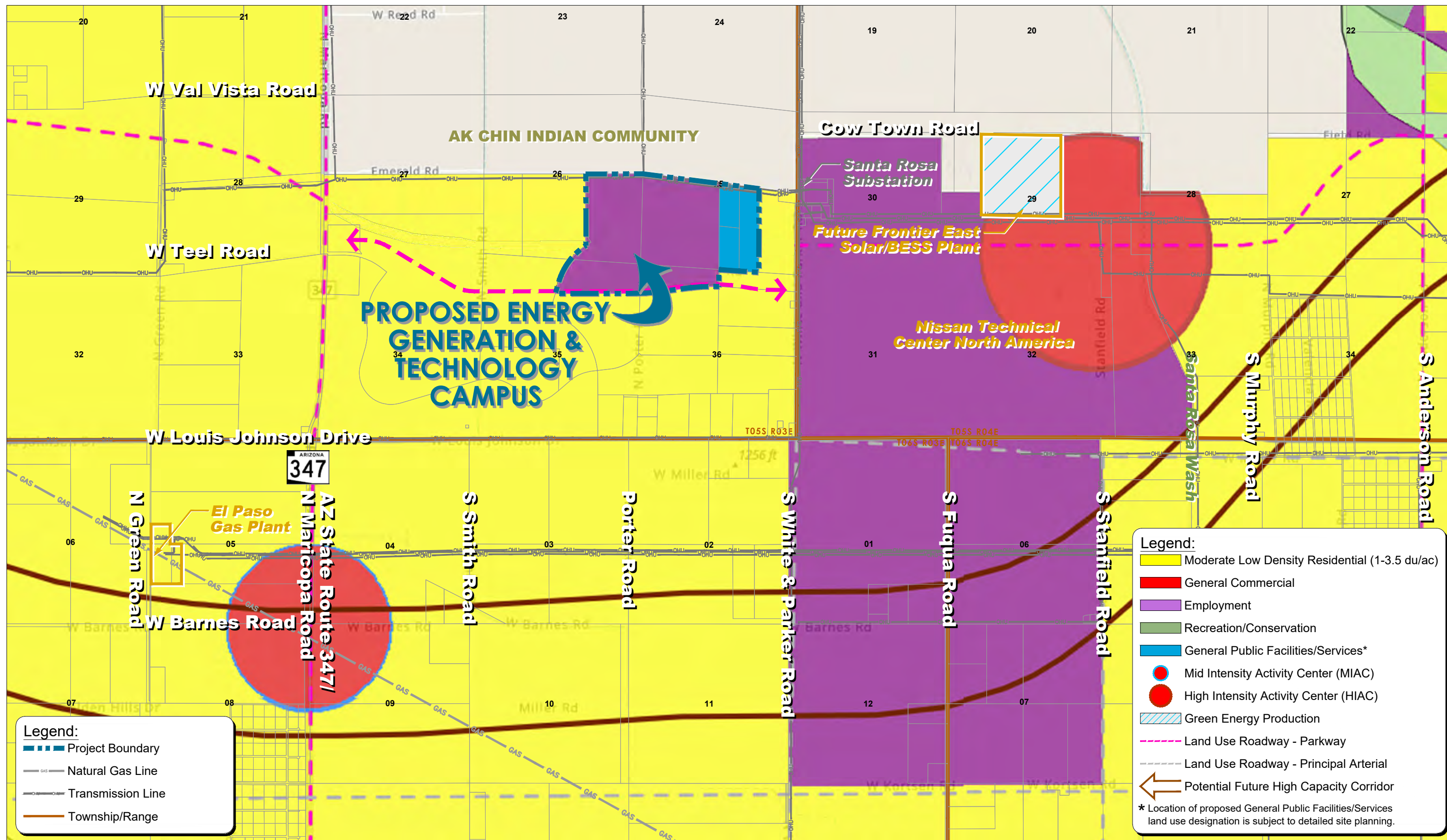




ENERGY GENERATION & TECHNOLOGY CAMPUS
 PINAL COUNTY, AZ

EXISTING COMP. PLAN LAND USE MAP
 MAJOR CPA APPLICATION

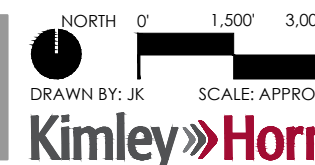
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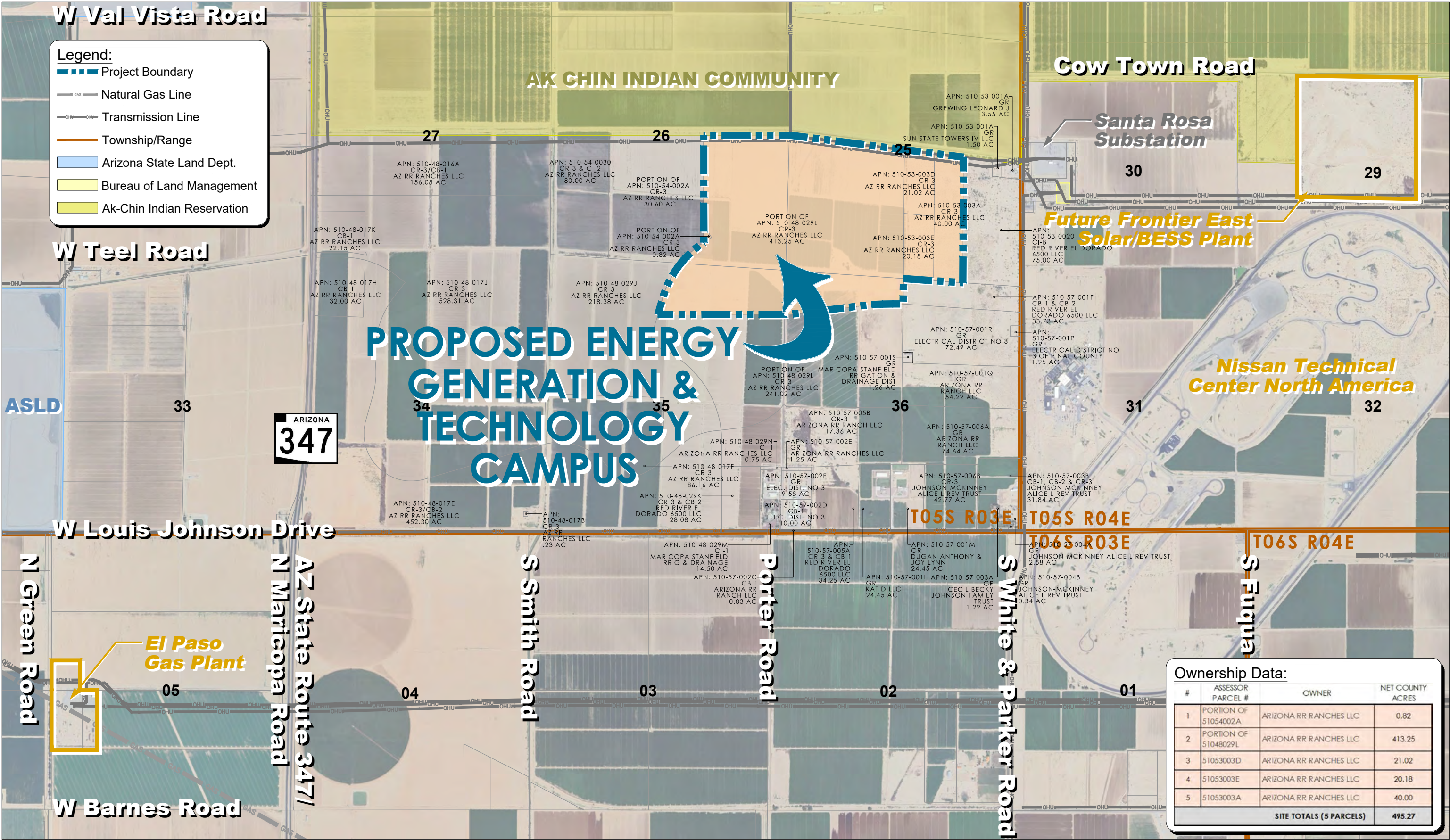


ENERGY GENERATION & TECHNOLOGY CAMPUS
PINAL COUNTY, AZ

PROPOSED COMP. PLAN LAND USE MAP
MAJOR CPA APPLICATION

08/12/2025





ENERGY GENERATION & TECHNOLOGY CAMPUS
PINAL COUNTY, AZ

OWNERSHIP MAP
MAJOR CPA APPLICATION

08/12/2025

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.*

The Department requests further coordination to provide project/species specific recommendations. Please use the [Project Evaluation Form](#) to submit your project to the Project Evaluation Program at PEP@azgfd.gov.

Project Name:

Frontier West

Project Type:

Energy Production/Storage/Transfer, Energy Storage, Battery Energy Storage System (BESS) - (new)

Project ID:

HGIS-25952

User Project Number:

Kimley-Horn

Project Description:

Frontier West / Copia - Proposed Energy Generation & Technology Campus

Contact Person:

Justin Kinkade

Organization:

Kimley-Horn

On Behalf Of:

PINAL

Disclaimer:

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

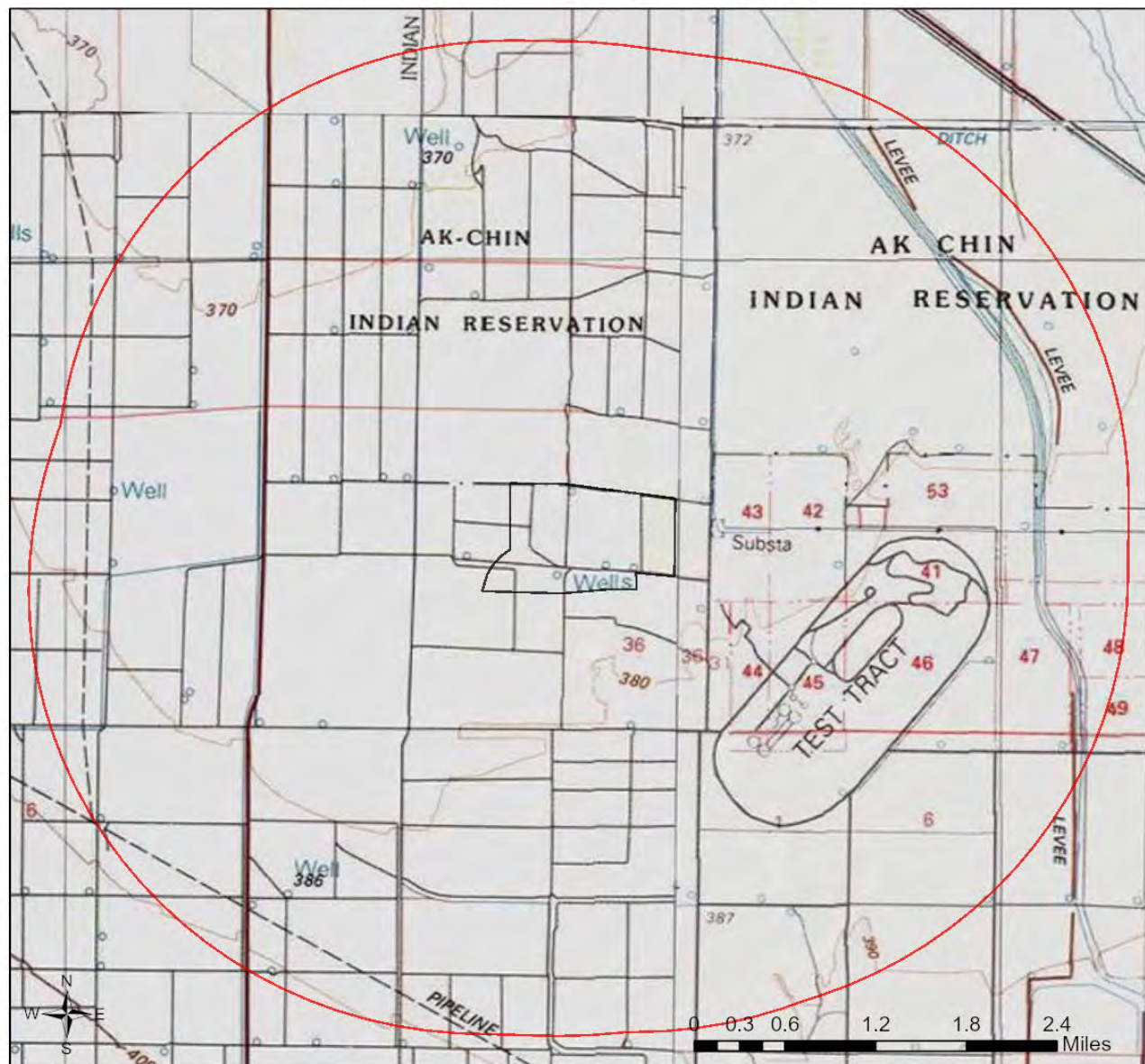
Locations Accuracy Disclaimer:

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

Recommendations Disclaimer:

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

Frontier West USA Topo Basemap With Locator Map



- Buffered Project Boundary
- Project Boundary

Project Size (acres): 489.56

Lat/Long (DD): 32.9584 / -112.0113

County(s): Pinal

AGFD Region(s): Mesa

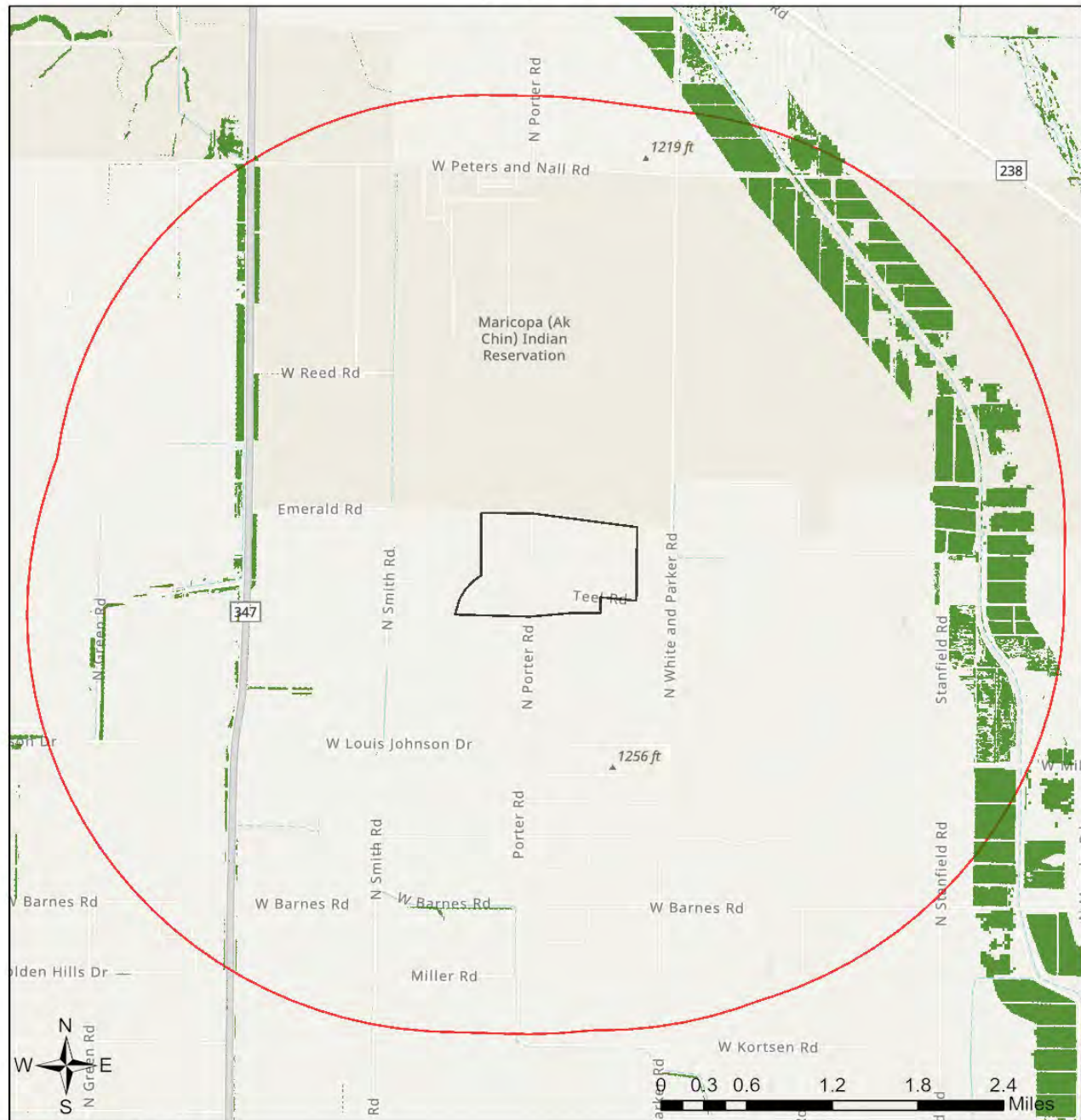
Township/Range(s): T5S, R3E

USGS Quad(s): ANTELOPE PEAK NE

County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
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Esri, USGS



Frontier West Important Areas

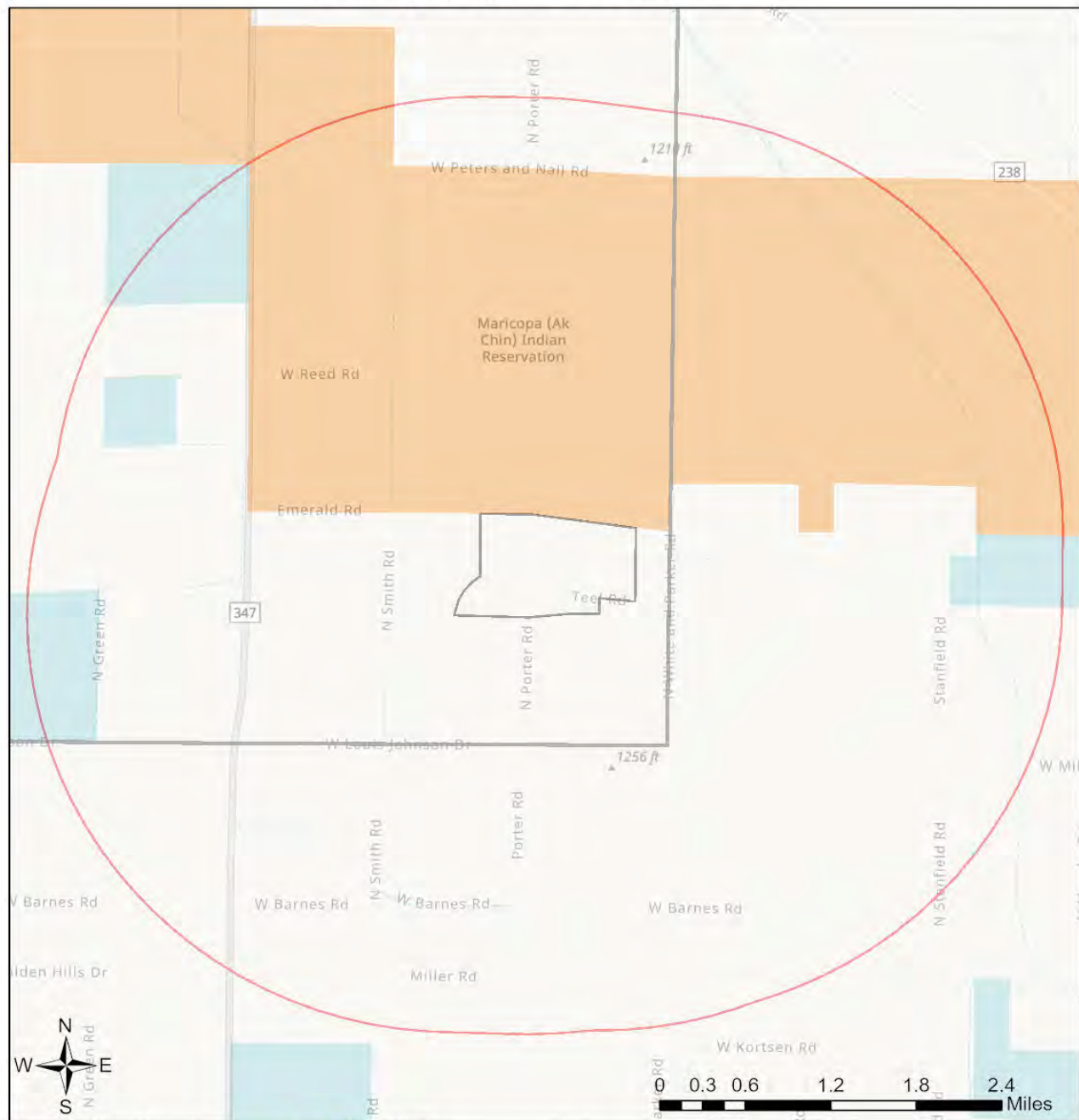


- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Wildlife Connectivity

Project Size (acres): 489.56
Lat/Long (DD): 32.9584 / -112.0113
County(s): Pinal
AGFD Region(s): Mesa
Township/Range(s): T5S, R3E
USGS Quad(s): ANTELOPE PEAK NE

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

Frontier West Township/Ranges and Land Ownership



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

Project Size (acres): 489.56
Lat/Long (DD): 32.9584 / -112.0113
County(s): Pinal
AGFD Region(s): Mesa
Township/Range(s): T5S, R3E
USGS Quad(s): ANTELOPE PEAK NE

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl		S	S		2
<i>Falco sparverius</i>	American Kestrel					2
<i>Incilius alvarius</i>	Sonoran Desert Toad					2

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/>.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ak-Chin Indian Reservation	Ak-Chin Indian Reservation					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/>.

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		2
<i>Anthus spragueii</i>	Sprague's Pipit					2
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		2
<i>Artemisiospiza nevadensis</i>	Sagebrush Sparrow					3
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl		S	S		2
<i>Auriparus flaviceps</i>	Verdin					2
<i>Buteo regalis</i>	Ferruginous Hawk			S		2
<i>Buteo swainsoni</i>	Swainson's Hawk					2
<i>Calcarius ornatus</i>	Chestnut-collared Longspur					2
<i>Calypte costae</i>	Costa's Hummingbird					2
<i>Campylorhynchus brunneicapillus</i>	Cactus Wren					2
<i>Catharus ustulatus</i>	Swainson's Thrush					2
<i>Charadrius montanus</i>	Mountain Plover					2
<i>Chilomeniscus cinctus</i>	Variable Sandsnake					2
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
<i>Colaptes chrysoides</i>	Gilded Flicker			S		2
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat		S	S		1
<i>Empidonax wrightii</i>	Gray Flycatcher					2
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat			S		2
<i>Falco mexicanus</i>	Prairie Falcon					2
<i>Falco peregrinus anatum</i>	American Peregrine Falcon		S	S		1
<i>Falco sparverius</i>	American Kestrel					2
<i>Gastrophryne mazatlanensis</i>	Sinoloan Narrow-mouthed Toad			S		2
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1

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
Icterus bullockii	Bullock's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike					2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Lepus alleni	Antelope Jackrabbit					2
Macrotus californicus	California Leaf-nosed Bat			S		2
Megascops kennicottii	Western Screech-owl					2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolni	Lincoln's Sparrow					2
Micrathene whitneyi	Elf Owl					3
Myotis velifer	Cave Myotis			S		2
Myotis yumanensis	Yuma Myotis					2
Neotamias cinereicollis	Gray-collared Chipmunk					2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Passerculus sandwichensis	Savannah Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Poocetes gramineus	Vesper Sparrow					2
Rana yavapaiensis	Lowland Leopard Frog		S	S		1
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2
Toxostoma lecontei	LeConte's Thrasher			S		2

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

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

Project Type: Energy Production/Storage/Transfer, Energy Storage, Battery Energy Storage System (BESS) - (new)

Project Type Recommendations:

Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. The AZGFD's Wildlife Compatible Fencing Guidelines provide information on how fencing impacts wildlife, ways to design fencing to prevent wildlife entanglement and impalement, and to ensure wildlife movement is not restricted. Please refer to the AZGFD's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning page at <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/>.

For wildlife friendly fencing, general guidelines for ensuring wildlife-friendly barbed-wire fences along roadways and other property/allotment boundaries include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep, or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). For projects that require chain link or other security/perimeter fence, leaving a 6–8-inch gap between the ground surface and bottom of the fence to allow for smaller wildlife species to move freely through the area and make use of any habitat within the project boundary.

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 it is important to identify and conserve upland 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 species. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/>.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations. The AZGFD recommends using only the minimum amount of light needed for safety, especially in areas immediately adjacent to open space or undeveloped lands. The AZGFD encourages the use of motion sensing lighting and narrow spectrum lighting (amber or warm tones typically 2700 Kelvin or lower) wherever possible to lower the range of species affected by lighting. Also, please consider shielding, canting, or cutting all lighting, where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.

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/> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control these species. 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.

Habitat restoration recommendations are dependent on habitat communities, target species, and other species located within the project area, site history, restoration goals, and treatment types. General project scoping should include defined project goals with measurable success criteria, a habitat restoration plan with adaptive management measures, post-project monitoring plans, and funding commitments. Prior to developing the habitat restoration plan, a site evaluation (e.g., soil conditions, local and watershed hydrological conditions and regimes) should be conducted along with pre-project fish and wildlife surveys to obtain baseline data for post-project evaluation and assessment of project impacts. The restoration plan should consider effects to habitat and wildlife at landscape scales and develop methods for site preparation and revegetation (plant species should be native to the area and based on current or expected site environmental conditions) that incorporate wildlife habitat features (e.g., retaining snags for roost sites). AZGFD recommends early coordination with AZGFD personnel on project designs. Contact information can be found at <https://www.azgfd.com/Agency/Offices> or email our Project Evaluation Program at PEP@azgfd.gov.

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

The AZGFD recommends following the Avian Power Line Interaction Committee (APLIC) guidelines for new power lines, which can be found in the current version of *Suggested Practices for Avian Protection on Power Lines and Reducing Avian Collisions with Power Lines*. Large bodied birds, such as hawks, owls, vultures, and eagles, may be vulnerable to line strikes and electrocution during construction and operation of power lines and substations; power poles can also serve as perches for large-bodied birds. These potential impacts can be avoided or minimized by following the APLIC guidelines which include designing the power lines with enough space between energized components to reduce the likelihood of a bird electrocution or installing bird flight diverters in sections of line where elevated bird strikes are anticipated (e.g. lines over water bodies or in the path of colonial roosting locations). The AZGFD's Raptor Coordinator, who can be contacted at raptors@azgfd.gov or 623-236-7575, can provide further information on specific design features and best management practices.

If trenching or digging of large holes is necessary, the AZGFD recommends trenching/digging and backfilling crews be close together to minimize the amount of open holes at any given time. Where trenches or holes cannot be back-filled immediately, the AZGFD recommends escape ramps be constructed in each hole and at least every 90 meters in trenches. Escape ramps can be short lateral trenches or wooden planks sloping to the surface. The AZGFD recommends that slopes be less than 45 degrees (1:1) and trenches and holes that have been left open be inspected to remove animals prior to backfilling.

Project Location and/or Species Recommendations:

Tribal Lands are within the vicinity of your project area and may require further coordination. Please contact:

Ak-Chin Indian Community Council

42507 W Peters & Nail Rd

Maricopa, AZ 85239

(520) 568-2618

(520) 568-4566 (fax)

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-conservation/conservation-and-endangered-species-programs/burrowing-owl-management/>.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT **6:00 P.M.** ON THE **4TH** DAY OF **SEPTEMBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 301 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-015-25 – PUBLIC HEARING/ACTION: Arizona RR Ranches LLC, owner, W Holdings, applicant, Jordan Rose, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 2,495.42± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment and General Public Facilities/Services (Max 200± acres), for the location of a energy generation and technology campus, situated on a portion of sections 25, 26, 27, 34, 35, & 36, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-48-016A, -017B, -017E, -017F, -017H, -017J, -017K, -029J, -029L Portion of, 510-53-003A, -003D, -003E, 510-54-0030, -002A, 510-57-001Q Portion of, -005B, -006, generally located northeast of Maricopa Road and Teel Road, in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 8th DAY OF **JULY 2025**, by Pinal County Development Services

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

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner
E-mail address: Glenn Bak@pinal.gov
Phone # (520) 866-6444

[Anything below this line is not for publication.]

TO BE PUBLISHED:
Pinal Central Dispatch
Arizona Republic

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-015-25, personally caused at least one sign to be posted in a visible place on or near the proposed project site at NEC John Wayne Pkwy & Louis Johnson Dr, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

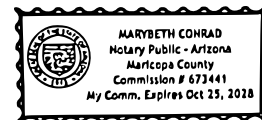
Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 08/14/25 by Meghan Liggett.

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

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28



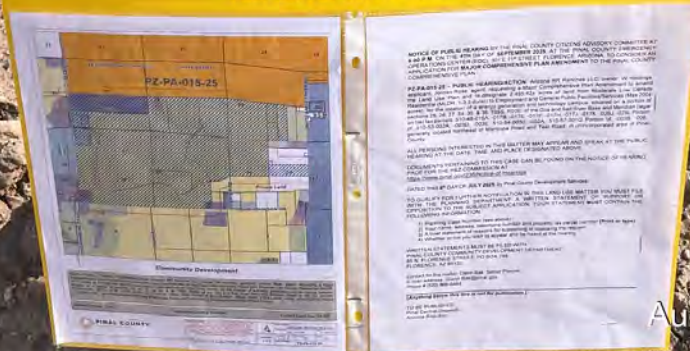
NOTICE

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: 08/14/25

POST COPY OF ACTUAL NOTICE BELOW.



August 14, 2025 at 8:59 AM

+32.939798 -112.022890

41520-41698 W Louis Johnson Dr

Maricopa AZ 85139

United States

PLANNING & ZONING

PINAL COUNTY

PUBLIC HEARING

Date Posted: 08/14/25
POST COPY OF ACTUAL NOTICE BELOW.

[illegible]

August 14, 2025 at 8:57 AM
+32 939753-112.031518
44401-44499 W Louis Johnson Dr
Maricopa AZ 85139
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: 08/14/25

POST COPY OF ACTUAL NOTICE BELOW.

PZ-PA-015-25

Community Development

NOTICE OF PUBLIC HEARING: The Pinal County Planning and Zoning Commission is holding a public hearing on the proposed rezoning of the land shown on the map attached to this notice. The proposed rezoning is from the existing R-1 Single-Family Residential Zone to the R-2 Single-Family Residential Zone. The proposed rezoning is shown on the map attached to this notice. The public hearing will be held on August 14, 2025 at 8:54 AM at the Pinal County Planning and Zoning Commission, 41700-41898 W Louis Johnson Dr, Maricopa, AZ 85139. Any person who is interested may file written comments, in favor or in opposition, with the Pinal County Planning and Zoning Commission or appear in person at the hearing.

August 14, 2025 at 8:54 AM
+32.939921 -112.039855
41700-41898 W Louis Johnson Dr
Maricopa AZ 85139
United States

PINAL COUNTY

Public Hearings

Case Number: PZ-PA-015-25

Existing Comp Plan: $\pm 2,492.42$ acres Moderate Low Density Residential (MLDR 1-3.5 du/ac)

Proposed Comp Plan: $\pm 2,492.42$ acres Employment and General Public Facilities/Services for the location of an Energy generation and technology campus

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.pinalcountyyaz.gov

Public Hearing Information **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: 08/14/25
POST COPY OF NOTICE BEFORE HEARING



August 14, 2025 at 8:51 AM

+32 939812,-112 048838

41700-41898 W Louis Johnson Dr

Maricopa AZ 85139

United States

PINAL COUNTY

Public Hearings

Case Number: PZ-PA-015-25

Existing Comp Plan: $\pm 2,492.42$ acres Moderate Low Density Residential (MLDR 1-3.5 du/ac)

Proposed Comp Plan: $\pm 2,492.42$ acres Employment and General Public Facilities/Services for the location of an Energy generation and technology campus

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938 or
jhall@roselawgroup.com

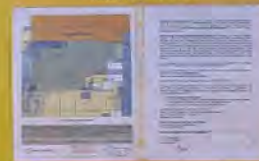
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyz.gov

Public Hearing Information **NOTICE**

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in person or by mail, with Community Development Department in Pinal County or appear in person on the hearing.

Date Posted: 08/14/25
POSTED BY: JILLIAN BROWN, 866-6442



August 14, 2025 at 8:47 AM

+32.956565 -112.047583

7081-8409 N John Wayne Pkwy

Maricopa AZ 85139

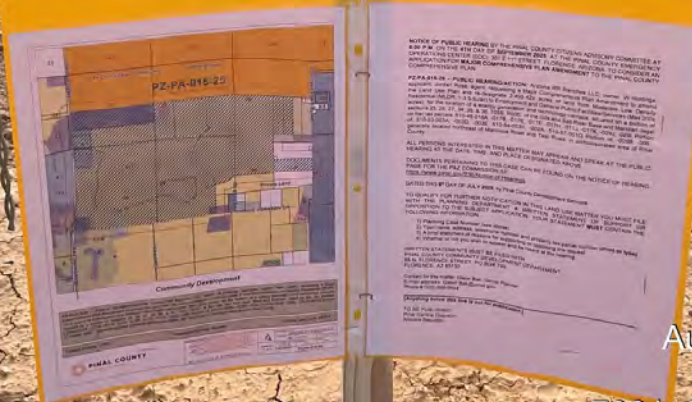
United States

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: 08/14/25
POST COPY OF ACTUAL NOTICE BELOW.



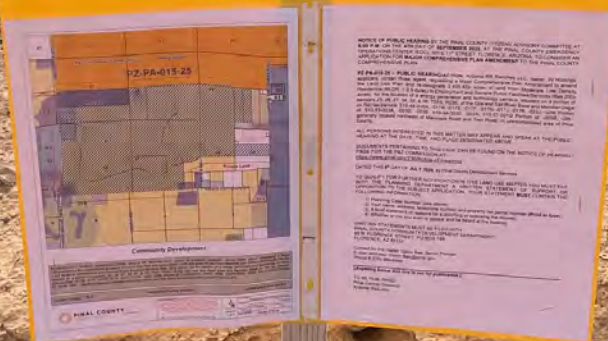
August 14, 2025 at 8:24 AM
+32.953311,-112.047820
7081-8409 N John Wayne Pkwy
Maricopa AZ 85139
United States

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: 08/14/25
POST COPY OF ACTUAL NOTICE BELOW.



August 14, 2025 at 8:22 AM
+32.947145, -112.047963
7081-8409 N John Wayne Pkwy
Maricopa AZ 85139
United States

PLANNING & ZONING

PINAL COUNTY

PUBLIC HEARING

Date Posted: 08/14/25

[illegible]

August 14, 2025 at 7:53 AM
+32.956760, -112.039813
Maricopa AZ 85139
United States

NOTICE

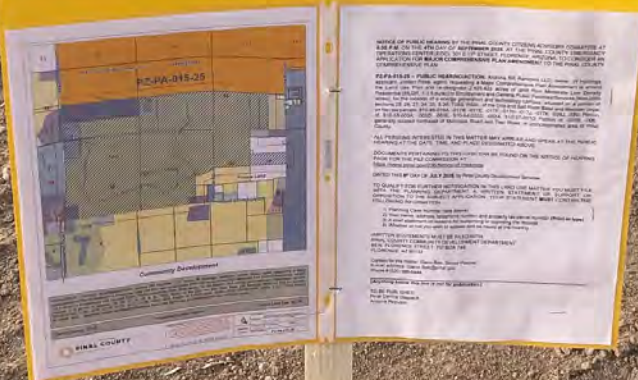
PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

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:

08/14/25

POST COPY OF ACTUAL NOTICE BELOW.



August 14, 2025 at 7:45 AM
+32.956326,-112.021971
Maricopa AZ 85139
United States



Affidavit of Mailing Notice

Case Number: Z-PA-015-25

Project Name: Copia Frontier Data Centers

Applicant Name: Rose-Law Group

Location: NEC Miller Road and Highway 347

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 on Monday, August 18, 2025.

Applicant's / Representative's signature: [Signature]

SUBSCRIBED AND SWORN before me this 17 day of August, 2025, by:

[Signature]

My Commission Expires:

07/01/2029





UNITED STATES POSTAL SERVICE.

CPU PEBBLESTONE MARKET
3399 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251-6427
www.usps.com

08/18/2025

11:39 AM

Product	Qty	Unit Price	Price
PurpleHeartMedal	18	\$0.78	\$14.04
Grand Total:			\$14.04

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<https://informeddelivery.usps.com>

All sales final on stamps and postage.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)

Agents do not have any additional
information other than what is provided on
USPS.com.

UFN: 037659-5559

Receipt #: 840-28520431-1-7051594-1

Clerk: 00

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 4TH DAY OF SEPTEMBER 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 301 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-015-25 – PUBLIC HEARING/ACTION: Arizona RR Ranches LLC, owner, W Holdings, applicant, Jordan Rose, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 2,495.42± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment and General Public Facilities/Services (Max 200± acres), for the location of a energy generation and technology campus, situated on a portion of sections 25, 26, 27, 34, 35, & 36, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-48-016A, -017B, -017E, -017F, -017H, -017J, -017K, -029J, -029L Portion of, 510-53-003A, -003D, -003E, 510-54-0030, -002A, 510-57-001Q Portion of, -005B, -006, generally located northeast of Maricopa Road and Teel Road, in unin-corporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

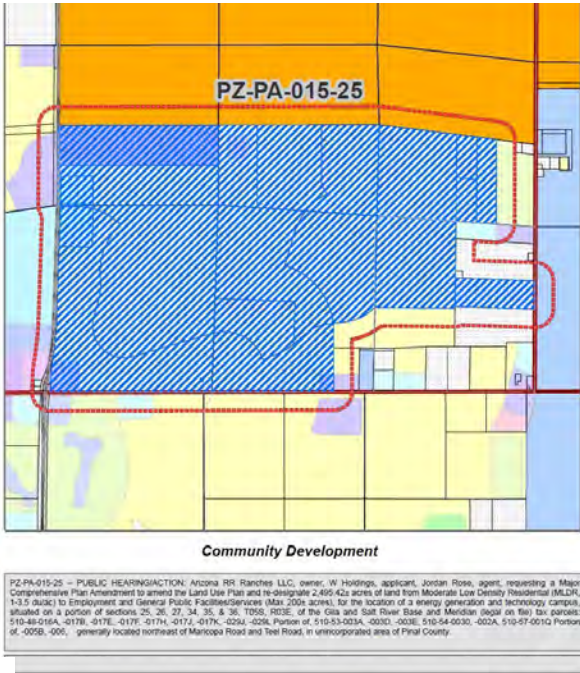
<https://www.pinal.gov/236/Notice-of-Hearings>
DATED THIS 8th DAY OF JULY 2025, by Pinal County Development Services

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 FOLLOW-ING INFORMATION:

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

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner E-mail address: Glenn.Bak@pinal.gov
Phone # (520) 866-6444



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE 4TH DAY OF SEPTEMBER 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 301 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PA-015-25 – PUBLIC HEARING/ACTION: Arizona RR Ranches LLC, owner, W Holdings, applicant, Jordan Rose, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 2,495.42± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment and General Public Facilities/Services (Max 200± acres), for the location of a energy generation and technology campus, situated on a portion of sections 25, 26, 27, 34, 35, & 36, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-48-016A, -017B, -017E, -017F, -017H, -017J, -017K, -029J, -029L Portion of, 510-53-003A, -003D, -003E, 510-54-0030, -002A, 510-57-001Q Portion of, -005B, -006, generally located northeast of Maricopa Road and Teel Road, in unin-corporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

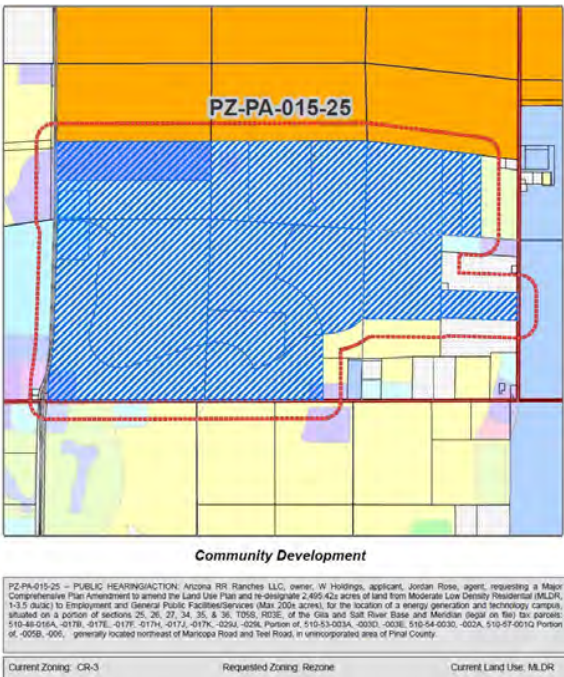
<https://www.pinal.gov/236/Notice-of-Hearings>
DATED THIS 8th DAY OF JULY 2025, by Pinal County Development Services

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 FOLLOW-ING INFORMATION:

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

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner E-mail address: Glenn.Bak@pinal.gov
Phone # (520) 866-6444





PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 ((85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING



PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING

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Planning Case Number (see above)

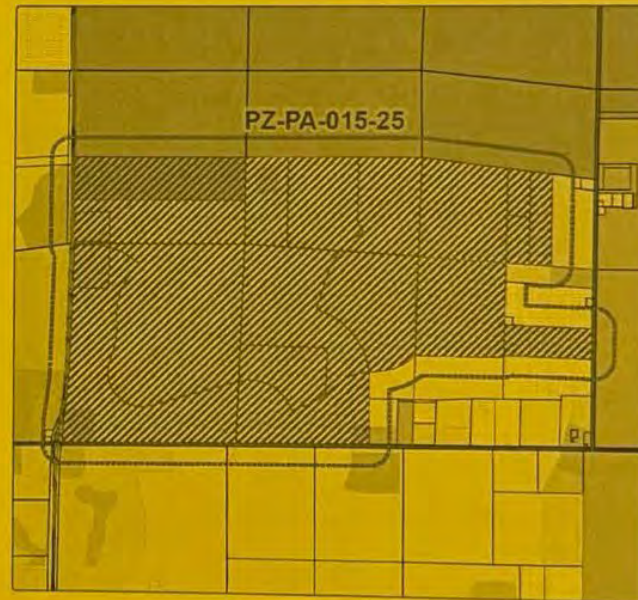
Your name, address, telephone number and property tax parcel number (Print or type)

A brief statement of reasons for supporting or opposing the request

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

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 85 N. FLORENCE STREET, PO BOX 749.
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner E-mail address: Glenn Bak@pinal.gov
Phone # (520) 866-6444



Community Development

PZ-PA-015-25 – PUBLIC HEARING/ACTION: Arizona RR Ranches LLC, owner, W Holdings, applicant, Jordan Rose, agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 2,495.42± acres of land from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment and General Public Facilities/Services (Max 200± acres), for the location of a energy generation and technology campus, situated on a portion of sections 25, 26, 27, 34, 35, & 36, T05S, R03E, of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 510-48-016A, -017B, -017E, -017F, -017H, -017J, -017K, -029J, -029L Portion of, 510-53-003A, -003D, -003E, 510-54-0030, -002A, 510-57-001Q Portion of, -005B, -006, generally located northeast of Maricopa Road and Teel Road, in unincorporated area of Pinal County.

Current Zoning: CR-3	Requested Zoning: Rezone	Current Land Use: MLDR
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51057006A
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

51048029L
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

51048017H
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

51053003E
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

51048017K
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

51053003A
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

51057003A
CECIL BECKY JOHNSON FAMILY
TRUST
PO BOX 566
STANFIELD, AZ 85172-2161

51053003D
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

51057002D
ELECTRICAL DISTRICT NO 3
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138-8540

51057002F
ELECTRICAL DISTRICT NO 3
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138-8540

51057001M
DUGAN ANTHONY & JOY LYNN
PO BOX 189
STANFIELD, AZ 85172-2160

51053001B
GREWING LEONARD J
310 W CURRY ST
CHANDLER, AZ 85225-5712

51048021D
HAM SUNSET LLC
PO BOX 15662
PHOENIX, AZ 85060-0566

51057001R
ELECTRICAL DISTRICT NO 3
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138-8540

51057004A
JOHNSON-MCKINNEY ALICE L REV
TRUST
PO BOX 566
STANFIELD, AZ 85172-2161

51057006B
JOHNSON-MCKINNEY ALICE L REV
TRUST
PO BOX 566
STANFIELD, AZ 85172-2161

51048018A
HAM SUNSET LLC
PO BOX 15662
PHOENIX, AZ 85060-0566

510560020
JOHNSTON BILL JR
PO BOX 226
MARICOPA, AZ 85139-9013

510560010
JOHNSTON BILL JR
PO BOX 226
MARICOPA, AZ 85139-9013

51057001Q
ARIZONA RR RANCHES LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

501700200
KILLIAN C MAX TR
4445 E HOLMES AVE STE 102
MESA, AZ 85206-6339

51048029M
MARICOPA STANFIELD IRRIG &
DRAINAGE
41630 W LOUIS JOHNSON DR
MARICOPA, AZ 85138-8540

51057003B
JOHNSON-MCKINNEY ALICE L REV
TRUST
PO BOX 566
STANFIELD, AZ 85172-2161

50117001F
PBS & SM MIDWAY IV LLC
2776 E VIRGINIA ST
GILBERT, AZ 85296-6899

51057001S
MARICOPA-STANFIELD IRRIGATION
& DRAINAGE DIST
NO ADDRESS GIVEN

51057001L
KAT D LLC
PO BOX 189
STANFIELD, AZ 85172-2160

510480280
MERIDIAN 80 LLC
1121 W WARNER RD STE 109
TEMPE, AZ 85284-4281

50218006D
NISSAN NORTH AMERICA INC
7815 N WHITE AND PARKER RD
STANFIELD, AZ 85172-2964

510560030
PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132-2301

50115002F
RED RIVER EL DORADO 6500 LLC
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258-8219

510560040
PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132-2301

50115001G
RED RIVER EL DORADO 6500 LLC
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258-8219

51048029K
RED RIVER EL DORADO 6500 LLC
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258-8219

50115002C
RED RIVER EL DORADO 6500 LLC
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258-8219

510530020
RED RIVER EL DORADO 6500 LLC
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258-8219

51057005A
RED RIVER/EL DORADO 6500 LLC
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258-8219

51057001F
RED RIVER EL DORADO 6500 LLC
7600 E DOUBLETREE RANCH RD
STE 300
SCOTTSDALE, AZ 85258-8219

51048020E
TRES POINTS LLC
15420 E SILVER CREEK CT
GILBERT, AZ 85298-8943

51053001A
SUN STATE TOWERS IV LLC
1426 N MARVIN ST
GILBERT, AZ 85233-3256



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

30 September 2025

Mr. Mark C. James
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon Street
Luke AFB AZ 85309-1629

Mr. Cory Busby
Planning Technician – Pinal County
85 N Florence St
Florence, AZ 85132

RE: PZ-PA-015-25; Energy Generation and Technology Campus (APNs: Multiple provided in Table 1 of application)

Dear Mr. Busby

Thank you for the opportunity to comment on the proposed Major Comprehensive Plan Amendment for Energy Generation and Technology Campus. The site comprises approximately 2,495.42 acres and is located in unincorporated Pinal County, AZ. The request is to change the land use designation from Moderate Low Density Residential to Employment for the future development of a data center with private power generation and cooling infrastructure.

Luke AFB continually appreciates the opportunity to provide comments, acknowledging that we are not the approval authority. Luke AFB follows A.R.S. § 28-8481 when evaluating compatible land use within the “territory in the vicinity of a military airport”. The site is located outside the Luke AFB 1988 JLUS 65 Ldn, “high noise or accident potential zone,” as identified by A.R.S. § 28-8461, and is outside the “territory in the vicinity of a military airport,” also defined by A.R.S. § 28-8461.

Please make the following submissions to ensure project will not impact Luke AFB operations:

- Any structures, transmission lines, and gen-tie connections for this development are subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis and Spectrum Analysis (OE/AAA). Luke AFB reserves the right to comment as the development matures and amended plans become available.
- Please ensure the project is submitted for an informal review through the DoD Siting Clearinghouse for Energy, Installations, and Environment. The project narrative may be sent to: osd.dod-siting-clearinghouse@mail.mil. This response is also conditional upon their approval/input.

- Additionally, it should be noted that certain investments and real estate transactions within the military installation footprint of Luke AFB may be subject to review by the Committee on Foreign Investment in the United States (CFIUS) to determine the effect of such transactions on the national security of the United States. The CFIUS regulations, Foreign Investment Risk Review Modernization Act of 2018 (FIRRMA) provisions, and related resources can be found on the Department of the Treasury's website: <http://www.treasury.gov/cfius>. An informal review may be requested by contacting Luke AFB.

Luke AFB recognizes there are capacity concerns for energy intensive developments in the state. Through strategic grid resilience and reliability planning on the part of municipalities and utility providers, this project will not impact the energy resilience of Luke AFB.

Since the development will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. A strong notification program on the part of the applicant is essential to inform potential occupant(s) about Luke AFB operations.

If you have any questions, please contact me at (623) 856-6169.

Sincerely

MARK C. JAMES

cc:

Colonel John D. Ryan, Deputy Commander, 56th Fighter Wing

Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing



September 16, 2025

RE: Pinal County Major Comprehensive Amendment Case # PZ-PA-015-25

To Whom It May Concern:

This letter will confirm that Electrical District No. 3 ("ED3") has engaged in discussions, study work, and preliminary planning with the applicant concerning the proposed Energy Generation and Tech Project (Frontier Datacenter). Subject to our receiving significant deposits for infrastructure improvements and/or direct upgrades and receiving appropriate financial commitments from the applicant, ED3 is prepared to serve as the electrical provider for this project.

ED3 supports economic development for the region and stands ready to support this project. In the coming months, we anticipate advancing the project through additional study work, planning, and agreements as may be necessary for the project to advance to construction pending various approvals.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Yerges", is written over the printed name and title.

Brian Yerges
General Manager



Arizona City Fire District

P.O. Box 6
Arizona City, AZ 85123
(520) 466-5542



September 4th, 2025

To Court Rich at the Rose Law Group
7144 E Stetson Drive, Suite 300
Scottsdale, AZ 85251

Via email: crich@roslawgroup.com

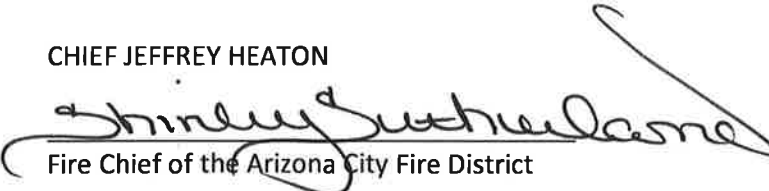
RE: Copia Power – Energy Generation and Tech Campus #PZ-PA-015-25

Mr. Rich:

This letter will confirm that the Arizona City Fire District has entered into discussions with your office acting on behalf of the developer of the above referenced project regarding provision of fire and emergency medical services through the district or a successor to the district to the project. Before providing service, the District and the developer must resolve issues related to district boundaries and jurisdiction, developer-provided payments for services, and infrastructure and other administrative and logistical issues. Those discussions are ongoing at this time. The District and the developer are actively working to resolve those matters so that the District may provide fire and medical service when needed.

Of course, the District is available to answer questions as they may arise; do not hesitate to contact us.

CHIEF JEFFREY HEATON


Fire Chief of the Arizona City Fire District

FOR JEFFREY HEATON

PZ-PA-015-35 opposition to this project

External

Inbox x



lance crutchfield <lance.crutchfield@gmail.com>

Sep 29, 2025, 1:22 PM (2 days ago)



to me ▾

I am the property owner at 53853 W Sotol Rd, Maricopa, AZ 85139 and I am in opposition of this project as it would only consume the limited valuable resources of the area with only a very small opportunity for jobs once completed.

Thank you,

Lance C.

Opposition to Case PZ-PA-015-25

External

Inbox x



T <trishaleamcclain@gmail.com>

3:19 PM (7 minutes ago)



to me ▾

Good Afternoon,

I am emailing to voice my opposition to any data center being built in Maricopa and Pinal County. As it stands now, our water wells are being depleted, we are already paying an exorbitant amount for water and electricity. The city is already buying its utilities, our infrastructure cannot handle a data center. Let alone the noise, pollution, and soil issues it will cause. In years from now is the city/county going to be paying for the health problems we have because of our proximity to the center?

Again, I oppose the building of any data center in the middle of a desert, to include Maricopa and Pinal County.

Respectfully,
Trisha McClain
42735 W Blazen Trl
Maricopa, AZ 85138

August 7, 2025

Mr. Harvey Krauss
Planning Manager, Community Development
Pinal County Development Services
85 North Florence Street, PO Box 749
Florence, AZ 85132
Harvey.krauss@pinal.gov

Re: **2025 Pinal County Major General Plan Amendments PZ-PA-015-25 and PZ-PA 009-25**

Mr. Krauss,

This letter shall serve as the City's response to the requested review of the proposed 2025 Major Amendments to the Pinal County Comprehensive Plan. Our comments are as follows:

Technology Campus Project – PZ-PA-015-25

The applicant is proposing to amend the comprehensive plan by changing approximately 2,495.2 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Employment to allow for the future development of a large-scale Energy Generation and Technology Campus, located 8 miles south and east of the City of Maricopa, south of the Ak Chin Indian Community.

The City of Maricopa OBJECTS to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies the majority of the subject site as Master Planned Community (MPC), Low Density Residential (LDR) a small portion as Employment (E), and a small portion as Commercial (C). The MPC land use designation provides for large-scale master planned developments that include a true variety of residential products, including larger and smaller lots, attached and detached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. The LDR land use designation provides for semi-rural large lot development with generous distances to street and between homes. The Employment (E) land use designation is intended to accommodate different types of development including office, industrial, and commercial, allowing for a varying scale and intensity of land uses. Preferred uses include lighter industrial uses such as light manufacturing, business park, and professional offices. The Commercial (C) land use designation provides for commercial nodes on individual parcels and is intended to provide neighborhood and community scale shopping, offices, medical facilities, which incorporate pedestrian and neighborhood needs through site planning.

The Red River Master Planned Community (MPC) was approved by the Pinal County Supervisors in late 2000. Although amended multiple times (Teel Ranch, Rancho Sierra, and Rancho Sierra Vista), the approved MPC proposed a total of 17,143 units on 4,100 acres. Land uses within the MPC were primarily single-family residential, 150 acres of community parks, 65 acres of commercial land, 73 acres of office space, and about 80 acres of business park. It should be noted, subsequent amendments to the Red River MPC reconfigured land uses within the approved MPC removed or revised portions of the MPC but the overall counts and land uses stayed the same. When approved in 2000, and the subsequent amendments, the subject site was in conformance with the Pinal County's Comprehensive Plan. Although the overall land use plan was not in

conformance with the City of Maricopa's General Plan, the City supported the project due to consistency with other approved projects in the surrounding area.

As submitted, the proposed Comprehensive Plan change from Moderate Low Density Residential to Employment, for the construction and operation of a large-scale energy generation and technological facility is not supported by the City of Maricopa for the following reasons:

1. The proposal is not in conformance with the City of Maricopa's current land use plan. As noted above, the Maricopa plan designates the majority of this site as Master Plan Community (MPC) and Low Density Residential (LDR). Although there are small portions of Employment (E) and Commercial (C), those uses were subsidiary to the single-family residential which comprise the majority of the site.
2. As submitted, the proposed land use change would result in a significant decrease in the future housing stock in the Maricopa planning area.
3. Additionally, the proposed development would not advance any significant infrastructure needs in the immediate or surrounding area
4. The proposed land use change will not bring an abundance of jobs to the area and will not offer any community amenities or active open space/trails improvements.
5. the proposed development would effectively cannibalize what minimal commercial opportunities are proposed in the area.

Project Evergreen Investment Company, I-8 & Stanfield Road – PZ-PA-009-25

The applicant is proposing to amend the comprehensive plan by changing approximately 536 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Employment. The project area is currently zoned CR-2 and CR-3. In addition, there is a small piece of CB-1 zoned land along Stanfield Road. The west half of the site is located within the City of Maricopa planning boundary and the east half of the site is located within the Casa Grande planning boundary. Currently, the subject site is undeveloped and located at the southwest corner of N. Stanfield Rd. and W. Arranza Rd.

The City of Maricopa **OBJECTS** to the proposed Comprehensive Plan Amendment based on the following:

The Maricopa General Plan identifies those portions of land within the Maricopa planning boundary as Low Density Residential (LDR), Employment (E), and Commercial (C). The LDR land use designation provides for semi-rural large lot development. The Employment (E) land use designation is intended to accommodate different types of development including office, industrial, and commercial, allowing for a varying scale and intensity of land uses. Preferred uses include lighter industrial uses such as light manufacturing, business park, and professional offices. The Commercial (C) land use designation provides commercial nodes on individual parcels and is intended to provide neighborhood and community scale shopping, offices, and medical facilities, which incorporate pedestrian and neighborhood needs through site planning.

The proposed Comprehensive Plan change from Moderate Low Density Residential to Employment is not supported by the City of Maricopa for the following reasons:

1. The proposal is not in conformance with the City of Maricopa's LDR and Commercial land use designations. The narrative for the project states the goal of the request is to bring the site into conformity with the adjacent properties. It should be noted that counties comprehensive plan designates the surrounding properties as Moderate Low Density Residential with a 30+residential subdivision to the immediate east.
2. Additionally, the change in land use would eliminate approximately 60 acres of land designated as commercial in the Maricopa Planning boundary. Although the city is not necessarily opposed to additional Employment designated land in this area, we would request that the land designated for future commercial uses be left in their current land use designation. In addition to the current applications with the county, the City of Maricopa would respectfully request that the applicant process a General Plan Amendment application with the City of Maricopa as well.

With respect to both applications within the City's voter approved General Plan Planning area, the City of Maricopa would respectfully request that the applicant process a General Plan Amendment application with the city in accordance to the County Comprehensive Plan as noted in p. 23 Relationship to Municipal and Native American Communities and p. 53 Land Use Plan, note # 4. prior to review by the County Board of Supervisors.

Please feel free to reach out to me if you have any questions or concerns. I've included my contact information below.

Sincerely,



Rick Williams, Planning Manager
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138
520-316-6921
Richard.williams@maricopa-az.gov

CC: Hon. Mayor Nancy Smith
Hon. Chairman Stephen Q. Miller
Hon. Supervisor Rich Vitiello